

Greer Park Neighborhood

Introduction

The Greer Park neighborhood is located on the southwestern edge of the Designated Revitalization Area, and is immediately adjacent to the neighborhoods of Kill Me Quick to its north and the Central Business District to its east. It is bounded by the West Hill Avenue to its north, St. Augustine Road to the west, the Norfolk-Southern Railroad to the east, and various parcel lines to the south. Developed in the early twentieth century, this neighborhood contains mostly first generation suburban residences that were built as Valdosta grew outward from its downtown core. The Greer Park name is derived from Greer Park, a centrally located park maintained by the Valdosta-Lowndes Parks and Recreation Authority, and also for prominent local architect Lloyd B. Greer.



General Condition



As shown in the Zoning Map, land use in the Greer Park neighborhood is primarily Highway Commercial (C-H) between West Hill and Savannah Avenues, Single-Family Residential (R-6) between St. Augustine and Myddleton Roads, and light and heavy industrial (M-1 & M-2) between Myddleton Road and the Norfolk-Southern Railroad. The Character Area Map shows the future development of this community to continue to be a Transitional Neighborhood in the residential areas, Industrial in the areas already

zoned for industrial use, and for the Highway Commercially zoned properties to be developed for uses compatible with a Community Activity Center. A small Park/Recreation/Conservation area exists in the center of this community and along its southern edge, which includes Greer Park.

Overall, the residences appear to be only in fair condition, with half of the houses in stable condition, and half that are either dilapidated or in need of some degree of repair. The commercial buildings within this community appear to be in mostly good repair. Most of the industrially-zoned parcels in the southeastern portion of this community are in poor condition.



Census Data

The Greer Park neighborhood is included in parts of three Census Tracts and parts of four Block Groups:

- Census Tract 108, Block Group 2 (1%)
- Census Tract 109, Block Groups 1 & 3 (54%)
- Census Tract 114.02, Block Group 1 (45%)

Table GP-1 reflects the racial composition of the Greer Park community and Table GP-2 shows the age distribution of the residents.

Table GP-1 Greer Park - Race Distribution	
Race	Number
White	780
Black or African American	1404
Hispanic	1144
Asian	7
Other	17
*TOTAL:	3351
<small>SOURCE: U.S. Census, 2000 *Race alone or in combination with one or more other races.</small>	

Table GP-2 Greer Park - Age Distribution	
Age	Number
0-9	372
10-19	364
20-44	880
45-64	386
65 and up	251
TOTAL:	2254
<small>SOURCE: U.S. Census, 2000</small>	

The following data was compiled based on the percentage of the community included in each block group. Using this method, it is estimated that the total population of the Greer Park neighborhood is 2,254. This community contains approximately 793 households. The median income of Greer Park residents is \$19,410 per year and approximately 1,414 people are living below the poverty level. There are 704 residents enrolled in school; only 9% of the area's population have graduated from high school and 1% have a Bachelors degree or higher.

According to the Census 2000 figures, there are 409 owner-occupied housing units and 355 renter-occupied housing units in the Greer Park neighborhood. This data should not be confused with the data collected as part of the housing inventory as the purpose, and therefore the data collection and analysis, was very different.

Crime

The locations of crimes committed in the Greer Park neighborhood during 2010 are detailed on the Greer Park Area Crime Statistics map. Overall, the crime rate of this community is very low; Greer Park crimes make up only 1% of total crime citywide. Given that very few violent Part I criminal offenses were committed during the sample timeframe, the Greer Park neighborhood appears to be a fairly safe community.

Based on data obtained from the Valdosta Police Department and the Southern Georgia Regional Commission for 2010, the largest percentage (50%) of crime was due to burglary. These crimes were noticeable in the residential areas of the neighborhood, and along the major traffic corridor, West Hill Avenue. At three incidences each, auto theft, larceny, and simple assault ranked the second highest occurring crimes in this community, also occurring in the residential areas.

Table GP-3 provides information on the number of specific crimes committed in Greer Park and how these incidents compare to the percentage of crime committed citywide.

Table GP-3 Greer Park Community			
Crime	Number of Incidents	Percent of Total Community Crime	Percent of Total Crime Citywide
AGGRAVATED ASSAULT	1	5%	1%
ARSON	0	0%	0%
AUTO-THEFT	3	15%	2%
BURGLARY	10	50%	1%
DRUG VIOLATIONS	0	0%	0%
HOMICIDE	0	0%	0%
LARCENY	3	15%	0.1%
ROBBERY	0	0%	0%
RAPES	0	0%	0%
SIMPLE ASSAULT	3	15%	0.4%
WEAPONS VIOLATIONS	0	0%	0%
TOTAL:	20	100%	0.4%

SOURCE: SGRC and Valdosta Police Department

Parks, Recreation, and Community Facilities

As shown on the Community Facilities map, the Greer Park neighborhood only has one recreational resource: Greer Park, which is maintained and managed by the Valdosta-Lowndes Parks & Recreation Authority. Greer Park is located at 401 Marett Avenue on 2.39 acres and features a picnic pavilion, public restrooms, a playground, a softball field, and a basketball court.



Infrastructure Conditions

With the exception of West Hill Avenue and portions of St. Augustine Road, the Greer Park community visibly lacks sidewalks, curbing and gutters. Although the City of Valdosta's Engineering Department has no current or future plans for this community, infrastructure projects such as sidewalk, curbing, and gutters along the remainder of St. Augustine Road, West Savannah Avenue, Myddleton Road, and Marett Avenue would improve this neighborhood for its residents. Because many of the interior residential roads are very narrow, curbs and gutters would be an improvement to the neighborhood. Stormwater drainage and other infrastructure appears to be adequate at this time.

Housing



According to the U.S. Census, the median year of construction of homes in Greer Park is 1962. Though this housing stock is a bit older, it is very feasible to consider these structures as candidates for rehabilitation when circumstances warrant.

A significant number of homes in the West Side neighborhood were built in 1958 or earlier. Along with other important considerations, structures that are fifty years or older are generally

considered historic, according to the National Register Criteria. Although this neighborhood is not in the local or any National Register-listed historic district, the historic character of this neighborhood should be a consideration when rehabilitation, and especially demolition and reconstruction, is suggested.

The housing survey team inventoried sixty-five parcels in the Greer Park community. Forty-four structures and twenty-one vacant lots were inventoried. The results of the inventory are summarized in Table GP-4 and are shown on the Housing Conditions map. Of the forty-four structures inventoried, two were abandoned. The break-down of occupied units is detailed in Table GP-5.



Use	Count
Business	16
Multi-Family	0
Manufactured Home	2
Single Family	26
Vacant Lots	21
TOTAL:	65

SOURCE: SGRC Housing Inventory 2006

Use	Occupied	Vacant	Abandoned
Business	16	0	0
Multi-Family	0	0	0
Manufactured Home	2	0	0
Single Family	24	0	2
TOTAL:	65	0	2

SOURCE: SGRC Housing Inventory 2006

Of the forty-four structures inventoried in the Greer Park community, twenty were found to be in acceptable condition; this includes all sixteen businesses, both manufactured homes, and two single family homes. Fifteen single family residences are in need of major repair, six single family residences are in need of minor repair, and three single family residences are in a dilapidated state, as shown on the Housing Conditions Map. A summary of the condition of the inventoried structures is found in Table GP-6 on the next page.

Table GP-6 Greer Park - Condition				
Use	Acceptable	Minor Repair	Major Repair	Dilapidated
Business	16	0	0	0
Multi-Family	0	0	0	0
Manufactured Home	2	0	0	0
Single Family	2	6	15	3
TOTAL:	20	6	15	3

SOURCE: SGRC Housing Inventory 2006

Economic Development Opportunities

Redevelopment



The majority of commercial activity in the Greer Park community is concentrated along the West Hill Avenue corridor and on the east side of the community, between the Norfolk-Southern Railroad and Myddleton Road. The large tracts of land, availability of vacant lots, and proximity to downtown Valdosta make this area attractive for redevelopment. These areas are likely to see further commercial and industrial growth, which is encouraged according

to the 2030 Greater Lowndes County Comprehensive Plan Character Areas in this community. Residential redevelopment opportunities are possible within the centralized residential portion of this area, where several structures are unoccupied and vacant lots occur sporadically. It is recommended that vacant residential structures be targeted for redevelopment and reuse to provide the community with affordable housing. Vacant lots should be targeted for redevelopment to aid in the economic revitalization of these areas and contribute positively to the tax base.

Brownfield

The U.S. Environmental Protection Agency (EPA) defines a brownfield as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant” (www.epa.gov). The Georgia Environmental Protection Division (GAEPD) has not identified any brownfields in the Greer Park community. However, due to the prevalence of industrial and manufacturing businesses in this neighborhood, the potential for Brownfield sites is high. In these cases, the City of Valdosta would



likely need to consider a solution to mitigate any contamination found on these sites in order for redevelopment to occur.

Planned Projects

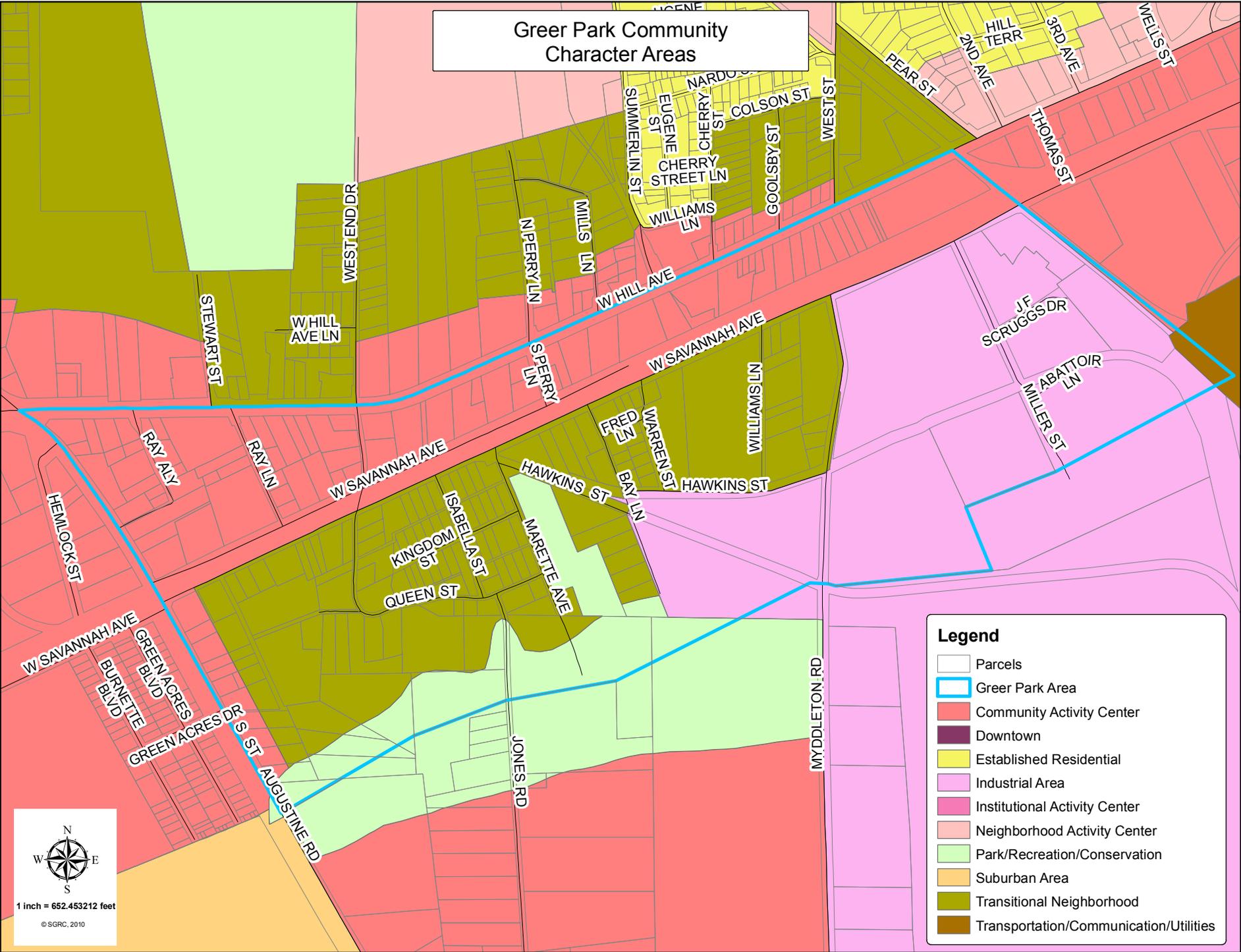
No major projects have been planned for the Greer Park neighborhood, but the City of Valdosta and Habitat for Humanity occasionally rehabilitates and builds new housing in this community.

Conclusion

Greer Park's future development maps call for the east portion of this community to continue to be developed for industrial business uses, the north portion to be commercially utilized, and for the southwestern portion to continue as a transitional residential area. The industrial and commercial businesses in this community are assets for Valdosta as a whole; however, several large, vacant parcels should be redeveloped in order to realize economic growth and contribute significantly to the tax base. This community's aging housing stock requires ongoing maintenance and several houses are in need of major repair. Housing rehabilitation and infill projects that incorporate the creative use of buffers to the industrial and commercial developments will help to improve the Greer Park community.



Greer Park Community Character Areas

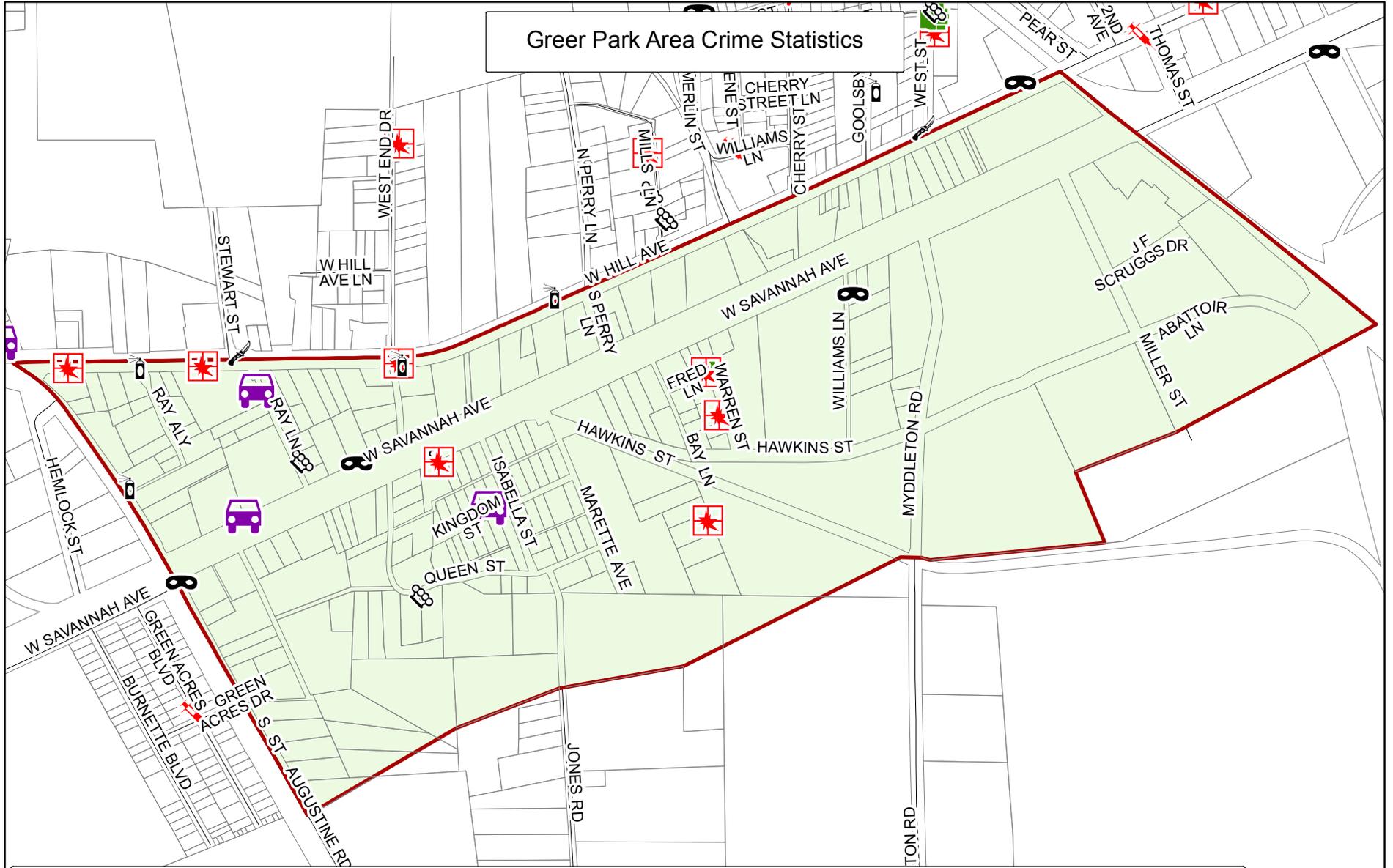


Legend

- Parcels
- Greer Park Area
- Community Activity Center
- Downtown
- Established Residential
- Industrial Area
- Institutional Activity Center
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

1 inch = 652.453212 feet
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Greer Park Area Crime Statistics



Legend

2010 CRIME

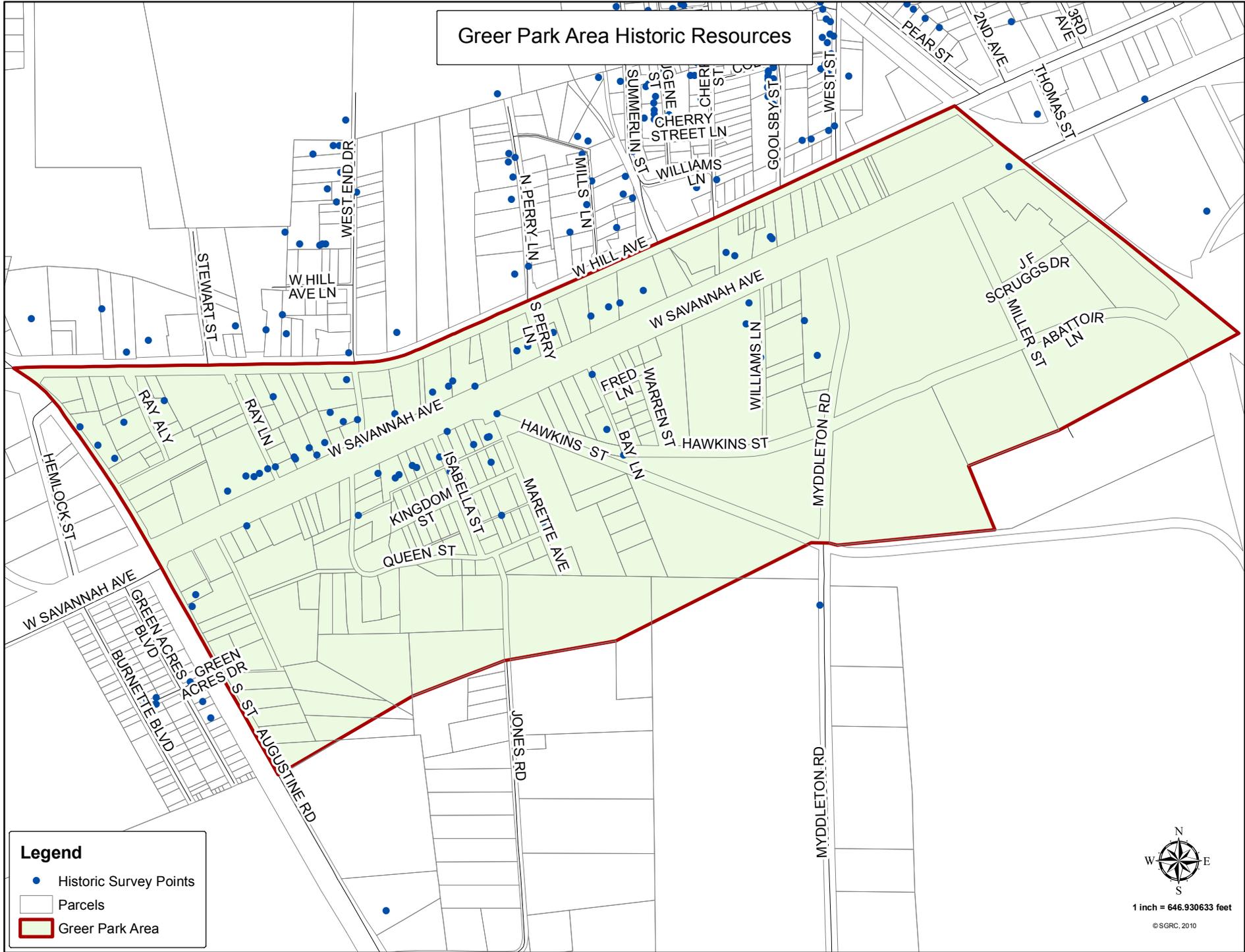
- | | | | | | | |
|--------------------|------------|-----------------|---------|----------------|--------------------|-----------------|
| AGGRAVATED ASSAULT | AUTO-THEFT | DRUG VIOLATIONS | LARCENY | ROBBERY | VANDALISM | Parcels |
| ARSON | BURGLARY | HOMICIDE | RAPES | SIMPLE ASSAULT | WEAPONS VIOLATIONS | Greer Park Area |



1 inch = 646.930633 feet

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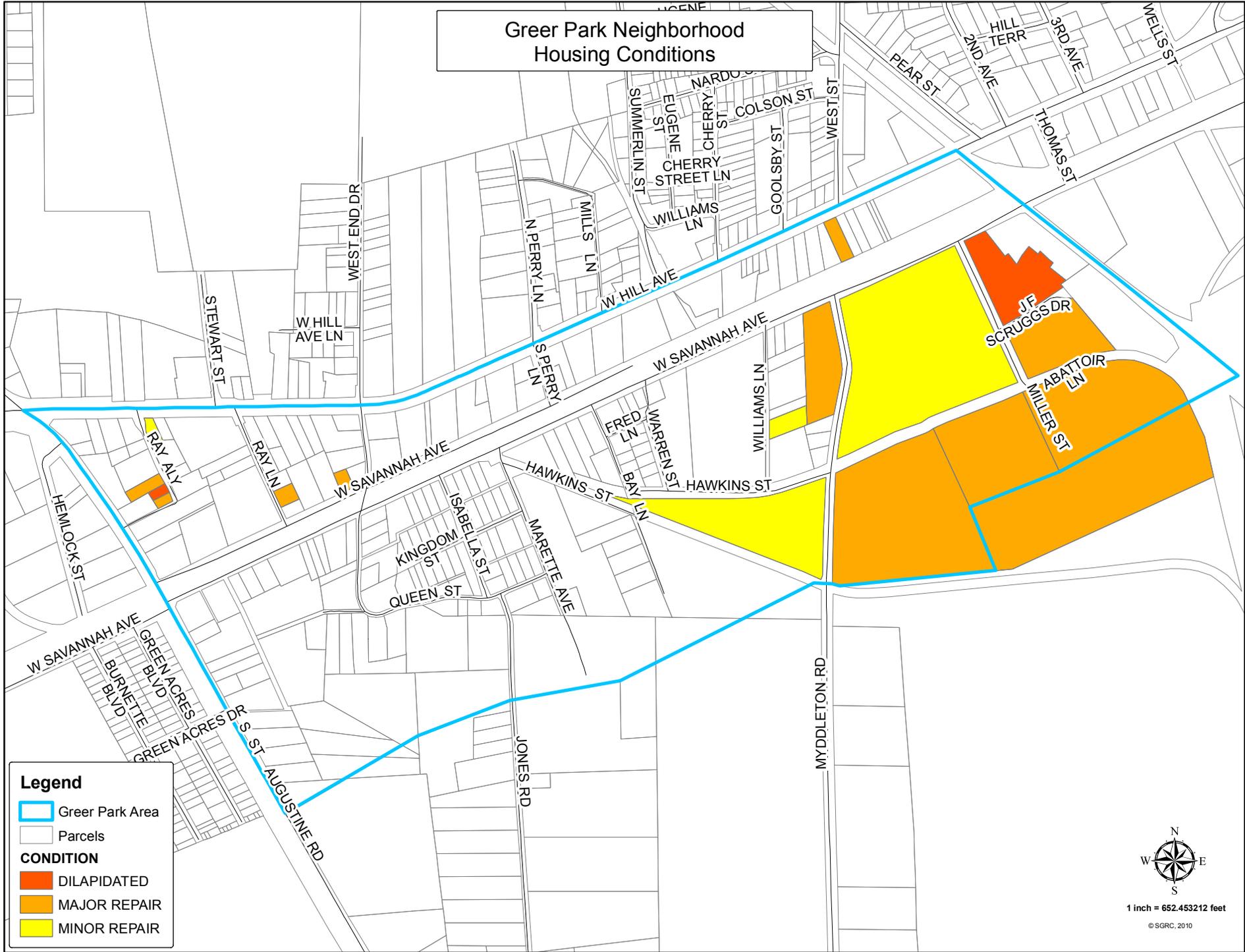
Greer Park Area Historic Resources



1 inch = 646.930633 feet

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Greer Park Neighborhood Housing Conditions



Legend

- Greer Park Area
- Parcels

CONDITION

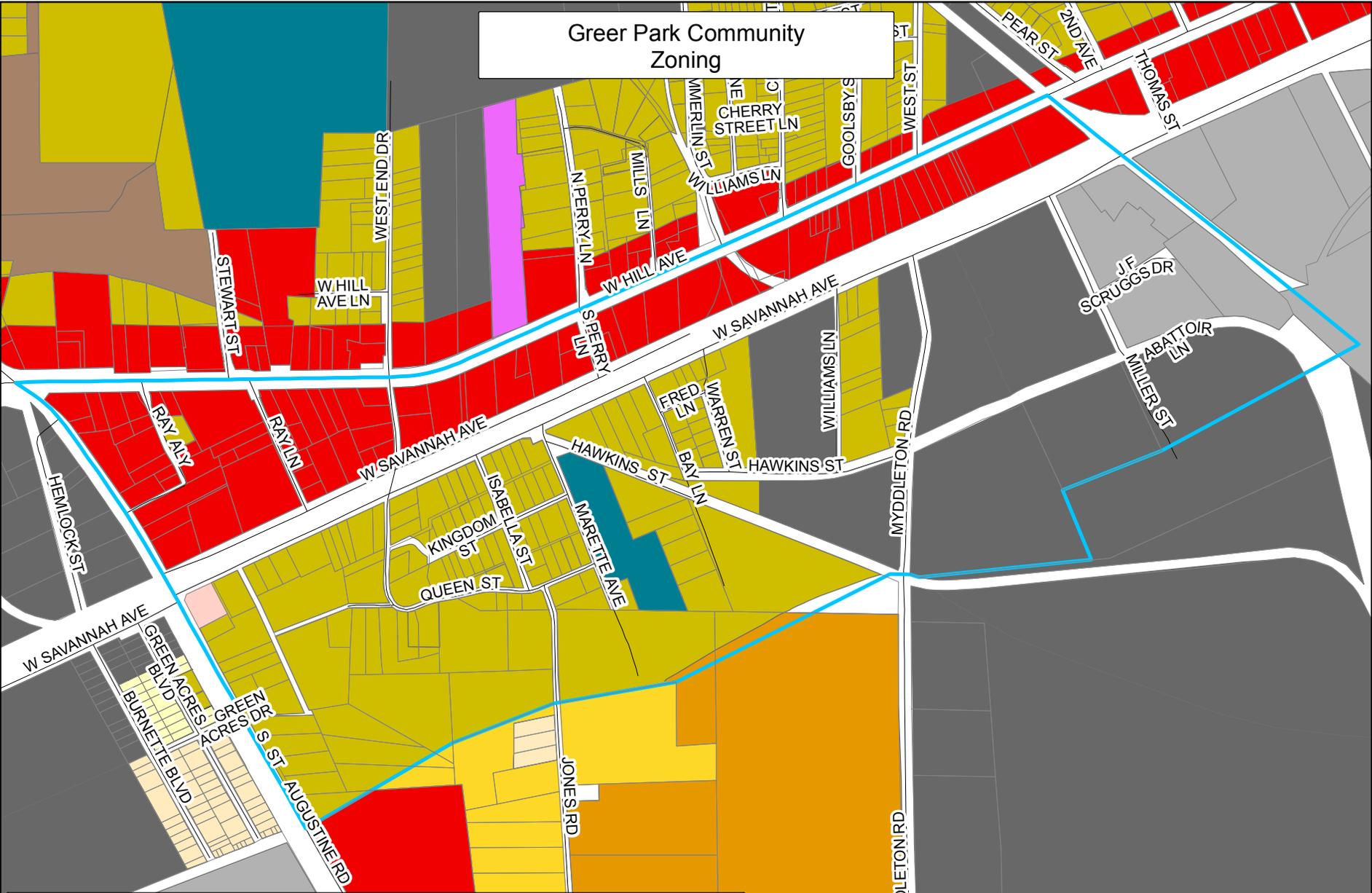
- DILAPIDATED
- MAJOR REPAIR
- MINOR REPAIR



1 inch = 652.453212 feet

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Greer Park Community Zoning



Legend

Parcels	Zoning Districts C-N	M-1	R-1	R-25	R-M
Greer Park Area	C-C	M-2	R-10	R-6	R-P
	C-D	E-R	R-15	R-A	WATER
	C-H	F-H	P-D	R-21	R-E

N
W E
S

1 inch = 652.453212 feet

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