

## Planning Analysis & Property Information

<b>Applicant:</b>	Park-Hawthorne LLC (Jerry Stoker)		
<b>Owner:</b>	James Biles		
<b>Request:</b>	Rezone from R-6(c) to R-M		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	A total of 6.34 acres located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive.		
<b>Street Address:</b>	< no street address has yet been assigned >		
<b>Tax Parcel ID:</b>	Map # 0146C Parcel 305	<b>City Council District:</b>	4 <i>Councilman Howard</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-6 (c)	Vacant / cleared
	Proposed:	R-M	Single-family attached (townhouses)
<b>Adjacent Property:</b>	North:	R-6	Vacant / cleared
	South:	R-A	Rural residential
	East:	R-6	Vacant / cleared
	West:	R-A	Natural Forest / undeveloped
<b>Zoning &amp; Land Use History</b>	This property was annexed into the City and rezoned to R-6(c) in 2007 as part of a much larger single-family subdivision. The zoning "condition of approval" pertains to a maximum number of allowed lots that are less than 8,000-sf lot area.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Fallow farm field	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	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 along Branch Point Drive and Green Hill Drive to the east of the subject property.		
<b>Transportation:</b>	North Forrest Street Extension (Minor Arterial) Knights Academy Road (Minor Collector) Branch Point Drive (local street)		
<b>Fire Protection:</b>	Fire Station # 5 (N Oak Street Ext) = approximately 2.4 miles to the west Nearest fire hydrants are along Branch Point Drive and Green Hill Drive		