

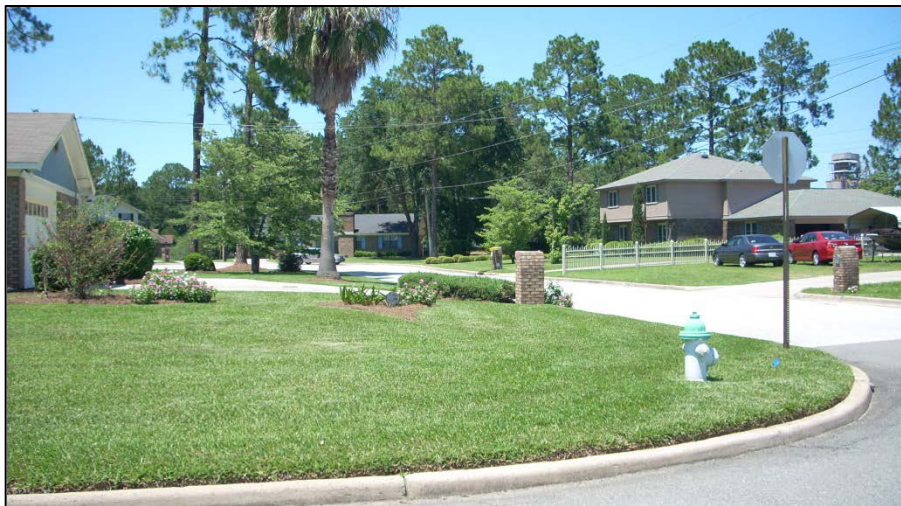
Devonwood Neighborhood

Introduction

The Devonwood neighborhood developed mostly during the late-twentieth century, and is suburban in nature. The Devonwood name is derived from the name of the subdivision bounded by Bethune Street, Continental Drive, Willow Way, and Clay Road. The Devonwood Neighborhood also includes the subdivision of Wood Gate, to the north of the Devonwood subdivision. This mostly residential community lies to the southeast of the Designated Revitalization Area.

General Condition

The Devonwood Neighborhood consists of only two land uses as shown in the Character Area Map: Established Residential, which makes up its northern portion, and Neighborhood Activity Center, which makes up the southern portion. This community is mostly residential, with Scott Park taking up a large parcel to the neighborhood's southwest, and to its southeast, a multifamily residential complex, and a large vacant parcel owned by a church.



Although some vacant lots and houses needing repair occur sporadically throughout this neighborhood, it appears to be in generally stable and good condition, with the majority of housing stock in good repair. The presence of Scott Park, along with nearby Southeast Elementary School (not located within Devonwood's boundaries) adds to the

stability of this neighborhood. Due to home ownership rates and recent new house construction in this neighborhood, it is expected that this neighborhood will continue to be kept in good condition.

Census Data

The Devonwood neighborhood is included in parts of one Census Tract and parts of two Block Groups:

- Census Tract 108, Block Group 4 (20.7%)
- Census Tract 108, Block Group 6 (0.2%)

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 Devonwood neighborhood is 713. This community contains approximately 240 households. The median income of Devonwood residents is \$13,725 per year and approximately 280 people are living below the poverty level.

There are 205 people enrolled in school; 54% of the neighborhood's population has graduated from high school and 7.5% have a Bachelor's degree.

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

| Table D-1 Devonwood - Race Distribution | |
|--|---------------|
| Race | Number |
| White | 2 |
| Black or African American | 710 |
| Hispanic | 1 |
| Asian | 0 |
| Other | 0 |
| *TOTAL: | 713 |
| SOURCE: U.S. Census, 2000 *Race alone or in combination with one or more other races. | |

| Table D-2 Devonwood - Age Distribution | |
|---|---------------|
| Age | Number |
| 0-9 | 147 |
| 10-19 | 138 |
| 20-49 | 262 |
| 50-64 | 90 |
| 65 and up | 76 |
| TOTAL: | 713 |
| SOURCE: U.S. Census, 2000 | |



According to the Census 2000 figures, there are 130 owner-occupied housing units and 110 renter-occupied housing units in the Devonwood 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

Based on data obtained from the Valdosta Police Department and SGRC for 2010, the overall crime rate was very low for the Devonwood Neighborhood, making up only 0.2% of all crimes committed in Valdosta. The largest percentage (33% each) of crime activity was due to larceny and simple assault. These crimes were sporadic throughout the neighborhood, with concentrations occurring on Continental Drive and Partridge Place. Two burglaries occurred on Continental Drive and Partridge Place as well. Two drug violations occurred on Partridge Place and Old Statenville Road. The locations of crimes committed in the Devonwood neighborhood are detailed on the Community Crime Map.

Table D-3 on the next page provides information on the number of specific crimes committed in Devonwood and how these incidents compare to the percentage of crime committed citywide.

| Table D-3 Devonwood Community | | | |
|----------------------------------|---------------------|----------------------------------|---------------------------------|
| Crime | Number of Incidents | Percent of Total Community Crime | Percent of Total Crime Citywide |
| BURGLARY | 2 | 17% | 0.2% |
| DRUG VIOLATIONS | 2 | 17% | 0.3% |
| LARCENY | 4 | 33% | 0.2% |
| SIMPLE ASSAULT | 4 | 33% | 0.5% |
| TOTAL: | 10 | 100% | 0.2% |

SOURCE: SGRC and Valdosta Police Department

Parks, Recreation, and Community Facilities

Scott Park is located within Devonwood, and has an impact on not only this neighborhood, but the communities of Lincoln Park, Little Miami, Pinevale, and Ulmer Avenue. Scott Park consists of 28 acres and features public restrooms, four basketball courts, four tennis courts, three baseball fields, a walking



track, a playground, and two large picnic shelters. One of the city's newer parks, it remains well maintained. This park provides excellent recreational opportunities for much of the neighborhood, and is within walking distance for many residents. Also located in Devonwood is the Sands Horizon apartment complex, which provides assisted living facilities for its low-income, elderly citizens.



Although not located within Devonwood, Southeast Elementary School is near this neighborhood and acts as a local community facility. This school is one of five elementary schools in the Valdosta City School System, and has a student population of 304.

Infrastructure Conditions

The overall condition of infrastructure in the Devonwood Neighborhood is good. There are no paving, water/sewer construction, drainage, or traffic-related projects planned for this community at this time by the City of Valdosta's Engineering Department.

Sidewalks are not present within the Devonwood neighborhood, and should be constructed along Continental Drive, Bethune Street, Willow Way, and Clay Road. Also, the repaving of several roads within this community, which are aging and cracked, would be beneficial. This neighborhood could also be improved by the burying of power lines underground.

Housing

According to the U.S. Census, the median year of construction of homes in Devonwood is 1971. This housing stock is very feasible for rehabilitation when circumstances warrant.

The housing survey team inventoried 33 parcels in the Devonwood community. Thirteen structures and twenty vacant lots were inventoried. The results of the inventory are summarized in Table D-4 and are shown on the Housing Conditions map.



| Table D-4 Devonwood - Neighborhood Survey Summary | |
|--|-----------|
| Business | 0 |
| Multi-Family | 6 |
| Manufactured Home | 2 |
| Single Family | 5 |
| Vacant Lots | 20 |
| TOTAL: | 33 |

SOURCE: SGRC Housing Inventory 2006

| Table D-5 Devonwood - Occupancy | | | |
|--|-----------------|---------------|------------------|
| Use | Occupied | Vacant | Abandoned |
| Business | 0 | 0 | 0 |
| Multi-Family | 6 | 0 | 0 |
| Manufactured Home | 2 | 0 | 0 |
| Single Family | 2 | 3 | 0 |
| TOTAL: | 13 | 3 | 0 |

SOURCE: SGRC Housing Inventory 2006



Of the thirteen structures inventoried in the Devonwood community, ten were found to be in acceptable condition; this includes all of the manufactured homes and multi-family dwellings, and two single family homes. Three single family residences are in need of minor repair, as shown on the Housing Conditions Map. A summary of the condition of the inventoried structures is found in Table D-6 on the next page.

| Table D-6 Devonwood – Condition | | | | |
|-------------------------------------|------------|--------------|--------------|-------------|
| Use | Acceptable | Minor Repair | Major Repair | Dilapidated |
| Business | 0 | 0 | 0 | 0 |
| Multi-Family | 6 | 0 | 0 | 0 |
| Manufactured Home | 2 | 0 | 0 | 0 |
| Single Family | 2 | 3 | 0 | 0 |
| TOTAL: | 10 | 3 | 0 | 0 |
| SOURCE: SGRC Housing Inventory 2006 | | | | |

Economic Development Opportunities

Redevelopment

As a highly developed residential area, high-intensity commercial tracts are inappropriate for this neighborhood, as well as in the Established Residential and Neighborhood Activity Character Areas within this community. Residential redevelopment opportunities are possible within the Devonwood and Wood Gate subdivisions, 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 new infill development to aid in the economic revitalization of these areas and contribute positively to the tax base.

Brownfields

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 Devonwood community. Due to the prevalence of residential uses in this neighborhood, the potential for Brownfield sites is very low.

Planned Projects

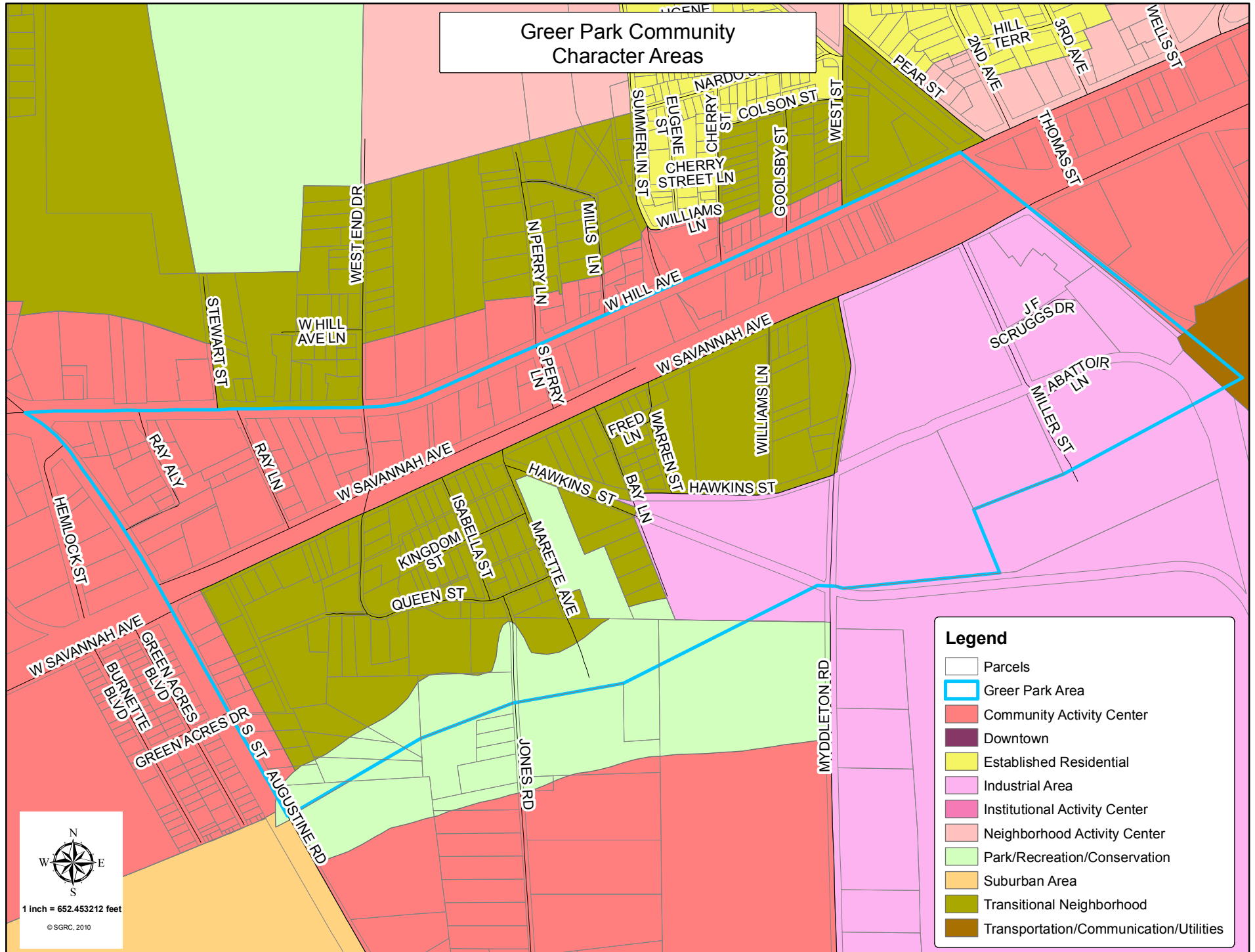
No major projects have been planned for the Devonwood neighborhood, but the City of Valdosta and Habitat for Humanity occasionally rehabilitates and builds new housing in this community.



Conclusion

Devonwood's future development maps call for this community to continue to be residentially developed. Overall, this neighborhood is in stable condition. There are ample opportunities for existing housing to be rehabilitated, as well as new houses built on vacant parcels. The large vacant parcel to this neighborhood's southeast provides an excellent opportunity for new development potentially benefiting the residents of Devonwood and surrounding neighborhoods.

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

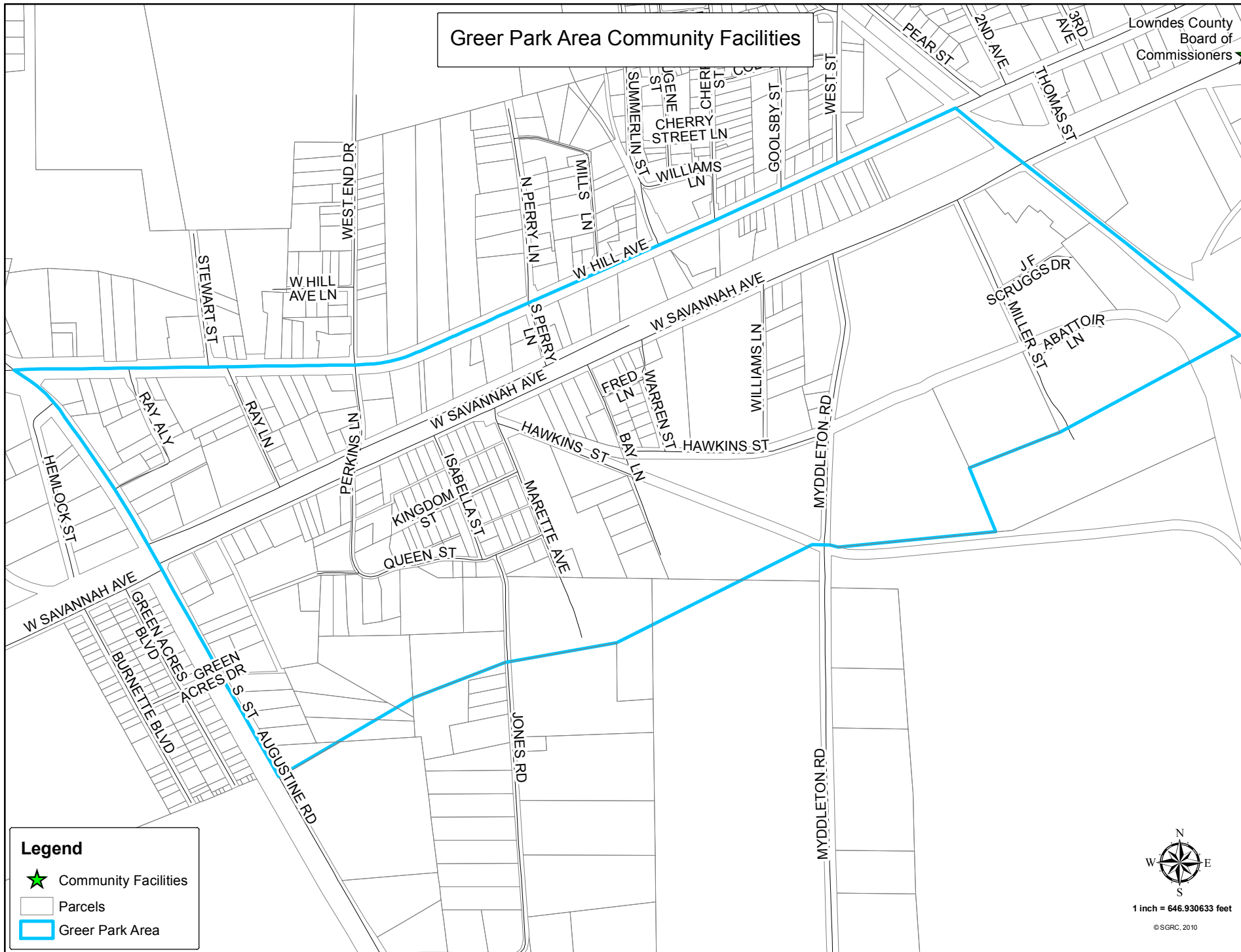


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Greer Park Area Community Facilities

Lowndes County
Board of
Commissioners



Legend



Community Facilities



Parcels



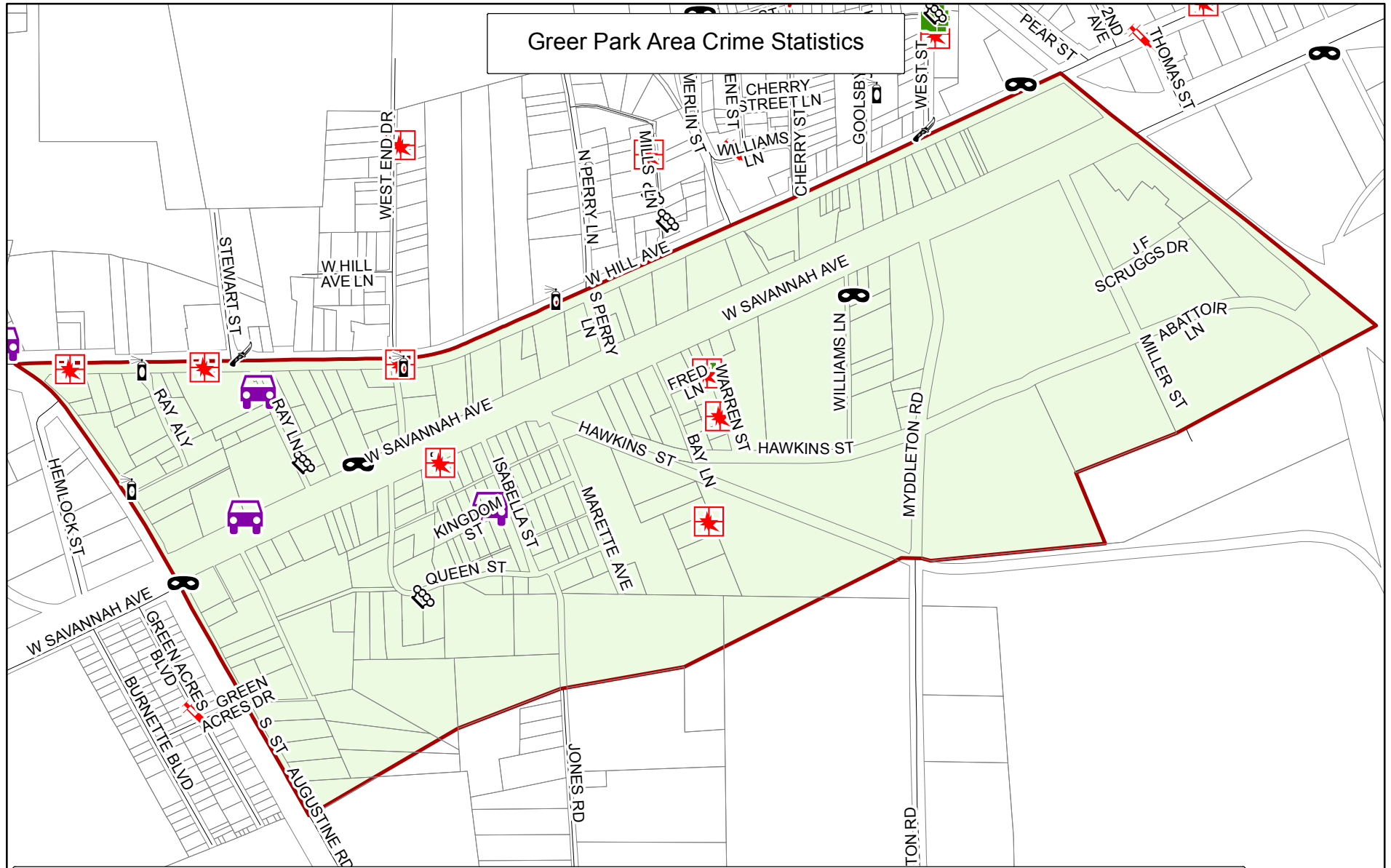
Greer Park Area



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Greer Park Area Crime Statistics



Legend

2010 CRIME



AGGRAVATED ASSAULT



AUTO-THEFT



DRUG VIOLATIONS



LARCENY



ROBBERY



VANDALISM



SIMPLE ASSAULT



RAPES



WEAPONS VIOLATIONS



ARSON



BURGLARY



HOMICIDE

Parcels

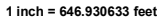
Greer Park Area



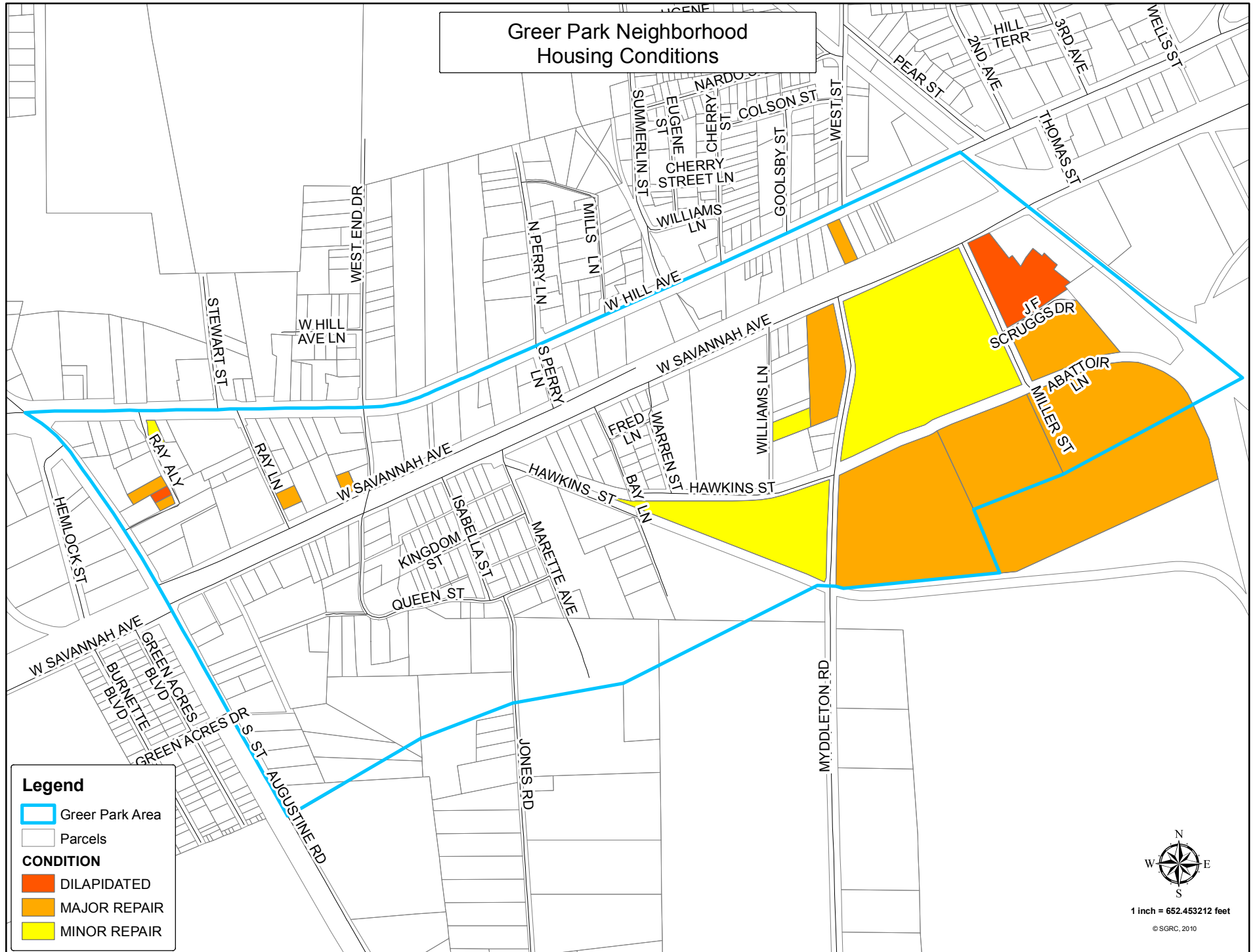
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Greer Park Area Historic Resources



Greer Park Neighborhood Housing Conditions



Greer Park Community Zoning

