



GLPC AGENDA ITEM # 5

NOVEMBER 29, 2021

Conditional Use Request by Panache Salon & Spa File #: CU-2021-07

Panache Salon & Spa, represented by Megan Keffer, is requesting a Conditional Use Permit (CUP) for a Personal Service Shop in a Residential Professional (R-P) zoning district. The subject property consists of 0.94 acres located at 2310 Bemiss Road, which is along the west side of the road about 600 feet north of Moody Drive. The property contains an existing former residence (1,912-sf) that has been converted and used as an accounting office for the past several years. The applicant is proposing to simply share this existing office space as a 1-room and 1-staff person beauty salon that sees clients on an appointment basis only. The applicant is only proposing very minor interior remodeling with no changes proposed for the building exterior or site.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The subject property was originally developed as a single-family residence, and like so many others along Bemiss Road, it was later converted over for office usage. The property has a large yard with several parking spaces along the existing driveway, which is adequate to serve the professional office. The applicant's proposed salon is very small in size (one small room) within the existing office building, and will be hardly noticeable. As long as these uses remain as co-habitants sharing the existing building, the site will continue to accommodate both uses adequately.

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) Approval shall be granted for a Personal Services Shop in the form of a hair salon and/or spa in R-P zoning, only utilizing and sharing the existing building with a non-medical office.
- (2) Conditional Use approval shall expire after 2 years from the date of approval if no Business License for the approved use has been requested by that date.

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		

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles..

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents’ day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

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:

(1) Whether or not the proposed use is consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.	
Applicant:	Yes; parking is located in front of the building, inside the garage, as well as to the rear of the building. There is easy access to all parking areas as well as entrance to the building.
Staff:	Yes, the proposed use is consistent with the requirements of R-P zoning
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	The existing accounting business has been existing for about 7 years. The proposed business would be a single room within, to provide salon services. There are other buildings in the area providing salon/spa type services.
Staff:	Yes. Most of the surrounding properties are dominated by office and light commercial uses.
(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.	
Applicant:	Yes; there is an open and clear driveway/entrance to the property with clear visibility for safe exit onto Bemiss Road.
Staff:	Yes, existing ingress and egress to the property is adequate.
(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.	
Applicant:	The proposed use will have little impact on any of the above. There will be one (1) employee servicing 1-2 clients maximum. Hours of operation will be no earlier than 8:00am, and no later than 4:30pm Monday-Friday, and no later than 1:30pm on Saturday.
Staff:	Yes. All public facilities are adequate to support the proposed use.
(5) Whether or not the proposed use will create adverse impacts upon 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.	
Applicant:	No. Noise or other such impacts will be contained to the interior of the property itself. Volume of traffic will be minimal.
Staff:	No adverse impact.

(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.	
Applicant:	No. Hours of operation will be 8:00 – 4:30 Monday through Friday, and 8:00 – 1:30 on Saturday.
Staff:	No impact.
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
Applicant:	No, this is an existing commercial building in which only one room will be uses for salon purposes, No structural changes to the property will be necessary..
Staff:	No impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

None that are applicable.

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.

Fire:	< No comments received >	Landscape:	No comments
Building Plan Review:	< No comments received >	Utilities:	< No comments received >.
Public Works:	< No comments received >.	Engineering:	< No comments received >
Police:	No issues or concerns	Health Dept:	< No comments received >

Attachments:

- Letter of Authorization
- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Site Sketch

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at 2310 Bemiss Rd. 0112C 198 Real
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Megan Keffer to act as agent on my/our behalf, in submitting an application requesting a **Conditional Use Permit (CUP)** for a Panache Salon & Spa on my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Michelle Hayes Michelle Hayes 9/23/21.
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 23rd day of September 2021.

My commission expires 4-22-24.

Carol Angelis Mueh
Notary Public



CU-2021-07 Zoning Location Map

Panache Salon & Spa
CUP Request

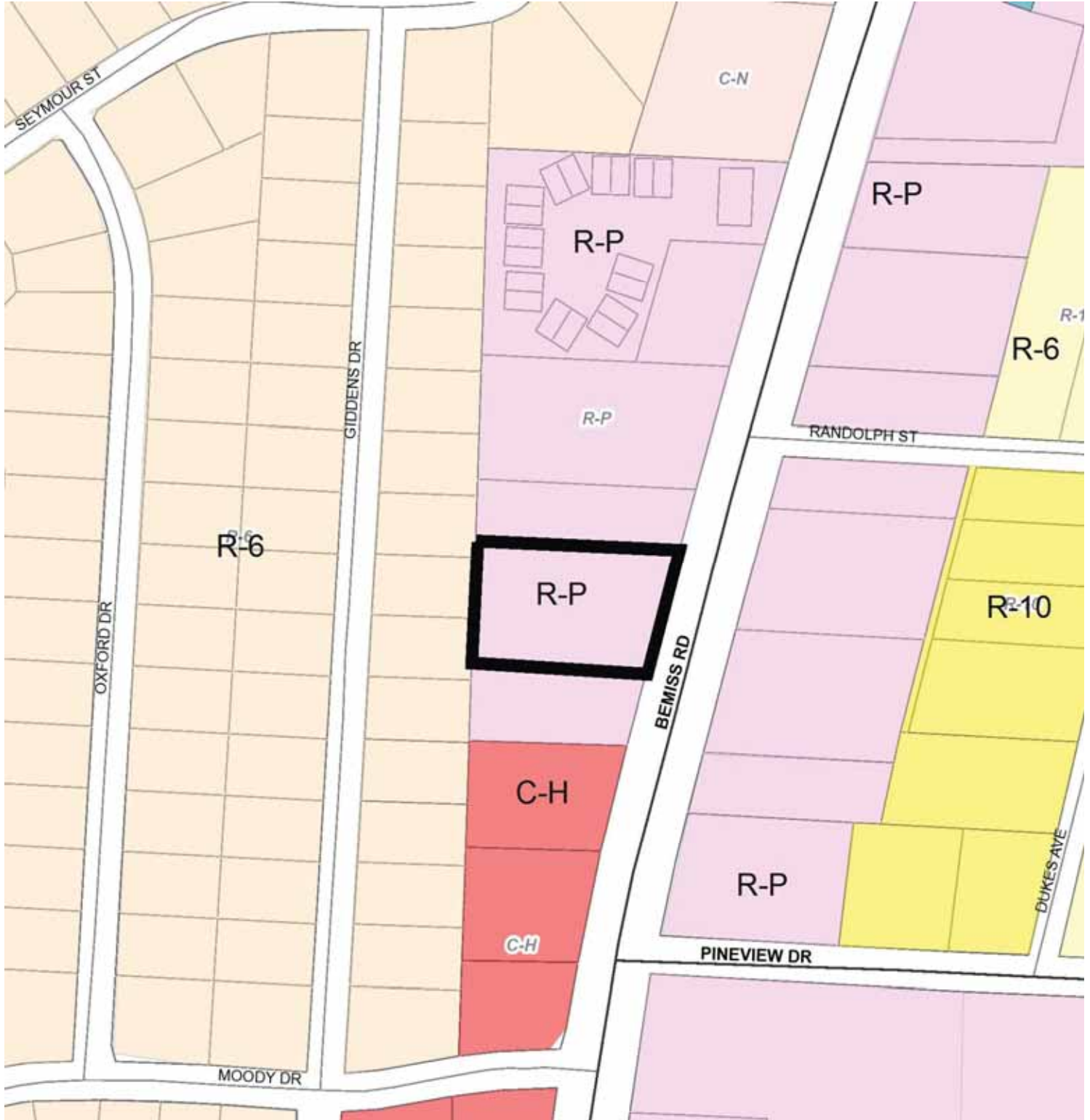
2310 Bemiss Road
Tax Map: 0112C Parcel: 198

Zoned: R-P



** Map NOT to scale

Map Data Source: VALOR GIS November 2021



CU-2021-07 Future Development Map

Panache Salon & Spa
CUP Request

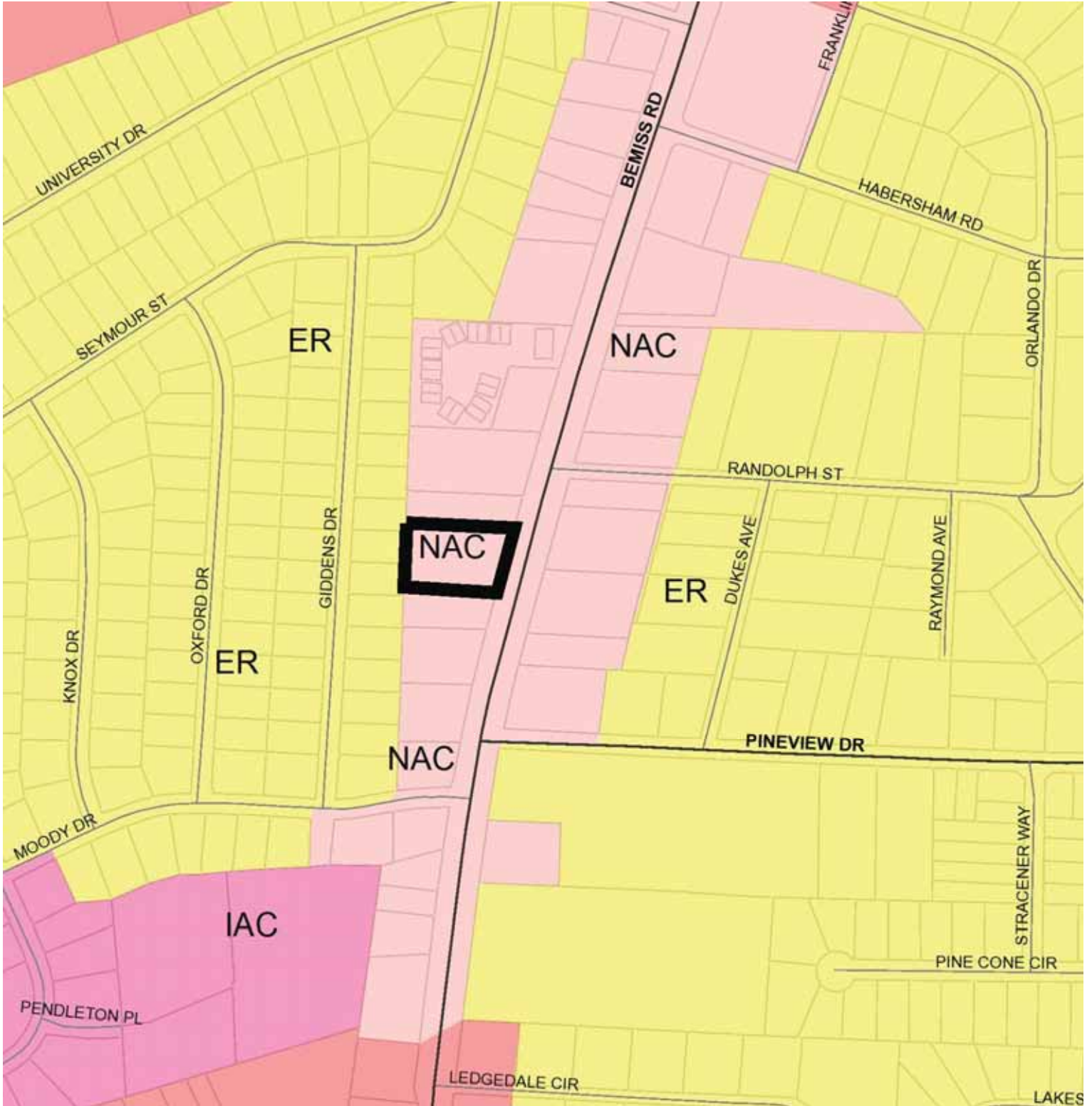
2310 Bemiss Road
Tax Map: 0112C Parcel: 198

Character Area: NAC



** Map NOT to scale

Map Data Source: VALOR GIS November 2021



CU-2021-07 Aerial Location Map

Panache Salon & Spa
CUP Request

2310 Bemiss Road
Tax Map: 0112C Parcel: 198

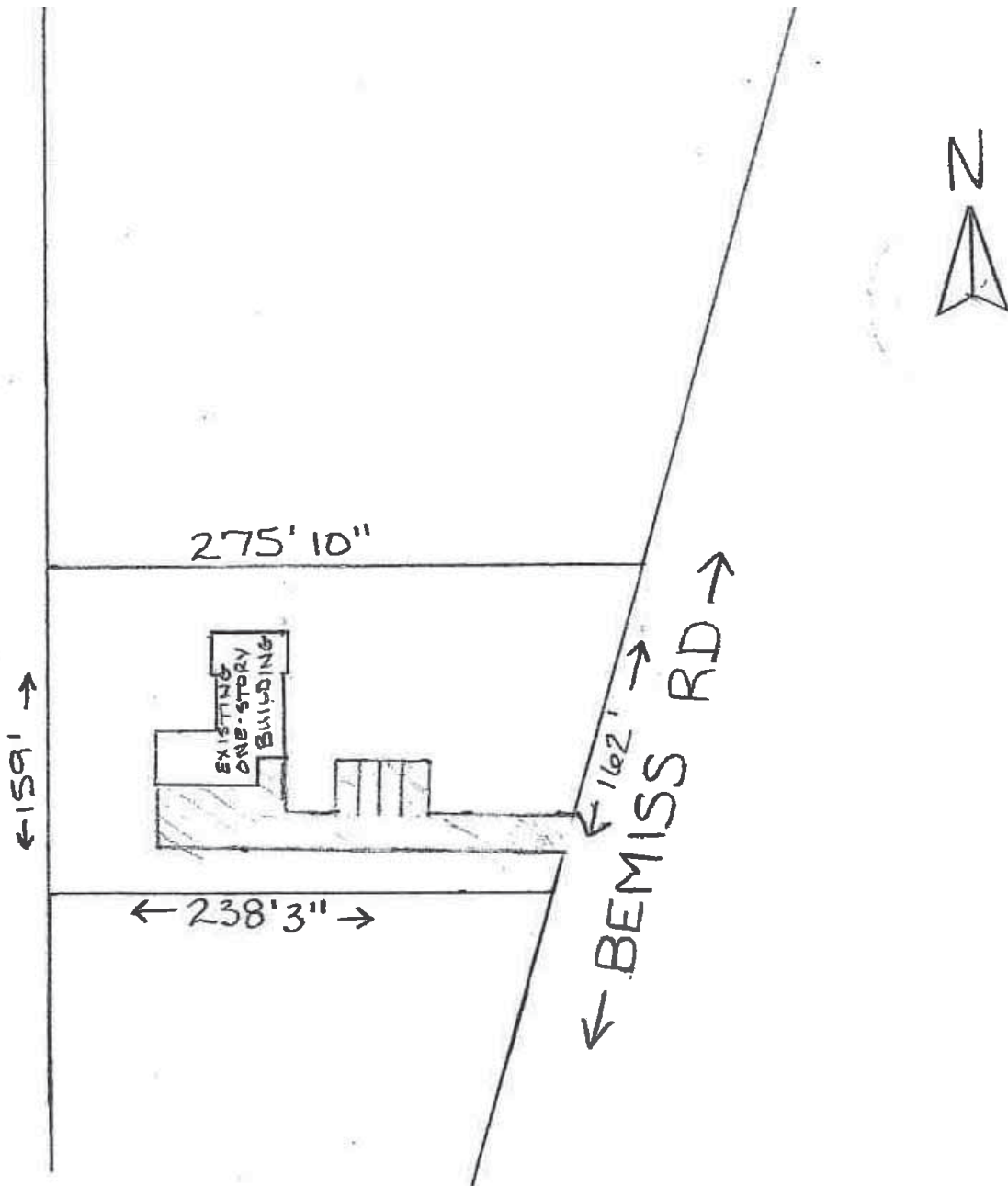
2007 Aerial Imagery



** Map NOT to scale

Map Data Source: VALOR GIS November 2021





0.94 ACRES
 TAX MAP 0112C PARCEL 198
 CURRENTLY ZONED R-P
 1" = 100'

2310 BEMISS RD.