

of approval from the CU-2016-03 request for the property located at 3819 North Valdosta Road (Southern Self-Storage).

Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends 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.

Commissioner Bailey asked about the irrigation requirement on the front of the property.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Nick Clark – 2944 Dasher Johnson Rd., Valdosta, GA

Mr. Clark from 12 Stones passed out an additional hand-out and stated he was there to answer any questions.

Commissioner Bailey asked if the units will be built in phases and if they will be climate controlled. Mr. Clark stated the construction will be done in phases and some units will be climate controlled while others will not.