

Planning Analysis & Property Information

Applicant:	Stateline Investment Management LLC (Jason Glas, Bobby Diaz)		
Owner(s):	D&T Rentals LLC (Winton D. Cunningham)		
Request:	Rezone from R-21(county) to R-15(city)		
Property General Information			
Size & Location:	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.		
Street Address:	4081 Mt Zion Church Road		
Tax Parcel ID:	Map # 0148 Parcel 084	City Council District:	4 <i>Councilman Eric Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-21	Single-family residence
	Proposed:	R-15	Single-family subdivision
Adjacent Property:	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
Zoning & Land Use History	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.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	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	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services within the Knights Mill Subdivision to the north and west of the subject property		
Transportation:	Mt Zion Church Road (minor collector)		
Fire Protection:	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 The nearest fire hydrants are within the Knights Mill Subdivision		