



GLPC AGENDA ITEM # 4

SEPTEMBER 30, 2024

Conditional Use Request by JB2 Partners LLC File #: CU-2024-06

JB2 Partners LLC is requesting a Conditional Use Permit (CUP) for a Distribution Center in an Light Industrial (M-1) zoning district. The subject property consists of 15.99 acres and is located at 1805 Bimbo QSR Blvd. This is at the SW corner of the intersection of Bimbo QSR Blvd and South St Augustine Road. It is directly across the street from the Bimbo commercial bakery, and is part of the Phase 2 area of Westside Business Park which is managed by the Valdosta Lowndes County Development Authority (VLCDA). The property is currently vacant and the applicant is proposing to construct a shipping distribution center facility of about 65,000 square feet. It is termed as a “last mile” package delivery facility that will operate on a 24/7 basis. Packages will arrive on large trucks mainly during the overnight hours. They will be offloaded via 10 receiving bays, then sorted within the facility, and then systematically loaded onto smaller delivery trucks/vans for distribution to customers. The applicant anticipates utilizing 85-140 delivery vehicles during the day, depending on the time of year (see attached Project Narrative for further description).

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

The subject property is part of the Westside Business Park which is managed by the VLCDA, and is a relatively large area that is planned for industrial development --- mostly warehousing and light manufacturing – including some distribution type uses. The reason for the proposed use triggering a CUP review as a “distribution center” is that it is an all-purpose kind of distribution center for a variety of manufacturers/vendors, rather than just for one industry. Such facilities have the potential to become quite large and generate very high volumes of truck traffic, which can produce significant negative impacts on the local street system as well as nearby development. In this particular case, the proposed use will operate 24 hours a day and is seemingly rather busy. However, it will actually generate a relatively minor amount of traffic compared to the amount of traffic that is already being generated by other industrial uses in the Westside Business Park and the other industrial parks a little farther south. According to the applicant’s traffic study, the proposed use will add less than 5% additional traffic volume to what is already existing on South St Augustine Road (approximately 11,000 AADT), and which is well-within the capacity limits of the roadway. Also, because this is a 24-hour facility, its traffic impacts are somewhat spread throughout the day, and the use will certainly be consistent with the scope and manner of operation of adjacent and nearby industrial uses. The proposed site plan shows a near 100% buildout of the existing 16-acre site, and therefore the site boundaries themselves will reasonably limit and prevent very large future expansions of the use that could cause significant impacts. Therefore other than a customary expiration date, there is no need for additional conditions of approval.

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) Conditional Use approval shall expire five (5) years from the date of approval if the proposed use is not fully constructed and operational by that date.