

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Lawrence Thomas & April Thomas		
<b>Request:</b>	Rezone from R-10 to O-P		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel of land comprising 0.40 acres, located along the east side of North Patterson Street, about 200 feet south of the intersection with East Moore Street. This is also immediately north of the offices for the Greater Valdosta United Way.		
<b>Street Address:</b>	1611 North Patterson Street		
<b>Tax Parcel ID:</b>	Map # 0115B Parcel 073	<b>City Council District:</b>	6 <i>Councilman Andy Gibbs</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-10	Single-family residence
	Proposed:	O-P	Professional office
<b>Adjacent Property:</b>	North:	R-10, R-6	Residential
	South:	O-P	United Way offices
	East:	R-10	Single-family neighborhood
	West:	R-P	Professional office
<b>Zoning &amp; Land Use History</b>	This property has been zoned R-10 for more than 40 years, and has always been used as a single-family residence.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Located within the local "Historic District" as well as the Brookwood North National Register District. The property is classified as a "contributing resource" to both.		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	Wetlands:	No existing wetlands on or near the 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 in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along North Patterson Street		
<b>Transportation:</b>	North Patterson Street (Major Arterial)		
<b>Fire Protection:</b>	Fire Station # 4 (Gornto Road) = approximately 1.6 miles to the west The nearest fire hydrant is along North Patterson Street in front of the property.		

### Comprehensive Plan Issues

**Character Area:**     Institutional Activity Center