

## Planning Analysis & Property Information

<b>Applicant:</b>	Park Hawthorne Development LLC (Jerry Stoker)		
<b>Owner:</b>	JN Bray Company		
<b>Request:</b>	Rezone from R-15 to R-P		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	A 3.46 acre landlocked rear portion of a proposed tract of land comprising about 10.20 acres that is currently split-zoned R-P and R-15. This proposed tract of land is part of a larger portion of the Bray Land parent parcel (JN Bray Co.), that is located at the SW corner of Inner Perimeter Road and East Park Avenue.		
<b>Street Address:</b>	4506 Inner Perimeter Road		
<b>Tax Parcel ID:</b>	Map # 0154 Parcel 001	<b>City Council District:</b>	1 <i>Councilwoman Miller-Cody</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-P & R-15	Vacant (undeveloped)
	Proposed:	R-P	Residential Townhouses
<b>Adjacent Property:</b>	North:	C-H	Vacant
	South:	R-15	Valdosta High School
	East:	C-H & R-15	Vacant (undeveloped)
	West:	R-M	Single-family subdivision (under construction)
<b>Zoning &amp; Land Use History</b>	This property has been zoned R-15 & R-P ever since the Brayland Property was annexed in 1989. This portion of the Brayland property has never been developed..		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No significant historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Pine forest	
	Wetlands:	No known jurisdictional wetlands on the property	
	Flood Hazards	Located well outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No known 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 nearby which serve the adjacent Valdosta High School.		
<b>Transportation:</b>	East Park Avenue (minor arterial)		
<b>Fire Protection:</b>	Fire Station # 2 (E Park Avenue) = approximately 2.40 miles to the west. The nearest City fire hydrant is along East Park Avenue		