



GLPC AGENDA ITEM # 3

MAY 22, 2023

Conditional Use Request by Anthony Tong File #: CU-2023-02

Mr. Anthony Tong is requesting a Conditional Use Permit (CUP) for a “Tattoo Parlor/Studio” in an Office Professional (O-P) zoning district. The subject property consists of 0.33 acres located at 307 East Jane Street, which is along the south side of the street about 300 feet east of Williams Street and about 500 feet west of North Ashley Street. (** *This is the same property that was rezoned from R-P to O-P by City Council on April 6th at the request of this same applicant.*) The property contains a small vacant office building (2,034-sf) with small front and rear yard parking areas. The applicant is proposing to expand his existing “Urban Ink” tattoo parlor from its current location at 1507 North Ashley Street, to become a tenant in this second location in order to be closer to VSU. This proposed use requires a CUP in O-P zoning (which is why the applicant requested the rezoning to O-P, in order to make the proposed use eligible for consideration). The applicant is currently not proposing any exterior changes to the building..

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

As discussed with the recent Rezoning request for this property, the surrounding land use pattern is dominated by a mixture of both residential and professional office type uses. However, in terms of overall character, this area still has a strong “residential” feel to it in terms of older homes that have been converted to offices but keeping their residential style, the urban tree canopy, narrow streets with light traffic, etc.. Because of these factors, staff was opposed to the rezoning to O-P. However, since the O-P zoning has now been approved by City Council, the attention now turns to that of CUP criteria (see pages 3-4 herein) and overall compatibility of the proposed use with its surroundings. Staff recognizes the limited size of the existing building (2,034-sf) will go a long way in limiting the potential magnitude of the facility, but believes there should be some additional limitations to aid in the compatibility with the surrounding R-P development pattern. Included in these are limitations on the hours of operation, as well as signage being restricted to a primarily R-P standard.

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 in the name of the applicant only, for a Tattoo Parlor/Studio business in O-P zoning, and for the existing building only – with no building expansions greater than 100 square feet cumulative. This shall be a single tenant/business occupancy with no other tenants/businesses allowed on the premises.
- (2) Hours of operation shall be limited to within the hours of 7am – 6pm daily..
- (3) Signage shall be in strict accordance with O-P requirements without Variance. No signs shall be internally lit. There shall be no directional signs, nor any temporary signs nor attention-getting devices of any kind.
- (4) Conditional Use approval shall expire one (1) year from the date of approval if no City business license has been obtained by that date.

Planning Analysis & Property Information

Applicant:	Anthony Tong (tenant)		
Owner:	Sandy Mac Properties LLC		
Request:	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.		
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:	Tax Parcel 0116C - 064	City Council District:	2 Councilwoman Tooley
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	O-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 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 th		
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		

Comprehensive Plan Issues

Character Area: Transitional Neighborhood

Description: An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

Development Strategy: Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area..

Goals and Policies:

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods.

GOAL 4: NATURAL & CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

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) Is the proposed use consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.	
<i>Applicant:</i>	Yes. The backyard has been blacktopped-asphalted to accommodate 10-15 parking spaces..
<i>Staff:</i>	No. The property does not contain the minimum required buffer yards next to the adjacent properties with R-P zoning. However, this requirement would not trigger unless there is an expansion to the building or the parking lot.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	The proposed use is consistent with the adjacent professional office properties along the street, in term of massing and scale, however, it is not consistent with the nearby residential uses along the street
(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.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, proposed 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.	
<i>Applicant:</i>	No effects.
<i>Staff:</i>	Yes. These 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.
Staff:	No significant 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.
Staff:	Yes possibly. In deference to the nearby residential and professional office type uses, hours of operation should be limited to those of a typical professional office usage.
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
Applicant:	No.
Staff:	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.

Engineering: No comments. ** Engineering staff will follow-up separately regarding the driveway and tree removal violations on this property.

Fire: Fire Dept has no issues with this CUP request

Building Plan Review: No comments or concerns

Landscape: No concerns

GIS: No comments

Police: No issues from the PD

Public Works: No comments or concerns

Utilities: < No comments received >

Attachments:

- Letter of Authorization
- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Boundary Survey & Existing Site Plan

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at 367 E Jane St 0116C 064
(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 Tony Tong to act as agent on my/our behalf, in submitting an application requesting a **Conditional Use Permit (CUP)** for a Tattoo Parlor 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.

[Signature]
Signature(s)

Rob McGehee
PRINT name(s)

4/24/23
Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 24 day of April 20223

My commission expires 02/27/24

[Signature]
Notary Public



CU-2023-02 Zoning Location Map

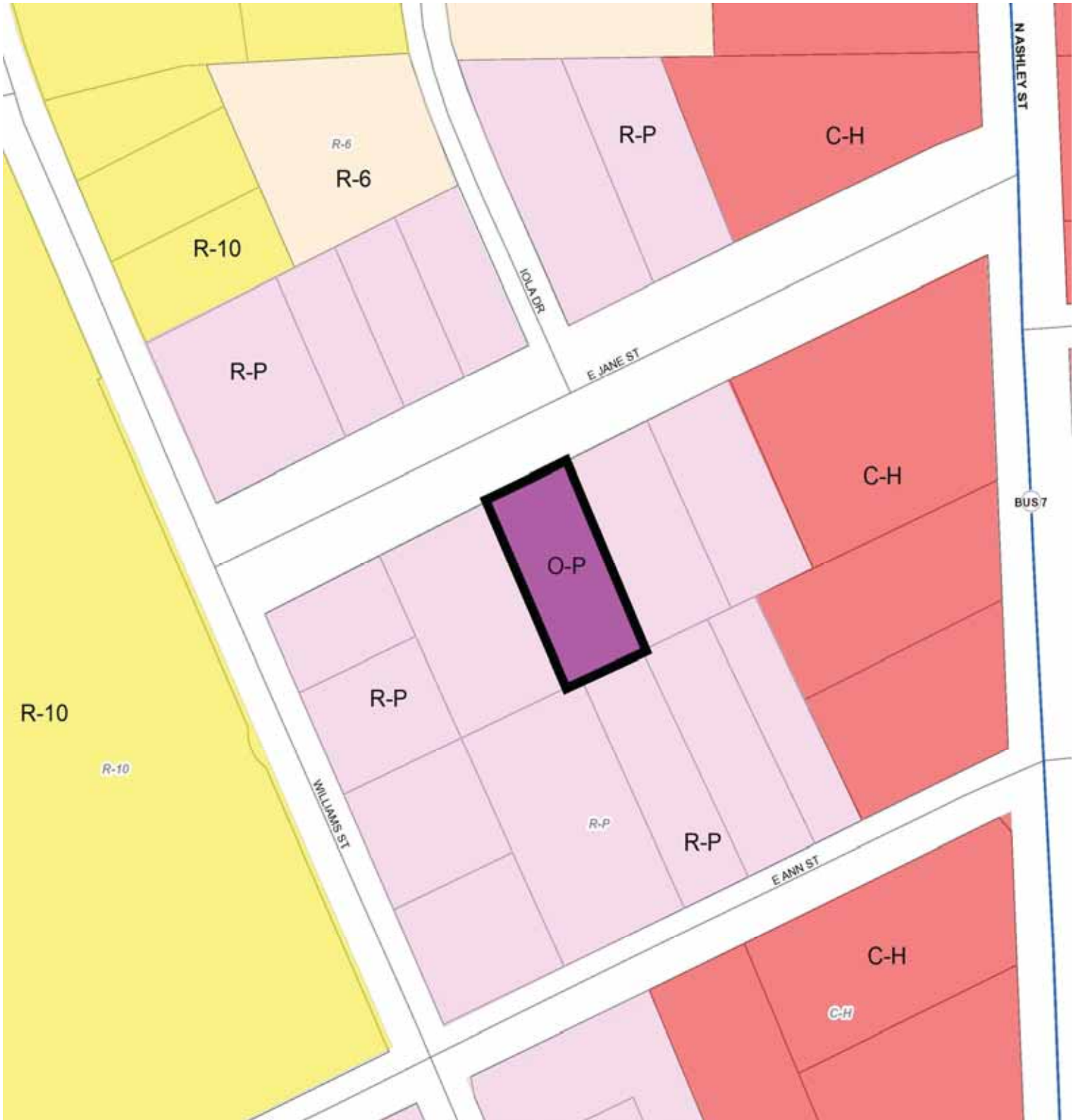


Anthony Tong
CUP Request

307 East Jane Street
Tax Parcel #: 0116C - 064

Current Zoning: O-P

** Map NOT to scale Map Data Source: VALOR GIS May 2023



CU-2023-02 Future Development Map

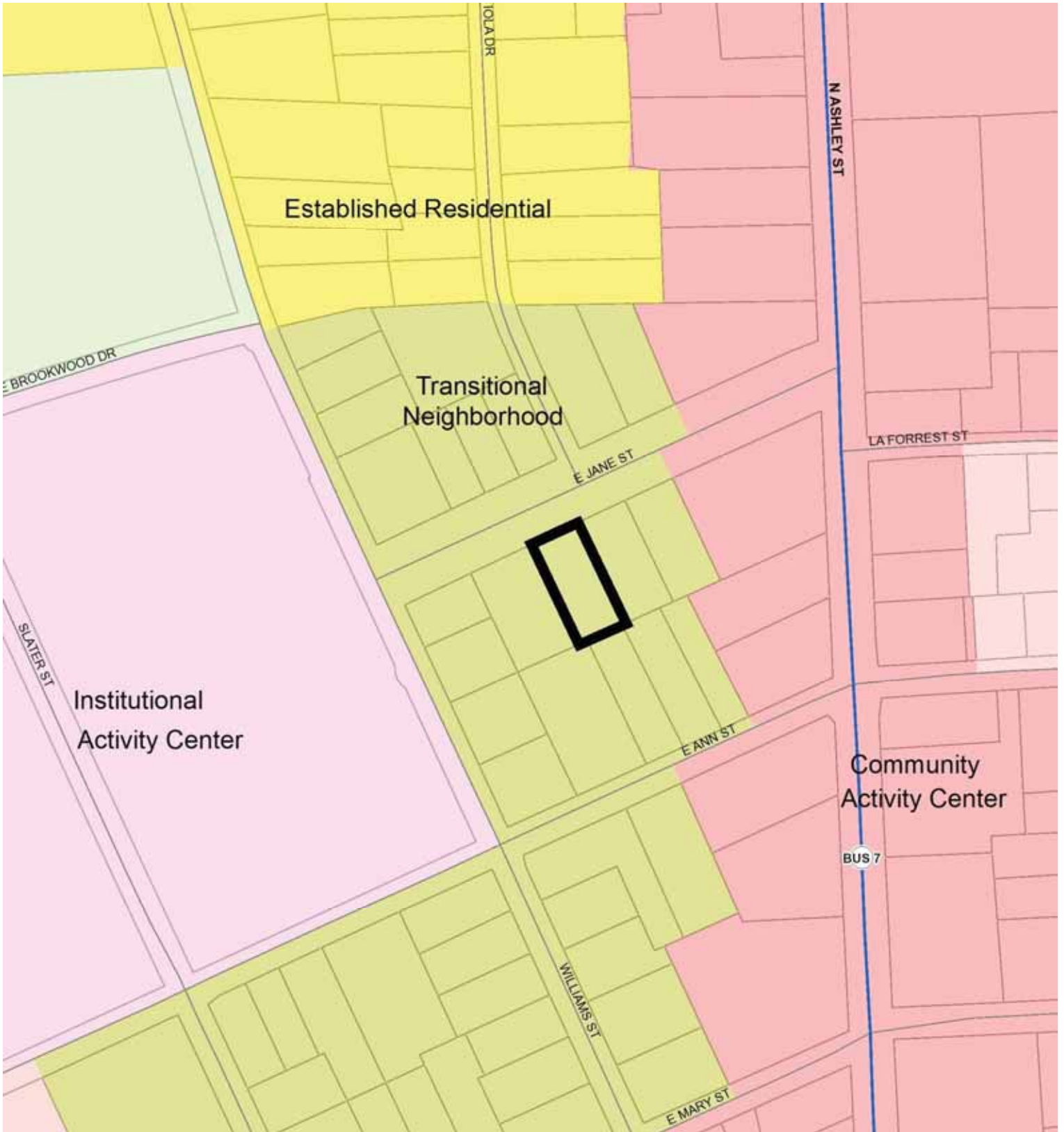


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307 East Jane Street
Tax Parcel #: 0116C – 064

Character Area:
"Transitional Neighborhood"

** Map NOT to scale Map Data Source: VALOR GIS May 2023



CU-2023-02 Aerial Location Map



Anthony Tong
CUP Request

307 East Jane Street
Tax Parcel #: 0116C - 064

Aerial Imagery = 2007

** Map NOT to scale Map Data Source: VALOR GIS May 2023



REZONING SURVEY PLAT FOR

ANTHONY TONG

BEING IN LAND LOT 61 OF THE
11TH LAND DISTRICT, VALDOSTA,
LOWNDES COUNTY, GEORGIA

SURVEY DATE: FEBRUARY 16, 2023
PLAT DATE: FEBRUARY 17, 2023



GRAPHIC SCALE : 1 INCH = 30 FT.

I hereby certify that this property is located in a "X" zone,
and not within a 100-yr flood zone according to the Federal
Emergency Management Agency's Insurance Rate Map
Panel Number 13185C0210E, Dated 9-26-08.

THIS SURVEY WAS PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH
IN CHAPTER 180-7 OF THE RULES OF THE
GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.



EAST JANE STREET (100' R/W)
(DIVIDED ROAD WITH LANDSCAPED MEDIAN)

NAD 1983

WILLIAMS ST.
(60' R/W)

- AC - AIR CONDITIONER
 - GV - GAS VALVE/METER
 - IPS - IRON PIN SET - 5/8" REBAR
 - R/W - RIGHT OF WAY
 - X--X-- - FENCE
 - ⊙ - POWER POLE
 - OU - OVERHEAD UTILITY
 - ↙ - GUY WIRE
- EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION"
THE FIELD DATA UPON WHICH THIS SURVEY WAS PREPARED HAS A POSITIONAL TOLERANCE OF PROPERTY CORNERS WITH RESPECT TO EACH OTHER OF 0.02 FEET.
PLAT CLOSURE: 1'/109,953
BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO NAD 1983 GEORGIA WEST ZONE

Southeastern Surveying, Inc.
601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685

