

Cypress Neighborhood

Introduction

The Cypress neighborhood is located on the eastern edge of the Designated Revitalization Area, and is immediately adjacent to the neighborhoods of Tom Town and Leila Ellis to its west, and Pinevale to its south. It is bounded by the Georgia Southern and Florida railroad to its north, East Hill Avenue to the south, North Forrest Street to the west, and approximately Knights Creek to the east. Developed in the mid-twentieth century, this neighborhood contains mostly second generation suburban residences that were built as Valdosta grew outward from its downtown core. The Cypress name is derived from Cypress Street, a centrally-located road in the neighborhood.



General Condition

As shown in the Zoning Map, land use in the Cypress neighborhood is primarily light industrial (M-1), with Highway Commercial (C-H) zoning along East Hill Avenue and Single-Family Residential (R-6) within the interior core of the neighborhood. A small area of Neighborhood Commercial (C-N) zoning is located to the southwest corner of this community. The Character Area Map shows the future development of this community to be mainly light industrial. A small residential core exists in the center of this community and also on its western edge along Forrest Street. Much of the eastern portion of the community, as well as along Cypress Street and East Hill Avenue, contains commercial and industrial properties.



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 good repair.

Census Data

The Cypress neighborhood is included in parts of three Census Tracts and parts of three Block Groups:

- Census Tract 106.03, Block Group 2 (49%)
- Census Tract 108, Block Group 1 (1%)
- Census Tract 110, Block Group 2 (50%)

Table C-1 reflects the racial composition of the Cypress community and Table C-2 shows the age distribution of the residents.

Table C-1 Cypress - Race Distribution	
Race	Number
White	528
Black or African American	1084
Hispanic	38
Asian	9
Other	28
*TOTAL:	1687
SOURCE: U.S. Census, 2000 *Race alone or in combination with one or more other races.	

Table C-2 Cypress - Age Distribution	
Age	Number
0-9	435
10-19	398
20-44	710
45-64	379
65 and up	179
TOTAL:	2101
SOURCE: U.S. Census, 2000	

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 Cypress neighborhood is 2101. This community contains approximately 702 households. The median income of Cypress residents is \$18,418 per year and approximately 866 people are living below the poverty level. There are 766 people enrolled in school; 58% of the area's population have graduated from high school and 10% have a Bachelors degree or higher.

According to the Census 2000 figures, there are 276 owner-occupied housing units and 426 renter-occupied housing units in the Cypress 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 Cypress neighborhood during 2010 are detailed on the Cypress Area Crime Statistics map. Overall, crime in this community only makes up 1% of total crime citywide. Given that no violent Part I criminal offenses were committed during the sample timeframe, the Cypress 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 (58%) of crime was due to larceny. These crimes were fairly evenly spread throughout the residential areas of the neighborhood. Six burglaries accounted for the second highest number of crime incidents, and these crimes were concentrated in residential core of the neighborhood.

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

Table C-3 Cypress Community			
Crime	Number of Incidents	Percent of Total Community Crime	Percent of Total Crime Citywide
AGGRAVATED ASSAULT	2	5%	1%
ARSON	0	0%	0%
AUTO-THEFT	1	3%	1%
BURGLARY	6	16%	1%
DRUG VIOLATIONS	1	3%	0%
HOMICIDE	0	0%	0%
LARCENY	22	58%	1%
ROBBERY	0	0%	0%
SEX OFFENSES	0	0%	0%
SIMPLE ASSAULT	5	13%	1%
WEAPONS VIOLATIONS	1	3%	0%
TOTAL:	38	100%	1%

SOURCE: SGRC and Valdosta Police Department

Parks, Recreation, and Community Facilities



As shown on the Community Facilities map, the Cypress neighborhood only has one general purpose facility: the Lowndes County Civic Center. The Lowndes County Civic Center is comprised of three buildings and an open shelter on seven acres. It is available to be rented by citizens for a fee.



Although not listed on the Community Facilities map, it is worth noting that the Georgia National Guard Armory, the Lowndes County Emergency Operations Center, the Valdosta Fire Department's Fire Control Training Facility, the U.S.D.A Farm Service Center, and Valdosta-Lowndes Habitat for Humanity's office

and ReStore are all located in the Cypress neighborhood.

Infrastructure Conditions

With the exception of E. Hill Avenue, from N. Forrest Street to the Georgia Southern and Florida Railroad, the Cypress 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 E. Hill Avenue, Cypress Street, Hollywood Street, Douglas Street, E. Magnolia Street, and E. Rogers Street would improve this neighborhood for its residents.

Housing



According to the U.S. Census, the median year of construction of homes in Cypress is 1959. Some of this housing stock is historic and may be feasible to rehabilitate along the western portion of the community, near the Historic District. However, the construction quality of the housing stock in the center of the community (from Leon Street east to Hollywood Street) is poor and likely not feasible for rehabilitation.

Along with other important considerations, structures that are fifty years or older are generally considered historic, according to the National Register of Historic Places criteria. A small area in the western portion of the Cypress neighborhood is in the Valdosta Local Historic District, along Forrest and Fry Streets, and the National Register-listed East End Historic District extends just past Martin Avenue. As shown on the Historic Resources map, this neighborhood contains fifty-four documented historic resources; most of which are located in the western side of the community. Care should be taken when rehabilitation or redevelopment projects are undertaken in this area of the Cypress neighborhood to preserve its traditional rhythm and character. The fact that there are documented historic resources in this neighborhood should be taken into consideration when rehabilitation, and especially demolition or reconstruction, is suggested.



The housing survey team inventoried fifty-nine parcels in the Cypress community. Forty-three structures and sixteen vacant lots were inventoried. The results of the inventory are summarized in Table C-4 and are shown on the Housing Conditions map. Of the fifty-nine structures inventoried, seven were unoccupied. The break-down of occupied units is detailed in Table C-5.

Table C-4 Cypress - Neighborhood Survey Summary	
Business	12
Multi-Family	1
Manufactured Home	1
Single Family	29
Vacant Lots	16
TOTAL:	59

SOURCE: SGRC Housing Inventory 2006

Table C-5 Cypress - Occupancy			
Use	Occupied	Vacant	Abandoned
Business	11	1	0
Multi-Family	0	1	0
Manufactured Home	1	0	0
Single Family	24	5	0
TOTAL:	36	7	0

SOURCE: SGRC Housing Inventory 2006

Of the fifty-nine structures inventoried in the Cypress community, twenty-one were found to be in acceptable condition; this includes all twelve businesses, the multi-family unit, the manufactured home, and seven single family homes. Twelve single family residences are in need of major repair, nine single family residences are in need of minor repair, and one single family residence is in a dilapidated state as shown on the Housing Conditions Map. A summary of the condition of the inventoried structures is found in Table C-6 below.

Table C-6 Cypress - Condition				
Use	Acceptable	Minor Repair	Major Repair	Dilapidated
Business	21	0	0	0
Multi-Family	45	0	0	0
Manufactured Home	0	0	0	0
Single Family	14	41	30	9
TOTAL:	80	41	30	9

SOURCE: SGRC Housing Inventory 2006

Economic Development Opportunities

Redevelopment

The majority of commercial activity in the Cypress community is concentrated along the north side of Cypress Street, along E. Hill Avenue, and between Hollywood and Blanchard Streets. These areas are likely to see further commercial growth, which is encouraged according to the 2030 Greater Lowndes County Comprehensive Plan Character Areas in this community. The majority of redevelopment opportunity is within the centralized residential portion of this area, where several structures are unoccupied and vacant lots occur sporadically. There are also vacant parcels of land throughout the community that could be put to use. It is recommended that vacant residential structures be targeted for commercial redevelopment to provide the community with viable economic opportunities. Existing residential dwellings between Leon and Hollywood Streets should

be phased out as residences and targeted for commercial redevelopment, which will 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 Cypress community. The Valdosta Brownfields Assessment Grant project identified one Brownfield site in this community at 1051 Cypress Street. In addition, due to the prevalence of light industrial businesses and several gas stations 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

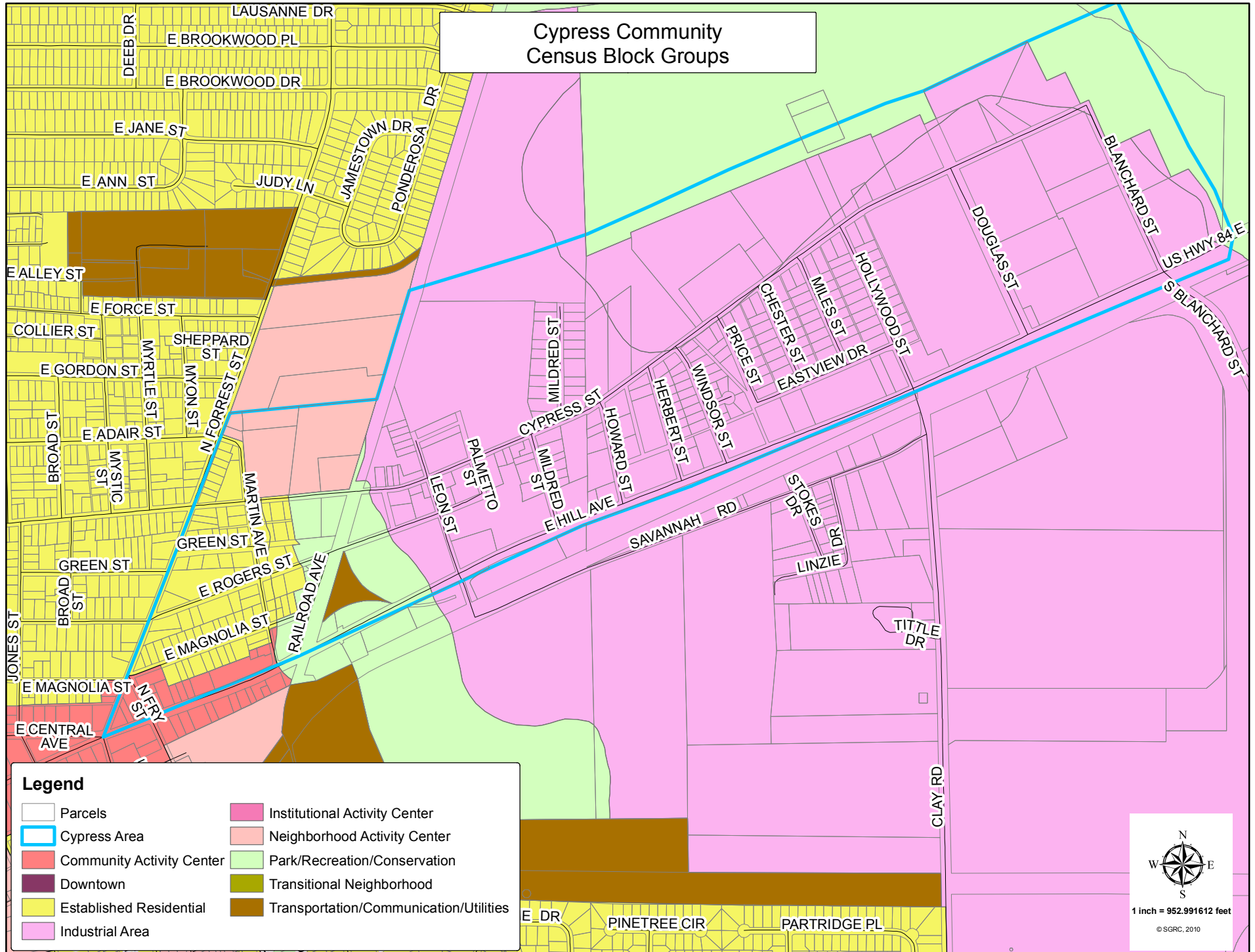
No major projects have been planned for the Cypress neighborhood.

Conclusion

The Cypress community’s future development maps call for this area to continue to be developed for light industrial business uses. The industrial businesses and public facilities in this community are assets for Valdosta as a whole. This community’s housing stock is aging and many houses in the community need significant repairs. Combined with the fact that the existing and expected future commercial development is not conducive to residential development, the existing residences east of Leon Street should be phased out and allowed to be redeveloped commercially.



Cypress Community Census Block Groups



Legend

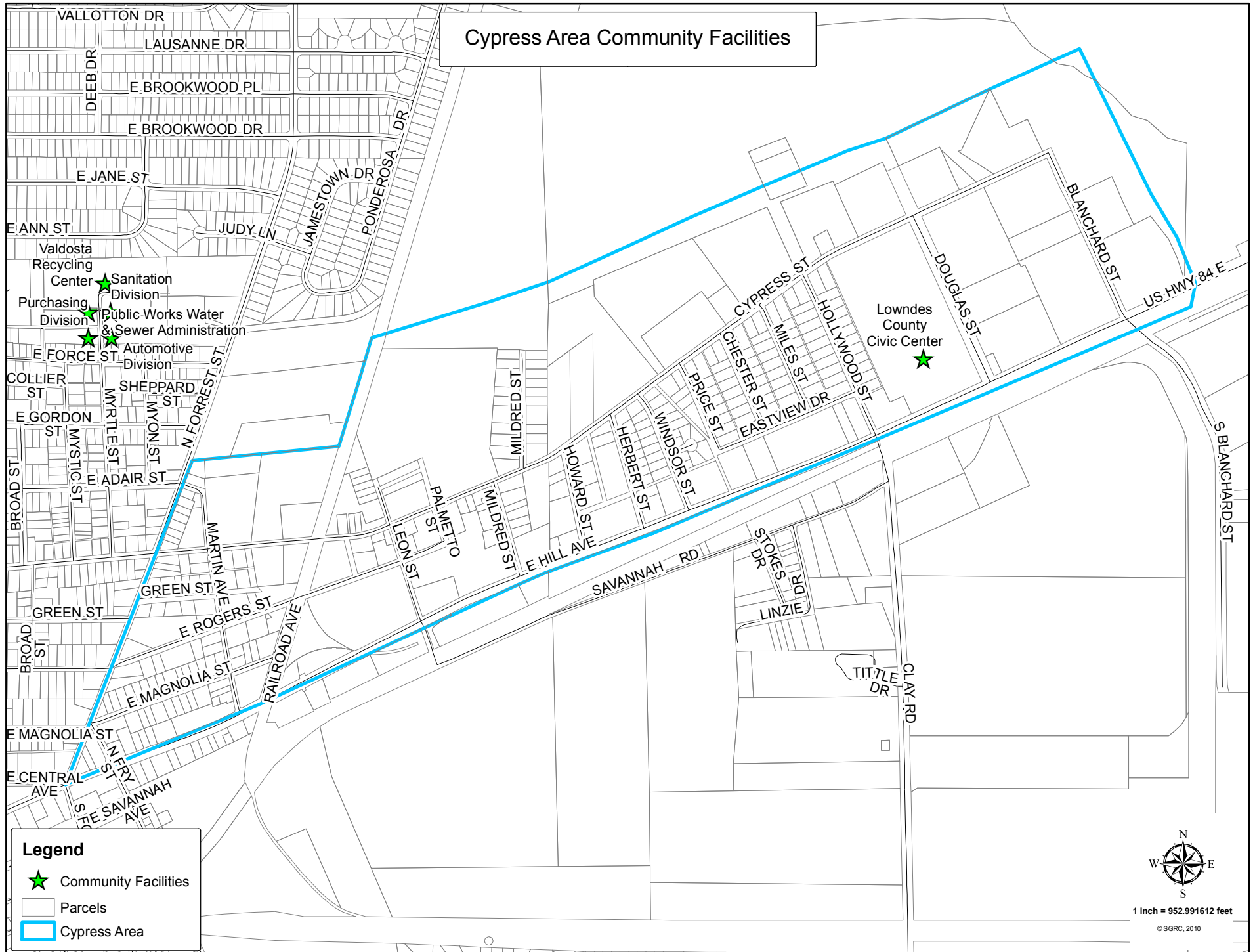
- | | |
|---------------------------|--|
| Parcels | Institutional Activity Center |
| Cypress Area | Neighborhood Activity Center |
| Community Activity Center | Park/Recreation/Conservation |
| Downtown | Transitional Neighborhood |
| Established Residential | Transportation/Communication/Utilities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



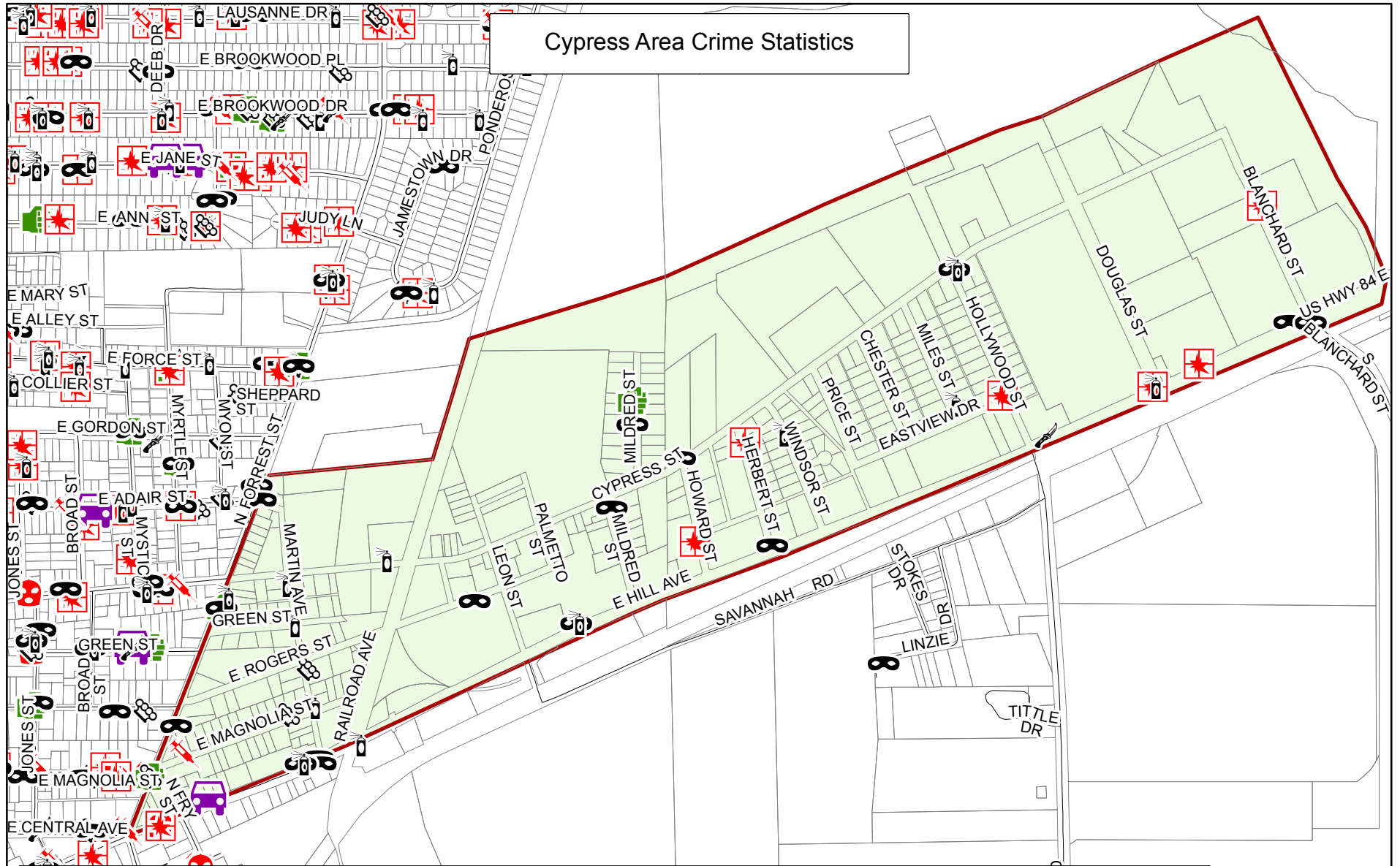
1 inch = 952.991612 feet

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Cypress Area Community Facilities



Cypress Area Crime Statistics



Legend

2010 CRIME



AGGRAVATED ASSAULT



ARSON



AUTO-THEFT



BURGLARY



DRUG VIOLATIONS



HOMICIDE



LARCENY



RAPES



ROBBERY



SIMPLE ASSAULT



VANDALISM



WEAPONS VIOLATIONS



Parcels



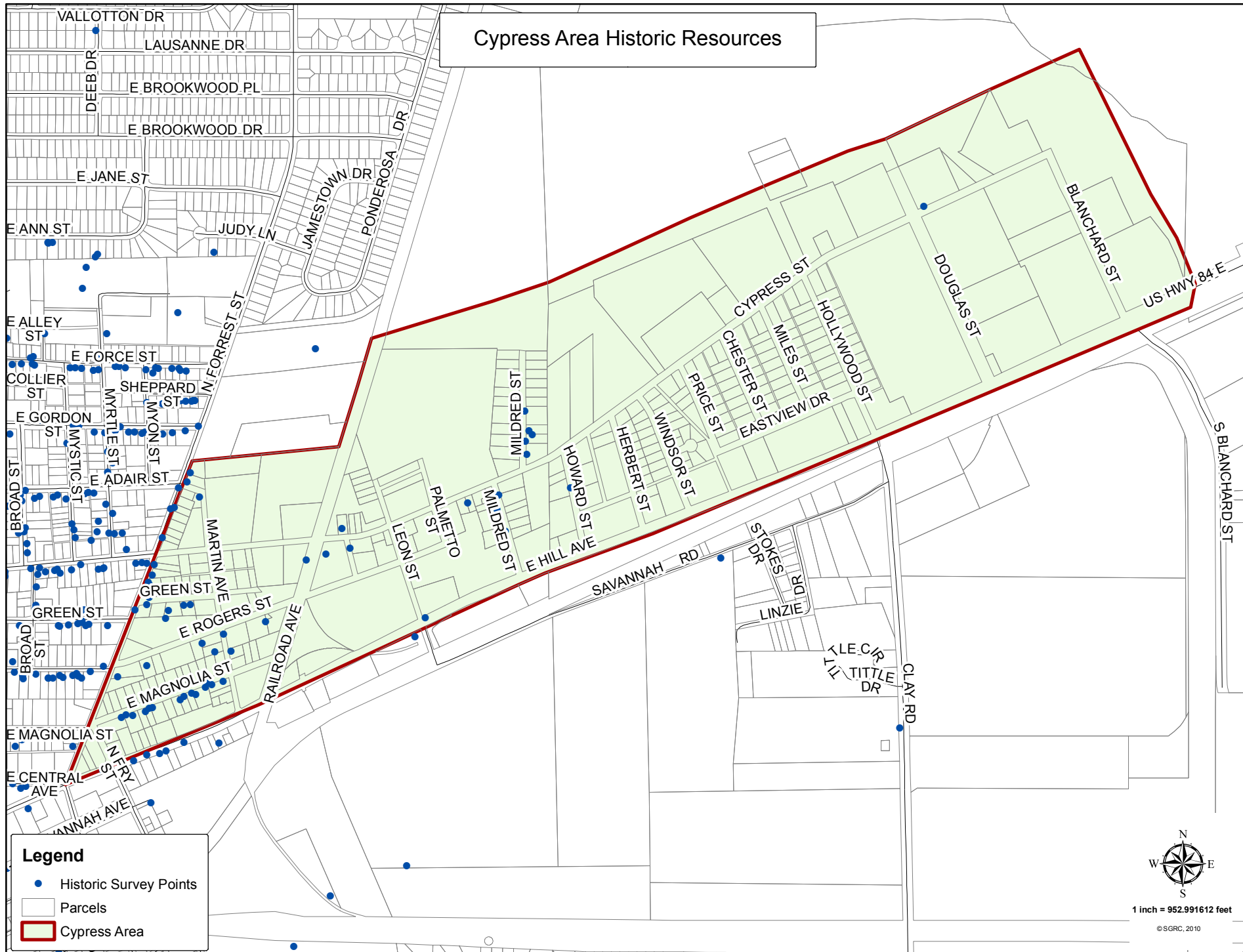
Cypress Area



1 inch = 952.991612 feet

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Cypress Area Historic Resources



Legend

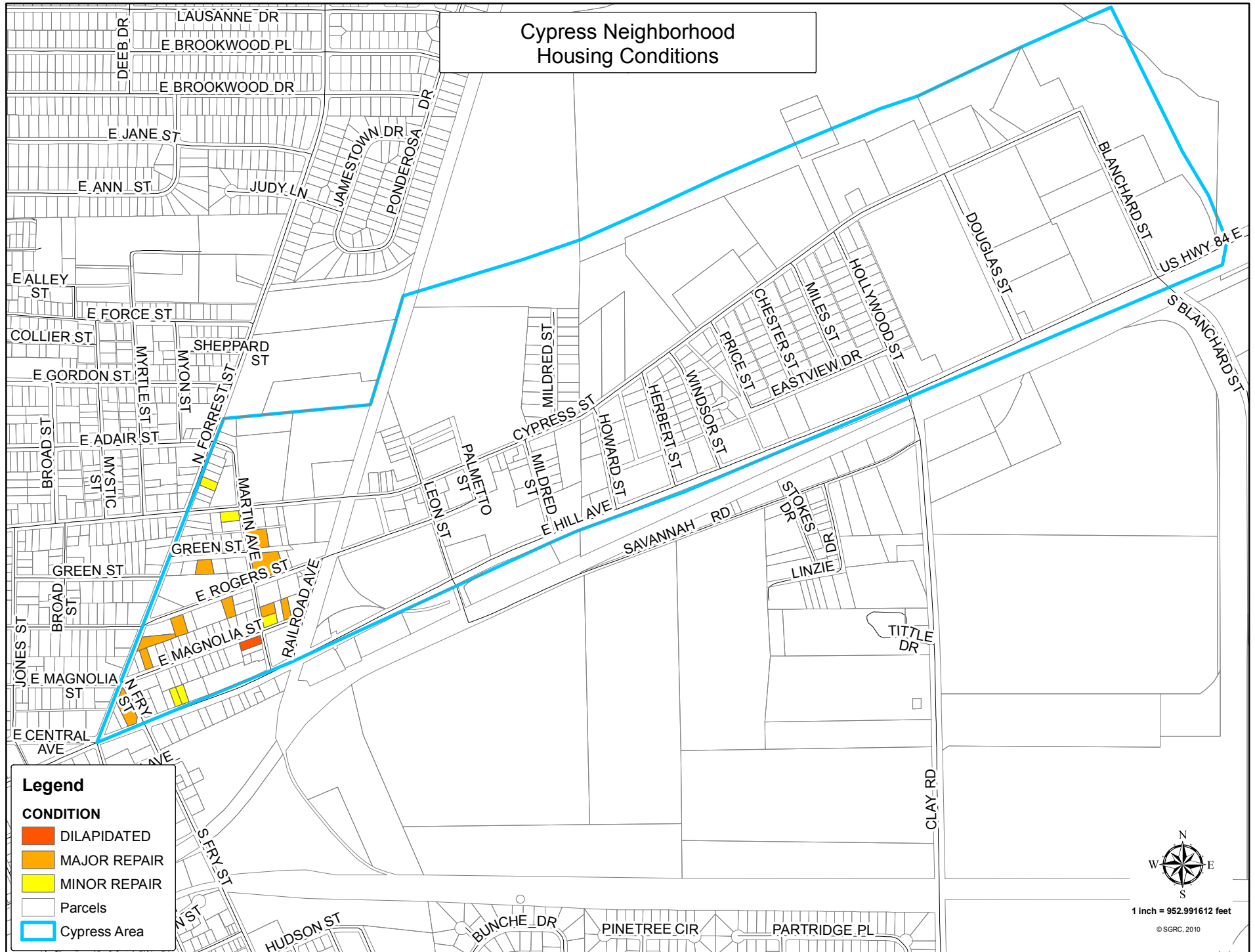
- Historic Survey Points
- Parcels
- ▭ Cypress Area



1 inch = 952.991612 feet

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Cypress Neighborhood Housing Conditions



Cypress Community Zoning

