

Public Facilities	
Water & Sewer:	Existing Valdosta water and sewer services along Jaycee Shack Road and Fallingleaf Lane
Transportation:	Inner Perimeter Road (Principal Arterial) Jaycee Shack Road (Local street) Fallingleaf Lane (Local street)
Fire Protection:	Fire Station # 8 (N Forrest Street Ext) = approximately 1.7 miles to the NW. The nearest fire hydrants are located along Falling Leaf Lane

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Goals and Policies:

GOAL 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

POLICY 3.2 – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

POLICY 3.3 – A mixture of housing types in varying income levels shall be encouraged and actively promoted.

POLICY 3.4 – New housing developments should be universally designed to provide access to all persons.

GOAL 6: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

POLICY 6.3 – The effects of new development shall be anticipated so as to maintain or improve appropriate levels