

## Planning Analysis & Property Information

<b>Applicant:</b>	Stateline Investment Management LLC (Jason Glas, Bobby Diaz)		
<b>Owner(s):</b>	D&T Rentals LLC (Winton D. Cunningham)		
<b>Request:</b>	Rezone from R-21(county) to R-15(city)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel totaling 26.66 acres located along the north side of Mt Zion Church Road, about 2,300 feet east of the intersection with Jaycee Shack Road and diagonally across from the intersection with Hayes Road.		
<b>Street Address:</b>	4081 Mt Zion Church Road		
<b>Tax Parcel ID:</b>	Map # 0148 Parcel 084	<b>City Council District:</b>	4 <i>Councilman Eric Howard</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-21	Single-family residence
	Proposed:	R-15	Single-family subdivision
<b>Adjacent Property:</b>	North:	R-15, R-10	Single-family subdivision & vacant residential
	South:	R-1	Rural residential
	East:	R-1	Single-family residence
	West:	R-15, R-1	Single-family subdivision (Knights Mill), houses
<b>Zoning &amp; Land Use History</b>	This property was rezoned in Lowndes County from R-1 to R-21 (file #REZ-2021-07) for a proposed subdivision on half-acre lots. This subdivision was never developed. The existing house (2379-sf) on the subject property was constructed in 1981.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Rural landscape, planted pines	
	Wetlands:	There are potential wetlands in proximity to the existing pond (man-made) at the north end of the 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	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services within the Knights Mill Subdivision to the north and west of the subject property		
<b>Transportation:</b>	Mt Zion Church Road (minor collector)		
<b>Fire Protection:</b>	Fire Station # 5 (N Oak Street Ext) = approximately 3.4 miles to the west Fire Station # 2 (N Oak Street Ext) = approximately 3.25 miles to the SW Fire Station # 9 (proposed) = approximately 1.8 miles to the west. The nearest fire hydrants are within the Knights Mill Subdivision		