



GLPC AGENDA ITEM #9

JUNE 29, 2026

Conditional Use request by Paul and Teirra Inman File #: CU-2026-05

Paul and Teirra Inman are requesting a Conditional Use Permit (CUP) to allow the placement of a mobile home in a Single-Family Residential (R-6) zoning district. The subject property consists of 0.33 acres located at 602 Ulmer Avenue, which is positioned on the east side of the roadway between Conoley Avenue and Converse Avenue. The property is currently vacant and the applicant is proposing to place a 28'x80' (1,976-sf) doublewide owner-occupied new mobile home on the property. The subject property formerly contained a brick site-built single-family residence up until this past year, when it was demolished after having fallen into a state of disrepair.

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

The subject property is surrounded primarily by established residential lots on the north, south, and west. Directly across Ulmer Avenue to the east, is a large solar array facility located within an Industrial zoning district and Industrial Character Area. Commercial and Residential Professional zoning is also located approximately one block north of the property. The broader neighborhood is bordered by Highway Commercial and Industrial zoning classifications.

Historically, requests for mobile homes on vacant residential lots in R-6 zoning have been considered more appropriate in neighborhoods where there is already an established mix of both site-built and manufactured housing. In those instances, the placement of an additional mobile home is generally more consistent with the existing development pattern and neighborhood character. In this particular case, residential properties in the immediate surrounding area are dominated by site-built homes. There is only one existing mobile home within 1,000 feet of the subject property (located 635 feet away at 412 Ulmer Avenue), and there are more than 50 site-built homes within this same area.

Although the surrounding development pattern is also mixed with non-residential uses along the main corridors and there is a transitional feel to the overall development pattern, the introduction of more mobile homes into this neighborhood should still be considered inconsistent and incompatible with the existing site-built housing patterns of the area.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend denial to the City Council.

Planning Analysis & Property Information

Applicant / Owner:	Paul and Teirra Inman		
Request:	Conditional Use Permit to allow placement of a mobile home in a R-6 zoning district		
Property General Information			
Size & Location:	0.33 acres located along Ulmer Avenue.		
Street Address:	602 Ulmer Avenue		
Tax Parcel ID:	Map:0161A Parcel: 219	City Council District:	3 Councilman McIntyre
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6	Vacant lot
	Proposed:	R-6	Mobile home
Adjacent Property:	North:	R-6	Single-family residential
	South:	R-6	Single-family residential
	East:	M-1	Large solar array
	West:	R-6	Single-family residential
Zoning & Land Use History:	The property was part of the "Islands Annexation" in 2006. It was previously zoned Cluster Residential (R-C) in unincorporated Lowndes County, and was given R-6 zoning upon annexation into the City. The property previously contained a <u>site-built residence</u> which was demolished in 2025.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Largely cleared with trees and brush to the rear	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the 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 Ulmer Avenue and Converse Avenue		
Transportation:	Ulmer Avenue (Urban Collector)		
Fire Protection:	VFD Station # 3 (1611 Ulmer Avenue) = approximately 0.17 miles to the north. The nearest fire hydrant is located on Ulmer Avenue.		

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 homeownership. 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 upgrading 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.

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

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) Is the proposed use consistent with the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?
<i>Applicant:</i> The proposed manufactured home will comply with applicable zoning requirements, setbacks, parking and utility requirements for the property. The home will be used a single-family residence.
<i>Staff:</i> Yes
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?
<i>Applicant:</i> The proposed use is compatible with surrounding residential properties in the area. The size and scale of the manufactured home will be similar to other residential structures nearby and will not negatively impact adjacent properties.
<i>Staff:</i> No. Existing residential uses in the surrounding area are dominated by site-built single-family homes.
(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?
<i>Applicant:</i> The property has adequate access from the existing public street. The proposed residential use will generate minimal traffic and the surrounding roadways are adequate
<i>Staff:</i> Yes
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?

<i>Applicant:</i>	The proposed single-family residential use is not expected to negatively impact public facilities or services. Existing utilities and public services are available to adequately support the proposed use.
<i>Staff:</i>	Yes, public facilities are adequate for this request and will not be impacted.
(5) Will the proposed use create adverse impacts on 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 residential use will not create adverse impacts on nearby properties. The manufactured home will be used as a single family residence and is not expected to generate excessive noise, traffic, smoke, odor, dust or vibration.
<i>Staff:</i>	No adverse impacts.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?	
<i>Applicant:</i>	Proposed use is residential in nature and will not affect adjoining properties. There are no commercial operations or unusual hours associated with this proposed use.
<i>Staff:</i>	No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
<i>Applicant:</i>	The proposed use is not expected to create adverse impacts on environmentally sensitive areas or natural resources. The development will comply with applicable local and state requirements.
<i>Staff:</i>	No adverse impacts.

Supplemental Standards of the LDR Applicable to the Proposed Use

The applicable supplemental standards for this conditional use request are found in Section 218-13 (QQ): ***Standards of Use and Development for Manufactured Homes.***

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.

** Staff review comments for this CUP request are still currently being compiled....

Building Inspections:

Fire:

Engineering:

Landscape:

Police:

Public Works:

Utilities:

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey & Site Plan
- Mobile Home Schematics

CU-2026-05 Zoning Location Map

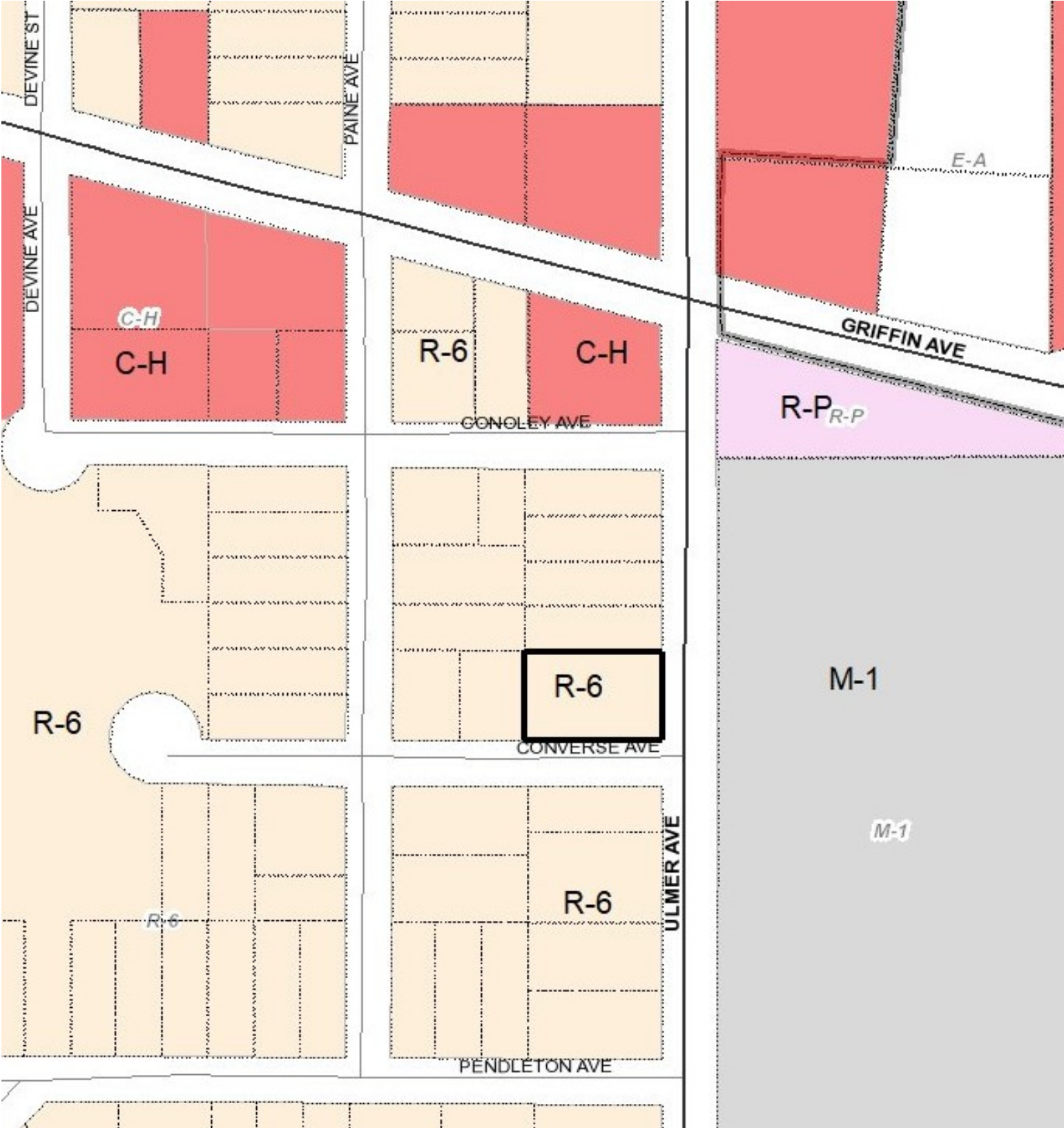


Teirra and Paul Inman
Conditional Use Permit Request

602 Ulmer Avenue
Tax Map: # 0161A Parcel: 219

Current Zoning = R-6

** Map NOT to scale Map Data Source: VALOR GIS April 2026



CU-2026-05 Aerial Location Map



Teirra and Paul Inman
Conditional Use Permit Request

602 Ulmer Avenue
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~2007 Aerial Location

** Map NOT to scale Map Data Source: VALOR GIS April 2026



CU-2026-05 Future Development Map

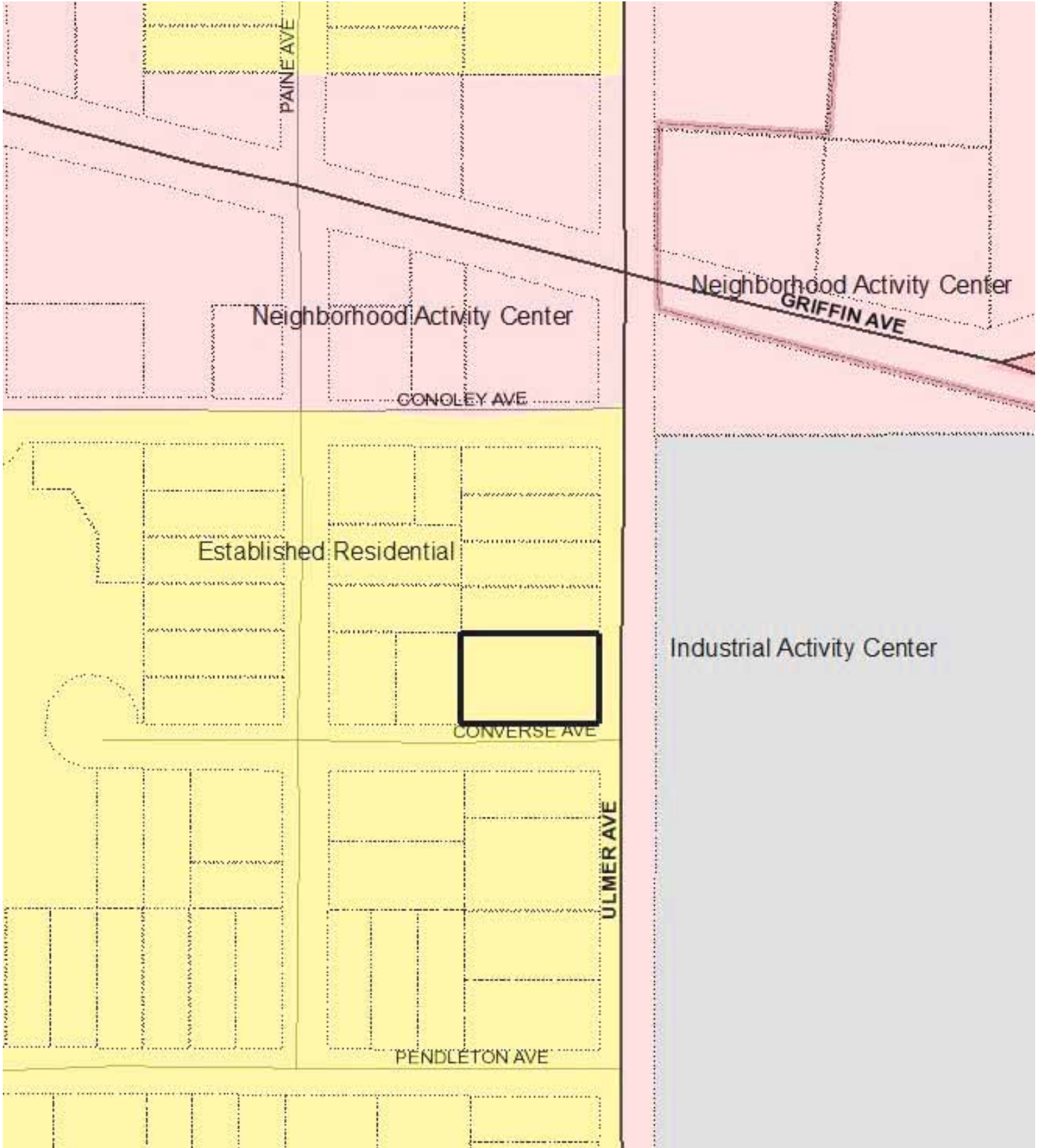


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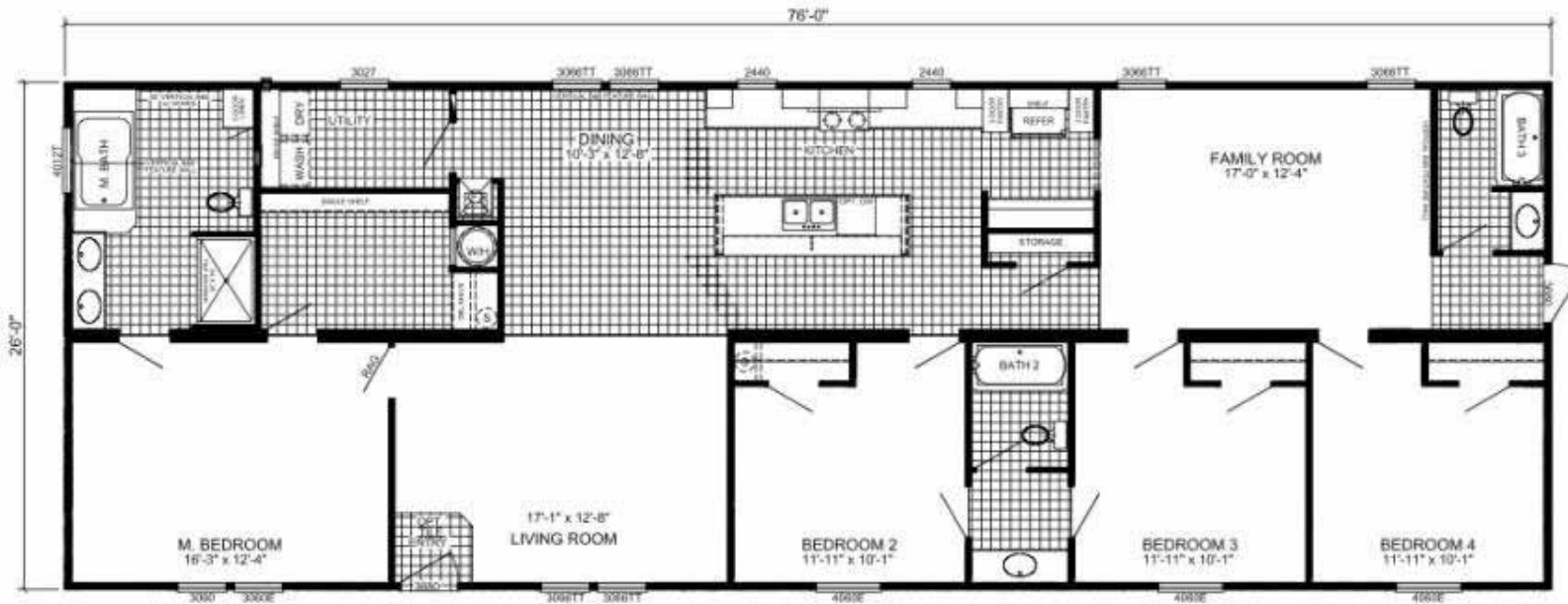
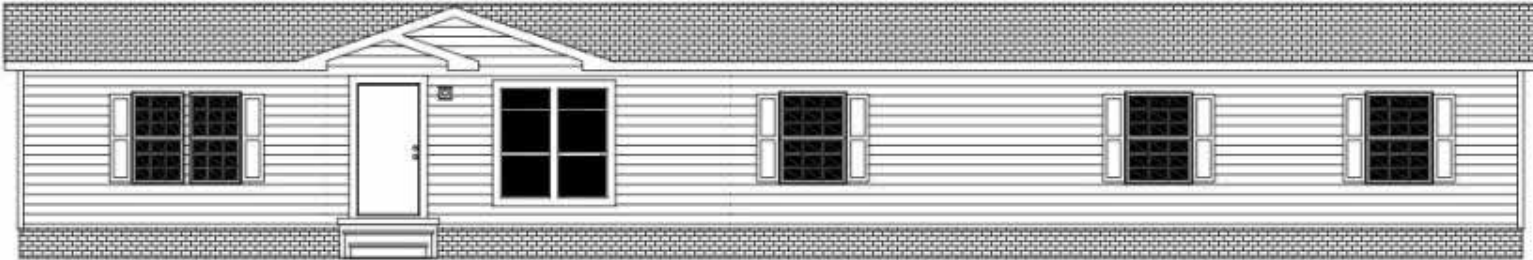
Character Area = ER

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Letter of Intent

Hello My Name is Paul Inman My wife Terria Inman and I am writing you to ask for permission to put our forever home on property 4004 Ulmer Ave. The corner lot across from the solar farm. Reason being is because this is my neighborhood. My childhood neighborhood to be exact. This is where I grew up with my twin sister Paulette and my late mother and father Josie and Daymon Inman. Where my father was a well know brick mason in the community He his self actually Bricked up our home that used to sit on this property up until about a year ago when it was demolished by the city due to some unforeseen circumstances and misunderstandings from my then lawyer and now all of my core memories are gone and im asking only to be able to rebuild new memories in the same neighborhood where it all started Im currently homeless with my wife and 2 kids. I would admit we are first time home buyers and purchased this home blindly to the fact that we knew nothing about permits being pulled and when they were. We was in for a treat something that was only supposed to take a few weeks to complete has taken months. And being able to move in our home with approval from the committee would be our Greatest Blessing Thank You



D-2764M-EX
4-BEDROOM / 3-BATH
28 X 80 - Approx. 1976 Sq. Ft.

Date: 07/19/24

* All room square footage figures are approximate.

* Live Oak Homes reserves the right to modify product offering at any time.



PAUL INMAN
PARCEL # 061A219 .34 ACRES
City of Valdosta

