

Planning Analysis & Property Information

Applicant:	Robin and Dale Watts		
Owner:	Robin and Dale Watts		
Request:	Rezone a total of 8.20 acres from R-10 and R-P to all C-C		
Property General Information			
Size & Location:	8.20 acres located at 2480 East Park Avenue		
Street Addresses:	2480 East Park Avenue		
Tax Parcel ID:	Map # 0150 Parcel: 088	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10 & R-P	Vacant; crop field
	Proposed:	C-C	commercial / residential (speculative)
Adjacent Property:	North:	R-P	Natural Forest
	South:	C-C	Residential (In development)
	East:	C-C	Residential (In development)
	West:	R-P	Natural Forest
Zoning & Land Use History	The subject property has been split-zoned for 18 years The property has always been natural forest		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Natural forest and open fields	
	Wetlands:	There are depicted NWI wetlands located on and to the east of 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	
Public Facilities			
Water & Sewer:	Planned Valdosta water services and planned sewer services along Inner Perimeter Road and a portion of E. Park Avenue		
Transportation:	East Park Avenue (Minor Arterial / Collector)		
Fire Protection:	Fire Station # 2 (Park Avenue) = approximately 2.8 miles to the west		