



Valdosta-Hahira Planning and Zoning Division

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MEMORANDUM

TO: Mayor/Council, City of Valdosta
 Mark Barber, City Manager
 Tim Tanner, City Attorney
 Teresa Bolden, City Clerk

FROM: Matt Martin, Planning and Zoning Administrator

RE: Conditional Use Permit (CUP) request by Burke Batten LLC File # CU-2022-01

DATE: March 1, 2022

Mr. Burke Batten is requesting a Conditional Use Permit (CUP) for sales and storage of commercial trailers in a Highway Commercial (C-H) zoning district, as well as a CUP for Self-storage facilities and Outdoor sales & display of merchandise in the Inner Perimeter Road Corridor Overlay District (IPR COD). The subject property consists of 9.22 acres located at 4955 Inner Perimeter Road, which is along the east side of the road, about 1,000 feet north of US Highway 84. This is the same property and applicant that was the subject of a Rezoning request last fall (file # VA-2021-17). The property is currently vacant and uncleared, and the applicant is proposing to develop this property as part of a commercial trailer & storage container business.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the City's Inner Perimeter Road Corridor Overlay District (IPR-COD).

The subject property was part of the very large "Brayland" tract of land which was annexed in the late 1980's. At that time, it was given a zoning pattern that was based on an overall master plan for development which never materialized. About 15 years ago, the Brayland tract was subdivided and auctioned off into smaller tracts. Many of the existing zoning boundaries did not follow the new parcel lines. The subject property was one of those subdivided parcels which ended up with split zoning; in this case R-P and C-H. In preparation for making this CUP application "eligible" for consideration, the R-P portion was rezoned to C-H so that all of the property would be consistently eligible.

The applicant is proposing a mixed-commercial form of development, with many of the uses being at the upper end of the intensity scale for commercial development, and approaches that of light industrial development. This area along Inner Perimeter Road is still mostly undeveloped, however there are some light industrial uses nearby to the south of US 84, as well as some intensive commercial uses 1-2 miles to the north (such as Ace Electric). At staff's suggestion and as evident on the proposed conceptual site plan, the applicant is proposing to mitigate any negative appearance of the proposed intensity of uses by completely shielding the interior of the site from Inner Perimeter Road and also the surrounding properties. The only portions that will be plainly visible will be the office building and customer parking area at the front entrance. The mini-warehouses and the extensive outdoor storage area will not be visible. As part of the overall site, each of these uses will still need to follow their own LDR supplemental standards as well as the general requirements of the IPR-COD and LDR (see pages 5-6 herein), or seek approved Variances as necessary. Because this is a unique combination of commercial uses with a still unknown development pattern on the surrounding properties, there should be careful consideration of the CUP 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 conditions:

Attachment: CU-2022-01 agenda item packet - City Council (3350 : Conditional Use Permit CU-2022-01)