

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	ISH Holdings LLC (Julia Robinson & Albert Edmonds)		
<b>Request:</b>	Rezone from R-6 to R-M		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One tract of land comprising 1.76 acres located along the east side of West Street, about 300 feet south of the intersection with West Gordon Street.		
<b>Street Address:</b>	915 West Street		
<b>Tax Parcel ID:</b>	Map # 0117D Parcel 435	<b>City Council District:</b>	3 Councilman Thomas McIntyre
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-6	Vacant
	Proposed:	R-M	Apartments
<b>Adjacent Property:</b>	North:	R-6, C-C	Residential, convenience store
	South:	R-6	Church
	East:	R-6	Residential neighborhood
	West:	R-6	Residential neighborhood
<b>Zoning &amp; Land Use History</b>	This property has been zoned R-6 and developed residentially for more than 30 years. (Prior-existing house on site was demolished a few months ago)		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Located within the local Historic District. Multiple historic resources of varying degrees of significance are located on adjacent properties.		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	Wetlands:	No known wetlands on or near the subject 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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along West Street.		
<b>Transportation:</b>	West Street (local street)		
<b>Fire Protection:</b>	Fire Station # 1 (S Oak Street) = approximately 1.10 miles to the south The nearest City fire hydrant is along West Street		