

Planning Analysis & Property Information

Applicant:	Jonathan Irvin		
Owners:	Irvin Investments LLC (Jonathan Irvin)		
Request:	An amended Planned Development approval for a mixed use development in O-P and R-6 zoning.		
Property General Information			
Size & Location:	A total of 2.20 acres located along the west side of North Barack Obama Blvd and along the north side of East Adair Street.		
Street Address:	510 North Barack Obama Blvd & 512 North Barack Obama Blvd		
Tax Parcel ID:	Tax Map # 0118B Parcels 219A 229 230 232	City Council District:	2 <i>Councilwoman Tooley</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	O-P & R-6	Child Daycare & Pre-School
	Proposed:	O-P & R-6	Child Daycare & Pre-School
Adjacent Property:	North:	R-6	Single-family residential neighborhood
	South:	R-6, R-P	Single-family residential neighborhood and professional offices
	East:	O-P & M-1	Church, former Crackin Good bakery
	West:	R-6	Single-family residential neighborhood
Zoning & Land Use History	The O-P portion of the property has been zoned O-P and used as a daycare facility for about 15 years. An expansion of the facility to include some R-6 properties was approved as a Planned Development on 6-10-2021. (file # VA-2021-11), with an amendment to this also being approved on 8-10-2023 (file # VA-2023-12).		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the property.		
Natural Resources:	Vegetation:	A small amount of urban forest	
	Wetlands:	No wetlands on 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 in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water services along North Barack Obama Blvd & East Adair Street		
Transportation:	North Barack Obama Blvd (Minor Arterial) East Adair Street (local street)		
Fire Protection:	Fire Station # 1 (South Oak Street) = approximately 1.2 miles to the west Nearest fire hydrants are along North Barack Obama Blvd..		