

Planning Analysis & Property Information

Applicant:	Integrity Development Partners		
Owner:	Roy A. Pearce family		
Request:	Rezone from C-H to C-C		
Property General Information			
Size & Location:	Two parcels of land totaling 11.64 acres, located at the SE corner of Griffin Avenue and South Troup Street. .		
Street Address:	401 Griffin Avenue		
Tax Parcel ID:	Map # 0161A Parcel 159 Map # 0161A Parcel 160	City Council District:	3 <i>Councilman Sonny Vickers</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Vacant land
	Proposed:	C-C	Multi-family residential, possible mixed-use
Adjacent Property:	North:	C-H	Office, Church, residential
	South:	C-H	Vacant land, outside storage
	East:	C-H	Southside Library
	West:	C-H	Commercial along S Patterson Street
Zoning & Land Use History	This property has been zoned C-H for more than 30 years, and was used as a series of tobacco curing warehouses (Roy Pearce) for more years than that. Demolition of these warehouses started in 2013 and was completed in 2018.		
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 Griffin Avenue and South Troup Street		
Transportation:	Griffin Avenue (GA 94) (Minor Arterial, South Troup Street (local street)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 0.4 miles to the east. The nearest fire hydrants are along Griffin Avenue and S Troup Street		