

Planning Analysis & Property Information

Applicant:	RST Construction (Rusty Trancygier)		
Owner:	Connell Cabinets Inc. (Phillip Connell)		
Request:	Rezone from Single-Family Residential (R-15) to Multi-Family Residential (R-M)		
Property General Information			
Size & Location:	One proposed parcel consisting of 5.20 acres located along the north side of Lake Laurie Drive, approximately 200 feet west of Cherry Creek Road. ** (parent parcel consists of approximately 22 acres)		
Street Address:	< not yet assigned >		
Tax Parcel ID:	Map # 0106 Parcel: 248 ** (parent parcel)	City Council District:	5 Councilman Carroll
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Vacant land
	Proposed:	R-M	Multi-family Residential
Adjacent Property:	North:	R-15	Vacant land, single-family neighborhood
	South:	R-15	Single-family neighborhood
	East:	R-15	Vacant land
	West:	R-15	Pond, Single-family neighborhood
Zoning & Land Use History	The subject property has been zoned R-15 for more than 35 years. It was part of a formal Rezoning request to rezone from R-15 to PRD in 2007, for a proposed high-density single-family development (file # VA-2007-25) (Mark Courson, Cove Partners LLC). That request was initially tabled by the Planning Commission & City Council for one month, and then WITHDRAWN by the applicant before reaching a final vote by City Council. No other public hearings on the subject property have since been held.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources located on or near the subject property.		
Natural Resources:	Vegetation:	Natural forest – relatively new growth (since 2012)	
	Wetlands:	There are depicted NWI wetlands along the east side of the adjacent pond.	
	Flood Hazards	Located well-outside the currently-depicted FEMA designated 100-year floodplain	
	Other resources	Staff is not aware of any endangered species or any archaeological resources in the immediate area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Lake Laurie Drive, as well as Cherry Creek Road nearby.		