

Planning Analysis & Property Information

Applicant / Owner:	Hickory Heights LLC		
Request:	Rezone from R-10 to R-M		
Property General Information			
Size & Location:	Three (3) parcels totaling 2.52 acres located along the south side of Hickory Road and Harmon Drive, between 500 and 1,200 feet east of N. St Augustine Road.		
Street Address:	802 Harmon Drive, 1501 Hickory Road and 1509 Hickory Road		
Tax Parcel ID:	Map # 0084A Parcels 030, 031 & 034	City Council District:	3 Councilman Thomas McIntyre
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Single-family residences (4)
	Proposed:	R-10	Apartment complex (75+ dwelling units)
Adjacent Property:	North:	R-10	Single-family residential
	South:	R-10, C-C	Single-family residential, Candlewood Suites hotel
	East:	R-10	Mobile home park, single-family residential
	West:	R-10	Single-family residential
Zoning & Land Use History	This property was part of the “annexed islands” (island # 70) which was annexed into the City in 2006. The property had R-10 zoning in Lowndes County, and was given R-10 zoning in the City upon annexation. These properties have been used for single-family residential uses for more than 40 years		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly cleared	
	Wetlands:	There are no wetlands on or near the subject property.	
	Flood Hazards	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer service along Hickory Road & Harmon Drive (8” water, 8” sewer)		
Transportation:	Hickory Road (local street) Harmon Drive (local street)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.6 miles to the south. The nearest fire hydrants are along Hickory Road and Harmon Drive		