



GLPC AGENDA ITEM # 9

MAY 23, 2022

Conditional Use Request by Fellowship of Christian Athletes (FCA)

File #: CU-2022-07

The Fellowship of Christian Athletes (FCA) is requesting a Conditional Use Permit (CUP) for a religious Fraternal Organization in a Single-Family Residential (R-15) zoning district. The subject property consists of approximately 1.10 acres and is located at 2110 Jerry Jones Drive. This is along the west side of the road about 350 feet north of West Park Avenue. The property contains an existing single-family residence (2,496-sf) which was previously used as a rental house. It also contains a large circular driveway in the front yard and small parking area (both paved) on the south side of the building. The applicant is proposing only minor interior renovations and to utilize the existing structure as administrative offices for their organization, as well as occasional meeting space for FCA students and staff/volunteers. The facility will be non-residential and will only be utilized during daytime and early evening hours. Other than perimeter fencing and landscaping, no exterior changes to the site are being proposed.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan.

The LDR requires Fraternal Organizations to be located in proximity to the VSU main campus on properties designated by an official map. The subject property is not featured on this map, and the applicant requested and received a Variance to this requirement from the Zoning Board of Appeals (ZBOA) on 5-3-2022 (file # APP-2022-07). In addition to single-family residential uses, zoning districts such as R-15 do allow the possibility of certain other uses (such as a church, home business, family daycare, personal care home, etc...) if the details of the proposal are found to be compatible with the surrounding land use patterns. In such instances, there are very often several "conditions of approval" imposed which ensure the proposed use remains as such.

In spite of the relatively high traffic counts along Jerry Jones Drive, the subject property is completely surrounded by a very large and stable residential area which has been maintained for more than 50 years. The introduction of any non-residential uses into this area should be weighed and considered very carefully, and the perception of any non-residential encroachment along Jerry Jones should be avoided. In this particular case, the subject property is larger than most other adjacent properties and has driveway access only onto Jerry Jones. The property's existing building (if unchanged) will continue to match the massing and residential appearance of the surrounding area. Therefore with proper conditions of approval, a modest non-residential use might go unnoticed here, as long as it does not overload the property with too many people or vehicles. It could very well be considered compatible here as long as it avoids the negative perception of encroachment. It is paramount that the overall residential character of the property and this neighborhood be maintained.

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 8 conditions:

- (1) Approval shall be granted in the name of Fellowship of Christian Athletes (FCA) only, to utilize the existing building and adjacent grounds for administrative office and meeting space, as well as passive or light recreation. The existing building shall maintain its residential character, and there shall be no building expansions or new accessory buildings installed.
- (2) All parking shall be off-street, and located on existing pavement only - with no pavement expansions. There shall be no vehicular or pedestrian access to/from Thomwall Street.
- (3) All Install perimeter landscaping along with a minimum 6' tall solid opaque privacy fence along the entire western boundary, as well as at least the westerly halves of both north/south side yards. (fencing/plantings along the front halves is optional) The density of existing and new vegetation along these boundaries shall at least be comparable to that of a 20' wide buffer yard in accordance with LDR requirements. This landscaping and fencing design shall be approved in advance by the City Arborist.

- (4) There shall be no permanent signage on the property's exterior other than non-illuminated wall signage that does not exceed a cumulative total of 32 square feet and one incidental freestanding yard sign not to exceed 3 feet in height and 3 square feet in area. There shall be no banners or other forms of temporary signage allowed..
- (5) Daily hours of operation shall be limited to within the timeframe of 6:00am to 8:30pm..
- (6) All outdoor lighting shall be residential in scale and shielded from all adjacent properties..
- (7) There shall be no outdoor speakers or other amplified/mechanical outdoor sound systems..
- (8) Conditional Use approval shall expire after 2 years from the date of approval if no Certificate of Occupancy has been approved for the facility by that date..

Planning Analysis & Property Information

| | | | |
|---------------------------------------|--|--|------------------------------------|
| Applicant: | Fellowship of Christian Athletes (FCA) | | |
| Owner: | Russell H. Goddard | | |
| Request: | Conditional Use Permit for a religious Fraternal Organization in R-15 zoning | | |
| Property General Information | | | |
| Size & Location: | One parcel of land consisting of 1.10 acres located along the west side of Jerry Jones Drive, about 350 feet north of West Park Avenue. | | |
| Street Address: | 2110 Jerry Jones Drive | | |
| Tax Parcel ID: | Map 0082B Parcel 151 | City Council District: | 6 <i>Councilman Gibbs</i> |
| Zoning & Land Use Patterns | | | |
| | | Zoning | Land Use |
| Subject Property: | Existing: | R-15 | Single-family residence (rental) |
| | Proposed: | R-15 | Fraternal Organization (religious) |
| Adjacent Property: | North: | R-15 | Single-family neighborhood |
| | South: | R-15 | Single-family neighborhood |
| | East: | R-15 | Single-family neighborhood |
| | West: | R-15 | Single-family neighborhood |
| Zoning & Land Use History: | This parcel has been developed as a single-family residence and zoned for such use for more than 50 years (residence built in 1963) | | |
| Neighborhood Characteristics | | | |
| Historic Resources: | There are no officially designated historic resources on or near the subject property. However, the entire surrounding neighborhood is more than 50 years old. | | |
| Natural Resources: | Vegetation: | Urban forest (pines) | |
| | 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 Jerry Jones Drive | | |
| Transportation: | Jerry Jones Drive (Minor Arterial) | | |
| Fire Protection: | Fire Station # 5 (Gornto Road) = approximately 0.50 miles to the north The nearest fire hydrant is in front of the property along Jerry Jones Drive | | |

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures..

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer 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:

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:

| | |
|---|---|
| (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. | |
| <i>Applicant:</i> | Yes, the proposed use will continue to be residential in character. |
| <i>Staff:</i> | Yes. |
| (2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots. | |
| <i>Applicant:</i> | Yes, the proposed use will continue to be residential in character |
| <i>Staff:</i> | The existing building (unchanged) continues to match the massing and residential appearance of the surrounding properties. With property conditions, the magnitude of the proposed use can maintain this same level of compatibility as long as it does not overload the property with too many people. |
| (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. | |
| <i>Applicant:</i> | Yes, the ingress/egress is adequate and there are public streets providing access to the subject property |
| <i>Staff:</i> | Yes, existing ingress and egress to the property is adequate. |
| (4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use. | |
| <i>Applicant:</i> | The proposed use will not impact the existing facilities and services, which are adequate to support the proposed use |
| <i>Staff:</i> | Yes. All public facilities are adequate are adequate to support the proposed change in use |
| (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> | The proposed use will not create adverse impacts on any adjacent or nearby properties. |
| <i>Staff:</i> | No significant adverse impact – with the right conditions of approval. |

| | |
|--|---|
| (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. | |
| Applicant: | The proposed use will not create adverse impacts on any adjacent or nearby properties by reason of use or hours of operation. |
| Staff: | No significant adverse impact – with the right conditions of approval. |
| (7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..). | |
| Applicant: | The proposed use will not create adverse impact on any environmental sensitive areas or natural resources. |
| Staff: | No impact. |

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

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: | * No comments received > |
| Landscape: | No comments | Public Works: | No comments. |
| Police: | < No comments received > | | |

Attachments:

- Letter of Authorization
- Letter of Intent
- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Survey / Site Plan
- Floor Plan
- Petition of Support

LETTER OF AUTHORIZATION

To: Zoning Board of Appeals (ZBOA)

Regarding property located at:

2110 Jerry Jones Drive Valdosta GA Map/Parcel # 0082B 151

I/We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize **Bobby Willis with Fellowship of Christian Athletes** to act as agent on my/our behalf, in submitting a **Conditional Use Permit** for my/our property to allow **Ministry** and to represent me/us in all discussions and other matters with this application,

Russell H. Goddard Russell H. Goddard 3-22-22

Signature(s)

PRINT Name(s)

Date

Address 812 Tanglewood Dr. Phone # 912-297-8249
2110 Jerry Jones Dr.
Valdosta, GA 31602

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 22nd day of March 2022

My commission expires Oct. 28, 2025.

Leah B. Harrison

(seal)

Notary Public





March 23, 2022

To Whom It May Concern,

We are the Fellowship of Christian Athletes and would like to tell you a little about who we are, what we do and why we are interested in moving our office to 2110 Jerry Jones Drive.

FCA's mission is to lead every coach and athlete into a growing relationship with Jesus Christ and His Church. We cater to middle school, high school and college age students. Most of our involvement with students and coaches is done on school campuses. Special events are usually held at local area churches. We need a place to hold small group (6-8 people) bible studies a couple of times a week.

Our local staff consist of Bobby Willis as Area Director, Donna Jones as Administrative Assistant and Dave Madison has just come on board with us as Area Representative. Now having three full time staff we are out of room at our current office and need somewhere larger. We also host 10 meetings a year for our FCA Board with an average attendance of 12 people.

We love the residential feel and look of the home on Jerry Jones. The parking is perfect using the existing driveway and parking pad. We do not plan to add/change the exterior of the home or parking. We will put up a wooden privacy fence in the backyard and improve on the front yard landscaping. We want to add beauty and value to the neighborhood.

Thank you for your time and consideration in this matter.


Bobby Willis


Donna Jones

CU-2022-07 Zoning Location Map



Fellowship of Christian Athletes (FCA)
Conditional Use Request

2110 Jerry Jones Drive
Tax Parcel #: 0082B-151

Zoned: R-15

** Map NOT to scale

Map Data Source: VALOR GIS May 2022



CU-2022-07 Future Development Map



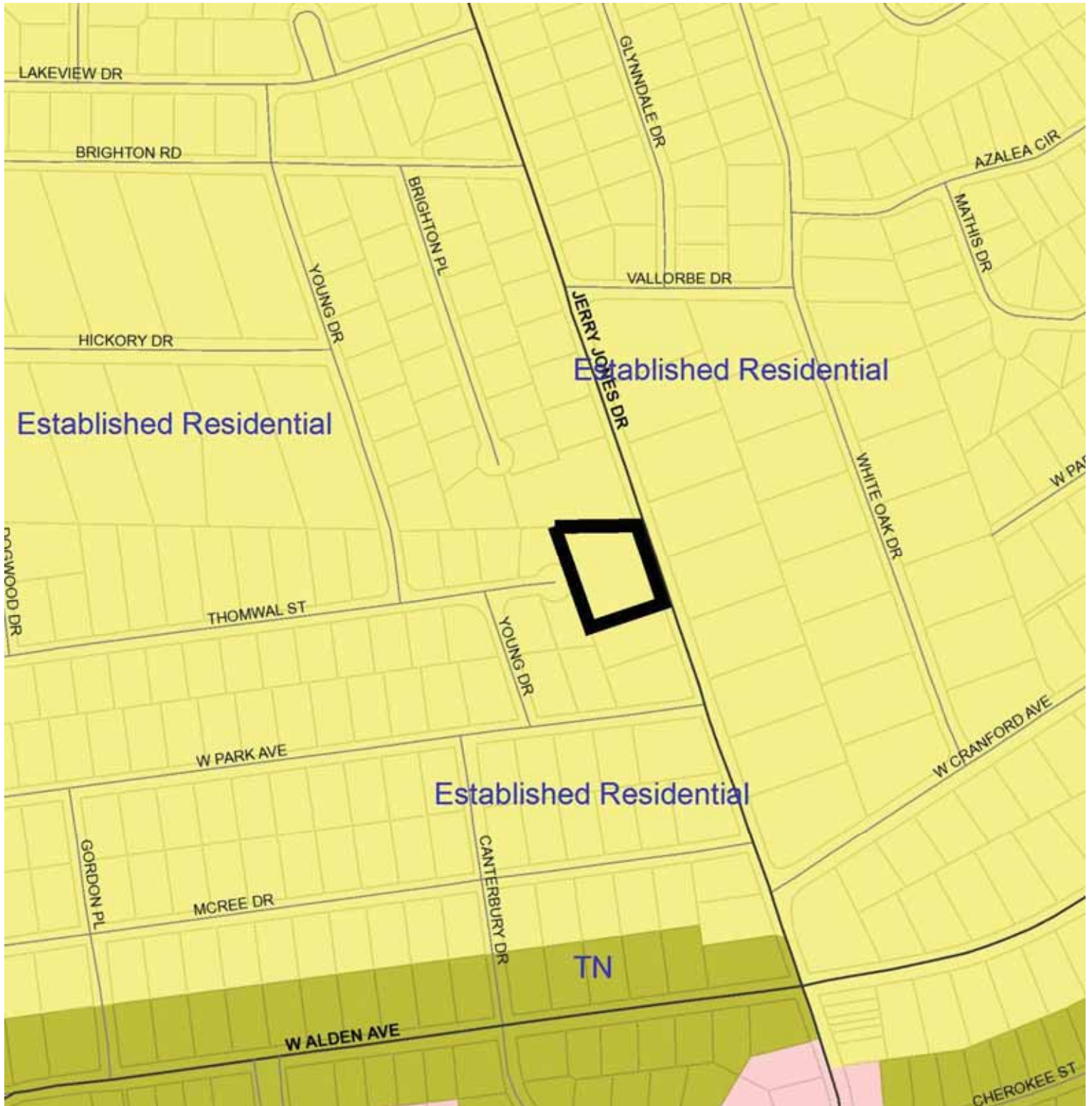
Fellowship of Christian Athletes (FCA)
Conditional Use Request

2110 Jerry Jones Drive
Tax Parcel #: 0082B-151

Zoned: R-15

** Map NOT to scale

Map Data Source: VALOR GIS May 2022



CU-2022-07

Aerial Location Map



**Fellowship of Christian Athletes (FCA)
Conditional Use Request**

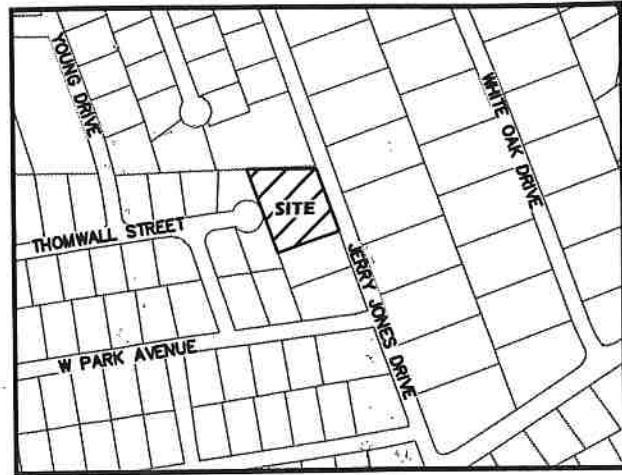
2110 Jerry Jones Drive
Tax Parcel #: 0082B-151

~2020 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS May 2022





LOCATION MAP

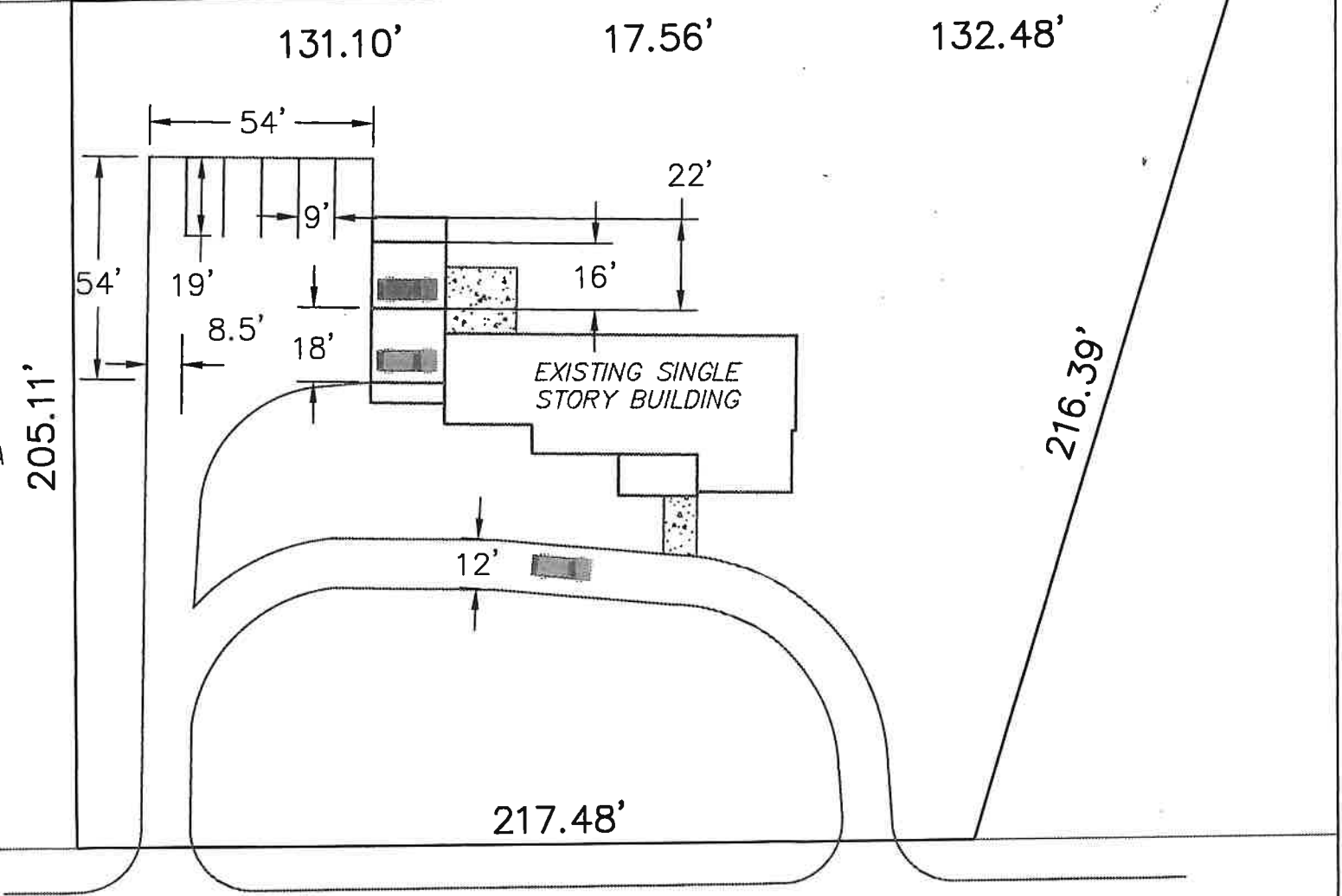
N.T.S.

N/F PROPERTY OF
GREYTEAM LLC
MAP 0082B PARCEL 157

SITE DATA

- APPLICANT: FELLOWSHIP OF CHRISTIAN ATHLETES
- MAP 0082B PARCEL 151
- TOTAL ACRES: ±1.10 AC

N/F PROPERTY OF GEORGIA
O. WARD & ROSALIND
MAP 0082B PARCEL 152

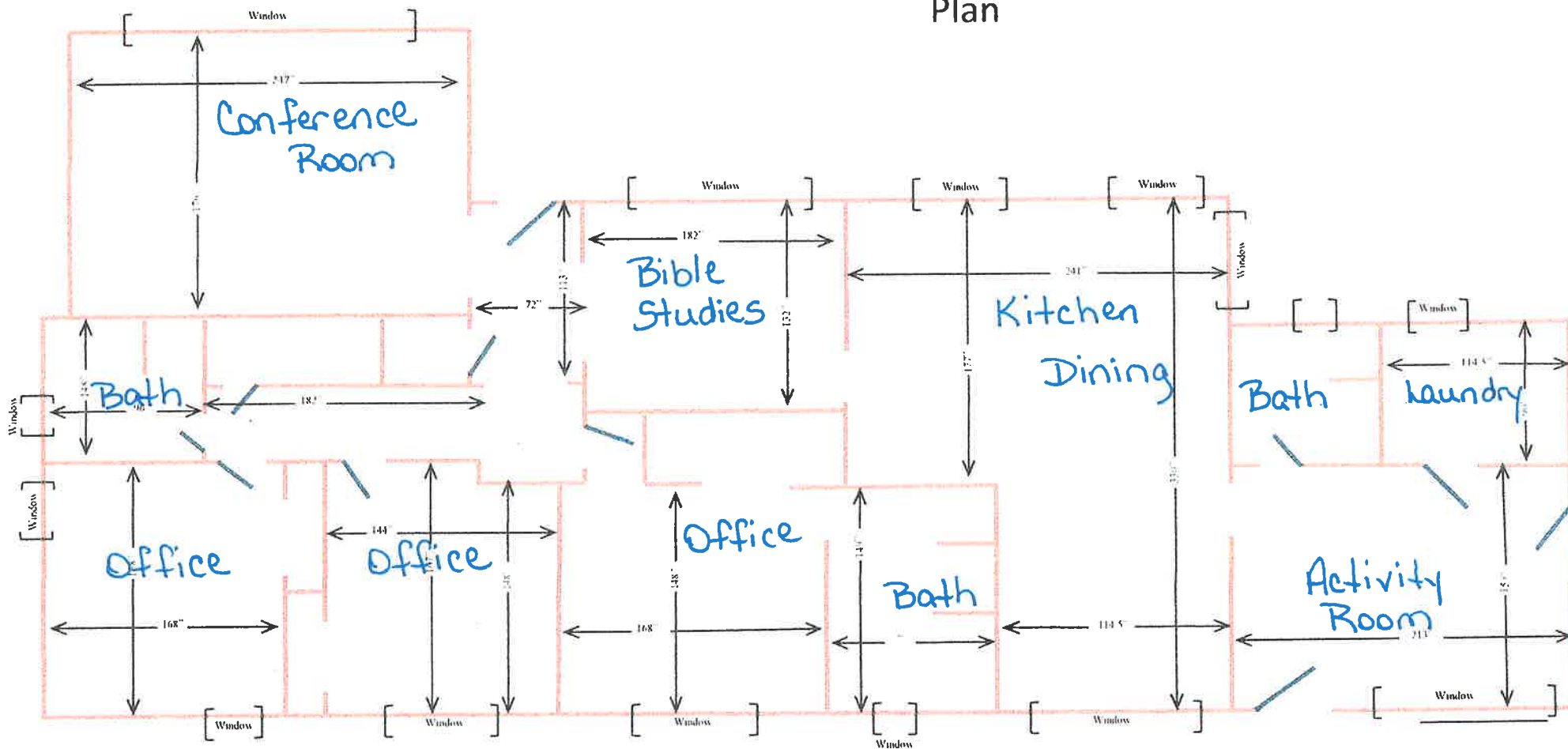


JERRY JONES DRIVE

2110 JERRY JONES DRIVE

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Final Layout: 2110 Jerry Jones Floor Plan



We, the undersigned, being residents and/or of property owners contiguous to or in the mediate area of 2110 Jerry Jones Drive, hereby support the Southeast Georgia Fellowship of Christian Athletes' ("FCA") purchase, use and occupancy of 2110 Jerry Jones Drive and request the City of Valdosta to take whatever action is necessary to allow FCA under the City zoning ordinances to purchase, use and occupancy of 2110 Jerry Jones Drive:

| <u>Name</u> | <u>Address</u> | <u>Telephone Number</u> |
|-----------------------------------|-----------------------------|-------------------------|
| <u>Frank Blair</u> | <u>2111 Jerry Jones Dr.</u> | <u>229-539-5846</u> |
| <u>Caleb Barnes</u> | <u>1103 THOMWELL ST</u> | <u>229-251-2272</u> |
| <u>Shantel Watson</u> | <u>1104 Thomwell St.</u> | <u>229-469-7628</u> |
| <u>Kate Kayser</u> | <u>2114 Jerry Jones Dr</u> | <u>229-630-1935</u> |
| <u>Douglas Hendrix</u> | <u>2113 Jerry Jones Dr</u> | <u>229-244-2798</u> |
| <u>George & Rosalind Ward</u> | <u>2108 Jerry Jones Dr.</u> | <u>(229)834-5192</u> |
| <u>Susan McCall Frankel</u> | <u>2112 Jerry Jones Dr</u> | <u>770-714-2903</u> |
| <u>[Signature]</u> | <u>2109 Jerry Jones Dr</u> | <u>229-630-3773</u> |
| <u>_____</u> | <u>_____</u> | <u>_____</u> |
| <u>_____</u> | <u>_____</u> | <u>_____</u> |