



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 Bemiss Development Partners File # CU-2022-02

DATE: March 1, 2022

Mr. Trey Taylor, on behalf of Bemiss Development Partners LLC, is requesting a Conditional Use Permit (CUP) for a Self-Storage Mini-Warehouse facility in a C-C zoning district. The subject property consists of 5.57 acres located at 4036 Bemiss Road, which is along the east side of the road directly across from the intersection with Cat Creek Road. This site is the former Winn Dixie grocery store and shopping center. The applicant is proposing to convert the vacant larger building (former grocery store --- 46,946-sf) into a climate-controlled self-storage facility. The applicant's conversion will be in the form of interior remodel and only a minor amount of cosmetic changes on the outside, and with no expansions to the building. The applicant is also proposing to utilize the rear and side service areas next to this building, as an outdoor storage rental area for the keeping of recreational vehicles, etc... This area will be accessed via 6' tall security gates next to the front corners of the building. The other smaller building on the site (4,420-sf) will continue to remain as a multi-tenant regular commercial building available for lease.

**** This is the same property that was the subject of the exact same CUP request last summer, under a different applicant name, which was denied by City Council (4-3 vote) (file # CU-2021-01). The applicants from last summer are from the Atlanta area and they have now joined with a local development partner. On January 20th, they requested and obtained special permission from the City Council to submit a new CUP request for this property before the required 12-month waiting period expires. There are no changes from the previous CUP request, except for the name and composition of the applicant.*

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of a well-established commercial corridor along Bemiss Road, with a wide range of existing commercial uses in the vicinity. The former grocery store has been vacant now for a couple years and staff is not aware of any attempts to re-occupy this with another grocery store or other large retailer. Although the conversion of this large commercial building in a viable commercial area, to this kind of use may seem "less than ideal", it does effectively re-use the large vacant building into something productive. It also leaves the remaining portions of the near-empty shopping center open for commercial occupancy and redevelopment with additional smaller buildings. The only concern with the proposal is the proposed outdoor storage area being adjacent to the vacant residential property to the east, which is already planned for a 125-lot subdivision and whose preliminary subdivision plat has already been approved. It is very important that this proposed outdoor storage area be screened and buffered from this future subdivision as much as possible, and that the intensity level of this storage be kept reasonable. The LDR contains supplemental standards for Mini-Warehouses as well as Outdoor Storage (see page 4), and these should be followed as they are applicable to the existing site. Unfortunately, the original buffer yard vegetation has vanished and there is insufficient space between the rear maneuvering aisles and the property line to allow a conventional buffer yard width. However, tall opaque screening with an appropriate amount of evergreen trees within this existing non-paved perimeter area should suffice.