

Planning Analysis & Property Information

Applicant:	Yahir Deanda		
Owner:	Claudia Sanchez		
Request:	Rezone from M-2 to C-H		
Property General Information			
Size & Location:	One parcel of land comprising 0.23 acres located along the south side of Smith Avenue, about 500 feet west of South Patterson Street. .		
Street Address:	203 Smith Avenue		
Tax Parcel ID:	Map # 0122D Parcel 098A	City Council District:	3 <i>Councilman Sonny Vickers</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	M-2	Single-family residence
	Proposed:	C-H	New Single-family residence
Adjacent Property:	North:	M-2, C-H	Single-family residence
	South:	M-2	Salvage yard
	East:	M-2	Salvage yard
	West:	DR-10, M-1	Vacant land
Zoning & Land Use History	This property has been zoned M-2 for more than 30 years, and has been used as a residence for more than 70 years.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly cleared	
	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 Smith Avenue		
Transportation:	Smith Avenue (local street)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 0.80 miles to the NE The nearest fire hydrant is at the intersection of Smith Avenue and South Patterson Street		