

Planning Analysis & Property Information

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| Applicant / Owner: | Uvalde Land Company (James Warren). | | |
| Request: | Deannex 103 acres back into unincorporated Lowndes County | | |
| Property General Information | | | |
| Size & Location: | The City portion of the “Cherry Creek Wetlands Mitigation Bank” property totaling 310 acres located between the Withlacoochee River and the Cherry Creek residential neighborhood.. | | |
| Street Address: | < no street address assigned > | | |
| Tax Parcel ID: | Map # 0072 Parcel # 031 | City Council District: | 5 <i>Councilman Carroll</i> |
| Zoning & Land Use Patterns | | | |
| | | Zoning | Land Use |
| Subject Property: | Existing: | R-15 | Vacant, undeveloped (<i>Withlacoochee River floodplain</i>) |
| | Proposed: | ?? | Wildlife Management, recreational use |
| Adjacent Property: | North: | CON | Vacant, undeveloped (<i>Withlacoochee River floodplain</i>) |
| | South: | R-15 | Single-family neighborhood (<i>Cherry Creek Hills</i>) |
| | East: | R-15 | Single-family neighborhoods; <i>Cherry Creek Hills, Cherry Creek North</i> |
| | West: | R-15 | Vacant, undeveloped (<i>Withlacoochee River floodplain</i>) |
| Neighborhood Characteristics | | | |
| Historic Resources: | There are no known historic resources in the area. | | |
| Natural Resources: | Vegetation: | Forest – mostly natural, wetlands | |
| | Wetlands: | There are jurisdictional wetlands on the subject property as part of the “wetlands mitigation bank”. | |
| | Flood Hazards | Most of the property is located within the current FEMA designated 100-year floodplain | |
| | Groundwater Recharge: | There is a designated groundwater recharge area immediately west of the subject property | |
| | Endangered Species: | There are likely to be some endangered species in the wetlands areas. | |
| Public Facilities | | | |
| Water & Sewer: | There are currently no existing Valdosta water or sewer services near the subject property, other than a few points of proximity to Ridge Road and South Lakeshore Drive. | | |
| Transportation: | The only points of direct access is a 40’ segment along the South Lakeshore Drive right-of-way (local street), and along the west side of the “closed” portion of Ridge Road where it crosses the weir. | | |
| Fire Protection: | Fire Station # 5 (N Oak Street Ext) = approximately 2.4 miles to the SE | | |