



GLPC AGENDA ITEM # 5

MARCH 25, 2024

Conditional Use Request by Scott Shalek

File #: CU-2024-03

The applicant is requesting a Conditional Use Permit (CUP) for a proposed Personal Service Shop in a Residential Professional (R-P) zoning district. The subject property is located at 2704-B2 North Oak Street, which is along the west side of the street immediately across from Valdosta Middle School, and is more specifically located behind Hogans Pharmacy. The applicant and his wife currently operate their “No Filter Club” salon in the Summit Pointe commercial complex at 3338-C1 Country Club Road, where the property is zoned C-H and personal service shops are a permitted use. The applicant is proposing to relocate their business to the existing office building (1,728-sf) on the subject property, where it is zoned R-P and requires CUP approval. The building contains 6 private clinician rooms whereby 2 of them will be occupied by licensed aestheticians, and the remaining rooms will be occupied by licensed practitioners related to skincare and wellness services. See attached floorplan and Letter of Intent for more information.

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 an area along North Oak Street that includes a mixture of residential and professional office uses. All properties located adjacent to the subject property are zoned R-P, which allows both professional offices and high-density residential uses. However, there are no residential uses in the block in which the subject property is located. Instead, it is a collection of professional offices, including medical, pharmaceutical, and insurance services.

Staff believes the proposed use as a multi-tenant office with personal medical and aesthetic services will operate similarly to the existing uses of neighboring properties. However, because the applicant’s business is classified as a “personal service shop” it requires a conditional use permit to operate in R-P zoning, unlike other medical-related offices. It is important to note that this area already functions as a professional office park, without residential uses, and the proposed use would be permitted by right if this area was zoned O-P instead. As residential uses are unlikely to ever locate in this office park, staff could support a future rezoning to O-P for this office park area. .

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 R-P in the name of the applicant or “No Filter Club” only, as a multi-tenant office that provides medical-related haircare/skincare services, which may include medical clinicians, aestheticians, wellness counseling, or similar related services as described in the Letter of Intent (No tattoo parlors or sauna/spa related services).
- (2) Conditional Use approval shall expire after 2 years from the date of approval if no Business Licenses for any of these approved use(s) have been requested by that date.