

Planning Analysis & Property Information

Applicant/Owner:	Blue Wright Holdings Opportunity Zone LLC		
Request:	Conditional Use Permit for a Family Personal Care Home in an R-P zoning district		
Property General Information			
Size & Location:	One (1) parcel consisting of 0.16 acres located along the west side of Slater Street, about half way between East Mary Street and East Force Street.		
Street Address:	1004 Slater Street		
Tax Parcel ID:	Map 0118A Parcel 318	City Council District:	2 <i>Councilwoman Tooley</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Vacant professional office
	Proposed:	R-P	Family Personal Care Home
Adjacent Property:	North:	R-P	Family Personal Care Home
	South:	R-P	Professional office
	East:	R-P	Single-family residence
	West:	R-P	parking lot – for offices
Zoning & Land Use History:	This parcel has been zoned R-P and developed as a professional office for more than 20 years.		
Neighborhood Characteristics			
Historic Resources:	The property is located within the local Historic District, and is immediately east of the North Patterson National Register Historic District. The subject property is a “contributing resource” to the local Historic District. There are numerous other historic resources in the surrounding area.		
Natural Resources:	Vegetation:	None	
	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 Slater Street.		
Transportation:	Slater Street (local street)		
Fire Protection:	Fire Station # 1 (W Savannah Avenue) = approximately 1.30 miles to the south. Nearest fire hydrants are along Slater Street at the intersections with Mary and Force Streets.		