

Planning Analysis & Property Information

Applicant:	Serenity Springs (Stephanie Hughes)		
Owner:	Dawn Rodgers		
Request:	Conditional Use Permit for a Personal Service Shop (flotation therapy)		
Property General Information			
Size & Location:	One (1) parcel consisting of 0.41 acres located along the east side of Windemere Drive, about 200 feet south of Eager Road		
Street Address:	2717 Windemere Drive		
Tax Parcel ID:	Map 0111D Parcel 048	City Council District:	5 <i>Councilman Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	O-P	Professional offices
	Proposed:	O-P	Professional offices, salon
Adjacent Property:	North:	O-P	H&R Block office
	South:	O-P	Vacant land
	East:	O-P	Bank
	West:	R-P	Langdale Place (retirement home)
Zoning & Land Use History:	This parcel has been zoned O-P for more than 30 years. The existing building was constructed about 2007 as a 5-tenant professional office building		
Neighborhood Characteristics			
Historic Resources:	There are no designated 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 current 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 Windemere Drive		
Transportation:	Windemere Drive (local street)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.3 miles to the north Nearest fire hydrant is 200' to the north at the intersection with Eager Road		