

Planning Analysis & Property Information

Applicant / Owner:	Julian and Norman Cloud		
Request:	Rezone from DR-10 to R-P		
Property General Information			
Size & Location:	Two (2) contiguous parcels of land comprising 0.71 acres, located in the area to the east of North Oak Street, between West Park Avenue and Wayne Avenue.		
Street Address:	212 West Park Avenue & 211 Wayne Avenue		
Tax Parcel ID:	Map # 0113D Parcels 227 & 230	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	DR-10	Vacant lot
	Proposed:	R-P	Office development (for marketing purposes)
Adjacent Property:	North:	R-15	Single-family residential
	South:	DR-10	Residential
	East:	R-P	Single-family residence, vacant land, office
	West:	O-P	Pregnancy Support Clinic
Zoning & Land Use History	This property has been zoned DR-10 for more than 35 years, and has been vacant for most of that time.		
Neighborhood Characteristics			
Historic Resources:	There are no historic resources on the subject property. However, there are known historic resources on the properties to the east – along West Park Avenue – which are part of the local historic district.		
Natural Resources:	Vegetation:	Cleared, grass.	
	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.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along West Park Avenue and Wayne Avenue		
Transportation:	West Park Avenue (Minor Arterial) Wayne Avenue (local street)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.1 miles to the west The nearest fire hydrants are along West Park Avenue and Wayne Avenue		

Comprehensive Plan Issues

Character Area: Transitional Neighborhood