

# Pinevale Neighborhood

## ***Introduction***

The Pinevale community has a storied history. The former Pinevale-Lomax Elementary School building served as both a junior high and high school for the African-American community during segregation before being utilized as an elementary school for several years. Along the current Martin Luther King, Jr. Drive corridor, African-American businesses once thrived. A movie theater that once served the African-American community still stands on Florida Avenue. The Quality of Life Association is renovating the theater to provide numerous educational and other social services for the community.

## ***General Conditions***

As shown on the Zoning Map, the Pinevale community is largely residential with commercial and industrial uses on the northern edge. The Patterson Street corridor on the western edge of the community is also largely commercial. The Pinevale community is the oldest of the communities and as such, the housing stock is aging rapidly. The community also has the largest number of unused lots. The City of Valdosta's largest public housing facility, Hudson Docket, is located on the southeastern edge of the community. The Future Development Map calls for Pinevale to develop into five character areas: Park/Recreation/Conservation, Neighborhood Activity Center, Transportation/Communication/Utilities, and Established Residential.

The northern eight percent of Pinevale is included in the Valdosta Local Historic District and forty-seven percent is included in the recently designated Southside National Register Historic District as shown on the Historic District Map. There are eleven documented historic resources in Pinevale that fall within the Valdosta Historic District. The portion of Pinevale that is not in the Historic District includes 400 documented historic resources including the Dasher High School that was listed on the National Register of Historic Places for its cultural significance in 1985. Care should be taken when rehabilitation or redevelopment projects are undertaken in Pinevale 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 Valdosta Historic District Design Guidelines and 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 Pinevale are shown on the Historic Resources Map.

## ***Census Data***

The Pinevale neighborhood is included in parts of three Census Tracts and seven Block Groups; however, for purposes of this plan only the Block Groups with the largest percentage of land in Pinevale were included. Those are:

- Census Tract 108; Block Group 3 (91.46%)
- Census Tract 110; Block Group 2 (14.66%)

The Census data indicates that there are 66 families and 127 households in Pinevale. The average income of Pinevale residents in 2006 was \$8,084 per year and 184 people were living below the poverty level. There are 15 people enrolled in school, though only 0.26% have graduated from high school and only 0.03% have a Bachelors degree or higher.

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

<b>Table P-1 Pinevale- Age Distribution</b>	
<b>Age</b>	<b>Number</b>
0-4	29
5-9	23
10-19	53
20-49	114
50-64	44
65 and up	50
<b>TOTAL:</b>	<b>313</b>

SOURCE: U.S. Census, 2000

<b>Table P-2 Pinevale- Race Distribution</b>	
<b>Race</b>	<b>Number</b>
White	28
African American	284
Hispanic	0
Indian	0
Asian	0
Other	0
<b>TOTAL:</b>	<b>313</b>

SOURCE: U.S. Census, 2000

According to the Census figures there are 44 owner-occupied housing units and 84 renter- occupied housing units in Pinevale. 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 Pinevale community had the highest number of crimes of the four neighborhoods in 2006, based on data obtained from the SGRDC. Eight-eight crimes were drug related and were concentrated somewhat on Lake Park Road and Spivey Lane. Roughly 25 percent of the crimes were larcenies concentrated along East Hill Avenue, South Patterson Street, and Lake Park Road and 24 percent of the crimes were simple assault. According to the Community Crime Map, the Lake Park Road corridor appears to be a problematic area. Police could work with residents in the area to form watch groups to increase awareness and vigilance in the corridor.

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

<b>P-3 Pinevale Community</b>		
<b>Crime</b>	<b>No. of Incidents</b>	<b>Percent of Total Crime</b>
AGGRAVATED ASSAULT	23	11.97%
AUTO-THEFT	13	
BURGLARY	27	3.80%
DRUG VIOLATIONS	88	
LARCENY	94	3.92%
RAPES	2	8.34%
ROBBERY	10	9.26%
SIMPLE ASSAULT	91	10.21%
WEAPONS VIOLATIONS	25	
<b>TOTAL:</b>	<b>373</b>	<b>7.03%</b>

SOURCE: SGRDC and Valdosta Police Department

### ***Parks, Recreation, and Community Facilities***

The Pinevale community has several recreational facilities, parks, and a community center. The Mildred Hunter Community Center is located in the southeastern section of the community. The facility has a gymnasium, multi-purpose rooms, meeting rooms, classrooms, computer media, conference room, and a full kitchen. The center is a true community asset where people can come together for public meetings and a facility to provide both education and social services. Ralph K. Harrington Park and Pool is adjacent to the community center and has a pool and baby pool, playground, a picnic area, and a dressing room and office. The facilities provide excellent recreational opportunities and are convenient and in walking distance for Hudson Dockett residents. The facilities are less accessible for those in the western or northern section of the community.

Fellowship Park, at the corner of Wooding Lane and South Forrest Street, provides recreational opportunities for those in the northern section of the community. The park is 1.3 acres and has a picnic pavilion and playground. The park is accessible for the new homes on Wooding Lane. Olympic Park is located west of the community on West Florida Avenue. The park is located just outside of the boundary of the community, but the park is convenient for those on the western section of the Pinevale community. The park is 2.5 acres and has a pavilion, a gazebo, playground, and an open picnic area. Residents must go under the South Patterson Street overpass to reach the park. However, the Martin Luther King, Jr. Drive improvements that are scheduled will make this corridor more welcoming for pedestrians, which is parallel with Florida Avenue. The corridor will be linked to the overpass with an urban marketplace. Olympic Park will also be expanded and new park areas will be added in the process. These plans will be discussed in detail later in the Economic Development Opportunities section.

Pinevale also has two large open space areas. Hudson Dockett Park is a large section of unused land on the southern edge of the Hudson Dockett community. Both residents of Hudson Dockett and the Pinevale community can play sports, enjoy a picnic, or other community activities. Another large unused lot is directly across Lake Park Road. The space was once a part of relocated Pinevale-Lomax Elementary School. The buildings on the land are still utilized by the City education system as a

*Valdosta Neighborhood Revitalization Plan*

learning center, but the property provides more recreational opportunities when not in use by the center such as after hours and the weekends.

The Pinevale community possesses an adequate number of childcare facilities. The community has five, as shown on the Community Facilities Map. These five facilities are spread rather evenly throughout the community making childcare accessible to most residents in the community. Further, four childcare facilities are located just outside the community boundaries.

### ***Infrastructure Conditions***

Sidewalks are present along several roads in the Pinevale community: East Hill Avenue, East Martin Luther King, Jr. Drive, South Ashley Street, and South Patterson Street. Sidewalks are also present on South Fry Street and the other roads that surround the Hudson Dockett housing area. These sidewalks create a rather effective pedestrian corridor. The sidewalks on East Hill Avenue and Martin Luther King, Jr. Drive provide an east to west corridor that connects with the Hudson Docking housing area. The side walks on South Patterson and Ashley Streets provide a north-south corridor.

However, the Pinevale community has several major north-south roads that dissect the area. These include South Lee Street, South Troup Street, Lake Park Road, and Holliday Street. Currently none of these roads have sidewalks, yet each needs a sidewalk both for pedestrian safety and to facilitate more north to south pedestrian activity. South Fry Street is another major north-south route, but it has a sidewalk from Lake Park Road to Martin Luther King, Jr. Drive. However, the sidewalk should be extended to connect with East Hill Avenue to provide residents of Hudson Dockett and the eastern section of the community a north-south pedestrian route. The City Engineering Department is planning to put a sidewalk on South Lee Street from East Hill Avenue to Griffin Avenue. The City is also planning to put a sidewalk on South Troup Street from East Hill Avenue to Griffin Avenue; however, this will take place several years in the future.

The Pinevale community also has several drainage issues, especially within the Hudson Dockett housing areas. The City plans to make improvements to the Dasher Regional Detention Facility to alleviate some of these drainage problems.

### ***Housing***

According to the U.S. Census, the median year of construction of homes in Pinevale is 1961. Though this housing stock is a bit older, it is very feasible to consider these structures as candidates for rehabilitation, especially in light of the recent designation of a large portion of the community as a National Register of Historic Place Historic District.

The housing team surveyed 503 parcels in the Pinevale community. 279 structures and 225 vacant lots were inventoried. The results of the inventory are summaries in Table P-4 and shown on the Housing Conditions Map. While no churches were specifically identified in the inventory, there are several churches in the community as shown on the Community Facilities Map. The Unused Lot Conformity Map provides specific information about the size and location of vacant lots.

<b>Table P-4</b> <b>Pinevale - Neighborhood Survey Summary</b>	
Business	47
Church	0
Multi-Family	15
Manufactured Home	12
Single Family	205
Vacant Lots	224
<b>TOTAL:</b>	<b>503</b>

SOURCE: SGRDC Housing Inventory 2006

Of the 229 structures inventoried, 247 are occupied. The break-down of occupied units is detailed in Table P-4 below.

<b>Table P-5</b> <b>Pinevale - Occupancy</b>			
<b>Use</b>	<b>Occupied</b>	<b>Vacant</b>	<b>Abandoned</b>
Business	45	1	1
Churches	0	0	0
Multi-Family	13	0	2
Manufactured Home	11	1	0
Single Family	178	21	6
<b>TOTAL:</b>	<b>247</b>	<b>23</b>	<b>9</b>

SOURCE: SGRDC Housing Inventory 2006

Of the 229 structures inventoried, 84 were found to be in acceptable condition – 45 businesses, 11 multi-family units, 11 manufactured homes, and only 17 single family homes. Thirty-seven structures were found to be in dilapidated or uninhabitable condition. The vast majority of the single family residences (116) are in need of major repair as shown on the Major Repair Map. Fortunately, only 37 single family residences and one multi-family unit are in need of minor repair. A summary of the inventoried structures is found in Table P-6 below.

<b>Table P-6</b> <b>Pinevale- Condition</b>				
<b>Use</b>	<b>Acceptable</b>	<b>Minor Repair</b>	<b>Major Repair</b>	<b>Dilapidated</b>
Business	45	0	0	0
Churches	0	0	0	0
Multi-Family	11	1	2	1
Manufactured Home	11	0	0	1
Single Family	17	37	116	35
<b>TOTAL:</b>	<b>84</b>	<b>38</b>	<b>118</b>	<b>37</b>
SOURCE: SGRDC Housing Inventory 2006				

### ***Economic Development Opportunities***

As discussed earlier the presently named Martin Luther King, Jr. Drive corridor was once the center of commerce for the surrounding community. The City has committed to making the strip the focal point of the community once again. To this end, the City has pledged city funds as well as secured grants for the redevelopment of the corridor. The City plans to make the entire corridor a memorial to Dr. Martin Luther King, Jr. The street will commemorate various stages in King's life. The City plans to expand Olympic Park and create an urban marketplace under the South Patterson Street overpass. Additional parks and green space, commercial developments, and new residential developments are also planned for corridor. Thus, the project, when completed, will provide additional recreational and cultural attractions while providing convenient shopping for the community. The corridor's central location and incorporation of residential developments further increases the effectiveness of the project.

### ***Planned Projects***

The City plans to put a sidewalk on South Street from South Lee Street to Lake Park Road. The City also plans to three-lane North Forrest Avenue from East Park Avenue to North Fry Street. While, this project is located just outside the northern boundary of the community, the community and traffic will likely be impacted during the construction process. The North Fry Street and North Forrest Street intersection will likely need to be reconfigured.

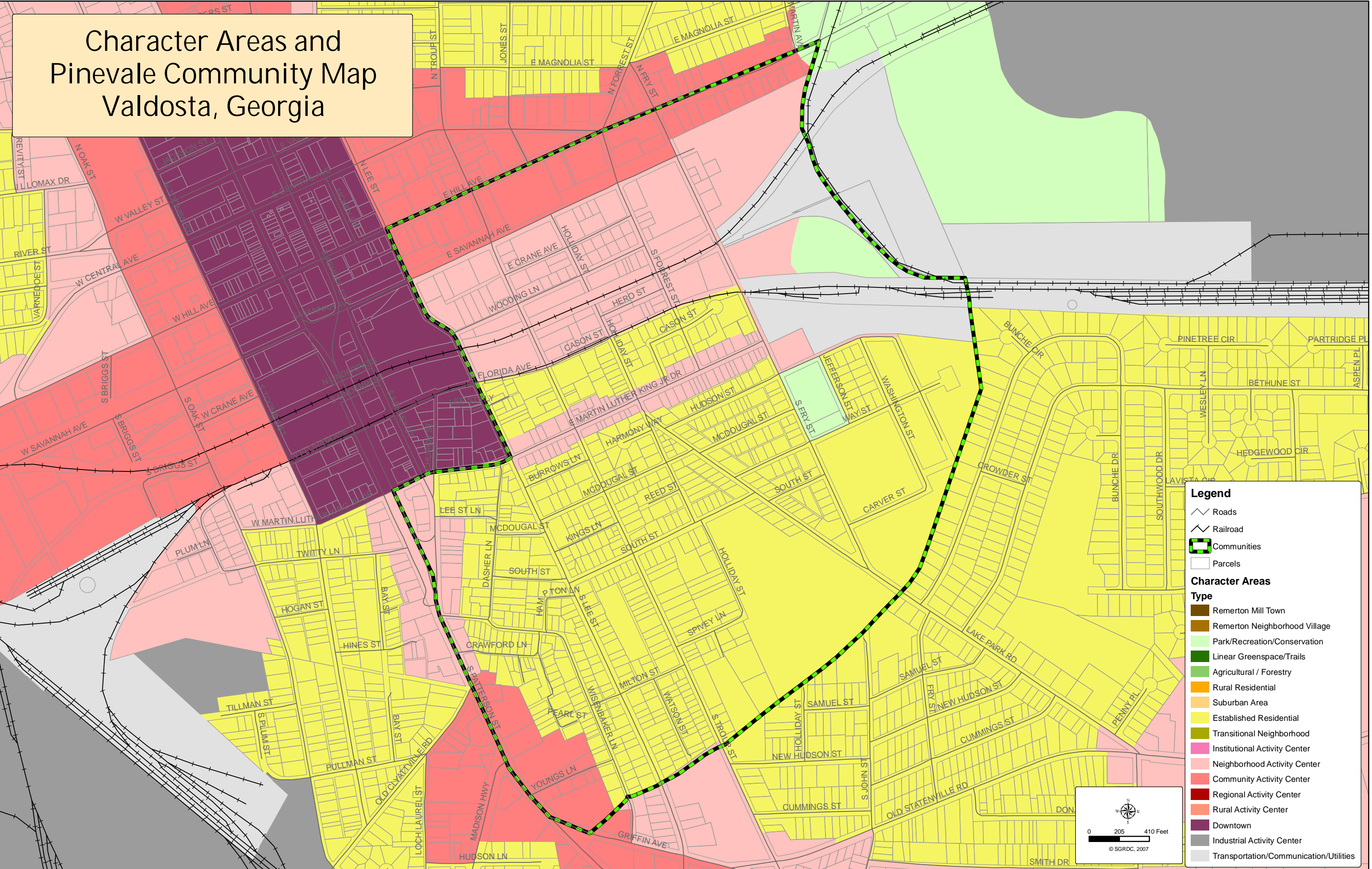
### ***Conclusion***

The Pinevale community has many assets including the only community center located in the pilot neighborhoods and several recreational facilities. The housing stock in the Pinevale community is aging rapidly and many houses in the community need significant repairs. Further, the community has the largest number of unused lots making the community feel disjointed. Housing rehabilitation projects and a focus on economic development, with projects like the Martin Luther King, Jr. Drive corridor project, will help restore vitality in the Pinevale community.

## **Pinevale Map Appendix**



# Character Areas and Pinevale Community Map Valdosta, Georgia



**Legend**

Roads

Railroad

Communities

Parcels

**Character Areas**

**Type**

Remerton Mill Town

Remerton Neighborhood Village

Park/Recreation/Conservation

Linear Greenspace/Trails

Agricultural / Forestry

Rural Residential

Suburban Area

Established Residential

Transitional Neighborhood

Institutional Activity Center

Neighborhood Activity Center

Community Activity Center

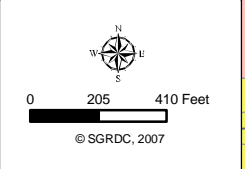
Regional Activity Center

Rural Activity Center

Downtown

Industrial Activity Center

Transportation/Communication/Utilities





Community Facilities and  
Pinevale Community Map  
Valdosta, Georgia

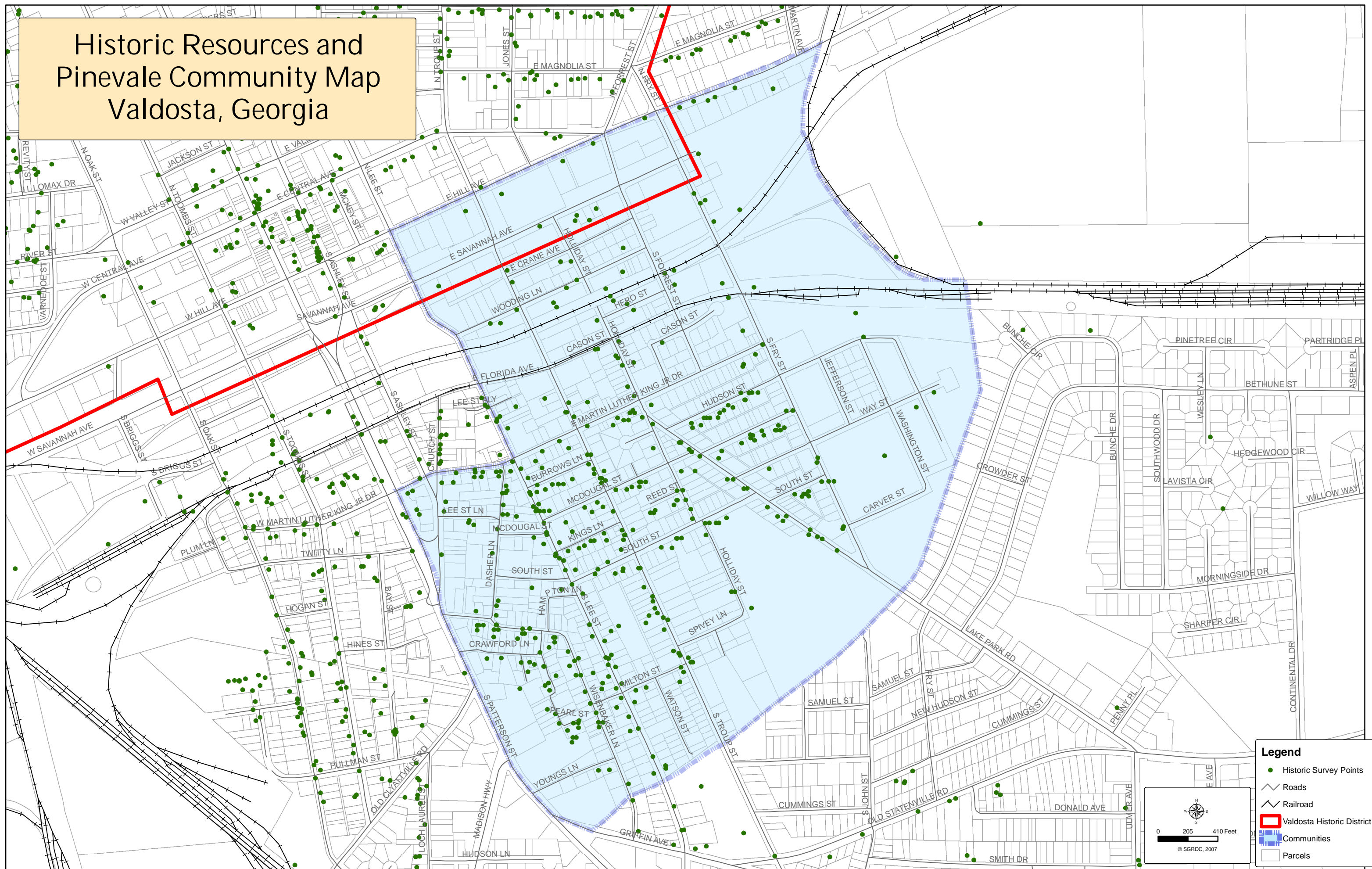
**Legend**

- City Hall
- Courthouse
- Elementary School
- Fire Station
- Private School
- Places of Worship
- Childcare Facility
- Sidewalks
- Roads
- Railroad
- Parks
- Communities
- Parcels

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# Historic Resources and Pinevale Community Map Valdosta, Georgia





# Zoning and Pinevale Community Map Valdosta, Georgia

