

Planning Analysis & Property Information

Applicant:	Park Avenue Church		
Owner:	Park Avenue Church		
Request:	Rezone from DR-10 to R-P		
Property General Information			
Size & Location:	All or parts of 6 parcels comprising about 6.5 acres located along the north side of East Park Avenue and the west side of Slater Street.		
Street Address:	100 East Park Avenue (primary street address), also: 124 East Park Avenue, 2102 Slater Street, 2104 Slater Street, 2106 Slater Street		
Tax Parcel ID:	Map # 0113D Parcels: 188 - 193	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	DR-10 & R-P	Church
	Proposed:	R-P	Church
Adjacent Property:	North:	R-P	Professional office
	South:	R-P, DR-10	Hughston Clinic, Single-family homes, Apartments
	East:	DR-10	Northside Baptist Church
	West:	R-P	Carson McLane Funeral Home, professional offices
Zoning & Land Use History	This property has been zoned DR-10 / R-P for more than 30 years		
Neighborhood Characteristics			
Historic Resources:	The subject parcels fronting along East Park Avenue are located within the Local Historic District — which extends southward from East Park Avenue. Some of the existing buildings on the Church property as well as other properties nearby, are more than 50 years old.		
Natural Resources:	Vegetation:	Limited urban forest	
	Wetlands:	No jurisdictional wetlands on or near the property	
	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.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along East Park Avenue & Slater Street.		
Transportation:	East Park Avenue (Minor Arterial) Slater Street (local street)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.30 miles to the north. The nearest City fire hydrant is along West Northside Drive		