

Planning Analysis & Property Information

Applicant:	Dr. Justin C. Moore (Sr. Pastor, West Hill Church of Christ)		
Owner:	Integrity Rental Housing LLC		
Request:	Conditional Use Permit for two (2) "Family" Personal Care Homes in R-P zoning		
Property General Information			
Size & Location:	Two (2) contiguous parcels of land comprising 0.63 acres, located along the east side of North Patterson Street about 200' south of East Ann Street.		
Street Address:	1109 & 1111 North Patterson Street		
Tax Parcel ID:	Map 0116C Parcel 005 Map 0118A Parcel 336	City Council District:	2 Councilwoman Tooley
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Single-Family residences (rental houses)
	Proposed:	R-P	Two (2) "Family" Personal Care Homes
Adjacent Property:	North:	C-C	Gasoline service station
	South:	R-P	Professional offices
	East:	R-P	Apartment complex
	West:	C-C	Professional offices
Zoning & Land Use History:	This parcel has been zoned R-P for more than 25 years and has been used as college rental housing for most of this time.		
Neighborhood Characteristics			
Historic Resources:	Both properties are located within the local Historic District as well as the North Patterson National Register Historic District. Each properties contains a "contributing" historic resource in the form of a single-family residence constructed in the early 1900's. There are numerous other significant historic resources on adjacent and nearby properties.		
Natural Resources:	Vegetation:	Urban forest, mostly cleared	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards:	The 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 in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along North Patterson Street		
Transportation:	North Patterson Street (GA Hwy 7) – (Minor Arterial)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 1.2 miles to the south The nearest fire hydrant is in front of the property along North Patterson Street		