



## GLPC AGENDA ITEM # 7

JANUARY 27, 2025

### Conditional Use Request by Marian Leonard File #: CU-2025-01

Marian Leonard is requesting a Conditional Use Permit (CUP) for an Art Studio in a Residential Professional (R-P) zoning district. The subject property consists of 0.23 acres located at 112 West Moore Street, which is along the north side of the street, about 100 feet east of the intersection with Jeanette Street. (This is the same applicant and property which received rezoning approval late last year from DR-10 to R-P) The property currently contains a 2-story single-family historic house (2,039-sf) and a rear yard detached accessory garage with a small upstairs apartment (260-sf). The applicant is proposing to convert the existing downstairs (1,129-sf) of the house to an Art Studio, while retaining the upstairs primarily as a residence for a family member and/or tenant, and utilize the rear yard accessory building primarily as storage. (refer to Letter of Intent for more details). The applicant is proposing no physical changes to the site. The existing paved driveways in the front yard are proposed for art studio usage, while the unpaved parking in the rear yard is proposed for residential usage by the owner and/or tenant.

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, as well as the *Brookwood North National Register Historic District*.

The subject property is part of the historic neighborhood area directly to the north of the VSU main campus, whereby most buildings along this street are classified as a “contributing historic resource” to both the local and the Brookwood North NRHP historic districts. Over the past 20+ years, both VSU and the VSU Foundation have been acquiring properties along this street and converting most of them to office type uses. This in addition to the private sector conversion of other properties to offices, has transformed this character of this street from residential to that which is now dominated by offices. These are some of the rationale that supported the recent rezoning of this property to Residential Professional (R-P), to allow the possibility of either residential or professional office type uses. Interestingly, the applicant’s proposal combines both on the same parcel; a professional art studio in combination with a single-family residence. The existing land use pattern along West Moore Street has already transitioned to this same mixed pattern, and the applicant’s proposal fits in very well.

**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) Conditional Use approval shall be granted in the name of the applicant only, as owner or proprietor, for an Art Studio in R-P zoning in conjunction with a single-family residence on the same premises
- (2) There shall be no on-street parking, and all parking in the front yard shall only be on paved surfaces as approved by the City Engineer and the Historic Preservation Commission (HPC).
- (3) Conditional Use approval shall expire two (2) years from the date of approval if no City business license has been issued to the art studio by that that date.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Marian E. Leonard (Marian & John Leonard)		
<b>Request:</b>	Conditional Use Permit for an Art Studio in R-P zoning		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel of land comprising 0.23 acres, located along the north side of West Moore Street, about 100 feet east of the intersection with Jeanette Street.		
<b>Street Address:</b>	112 West Moore Street		
<b>Tax Parcel ID:</b>	Tax Map 0115B Parcel 111	<b>City Council District:</b>	6 <i>Councilman Andy Gibbs</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-P	Single-family residence wit detached garage apt
	Proposed:	R-P	Art Studio and rental residence
<b>Adjacent Property:</b>	North:	DR-10	Single-family residential
	South:	DR-10	VSU offices
	East:	DR-10	Single-family residence
	West:	DR-10	Professional office
<b>Zoning &amp; Land Use History:</b>	This parcel was rezoned from DR-10 to R-P in November 2024 (file # VA-2024-16) The property was zoned DR-10 for more than 40 years, and it has contained a single-family residence since 1932..		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	The subject property, as well as most buildings along West Moore Street, are classified as a “contributing historic resource” to both the local and the Brookwood North NRHP historic districts.		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	Wetlands:	No existing NWI wetlands on or near the 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 in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along West Moore Street.		
<b>Transportation:</b>	West Moore Street (local street)		
<b>Fire Protection:</b>	Fire Station # 4 (Gornto Road) = approximately 1.6 miles to the west The nearest fire hydrants are along West Moore Street near 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:

**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 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.

## 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) 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?</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes, all standard development requirements of R-P zoning will be followed. There is more than sufficient parking on site to accommodate the proposed use.
<b>(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes, the proposed use is generally consistent with the surrounding land use historic development pattern.
<b>(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?</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes. The subject property has sufficient parking and good pedestrian ingress/egress to all buildings.

<b>(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?</b>	
<b>Applicant:</b>	No impact.
<b>Staff:</b>	Public facilities are adequate to support the proposed use.
<b>(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?</b>	
<b>Applicant:</b>	No...
<b>Staff:</b>	No adverse impacts.
<b>(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?</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No adverse impacts.
<b>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No adverse impact.

**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:** Inspections has no comments on these cases

**Fire:** The Fire Dept has no comments at this time

**Police:** < No comments received >

**Engineering:** No comments. .

**GIS:** No comments.

**Landscape:** Must comply with landscape requirements as outlined in LDR Chapter 328

**Public Works:** No comments from Public Works

**Utilities:** < No comments received >

**Attachments:**

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Letter of Intent
- Survey
- Site Plan

# CU-2025-01 Zoning Location Map



Marian Leonard  
CUP Request

112 West Moore Street  
Tax Map # 0115B Parcel # 111

Current Zoning = R-P

\*\* Map NOT to scale    Map Data Source: VALOR GIS January 2025



# CU-2025-01

# Future Development Map



Marian Leonard  
CUP Request

112 West Moore Street  
Tax Map # 0115B Parcel # 111

Character Area = Transitional Neighborhood

\*\* Map NOT to scale      Map Data Source: VALOR GIS January 2025



**CU-2025-01**

**Aerial Location Map**

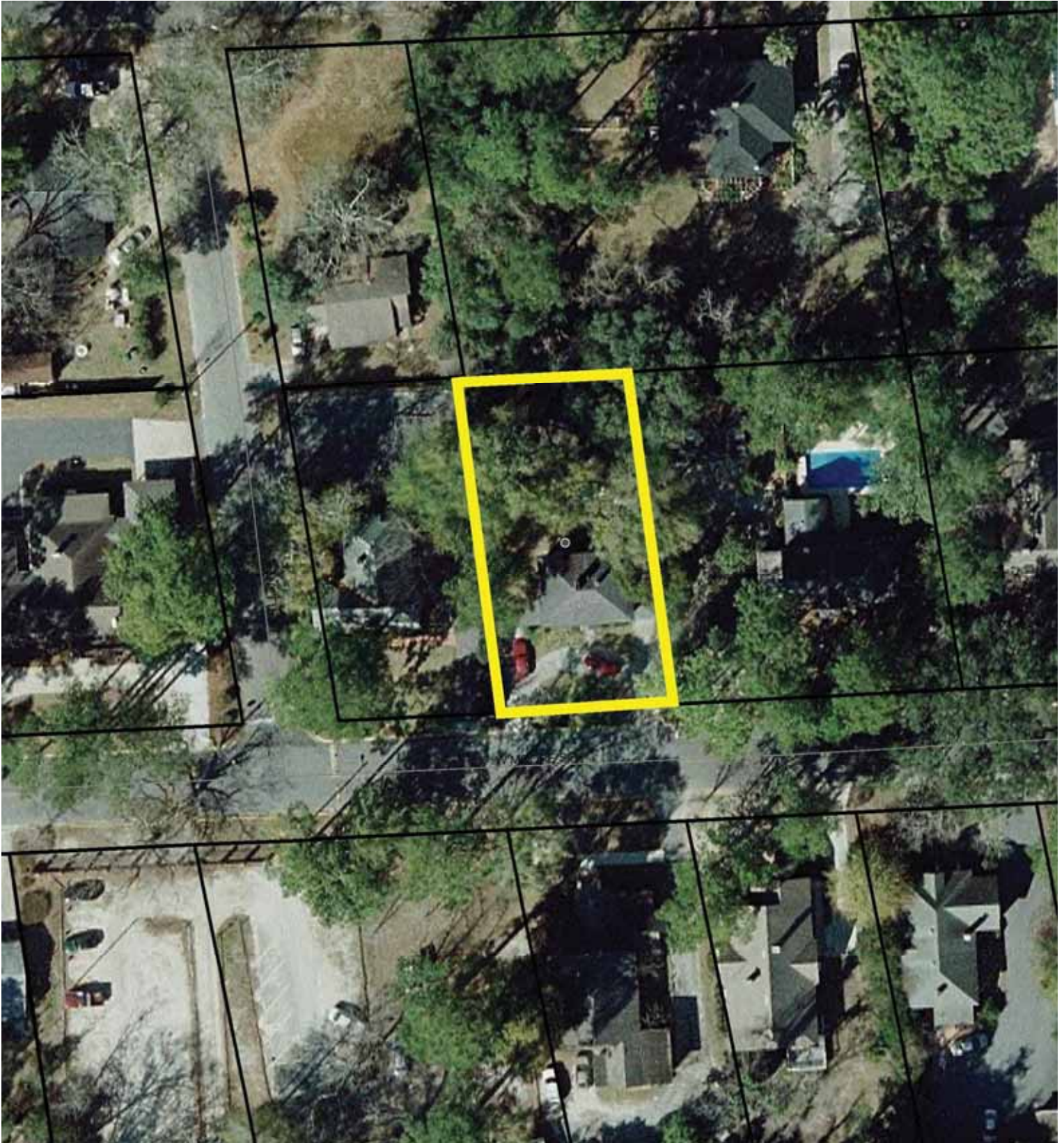


**Marian Leonard  
CUP Request**

112 West Moore Street  
Tax Map # 0115B Parcel # 111

**~ 2022 Aerial Imagery**

\*\* Map NOT to scale      *Map Data Source: VALOR GIS January 2025*



# Letter of Intent

To Whom It May Concern:

We intend to use our property at 112 West Moore Street as an art studio, operating as Stephanie Garcia Art.

Our sales come from online, wholesale, and event booths (boutiques and festivals). The studio will be used to create canvas paintings, custom-designed ceramics, and artisan hand-built pottery. One full-time and two part-time artists employed by the company will create artwork upstairs in the main house and in the detached garage and apartment behind the main house. Artist hours are typically 10:00am to 4:00pm, Monday through Friday.

Someone is in residence at the main house, using one of the upstairs bedrooms and bathrooms as an apartment, with access to the kitchen and common space downstairs. Currently, the property owner's granddaughter, a student at the college, lives here. Because we (the property owners) have ten grandchildren, we anticipate there will always be a relative or friend of the family in residence as they grow up and needs arise.

One room downstairs in the main house will be used as an office. Bookkeeping, order processing, preparing products for shipping, and handling online and email customer conversations are the primary office related activities, and are performed by the artists. We have no additional dedicated office staff. Shipping breakable items requires bulky shipping materials and dedicated space, so the office will occupy approximately 20% of the available downstairs footage. We will also have a dedicated area for product photography, including staging and lighting. The remaining space (excluding kitchen and half bath) will be dedicated to our showroom, gallery, and limited inventory storage. Here we will display samples of our work available for commission. To further grow the wholesale segment of our business to boutiques and interior designers, we plan to bring potential clients to see our work, which would otherwise be visible only online.

The studio will not be open to the public. It will have no open hours for walk-in visitors and is not intended to serve as a retail shop. Any clients visiting the Stephanie Garcia Art studio will be by appointment only. We will schedule one appointment at a time with no overlap.

Paved parking in front of the main house consists of two parking pads and a circular driveway and can easily accommodate up to three vehicles, still allowing for ingress and egress without blocking other vehicles. This space will be dedicated to use by clients with appointments. Staff will not use the front parking. The resident will use the front parking only at night and on weekends. Unpaved parking behind the house can accommodate five vehicles, sufficient for three staff and one resident.

Under these intended use conditions, we would install a white, shingle-type sign in the front yard. The sign will be in keeping with the style found in similar businesses across and down the street and will clearly identify the studio as being open by appointment only.

Thank you for your consideration.

Sincerely,

John and Marian Leonard

CU-2025-01



MEREDITH LEIGH STATION  
PROPERTY  
D.B. 4405 PG. 218  
P.C. "A" PG. 472

**JEANNETTE STREET 60' R/W**

N/F  
SEVILLE PROPERTIES, LLC  
PROPERTY  
D.B. 4854 PG. 289

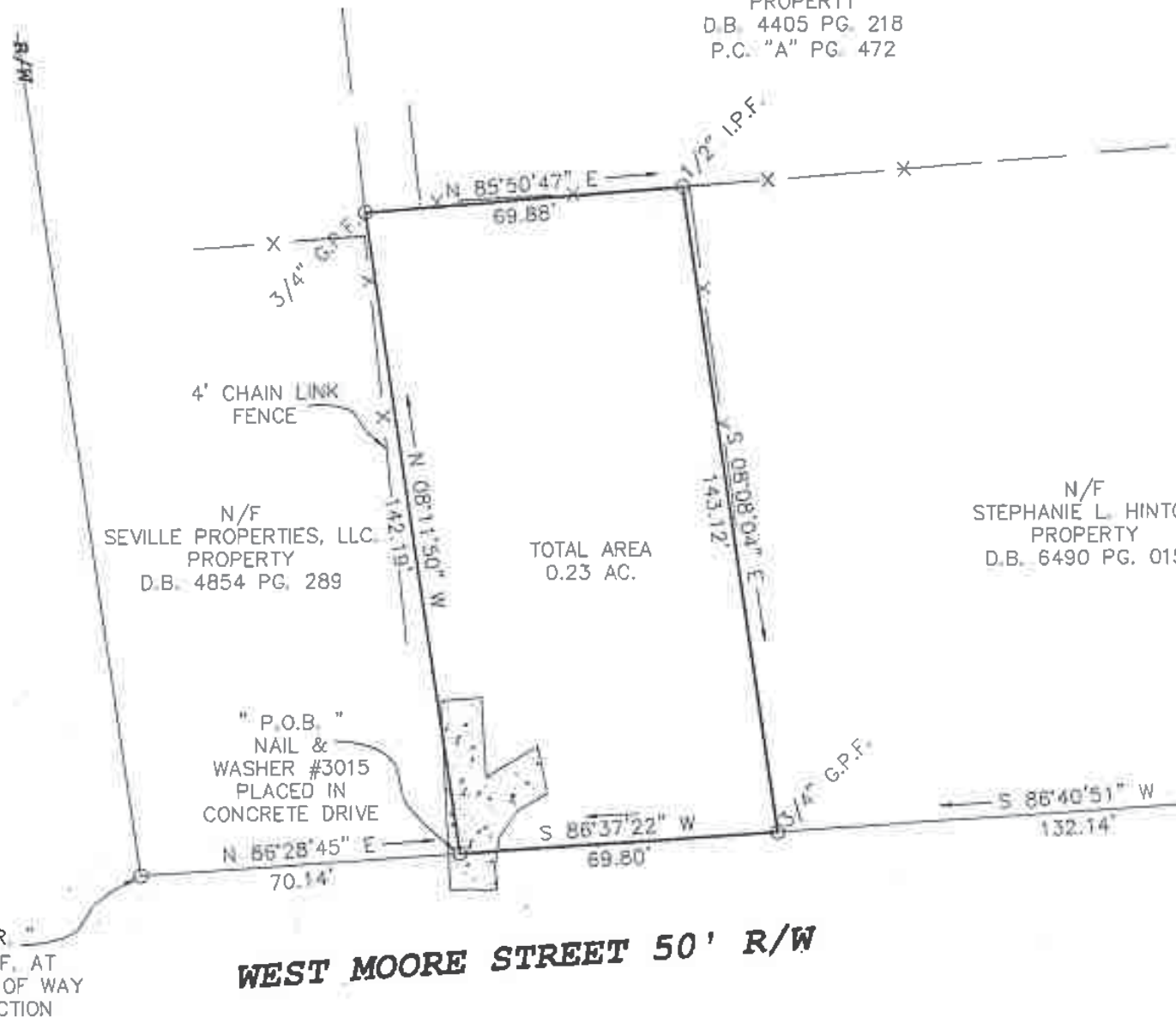
TOTAL AREA  
0.23 AC.

N/F  
STEPHANIE L. HINTO  
PROPERTY  
D.B. 6490 PG. 015

" P.O.B. "  
NAIL &  
WASHER #3015  
PLACED IN  
CONCRETE DRIVE

" P.O.R. "  
1/2" I.P.F. AT  
THE RIGHT OF WAY  
INTERSECTION

**WEST MOORE STREET 50' R/W**



Site Sketch

