

Planning Analysis & Property Information

Applicant:	Tripp Talley and Sam Straka		
Owner:	Rob Evans		
Request:	Planned Development approval for a non-conventional single-family residential subdivision development in an R-15 zoning district.		
Property General Information			
Size & Location:	One parcel totaling 088 acres located at the SW corner of North Oak Street and Terrace Blvd..		
Street Address:	2206 North Oak Street		
Tax Parcel ID:	Tax Parcel # 0113D - 014	City Council District:	6 <i>Councilman Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Vacant lot
	Proposed:	R-15	Single-family residential lots (non-conventional)
Adjacent Property:	North:	R-15	Single-family residential
	South:	R-15	Single-family residential
	East:	O-P	Pregnancy Support Clinic & annex
	West:	R-15	Single-family residential
Zoning & Land Use History	This property has been zoned R-15 for more than 35 years, and contained a prior-existing single-family residence up until 2020		
Neighborhood Characteristics			
Historic Resources:	Property is located one (1) block north of the Local Historic District. There are no designated historic resources located on or immediately near the subject property.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located well-outside the 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 North Oak Street & Terrace Blvd.		
Transportation:	North Oak Street (Major Collector) Terrace Blvd (local street)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.3 miles to the west Nearest fire hydrants are along North Oak Street and Terrace Blvd		