

## Planning Analysis & Property Information

<b>Applicant:</b>	Anthony Tong (tenant)		
<b>Owner:</b>	Sandy Mac Properties LLC		
<b>Request:</b>	Conditional Use Permit (CUP) for a "Tattoo Parlor/Studio" in O-P zoning <i>*** (Applicant's previous written description and rationale for the request):</i> "I am looking to move my tattoo studio (Urban Ink Body Art) into 307 East Jane Street. 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."		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	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.		
<b>Street Address:</b>	307 East Jane Street		
<b>Tax Parcel ID:</b>	Tax Parcel 0116C - 064	<b>City Council District:</b>	2 Councilwoman Tooley
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	O-P	Vacant office
	Proposed:	O-P	Tattoo Studio – with a CUP approval
<b>Adjacent Property:</b>	North:	R-P	Duplex Residential
	South:	R-P	Professional offices, residential
	East:	R-P	Duplex residential
	West:	R-P	Law office
<b>Zoning &amp; Land Use History:</b>	This property has been developed as an office for more than 30 years. This parcel was rezoned from R-P to O-P by City Council on April 6 <sup>th</sup>		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Located about 300 feet outside the local Historic District (at Williams Street). Several of the nearby properties contain "historic eligible" buildings.		
<b>Natural Resources:</b>	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along East Jane Street.		
<b>Transportation:</b>	East Jane Street (local street)		
<b>Fire Protection:</b>	Fire Station # 1 (S Oak Street) = approximately 1.50 miles to the south The nearest City fire hydrant is along East Jane Street		