

## Planning Analysis & Property Information

|                                       |   |  |  |
|---------------------------------------|---|--|--|
| <b>Applicant:</b>                     | Parkl Hawthorne Development LLC (Jerry Stoker)  |  |  |
| <b>Owner:</b>                         | JN Bray Company   |  |  |
| <b>Request:</b>                       | Rezone from R-15 to R-P   |  |  |
| <b>Property General Information</b>   |   |  |  |
| <b>Size &amp; Location:</b>           | A 3.46 acre landlocked rear portion of a proposed tract of land comprising about 10.20 acres that is currently split-zoned R-P and R-15. This proposed tract of land is part of a larger portion of the Bray Land parent parcel (JN Bray Co.), that is located at the SW corner of Inner Perimeter Road and East Park Avenue. |  |  |
| <b>Street Address:</b>                | 4506 Inner Perimeter Road   |  |  |
| <b>Tax Parcel ID:</b>                 | Map # 0154 Parcel 001   | <b>City Council District:</b>  | 1 <i>Councilwoman Miller-Cody</i>              |
| <b>Zoning &amp; Land Use Patterns</b> |   |  |  |
|                                       |   | <b>Zoning</b>  | <b>Land Use</b>                                |
| <b>Subject Property:</b>              | Existing:   | R-P & R-15   | Vacant (undeveloped)                           |
|                                       | Proposed:   | R-P  | Residential Townhouses                         |
| <b>Adjacent Property:</b>             | North:  | C-H  | Vacant   |
|                                       | South:  | R-15   | Valdosta High School                           |
|                                       | East:   | C-H & R-15   | Vacant (undeveloped)                           |
|                                       | West:   | R-M  | Single-family subdivision (under construction) |
| <b>Zoning &amp; Land Use History</b>  | This property has been zoned R-15 & R-P ever since the Brayland Property was annexed in 1989. This portion of the Brayland property has never been developed..  |  |  |
| <b>Neighborhood Characteristics</b>   |   |  |  |
| <b>Historic Resources:</b>            | No significant historic resources on or near the subject property.  |  |  |
| <b>Natural Resources:</b>             | Vegetation:   | Pine forest  |  |
|                                       | Wetlands:   | No known jurisdictional wetlands on the property                     |  |
|                                       | Flood Hazards   | Located well outside the current FEMA designated 100-year floodplain |  |
|                                       | Groundwater Recharge:   | No known significant recharge areas in the area                      |  |
|                                       | Endangered Species:   | No known endangered species in the area.                             |  |
| <b>Public Facilities</b>              |   |  |  |
| <b>Water &amp; Sewer:</b>             | Existing Valdosta water & sewer services nearby which serve the adjacent Valdosta High School.  |  |  |
| <b>Transportation:</b>                | East Park Avenue (minor arterial)   |  |  |
| <b>Fire Protection:</b>               | Fire Station # 2 (E Park Avenue) = approximately 2.40 miles to the west. The nearest City fire hydrant is along East Park Avenue  |  |  |