

Planning Analysis & Property Information

Applicant:	Panache Salon & Spa (Megan Keffer)		
Owner:	Swails LLC		
Request:	Conditional Use Permit for a Personal Service Shop (hair salon & spa)		
Property General Information			
Size & Location:	One (1) parcel consisting of 0.94 acres located along the west side of Bemiss Road, about 600 feet north of Moody Drive		
Street Address:	2310 Bemiss Road		
Tax Parcel ID:	Map 0112C Parcel 198	City Council District:	4 <i>Councilman Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Accounting office
	Proposed:	R-P	Accounting office & small Hair Salon
Adjacent Property:	North:	R-P	Contractors business office
	South:	R-P	Single-family residence
	East:	R-P	Avalon Townhomes (multi-family residential)
	West:	R-6	Residential neighborhood
Zoning & Land Use History:	This parcel has been zoned R-P for more than 30 years. The existing building was converted from a single-family residence to a professional office building about 5 years ago.		
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 Bemiss Road		
Transportation:	Bemiss Road (Principal Arterial)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.9 miles to the west Nearest fire hydrant is across the street from the subject property		