

Planning Analysis & Property Information

Applicant:	Alpha Britton		
Owner:	Alpha Britton		
Request:	Rezone from Community Commercial (C-C) to Single-Family Residential (R-6)		
Property General Information			
Size & Location:	One parcel consisting of 0.32 acres located along the north side of Johnson Lane, approximately 125 feet west of North Oak Street		
Street Address:	195 Johnson Lane (newly assigned)		
Tax Parcel ID:	Map # 0118C Parcel: 017	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-C	Vacant Lot
	Proposed:	R-6	Residential duplex
Adjacent Property:	North:	R-6 / C-C	Sugar Creek drainageway, mostly vacant lands
	South:	C-H	Church, abandoned house
	East:	C-C	Single-family residence (vacant)
	West:	R-6	Vacant lot, residential neighborhood
Zoning & Land Use History	The subject property has been zoned R-6 for more than 35 years, and it has been a vacant lot for more than 20 years..		
Neighborhood Characteristics			
Historic Resources:	The property is located within the local Historic District and any new development on the property will require Certificate of Appropriateness (COA) approval from the Historic Preservation Commission (HPC). The nearest contributing historic resource is the First Antioch Missionary Baptist Church located 1 block to the east.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No depicted NWI wetlands on or near the property	
	Flood Hazards	Located upstream from the currently-depicted FEMA designated 100-year floodplain	
	Other resources	Staff is not aware of any endangered species or any archaeological resources in the immediate area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Johnson Lane as well as along North Oak Street nearby.		
Transportation:	Johnson Lane (substandard local street – 22' right-of-way)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 0.50 miles to the south		