



GLPC AGENDA ITEM # 5

NOVEMBER 24, 2025

Rezoning Request by Clarissa Alderman File #: VA-2025-16

Clarissa Alderman is requesting to rezone 0.26 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject property is located at 2204 Williams Street, which is an existing single-family home positioned on the west side of the roadway approximately 260 feet south of Woodrow Wilson Drive. Formerly vacant, the home is now owned by Clarissa Alderman (Family Insight LLC) is proposing to convert the residence for use as a Professional Office.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-P zoning.

The subject property is situated within a residential community characterized by a variety of land uses. Along Woodrow Wilson Drive, properties are zoned Residential Professional (R-P), whereas numerous offices line this corridor. To the west of the subject property is a vacant lot that is zoned Residential Professional (R-P). Across from and to the south of the subject property are single-family residences, but in DR-10 zoning which allows single-family or duplex dwellings. To the north of this neighborhood, the land use pattern is dominated by South Georgia Medical Center (SGMC) and related professional/medical offices along Woodrow Wilson Drive.

The proposed use of the subject property as a professional office is not expected to create any nuisance for the surrounding properties. The intended office use is associated with mental health related counseling and many of the appointments are held online or otherwise off-site. As such, the office will primarily function as a space for administrative tasks and client meetings scheduled by appointment, rather than as a high-traffic or noisy office.

Given the property's proximity to Woodrow Wilson Drive and the Residential Professional (R-P) uses located throughout the community, as well as the broader pattern of mixed-use development in the area, this rezoning request is consistent with the established Transitional Neighborhood (TN) development strategy. The proposal represents a compatible land use transition that supports the overall development character of the surrounding area.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend **approval** to the City Council.

Planning Analysis & Property Information

Applicant / Owner:	Clarissa Alderman		
Request:	Rezone from Duplex Residential (DR-10) to Residential Professional (R-P)		
Property General Information			
Size & Location:	One parcel consisting of 0.26 acres located along the west side of Williams Street		
Street Address:	2204 Williams Street		
Tax Parcel ID:	Map # 0114C Parcel: 281	City Council District:	6 Councilman Gibbs
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	DR-10	Single-family residence
	Proposed:	R-P	Professional office
Adjacent Property:	North:	R-P	Professional office (accountant)
	South:	DR-10	Single-family residence
	East:	DR-10	Single-family residence
	West:	R-P	Vacant lot (proposed apartments)
Zoning & Land Use History	The subject property has been a single-family residence for over 30 years.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the immediate area		
Natural Resources:	Vegetation:	Cleared land	
	Wetlands:	There are no NWI wetlands within or near the subject property	
	Flood Hazards	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 on or near the property	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Williams Street		
Transportation:	Williams Street (Local street)		
Fire Protection:	Fire Station # 2 (East Park Avenue) = approximately 1 mile to the east. The nearest fire hydrants are located along Williams Street, both north and south of the subject property.		

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 and Policies:

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

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

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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 7.5 – Available land shall be utilized in most efficient manner while focusing on redevelopment where feasible.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	Yes, suitable with the surrounding land pattern.
Staff:	Yes. The proposed use is compatible with the nearby and adjacent development patterns.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	No affect
Staff:	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No

Staff:	Yes, the current zoning for the property has a reasonable economic use; however, the highest economic use, due to the current development patterns of the area, would be commercial.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
Applicant:	No
Staff:	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes
Staff:	Yes, The proposed R-P zoning is compliant in the TN Character Area and supported by the Goals & Policies of the Comprehensive Plan.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
Applicant:	Currently, the residence was vacant. Proposed renovations to transition for residential usage.
Staff:	Yes, the development pattern over the past few years, especially specific to this area, give supporting grounds for approval.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	No impact
Staff:	No adverse impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
Applicant:	No
Staff:	No. The proposed rezoning would not constitute a grant of special privilege.

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 Inspections: No comments

Fire: No comments.

Engineering: No comments

Landscape: < No comments received >

Police: < No comments received >

Utilities: < No comments received >

Public Works: No comments

Attachments:

Letter of Intent
Zoning Location Map
Character Area Map
Aerial Location Map
Boundary Survey
Conceptual Site Plan
Floor Plan



Family Insight, LLC

Gerald Augustin, PsyD

Clarissa Alderman, PhD

3971 Inner Perimeter Road, Suite C Valdosta, GA 31601

Office: (229) 588-4291 Fax: (888) 228-8023 email: familyinsight2011@gmail.com

Letter of Intent

8 August 2025

Subject: Letter of Intent to Relocate Family Insight and Request for Rezoning to RP (Residential-Professional)

Dear Planning Department Contact or "Zoning Administrator",

I am writing on behalf of **Family Insight, LLC.**, a licensed outpatient mental health provider serving the community with behavioral health services for children, adolescents, and adults. Due to extensive damage caused by recent flooding at our current location, we are seeking to **relocate our operations** to a nearby property that meets the needs of our clients and staff while remaining accessible to the community we serve.

We are proposing to relocate to **2204 Williams Street** which is currently zoned **residential**. We respectfully request that this property be **rezoned to RP (Residential-Professional)** to allow for its use as an outpatient mental health counseling office.

About Family Insight

Family Insight provides a wide range of outpatient behavioral health services including:

- Individual and family counseling
- Intensive in-home services
- Mental health skill-building services
- Substance abuse counseling and support
- Community-based behavioral health support

Our services are therapeutic in nature, strictly non-residential, and are provided by licensed clinicians and mental health professionals in a quiet, private, and confidential setting. Most of our services are offered in the home, virtually, or in clinic. We have a team of 5 administrative, 65 subcontractors throughout Georgia who serve youth age 2 and up.

Property Use Intent

The property at 2204 Williams Street is a well-maintained brick home that we intend to



Family Insight, LLC

Gerald Augustin, PsyD

Clarissa Alderman, PhD

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thoughtfully **convert into a warm, welcoming outpatient counseling office**. Minimal modifications will be made to preserve the residential character and integrity of the neighborhood, while creating a safe, accessible, and therapeutic environment for our clients. All services will be provided by appointment only during standard business hours, minimizing traffic and disruption to the surrounding area.

Why RP Zoning is Appropriate

The RP zoning classification is ideal for low-impact professional services like outpatient counseling. Rezoning will enable us to continue serving the mental health needs of the community while ensuring compatibility with surrounding residential uses. We are committed to being respectful and responsible neighbors, and we believe our presence will positively contribute to the area.

We appreciate your consideration of our request and would welcome the opportunity to speak further or provide additional documentation in support of our rezoning application

If you have any questions or concerns about this incident or recommendation, feel free to contact us at 229-588-4291 or email us at familyinsight2011@gmail.com.

Clare Alderman-Butler, LPC, RPT, ICAADC

Licensed Professional Counselor

Registered Child Play Therapist

Int Certified Alcohol and Drug Counselor

August 8, 2025

Date Completed

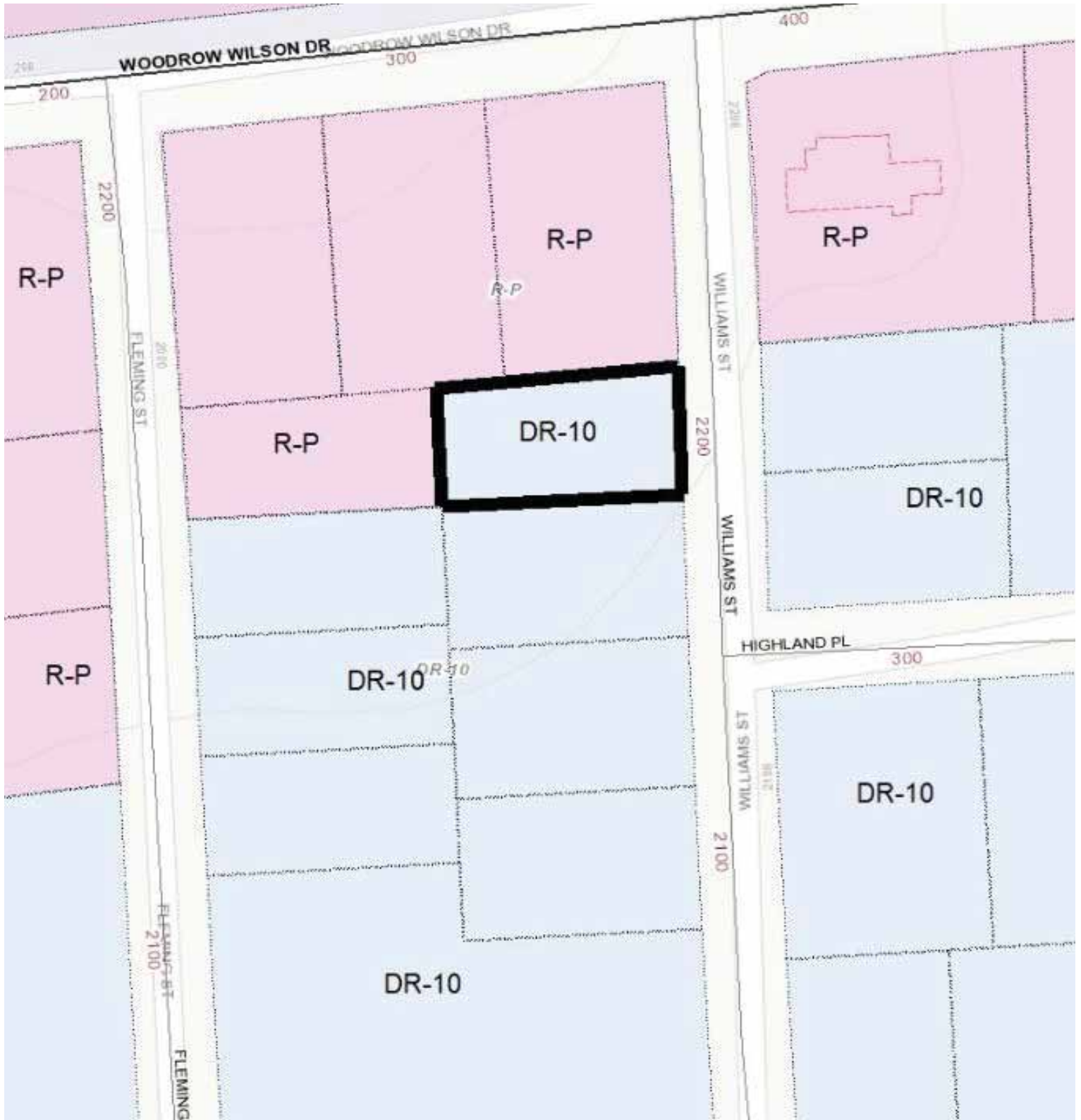
VA-2025-16 Zoning Location Map



Clarissa Alderman
Rezoning Request

2204 Williams Street
Tax Map Parcel # 0114C-281

** Map NOT to scale
** Map Data Source: VALOR GIS August 2025



Pre-Application: Alderman

August 7, 2025 2:00 p.m.

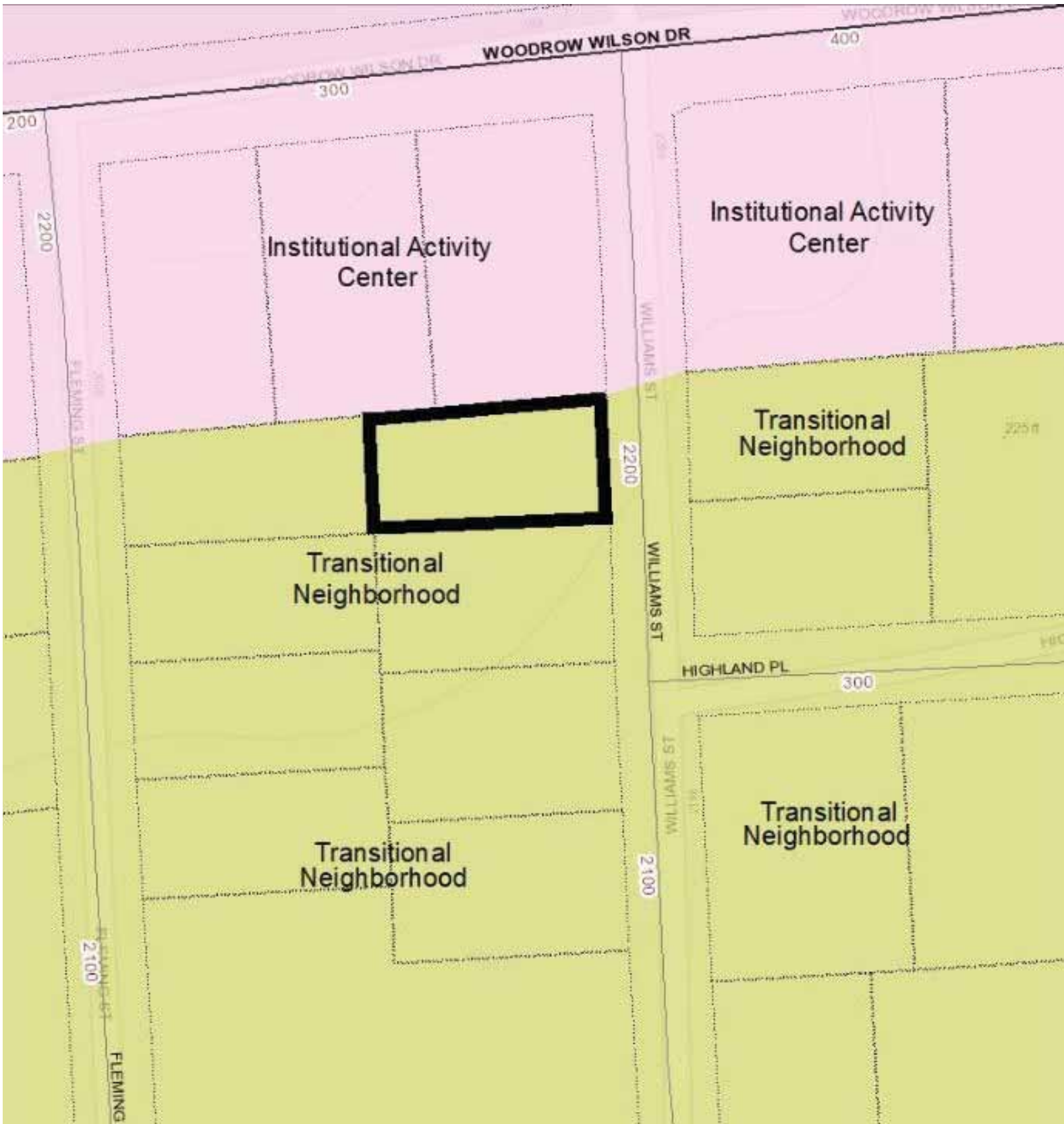


2204 Williams Street

Character Area = Transitional Neighborhood

** Map NOT to scale

** Map Data Source: VALOR GIS August 2025



Pre-Application: Alderman

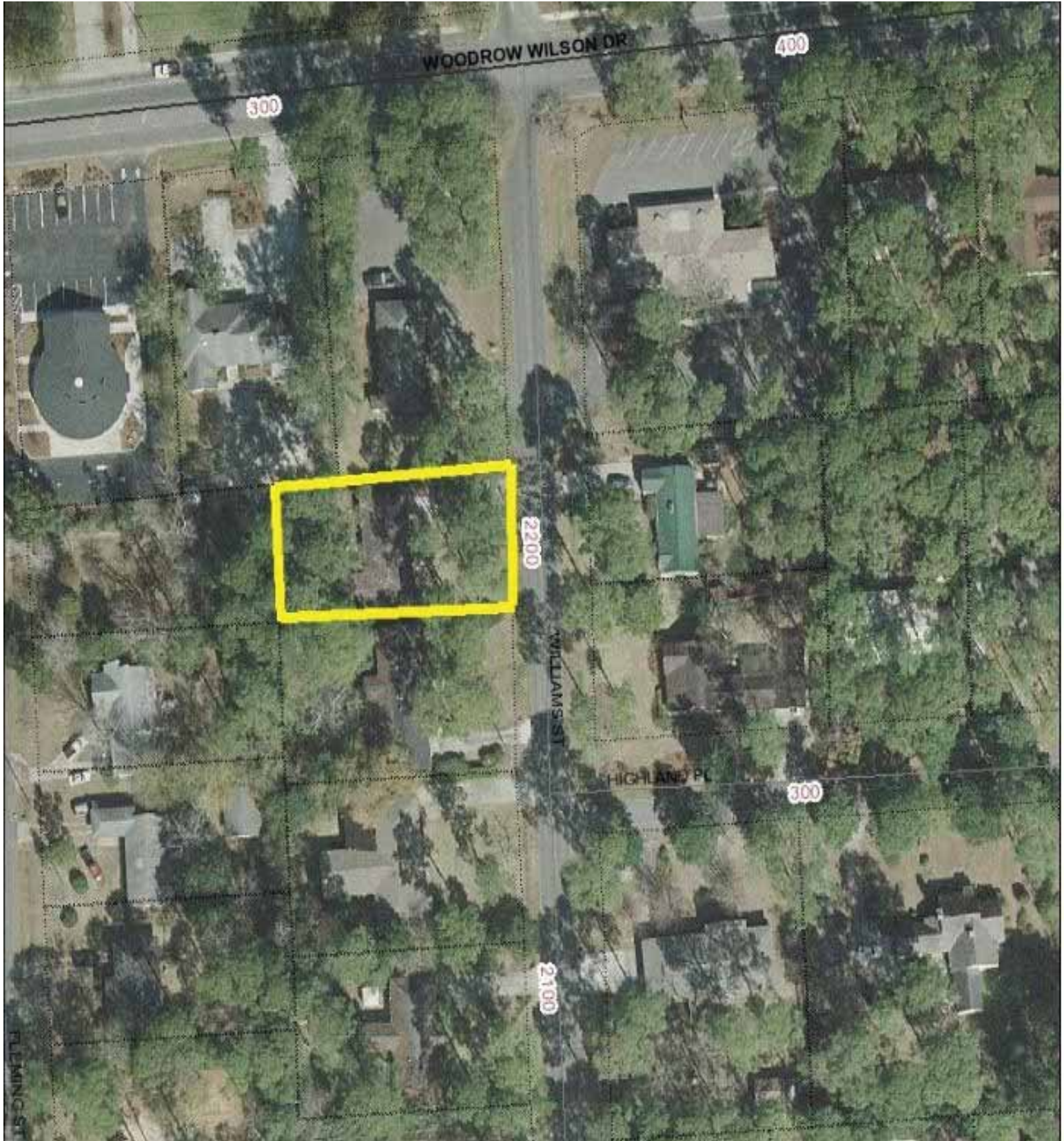
August 7, 2025 2:00 p.m.



2204 Williams Street
2007 Aerial

** Map NOT to scale

** Map Data Source: VALOR GIS August 2025



10-3-
Barbara L. Herring, RLS #2785
Date

Source of Title: DB 6287 PG 108

SURVEYOR CERTIFICATION. This part is a statement of an existing parcel or parcels of land and does not contain any new information. The recording information of the documents, maps, plats, or other instruments which created the parcel are stated herein. RECOGNITION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FINANCING, COMPLETION OF RECORDING, OR REQUIREMENTS FOR RECORDING. UNDEVELOPED LAND SURVEYOR CERTIFICATION: This plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67.

WOODROW WILSON DR. (84.5' R/W)
(PB 2 PG 173)

CANAAN PROPERTIES LLC

BEING IN LOT 4 BLOCK E
WILSON SUBDIVISION,
VALDOSTA, LOWMEDES COUNTY, GEORGIA

SURVEY DATE: OCTOBER 1, 2025
PLAT DATE: OCTOBER 3, 2025

GRAPHIC SCALE : 1 INCH = 40 FT.

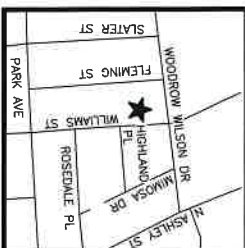
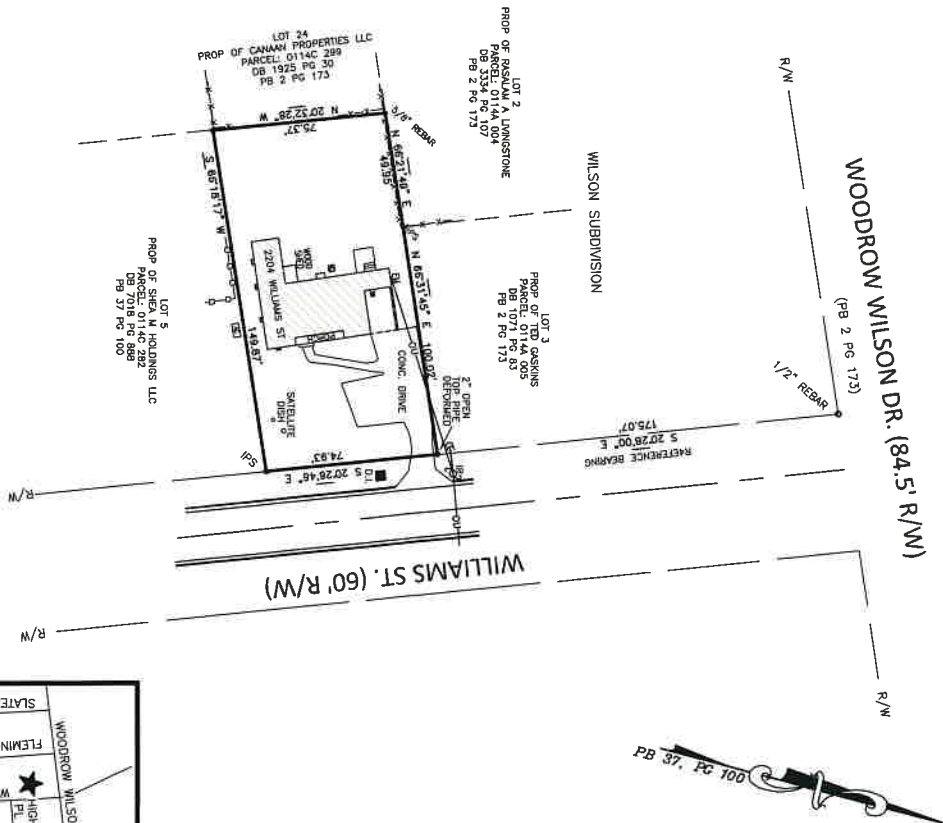
0.258 ACRES
PARCEL: 0114C 281
2204 WILLIAMS ST
PB 2 PG 173

**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Vidalia, GA 31601 Fax: 229-259-9928

E-mail: bsurveying@southern.com
Ga Certificate of Incorporation No. 665

EM - ELECTRIC METER
IR - IRRIGATION VALVE
D.I. - DROPT INLET
R/W - RIGHT OF WAY
F/R - FRONT FOUND
R/P - RICH PAIN FOUND - 1/2" REBAR FOUND
R/S - RICH PAIN FOUND - 5/8" REBAR SET
FENCE - FENCE
CONCRETE - CONCRETE
FIELD EQUIPMENT USED: TOPCON PS-102A TOTAL STATION
MEASUREMENTS OF THE PROPERTY CORNERS WITH
CONTRIBUTORS TO BOARD LOT 180-270 CORNER AND
FOR HOROLOGICAL MEASUREMENTS FOR SUBJECT AREA
PLAY CLOSURE: 1' MINIMUM
BEARINGS SHOWN WERE CALCULATED FROM FIELD
ANGLES TURNED REFERENCED TO Pg 2 Pk 173



LOCATION MAP

WILLIAMS ST. (60' R/W)

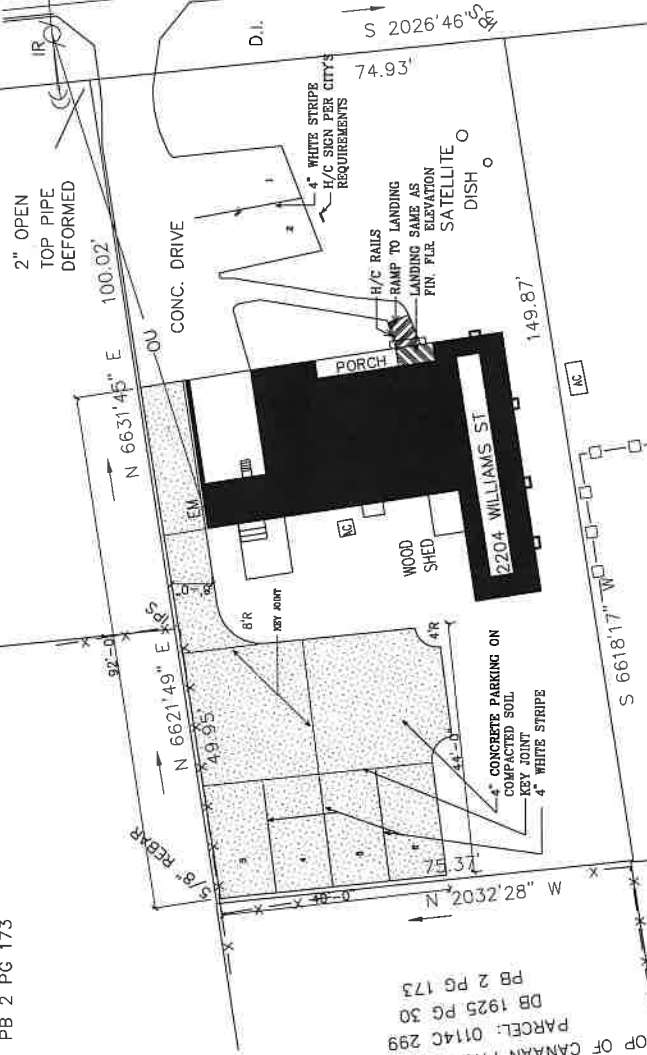
ARING
2028'00" E
75.07'

WILSON SUBDIVISION

LOT 3
PROP OF TED GASKINS
PARCEL: 0114A 005
DB 1071 PG 83
PB 2 PG 173

LOT 2
PROP OF RASALAM A LIVINGSTONE
PARCEL: 0114A 004
DB 3334 PG 107
PB 2 PG 173

LOT 24
PROP OF CANAAN PROPERTIES LLC
PARCEL: 0114C 299
DB 1925 PG 30
PB 2 PG 173



LOT 5
PROP OF SHEA M HOLDINGS LLC
PARCEL: 0114C 282
DB 7018 PG 888
PB 37 PG 100

**Alderman
Enterprises**

