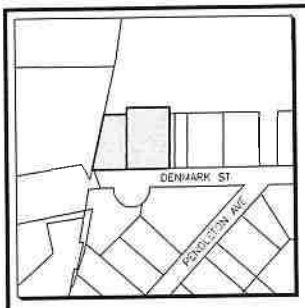
VA-2025-01




- THE PURPOSE OF THIS MAP IS A FUTURE DEVELOPMENT MAP AMENDMENT.
- THE CURRENT ZONING IS R-6.
- CURRENT CHARACTER AREA IS ESTABLISHED RESIDENTIAL.
- THERE ARE NO WETLANDS PRESENT.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0210E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE " X ". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOW OR FORMERLY
CARLOS RODRIGUEZ
DB 5488 PG 225
PARCEL 0161A 167

NOW OR FORMERLY
VALDOSTA LOWNDES COUNTY PARKS
AND RECREATION AUTHORITY
DB 4379 PG 91
PARCEL 0161A 162

NOW OR FORMERLY
LOWNDES COUNTY
DB 66 PG 194
PARCEL 0161A 175

GRID NORTH
GA WEST ZONE

N 89°40'35" E 118.00'

N 89°40'35" E 64.00'

N 11°21'12" E 153.17'

PARCEL
0161A 173
11925 Sq Ft

N 00°19'25" W 168.00'

S 00°19'25" E 150.00'

PARCEL
161A 174
19824 Sq Ft

S 00°19'25" E 168.00'

N 00°19'25" W 150.00'

NOW OR FORMERLY
PAUL EDWARD DUFRESNE
DB 6868 PG 189
PARCEL 0161A 176

NOW OR FORMERLY
PAUL EDWARD DUFRESNE
DB 6868 PG 189
PARCEL 0161A 177

S 89°40'35" W 95.00'

S 89°40'35" W 118.00'

DENMARK STREET (50' R/W)

GEORGIA
REGISTERED
NO. 3276
STEPHEN CODY CALIFF
LAND SURVEYOR

Cody Califf
GA. RLS #3276

12/14/2024
DATE

**INNOVATE!**
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

# APPLICATION FOR REZONING MAP FOR: JAMES WARREN

SCALE 1"=40'
0 40 80 120

LOCATED IN
LAND LOT 76
11th LAND DISTRICT,
CITY OF VALDOSTA,
LOWNDES COUNTY, GA
PLAT DATE: 09/26/2024
FIELD SURVEY DATE:
09/23/2024

I:\PROJECTS\1488 JOBS\2024\SURV 1368 DENMARK ST\V1368.DWG 12/14/2024 12:29 PM