



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.

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		

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to-day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Goals and Policies:

GOAL 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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 the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?	
Applicant:	Yes.
Staff:	Yes, the current development on the subject property complies with all the basic requirements of R-P zoning.
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?	
Applicant:	Yes.
Staff:	Yes, the proposed use is compatible with uses on adjacent properties.
(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?	
Applicant:	Yes.
Staff:	Yes, existing ingress and egress to the property is adequate. Additionally, the nearby public streets can safely handle the traffic generated by the proposed use.
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?	
Applicant:	No impact and facilities/services are adequate.
Staff:	Public facilities are adequate to support the proposed use.
(5) Will the proposed use create adverse impacts on 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?	

<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impact.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impact.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
<i>Applicant:</i>	No.
<i>Staff:</i>	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.

Building Plan Review: No comments

Utilities: No comments received.

Engineering: No comments or concerns

Fire: < No comments received >

Landscape: No comments

Public Works: No comments.

Police: < No comments received >

Attachments:

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Letter of Intent
- Site Plan
- Floor Plan

CU-2024-03 Zoning Location Map

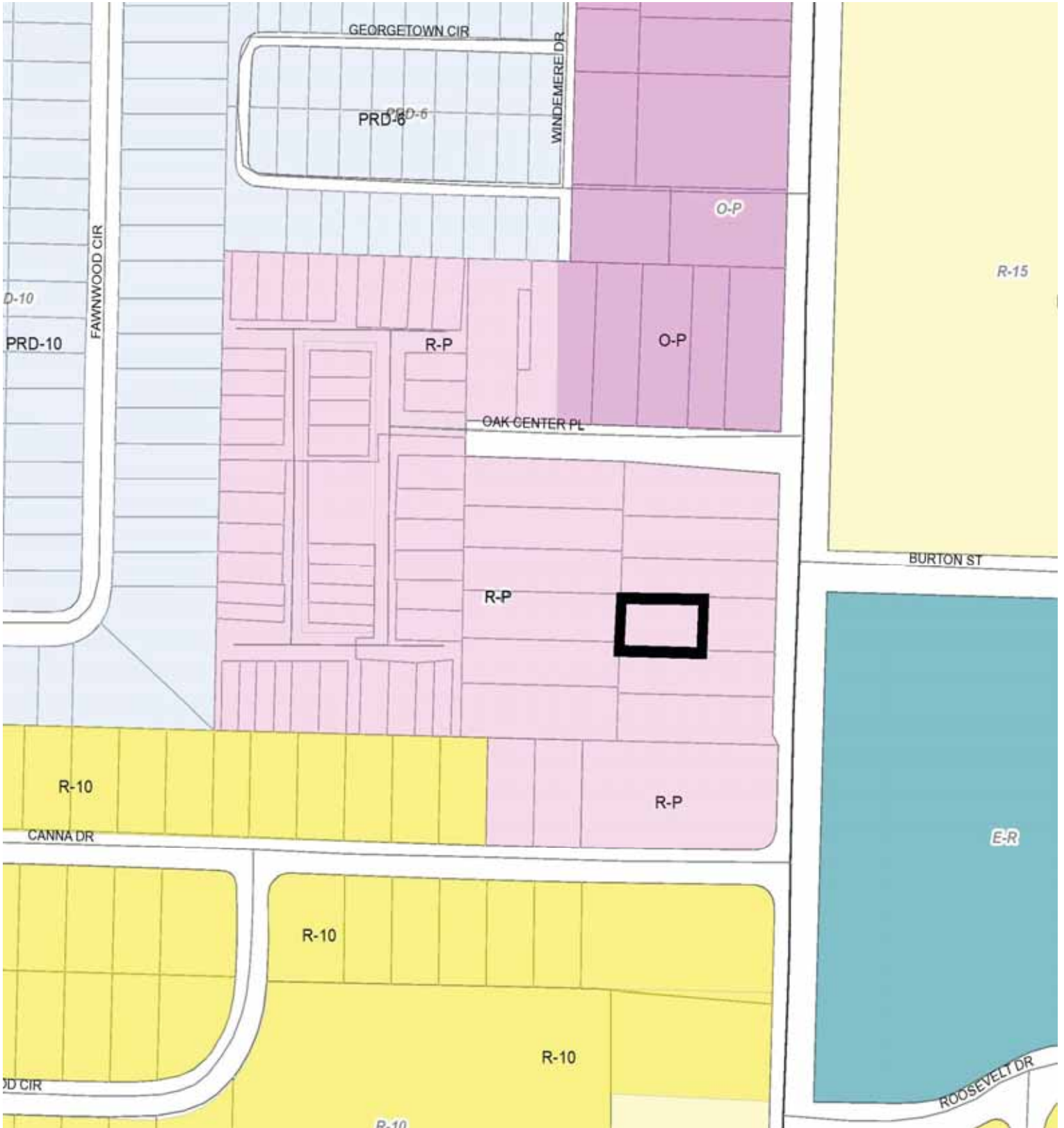


Scott Shalek
CUP Request

2704-B2 North Oak Street
Tax Map # 0111D Parcel 107

Current Zoning = R-P

** Map NOT to scale Map Data Source: VALOR GIS March 2024



CU-2024-03 Future Development Map

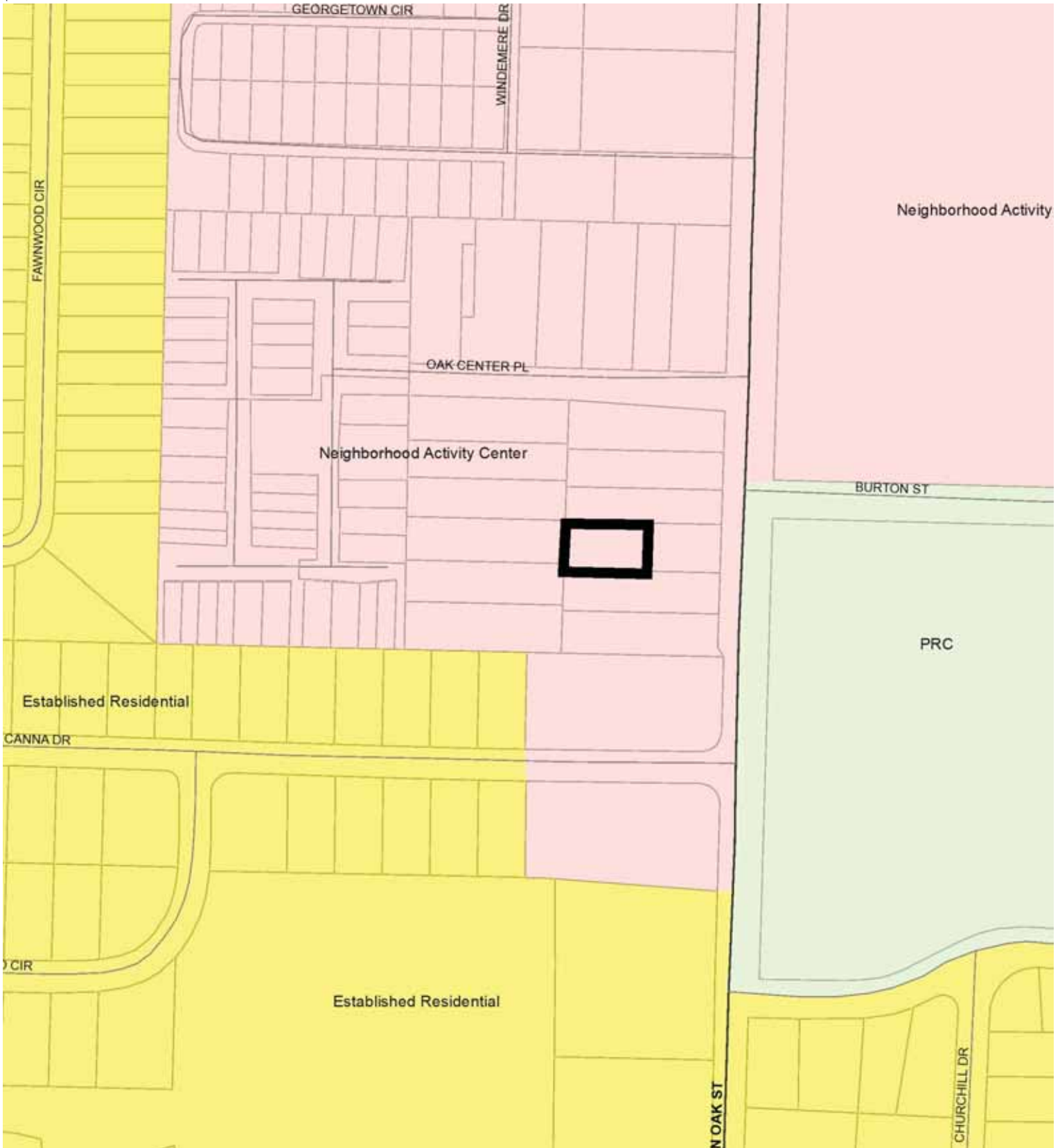


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CUP Request

2704-B2 North Oak Street
Tax Map # 0111D Parcel 107

Character Area = NAC

** Map NOT to scale Map Data Source: VALOR GIS March 2024



CU-2024-03 Aerial Location Map



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2704-B2 North Oak Street
Tax Map # 0111D Parcel 107

2007 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS March 2024



February 21, 2024

City of Valdosta
Planning Department

Letter of Intent: 2704 B N Oak ST

To Whom It May Concern,

J&S Properties (Scott and Jennifer Shalek) purchased 2704 B N Oak St in July of 2023 with the intention of using it as Jennifer's aesthetics salon called No Filter Club. Currently the salon is at a rental property located at 3338 Country Club Rd Building C Suite 1, Valdosta, GA. The goal was to get out from a rental and have a location that we own.

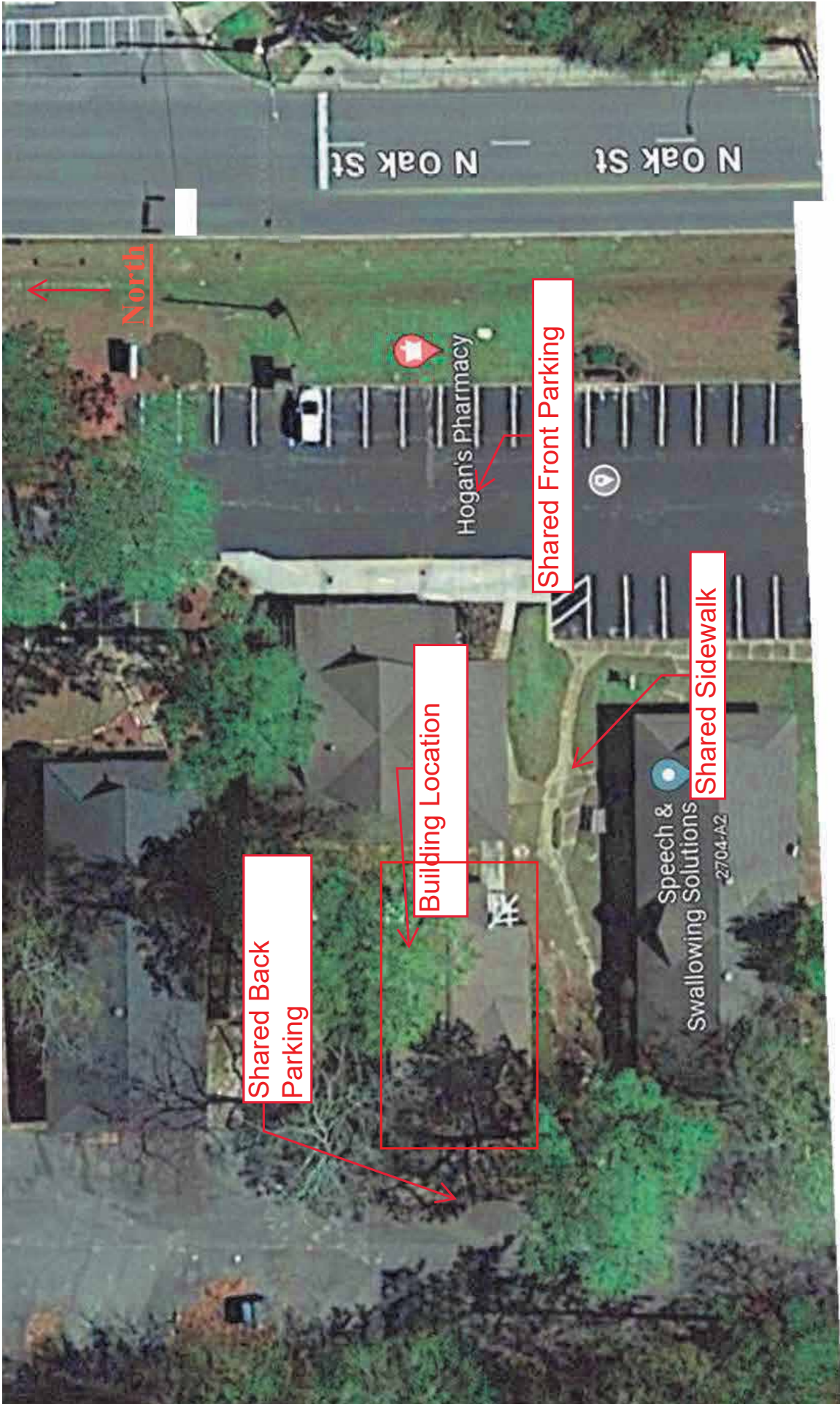
The salon has 6 rooms in total. 2 rooms are permanently assigned for No Filter Club aestheticians, offering high end aesthetic services and products. The other 4 rooms are rental rooms that will serve as part of No Filter Club umbrella. The rooms are intended to be rented to individual licensed businesses with high end aesthetic related services. These services can include facial injections, weight loss, LED skin treatment, and so on.

If you have any questions about this business or our intended operations, you can contact me at (229) 300-5611.

Respectfully,

A handwritten signature in black ink, appearing to be 'SS', with a long horizontal flourish extending to the right.

Scott Shalek



N Oak St

North

Hogan's Pharmacy

Shared Front Parking

Building Location

Shared Sidewalk

Speech & Swallowing Solutions
270.4.A2

Shared Back Parking

Shared Parking Lot

