

Planning Analysis & Property Information

Applicant / Owner:	Alexander Wynn and Nicole Richardson		
Request:	Rezone from Single-Family Residential (R-10) to Single-Family Residential (R-6)		
Property General Information			
Size & Location:	One (1) parcel comprising 0.33acres located along the west side of Springhill Street, about 650 feet south of River Street.		
Street Address:	212 Springhill Street		
Tax Parcel ID:	Map # 0119A Parcel: 017	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant lot (formerly: single-family residence)
	Proposed:	R-6	Duplex residential
Adjacent Property:	North:	R-10	Single-family residential
	South:	R-M	Ashton Park Apartments
	East:	R-6	Vacant lots
	West:	R-10	Single-family residential
Zoning & Land Use History	The subject property was part of unincorporated island #67 which was annexed into the City in 2006. This property had R-10 zoning in the County and was given R-10 zoning in the City upon annexation. This street has been developed with residential uses for more than 60 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 Springhill Street.		
Transportation:	Springhill Street (local street)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 0.9 miles to the west. The nearest fire hydrants are located along Springhill Street, in front of the subject property		

Comprehensive Plan Issues

Character Area: Transitional Neighborhood