

Planning Analysis & Property Information

Applicant:	Cole Livingston		
Owner:	Perimeter Development LLC		
Request:	Rezone from C-C to R-M		
Property General Information			
Size & Location:	An area of 31.26 acres (within a 75.75 acre parcel) located along the south side of East Park Avenue, about 2,300 feet east of the intersection with Inner Perimeter Road. This is also directly south of the intersection of East Park Avenue with Stallings Road		
Street Address:	2510 East Park Avenue & 4595 Inner Perimeter Road		
Tax Parcel ID:	Map # 0150 Parcel 089	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-C & R-M	Vacant (undeveloped)
	Proposed:	C-C & R-M	Single-family subdivision (mostly)
Adjacent Property:	North:	R-P	Methodist Childrens Home, New Harvest UMC
	South:	R-10	Vacant (undeveloped) [City property]
	East:	R-10	Vacant (undeveloped) [City property]
	West:	C-H	Vacant (undeveloped)
Zoning & Land Use History	This property was part of the Brayland annexation in 1989 and was given R-10 zoning. In 2008, the 75-acre tract was rezoned to a combination of C-C and R-6, for a proposed commercial development in the front and apartments in the rear (apts were allowed in R-6 zoning in 2008). The R-6 portion was later rezoned in 2009 as part of the City-initiated rezoning to “implement” the new R-M zoning district that was created upon the effective date of the LDR on 1-1-2009..		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Pine forest	
	Wetlands:	Some areas of potential jurisdictional wetlands on the property – which will be delineated / addressed during the time of actual subdivision development review.	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No known significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area, although some may exist in the wetlands areas	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services located within a mile along Inner Perimeter Road as well as at the new Valdosta High School. The City is currently		