

Planning Analysis & Property Information

Applicant / Owner:	Clarissa Alderman		
Request:	Rezone from Duplex Residential (DR-10) to Residential Professional (R-P)		
Property General Information			
Size & Location:	One parcel consisting of 0.26 acres located along the west side of Williams Street		
Street Address:	2204 Williams Street		
Tax Parcel ID:	Map # 0114C Parcel: 281	City Council District:	6 Councilman Gibbs
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	DR-10	Single-family residence
	Proposed:	R-P	Professional office
Adjacent Property:	North:	R-P	Professional office (accountant)
	South:	DR-10	Single-family residence
	East:	DR-10	Single-family residence
	West:	R-P	Vacant lot (proposed apartments)
Zoning & Land Use History	The subject property has been a single-family residence for over 30 years.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the immediate area		
Natural Resources:	Vegetation:	Cleared land	
	Wetlands:	There are no NWI wetlands within 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 on or near the property	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Williams Street		
Transportation:	Williams Street (Local street)		
Fire Protection:	Fire Station # 2 (East Park Avenue) = approximately 1 mile to the east. The nearest fire hydrants are located along Williams Street, both north and south of the subject property.		