

Planning Analysis & Property Information

Applicant:	Scott Shalek		
Owner:	J & S Investing LLC (Scott Shalek)		
Request:	Conditional Use Permit for a Personal Service Shop in R-P zoning		
Property General Information			
Size & Location:	One (1) parcel of land comprising 0.20 acres, located within an existing office complex along the west side of North Oak Street, immediately across from Valdosta Middle School and more specifically located behind Hogans Pharmacy.		
Street Address:	2704-B2 North Oak Street		
Tax Parcel ID:	Map 0111D Parcel 107	City Council District:	5 <i>Councilman Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Professional office
	Proposed:	R-P	Personal Service Shop & Other Offices
Adjacent Property:	North:	R-P	Professional offices
	South:	R-P	Professional offices
	East:	R-P	Professional offices
	West:	R-P	Professional offices
Zoning & Land Use History:	This parcel has been zoned R-P for more than 35 years.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards:	The property is located immediately west to the FEMA designated 100-year floodplain associated with Two-Mile Branch	
	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 N. Oak Street (8" water/sewer)		
Transportation:	North Oak Street (Major Collector)		
Fire Protection:	Fire Station # 5 (N. Oak St. Ext) = approximately 1.4 miles to the north Fire Station # 4 (Gornto Rd) = approximately 1.4 miles to the SW The nearest fire hydrants are along North Oak Street at the intersection with Canna Drive, and along Oak Garden Drive to the north		