

Planning Analysis & Property Information

Applicant:	Trevor Shaw		
Owner(s):	Peggy W. Wright, June D. Brown		
Request:	Rezone from R-15 to a combination of R-10 & R-6		
Property General Information			
Size & Location:	Two (2) parcels totaling 9.89 acres located along the west side of Cherry Creek Road, about 300 feet south of the intersection with Beckenridge Drive. This is also directly west of the traffic light intersection with North Oak Street Extension.		
Street Address:	3305 Cherry Creek Road & 3317 Cherry Creek Road		
Tax Parcel ID:	Map # 0107D Parcels 064 & 065	City Council District:	5 <i>Councilman Tim Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Single-family residences (2)
	Proposed:	R-10 & R-6	Single-family subdivision (about 34 lots)
Adjacent Property:	North:	R-15	Single-family subdivision
	South:	PRD, R-P	Single-family subdivision, vacant R-P land
	East:	R-M	Three Oaks Apartments
	West:	R-15	Single-family subdivision
Zoning & Land Use History	These properties were part of the “annexed islands” (island # 25) which were annexed into the City in 2006. The properties had R-1 zoning in Lowndes County, and were given R-15 zoning in the City upon annexation. These properties have been used for single-family residential uses for more than 60 years		
Neighborhood Characteristics			
Historic Resources:	The existing houses on this property are historic age, but they are not officially designated historic resources. No other historic properties in the immediate area.		
Natural Resources:	Vegetation:	Urban forest	
	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 Cherry Creek Road (12” water, 8” sewer), Lenox Drive & Sussex Drive (6” water, 8” sewer)		
Transportation:	Cherry Creek Road (major collector) Lenox Drive (local street) Sussex Drive (local street)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 0.25 miles to the south. The nearest fire hydrants are along Cherry Creek Road, and along Lennox Drive and Sussex Drive		