



GLPC AGENDA ITEM # 10

APRIL 25, 2022

Conditional Use Request by Ashley Skipper File #: CU-2022-04

Ms. Ashley Skipper is requesting a Conditional Use Permit (CUP) for a Personal Service Shop and Aesthetics Academy in an Office Professional (O-P) zoning district. The subject property consists of 0.45 acres located at 2317 Bemiss Road, which is at the SE corner of Bemiss Road and Randolph Street. This is the same property that was recently rezoned to O-P at the request of the same applicant (file # VA-2022-01), in preparation for submitting this CUP request. The property contains an existing professional office building (2,023-sf) and both front and rear parking lots with a total of 9 parking spaces. There are no proposed changes to the building or the site, except for some minor interior remodeling.

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 is part of the "low intensity" stretch of the Bemiss Road corridor between the more intensive commercial nodes of the Castle Park shopping center and the Northside Drive intersection areas. This portion of the corridor is non-commercial and characterized by mostly professional offices and multi-family development. This is reflected on the maps by the NAC Character Area. Most all of the properties in the portion of the corridor are zoned R-P, which allows both professional offices and high-density residential uses. The subject property was recently rezoned to O-P which allows a limited few more uses than R-P --- such as Banks, which R-P does not. O-P zoning also adds a few uses with a CUP approval, such as a commercial-sized daycare center, pharmacy, and the more intensive kind of Personal Services Shops (which the applicant is proposing). Although the land use pattern along this portion of Bemiss Road is non-commercial, it should be remembered that this is still a 5-lane State highway that functions as an Arterial roadway with high traffic volumes. In this regard, slightly more intensive uses (such as that being proposed by the applicant) should certainly be considered compatible along this portion of the corridor, with the proper conditions in place.

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 O-P zoning in the form of cosmetic/medical tattoo, esthetician and other spa-related services. Approval shall also be granted for an "aesthetics training academy" with no more than 5 students at a time, as an accessory use to the property.
- (2) The existing building may be expanded or reconstructed, but shall not exceed 3,000 square feet GFA.
- (3) Daily hours of operation for the facility shall be within the timeframe of 6:00am – 8:00pm.
- (4) Conditional Use approval shall expire after 2 years from the date of approval if no Business Licenses for the approved use(s) have been requested by that date.

Planning Analysis & Property Information

Applicant:	Ashley Skipper		
Owner:	Pyramid Investment Properties LLC		
Request:	Conditional Use Permit for a Personal Service Shop and an Aesthetics Academy in O-P zoning		
Property General Information			
Size & Location:	One (1) parcel of land comprising 0.45 acres, located at the SE corner of Bemiss Road and Randolph Street.		
Street Address:	2317 Bemiss Road		
Tax Parcel ID:	Map 0112C Parcel 246	City Council District:	4 <i>Councilman Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	O-P	Professional office
	Proposed:	O-P	Personal Service Shop & Aesthetics Academy
Adjacent Property:	North:	R-P	Single-family residence
	South:	R-P	Professional offices
	East:	R-10	Single-family residence
	West:	R-P	Contractors office, residence
Zoning & Land Use History:	This parcel was recently rezoned to O-P on 3-10-2022 (file # VA-2022-01) and was previously zoned R-P for more than 30 years. It was used as an accountant's office for most of its history. It was reportedly last used as an insurance office, but has been vacant since about Fall 2019.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Urban forest, mostly cleared	
	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 and Randolph Street		
Transportation:	Bemiss Road (GA Hwy 125) – (Principal Arterial) Randolph Street (local street)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 1.2 miles to the south The nearest fire hydrant is directly across Bemiss Road 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.

Goals and Policies:

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

POLICY 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

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:	No.
Staff:	Yes, the current development on the subject property complies with all the basic requirements of O-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:	No.
Staff:	Yes, the magnitude of the proposed use is compatible.
(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.
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 not impact public facilities and services, etc...
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.	

<i>Applicant:</i>	No, the proposed use will not create adverse impacts.
<i>Staff:</i>	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.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impact.
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
<i>Applicant:</i>	No.
<i>Staff:</i>	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 Plan Review: No comments

Utilities: < No comments received >.

Engineering: No comments or concerns

Fire: < No comments received >

Landscape: No comments

Public Works: No comments.

Police: < No comments received >

Attachments:

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Existing Site Plan
- Letter of Authorization
- Letter of Intent
- A.S. Aesthetics offered services (3 pages)

CU-2022-04 Zoning Location Map

Ashley Skipper
CUP Request

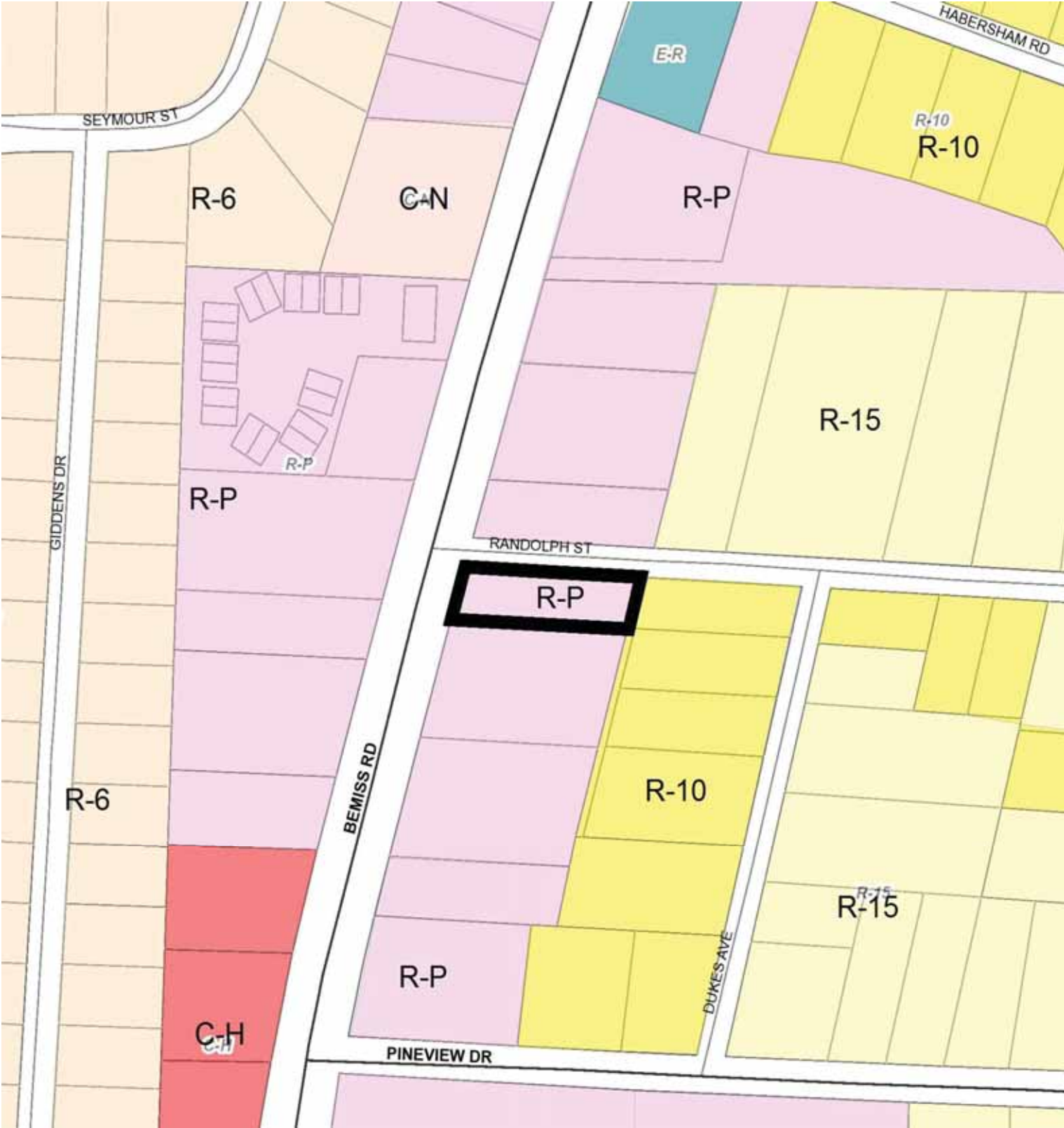
2317 Bemiss Road
Tax Map: 0112C Parcel: 246

Current Zoning: R-P



** Map NOT to scale

Map Data Source: VALOR GIS April 2022



CU-2022-04 Future Development Map

Ashley Skipper
CUP Request

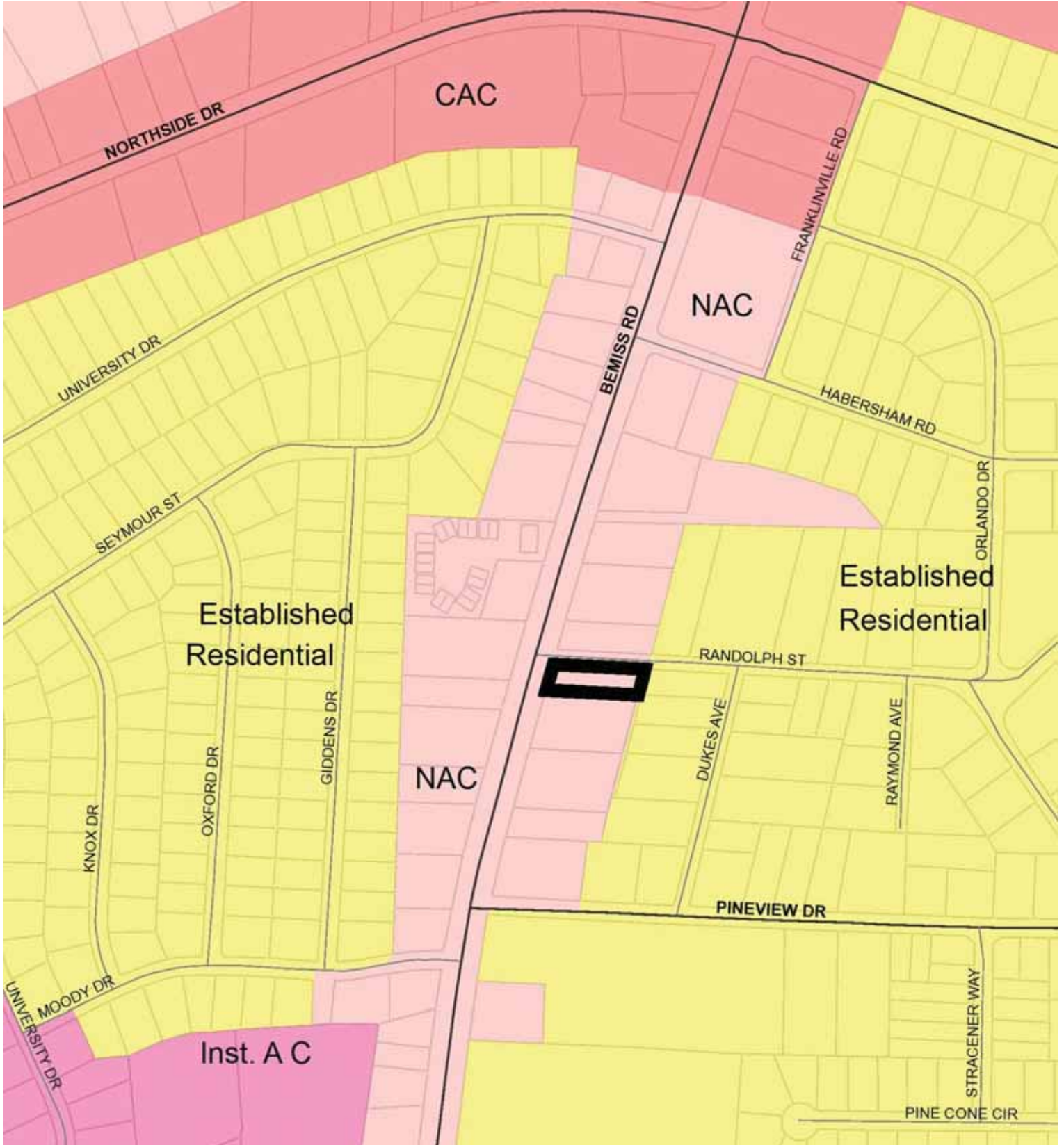
2317 Bemiss Road
Tax Map: 0112C Parcel: 246

Character Area: NAC



** Map NOT to scale

Map Data Source: VALOR GIS April 2022



CU-2022-04 Aerial Location Map

Ashley Skipper
CUP Request

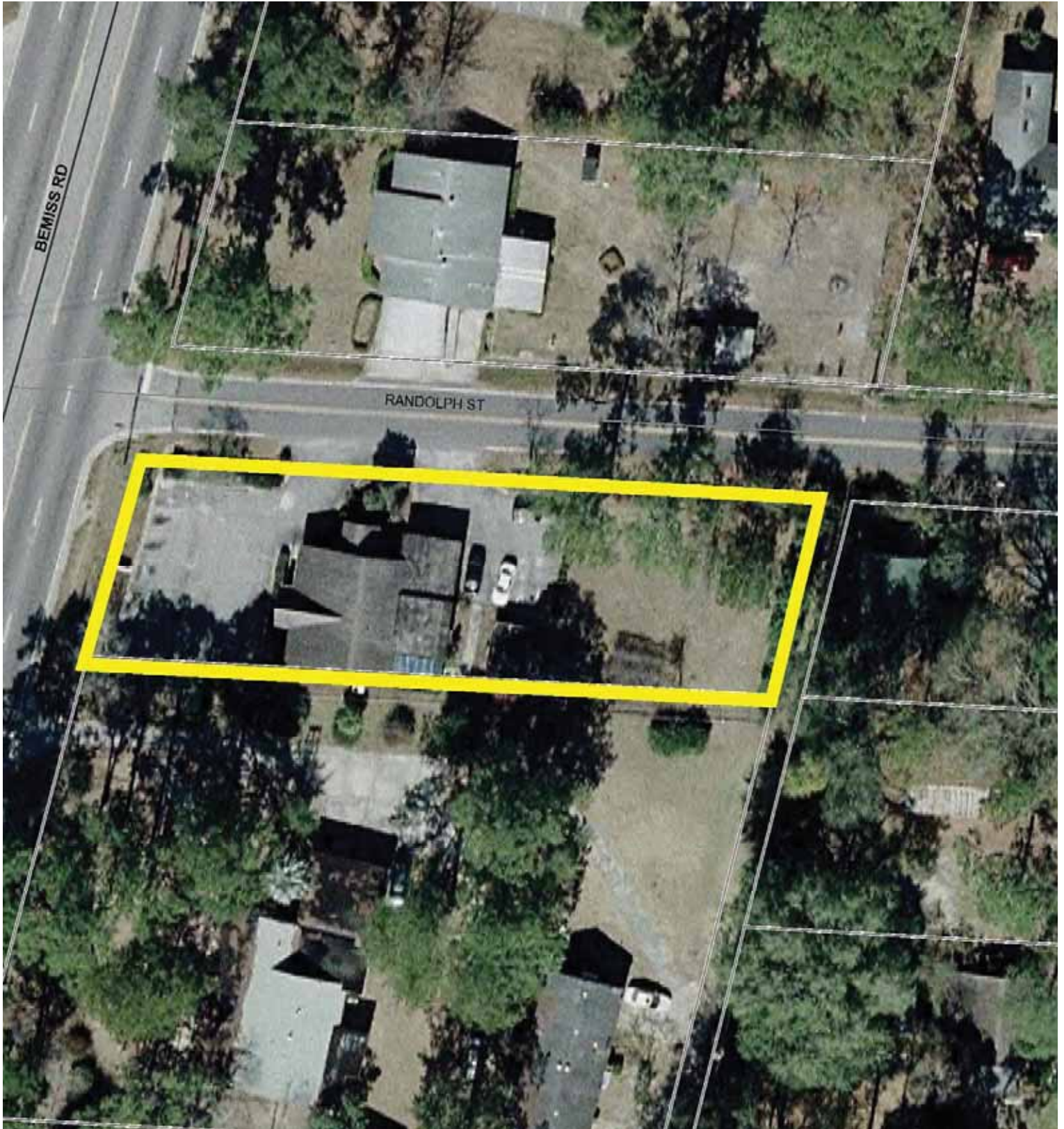
2317 Bemiss Road
Tax Map: 0112C Parcel: 246

~ 2020 Aerial Imagery



** Map NOT to scale

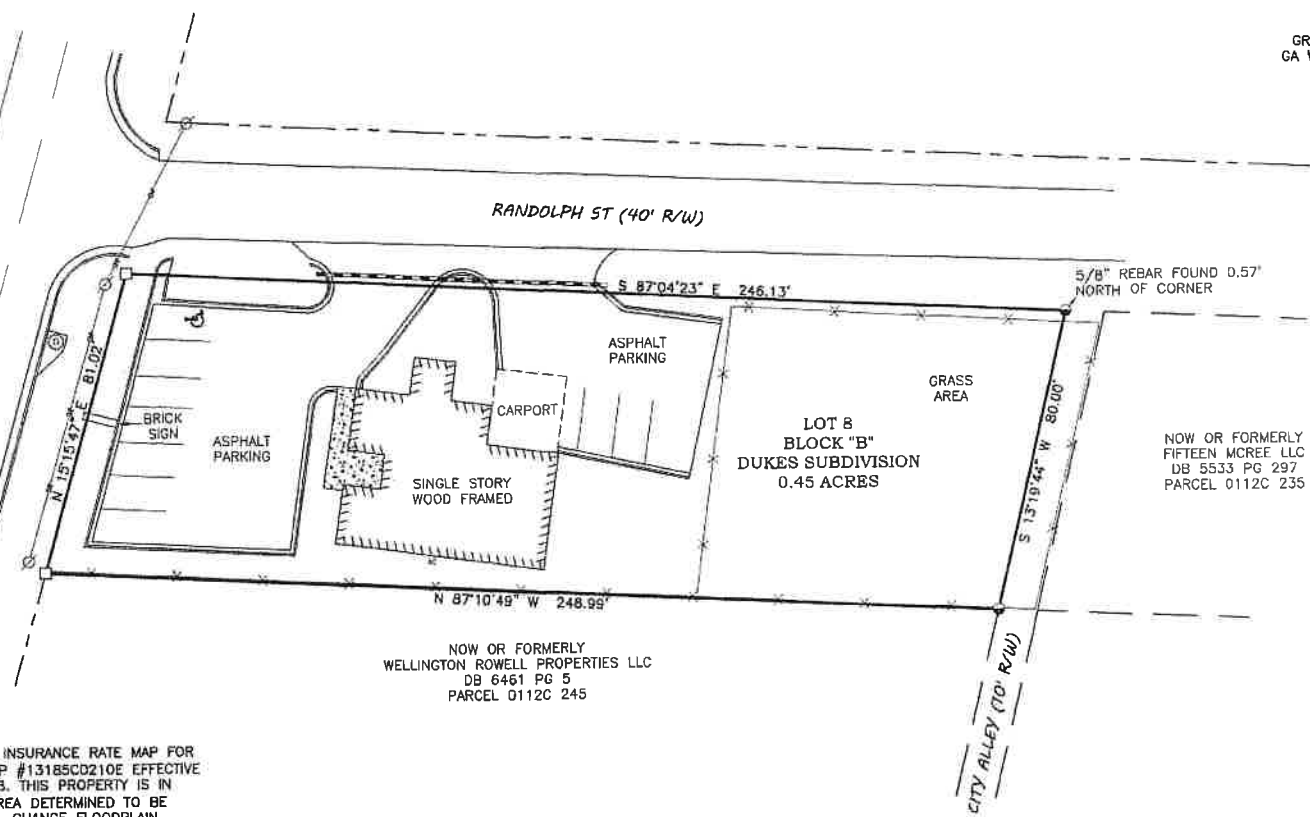
Map Data Source: VALOR GIS April 2022





BEMISS RD (100' R/W)

RANDOLPH ST (40' R/W)



NOW OR FORMERLY
FIFTEEN MCREE LLC
DB 5533 PG 297
PARCEL 0112C 235

NOW OR FORMERLY
WELLINGTON ROWELL PROPERTIES LLC
DB 6461 PG 5
PARCEL 0112C 245

LEGEND	
	5/8" REBAR
	AXEL
	POWER POLE
	AIR CONDITIONER
	DEED
	PAGE

• ACCORDING TO FLOOD INSURANCE RATE MAP FOR
LOWNDES COUNTY, GA. MAP #13185CD210E EFFECTIVE
DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN
FLOOD ZONE "X". AN AREA DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

INNOVATE !
Engineering & Surveying
PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

EXISTING CONDITIONS SURVEY FOR:
PYRAMID INVESTMENT PROPERTIES LLC



FIELD CLOSURE: 1' IN 52,124'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 977,724'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC

LOCATED IN
LAND LOT 80
11th LAND DISTRICT
THE CITY OF VALDOSTA
LOWNDES COUNTY, GA
PLAT DATE: 1/20/2022
FIELD SURVEY DATE:
1/19/2022
SCALE 1" = 30'

I:\PROJECTS\AAAA JOBS\2022\4A 539 2317 BEMISS\4A 539 11X17.DWG 1/19/2022 3:59 PM

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at 2303 Bernice Rd Valdosta, Ga 31602 0112C 246
(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 Ashley Skipper DBA AS Aesthetics to act as agent on my/our behalf, in submitting an application requesting a Conditional Use Permit (CUP) for a personal service shop 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.

M. Fisk McKenzie Fisk Pyramid Investment Properties LLC 3/24/22
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

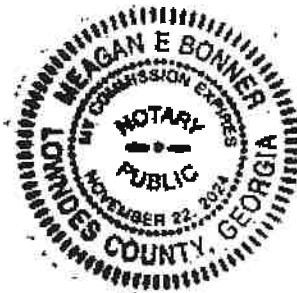
State of GA County of Lowndes

Sworn to and subscribed to me on this 24 day of March 2022.

My commission expires 11/22/2024.

Meagan E. Bonner
Notary Public

(seal)



LETTER of INTENT

To Whom It May Concern,

Date: 3/24/22

My name is Ashley Skipper. I am the Owner of A.S. Aesthetics. I am a Licensed Medical Aesthetician and a Licensed Medical Tattoo Artist. My business specializes in “Aesthetic Artistry” which ranges from brow waxes, to tints, to lash lifts to facials, microblading and finally to one of my beloved, and all-time favorite service: **The 3-D Areola Restoration Tattoo**. Simply put, this tattoo is healing art. ♡ It is the last step of a breast cancer survivor’s journey. I tattoo a realistic areola, after reconstruction surgery on a flat surface to make it appear 3-D.

Aside from the medical aesthetics and tattooing, I also now want to offer an academy of advanced training for fellow licensed professionals; which is not offered locally. Certification classes for our industry are held in bigger cities such as: Atlanta, Savannah, Jacksonville, Orlando, Miami, Tampa—just to name a few places I’ve personally traveled to in my years of continuing education. I want to change that. I want to provide excellent and affordable education right here in Valdosta, Georgia for fellow licensed professionals. My intentions are only to teach two students at a time. Certification courses will range from 1 to 5 days long.

Thank you for your time.

Sincerely,

Ashley Skipper

Menu listing of A.S. Aesthetics “offered services”

*** (Derived from applicant's website [www.as-aesthetics.com]. Edited for space-saving reduction. See website for full descriptions)

BROWS

Brow Artistry This is a one-of-a-kind service, whether your brows need just a clean-up, or desperate attention. It involves: shaping, waxing, trimming, tweezing, measuring if needed, and a brow fill-in. We will help you see the perfect, natural shape to enhance your face.

Brow Tint + Wax Our #1 most popular service! A perfect “go-to” for special events, vacations, or pairing with your maintenance brow waxes. Get a total brow make-over that will stick around so you can enjoy it! This service includes shaping, waxing, trimming, tweeze, and temporary brow tint! Tint will lasts on average 2-4 weeks on hair, a few days on skin.

Brow Tint Tint your natural brow hairs. Lasts 2-4 weeks! Stains the skin for 2-4 days.

Brow Lamination This is a new service sweeping the brow industry! It is a perm for your brows that will straighten unruly, sparse or gapped brows into fluffy, full, masterpieces in less than an hour. A great alternative to microblading! The lamination typically last 4-8 weeks.

Brow Lamination + Tint Brow lamination + adding a tint for added definition.

Brow Lamination + Tint + Wax (A “3-in-1” package) Receive a brow wax & shape-up with “Brow Artistry”, then receive a temporary Brow Tint for defined brows (lasts 2-4 weeks average), and add “Brow Lamination”.

LASHES

Lash Lift + Tint A Lash Lift & Tint for beautiful curled lashes! Treatment will leave you with lifted lashes, and darkness without the use of extensions, curlers, or mascara. Tint will last 2-4 weeks on average. Lift typically lasts 4-10 weeks.

Lash Lift Treatment that instantly gives your lashes a lift, separation, and extra definition without the use of extensions or any mascara. Lasts 4-10 weeks depending on age, hair growth & lifestyle. Perfect for low maintenance, more natural & effortless look.

Lash Tint Consists of using a special dye to stain your eyelashes, giving you 2-4 weeks of dark + defined lashes. Sweat, swim, & shower proof!

SKINCARE SERVICES

Got to Glow Facial A 30-minute express facial when you're crunched for time but want a healthy, instant glow. Ideal for any skin-type. This facial will exfoliate, stimulate & oxygenate the skin cells.

Gimme Back Love A 30-minute facial for the back! Our backs tend to harbor a lot of bacteria easily causing breakouts. Enjoy the exact same steps & benefits as a facial, except on your back!

Mama-To-Be Facial A 40-minute facial specifically tailored toward a mama who is expecting. Gentle, non-abrasive products are used and relaxation is kicked up a notch. No crazy chemicals, just natural organic safe-to-use products and a chit-chat about what sunscreen is best to use on your little one. Optional dermaplane is included. You may receive this up to 39 weeks pregnant. Ideal for all skin types.

Give Me Peace Facial A 45-minute super relaxing facial, with aromatherapy, warm towels, and upper-body massage. Get ready to thoroughly enjoy your 45 minutes of nothing but peace! Ideal for any skin type.

Dermaplane Facial A sterile skincare tool is used to scrape off dead skin cells, peach fuzz, debris and build-up OFF the skin! Providing a smooth feeling you've never felt before. This allows for better product penetration, and make-up application!

Mini-Dermaplane Facial This is strictly just a cleanse, dermaplane & moisturizer. NO extra goodies, but same ole' smoothness, everytime.

Brighten Me Up A 50-minute facial benefited toward hyper-pigmentation, discoloration, age spots, sun damage, melasma, or uneven complexion. This involves a hydrojelly, mask & fruit enzyme derived from lemon juice, which is well known for its ability to brighten and improve skin tone

Organic Rose Facial Luxurious & effective! The many benefits of roses hydrate dry skin, reduce acne, reduce signs of aging, minimize the appearance of scars and help with conditions such as eczema and rosacea. Also, an aromatherapy remedy with terpenes that address many concerns including anxiety, stress, headaches, and difficulty with sleep. It also includes a rose quartz gua-sha facial massage to promote lymph drainage.

Hydrojelly Mask Facial It's always hydrating but these special masks do more than just hydrate. They can brighten, tighten, help acne, soothe irritation, reduce oil, great for problematic skin and anti-aging.

Chemical Peel Facial This is benefited toward a variety of issues: dry, oily, acne, sun damage, hyper-pigmentation, age spots, fine lines & wrinkles. This involves one of four (4) chemical peels: lactic, glycolic, salicylic or TCA. Get ready to feel the tingles on this one!

Customize Me Facial A 60-minute facial including in-depth skincare analysis. Not sure which facial to get? Book this one! You will get one-on-one attention about your skin, your skin care concerns, and learn what you can do to improve your skin issues!

CBD Facial A relaxing facial with significant benefits such as: super anti-inflammatory, balanced skin hydration, helps oiliness and correcting the skin's oil production. CBD is nearly a perfect skin care extract suitable for ALL skin types. However, CBD is exceptional for breakouts, acne-prone, sensitive, redness skin, eczema, psoriasis, rosacea or atopic dermatitis.

*** ADD-ON'S to any facial

Chemical Peel

Dermaplane

Extractions/ Steam

LED Light Therapy

Gua-Sha Massage/ Facial Crystals

TATTOO'S / MEDICAL AREOLA (3-D) (ParaMedical Tatting & Cosmetic/Minimalistic Tattoo)

"Heart Freckle" & more Tattoos This is a fake "freckle" in the shape of a heart, which can be placed anywhere excluding the face. Also, available as other simple, dainty, minimalistic tattoos such as initial(s), cross etc.

Microblading Consultation Consultation appointments to discuss the process, shape of brows, color, and more. We recommend scheduling a consultation prior to your actual appointment, although it is not mandatory.

Microblading Initial Appointment Microblading is a form of tattooing. It is semi-permanent and lasts on average 9-18 months. Used to enhance or create any eyebrow and ideal for sparse hair, no hair, or uneven shape.

Microblading Touch-Up (4-8 week) This is for your 2nd session 4-8 weeks after your initial appointment.

Microblading "with shading" Initial Appointment Microblade hair-strokes with manual shading to add density. Also known as "combo brows" and perfect for those who lack a lot of natural brow hair.

Microblading "with shading" Touch-Up (4-8 week) This is for your 2nd session microblading + shading 4-8 weeks after the initial.

Microblading Cover-Up / Correction If you have existing brow tattoo or microblading, PLEASE contact us before scheduling appointment. Depending on brow/skin integrity, we will not perform this service on everyone with existing work.

Areola 3-D Restorative Tattoo (single or double) For individuals who have undergone mastectomies, breast surgery or who have irregular or fading areolas. The tattoo has a realism effect and looks 3-D creating instant re-build in confidence and potential healing to survivors looking to feel whole again.

Tattoo Removal Prior to booking, please consult with Ashley directly to verify we can remove your unwanted body art tattoo OR botched microblading / permanent make-up tattoo. This service uses Li-FT Saline Solution to significantly lighten or remove tattoos. More than one session may be needed.