

Planning Analysis & Property Information

Applicant / Owner:	Marian E. Leonard (Marian & John Leonard)		
Request:	Conditional Use Permit for an Art Studio in R-P zoning		
Property General Information			
Size & Location:	One parcel of land comprising 0.23 acres, located along the north side of West Moore Street, about 100 feet east of the intersection with Jeanette Street.		
Street Address:	112 West Moore Street		
Tax Parcel ID:	Tax Map 0115B Parcel 111	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Single-family residence wit detached garage apt
	Proposed:	R-P	Art Studio and rental residence
Adjacent Property:	North:	DR-10	Single-family residential
	South:	DR-10	VSU offices
	East:	DR-10	Single-family residence
	West:	DR-10	Professional office
Zoning & Land Use History:	This parcel was rezoned from DR-10 to R-P in November 2024 (file # VA-2024-16) The property was zoned DR-10 for more than 40 years, and it has contained a single-family residence since 1932..		
Neighborhood Characteristics			
Historic Resources:	The subject property, as well as most buildings along West Moore Street, are classified as a “contributing historic resource” to both the local and the Brookwood North NRHP historic districts.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No existing NWI 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 Moore Street.		
Transportation:	West Moore Street (local street)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.6 miles to the west The nearest fire hydrants are along West Moore Street near the subject property		