Planning Analysis & Property Information

Applicant:	James Warren
Owners:	Paul Edward Dufresne (the 2 larger parcels), L:owndes County (1 smaller parcel)
Request:	Amend Future Development Map: change Character Area from Established Residential (ER) to Community Activity Center (CAC)

Property General Information			
Size & Location:	Three (3) parcels totaling 0.78 acres located along the north side of Denmark Street, about 300' west of the intersection with Pendleton Avenue		
Street Address:	202 Denmark Street		
Tax Parcel ID:	Map # 0161A Parcels: 173, 174, 175	**City Council District:**	3 *Councilman McIntyre*

Character Area & Land Use Patterns			
		Character Area	**Land Use**
Subject Property:	Existing:	Established Residential	Commercial building (vacant ?)
	Proposed:	Community Activity Center	Possibility of commercial development
Adjacent Property:	North:	Established Residential	Public park
	South:	Established Residential	Family Empowerment Center (church)
	East:	Established Residential	Single-family residential neighborhood
	West:	Community Activity Center	Salvage yard, commercial
Zoning & Land Use History	The subject properties were all part of unincorporated island #85 that was annexed by the City in 2006. These properties had R-C zoning in the County and were given R-6 zoning in the City upon annexation		

Neighborhood Characteristics		
Historic Resources:	There are no notable historic resources in the area	
Natural Resources:	Vegetation:	Urban forest
	Wetlands:	No existing wetlands on or near the property
	Flood Hazards	The property is 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 and sewer services along Denmark Street.
Transportation:	Denmark Street (local street)
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 0.5 miles to the NE.