

Planning Analysis & Property Information

Applicant:	Stoker Development LLC (Jerry Stoker)		
Owner:	Canaan Properties LLC (Dr. Rasalam)		
Request:	Rezone from Single-Family Residential (R-15) to Single-Family Residential (R-6)		
Property General Information			
Size & Location:	One (1) parcel comprising 1.80 acres located along the north side of Eager Road about half way between Jadan Place and Walmar Place		
Street Address:	310 Eager Road		
Tax Parcel ID:	Map # 0111D Parcel: 164	City Council District:	5 <i>Councilman Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Single-family residence
	Proposed:	R-6	Townhouse development – 16 dwelling units
Adjacent Property:	North:	R-15	Single-family neighborhood
	South:	R-P	Langdale Place retirement home
	East:	R-15	Single-family neighborhood
	West:	R-15	Single-family neighborhood
Zoning & Land Use History	The subject property has been developed as a single-family residence and zoned for residential for more than 50 years		
Neighborhood Characteristics			
Historic Resources:	There are no known “Significant” historic resources on or near the property		
Natural Resources:	Vegetation:	Urban forest	
	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 in the vicinity	
	Endangered Species:	No known endangered species on the property	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Eager Road (8” water, 8” sewer)		
Transportation:	Eager Road (Minor Arterial)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.25 miles to the north. Fire Station # 4 (Gornto Road) = approximately 1.50 miles to the SW. The nearest fire hydrant is located directly across the street to the south		