



## GLPC AGENDA ITEM # 8

NOVEMBER 28, 2022

### Conditional Use Request by Blue Wright Holdings File #: CU-2022-10

Blue Wright Holdings Opportunity Zone Fund LLC, represented by Whitney Kimbrough, is requesting a Conditional Use Permit (CUP) for a Personal Care Home in a Residential Professional (R-P) zoning district. The subject property consists of 0.16 acres located at 1004 Slater Street, which is along the west side of the street about half way between East Mary Street and East Force Street. The property is currently developed as an unoccupied professional office (1,596-sf) (converted from a former residence) with a paved parking lot of 6-7 spaces in the rear yard. The applicant is proposing to convert the building for use as a licensed Personal Care Home for up to 6 adults who are senior citizens and/or persons with disabilities. The applicant is not proposing any changes to the site or the exterior of the existing building.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District. Any exterior changes to the building or site will require COA approval from the Historic Preservation Commission.

\*\* Please note that 15 months ago the applicant requested and received the same CUP approval for a Personal Care Home on the adjacent property to the north at 1006 Slater Street (file # CU-2021-04). Please also note that LDR Section 218-13(BBB)(4) allows no more than one Personal Care Home to be located on the same City block. In order to make this second CUP request eligible, the applicant requested a Variance to this LDR Section, and the ZBOA granted the Variance request on 10-4-2022 (file # APP-2022-12). Copies of both of these approval certificates are attached. Although each request must stand on its own merits, staff is supportive of this request for all the same reasons as the previous request in 2021.

The subject property is located within a former residential area that mostly transitioned many years ago to one that is dominated by professional offices. The small historic buildings (former houses) still remain and preserve the unique residential character of the area. The front yards are very small. All parking is off-street and located in the rear yards only, with interconnecting parking lots among the properties. The subject property is eligible for consideration as its own Personal Care Home with up to 6 residents. This property is an ideal location for such a use in that it still maintains a residential character even though the surrounding land use pattern is already dominated by non-residential. Even as an institutional use, a Personal Care Home of this size is less intensive than most professional offices that could otherwise locate here under R-P zoning. Staff is therefore supportive of this request with all the same conditions as approved for the previous request on the neighboring property.

**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 a State-licensed and fully compliant Personal Care Home with up to 6 residents at the facility. No other uses allowed in R-P zoning shall be allowed on the property that are in addition to the Personal Care Home.
- (2) All parking associated with the facility shall be located on-site and in the rear yard only.
- (3) 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).
- (4) Conditional Use approval shall expire after 2 years from the date of approval if no city Business License has been approved for the facility by that date.

## Planning Analysis & Property Information

<b>Applicant/Owner:</b>	Blue Wright Holdings Opportunity Zone LLC		
<b>Request:</b>	Conditional Use Permit for a Family Personal Care Home in an R-P zoning district		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel consisting of 0.16 acres located along the west side of Slater Street, about half way between East Mary Street and East Force Street.		
<b>Street Address:</b>	1004 Slater Street		
<b>Tax Parcel ID:</b>	Map 0118A Parcel 318	<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	Vacant professional office
	Proposed:	R-P	Family Personal Care Home
<b>Adjacent Property:</b>	North:	R-P	Family Personal Care Home
	South:	R-P	Professional office
	East:	R-P	Single-family residence
	West:	R-P	parking lot – for offices
<b>Zoning &amp; Land Use History:</b>	This parcel has been zoned R-P and developed as a professional office for more than 20 years.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	The property is located within the local Historic District, and is immediately east of the North Patterson National Register Historic District. The subject property is a “contributing resource” to the local Historic District. There are numerous other historic resources in the surrounding area.		
<b>Natural Resources:</b>	Vegetation:	None	
	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 Slater Street.		
<b>Transportation:</b>	Slater Street (local street)		
<b>Fire Protection:</b>	Fire Station # 1 (W Savannah Avenue) = approximately 1.30 miles to the south. Nearest fire hydrants are along Slater Street at the intersections with Mary and Force Streets.		

## 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 & Policies:**

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

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

### 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 proposed use and existing site plan are compliant with the 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, this is consistent with surrounding uses.
<b>Staff:</b>	Yes, the proposed use within the existing structure is compatible.
<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>	The proposed use will not have a major impact on these items. The structure will operate as a residence for seniors..
<b>Staff:</b>	Yes. All public facilities are adequate to support the proposed use.
<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>	

<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse 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>	
<i>Applicant:</i>	No.
<i>Staff:</i>	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>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No impact.

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

**Section 218-13 Supplemental Use Standards**

(BBB) Personal Care Homes; 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.

**\*\* Allowable permanent signage for this property – as allowed by both LDR Chapter 230 & LDR Appendix G**

Freestanding sign: One (1) monument sign, up to 8’ tall and 24 square feet.  
 Wall sign: May not exceed 19 square feet (cumulative)

**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

**Engineering:** No comments or concerns

**Fire:** < No comments received >

**Landscape:** Must comply with LDR Chapter 328

**Public Works:** < No comments received >

**Utilities:** < No comments received >

**Attachments:**

Zoning Location Map  
 Future Development Map  
 Aerial Location Map

Variance Certificate (APP-2022-12)  
 CUP Certificate (CU-2021-04)  
 Letter of Intent

Conceptual Site Plan

# CU-2022-10 Zoning Location Map



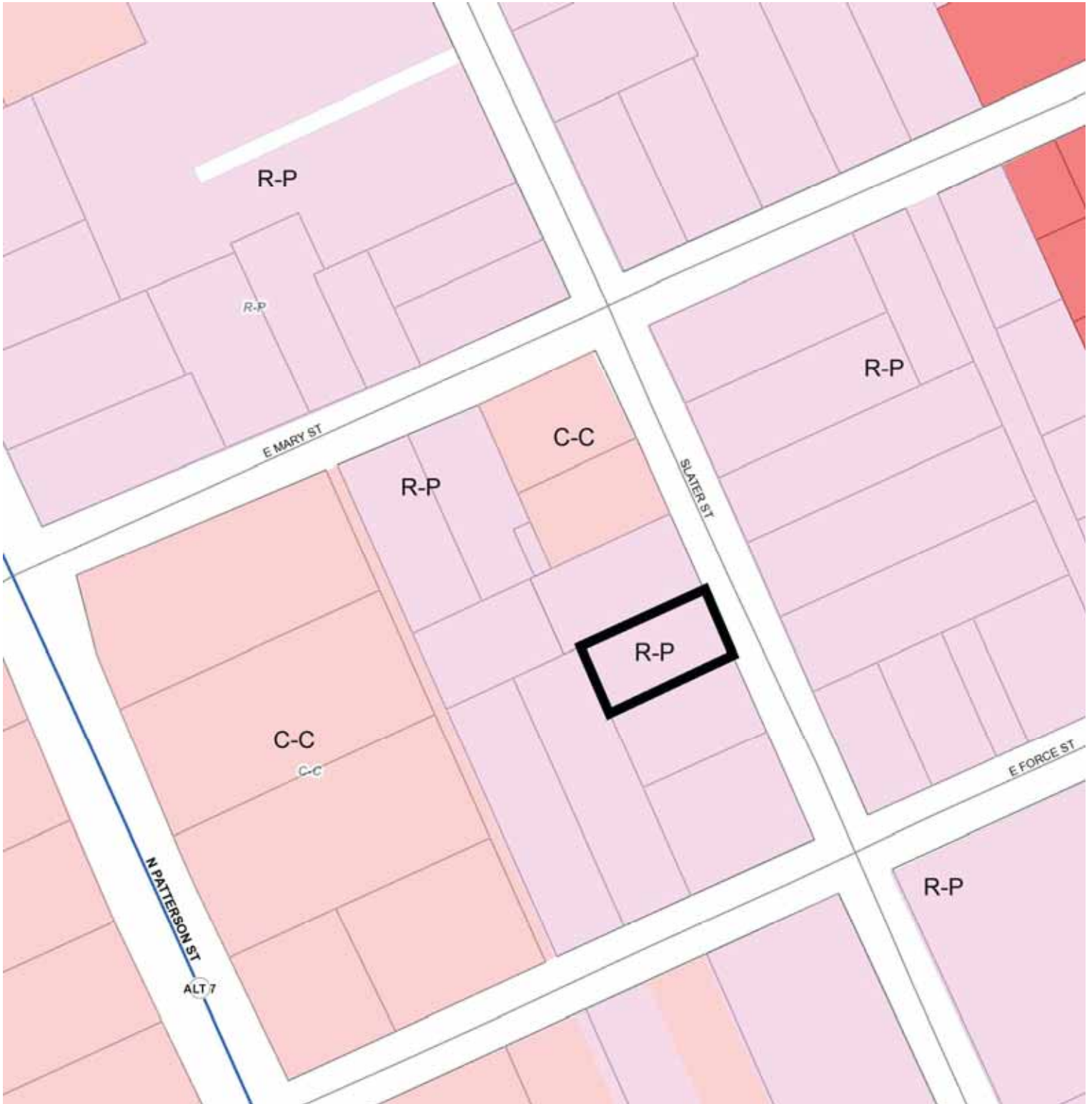
Blue Wright Holdings  
CUP Request

1004 Slater Street  
Tax Parcel #: 0118A – 318

Current Zoning: R-P

\*\* Map NOT to scale

Map Data Source: VALOR GIS November 2022



# CU-2022-10 Future Development Map



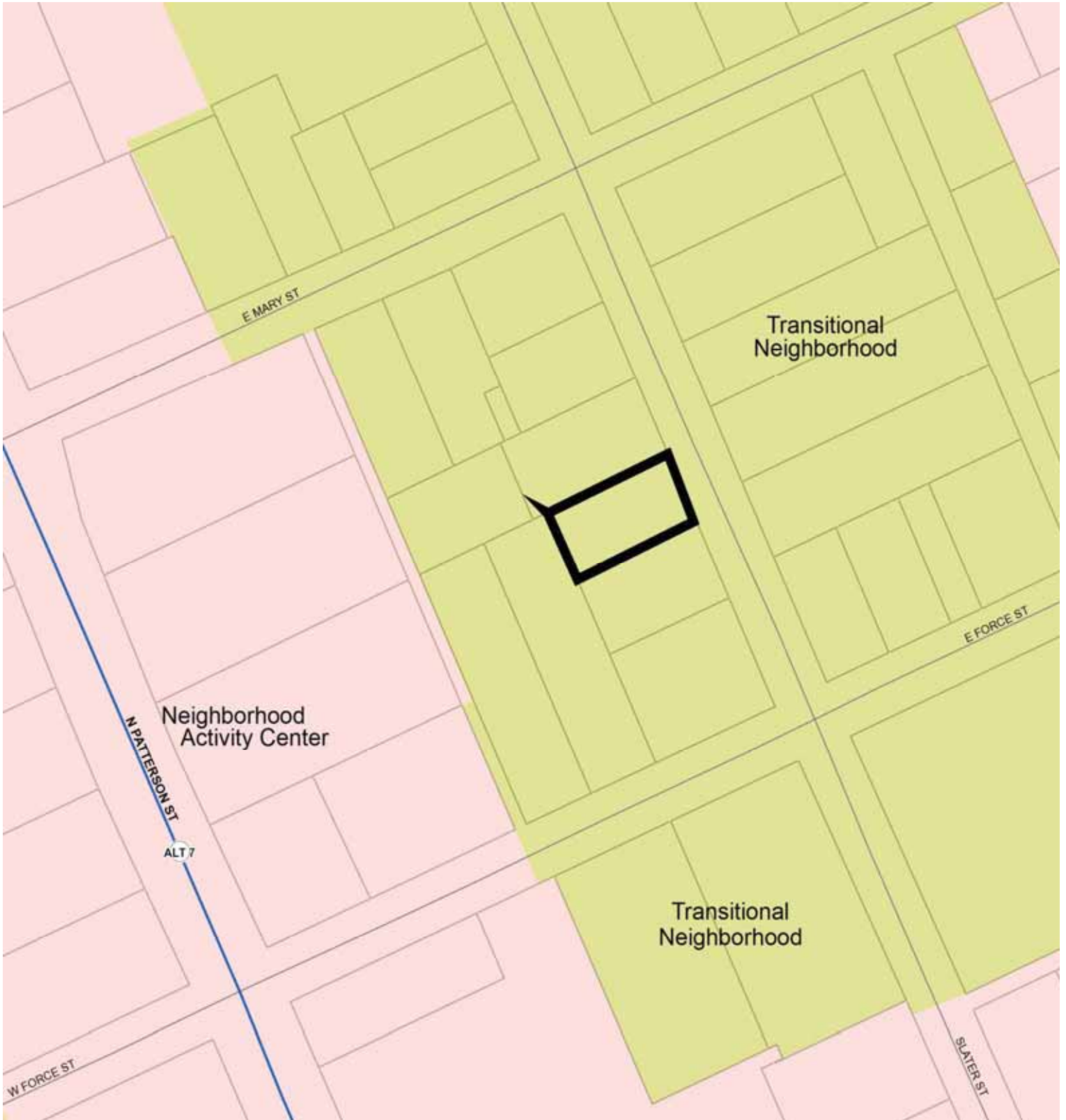
Blue Wright Holdings  
CUP Request

1004 Slater Street  
Tax Parcel #: 0118A – 318

Character Area::  
"Transitional Neighborhood"

\*\* Map NOT to scale

Map Data Source: VALOR GIS November 2022







## CERTIFICATE OF VARIANCE DECISION

CITY OF VALDOSTA, GEORGIA

Variance Request		
Applicant: <b>Blue-Wright Holdings</b>		File #: <b>APP-2022-12</b>
Tax Map #: <b>0118A</b>	Parcel #: <b>318</b>	Property Size: <b>0.16</b>
<u>Location:</u> <b>1004 Slater Street, Valdosta GA 31601</b>		
Zoning Classification: <b>Residential Professional (R-P)</b>		
Date of Zoning Board of Appeals (ZBOA) Decision: <b>October 4, 2022</b>		
<p>The applicant requested a Variance from LDR Section 218-13 (BBB) (4) as it pertains to Personal Care Homes.</p> <p>ZBOA found the Variance request consistent with the "Variance Review Criteria" and <b>APPROVED</b> the requested variance (6-0 vote).</p>		

The summaries of conditions on this certificate are for general information only and may not be relied upon exclusively. Except for any other approved Variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

This certificate reflects the status of the property as of October 4, 2022.

  
\_\_\_\_\_  
PLANNING & ZONING ADMINISTRATOR

10/4/2022  
\_\_\_\_\_  
DATE





## CERTIFICATE OF LAND USE DECISION

### CITY OF VALDOSTA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

**Tax Map Number: 0118A**

**Parcel Number: 316**

**Property Size and Location: 0.20 acres at 1006 Slater Street**

#### CONDITIONAL USE PERMIT

Applicant: **Blue Wright Holdings Opportunity Zone LLC**

File #: **CU-2021-04**

Requested Conditional Use Permit: Family Personal Care Home in R-P zoning

Date of Final Public Hearing: **September 9, 2021**

Valdosta Mayor/ Council approved the Conditional Use Permit (CUP) for a Family Personal Care Home in R-P zoning, subject to the following 4 conditions (7-0 vote):

- (1) Approval shall be granted for a State-licensed and fully compliant Personal Care Home with up to 6 residents at the facility. No other uses allowed in R-P zoning shall be allowed on the property that are in addition to the Personal Care Home.
- (2) All parking associated with the facility shall be located on-site and in the rear yard only.
- (3) 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).
- (4) Conditional Use approval shall expire after 2 years from the date of approval if no city Business License has been approved for the facility by that date.

The summaries of conditions on this certificate are for general information only, and may not be relied upon exclusively. The application and permit files should also be reviewed as it may relate to conditions of approval. Except for approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

This Certificate reflects the status of the property as of **September 9, 2021.**

PLANNING & ZONING ADMINISTRATOR

DATE



Date:  
July 23rd, 2021

Re: 1006 Slater Street  
Valdosta Ga.

The plan for the above-mentioned property is a licensed Residential Personal Care Home that will allow up to 6 residents to live in the community. Resident type includes Seniors or Individuals with Disabilities. The number of employees on site always will be at least 1 employee. The existing parking is adequate for the proposed property use.

Also note that all the residents will attend a senior day program Monday thru Friday from 8am to 4pm.

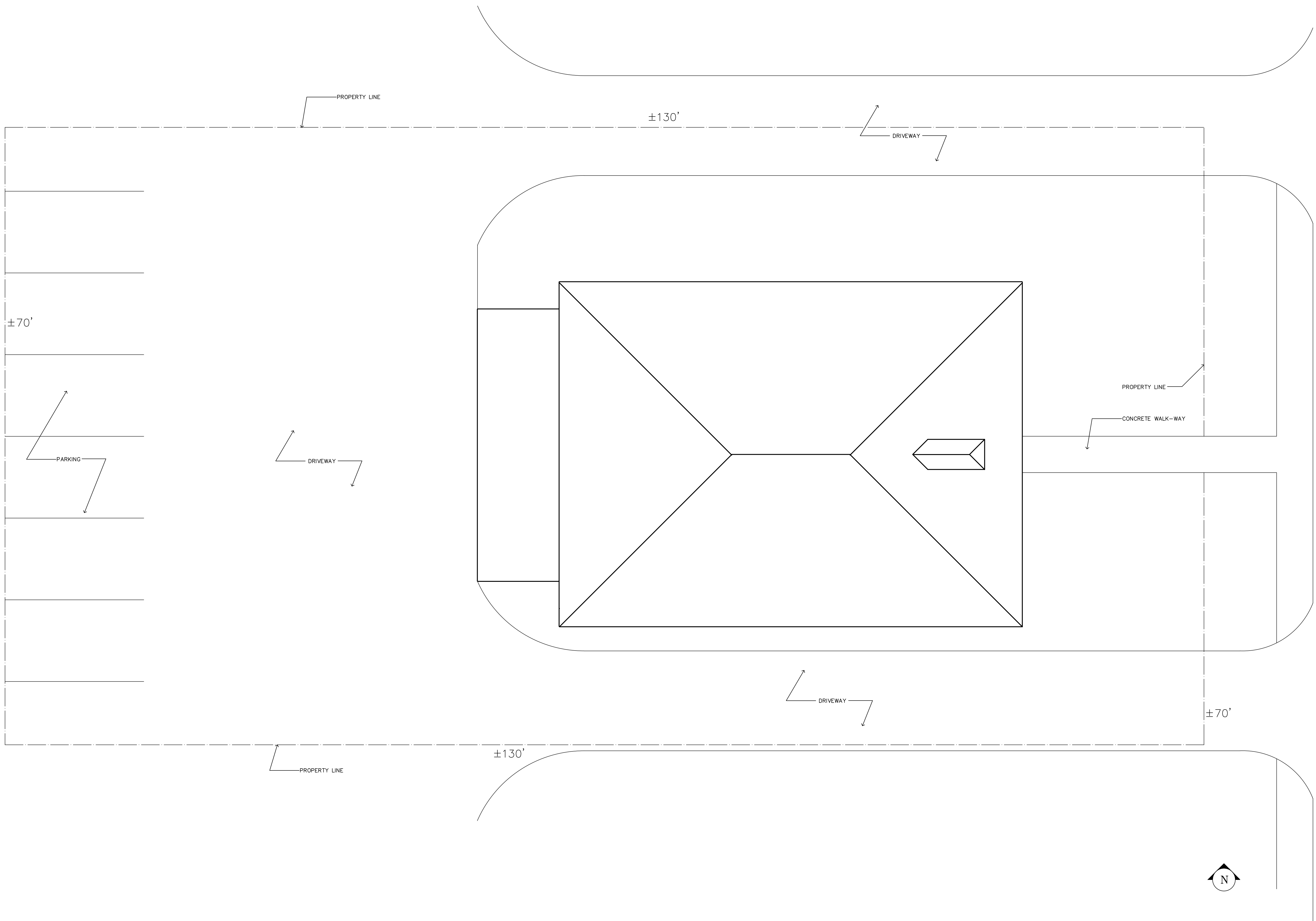
Our company Blue-Wright Holdings Opportunity Zone Fund will purchase the property and lease to a Personal Care Home Owner. Innovative Senior Solutions will consult with the owner to get them licensed and subcontract to provide ongoing oversight during the term of the lease to ensure ongoing quality standards and preserve the integrity of the community.

If you have any questions, please contact me at (229) 942-1671 or email me at [blue-wright@innovativecaregiving.com](mailto:blue-wright@innovativecaregiving.com).

Sincerely,

Eshonda Blue, RN, CEO  
Innovative Senior Solutions





1004 SLATER ST

**1004 SLATER STREET**  
 VALDOSTA - LOWNES COUNTY - GEORGIA

1 **CONCEPTUAL SITE PLAN**  
 S30 SCALE=1/4"=1'-0"

S3.0