



GLPC AGENDA ITEM # 6

SEPTEMBER 26, 2022

Conditional Use Request by TEACH Ministries File #: CU-2022-08

TEACH Outreach Ministries (TEACH Inc.) is requesting a Conditional Use Permit (CUP) for a Transitional Housing facility in an Office Professional (O-P) zoning district. The subject property consists of 0.24 acres located at 606 South Lee Street, which is at the SW corner of South Lee Street and McDougal Street. The property contains a 2-story historic former residence (2,618-sf) which was converted by the applicant in 2004 as a ministerial community outreach center. The applicant is now proposing to convert up to 6 of the building's 7 bedrooms to serve as temporary housing for homeless mothers who have young children. The building can house up to 18 individuals – depending on the size of the family units – for periods of up to 12 months. The applicant is not proposing any changes to the building nor the existing site.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the "Southside" National Register Historic District.

Transitional Housing facilities are broadly defined as "*a building or buildings in which is provided long-term but not permanent living accommodations for one or more persons who have no permanent residence and are in need of long-term housing assistance, and in which may also be provided meals and social services including counseling and substance abuse recovery assistance*" Because they are defined so broadly and whether or not such facilities are the primary use -- or an accessory use -- of a given property, they each require a CUP in the zoning district where they are allowed. This allows each proposed facility to be reviewed and approved individually, based on its magnitude and scope of services, location among its surroundings, etc... "Teaching Educating Advancing Christian Health" (TEACH) Inc. has been successfully operating this existing facility as well as the refuge center across the street for many years. Staff is not aware of any complaints or concerns raised by its neighbors. The applicant's Letter of Intent (enclosed herein) more fully explains their history as well as their detailed plans and purposes for this new added use of the existing facility. Given the applicant's positive track record, the limited size and residential character of the existing building, staff is supportive of the proposed use with appropriate conditions that maintain this character and control of the facility with the applicant.

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 in the name of the applicant only, for a Transitional Housing facility as defined by the LDR, but is not a halfway house nor an open shelter for substance abusers. Maximum occupancy of the facility shall be determined by the Fire Marshal.
- (2) The existing building and the residential character of the property shall be maintained, with no major building expansions.
- (3) All parking for the facility shall be off-street and continue to be "paving optional" at the discretion of the City Engineer.
- (4) Conditional Use approval shall expire after 1 year from the date of approval if no updated Certificate of Occupancy has been approved for the facility by that date..

Planning Analysis & Property Information

Applicant/Owner:	TEACH Outreach Ministries (TEACH Inc.)		
Request:	Conditional Use Permit for a Transitional Housing facility in O-P zoning		
Property General Information			
Size & Location:	One parcel of land consisting of 0.24 acres located at the SW corner of South Lee Street and McDougal Street.		
Street Address:	606 South Lee Street		
Tax Parcel ID:	Map 0120D Parcel 421	City Council District:	2 Councilwoman Tooley
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	O-P	Community outreach center (religious)
	Proposed:	O-P	same – but with added Transitional Housing
Adjacent Property:	North:	R-6	Vacant land, residential neighborhood
	South:	R-6	Single-family neighborhood
	East:	PMD	Daughters of Zion Refuge Center (TEACH Inc.)
	West:	R-6	Single-family neighborhood, church
Zoning & Land Use History:	This parcel was rezoned from R-6 to O-P in 1997 for the specific purpose of becoming an outreach community center. TEACH acquired the property in 2002 and began operating their facility in 2004.		
Neighborhood Characteristics			
Historic Resources:	This property is the historic “Hudson House” which was built in 1906. It is part of the City’s “Southside” National Register Historic District.		
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 South Lee Street		
Transportation:	South Lee Street – (local street), McDougal Street – (local street)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 0.8 miles to the NW The nearest fire hydrant is across the street from the property along S Lee Street		

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 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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:

(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:	No. The existing site has an unpaved parking area which does not comply with standard development requirements. However, the existing facility has always operated this way and with it being an "infrequent use" facility under the terms of the LDR, it is allowed to continue this way at the discretion of the City Engineer.
(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 existing historic residential building will continue to blend in with the surrounding neighborhood.
(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, the ingress and egress to the property are adequate. All entry ways and exits are easily accessible. Yes, the public street providing access to the site is adequate to safely handle the traffic that may be generated by the proposed use.
Staff:	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.	
Applicant:	The impact of the proposed facility on public facilities and services will not be negatively impacted. The current facilities and services are adequate to meet proposed usage.
Staff:	Yes. All public facilities are adequate and the demand for these will remain the same
(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.	
Applicant:	No.
Staff:	No adverse impact.
(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:	No..
Staff:	No adverse impact.
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
Applicant:	No..
Staff:	No impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

LDR Section 106-1 Definitions

TRANSITIONAL HOUSING FACILITY: A building or buildings in which is provided long-term but not permanent living accommodations for one or more persons who have no permanent residence and are in need of long-term housing assistance, and in which may also be provided meals and social services including counseling and substance abuse recovery assistance.

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: < No comments received >

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:

Zoning Location Map
 Future Development Map
 Aerial Location Map
 Aerial Site Sketch
 Letter of Intent
 Rendering

CU-2022-08 Zoning Location Map



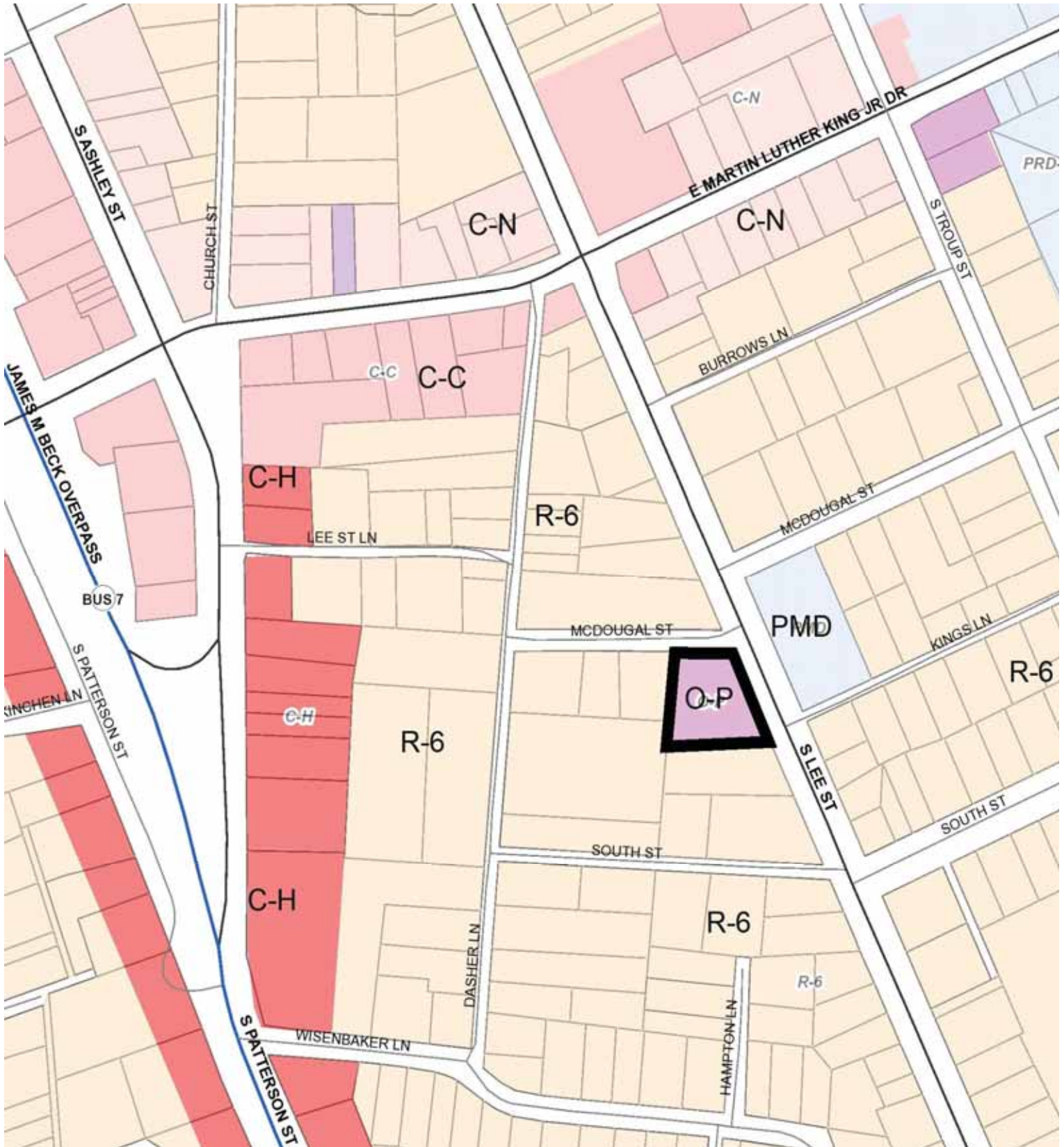
TEACH Ministries (TEACH Inc.)
CUP Request

606 South Lee Street
Tax Parcel #: 0120D-421

Current Zoning = O-P:
:

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



CU-2022-08

Future Development Map



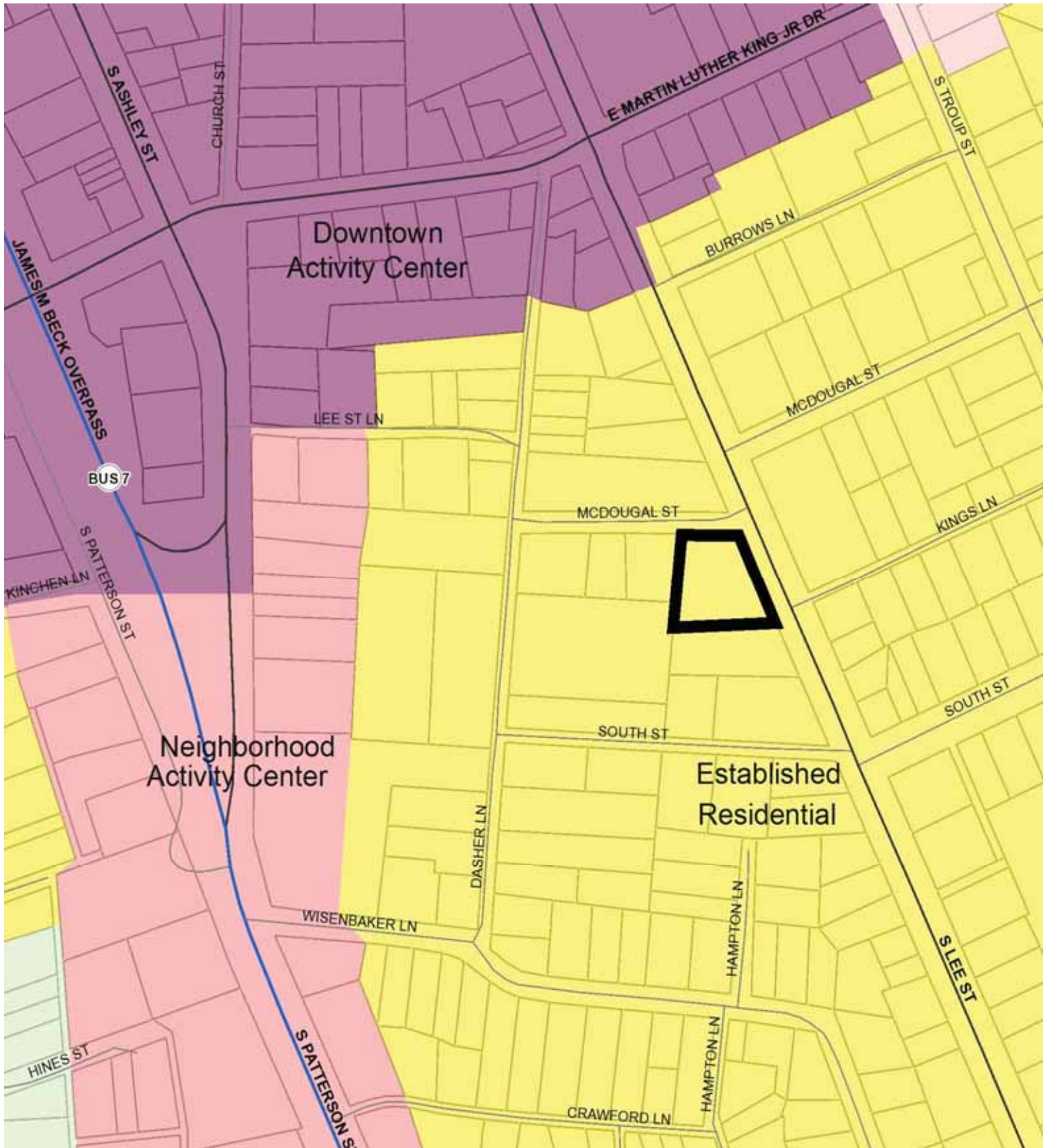
TEACH Ministries (TEACH Inc.)
CUP Request

606 South Lee Street
Tax Parcel #: 0120D-421

Character Area:
"Established Residential":

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



CU-2022-08 Aerial Location Map



TEACH Ministries (TEACH Inc.)
CUP Request

606 South Lee Street
Tax Parcel #: 0120D-421

~ 2020 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



CU-2022-08 Aerial Site Sketch



TEACH Ministries (TEACH Inc.)
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606 South Lee Street
Tax Parcel #: 0120D – 421

~ 2007 Aerial Imagery:

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



Teaching, Educating, Advancing Christian Health (TEACH), Inc.

606 South Lee Street, Valdosta, GA 31601

August 17, 2022

To Whom It May Concern,

My name is Elsie C. Napier, I am the Pastor of TEACH Outreach Ministries/TEACH INC. located at 601 and 606 South Lee Street, Valdosta, GA. Please consider this letter as our brief introduction to the TEACH Transitional Home for the homeless. We are requesting a Conditional Permit for our property located at 606 South Lee Street. We are currently zoned Office/Professional and since 2004 have been serving the community at this location by providing weekly meals on wheels services to the elderly and sick (averaging 45-50 meal deliveries per week), in-house meals too over 30 people per week, clothes closet, food box ministry, computer classes, educational classes, and a weekly community bible study.

However, in late 2020 when COVID was at its worse many of our outreach services had to be cut back. Currently we provide no in-house services at this location. Nevertheless, in 2021 we began dialogue with the Valdosta City Schools' Homeless Caseworkers and learned there were over 300 homeless children living in hotels with a parent (sometimes up to 6 people sharing one room). We immediately began planning and working in collaboration with VCS on how we may become a positive impact in the lives of these homeless families.

Thereby TEACH Transitional Home was birth. The 606 South Lee Street property is a beautiful 2 story Antebellum style home built in 1906 by its original owner Mr. Thomas Hudson. We have converted 6 of its 7 spacious bedrooms to serve as a temporary home for these homeless families. The home will house up to 18 individuals (depending on the size of the family) for a period up to 12 months.

We ask that you please support our efforts by granting our request for the Conditional Permit needed to move forward. For any questions, please feel free to contact me at 229-561-2245. Thank you.

Respectfully Submitted,



Dr. Elsie C. Napier, Pastor

Deacon Eddie Ballard, Board Chairman

Sister Joan Allen, CFO

#CU-2022-08

TEACH TRANSITIONAL HOME
606 South Lee Street



DRIVE WAY + PARKING



DRIVE WAY + PARKING