

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	DPI Holdings LLC (Jamey Dewar)		
<b>Request:</b>	Rezone from R-10 to R-6		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel of land comprising 0.57 acres, located along the east side of Williams Street, about 200 feet south of East Moore Street. This is immediately south of the Treeloft Apartments building along the south side of East Moore Street, and directly across from the Carolyn Apartments along the west side of Williams Street. .		
<b>Street Address:</b>	1613 Williams Street		
<b>Tax Parcel ID:</b>	Map # 0116A Parcel 227	<b>City Council District:</b>	2 <i>Councilwoman Sandra Tooley</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-10	Single-family residence
	Proposed:	R-6	Duplex
<b>Adjacent Property:</b>	North:	R-M	Treeloft Apartments
	South:	R-6	Duplex
	East:	R-6	Single-family residential
	West:	R-M	Carolyn Apartments
<b>Zoning &amp; Land Use History</b>	<p>This property has been zoned R-10 for more than 40 years, and has always been used as a single-family residence.</p> <p>** This is the same property that was the subject of rezoning request # VA-2022-05 by the same applicant, but instead for R-M zoning to allow a proposed small apartment building with 4 dwelling units. That request was denied by City Council with a 6-0 vote on 4-7-2022. (Staff had recommended approval. GLPC recommended approval of R-M(c) zoning – max. of 6 dwellings – with a 6-5 vote)</p>		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Located within the local “Historic District”, but is not considered a contributing Historic Resource		
<b>Natural Resources:</b>	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Williams Street		
<b>Transportation:</b>	Williams Street (local street)		
<b>Fire Protection:</b>	Fire Station # 2 (E Park Avenue) = approximately 1.25 miles to the NE The nearest fire hydrant is at the corner of Williams Street and East Moore Street.		