

Planning Analysis & Property Information

Applicant:	Roche Kempson		
Owner:	Roche Kempson & Olivia Dubose		
Request:	Conditional Use Permit for an expanded Personal Care Home in R-6 zoning		
Property General Information			
Size & Location:	One (1) parcel of land comprising 0.19 acres (about 8,600-sf), located along the north side of West Magnolia Street about halfway between Scott Drive and Hightower Street.		
Street Address:	1206 West Magnolia Street		
Tax Parcel ID:	Map 0117C Parcel 055	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6	Personal Care Home (3 residents)
	Proposed:	R-6	Personal Care Home (5 residents)
Adjacent Property:	North:	R-6	Single-family residential neighborhood
	South:	R-6	Single-family residential neighborhood
	East:	R-6	Single-family residential neighborhood
	West:	R-6	Single-family residential neighborhood
Zoning & Land Use History:	This parcel has been zoned R-6 and used as a single-family residence since about 1970. It has been licensed as a Personal Care Home (max. 3 residents) since June 2023.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No existing 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 W Magnolia Street (6" water, 8" /sewer)		
Transportation:	West Magnolia Street (Local Street)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.4 miles to the SW Fire Station # 1 (S Oak Street) = approximately 1.6 miles to the SE The nearest fire hydrant is at the intersection of W Magnolia Street & Scott Drive		