

Planning Analysis & Property Information

Applicant / Owner:	Paul and Teirra Inman		
Request:	Conditional Use Permit to allow placement of a mobile home in a R-6 zoning district		
Property General Information			
Size & Location:	0.33 acres located along Ulmer Avenue.		
Street Address:	602 Ulmer Avenue		
Tax Parcel ID:	Map:0161A Parcel: 219	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	Single-family residential
	South:	R-6	Single-family residential
	East:	M-1	Large solar array
	West:	R-6	Single-family residential
Zoning & Land Use History:	The property was part of the "Islands Annexation" in 2006. It was previously zoned Cluster Residential (R-C) in unincorporated Lowndes County, and was given R-6 zoning upon annexation into the City. The property previously contained a site-built residence which was demolished in 2025.		
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 Ulmer Avenue and Converse Avenue		
Transportation:	Ulmer Avenue (Urban Collector)		
Fire Protection:	VFD Station # 3 (1611 Ulmer Avenue) = approximately 0.17 miles to the north. The nearest fire hydrant is located on Ulmer Avenue.		