

Planning Analysis & Property Information

Applicant:	Courlley LLC (John Courson & Tripp Talley)		
Owner:	James Sutton -- heir [estate of Albert & Wilma Sutton]		
Request:	Rezone from Single-Family Residential (R-6) to Multi-Family Residential (R-M) ** Applicant's written proposal: "Develop new construction multi-family buildings to match and/or blend well with existing multi-family property located at 1023 West Gordon Street (immediately to the west)"		
Property General Information			
Size & Location:	Two parcels totaling 2.06 acres located along the south side of West Gordon Street, between the intersections with Hutto Street and Diana Place to the north.		
Street Address:	1021 West Gordon Street		
Tax Parcel ID:	Map # 0117A Parcels: 007-008	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6	Abandoned single-family residence
	Proposed:	R-M	Apartment complex (max. 36 dwellings)
Adjacent Property:	North:	R-M, R-6	Residential: V Housing Authority, other
	South:	R-M	Norfolk-Southern railroad, vacant beyond
	East:	C-C	Apartment complex (proposed)
	West:	R-M	Apartment complex (newly-finished)
Zoning & Land Use History	The subject property has been zoned R-6 and developed as residential for more than 40 years.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Urban forest	
	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	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along W Gordon Street.		
Transportation:	W Gordon Street (major collector)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.6 miles to the north. The nearest fire hydrants are located along W Gordon Street, in front of the subject property		