

Little Miami Neighborhood

Introduction

The Little Miami community earned its unique nickname from realtors in the area wanting to promote sections of Valdosta in the early 1920's. There were motels with big flashing lights and a shopping plaza that resembled the Miami Florida area. This section of Valdosta had a "mock" Florida atmosphere back in 1925 and still in 1961. The majority of the homes were stucco finish which also made people think of Florida.

General Condition

The Little Miami community is a well established residential neighborhood which consists of a mixture of lot sizes. The entire community is residential with no commercial activities. The commercial growth is limited to the intersection of South Patterson Street and Griffin Avenue as shown on the Zoning Map. The Future Development Map calls for Little Miami to maintain two character areas –Established Residential, and Neighborhood Activity Center.



This portion of Little Miami includes fifteen documented historic resources. This section of Little Miami is not included in the Valdosta Historic District. However, care should be taken when rehabilitation or redevelopment projects are undertaken in Little Miami to preserve the traditional rhythm of the streetscape. A wide variety of options are available for rehabilitation and new construction that protect historic character while maintaining affordability. For example, new construction should look to the surrounding housing stock for direction on issues such as roof style and pitch, fenestration (the arrangement of windows and doors), building setbacks, etc. The Historic Resources of Little Miami are shown on the Historic

Resources Map.

Overall, the community appears to be very stable, as sum of the housing stock is older and generally needs more repairs.

Census Data

The Little Miami neighborhood is included in parts of two Census Tracts:

- Census Tract 108, Block Group 4 (12.74%)
- Census Tract 108, Block Group 5 (0.48%)

The following data was compiled based on the percentage of the community included in each block group. Using this method, it is estimated that there are 275 households in Little Miami, and the estimated total population for Little Miami is 675. The average income of Little Miami residents is \$11,520 per year and \$880 per year for below poverty level. There are 1,549 people enrolled in school though only 331 have graduated from high school and only 6 have a Bachelors degree or higher.

Table LM-1 shows the age distribution of Little Miami residents and Table LM-2 reflects the racial composition of the community.

Table LM-1 Little Miami - Race Distribution	
Race	Number
White	0
African American	1619
Hispanic	20
Indian	0
Asian	0
Other	0
TOTAL:	1639

SOURCE: U.S. Census, 2000

Table LM-2 Little Miami - Age Distribution	
Age	Number
0-4	192
5-9	195
10-19	325
20-49	585
50-64	197
65 and up	145
TOTAL:	1639

SOURCE: U.S. Census, 2000

According to the Census figures there are 220 owner-occupied housing units and 419 renter-occupied housing units in Little Miami. 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 the data obtained from the Valdosta Police Department and SGRDC for 2007, majority of the crimes committed in the Little Miami community were larceny related. The reported data shows these crimes were all over the community with the majority on Old Statenville Road and Lake Park Road. Four burglaries occurred in the northeastern section of Little Miami on Samuel Street and Lake Park Road. The times and locations of all crimes committed in Little Miami are detailed on the Community Crime Map. Police could work with residents in these areas to form neighborhood watch groups to increase awareness in the problematic areas.

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

Table K-3 Little Miami Community		
Crime	No. of Incidents	Percent of Total Crime
AGGRAVATED ASSAULT		1.04%
AUTO-THEFT	2	
BURGLARY	4	1.12%
DRUG VIOLATIONS		
LARCENY	10	1.25%
RAPES	2	4.17%
ROBBERY	1	1.85%
SIMPLE ASSAULT		1.01%
WEAPONS VIOLATIONS		
TOTAL:	19	1.43%

SOURCE: SGRDC and Valdosta Police Department

Parks, Recreation, and Community Facilities



There are no parks or recreation facilities in Little Miami however, Payton Park is located on the east side of Griffin Avenue and is in walking distance for some of the residence in the Little Miami area, a park provides excellent recreational opportunities. The community is quite large and the park is not within walking distance for residents of the western side of the community, limiting their accessibility to this facility.

Little Miami has no childcare facilities or community facilities.

The Little Miami community does not have a community center, nor is any community center accessible for residents of the Little Miami community. Community centers provide a meeting area and a location for various community social services. A long term goal for the City should be that every resident will have access to a community center. Community centers are costly to build and maintain, so the City should strategically site.

There is a Coastal Plains on Troup Street which is a non-profit agency that assists low to moderate income residence with several programs. They offer Utility



payment assistance, weather restoration for senior citizens to help insulate their homes or do small minor repairs. They also have a prescription program where if someone is on life threatening medication and can't afford it they can qualify for assistance.

Infrastructure Conditions

Sidewalks are only present in the Little Miami Community on two roadways, Old Statenville Road and Lake Park Road. The sidewalks are only on one side of the street, very narrow with the concrete buckling in several places and grass growing everywhere. They are located on the south side from Old Statenville Road to Lake Park Road and from Lake Park Road traveling north to Pineview Lomax School. There are no internal sidewalks in this neighborhood. There's no encouragement for pedestrian activity in this neighborhood where the streets are shared between the residence and the automobiles.

Housing

According to the U.S. Census, the median year of construction of homes in Little Miami is 1968. Though this housing stock is a bit older, it is very feasible to consider these structures as candidates for rehabilitation when circumstances warrant.



The housing survey team inventoried two hundred-sixty one parcels in the Little Miami Community. One hundred-ninety-five structures and fifty vacant lots were inventoried. The results of the inventory are summarized in Table LM-4 and shown on the Housing Conditions map. The Unused Lot Conformity map provides specific information about the size and location of vacant lots.

Table LM-4 Little Miami - Neighborhood Survey Summary	
Business	8
Church	2
Multi-Family	3
Manufactured Home	3
Single Family	195
Vacant Lots	50
TOTAL:	261

SOURCE: SGRDC Housing Inventory 2006

Of the one hundred-ninety-five structures inventoried, one hundred sixty-two are occupied. The break-down of occupied units is detailed in table K-5 below.

Table LM-5 Little Miami - Occupancy			
Use	Occupied	Vacant	Abandoned
Business	8	1	0
Churches	2	0	0
Multi-Family	3	0	0
Manufactured Home	3	0	0
Single Family	114	9	8
TOTAL:	162	10	8

SOURCE: SGRDC Housing Inventory 2006

Of the 195 structures inventories, 176 were found to be in acceptable condition – 8 businesses, 3 multi-family units, 3 manufactured homes, and 160 single family homes. The vast majority of the single family residences are in need of major repair as shown on the Major Repair Map. Fortunately, only 12 structures are in need of minor repair as shown on the Minor Repair Map while only 1 structure is dilapidated as shown on the Dilapidated Map. A summary of the condition of the inventoried structures is found in Table K-6 below.

Table LM-6 Little Miami - Condition				
Use	Acceptable	Minor Repair	Major Repair	Dilapidated
Business	8	0	0	0
Churches	2	0	0	0
Multi-Family	3	0	0	0
Manufactured Home	3	0	0	0
Single Family	160	12	32	1
TOTAL:	176	12	32	1

SOURCE: SGRDC Housing Inventory 2006

Economic Development Opportunities

Almost all of the commercial activity that serves the Little Miami community is on South Patterson Street and Griffin Avenue. Many businesses are vacant. It is recommended that vacant commercial structures be targeted for redevelopment and reuse to provide the community with necessary services. Redevelopment could provide accessible employment for residents in the community, while providing convenient services for those in the area. Vacant lots should be targeted for redevelopment to aid in the economic revitalization of these areas and contribute positively to the tax base. Neighborhood or community commercial development should be encouraged in this community. The redevelopment opportunities are found within the residential area, many structures are unoccupied and there are several large vacant lots. Vacant or dilapidated structures should be rehabilitated where feasible or demolished and replaced with community centers, day care facilities or neighborhood commercial developments.

Planned Projects

No major projects have been identified by the various City departments as planned for the Little Miami Community.

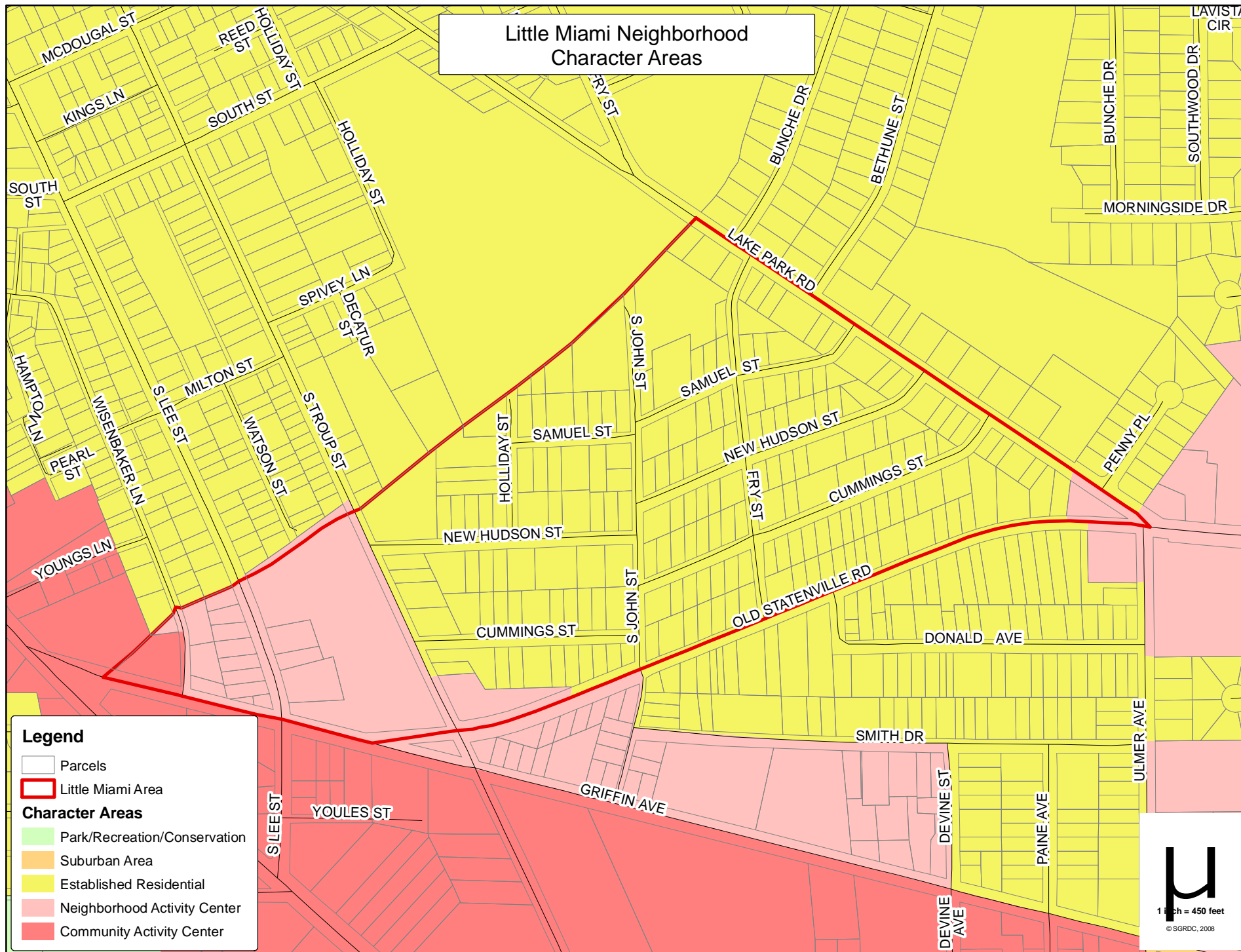
Conclusion

The housing stock in the Little Miami community is aging and many houses in the community need significant repairs. Housing rehabilitation projects and infill development projects, coupled with a focus on economic development, will help make the Little Miami community thrive.

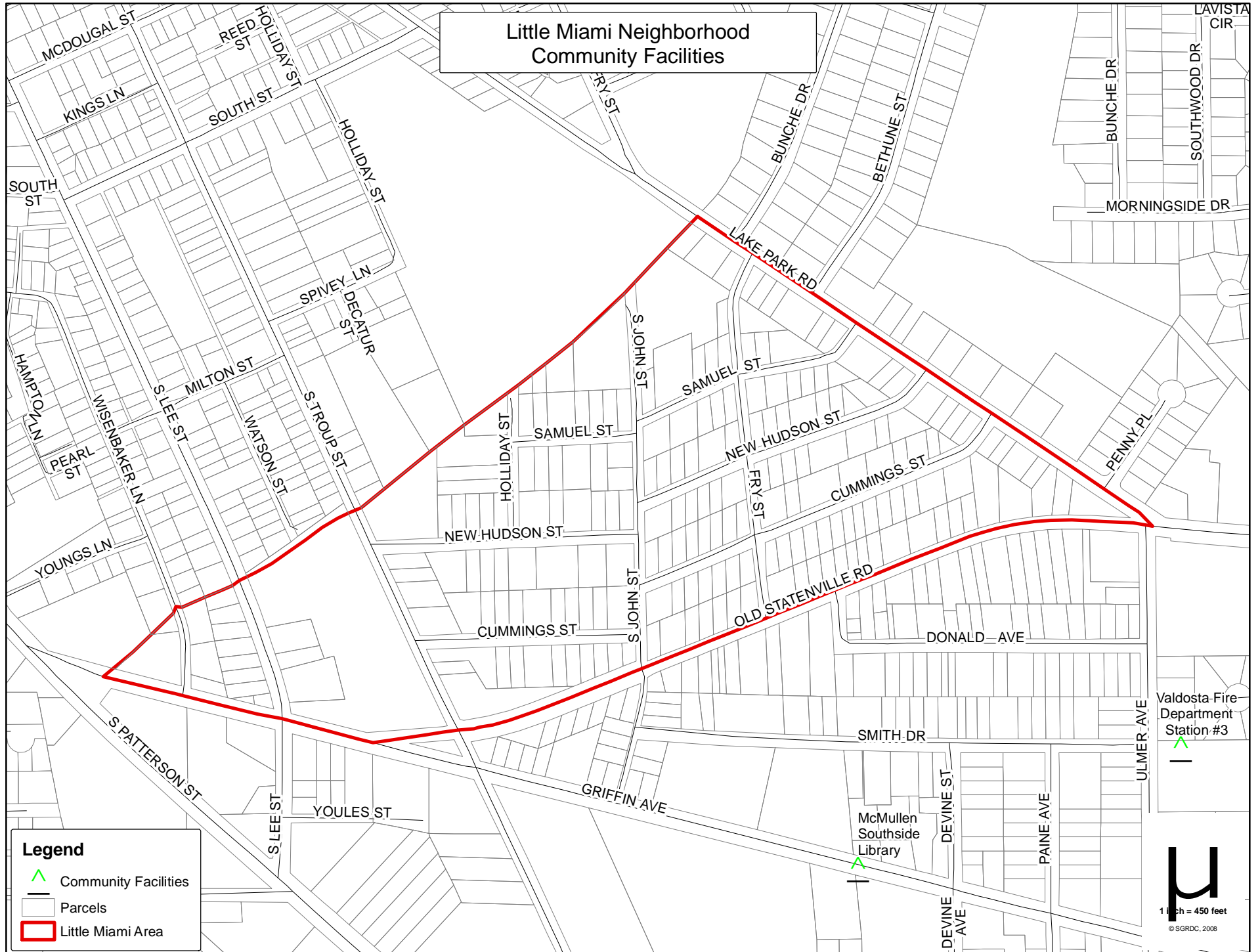
Little Miami Map Appendix

Map LM-1 Character Areas
Map LM-2 Community Facilities
Map LM-3 Crime Statistics
Map LM-4 Historic Resources
Map LM-5 Housing Conditions
Map LM-6 Land Use
Map LM-7 Zoning

Little Miami Neighborhood Character Areas



Little Miami Neighborhood Community Facilities



Little Miami Neighborhood 2007 Crime Statistics

Legend

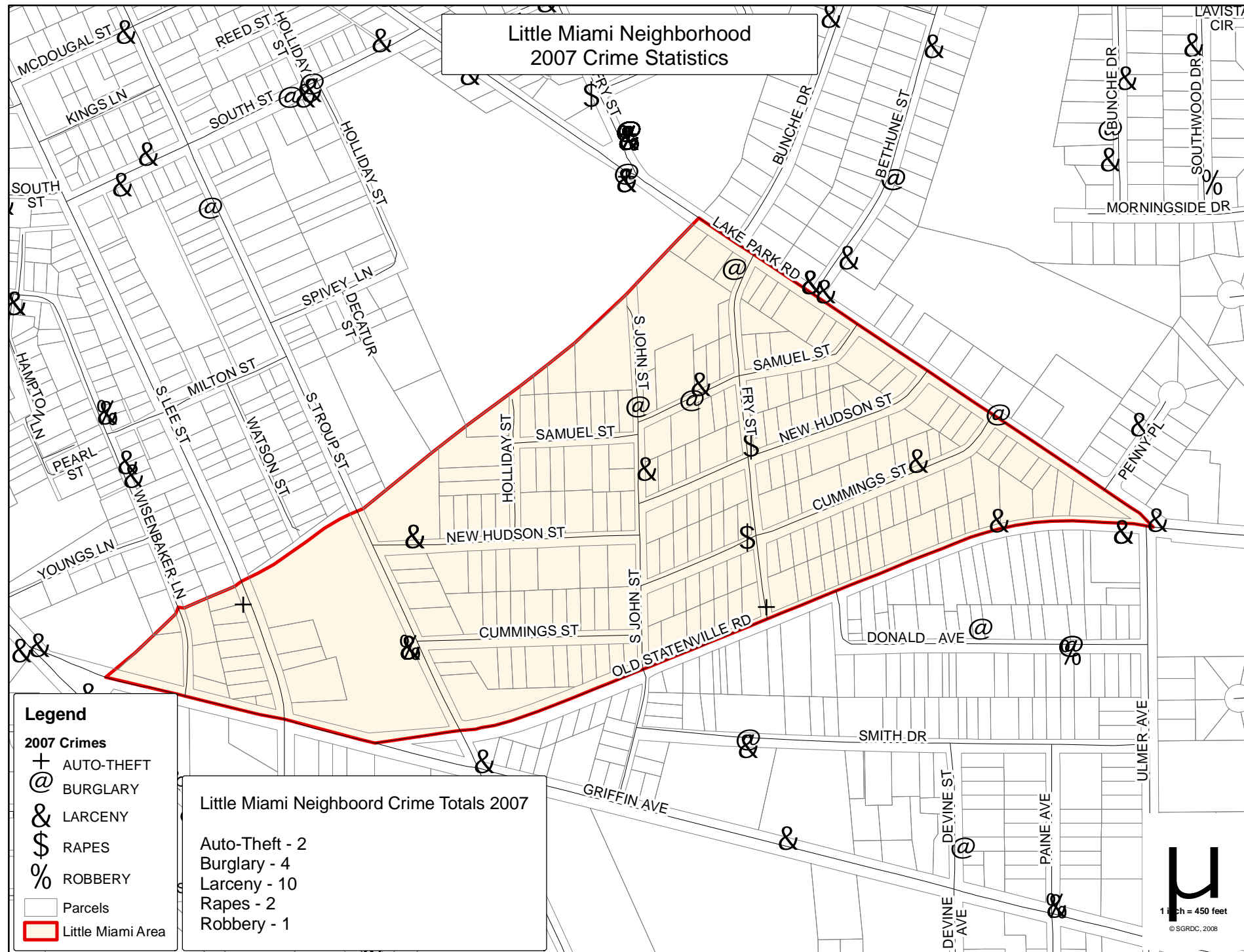
2007 Crimes

- + AUTO-THEFT
- @ BURGLARY
- & LARCENY
- \$ RAPES
- % ROBBERY

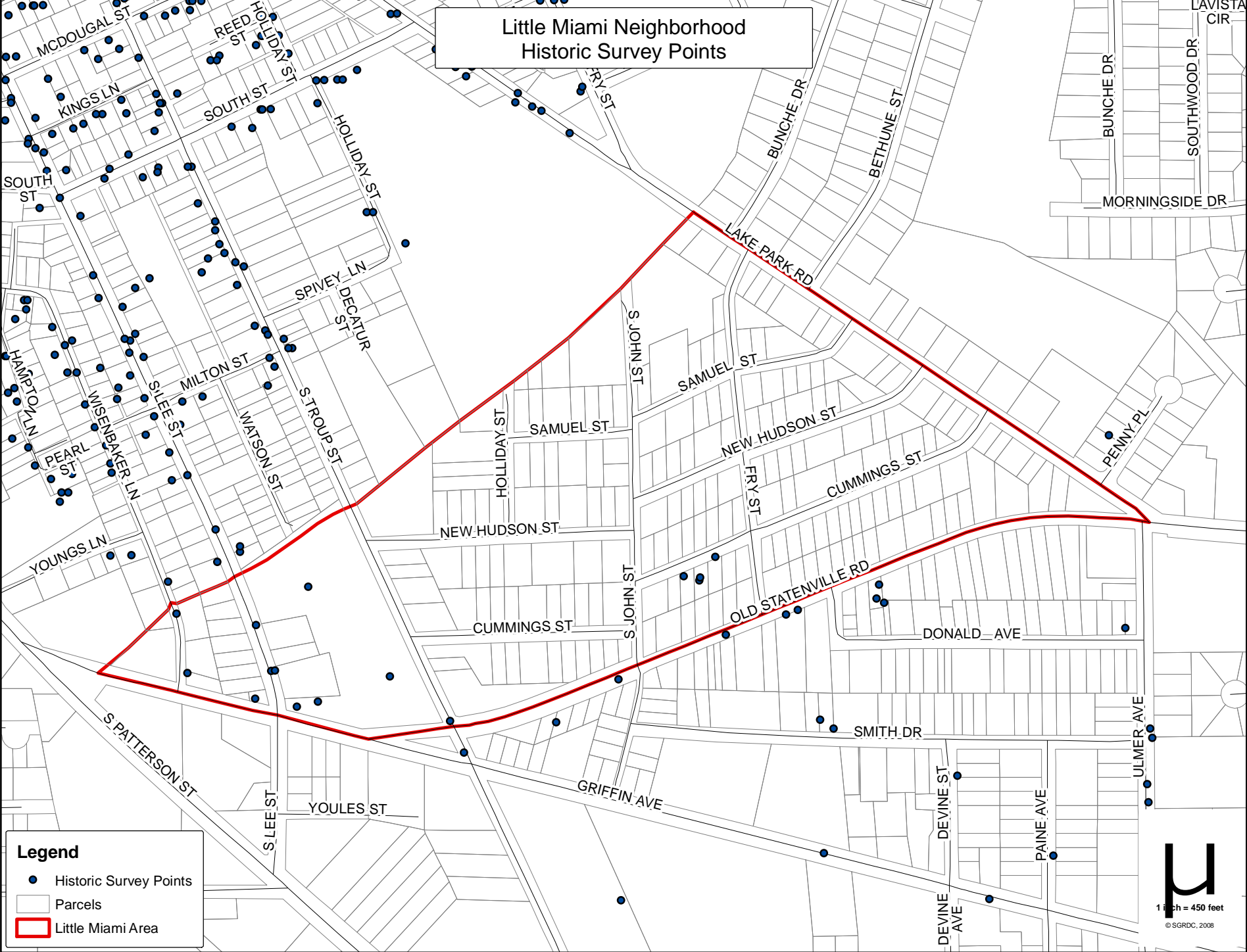
- Parcels
- Little Miami Area

Little Miami Neighboord Crime Totals 2007

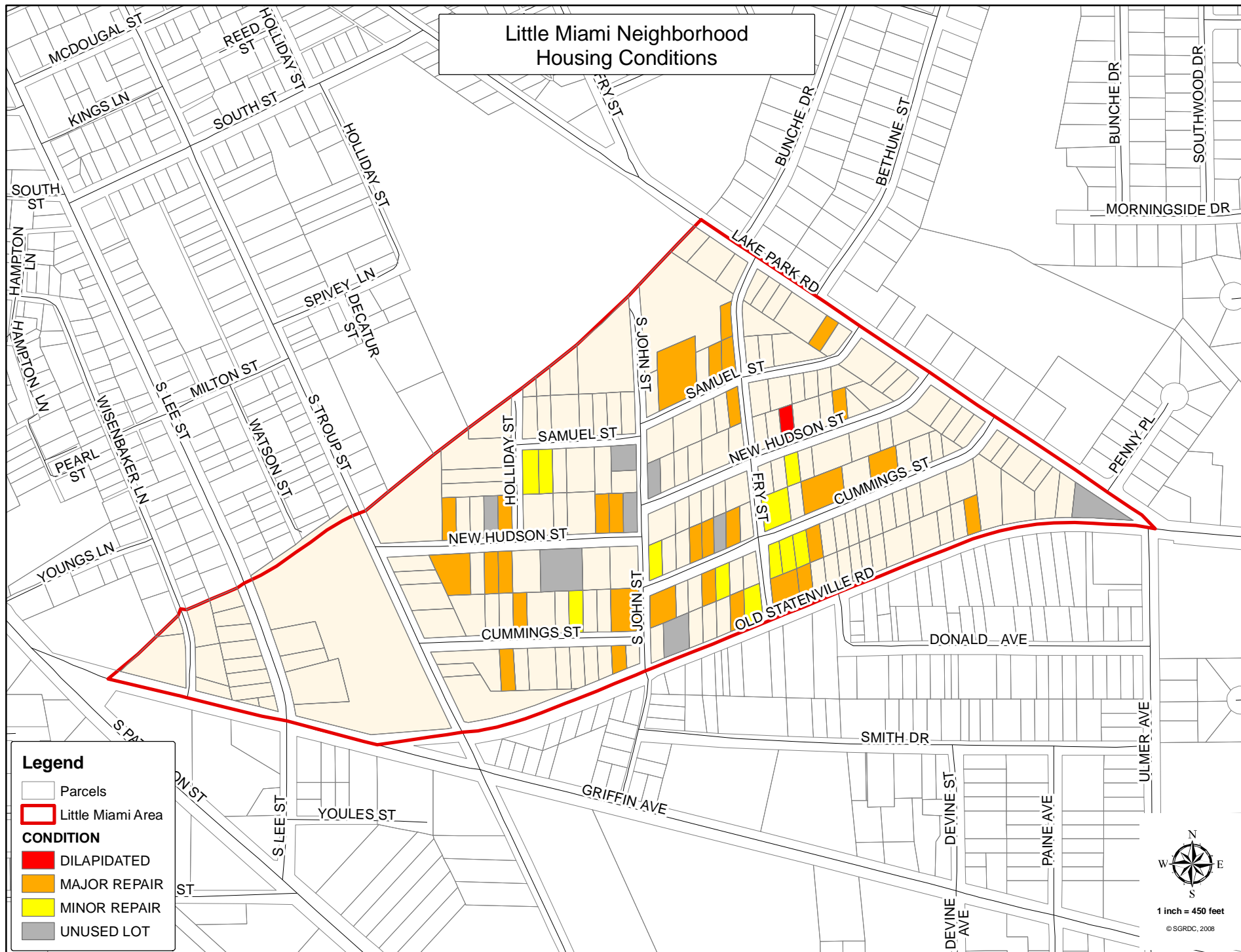
Auto-Theft - 2
Burglary - 4
Larceny - 10
Rapes - 2
Robbery - 1



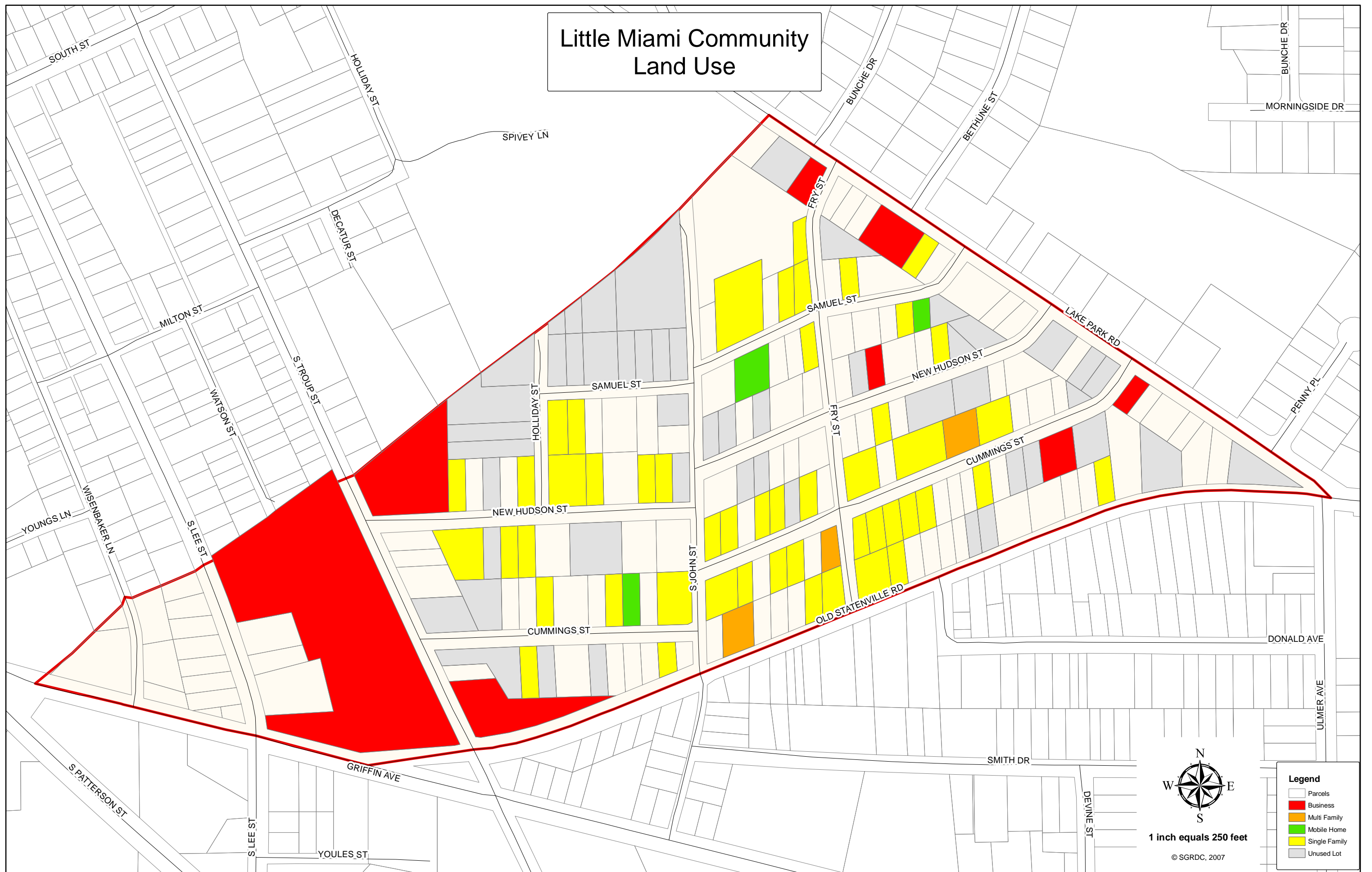
Little Miami Neighborhood Historic Survey Points



Little Miami Neighborhood Housing Conditions



Little Miami Community Land Use



Little Miami Neighborhood Zoning

