

## Planning Analysis & Property Information

<b>Applicant:</b>	The Salvation Army		
<b>Owners:</b>	The Salvation Army & HSL Holdings LLC		
<b>Request:</b>	Rezone from R-6 to R-M		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	Four (4) parcels of land totaling 0.75 acres located along the south side of Virginia Avenue, west of North Troup Street.		
<b>Street Addresses:</b>	317 Virginia Avenue, 319 Virginia Avenue, 321 Virginia Avenue, 214 N Troup St.		
<b>Tax Parcel ID:</b>	Parcels: 0118C-251, 0118D-014, 0118D-015, & 0118D-018	<b>City Council District:</b>	2 <i>Councilwoman Tooley</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-6	Salvation Army facilities, Residential
	Proposed:	R-M	Salvation Army facilities – expanded
<b>Adjacent Property:</b>	North:	R-6	Residential neighborhood
	South:	R-P	Salvation Army (main facility)
	East:	R-6	Residential mixed; houses, apartments
	West:	R-6	Residential neighborhood
<b>Zoning &amp; Land Use History</b>	This property has been zoned R-6 and used primarily for residential purposes for more than 50 years		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Local Historic District & East End National Register Historic District' (contributing resource to both)		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	Wetlands:	There are no wetlands on 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 in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Virginia Avenue & North Troup Street.		
<b>Transportation:</b>	Virginia Avenue (local street), N Troup Street (minor Collector)		
<b>Fire Protection:</b>	Fire Station # 1 (S Oak Street) = approximately 1.00 mile to the west. The nearest City fire hydrants are along Virginia Avenue & N Troup Street		