

Planning Analysis & Property Information

Applicant / Owner:	St Augustine Road Church of Christ		
Request:	Rezone from R-10 to C-H		
Property General Information			
Size & Location:	One (1) parcel totaling 2.64 acres located along the east side of North St Augustine Road, immediately north of Hightower Creek and 250 feet south of the intersection with Harmon Drive.		
Street Address:	713 North St Augustine Road		
Tax Parcel ID:	Map # 0084A Parcel 015	City Council District:	3 <i>Councilman Thomas McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Church
	Proposed:	C-H	Church
Adjacent Property:	North:	C-H	Vacant commercial (proposed car wash)
	South:	C-N	Vacant (wooded, creek floodplain)
	East:	R-10	Residential
	West:	C-H	"Valdosta Mall Corners" (shopping center)
Zoning & Land Use History	This property has been zoned R-10 for more than 30 years		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly cleared	
	Wetlands:	No delineated jurisdictional wetlands on the property, but some wetlands may exist immediately along Hightower Creek.	
	Flood Hazards	Located outside the official FEMA designated 100-year floodplain, but some flooding hazards may exist immediately along Hightower Creek	
	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 North St Augustine Road		
Transportation:	North St Augustine Road (Principal Arterial)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.70 miles to the south. The nearest City fire hydrant is along North St Augustine Road		