



# VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS

## Staff Report

MEETING DATE: August 6, 2024

### VAR-2024-08

#### Good Samaritan Healthcare Service – 3515 Cherokee Trail

The applicant represents the property owner and is requesting a Variance to the design standards for the establishment of a Family Personal Care Home. The subject property consists of 0.48 acres and is located at 3515 Cherokee Trail, in an R-10 (Suburban Density Residential) zoning district.

Table 4.03.16 (C) contained in the ULDC provides for minimum design standards for Group and Family Personal Care Homes. (Please see table below):

**Table 4.03.16(C). Standards for Group personal care homes and Family personal care homes.**

Development Feature	Standard
<i>*Site location</i>	<i>Collector or arterial</i>
<i>*Minimum setbacks</i> <i>Side and rear yards</i>	<i>50 feet</i>
Fence	The lot shall be fenced according to the standards in Section 5.02.03
Signs	Prohibited
Parking	2 spaces are required and may be located in the driveway or garage or in the rear yard; additional spaces shall be located in the rear yard only and shall be screened from view from adjacent properties.
Compliance with Local, State, and Federal regulations	The Facility shall comply with all applicable local, state, and federal regulations, and applicable permits shall be provided to the TRC prior to the issuance of a certificate of occupancy or final inspection. Specifically, if applicable, compliance shall include satisfying the public hearing requirements found in O.C.G.A. and all state DHR regulations.

By definition, a **family personal care home** is a home for adults in a family type residence, non-institutional in character, which offers care to four (4) through six (6) persons. In this case, the applicant will use an existing home and is requesting Variances to the above design requirements for “Site Location” and “Minimum Setbacks”. Cherokee Trail is considered a residential road, thus the request for site location. Additionally, the width of the existing lot is 100’, thus the request for relief to the setbacks. The house is centrally located on the lot, with around 18-20’ on either side; the rear yard setback will meet the standard.

The TRC staff heard and considered this request (during their regularly scheduled meeting) and had no objectionable comments. Based on criteria D, I and J, staff recommends approval.