



GLPC AGENDA ITEM # 6

MAY 19, 2025

Conditional Use Request by Mills PMD Company File #: CU-2025-04

Mills Permanent Metal Decking (PMD) Company is requesting a Conditional Use Permit (CUP) for a reinstated machine and welding shop in a Highway Commercial (C-H) zoning district. The subject property consists of two (2) small parcels totaling 0.24 acres located at 821 & 823 South Lee Street. This is at the NE corner of South Lee Street and Youles Street, and is directly across the street from Ella's Top Corral Restaurant. The properties contain two existing buildings (4,200-sf total) which formerly housed the "Walker's Welding & Fabrication" business for about 40 years. It became a grandfathered-in nonconforming use in 2006 when this property was annexed into the City as part of the "islands annexation". The business later lost its grandfathering status soon after it closed a few years ago. The property has recently sold to the applicant, who is now wanting to renovate and utilize this property as part of their existing metal fabrication business – thus requiring the CUP approval. See attached letter of intent for more details.

The subject property is located within an **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The applicant's letter of intent describes their business as primarily a heavy construction civil subcontractor, which operates in several states. Their proposed use of this property is to use it as a "logistics hub for storing equipment and tools, as well as a facility for maintenance and field support", of their equipment which will include some degree of welding for repairs a\etc.. Most of the applicant's operation can be classified as a Permitted Use in C-H zoning, under the heading of a heavy construction *contractors office*. However, it is the non-office portion of the use as a "logistics hub and maintenance facility" that crosses into the light industrial category that requires CUP approval in C-H zoning. Nonetheless, the subject property has a long history of being "Walkers Welding & Fabrication" which operated without any known complaints, and in many ways this request is simply to re-establish the previous use of the property. Although this is one of the most intensive forms of commercial use, the property's small size (0.24 acres) greatly limits the overall scope of the operation and any potential impacts that did not occur in the past. Therefore, approval should be granted but in the name of the applicant only.

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 condition:

- (1) Approval shall be granted in the name of the applicant only, for a machine and welding shop facility in conjunction with the applicant's heavy construction business.
- (2) Conditional Use approval shall expire one (1) year from the date of approval if no Business License for the proposed use has been issued by that date.

Planning Analysis & Property Information

Applicant / Owner:	Mills Permanent Metal Decking (PMD) Company		
Request:	Conditional Use Permit for a machine and welding shop in C-H zoning		
Property General Information			
Size & Location:	Two parcels of land totaling 0.24 acres located at the NE corner of South Lee Street and Youles Street, and directly across the street from Ella's Top Corral Restaurant.		
Street Address:	821 & 823 South Lee Street		
Tax Parcel ID:	Map 0122B Parcels 068 - 069	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Vacant buildings <i>(former/machine/welding shop)</i>
	Proposed:	C-H	Reestablished machine and welding shop
Adjacent Property:	North:	C-H	Wisenbaker Garage <i>(heavy auto repair)</i>
	South:	C-H	Dollar Store
	East:	C-H	Residence, All Star Garage Door
	West:	C-H	Ella's Top Corral Restaurant
Zoning & Land Use History:	This property has been zoned C-H since it was annexed into the City in 2006 as part of the "islands annexation" (island # 85). The property was previously zoned C-H in Lowndes County.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	None.	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the 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:	Existing Valdosta water & sewer services along South Lee Street		
Transportation:	South Lee Street (Local Street)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 0.8 miles to the east The nearest fire hydrants are along South Lee Street.		

Comprehensive Plan Issues

Character Area: Community Activity Center

Description: A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Development Strategy: Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity 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.

Goals and Policies:

GOAL 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

GOAL 7: LAND USE – To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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 the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?	
Applicant:	Yes, all is compliant.
Staff:	Yes
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?	
Applicant:	Yes, equal size comparable to surrounding buildings.
Staff:	Yes.
(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?	
Applicant:	Yes..
Staff:	Yes,
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?	
Applicant:	This facility is currently adequate. Mills PMD plans to remodel and update with modern structures and removal of old parts.

Staff:	Public facilities are adequate to support the proposed use.as well as other commercial uses in the area.
(5) Will the proposed use create adverse impacts on 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, all operations are contained within the structure.
Staff:	No significant adverse impacts.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?	
Applicant:	No. We operate normal daily hours.
Staff:	No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
Applicant:	No..
Staff:	No change from existing.

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.

Building Inspections: No comments for this CUP

Utilities: < No comments received >

Fire: No comments at this time.

Landscape: Any site modifications will trigger compliance with LDR Chapter 328

Police: < No comments received >

Engineering: No comments

Public Works: No comments

Attachments:

Zoning Location Map
Future Development Map
Aerial Location Map
Letter of Intent
Site photos (2)

CU-2025-04 Zoning Location Map

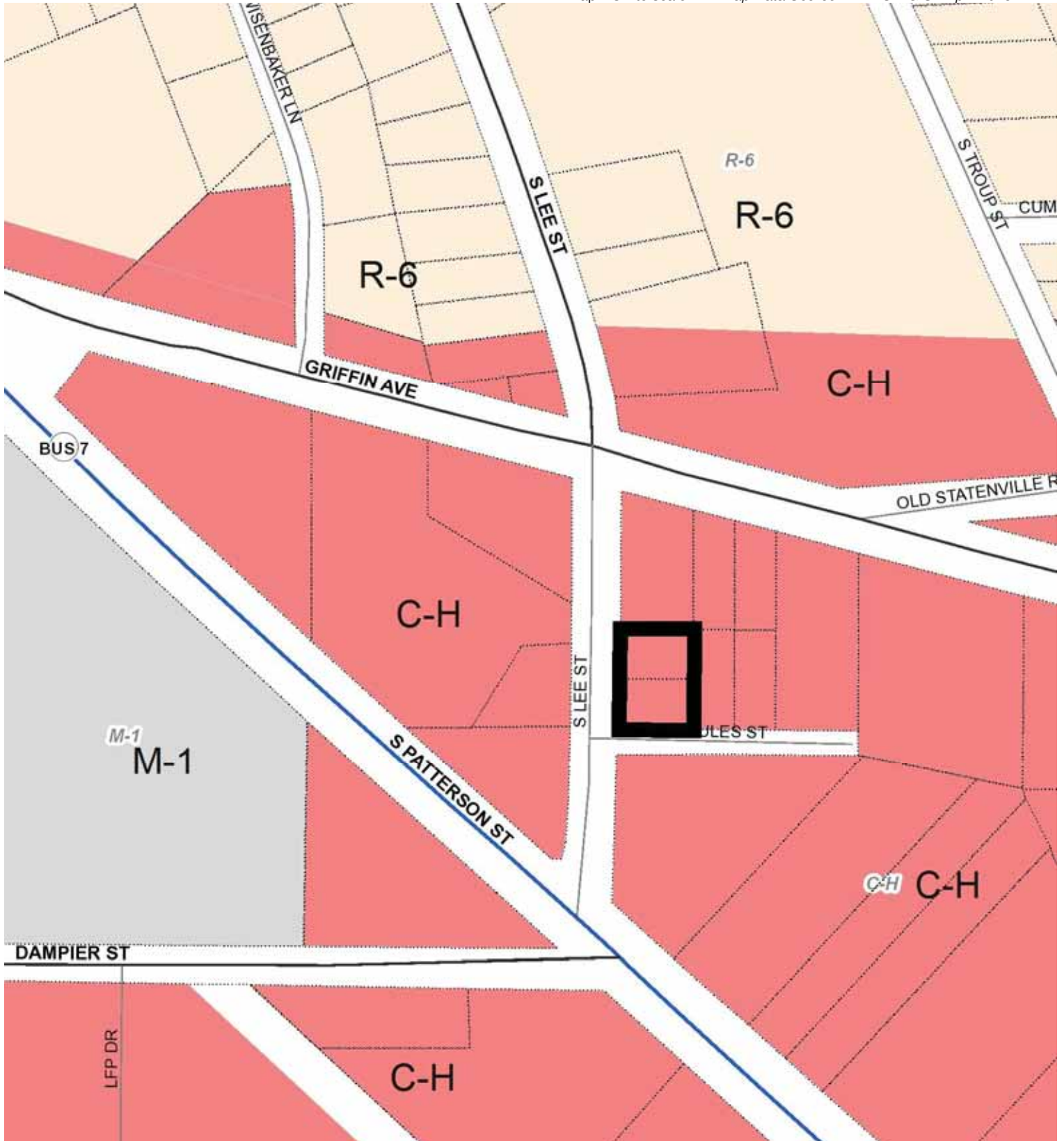


Mills PMD Company
CUP Request

821 & 823 South Lee Street
Tax Map # 0122B Parcels # 068 - 069

Current Zoning = C-H

** Map NOT to scale Map Data Source: VALOR GIS April 2025



CU-2025-04

Future Development Map



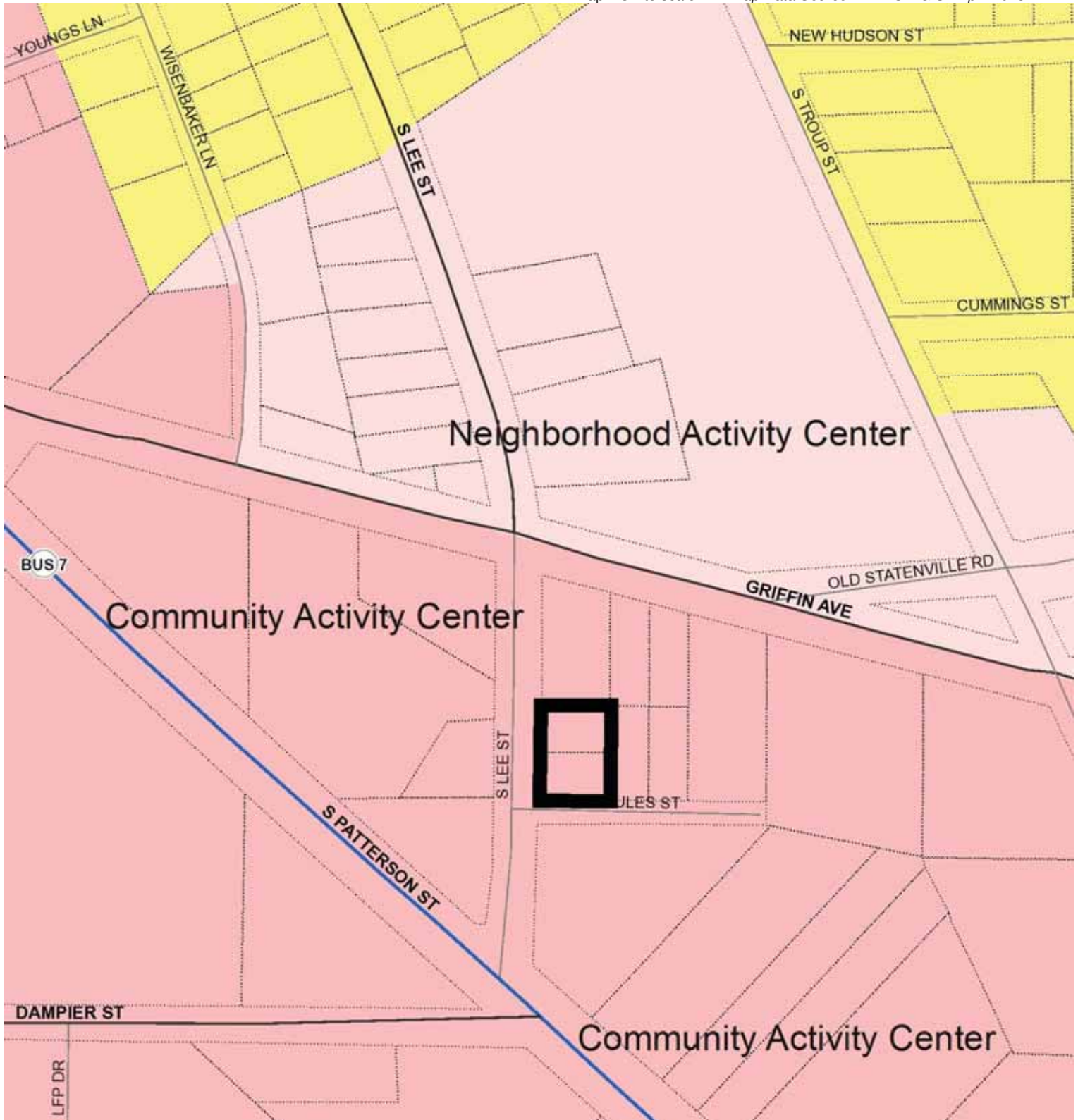
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Character Area = CAC

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Map Data Source: VALOR GIS April 2025



CU-2025-04 Aerial Location Map



Mills PMD Company
CUP Request

821 & 823 South Lee Street
Tax Map # 0122B Parcels # 068 - 069

~ 2023 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS April 2025



Mills Permanent Metal
Decking Company

757-407-8890
millsdco@millsdco.com

8401 Morven Road
Hahira, GA 31632



To whom it may concern,

This is a letter of intent for the operating location of 823 S Lee Street, Valdosta GA 31601. Mills Permanent Metal Decking Company is a Heavy Civil Subcontractor Specializing in the Installation of Stay-In Place Metal Deck forms, Shear Studs, Reinforcing Steel and Concrete for DOT Bridge Projects. We operate in WV, VA, NC, SC, GA and FL. The location on 823 S Lee Street will be used as a logistic hub for storing equipment and tools as well as a facility for maintenance and field support. While we do conduct welding operations, 95% of all welding is performed in the field, any shop welding will be for repairs and small projects.

Mills PMD Co., is committed to excellence and has created a high standard within our industry, we plan to bring these same high-quality standards to this location. Not only do we have a strict safety policy, EHS policy and Company handbook to conduct ourselves by, we also plan a complete renovation of the property including 2 main scopes: First the removal of the old cinderblock building that is in need of bad repair. It will be removed along with the old concrete it sits on and replaced with a new structure for a modern, clean office and storage area. Second, the re-paneling of the main shop with new siding and roof repair. This will give the entire property a new, clean, professional look that boosts the community and adds value to the surrounding neighborhood.

We have already completely cleaned and remodeled the inside of the Main shop, removing all of the junk, removing the old office, deep cleaning and adding a new high efficiency lighting system.

Mills PMD Co., plans to be an active part of the Valdosta community bringing, support, value, employment opportunities as well as supporting our neighbors.

Please feel free to reach out with any questions or concerns.

Respectfully,

Chas Mills- CEO

757-407-8890

chasdco@millsdco.com

A handwritten signature in black ink, appearing to be "Chas Mills", with a long horizontal line extending to the right.



