



**SITE** SCALE: NTS

**ZONING INFORMATION:**

**PROJECT NAME:** U-HAUL OF VALDOSTA

**MUNICIPALITY:** LOWNDEN COUNTY

**PROJECT ADDRESS:** 3871 INNER PERIMETER ROAD  
VALDOSTA, GA 31602

**ACRE:** 5 ACRES / 217,967.31 ± SF

**ZONE:** R-10 (SUBURBAN DENSITY RESIDENTIAL)  
REZONE TO GC (GENERAL COMMERCIAL)

**ADJACENT ZONING:**

N: R-10 (SUBURBAN DENSITY RESIDENTIAL)  
S: R-15 (SUBURBAN DENSITY RESIDENTIAL)  
W: C-G (GENERAL COMMERCIAL)  
E: R-10 (SUBURBAN DENSITY RESIDENTIAL)

**USES:** SELF-STORAGE, U-BOX & U-HAUL TRUCK AND TRAILER SHARE

**BULK REQUIREMENTS:**

**SETBACKS:**

FRONT: 75 FT FOR MINI STORAGE OTHERWISE; 80 FT. (seeking variance)  
SIDE: 25 FT. FOR MINI STORAGE OTHERWISE; 20 FT.  
REAR: 25 FT. FOR MINI STORAGE OTHERWISE; 12 FT.  
FOR TRUCK SHARE: 100 FT FROM RESIDENTIALLY ZONED PROPERTIES

**HEIGHT LIMIT:** 35 FT. FOR MINI STORAGE OTHERWISE; 45 FT. (seeking variance)

**MINIMUM LOT AREA:** 10,000 FT.

**MINIMUM LOT WIDTH:** 100 FT FOR MINI STORAGE OTHERWISE; 80 FT.

**MAX IMPERVIOUS COVERAGE:** 75%

**MAXIMUM AREA DEVOTED TO TRUCK RENTAL:** 25%

**BUILDING SEPARATION:** 12 FT.

**PARKING:**

RETAIL SALES: 1 SPACE PER 250 SQ FT OF G.F.A.  
SELF-STORAGE: 2 SPACES FOR EACH 3 EMPLOYEES ON THE LARGEST SHIFT  
(2970 SQ FT / 250 SQ FT = 12 SPACES + 4 SPACES = 16 SPACES REQUIRED/PROVIDED)

**LANDSCAPING:**

MINIMUM TOTAL GROSS AREA LANDSCAPED: 10%  
LANDSCAPE BUFFER: 45 FT (REQUIRED WHEN ABUTTING R-10 ZONE)

LOCKER SIZE	PROPOSED MIX						TOTAL SQ. FT.	%				
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%			3rd Flr	SQ. FT.	%	
5 x 5	39	975	4%	58	1,450	5%	58	1,450	5%	155	3,875	5%
5 x 10	139	6,950	31%	168	8,400	30%	167	8,500	30%	474	23,700	30%
7 x 10	3	210	1%	3	210	1%	3	210	1%	9	630	1%
10 x 8	0	0	0%	2	160	1%	2	160	0%	4	320	0%
10 x 10	109	10,900	49%	124	12,400	44%	125	12,500	45%	358	35,800	46%
10 x 15	23	3,450	15%	35	5,250	19%	35	5,250	19%	93	13,950	18%
<b>TOTAL</b>	<b>313</b>	<b>22,485</b>	<b>100%</b>	<b>390</b>	<b>27,870</b>	<b>100%</b>	<b>390</b>	<b>27,920</b>	<b>100%</b>	<b>1,093</b>	<b>78,275</b>	<b>100%</b>

U-BOX AREA = 18,604 ± S.F.  
TOTAL U-BOXES = 1,320 (264 x 5-HIGH)

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	09/19/24	AS	NEW OPTION PER REVISED ZONING STUDY
2	10/22/24	AS	UPDATE TO MATCH CIVIL PLAN
3	10/24/24	NH	SITE REVISIONS
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-HAUL OF VALDOSTA  
3871 INNER PERIMETER ROAD  
VALDOSTA, GA 31602

SHEET CONTENTS:  
PROPOSED SITE PLAN

**779073**

DRAWN: AS  
CHECKED: -  
DATE: 09/12/24

779073 A1C

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