

## **12 STONES ENGINEERING COMPANY, INC.**



2944 Dasher Johnson Road

Valdosta, Georgia 31606

229-474-4060

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City of Valdosta Planning and Zoning Dept.  
Valdosta City Hall Annex  
300 N. Lee St., Room #111  
Valdosta, GA 31601

November 2, 2022

### **Letter of Intent: Parcel 0186 111D & 0186 111E**

To Whom It May Concern,

This Conditional Use Permit Application is being submitted on behalf of David Hiers.

Existing Parcels 0186 111D & 0186 111E combine for a total of 26.04 acres and are located at 5225 & 5273 Inner Perimeter Rd Valdosta, GA 31601. The property sits on the east side of Inner Perimeter Rd, approximately 0.3 miles south of the intersection of Inner Perimeter Rd and Hwy 84 E. The subject parcels are currently zoned M-1. The owner's intent is to develop mini warehouses/self-storage units and separate metal buildings to allow for warehouse storage and/or Building Contractor use. The owner is seeking a Conditional Use Permit to allow for the development of Mini Warehouses and Self-Storage on the property as required by the Valdosta Land Development Regulations for property zoned M-1 and located in the Inner Perimeter Rd Overlay District.

The development will include the construction of an access driveway from Inner Perimeter Rd to the site. The development will incorporate a private well and septic tank. The self-storage building fronting Inner Perimeter Rd will have green metal siding with a landscape barrier in front comprised of ever green trees and shrubs. A picture has been attached to this letter to provide a depiction of what the proposed self-storage building will appear similarly to (photo of existing Southern Self Storage located at 3819 N Valdosta Rd). Additionally, the self-storage building will have two sign locations positioned 1/3 of the way from each end of the building that will be made of block and wood with accent lights to highlight the sign. The landscaping in front of the sign will also contribute to the aesthetics of the sign and include landscaping lights. The 10,000 square feet warehouse/building contractor buildings fronting Inner Perimeter Rd will have facades comprised of a mix of block, wood, and stucco. A detention pond will also be constructed along the front perimeter and northwest corner of the site as part of the stormwater management system to mitigate the additional impervious surface.

If you have any questions about this project, you can contact Jesse Bush at 12 Stones Engineering Company at (229) 474-4060.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse N. Bush II', written in a cursive style.

Jesse N. Bush II, P.E.