

Planning Analysis & Property Information

Applicant / Owner:	SharpeCo Developments, LLC		
Request:	Rezone from Single-Family Residential (R-10) to Community Commercial (C-C)		
Property General Information			
Size & Location:	One parcel consisting of 0.49 acres located along the south side of Hickory Road, about 230 feet east of North St Augustine Road.		
Street Address:	1515 Hickory Road		
Tax Parcel ID:	Map # 0084A Parcel: 036	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Single-Family residence
	Proposed:	C-C	Commercial (Business office)
Adjacent Property:	North:	C-C	Commercial
	South:	R-10	Residential
	East:	R-10	Residential
	West:	C-H	Commercial
Zoning & Land Use History	The subject property was part of the "Islands Annexation" (island #70) in 2006. It was previously zoned R-10 in the county, and was given R-10 zoning in the City upon annexation.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Cleared land	
	Wetlands:	There are no NWI wetlands within or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on or near the property	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Hickory Road		
Transportation:	Hickory Road (Local street)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.4 miles to the south. The nearest fire hydrants are located along Hickory Road, both northeast and south west from the subject property.		