

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-19

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 25, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2024-19 U-Haul
3871 Inner Perimeter Rd ~5.0ac,
R-10 to C-G, City Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a portion of the subject property from R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zoning. The general motivation for the rezoning is to allow the properties to be combined and used for a self-storage center. The subject property contains ~5acres, possesses road frontage on Inner Perimeter Road, a State maintained highway, is within the Urban Service Area, and Neighborhood Activity Center Character Area, which recommend C-G zoning as appropriate.

The applicant has also applied for a Variance to the Supplemental Standards for Self-storage Facilities in Section 4.03.21 of the ULDC as it pertains to 1) building height 2) lot size and 3) front yard setbacks

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use, the availability of City utilities, the location on a principal arterial, and therefore recommends approval of the request for C-G zoning with the following conditions:

- 1) Any structure over thirty-five (35) feet in height shall be void of windows and/or reflective surfaces along their northern elevations.
- 2) All lighting shall be directed on-site and away from residentially zoned properties
- 3) There shall be no reduction in the minimum buffer area requirements of Section 4.07.06

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

AMERCO[®]

REAL ESTATE COMPANY

2727 N. CENTRAL AVE., PHOENIX, AZ 85004
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Letter of Intent & Narrative Project Summary – Rezoning

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive Lowndes County's participation and counseling regarding a Rezone for the property located at 3871 Inner Perimeter Rd. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 5-acre property is located at 3871 Inner Perimeter Rd. U-Haul is proposing to develop the site into a U-Haul Moving and Storage Store. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

The property is currently zoned R-10 (Suburban Density Residential). U-Haul is proposing to apply for a Rezone to CG (General Commercial) to allow for our proposed uses. The property is located in the Neighborhood Activity Center Character Area as defined by the Lowndes County Comprehensive Plan, which includes a predominant land use of *Commercial* in which CG (General Commercial) is a permitted Zoning District.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security

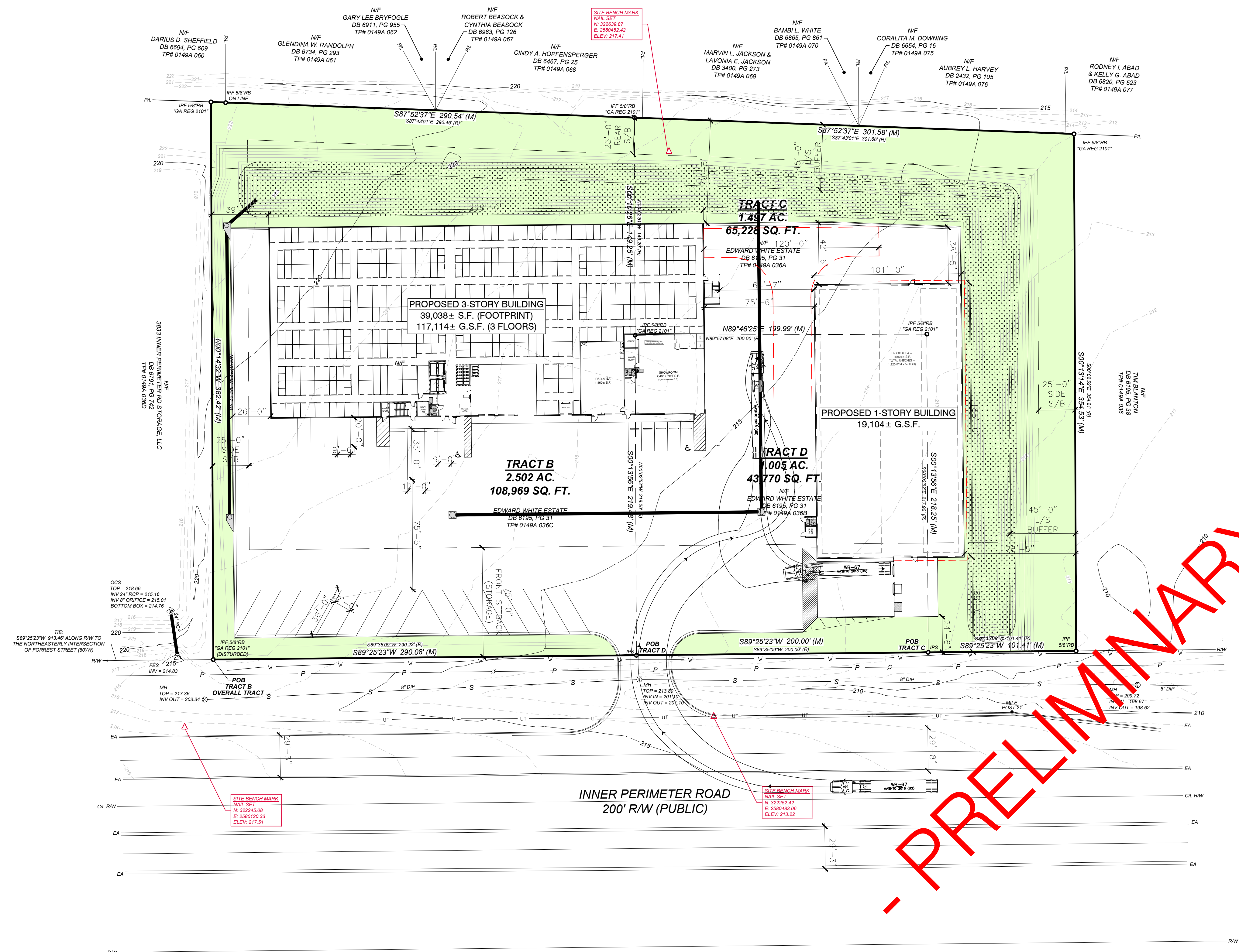
policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer share and self-storage both represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7



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:

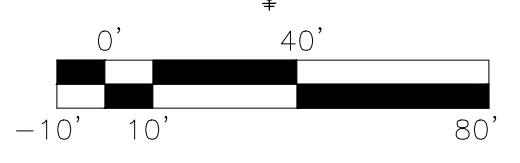
RETAIL SALES: 1 SPACE PER 250 SQ FT OF G.F.A.
SELF-STORAGE: 2 SPACES FOR EACH 3 EMPLOYEES ON THE LARGEST SHIFT
(2970 SQ FT / 250 SQ FT = 12 SPACES + 4 SPACES = 16 SPACES REQUIRED/PROVIDED)

LANDSCAPING:

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

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

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



SCALE: 1" = 40' - 0"

SITE DATA

SHEET NOTES:

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			

REVISIONS:

NO.	DATE	INITIALS	NOTES
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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

AMERCO REAL ESTATE COMPANY

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

Examples of multi- story indoor climate- controlled storage facilities



Examples of multi- story indoor climate- controlled storage facilities



Examples of multi- story indoor climate- controlled storage facilities



Examples of multi- story indoor climate- controlled storage facilities



Examples of multi-story indoor climate-controlled storage facilities



3" THICK IMP MEETS SUSTAINABLE LEED STANDARDS BY PROVIDING SUPERIOR R-VALUE INSULATION FOR GREATER THERMAL EFFICIENCY

ARCHITECTURAL PANELING 2" PROFILE, PROVIDES ARTICULATION, DEPTH AND TEXTURE TO THE BUILDING

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

Examples of multi-story indoor climate-controlled storage facilities



Examples of multi- story indoor climate- controlled storage facilities

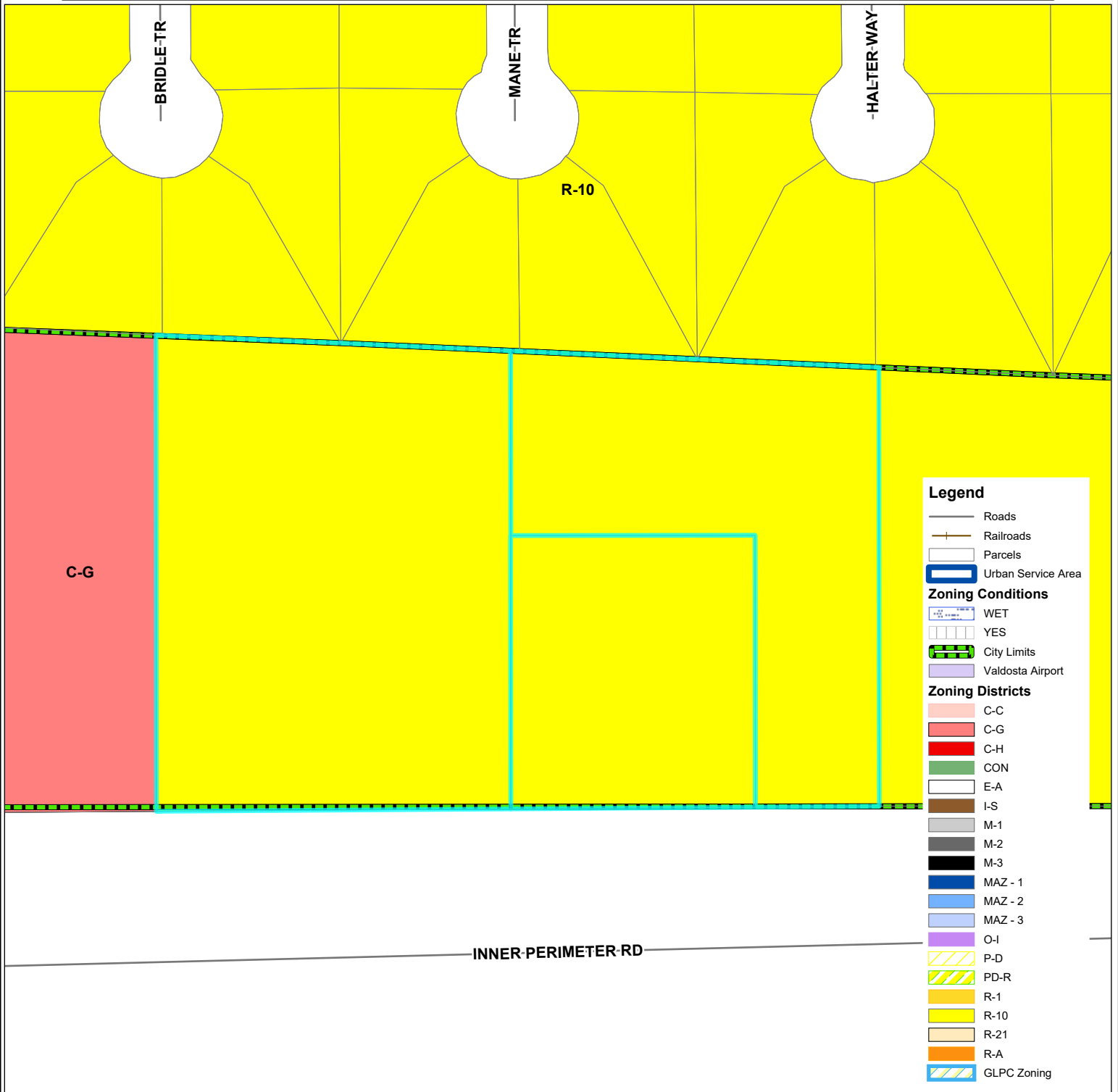


REZ-2024-19

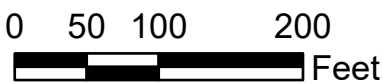
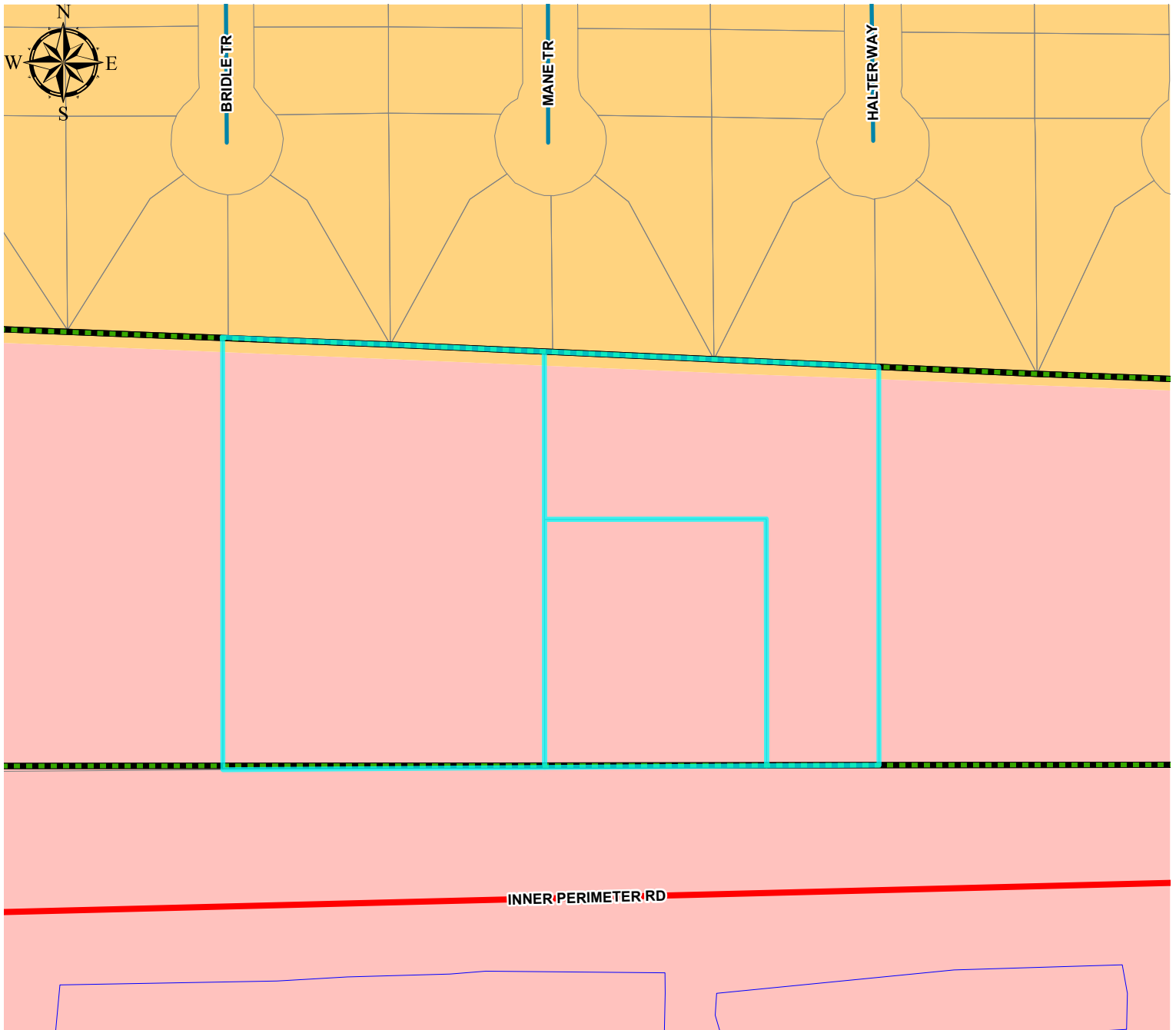
Zoning Location Map

U-Haul Valdosta
Rezoning Request

CURRENT ZONING: R-10
PROPOSED ZONING: C-G



U-Haul Valdosta Rezoning Request



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

REZ-2024-19

WRPDO Site Map

U-Haul Valdosta Rezoning Request

Legend

- | | | |
|--------------------|------------------|---------|
| — Roads | Open Water | Parcels |
| — Railroads | Valdosta Airport | |
| Park | Wetlands | |
| City Limits | 100 Yr Flood | |
| Crashzone | Hydrology | |
| Crashzone West | Drastic | |
| Urban Service Area | Recharge Areas | |

