

Planning Analysis & Property Information

Applicant / Owner:	Valeria Dwyer		
Request:	Conditional Use Permit to allow placement of a mobile home in R-6 zoning		
Property General Information			
Size & Location:	0.23 acres located at 114 Mills Lane, which is positioned on the west side of the roadway approximately 400 feet north of West Hill Avenue.		
Street Address:	114 Mills Lane		
Tax Parcel ID:	Map 0119D Parcel 014	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6	Vacant lot
	Proposed:	R-6	Manufactured home
Adjacent Property:	North:	R-6	Single-family residential
	South:	R-6	Single-family residential
	East:	R-6	Vacant residential lots, church building
	West:	R-6	Vacant residential lots
Zoning & Land Use History:	The property has been zoned R-6 for more than 40 years. There was an existing single-family residence (site-built) up until several years ago.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Largely cleared with trees and brush to the rear	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is 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 Mills Lane		
Transportation:	Mills Lane (local street) – substandard 30' right-of-way		
Fire Protection:	VFD Station # 1 (106 S Oak Street) = approximately 1.0 mile to the East The nearest fire hydrants are along Mills Lane		