

## Planning Analysis & Property Information

<b>Applicant:</b>	Drew Duren		
<b>Owner:</b>	Staten Plantation LLP (Gray Murray etal)		
<b>Request:</b>	Rezone from “conditional” Community Commercial (C-C)(c) to regular Community Commercial (C-C).		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel comprising 3.27 acres located along the east side of Brookfield Road at the Murray Road intersection.		
<b>Street Addresses:</b>	417 Brookfield Road		
<b>Tax Parcel ID:</b>	Map # 0109D Parcel: 098	<b>City Council District:</b>	4 <i>Councilman Howard</i> 5 <i>Councilman Carroll</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-C(c)	Vacant commercial
	Proposed:	C-C	Mixed commercial development
<b>Adjacent Property:</b>	North:	PRD-10	Single-family residential neighborhood
	South:	C-C(c)	Commercial daycare center
	East:	PRD-6	Single-family residential neighborhood
	West:	C-C, R-P	Vacant commercial land, “Latitude 30” apt complex
<b>Zoning &amp; Land Use History</b>	The subject property has been zoned C-C(c) since 2004. It was previously zoned C-H in Lowndes County .		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	Vegetation:	Grass	
	Wetlands:	There are no NWI wetlands on or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas identified in the vicinity	
	Endangered Species:	No known endangered species on or near the property – outside of the potential wetlands	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Brookfield Road.		
<b>Transportation:</b>	Brookfield Road (Collector) Murray Road (Collector)		
<b>Fire Protection:</b>	Fire Station # 5 (N Oak Street Ext) = approximately 0.7 miles to the NW		