

Planning Analysis & Property Information

Applicant:	James Warren		
Owner:	Paul Edward Dufresne		
Request:	Rezone from Single-Family Residential (R-6) to Community Commercial (C-C)		
Property General Information			
Size & Location:	Two (2) parcels totaling 0.73 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	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6	Commercial building
	Proposed:	C-C	Unspecific commercial use (speculation)
Adjacent Property:	North:	R-6	Public park
	South:	R-6	Family Empowerment Center (church)
	East:	R-6	Single-family residential neighborhood
	West:	C-H	Salvage yard, commercial
Zoning & Land Use History	The subject properties were all part of unincorporated island #85 which 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	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.		