

Planning Analysis & Property Information

Applicant:	Kristie Jenkins (tenant)		
Owner:	"Mike" and "Mae" Gung		
Request:	Conditional Use Permit (CUP) for an "Event Center" in C-H zoning		
Property General Information			
Size & Location:	One tract of land comprising 3.77 acres located along the east side of North Ashley Street, south of Emory Street and directly across from the North Campus of VSU.		
Street Address:	2525 North Ashley Street Suites M & O		
Tax Parcel ID:	Tax Parcel 0112C - 030	City Council District:	6 <i>Councilwoman Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Commercial center (small shopping plaza) ** Suites M&O: vacant tenant space (former tavern)
	Proposed:	C-H	Luxe Event Lounge (event center) --- (2 tenant spaces)
Adjacent Property:	North:	C-C	Commercial center
	South:	R-P	Nursing home (Pruitt Health)
	East:	R-P	Residential neighborhood
	West:	R-15	VSU north campus
Zoning & Land Use History:	<p>This property has been developed as a small commercial shopping center for more than 20 years. This was previously the site of the "El Carlo Motel"</p> <p>This tenant space (Suite M & Suite O) was formerly occupied by "25 North" café and billiards</p>		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Commercial landscaping	
	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 North Ashley Street.		
Transportation:	North Ashley Street (Major Arterial), Emory Street (local street)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 1.20 miles to the SE. The nearest City fire hydrant is along North Ashley Street		