



## GLPC AGENDA ITEM # 7

MAY 23, 2022

### Conditional Use Request by Justin Moore File #: CU-2022-05

Dr. Justin C. Moore is requesting a Conditional Use Permit (CUP) for two adjacent Personal Care Homes in a Residential Professional (R-P) zoning district. The subject properties total approximately 0.63 acres and are located at 1109 & 1111 North Patterson Street. These are along the east side of the street about 200 feet south of East Ann Street. These properties each contain an existing historic single-family residence and these were each previously used as rental houses. The applicant is a prospective new owner of these properties and is proposing to convert each of them into a "Family" size (6 or fewer residents – each) Personal Care Home for elderly persons. The applicant is proposing 4 residents with 2 staff members in the southerly house (3-bedroom), and 5 residents with 2 staff members in the northerly house (4-bedroom), for a total of 9 residents and 4 staff. There is an existing shared parking lot (9+ spaces) between the houses that will serve both facilities. The applicant is proposing no physical changes to the site nor the outside of the homes – other than the addition of rear ADA access ramps and re-striping of parking spaces. Because these are physically separated buildings, the State is requiring that each facility be licensed independently. Because there would then be two (2) facilities on the same City block, the applicant applied for and received Variance approval from the LDR supplemental standards for Personal Care Homes (allowing no more than one per block), as approved by the Zoning Board of Appeals (ZBOA) on 5-3-2022 (file # APP-2022-06).

The subject properties are located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan. These are also located within the City's **local Historic District** as well as the North Patterson **National Register Historic District**.

This is not the typical CUP request for a small-sized Personal Care Home (or in this case, two of them...) in a residential neighborhood. The subject properties are indeed residential in character and have a long history of being used as rental houses. However, they are zoned R-P which means they allow all forms of residential as well as professional offices. They are located along a busy street that is a non-residential corridor whose land uses are dominated by professional offices and light commercial. Therefore, the issues in this particular case are not those of compatibility with the surrounding neighborhood, but rather a compatibility with the existing historic structures and historic theme of the area. The applicant is proposing to respect the historic character of the properties and leave the buildings and site generally "as is" except for the type of building occupancy -- which by the way is less intensive than professional offices or many other uses allowed in R-P zoning. The total occupancy of the site in terms of the number of residents and staff members, is only truly limited by the structures themselves and the number of parking spaces the property can appropriately hold (which is sufficient).

**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) Approval shall be granted for up to two State-licensed and fully compliant Family Personal Care Homes on the subject properties, with no more than 5 residents in each facility, and no more than 9 total residents in both facilities. No other uses allowed in R-P zoning shall be allowed on the property that are in addition to the Personal Care Homes..
- (2) There shall be no temporary signage, and permanent signs shall be limited to those which are allowed in the Historic District under R-P zoning and in accordance with the Historic District Design Guidelines (LDR Appendix G)..
- (3) Conditional Use approval shall expire after 2 years from the date of approval if no city Business License has been approved for the facility(ies) by that date..

## Planning Analysis & Property Information

<b>Applicant:</b>	Dr. Justin C. Moore (Sr. Pastor, West Hill Church of Christ)		
<b>Owner:</b>	Integrity Rental Housing LLC		
<b>Request:</b>	Conditional Use Permit for two (2) "Family" Personal Care Homes in R-P zoning		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	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.		
<b>Street Address:</b>	1109 & 1111 North Patterson Street		
<b>Tax Parcel ID:</b>	Map 0116C Parcel 005 Map 0118A Parcel 336	<b>City Council District:</b>	2 <i>Councilwoman Tooley</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-P	Single-Family residences (rental houses)
	Proposed:	R-P	Two (2) "Family" Personal Care Homes
<b>Adjacent Property:</b>	North:	C-C	Gasoline service station
	South:	R-P	Professional offices
	East:	R-P	Apartment complex
	West:	C-C	Professional offices
<b>Zoning &amp; Land Use History:</b>	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.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	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.		
<b>Natural Resources:</b>	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along North Patterson Street		
<b>Transportation:</b>	North Patterson Street (GA Hwy 7) – (Minor Arterial)		
<b>Fire Protection:</b>	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		

**Comprehensive Plan Issues**

**Character Area:**     Neighborhood Activity Center

**Description:**   A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

**Development Strategy:**   Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents’ day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

**Goals and Policies:**

**GOAL 4: NATURAL AND CULTURAL RESOURCES** – To provide for the continued protection of our natural and cultural resources for current and future generations.

**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

**POLICY 7.4** – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

**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:*

<b>(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.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes, the current development on the subject property complies with all the basic requirements of R-P zoning.
<b>(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes. Magnitude of the proposed use is compatible and a little less intensive than surrounding uses.
<b>(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.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes, existing ingress and egress to the property is adequate.
<b>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.</b>	
<b>Applicant:</b>	There is no impact to public facilities and serices

<b>Staff:</b>	Yes. All public facilities are adequate and the demand for these will remain the same
<b>(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.</b>	
<b>Applicant:</b>	No impact on any adjacent properties.
<b>Staff:</b>	No impact.
<b>(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.</b>	
<b>Applicant:</b>	No impact on any adjoining properties..
<b>Staff:</b>	No adverse impact.
<b>(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).</b>	
<b>Applicant:</b>	No impacts on any environmentally sensitive areas or natural resources..
<b>Staff:</b>	No adverse impact.

**Supplemental Standards of the LDR Applicable to the Proposed Use**

**LDR Section 218-13 Use Standards**

**(BBB) Personal Care Home, Congregate, Family, or Group.**

- (1) The home shall maintain a residential appearance compatible with the neighborhood.
- (2) For Group and Congregate Personal Care Homes the lot shall be at least one acre in size.
- (3) The home shall meet all State requirements and all applicable rules and regulations as specified by the Department of Human Resources of the State of Georgia in "Rules and Regulations for Personal Care Homes," Chapter 290-5-35.
- (4) To prevent a negative institutional atmosphere created by the concentration or clustering of several community residences, no more than one personal care home shall be located on each block, and no more than two personal care homes shall be located on the same street on opposing sides of the street within the same block.>

**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:** Fire sprinkler systems may be required      **Utilities:** < No comments received >.

**Engineering:** No comments or concerns      **Fire:** \* See "Building" comments above

**Landscape:** No comments      **Public Works:** No comments.

**Police:** < No comments received >

**Attachments:**

- Letters of Authorization (2)
- Letter of Intent
- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Site Plan

LETTER of AUTHORIZATION

1109 N. Patterson

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 1109 North Patterson Street 0118A - 336  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Justin Moore to act as agent on my/our behalf, in submitting an application requesting a Conditional Use Permit (CUP) for a Family Personal Care Home (up to 6 persons) on my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Jeff Hanson  
Signature(s) COO, IOP

Jeff Hanson  
PRINT name(s)

3/25/22  
Date

NOTARY PUBLIC

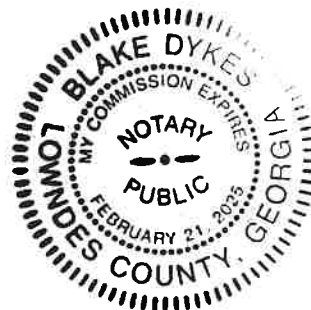
State of GA, County of Lowndes

Sworn to and subscribed to me on this 25<sup>th</sup> day of March 2022,

My commission expires 2-21-25.

[Signature]  
Notary Public

(seal)



LETTER of AUTHORIZATION

1111 N. Patterson

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 1111 North Patterson Street 0116C - 005  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Justin Moore to act as agent on my/our behalf, in submitting an application requesting a Conditional Use Permit (CUP) for a Group Personal Care Home (up to 8 persons) on my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Justin Moore Jett Hanson 3/25/22  
Signature(s) COO, IDP PRINT name(s) Date

NOTARY PUBLIC

State of GA, County of Lowndes

Sworn to and subscribed to me on this 25<sup>th</sup> day of March 2022,

My commission expires 2-21-25.

[Signature]  
Notary Public

(seal)



**Letter of Intent**  
Conditional Use Application  
*Dr. J.C Moore Senior Living, LLC*

**Project Team:** Dr. J.C. Moore, Rudolph Robinson, Dr. Cynthia Bell, Kimberly Paulk, Courtney Wilcox, Schawana Ruffin

**Existing Conditions:** *Dr. J.C Moore Senior Living* will offer 24/7 caregivers and is designed to inspire active aging and wellness with common areas for dining, activities, and leisure.

**Proposed Use:** To assist with meeting the rising need for assisted living for seniors in residential neighborhoods that offer a non institutional setting in a real Christ centered home environment. We are looking to expand *Dr. J.C Moore Senior Living* on the current properties to be home to 14 aging seniors. *(1109 North Patterson will house 6 seniors as a family personal care home, and 1111 North Patterson will house 8 seniors as a group personal care home)*

As of 2021, residents age 65 and older make up 14.3% of Lowndes county's population. The expansion will give each resident an opportunity to embrace their independence, and assist them in avoiding the isolation, and segregation that is often experienced when seniors are forced to live in institutions, nursing homes, and other larger senior living facilities.

By expanding *Dr. J.C Moore Senior Living* will become a home for 14 seniors, between the two properties, living as a family in a residential neighborhood under one roof, sharing common areas and resources. The residents living at *Dr. J.C Moore Senior Living* will require assistance with multiple daily living activities, such as cleaning, medication management, bathing, etc. The landscape at *Dr. J.C Moore Senior Living* will add to the general spirit of Valdosta with paved walking paths, and handicap accessible ramps.

**Hours of Operation:** *Dr. J.C Moore Senior Living* will require 24/7 services. There will be one manager, with a minimum of two awake staff on 24/7, one per house per shift, for a total of six staff minimum 24/7. One CNA per house with staggered shifts for backup purposes.

**Parking Stalls**

There will be paved parking, between the two properties with a paved wheelchair accessible parking stall.

# CU-2022-05 Zoning Location Map



Justin Moore  
CUP Request

1109 & 1111 North Patterson Street  
Tax Parcel #: 0116C-005, 0118A-336

Zoned: R-P

\*\* Map NOT to scale

Map Data Source: VALOR GIS May 2022





# CU-2022-05 Future Development Map



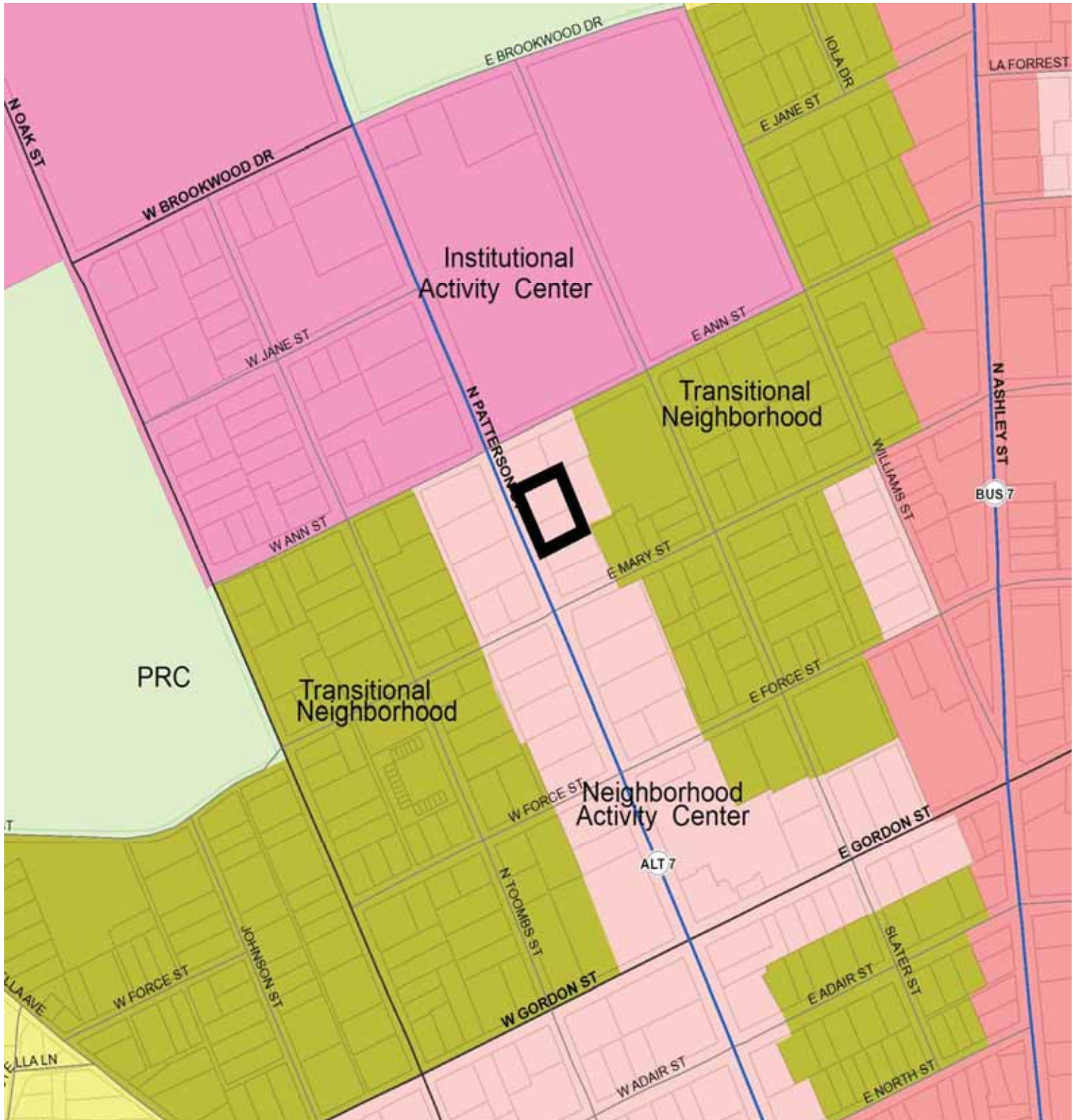
Justin Moore  
CUP Request

1109 & 1111 North Patterson Street  
Tax Parcel #: 0116C-005, 0118A-336

Character Area: NAC

\*\* Map NOT to scale

Map Data Source: VALOR GIS May 2022



# CU-2022-05 Aerial Location Map

**Justin Moore**  
**Conditional Use Request**

1109 & 1111 North Patterson Street  
Tax Parcel: 0116C-005 & 0118A-336

~2020 Aerial Imagery



\*\* Map NOT to scale

Map Data Source: VALOR GIS May 2022

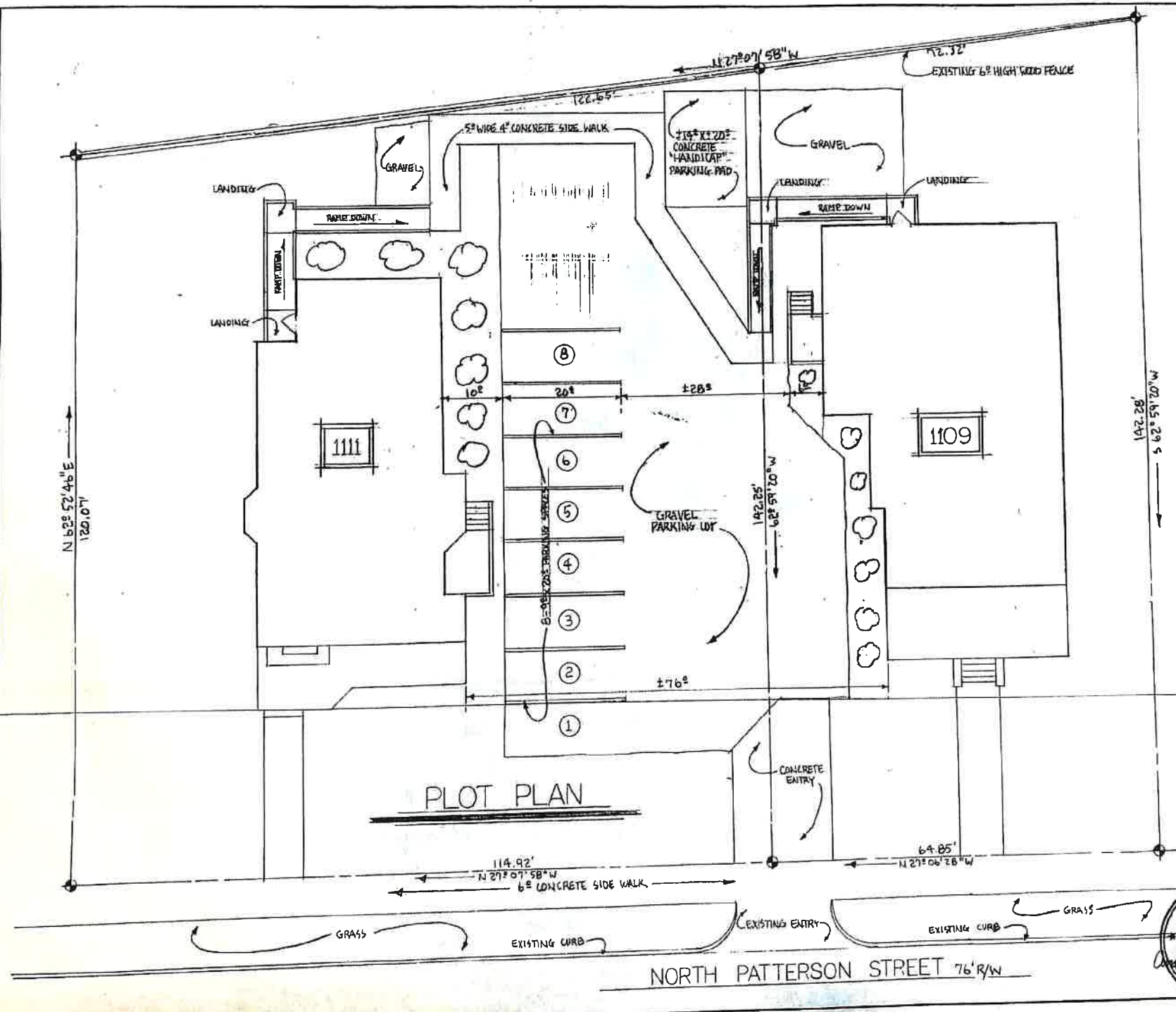


ANDY W. GANAS  
 ARCHITECT / AIA  
 311 NORTHWOODS DRIVE,  
 NORFOLK, VA 23513  
 TEL: 757-247-2329  
 FAX: 757-247-2328

ANDY W. GANAS DESIGNS  
**A.W.G.D.**

A NEW HOME  
 FOR

SCALE	1" = 10'
DRAWN BY	ANDY W. GANAS
CHECKED BY	ANDY W. GANAS
DATE	3-3-22
PROJECT	
DESCRIPTION	
OWNER	
DATE OF ISSUE	
DATE OF REVISION	
DATE OF CANCELLATION	
DATE OF EXPIRATION	
DATE OF RENEWAL	
DATE OF CANCELLATION	
DATE OF EXPIRATION	
DATE OF RENEWAL	



**PLOT PLAN**

NORTH PATTERSON STREET 76' R/W