

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Four Bee Development LLC		
<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 0.29 acres, located along the south side of Baytree Road, about 150 feet east of the intersection with Green Circle.		
<b>Street Address:</b>	1214 Baytree Road		
<b>Tax Parcel ID:</b>	Map # 0082D Parcel 062	<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	Vacant lot
	Proposed:	O-P	Professional office
<b>Adjacent Property:</b>	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
<b>Zoning &amp; Land Use History</b>	This property has been zoned R-10 for more than 35 years, and formerly contained a single-family residence --- which was recently demolished.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources on or near the subject property.		
<b>Natural Resources:</b>	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Baytree Road		
<b>Transportation:</b>	Baytree Road (Major Arterial)		
<b>Fire Protection:</b>	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