



GLPC AGENDA ITEM # 4

JULY 29, 2024

Conditional Use Request by Yazmin Saucedo File #: CU-2024-05

Ms. Yazmin Saucedo is requesting a Conditional Use Permit (CUP) for an Event Center in a Highway Commercial (C-H) zoning district. The subject property is located at 2161 Bemiss Road, which is along the east side of the road south of Langdale Drive. More specifically, it is the tenant space (about 4,200 sf) that is located in the farthest east end of this commercial center, immediately past the larger space that has a long history of being a nightclub. The applicant is proposing an event center called the “Enchanted Hall” that specializes in weddings, quincenaras, and family reunions, with an anticipated overall seating capacity of about 160 people. There will be no onsite kitchen facilities and all food or alcohol would be provided by licensed caterers. Refer to the Letter of Intent for more details.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the Urban Commercial Corridor Overlay District (UCCOD).

The applicant is proposing to utilize one tenant space of a much larger commercial center. The front parking lot area (facing Bemiss Road) has about 85 parking spaces that are on the subject property. There are additional parking spaces to the south which are located on the “Castle Park” shopping center property (different owner). However, there is no currently no active shared parking agreement between these 2 properties. It should also be noted that the existing parking lot to the east (about ** spaces) is also located on the Castle Park property. Even though the subject tenant space has two door existing to this side of the building, the applicant/owner does NOT have permission to utilize these parking spaces. Therefore, the proposed use is only able to avail itself of the front parking lot facing Bemiss Road, and it must share this parking with the rest of the uses in the commercial center. The adjacent and much larger tenant space next to the applicant’s, has had a long history of different nightclubs over years, most of which have had negative track records – causing overflow parking and overcrowded conditions, numerous calls for law enforcement, and regarded as a general nuisance with complaints from surrounding properties.

As mentioned above, there are two (2) major areas of concern regarding this CUP request; lack of parking for large crowds, and negative history of assembly type uses such as an event center. However, the applicant’s Letter of Intent describes a proposed use that is not a nightclub, but instead focuses on private events such as wedding receptions and other family-related gatherings. With properly limiting conditions of approval which seek to avoid these negative impacts, an Event Center like what is being proposed by the applicant could be successful here by reactivating a currently empty space and helping to erase the negative history of this property.

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 an indoor Event Center as described in the applicant’s letter of intent, with events taking place indoors only.
- (2) Hours of operation shall be limited to within the hours of 8:00am – 11:00pm daily.
- (3) Total maximum facility occupancy shall be limited to no more than 160 persons.
- (4) All events shall be private and scheduled in advance with attendance numbers pre-determined and managed by the applicant. There shall be no open commercial ticket sales, entry cover charges, or other forms of open public admittance. All sounds generated by the facility shall be in strict adherence to the City’s adopted Noise Ordinance.
- (5) All food and beverage served on the premises shall be provided as part of the scheduled event (not sold), and prepared by locally-licensed caterers or by the private lessee(s) of the facility, as pre-arranged through

the applicant. All alcoholic beverages shall be served by a licensed alcoholic beverage caterer in accordance with City ordinance.

- (6) 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:	Yazmin Saucedo		
Owner:	Budd Commercial Real Estate		
Request:	Conditional Use Permit for an Event Center in C-H zoning		
Property General Information			
Size & Location:	One (1) parcel of land comprising 0.88 acres located along the east side of Bemiss Road, south of Langdale Drive. More specifically, the subject is the smaller one (about 4,200 sf) of two tenant spaces located in the farthest east end of this commercial center.		
Street Address:	2161 Bemiss Road		
Tax Parcel ID:	Map 0114A Parcel 015	City Council District:	2 <i>Councilwoman Tooley</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Commercial center
	Proposed:	C-H	Commercial center
Adjacent Property:	North:	R-P	Amelia Apartments
	South:	C-H	Castle Park shopping center
	East:	C-H, R-10	Commercial parking, residential neighborhood
	West:	C-H	Commercial
Zoning & Land Use History:	This parcel has been zoned C-H and developed as a commercial center for more than 40 years.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	None	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the 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 Bemiss Road and Langdale Drive. (8" water, 8" /sewer)		
Transportation:	Bemiss Road (Major Arterial), Langdale Drive (Local Street)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 0.9 miles to the east The nearest fire hydrant are along Bemiss Road and Langdale Drive.		

Comprehensive Plan Issues

Character Area: Community Activity Center

Description: A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians..

Development Strategy: Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity 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:

POLICY 4.5 – The availability of adequate cultural facilities such as community arenas, performing arts venues, and conference/meeting center space shall be pursued through public-private partnerships.

Objective 6.1.3 – Locate facilities such as parks, schools, and community centers in appropriately planned activity centers according to adopted future development plans.

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 it’s a commercial property.
Staff:	Yes, however the existing commercial center is “non-compliant” in terms of overall minimum required parking (that is available), functional design of the parking layout, etc..
(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 generally consistent with other commercial uses of the area and would be part of a larger commercial complex.
(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 it is.
Staff:	Yes, existing ingress and egress to the building and main parking area (front) of the property is marginally adequate. However, the parking layout design is substandard and the abutting parking areas to the east are under separate ownership..

(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:	It will not impact. It is on a large commercial property.
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?	
Applicant:	None of the above.
Staff:	Possible. The proposed use has the potential to generate excessive noise and more traffic than the existing parking lot can handle.
(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?	
Applicant:	No.
Staff:	Yes possibly, unless there are significant limits on the hours of operation and total occupancy of the facility
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, 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.

Building Inspections: Inspections has no comments on these cases

Fire: The Fire Department would like to see a floor plan of the area to scale, it helps the fire department when reviewing to calculate for the actual occupancy of the building. I would like a site plan for to determine emergency vehicle access and for further evaluation.

Engineering: No comments or concerns

Landscape: No comments

Public Works: No comments.

Police: < No comments received >

Utilities: < No comments received >

Attachments:

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

CU-2024-05 Zoning Location Map

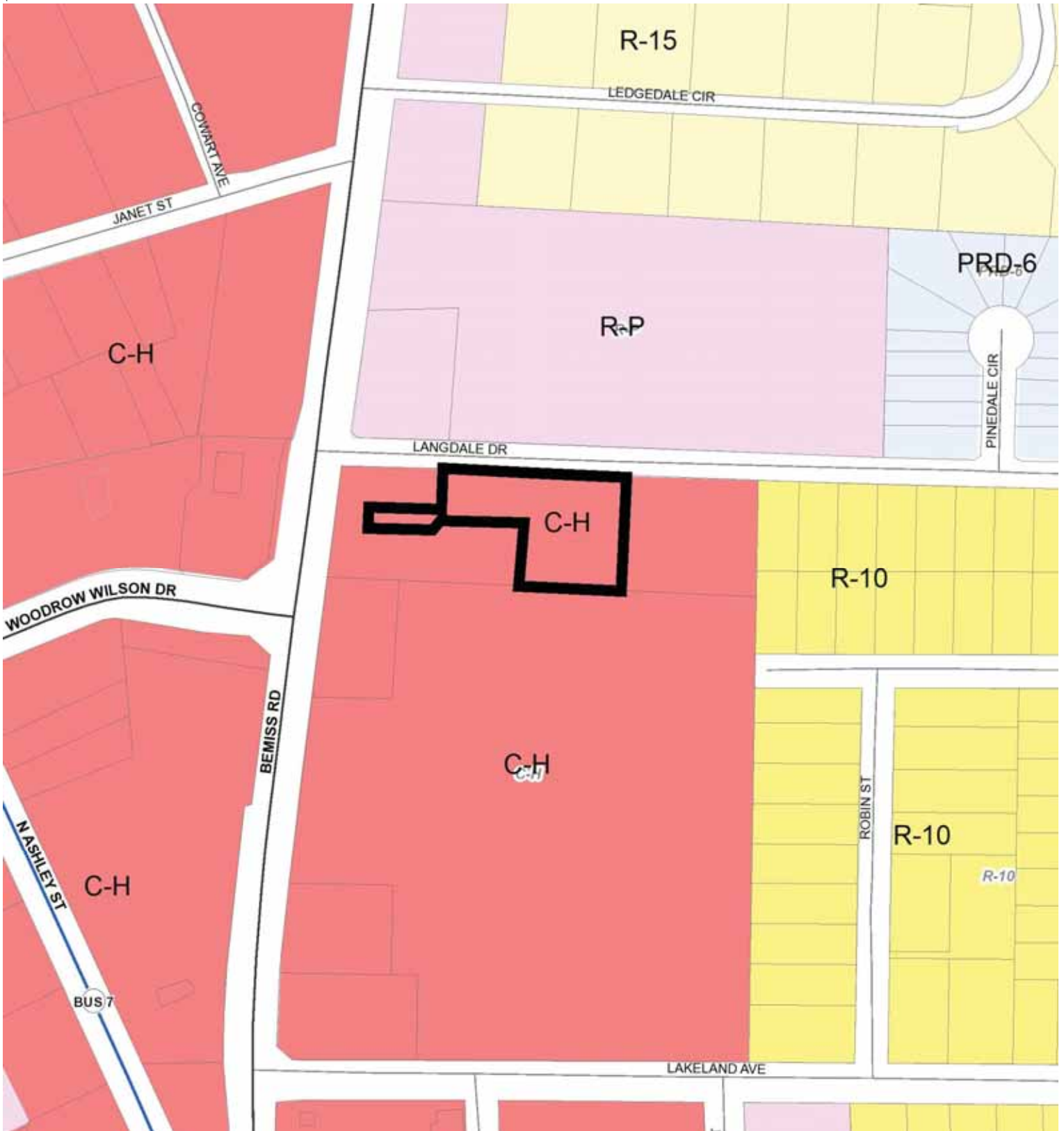


Yazmin Saucedo
CUP Request

2161 Bemiss Road
Tax Map # 0114A Parcel 015

Current Zoning = C-H

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



CU-2024-05 Future Development Map

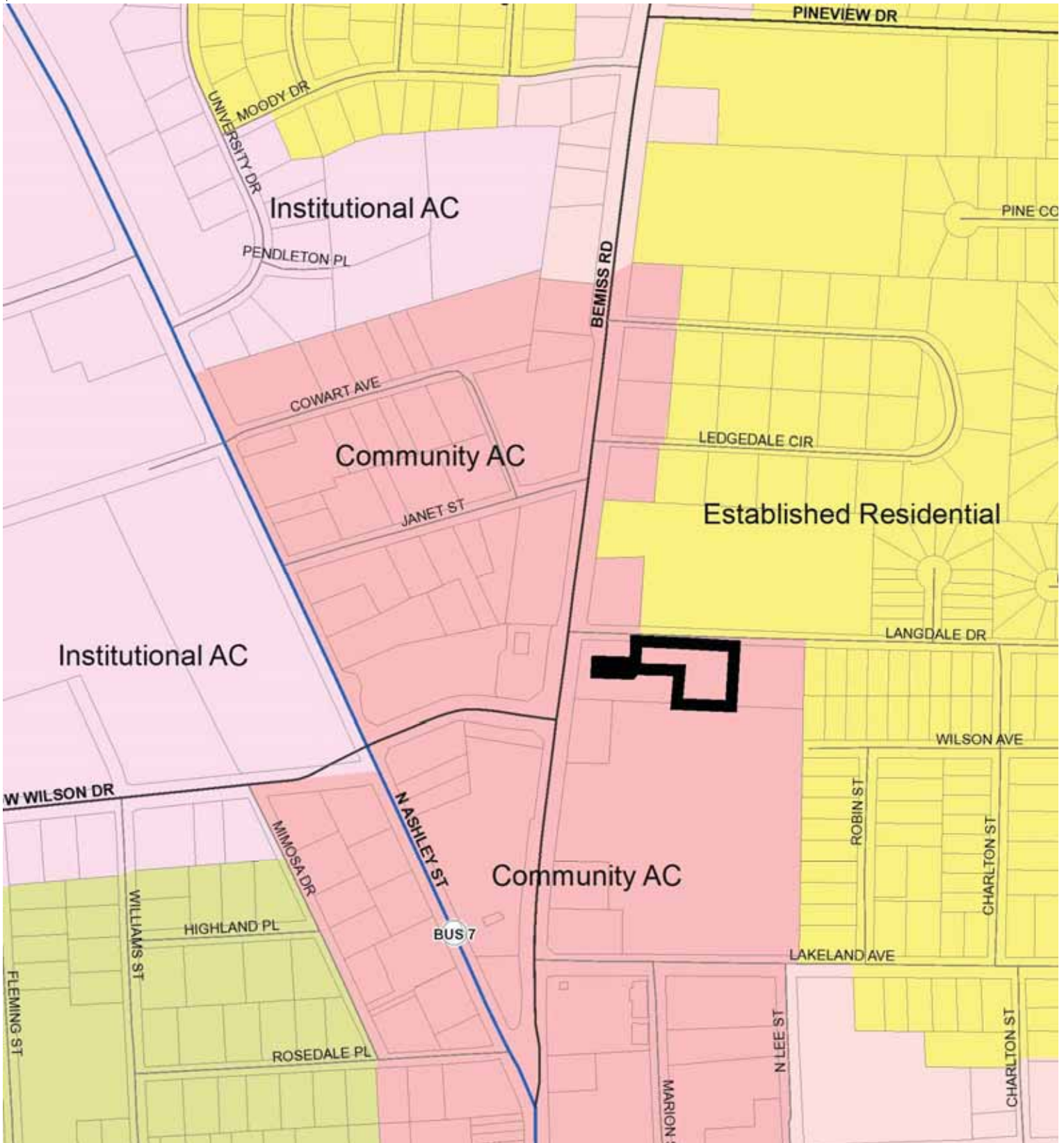


Yazmin Saucedo
CUP Request

2161 Bemiss Road
Tax Map # 0114A Parcel 015

Character Area = Community AC

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



CU-2024-05 Aerial Location Map

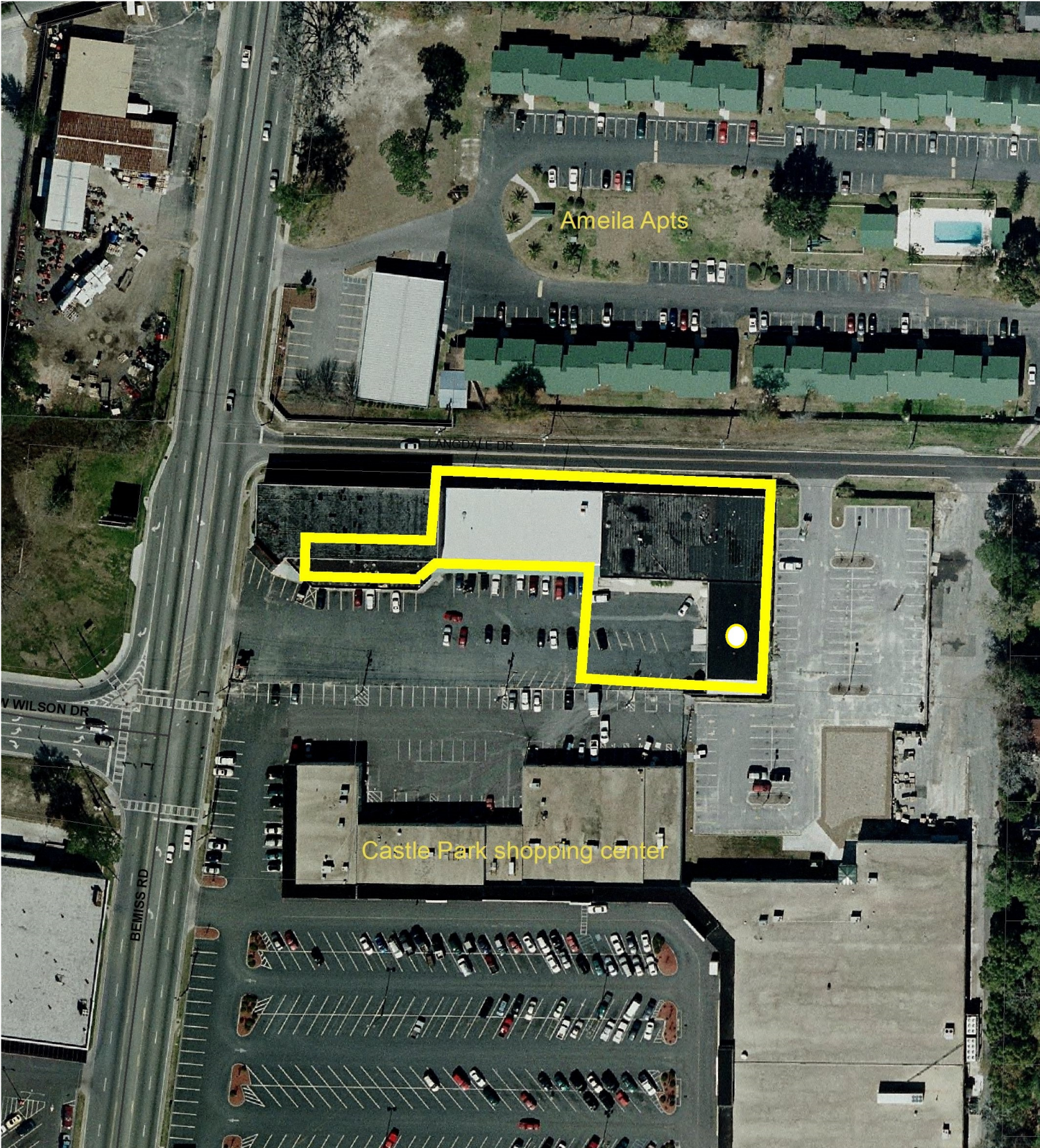


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2161 Bemiss Road
Tax Map # 0114A Parcel 015

2007 Aerial Imagery

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



Letter of Intent

#CU-2024-05

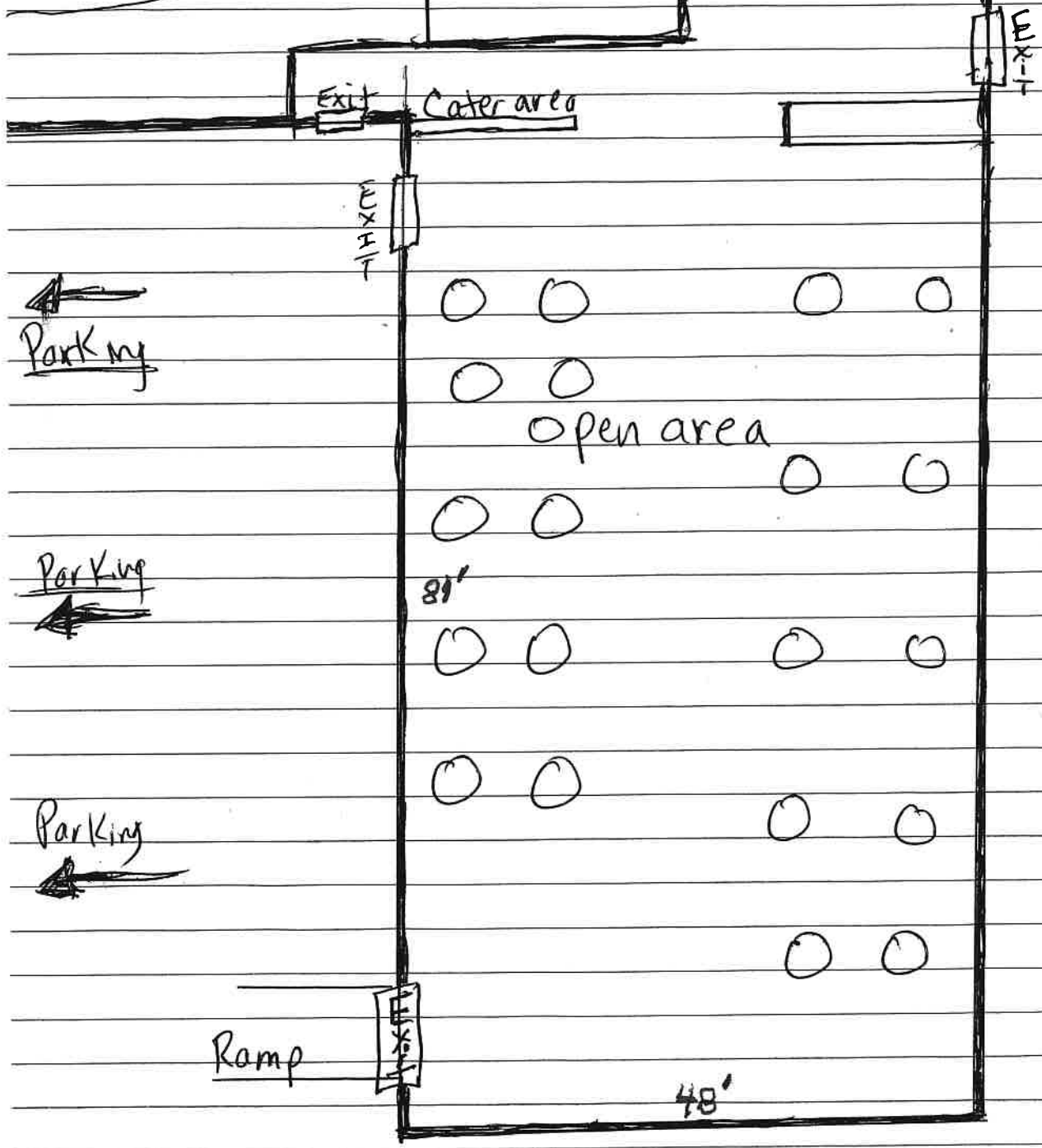
6-11-24

I'am writing this letter on behalf of "Enchanted Hall," I humbly request your permission to hold the event center. The purpose of this event center is to host Weddings, Quinceañeras, and Reunions. We have been eyeing on this venue location, because it's a perfect location for Enchanted Hall to take place in, Being that it's on a commercial zone property. We are expecting a sitting capacity of 160 people. There is no kitchen in the building, all food will be provided by a catering company. There will be no alcohol allowed, unless it's provided by a alcohol licensed caterer. There will be absolutely no smoking inside the building. Being that most event take place after hours our parking capacity is 40-plus parking spaces. For safety purposes we will be having a security or police patrolling the area. I ask that you give me the opportunity to provide Valdosta with a place to make unforgettable memories to come. my expectation are to make this a dream location for all of our guest, and thier safety will always be our main priority. Thank you for taking your time to acknowledge my request.

Sincerely, Yazmin Saucedo.

Old Club
Closed

Men
Stalls
Women
Stalls



#CU-2024-05
Floor Plan

Yazmin Saucedo
6-10-24