



CERTIFICATE OF LAND USE DECISION

CITY OF VALDOSTA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

Tax Map Number: 0074

Parcel Number: 088

Property Size and Location: 3.59 acres at 3819 North Valdosta Road

CONDITIONAL USE PERMIT

Applicant: Windrush Land Company

File #: CU-2016-03

Requested Conditional Use Permit: Self-Storage Mini-Warehouse facility

Date of Final Public Hearing: September 8, 2016

Valdosta Mayor/ Council **approved** the Conditional Use Permit for a Self-Storage Mini-Warehouse facility in a C-C zoning district, subject to the following 8 conditions (5-0 vote):

- (1) Approval shall be granted for a self-storage mini-warehouse facility, as generally depicted on the submitted site plan, and subject to all the current supplemental development standards for such use. The facility shall utilize security gated controlled access with limited hours of operation, and an on-site manager.
- (2) Any outdoor storage areas shall be for recreational vehicles only, shall be limited to no more than 15,000 sf of total area, and shall be located at least 200' from North Valdosta Road.
- (3) Access to the site from North Valdosta Road shall be provided in the form of a shared driveway and joint access easement with Music Funeral Home. Intersection improvements shall be approved by GDOT as applicable, and the main path of designed ingress/egress shall be given to the funeral home.
- (4) All buildings shall be 1-story and Buildings "E" through "H" (adjacent to the funeral home property) shall be limited to a maximum height of 10'.
- (5) Outdoor lighting shall be building-mounted fixtures only and directed away from neighboring properties. The eastward-facing wall of Building "H", and both the eastern and northern walls of the office on the eastern side of Building "A" shall comply with the provisions of LDR Section 214-7 (no metal siding). The eastward-facing wall of Building "D" shall be fully screened by the same dense evergreen vegetation as depicted on the site plan adjacent to Buildings "E" through "H" (see below).
- (6) All vehicular use areas shall be paved with materials acceptable to the City Engineer.
- (7) In lieu of a required Buffer Yard along the southern and southwestern property lines, evergreen vegetation shall be required along the eastern property lines (adjacent to the funeral home) as depicted on the submitted site plan. In lieu of the existing 8' wooden fence along the property line, the applicant may utilize a dark green finish color on the outside walls of Buildings "E" through "H" facing the funeral home property. The 10' building setback area along the southern property line shall remain vegetated in a natural undisturbed state that is consistent with the adjacent property. Existing mature trees in all these areas shall remain as approved by the City Arborist.