

Planning Analysis & Property Information

Applicant:	Anthony Tong (prospective tenant)		
Owner:	Sandy Mac Properties LLC		
Request:	Rezone from R-P to O-P *** (Applicant's written description and rationale for the request): "I am looking to move my tattoo studio (Urban Ink Body Art) into 307 East Jane Street, which is currently zoned R-P. This will be a serviced-based business that sells no taxable retail products. There will be no structural changes made to the building or property, We would like to rezone the property to O-P and the apply for a Conditional Use Permit (CUP).		
Property General Information			
Size & Location:	One tract of land comprising 0.33 acres located along the south side of East Jane Street, about 500 feet west of North Ashley Street.		
Street Address:	307 East Jane Street		
Tax Parcel ID:	Map # 0116C Parcel 064	City Council District:	2 Councilwoman Tooley
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Vacant office
	Proposed:	O-P	Tattoo Studio – with a CUP approval
Adjacent Property:	North:	R-P	Duplex Residential
	South:	R-P	Professional offices, residential
	East:	R-P	Duplex residential
	West:	R-P	Law office
Zoning & Land Use History	This property has been zoned R-P & developed as an office for more than 30 years.		
Neighborhood Characteristics			
Historic Resources:	Located about 300 feet outside the local Historic District (at Williams Street). Several of the nearby properties contain "historic eligible" buildings.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No known wetlands on or near the subject property	
	Flood Hazards	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 East Jane Street.		
Transportation:	East Jane Street (local street)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 1.50 miles to the south The nearest City fire hydrant is along East Jane Street		