

of Bemiss Road N 04°26'54" W a distance of 100.23 feet to an iron rebar; thence proceed along the easterly right-of-way line of Bemiss Road now being a curve to the right, with an arc length of 22.28 feet, a radius of 144.36 feet, a tangent of 11.16 feet, and a chord bearing of N 00°01'33" W a distance of 22.26 feet to an iron rebar; thence proceed along said easterly right-of-way line now being a curve to the right with an arc length of 46.65 feet, a radius of 144.36 feet, a tangent of 23.53 feet, and a chord bearing of N 13°39'15" E a distance of 46.45 feet to an iron rebar; thence proceed along a job in the easterly right-of-way line of Bemiss Road N 67°06'03" W a distance of 11.14 feet to an iron rebar; thence proceed along said easterly right-of-way line now being a curve to the right with an arc length of 331.96 feet, a radius of 2805.44 feet, a tangent of 166.18 feet, and a chord bearing of N 26°28'03" E a distance of 331.77 feet to the POINT OF BEGINNING. Said tract or parcel of land contains 5.574 acres, and is denoted as Exhibit "A" referenced in Deed Book 6674, at Pages 278-279, in the Public Records of Lowndes County, Georgia.

**Section 2.** The CUP approval for the property described above in Section 1 of this Ordinance is granted for a Self-Storage / Mini-Warehouse facility in a Community-Commercial (C-C) Zoning District, as described and provided for in said LDR, and subject to the following conditions:

- (1) Approval shall be granted for a self-storage mini-warehouse business in the existing main building only, and with accessory outdoor storage in the side and rear yard areas behind the front wall of this existing main building only.
- (2) The outdoor storage area shall be enclosed on the sides and rear by a minimum 8' tall privacy fence. The fence portions facing the south and west shall be permanently opaque and solid. The fence portions facing the north and east shall either be permanently opaque and solid, or instead have an added mesh screen for temporary opacity to allow time for the vegetation to grow and fill-in. A landscaped strip between the existing pavement edge and the property line, shall be planted and maintained along the sides and rear of the outdoor storage area, with landscaping that consists of a minimum 6 small trees and 2 canopy trees per 100 linear feet as approved by the City Arborist. All trees shall be evergreen variety.
- (3) Outdoor storage items shall be limited only to motor vehicles and