



GLPC AGENDA ITEM # 9

NOVEMBER 28, 2022

Conditional Use Request by David Hiers

File #: CU-2022-11

David Hiers is requesting a Conditional Use Permit (CUP) for a Mini-Warehouse Self-Storage facility within the Inner Perimeter Road Corridor Overlay District. The subject property consists of 27.34 acres located at 5225 and 5273 Inner Perimeter Road. This is along the east side of the road about 2,000 feet south of the intersection with US Hwy 84 East. The property is currently undeveloped and it is zoned M-1. The applicant is proposing to develop about 10 acres of this property as a Mini-Warehouse Self-Storage facility with 700+ storage units. (None of these are currently planned to be climate controlled). Most of the remaining acreage is consumed by a large GA Power transmission easement. However the residual area (about 3 acres) is planned for a few 10,000-sf buildings as rental space for light industrial or commercial businesses (such as offices for building contractors, small scale distributors, etc...) It is the Mini-Warehouse Self Storage portion of this proposal that requires the CUP approval – within the IPR Overlay District.

The subject property is located within an **Industrial Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the Inner Perimeter Road Corridor Overlay District.

The subject property is located within an established Industrial area along this portion of Inner Perimeter Road. The kind of use is often found in commercial areas instead, where special site plan requirements and special conditions of approval are needed to make the use fit better within a commercial environment. In this case, the CUP is triggered by the property's location within the IPR Corridor Overlay District – and not the M-1 zoning. Most of the Overlay District does not have industrial zoning, and is instead zoned either commercial or residential. Given the surrounding industrial zoning and land use pattern, there is little concern here about the potential impacts of the proposed use's intensity. The only real concern is that of maintaining some level of aesthetics for any development that immediately fronts or is visible from Inner Perimeter Road itself. In this case, the applicant is proposing all 1-story warehouse type buildings, but with metal siding that is normally not allowed in the Overlay District for building facades facing the road. As mitigation for this, the applicant is proposing to separate these buildings from the road frontage with their onsite storm detention pond that includes evergreen landscaping in the form of a vegetative buffer. The front wall of the front building will be painted dark green to augment the effect of the evergreen buffer, and the site design is such that the interior area will not be visible at all from the roadway – thus concealing the other metal buildings on the property. All applicable requirements of the LDR supplemental standards for such use (see page 5) will be followed. Most of the design standards for the Overlay District will also be followed, but given the unique nature of this being a warehouse type use in an industrial area, some of the detailed Overlay items (such as front door orientation, and inter-parcel access and sidewalks etc..) will be coordinated through staff as an Administrative Variance review. However, as a template for this CUP approval, staff is recommending many of the same CUP conditions of approval from the CU-2016-03 request for the property located at 3819 North Valdosta Road (Southern Self-Storage). It should be noted that this request and these conditions are for the proposed Self-Storage facility only, and do NOT include the other proposed commercial/industrial buildings denoted on the site plan.

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 Mini-Warehouse Self-Storage facility within the Inner Perimeter Road Corridor Overlay District, in general conformity with the Letter of Intent and the layout of the submitted conceptual site plan, and subject to all LDR supplemental standards for such use. All buildings shall be 1-story and not exceed a height of 15 feet. Final site layout shall be as approved by the City Engineer and Fire Marshal.
- (2) Any outdoor storage areas shall be for recreational vehicles only, shall be limited to no more than 1 acre of total area, and shall be located at least 200' from Inner Perimeter Road.

- (3) Outdoor lighting shall be directed away from neighboring properties, and lighting fixtures shall be exempt from the special design requirements of the Overlay District.
- (4) The main building wall facing Inner Perimeter Road may include metal siding, but shall maintain a dark green color that is consistent with evergreen vegetation. Total signage on this wall shall follow LDR requirements (250-sf maximum per sign, 400-sf maximum total) Except for approved driveways, the entire front yard adjacent to this front building shall contain stormwater management areas and dense evergreen vegetation as depicted on a Landscape Plan to be approved by the City Arborist. As a guideline for this landscape design, the intent is to effectively and opaquely screen the non-signage areas of this building façade from view. This landscaped area shall be maintained utilizing an automated irrigation system.
- (5) Conditional Use approval shall expire after 3 years from the date of approval if no plans for a building permit have been submitted by that time.

Planning Analysis & Property Information

Applicant / Owner:	David Hiers (new owner)		
Request:	Conditional Use Permit for a Mini-Warehouse Self-Storage facility in the Inner Perimeter Road Corridor Overlay District		
Property General Information			
Size & Location:	A total of 27.34 acres located along the east side of Inner Perimeter Road about 2,000 feet south of the intersection with US Hwy 84 East.		
Street Address:	5225 & 5273 Inner Perimeter Road		
Tax Parcel ID:	Tax Map 0186 Parcels 111D & 111E	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	M-1	Vacant
	Proposed:	M-1	Mini-Warehouse Self-Storage, other industrial bldgs
Adjacent Property:	North:	M-1	Rain Pro (contractors office & warehouse)
	South:	M-1	Vacant
	East:	R-A	Rural area GA Power transmission main
	West:	M-2	Vacant
Zoning & Land Use History:	This parcel has been zoned M-1 for more than 25 years, but has never been developed.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Partially cleared pine forest	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the current 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:	There are currently no existing Valdosta water & sewer services along this portion of Inner Perimeter Road. The applicant is therefore proposing a private well and septic system, until such time as these services become available.		
Transportation:	Inner Perimeter Road (US 41) (Major arterial)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 3.30 miles to the SW There are no fire hydrants in proximity to this property.		

Comprehensive Plan Issues

Character Area: Industrial Activity Center

Description: Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics..

Development Strategy: Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

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) Whether or not the proposed use is consistent with all 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 proposed use and existing site plan are compliant with the requirements of M-1 zoning.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Square footage of buildings will be larger than structures on adjacent properties. However, the storage buildings and warehouses will be metal buildings.
Staff:	Yes, the proposed use will be of consistent scale and intensity with nearby developed properties.
(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.	
Applicant:	Yes..
Staff:	Yes, proposed ingress and egress to the property is adequate and will be subject to GDOT approval.
(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.	
Applicant:	The proposed use will not negatively impact the facilities and services listed above. The property will utilize private well and septic tank.
Staff:	Yes. Except for utilities, all public facilities are adequate to support the proposed use.
(5) Whether or not the proposed use will create adverse impacts upon 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:	No, it is not anticipated that these mini-storage buildings and other uses will adversely impact adjacent properties.
Staff:	No adverse impact.
(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.	
Applicant:	No, hours of operation should align with adjoining properties.
Staff:	No adverse impact.

(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
Applicant:	No, onsite wetlands have been determined to be non-jurisdictional by the USACE.
Staff:	No adverse impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

Section 218-13 Supplemental Use Standards

(SS) Mini-Warehouses and Self-Storage Units

- (1) Buildings shall be screened from view from the right-of-way using the screening and buffering requirements listed in Chapter 328
- (2) Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use, or human habitation.
- (3) Access shall be only to streets classified as arterial or collector by the City of Valdosta.
- (4) Outdoor storage is permitted in accordance with Chapter 218-13 (XX)
- (5) No outdoor speakers or amplification shall be permitted.
- (6) Outdoor lighting shall be directed downward and away from adjacent property.
- (7) Fences using razor or barbed wire shall not be visible from a public right-of-way.
- (8) Exterior building materials shall be regulated by Section 214-7

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

Engineering: No comments or concerns

Fire: < no comments received >

Landscape: Must comply with LDR Chapter 328 for development requirements in M-1 zoning

Public Works: < No comments received >

Utilities: < No comments received >

Attachments:

- Letter of Intent & Sample Photos
- Zoning Location Map
- Future Development Map
- Aerial Location Map
- LDR supplemental standards
- Boundary Survey
- Conceptual Site Plan

12 STONES ENGINEERING COMPANY, INC.



2944 Dasher Johnson Road

Valdosta, Georgia 31606

229-474-4060

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.

CU-2022-11 SAMPLE PHOTOS (vegetative screening)



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CU-2022-11 Zoning Location Map

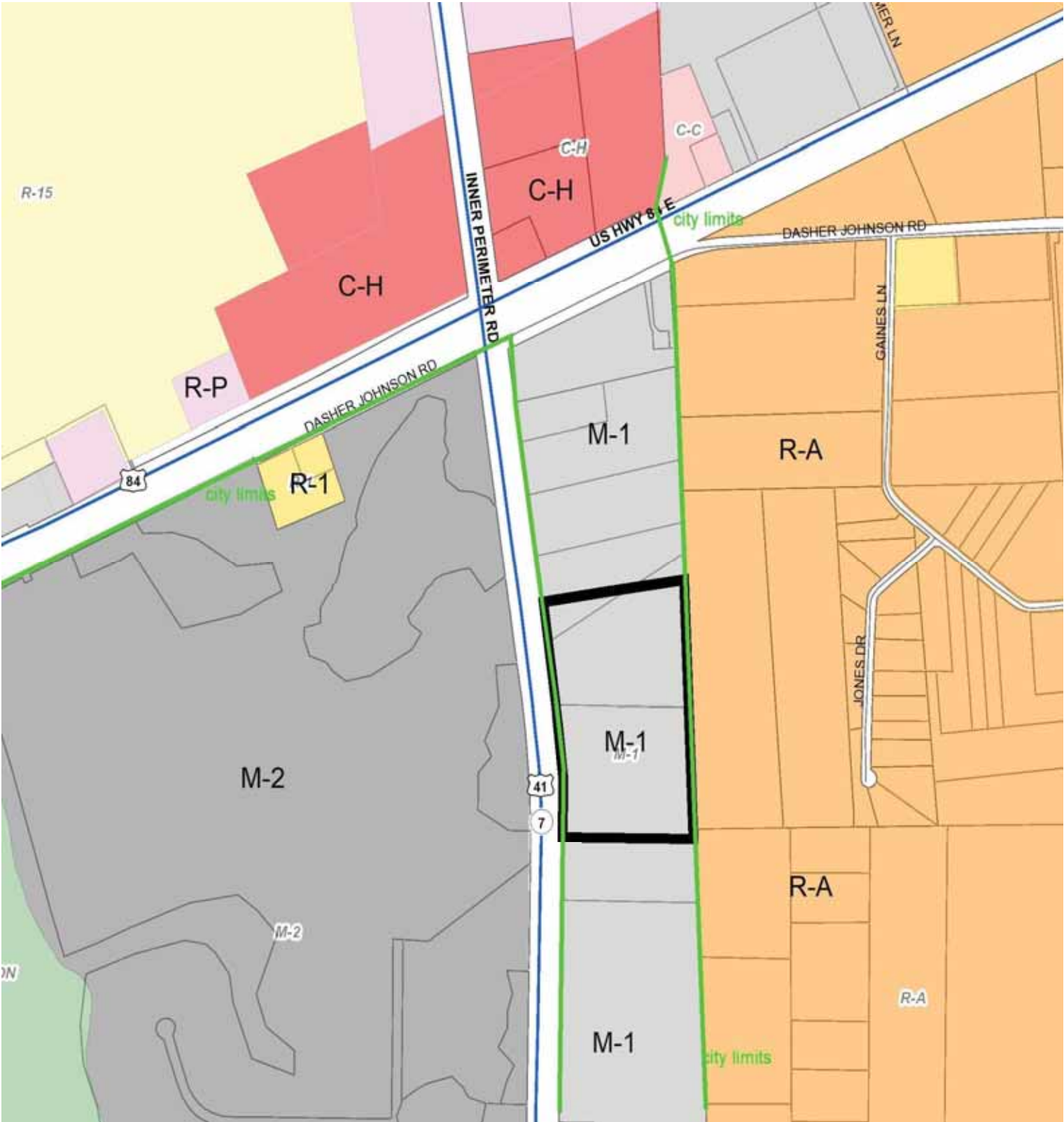


David Hiers
CUP Request

5225 & 5273 Inner Perimeter Road
Tax Parcels #: 0186 – 111D & 111E

Current Zoning: M-1

** Map NOT to scale Map Data Source: VALOR GIS November 2022



CU-2022-11 Future Development Map



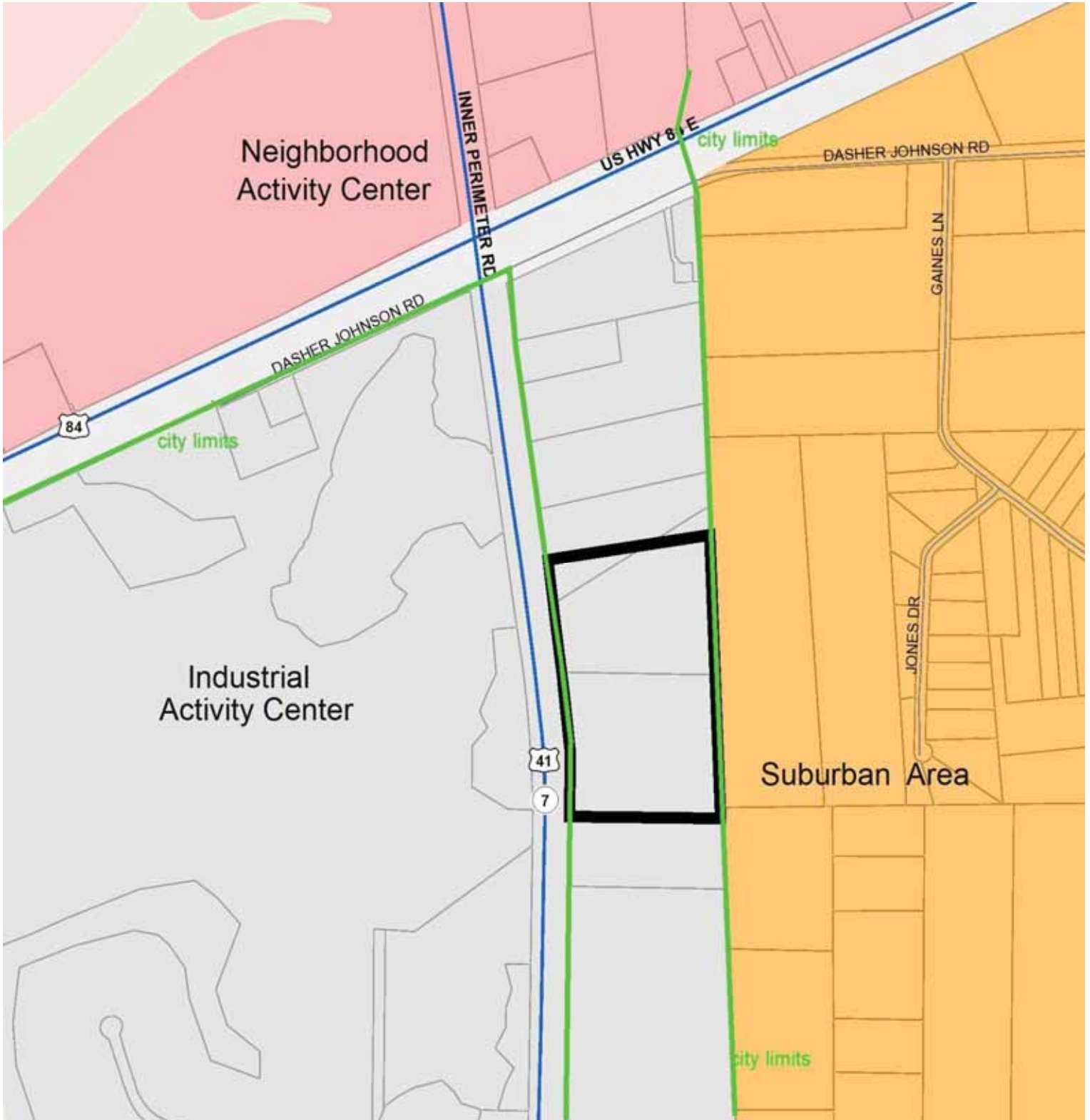
David Hiers
CUP Request

5225 & 5273 Inner Perimeter Road
Tax Parcels #: 0186 – 111D & 111E

Character Area
"Industrial Activity Center"

** Map NOT to scale

Map Data Source: VALOR GIS November 2022



CU-2022-11 Aerial Location Map



David Hiers
CUP Request

5225 & 5273 Inner Perimeter Road
Tax Parcels #: 0186 – 111D & 111E

~ 2020 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS November 2022

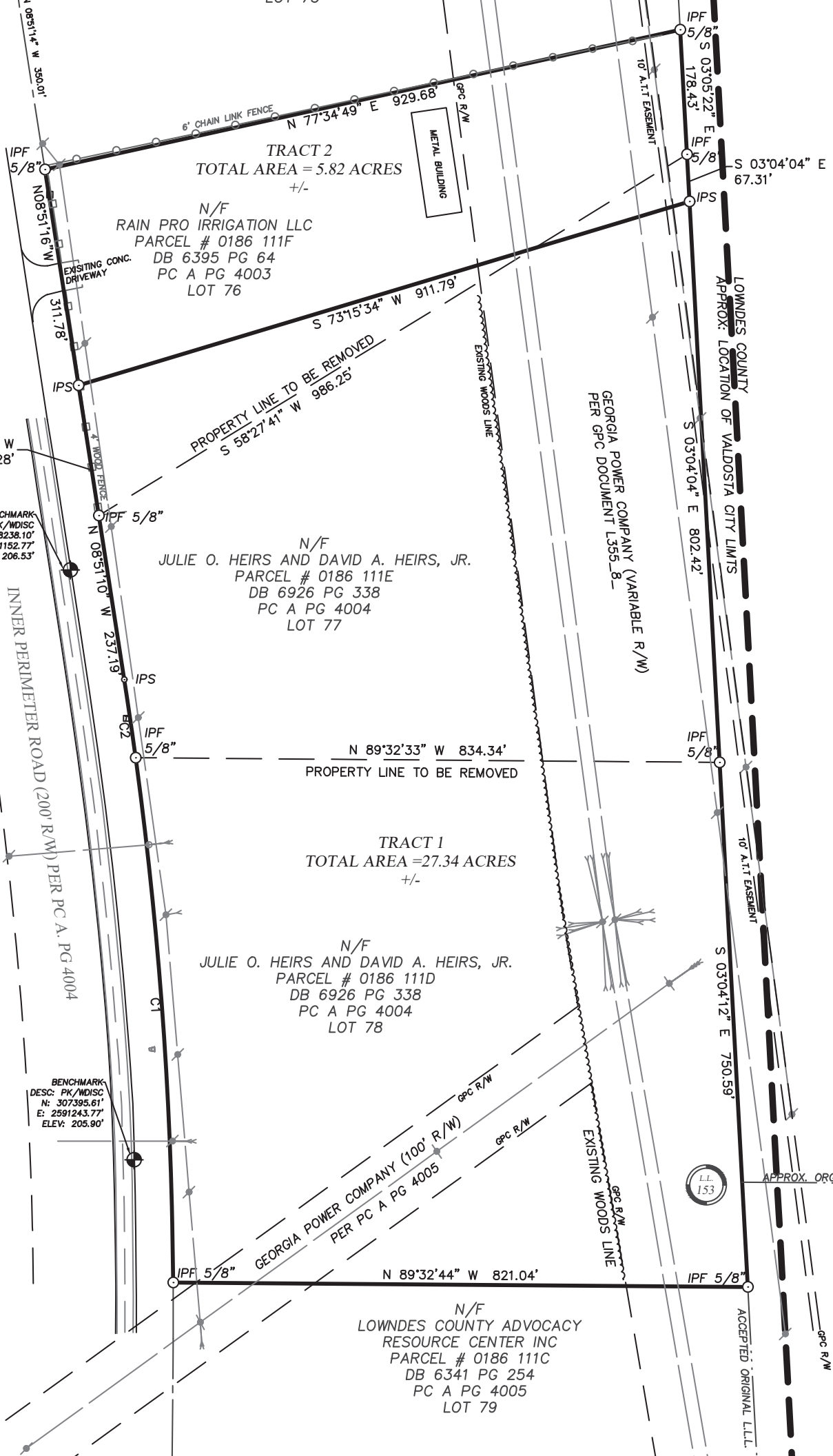


Section 218-13

(SS) Mini-warehouses and Self-storage Units

- (1) Buildings shall be screened from view from the right-of-way using the screening and buffering requirements listed in Chapter 328
- (2) Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use, or human habitation.
- (3) Access shall be only to streets classified as arterial or collector by the City of Valdosta.
- (4) Outdoor storage is permitted in accordance with Chapter 218-13 (XX)
- (5) No outdoor speakers or amplification shall be permitted.
- (6) Outdoor lighting shall be directed downward and away from adjacent property.
- (7) Fences using razor or barbed wire shall not be visible from a public right-of-way.
- (8) Exterior building materials shall be regulated by Section 214-7

N/F
COLLEGE EXPOSURE CORP..
PARCEL # 0186 005
DB 6599 PG 651



LL 171
LL 153
LL 170



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.

(8) Conditional Use approval shall expire after 3 years from the date of approval if no plans for a building permit have been submitted by that time.

The summaries of conditions on this certificate are for general information only, and may not be relied upon exclusively. The application and permit files should also be reviewed as it may relate to conditions of approval. Except for approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

This Certificate reflects the status of the property as of September 8, 2016.

Matt Martin

PLANNING & ZONING ADMINISTRATOR

9-9-2016

DATE