Planning Analysis & Property Information

Applicant/Owner:	TEACH Outreach Ministries (TEACH Inc.)
Request:	Conditional Use Permit for a Transitional Housing facility in O-P zoning

Property General Information			
Size & Location:	One parcel of land consisting of 0.24 acres located at the SW corner of South Lee Street and McDougal Street.		
Street Address:	606 South Lee Street		
Tax Parcel ID:	Map 0120D Parcel 421	**City Council District:**	2 *Councilwoman Tooley*

Zoning & Land Use Patterns			
		Zoning	**Land Use**
Subject Property:	Existing:	O-P	Community outreach center (religious)
	Proposed:	O-P	same – but with added Transitional Housing
Adjacent Property:	North:	R-6	Vacant land, residential neighborhood
	South:	R-6	Single-family neighborhood
	East:	PMD	Daughters of Zion Refuge Center (TEACH Inc.)
	West:	R-6	Single-family neighborhood, church
Zoning & Land Use History:	This parcel was rezoned from R-6 to O-P in 1997 for the specific purpose of becoming an outreach community center. TEACH acquired the property in 2002 and began operating their facility in 2004.		

Neighborhood Characteristics		
Historic Resources:	This property is the historic "Hudson House" which was built in 1906. It is part of the City's "Southside" National Register Historic District.	
Natural Resources:	Vegetation:	Urban forest, mostly cleared
	Wetlands:	No existing wetlands on or near the property
	Flood Hazards:	The property is 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 South Lee Street
Transportation:	South Lee Street – (local street), McDougal Street – (local street)
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 0.8 miles to the NW The nearest fire hydrant is across the street from the property along S Lee Street