

## Planning Analysis & Property Information

<b>Applicant:</b>	Samuel Straka		
<b>Owner:</b>	Betty Anderson		
<b>Request:</b>	Rezone from Single-Family Residential (R-10) to Highway Commercial (C-H)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	The northern portion (0.51 acres) of a split-zoned parcel (0.94 acres total) located along the east side of Jordan Street, between Maude Street and West Hill Avenue.		
<b>Street Address:</b>	107 Jordan Street		
<b>Tax Parcel ID:</b>	Map # 0086D Parcel: 075	<b>City Council District:</b>	3 <i>Councilman McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-10 & C-H	Single-family residence (unoccupied)
	Proposed:	C-H	Future commercial development (speculation)
<b>Adjacent Property:</b>	North:	C-H & R-10	Commercial & residential
	South:	C-H	Vacant commercial
	East:	R-10	Single-family residence, church
	West:	C-H	Choice Automotive Group (sales & service)
<b>Zoning &amp; Land Use History</b>	The subject property was part of the "Islands Annexation" (island # 67) in 2006. It was previously zoned Residential (R-10) in the county, and was given R-10 zoning in the City upon annexation. According to the tax card, the existing residence was constructed in 1940..		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	Vegetation:	Cleared land	
	Wetlands:	There are no NWI wetlands within or near the subject 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 on or near the property	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Maude Street & Jordan Street.		
<b>Transportation:</b>	Jordan Street (local street) Maude Street (local street)		
<b>Fire Protection:</b>	Fire Station # 6 (Enterprise Drive) = approximately 1 mile to the NW. The nearest fire hydrants are located along Maude Street, directly in front of the subject property		