

Planning Analysis & Property Information

Applicant / Owner:	Four Bee Development LLC		
Request:	Rezone from R-10 to O-P		
Property General Information			
Size & Location:	One parcel of land comprising 0.29 acres, located along the south side of Baytree Road, about 150 feet east of the intersection with Green Circle.		
Street Address:	1214 Baytree Road		
Tax Parcel ID:	Map # 0082D Parcel 062	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant lot
	Proposed:	O-P	Professional office
Adjacent Property:	North:	R-10	Single-family residential
	South:	C-C	Bank (in the City of Remerton)
	East:	O-P	Professional office
	West:	O-P	Professional office
Zoning & Land Use History	This property has been zoned R-10 for more than 35 years, and formerly contained a single-family residence --- which was recently demolished.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Cleared land.	
	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.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along Baytree Road		
Transportation:	Baytree Road (Major Arterial)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.1 miles to the north. The nearest fire hydrants are along Baytree Road near the subject property.		

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center