

Planning Analysis & Property Information

Applicant / Owner:	Mary Elaine Pierce		
Request:	Conditional Use Permit to allow placement of a mobile home in R-6 zoning district		
Property General Information			
Size & Location:	0.09 acres located at 809 ½ Nardo Street, which is positioned on the south side of the roadway about halfway between Cherry Street and West Street.		
Street Address:	809 ½ Nardo Street		
Tax Parcel ID:	Map 0119B Parcel 087	City Council District:	3 Councilman McIntyre
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6	Vacant lot
	Proposed:	R-6	Mobile home
Adjacent Property:	North:	R-6	Two mobile homes
	South:	R-6	Single-family residential
	East:	R-6	Vacant lot
	West:	R-6	Single-family residential
Zoning & Land Use History:	The property has been zoned R-6 for more than 40 years.		
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 Nardo Street		
Transportation:	Nardo Street (local street) – substandard 30' right-of-way		
Fire Protection:	VFD Station # 1 (106 South Oak Street) = approximately 1.0 mile to the East. The nearest fire hydrant is located on Nardo Street.		