



GLPC AGENDA ITEM # 3

MARCH 27, 2023

Conditional Use Request by Robert Griner File #: CU-2023-01

Robert Griner, on behalf of Griner Real Estate Services LLC (dba Griner Moving Services), is requesting a Conditional Use Permit (CUP) for a “moving & storage services” business in a Highway Commercial (C-H) zoning district. The subject property consists of 1.56 acres located at 434 Connell Road, which is along the north side of the road about 300 feet west of Bemiss Road. The property currently contains a commercial building (3,465-sf) with a covered rear canopy area (1,123-sf) (total = 4,588-sf). The applicant acquired the property a few months ago and their City business license application is still pending. The applicant is proposing no expansions to the existing building and will utilize most of it for temporary storage of household items in association with their independent moving & storage business. Instead of large moving vans, the business utilizes a small fleet of 2-axle “box trucks” that will park behind the existing building.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan. .

The subject property is grandfathered-in with a non-compliant C-H zoning that predates the City's adoption of Character Area designations. This property, along with all of its surrounding neighbors with C-H zoning, have a long history of shifting boundary lines – in the form of both property lines and zoning lines. The common denominator in all of this is the prevalence of fairly intensive commercial uses that are often found in C-H zoning, and in this case the historical pattern has been that of an automotive theme.

Moving & storage businesses can vary greatly in their intensity, primarily based on the size of their trucks and the overall volume of their warehousing operations. The small operations can be viewed as heavy commercial, while the larger ones can approach the intensity of an industrial use. Staff's primary concern about this kind of use in this location, is that its only means of access is Connell Road (which is not designed nor intended for heavy truck traffic) and also the existing single-family neighborhood to the north. In this particular case, the site already has an existing heavy commercial type building which offers a generous amount of warehousing space. Also, the applicant is proposing to utilize only a small fleet of “box trucks” in lieu of the larger tractor-trailer moving vans, and is keeping their proposed site plan oriented away from the existing adjacent neighborhood. In this case with these particulars, staff is supportive of this CUP request with an appropriate set of conditions that place an upward limit (at least for now) on potential future expansions of the site volume or intensity.

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 application only, for a Moving & Storage Services business in C-H zoning with total building area (under roof) not to exceed 7,000 square feet. All buildings shall be 1 story and not exceed a height of 20 feet.. There shall be no outdoor storage of any kind that is not under roof.
- (2) There shall be no large trucks with more than 2 axles allowed, and all trucks shall be parked on paved surfaces as required by the City Engineer.
- (3) A minimum 20' wide buffer yard consisting of at least 6 small trees and 2 canopy trees per 100 linear feet, shall be planted along the north property line abutting the PRD-6 zoning, and as approved by the City Arborist. Existing trees may count toward the buffer yard calculations and shrubs shall be considered optional in this buffer yard area..
- (4) Conditional Use approval shall expire 1 year from the date of approval if no City business license has been obtained by that date.

Planning Analysis & Property Information

Applicant:	Robert Griner dba Griner Moving Services		
Owner:	Griner Real Estate Holdings LLC		
Request:	Conditional Use Permit for a Moving & Storage Services business in C-H zoning		
Property General Information			
Size & Location:	1.56 acres located along the north side of Connell Road about 300 feet west of Bemiss Road.		
Street Address:	434 Connell Road		
Tax Parcel ID:	Tax Parcel 0112A - 097	City Council District:	4 <i>Councilman Eric Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Commercial / Warehouse building
	Proposed:	C-H	Moving & storage business
Adjacent Property:	North:	PRD-6	Single-family subdivision
	South:	C-C	Morningside Baptist Church
	East:	C-H	Ray Norton Tire & Auto Center
	West:	R-P	Ross auto repair
Zoning & Land Use History:	This parcel has been zoned C-H and developed with the existing building for more than 25 years.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	None except for grassed rear yard	
	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 existing Valdosta water & sewer services along Connell Road.		
Transportation:	Connell Road (local street)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.7 miles to the SE There are two (2) fire hydrants along the south side of Connell Road, across from the subject property.		

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles..

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each 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.

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 all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.	
<i>Applicant:</i>	The use is on the smaller scale of what a moving or storage company can be. No change to the site.
<i>Staff:</i>	Yes, the proposed use is compatible with other uses allowed in C-H zoning, provided there are appropriate conditions of approval in place.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, the proposed use is consistent with the scale and massing etc.. of 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.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, proposed ingress and egress to the property is adequate..
(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.	
<i>Applicant:</i>	No impact expected. Facilities are adequate.
<i>Staff:</i>	Yes. These 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.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impact as long as there are no large trucks having direct access onto Connell Road..
(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.	
<i>Applicant:</i>	No.
<i>Staff:</i>	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.
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.

- | | |
|---|--|
| Engineering: Regularly used parking is required to be paved. | Fire: No comments |
| Building Plan Review: No comments or concerns | Landscape: No issues or concerns |
| GIS: No comments | Police: < No comments received > |
| Public Works: No issues or concerns | Utilities: < No comments received > |

Attachments:

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Boundary Survey & Existing Site Plan

CU-2023-01 Zoning Location Map

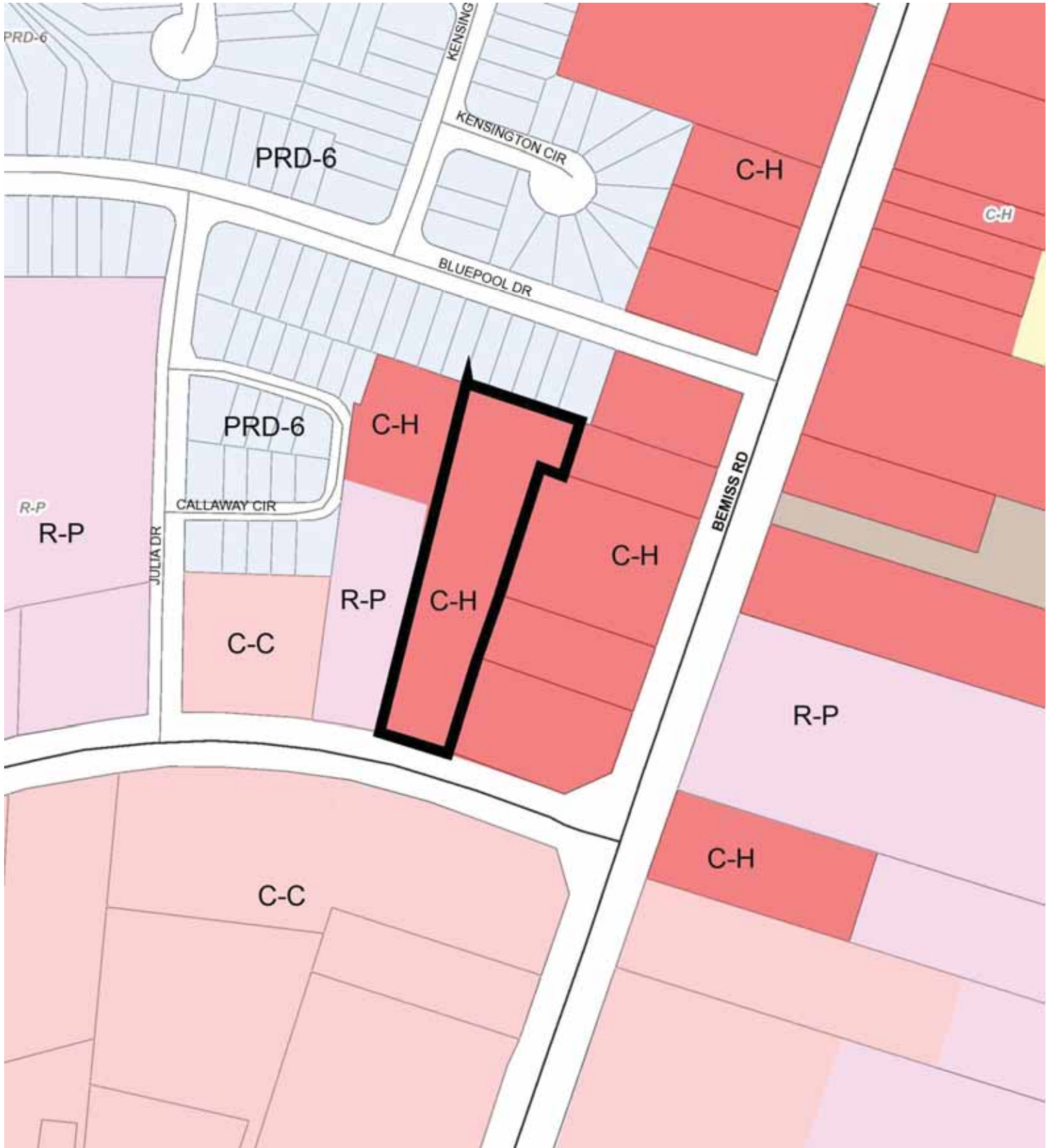


Robert Griner
CUP Request

434 Connell Road
Tax Parcel #: 0112A - 097

Current Zoning = C-H

** Map NOT to scale Map Data Source: VALOR GIS March 2023



CU-2023-01 Future Development Map



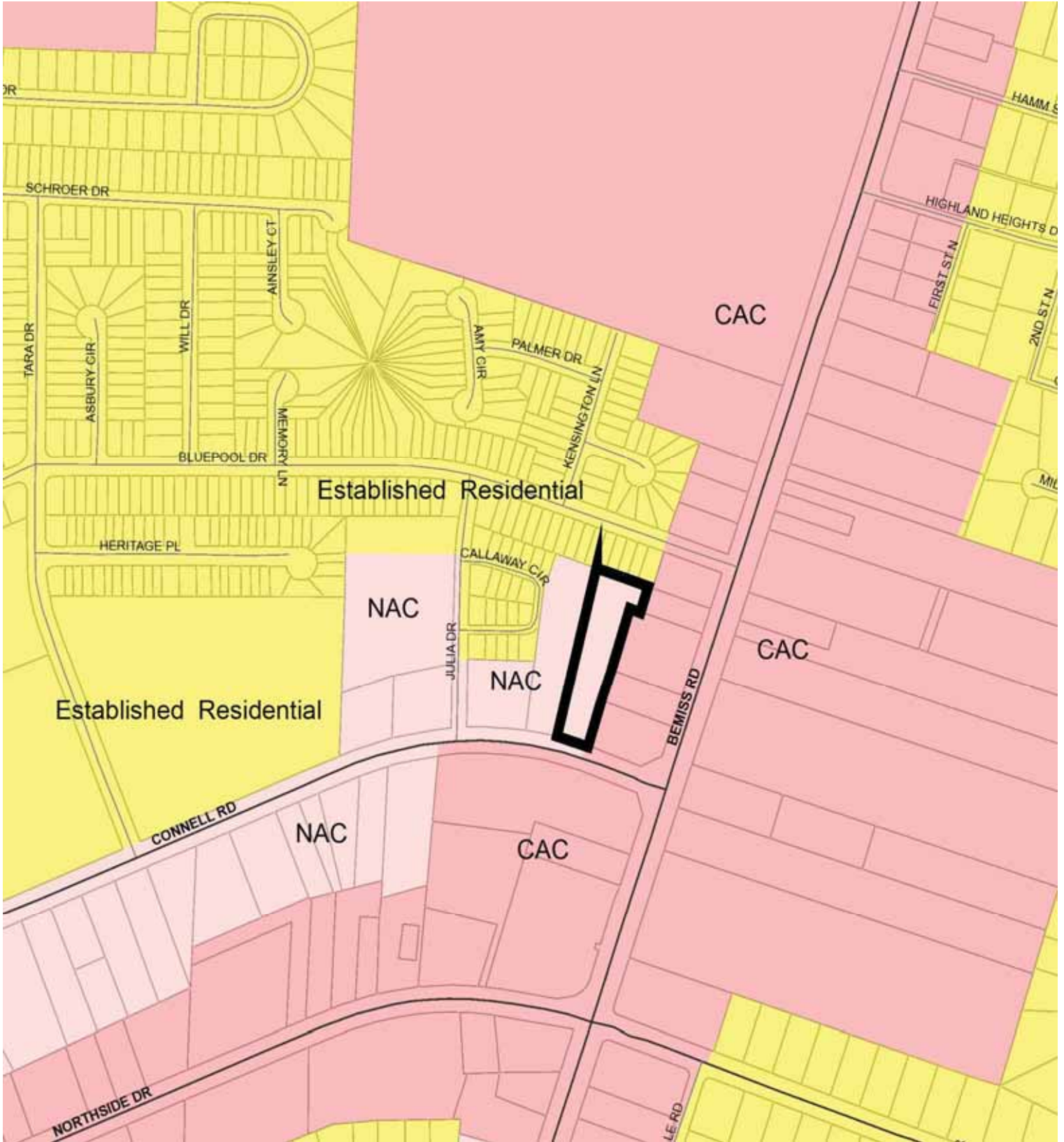
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Character Area:
"Neighborhood Activity Center"

** Map NOT to scale

Map Data Source: VALOR GIS March 2023



CU-2023-01 Aerial Location Map



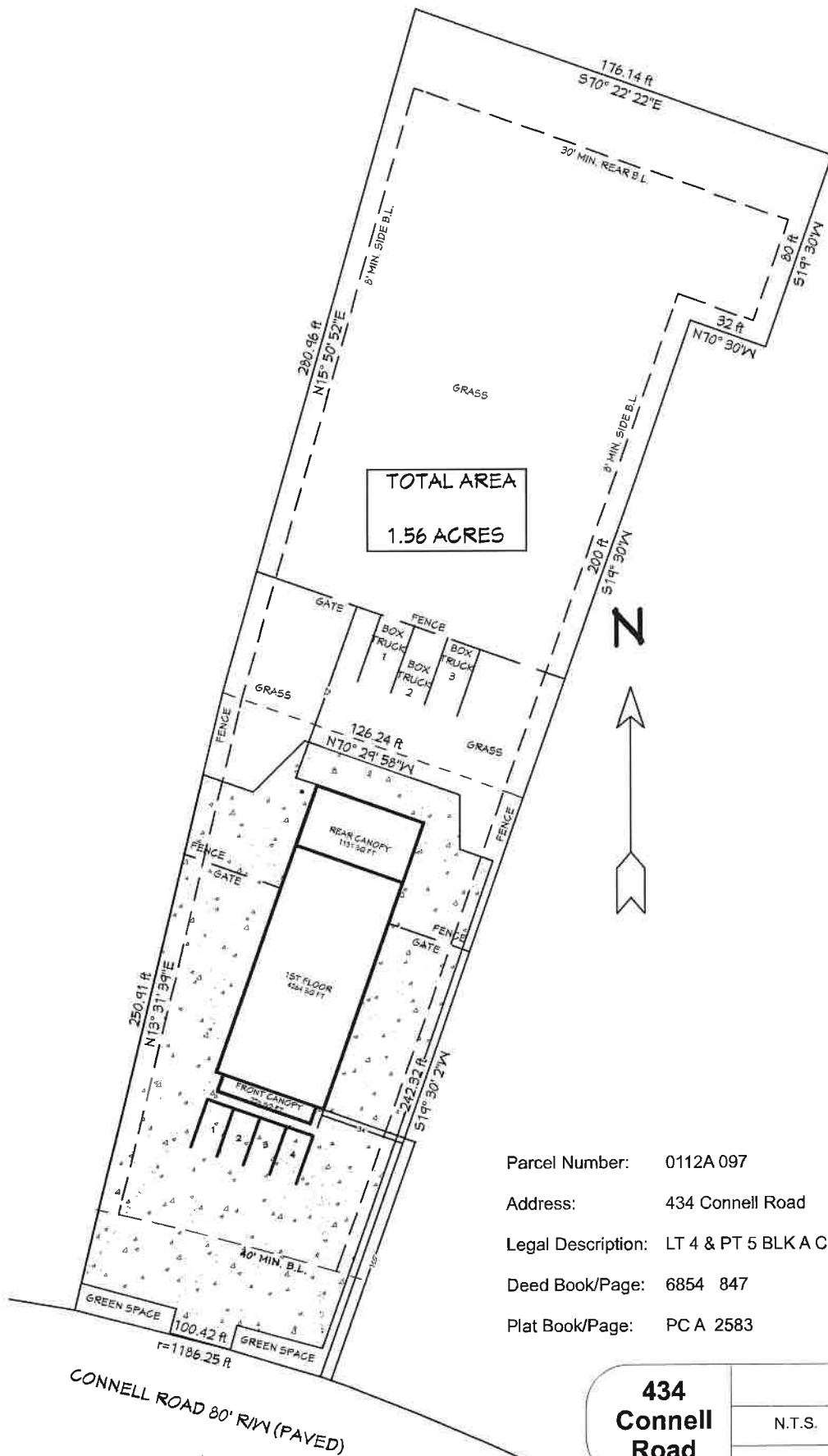
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Aerial Imagery 2007

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TOTAL AREA
1.56 ACRES



Parcel Number: 0112A 097
 Address: 434 Connell Road
 Legal Description: LT 4 & PT 5 BLK A Connell Rd SD 3 & Tract B
 Deed Book/Page: 6854 847
 Plat Book/Page: PC A 2583

CONNELL ROAD 80' R/W (PAVED)

434 Connell Road	Paul Hotchkiss 100 N. Patterson St. Valdosta, GA 31601 229-300-0205	
	N.T.S.	Note: 1
2/3/2023		