



GLPC AGENDA ITEM # 5 NOVEMBER 30, 2015

Conditional Use Request by Carson McLane, Inc. File #: CU-2015-05

Mr. Britt McLane, on behalf of Carson McLane, Inc., is requesting a Conditional Use Permit (CUP) for a Funeral Home related facility in a Residential-Professional (R-P) zoning district. The subject property consists of 0.93 acres located at 108 West Park Avenue. This is along the north side of the road, about 200 feet west of North Patterson Street. The property contains a 2-story building which is currently vacant, but was previously used as a residence and a special event space (unlicensed) called "Park Place". As the new owner, the applicant is proposing to renovate the building and use portions of it as a "reception center" for families and friends after a funeral service. The applicant is also proposing to use portions of the building as funeral home staff offices and meeting room, and potentially a caretakers quarters on the 2nd floor. As part of the redevelopment, the applicant is proposing to upgrade the existing driveway from West Park Avenue. The applicant is also proposing to install a small paved parking lot (10 spaces, angled parking) along the east side of the property, with a small grassed parking area in the rear yard for overflow parking. A new access driveway is proposed to connect these parking facilities to the existing parking lot east of the subject property (parcel owned by Carson McLane). The applicant is also proposing to utilize shared parking agreements with nearby properties to augment the parking needs when the funeral home is having receptions on the premises. No proposed changes are being proposed to the existing building other than replacing the rear porch/patio, installing a handicap accessibility ramp on the rear side of the house, and performing minor repairs/renovations.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan. The property is located within both the local **Historic District** and also the Brookwood North National Register historic district. The applicant is proposing to maintain the overall historic character of the property. The proposed site improvements (parking, driveways, walkways) and the installation of the handicap ramp and new rear porch/patio, will require approval from the Historic Preservation Commission (HPC). These items are scheduled to be heard by the HPC on December 7th.

This is a proposed expansion of the Carson McLane funeral home facility in terms of its use and ownership. It is adjacent to 2 parcels owned by the funeral home at 2210 and 2212 North Patterson Street (office, residence), but it is not adjacent to the main facility across the street. The subject building is a 2-story historic residence (3,930-sf total) with a typical dwelling unit floorplan (see attached). The first floor (2,316-sf) is the only one that is conducive for receptions, and it is divided into several rooms of varying size which makes it versatile in accommodating different size family groups. The existing residential kitchen will be used as a staging area for catering purposes if needed. Some rooms may be used for staff offices and meeting space, and possibly a caretakers quarters upstairs.

Just like the main funeral home building or others of similar nature, the minimum parking requirement is determined by the size of the largest assembly room. For this building because of the small room sizes, the minimum parking requirement is only 5 spaces. However, as a practical measure more parking will be needed to adequately accommodate the main traffic generator for this building (receptions). The applicant is therefore proposing to install a 10-space paved parking area onsite with additional grassed overflow parking in the rear yard to be used if necessary. The driveway will be one-way inbound, exiting only through the existing funeral home office properties along North Patterson Street – where there is additional parking available. The applicant has obtained shared parking agreements with several of the other adjacent and nearby properties (see attached), and there is of course the parking lots at the main funeral home facility. In total there is more than 100 additional parking spaces available for this property, and this is "far more than sufficient" than would ever be needed by the proposed usage, and so parking is not an issue.

The Comprehensive Plan's "Transitional Neighborhood" character area calls for re-investments and appropriate infill development/redevelopment in these transitioning areas. The applicant's proposal is to preserve an existing historic building and adaptively reuse it in a manner that upgrades the entire property. In terms of potential impacts to adjacent uses, particularly the existing single-family homes along portions of the western and northern borders, the entire side and rear perimeters of the property are extremely well-buffered with dense vegetation. The applicant is proposing to keep this in place. All of the surrounding properties are zoned R-P and the existing

land use pattern of the area is a mixture of offices, institutional, and residential development. Using this property for funeral home related purposes and small gatherings of people, while maintaining the existing building with its historic character, is very compatible with these surrounding patterns.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council subject to the following conditions:

- (1) Conditional Use approval shall be granted for a Funeral Home related facility in R-P zoning to be owned and operated by the applicant only. Receptions and gatherings of people shall only take place on the first floor of the existing building with its adjacent grounds. There shall be no cremation facilities nor the conduct of any regular funeral service on the subject property.
- (2) The building shall generally maintain its historic residential appearance in compliance with the City's historic district Design Guidelines. Permitted non-incident signage shall be limited to one freestanding sign not to exceed 6 feet in height and 24 square feet in area.
- (3) Parking for the facility shall include both paved and unpaved onsite parking spaces as depicted on the submitted site plan, and also at least 25 offsite parking spaces through shared parking agreements with nearby properties.
- (4) Vegetation along the side and rear property lines shall be maintained in a dense manner so as to provide an effective vegetative buffer to adjacent properties. Any outdoor lighting in the side or rear yards shall be shielded and directed away from adjacent residential properties.
- (5) Conditional Use approval shall expire after 3 years from the date of approval if the facility is not operating by that date.

Planning Analysis & Property Information

Applicant/Owner:	Carson McLane, Inc. (Britt McLane)		
Request:	Conditional Use Permit for a Funeral Home related facility		
Property General Information			
Size & Location:	0.93 acres along at the north side of West Park Avenue, about 200 feet west of North Patterson Street		
Street Address:	108 West Park Avenue		
Tax Parcel ID:	Map # 113D Parcel 215	City Council District:	6 <i>Councilman Robert Yost</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Single-family residence, former "unlicensed" event center
	Proposed:	R-P	Funeral Home related facility
Adjacent Property:	North:	R-P	Single-family residences, Professional offices
	South:	R-P	Professional Offices
	East:	R-P	Professional Offices, residence
	West:	R-P	Single-family residential
Neighborhood Characteristics			
Historic Resources:	The subject property is a contributing historic resource in both the local Historic District, as well as the Brookwood North National Register Historic District, and the property is on the northern boundary edge of both of these districts. A few of the other buildings nearby are also considered contributing historic resources.		
Natural Resources:	Vegetation:	Urban forest. Very dense vegetation around perimeter of rear yard.	
	Wetlands:	No delineated wetlands on or near the subject property	
	Flood Hazards	Property is located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on the property	
Public Facilities			
Water & Sewer:	Existing Valdosta water services along West Park Avenue (6" water, 8" sewer). There are 2 existing fire hydrants within 200' of the property at the corners of West Park Avenue with both North Toombs Street and North Patterson Street.		
Transportation:	West Park Avenue (Minor Arterial)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 1.20 miles to the east Fire Station # 4 (Gornto Road) = approximately 1.30 miles to the west		

Comprehensive Plan Issues

Character Area: Transitional Neighborhood

Description: An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

Development Strategy: Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Goals and Policies:

POLICY 3.2 – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

GOAL 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Conditional Use Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

(1) Whether or not the proposed use is consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.	
Applicant:	Yes.
Staff:	Yes. The proposed parking lot more than meets minimum code requirements for # parking spaces, the existing buildings meets all setback requirements, and the existing buffer yards are not even required.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Yes.
Staff:	Yes. The proposed use is compatible with the surrounding professional office development pattern.
(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.	
Applicant:	Yes.
Staff:	Yes. Ingress and egress to the facility is more than sufficient for the proposed use.
(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.	
Applicant:	Will have minimum impact to stormwater and no other impacts. All facilities and services are adequate.
Staff:	No impacts.

(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
<i>Applicant:</i>	No.
<i>Staff:</i>	No impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

LDR Standard	Compliance / Comments
# Parking: Minimum required for “places of public assembly” = 1 space per 100 square feet of gross floor area in the largest assembly.	OK. This is a relatively small facility and only a few of the rooms will actually be used for “assembly” use. The largest assembly room is only 442-sf, which means only a minimum of 5 parking spaces are required. The applicant is proposing 10 paved parking spaces with 6 additional grassed overflow spaces and shared parking agreements with adjacent properties in case more parking is needed for some receptions/events.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Building Plan Review: Georgia Design professional plans required for plan review for new assembly use before any construction business license is approved.

Public Works: No comment **Police:** No comment **Engineering:** Has no concerns

Fire: No major issues: Basic life safety requirements (adequate means of egress, exit signs, emergency lighting, smoke detectors, fire extinguishers.) Limitations: limiting access to upstairs area.

Utilities: If the existing water meter is located in the existing or new driveway and/or parking lot, the meter will be required to be relocated in a grassy area. An above ground backflow preventer will be required to be installed.

Attachments:

- Letter of Authorization
- Zoning Location Map
- Aerial Map
- Boundary Survey
- Proposed conceptual Site Plan
- Floorplan

- Petition of Support
- Shared Parking Agreements (3 pages)

CU-2015-05 Zoning Location Map

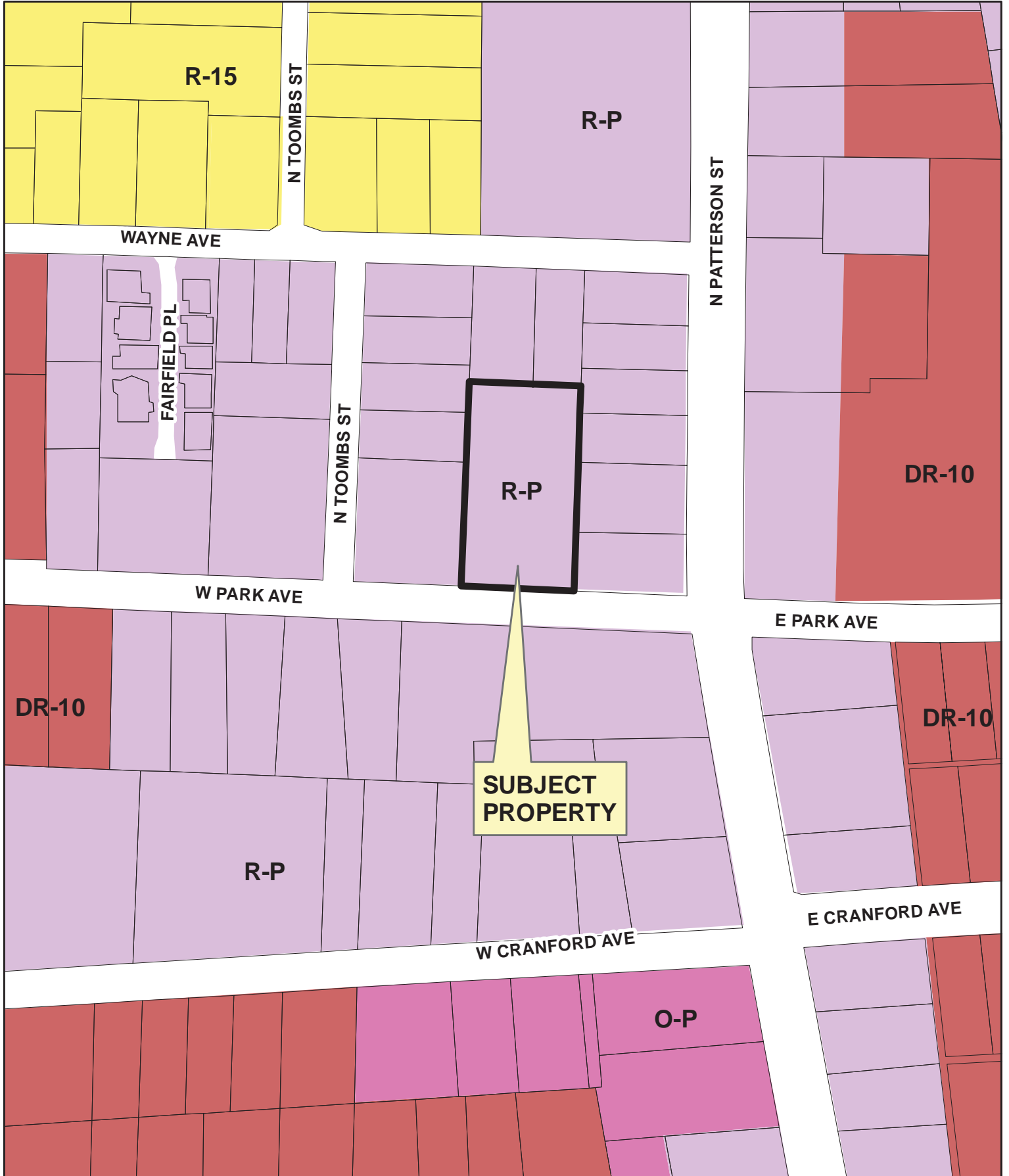


Carson McLane, Inc
Conditional Use Permit Request

108 W Park Avenue
Tax Map: 113D Parcel: 215



** Map Data Source: VALOR GIS, November 2015



CU-2015-05 Tax Parcels Aerial



50 25 0 50
Feet

Carson McLane, Inc
Conditional Use Permit Request

108 W Park Avenue
Tax Map: 113D Parcel: 215

** Aerial Imagery Date: 2007

** Map Data Source: VALOR GIS, November 2015



CU-2015-05

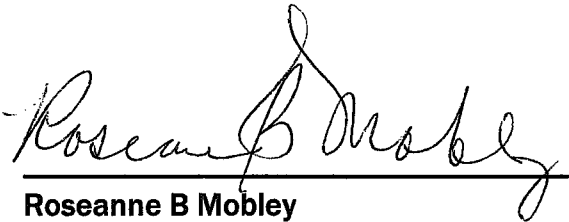
October 15, 2015

To Whom It May Concern

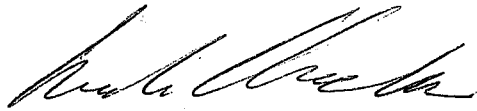
Subject: 108 West Park Avenue
Valdosta GA 31602

I, Roseanne B Mobley, the seller authorize Carson McLane Inc. to apply for a conditional use permit and/or rezoning.

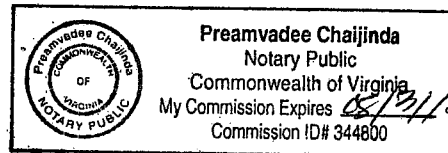
I am represented by Adonna Smith, Broker with Bershire Hathaway. You can reach Ms. Smith at 229-561-7608, or contact me at the number below.



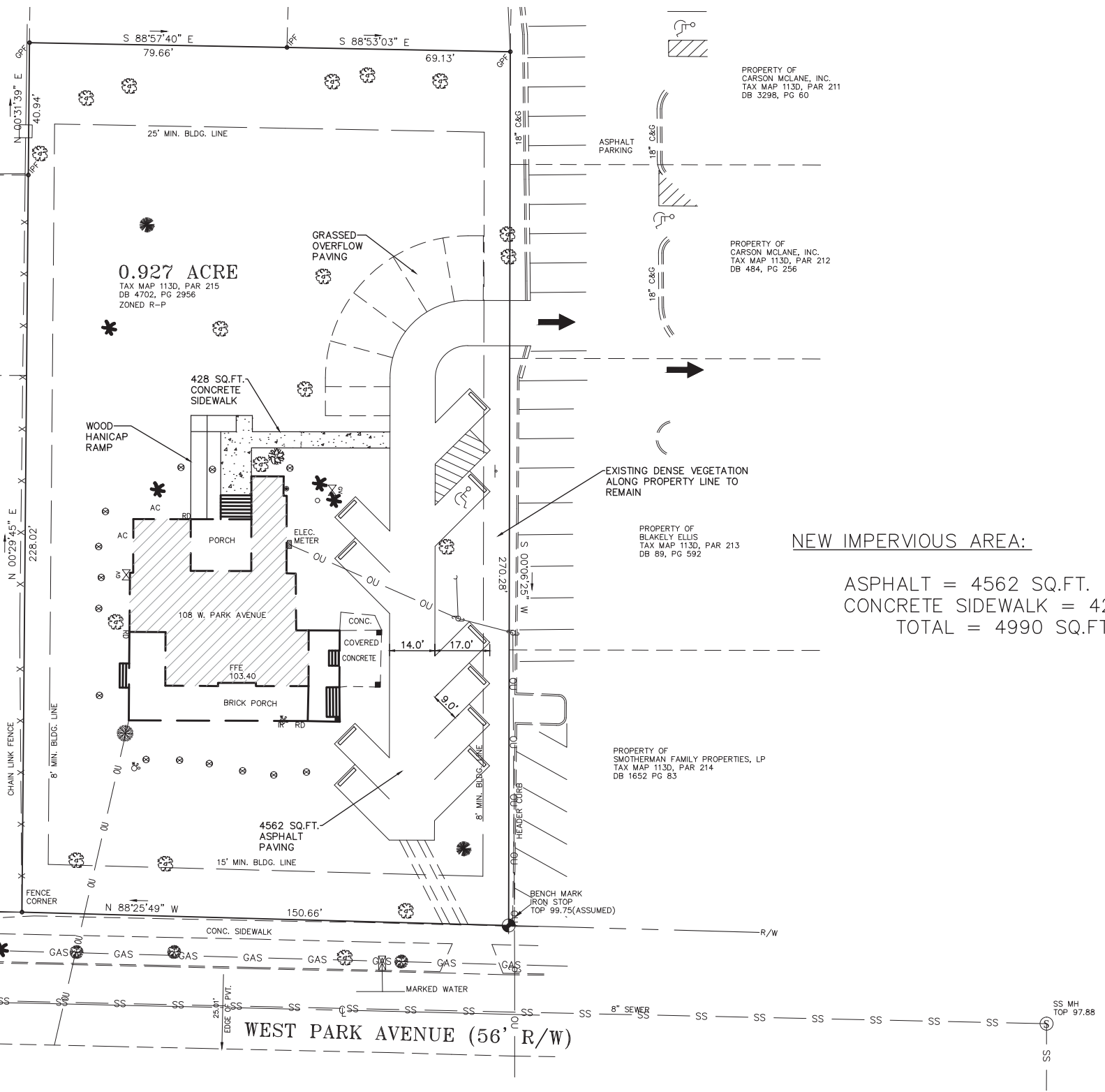
Roseanne B Mobley
2328 N Wakefield Street
Arlington VA 22207
703-798-2819



Notary



Preamvadee Chaijinda
Notary Public
Commonwealth of Virginia
My Commission Expires 8/31/2016
Commission ID# 344800



0.927 ACRE
 TAX MAP 113D, PAR 215
 DB 4702, PG 2956
 ZONED R-P

428 SQ.FT.
 CONCRETE
 SIDEWALK

4562 SQ.FT.
 ASPHALT
 PAVING

108 W. PARK AVENUE

NEW IMPERVIOUS AREA:

ASPHALT = 4562 SQ.FT.
 CONCRETE SIDEWALK = 428
 TOTAL = 4990 SQ.FT.

PROPERTY OF
 CARSON MCLANE, INC.
 TAX MAP 113D, PAR 211
 DB 3298, PG 60

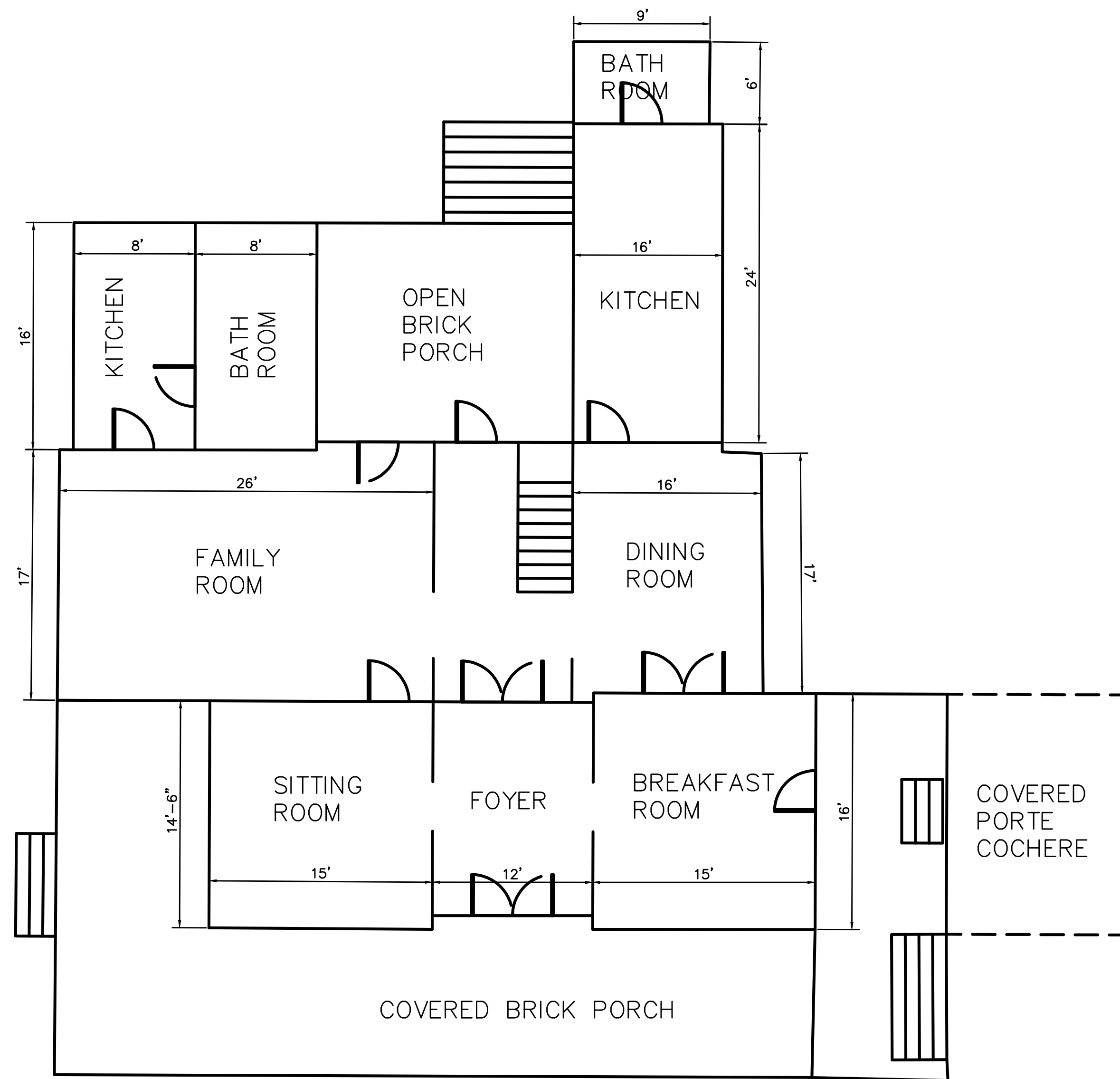
PROPERTY OF
 CARSON MCLANE, INC.
 TAX MAP 113D, PAR 212
 DB 484, PG 256

PROPERTY OF
 BLAKELY ELLIS
 TAX MAP 113D, PAR 213
 DB 89, PG 592

PROPERTY OF
 SMOTHERMAN FAMILY PROPERTIES, LP
 TAX MAP 113D, PAR 214
 DB 1652 PG 83

WEST PARK AVENUE (56' R/W)

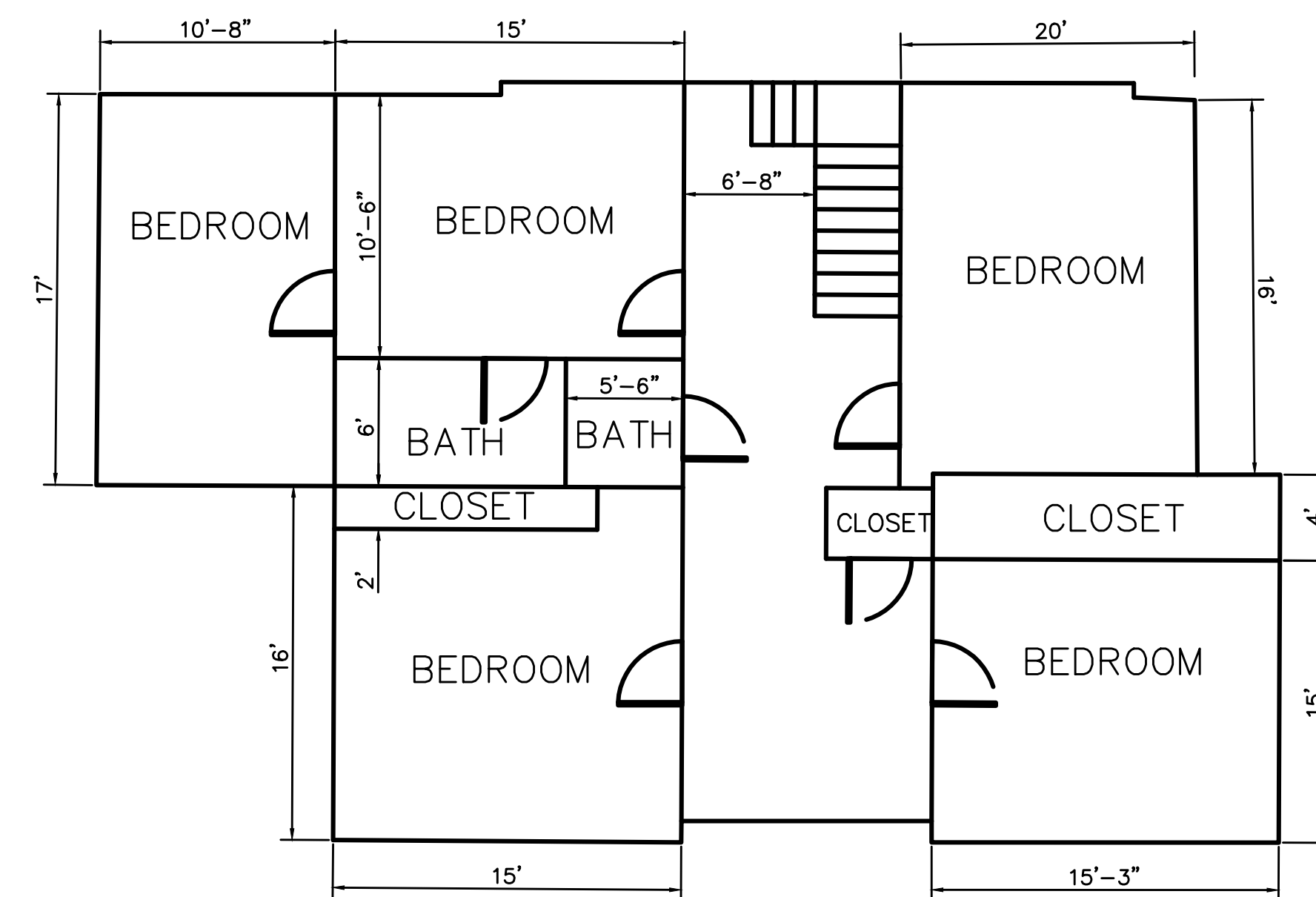
SS MH
 TOP 97.88



EXISTING FIRST FLOOR

HEATED SQUARE FOOTAGE:

FIRST FLOOR = 2316 SQ.FT.
 SECOND FLOOR = 1614 SQ.FT.
 TOTAL = 3930 SQ.FT.



EXISTING SECOND FLOOR

I:\Projects\1246-McLane Reception Facility\108 W Park Avenue\Civil\1246C03.dwg - EXISTING FLOOR PLAN - 10/19/2015 5:44 PM

DATE	DESCRIPTION	REVISIONS

McLANE RECEPTION FACILITY
 VALDOSTA, LOWNDES COUNTY, GEORGIA
 LAND LOT XX LAND DISTRICT XXTH

INNOVATE!
 Engineering Solutions, LLC
 PHONE: 229-249-9113 - www.innovatees.com
 2214 N. Patterson Street, Valdosta, GA 31602

NOT FOR CONSTRUCTION

DATE: 10/15/2015
 DRAWN BY: M. WORTHY
 CHECKED BY: B. KENT

SHEET 1 of 1

PROJECT NUMBER 1246

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Memo: To the City of Valdosta

From: Neighbors of 108 W. Park Avenue

We, Carson McLane, Inc., propose to purchase the property at 108 W. Park Avenue, formerly known as Park Place, to restore and maintain the structural integrity, historic integrity and the beauty of this home.

We propose to use this property just as it was used in the past, as a place for gatherings. Gatherings related to funerals, such as family meals or small memorial services. A place for people to gather for events related to weddings, and other meetings and receptions. These events would be appropriate for the facilities and respectful to neighbors and the neighborhood.

As a neighbor of this property, I approve of this usage.

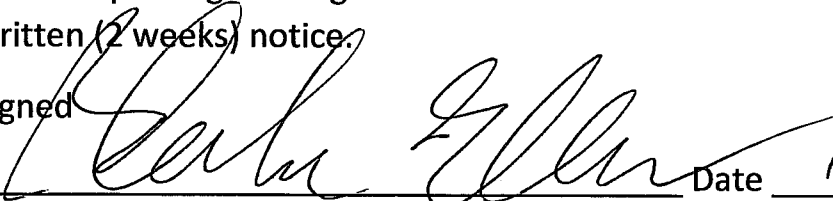
Signed,


- Frank L. George (Frank George) Date 9/29/15
Address 202 W. Park Ave.
- Valdosta, GA 31602 Date _____
Address _____
- Edwade Richards Date 9-29-15
Address 2203 N. Toombs St
- Mary F. Samuelson Date 9-29-15
Address 114 W. Park Ave.
- Trey Taylor (Trey Taylor) Date 9-29-15
Address 2110 N. Patterson Street
- Blake Ellis Blake Ellis Date Oct 15, 2015
Address 2200 North Patterson
- John T. [Signature] Date 11/16/15
Address 200 N. PATTERSON ST

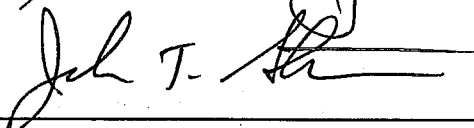
Parking Agreement

This letter serves as an agreement between Carson McLane, Inc. (Britt McLane), Blake Ellis and John Smotherman, owners of the office buildings at 2200 N. Patterson St, regarding parking. This agreement will address parking at 2200 N. Patterson St., 2210 N. Patterson St., 2212 N. Patterson St. and 108 W. Park Avenue. The owners of these respective buildings and parking lots will agree to share all parking. This agreement can be modified or changed with adequate written (2 weeks) notice.

Signed

 _____ Date 11/16/15

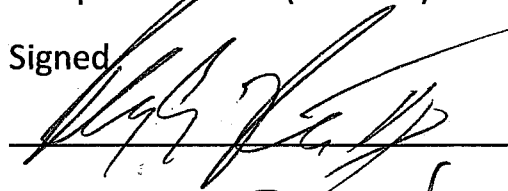
 _____ Date 11/16/15

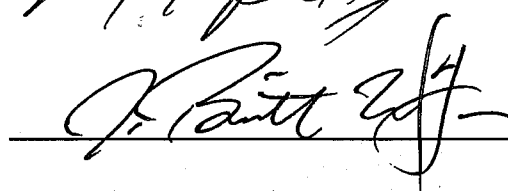
 _____ Date 11/16/15

Parking Agreement

This letter serves as an agreement between Carson McLane, Inc. (Britt McLane), and AENAS Partners, LLC (Trey Taylor), owner of the office building at 2110 N. Patterson St, regarding parking. This agreement will address parking at 2110 N. Patterson St. The parking of this locations will be 'shared' as follows. It will be generally understood that Carson McLane, Inc. could use the parking of 2110 N. Patterson afterhours (after 6 p.m.) and on weekends for events. Any parking in this lot during normal business hours will not exceed 10 spaces and will be in designated parking spots. This agreement can be modified or changed with adequate written (2 weeks) notice.

Signed

 _____ Date 11/18/15

 _____ Date 11/16/15

There are over
40 spaces in
this lot.

Parking Agreement with Park Avenue United Methodist Church

Carson McLane, Inc. and Park Avenue UMC have reciprocal parking agreements that have worked very smoothly for years. On 11/16/15, I had a verbal discussion with Terry Hiers, Administrator for Park Ave. UMC, to discuss the potential use of their parking lot on the front of the church. Mr. Hiers was very agreeable that this parking lot could be used for parking for the McLane reception house on Park Ave when church services were not being held. He is willing to put this into writing. There are over 40 spaces in this lot.