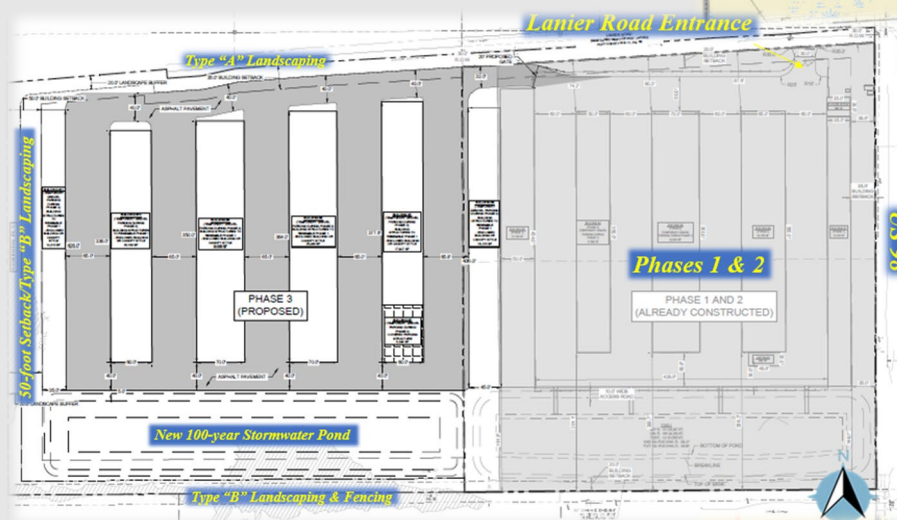


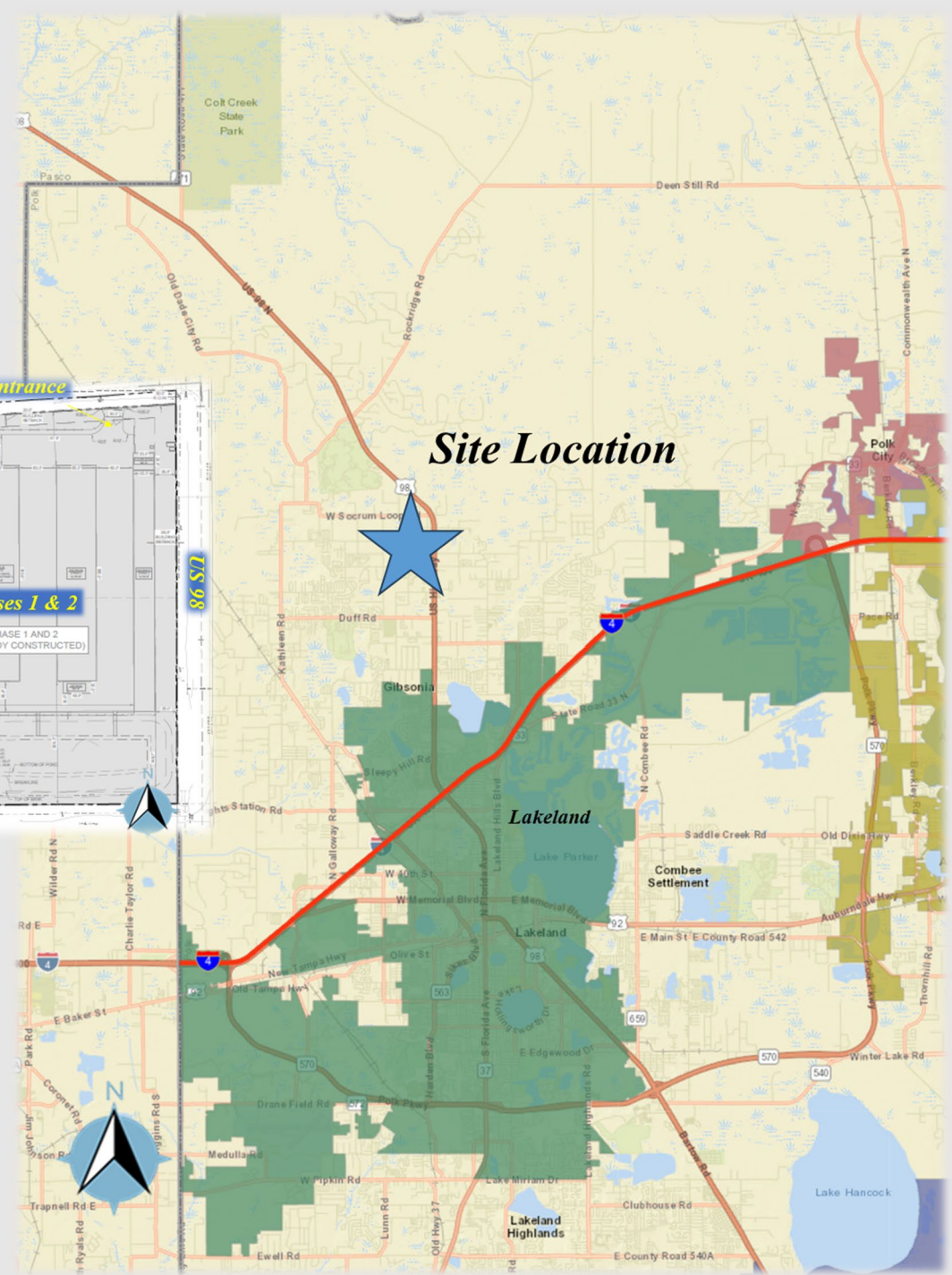
Transitional Area Development for a Self-Storage Facility in the Residential Low-1 (RL-1) Future Land Use District

Parcel #	232711-000000-011020 (+/- 9.40)
BoCC Hearing	12/2/25

- Expansion of an existing Self-Storage facility from Linear Commercial Corridor (LCC) district into Residential Low-1.
- TAD process allows this use in RL-1 land use districts following a Level 4 Review.
- One-Story structures, Maximum FAR of 0.25 or 102,366 sq. ft. Use existing entrance.
- Provides Transition from Utilities & Non-Residential Development to Residential Land Use District to the south, north, and west.
- Consistent with Comprehensive Plan & Land Development Code.
- Compatible with Surrounding Uses.
- Staff Recommends **APPROVAL**.

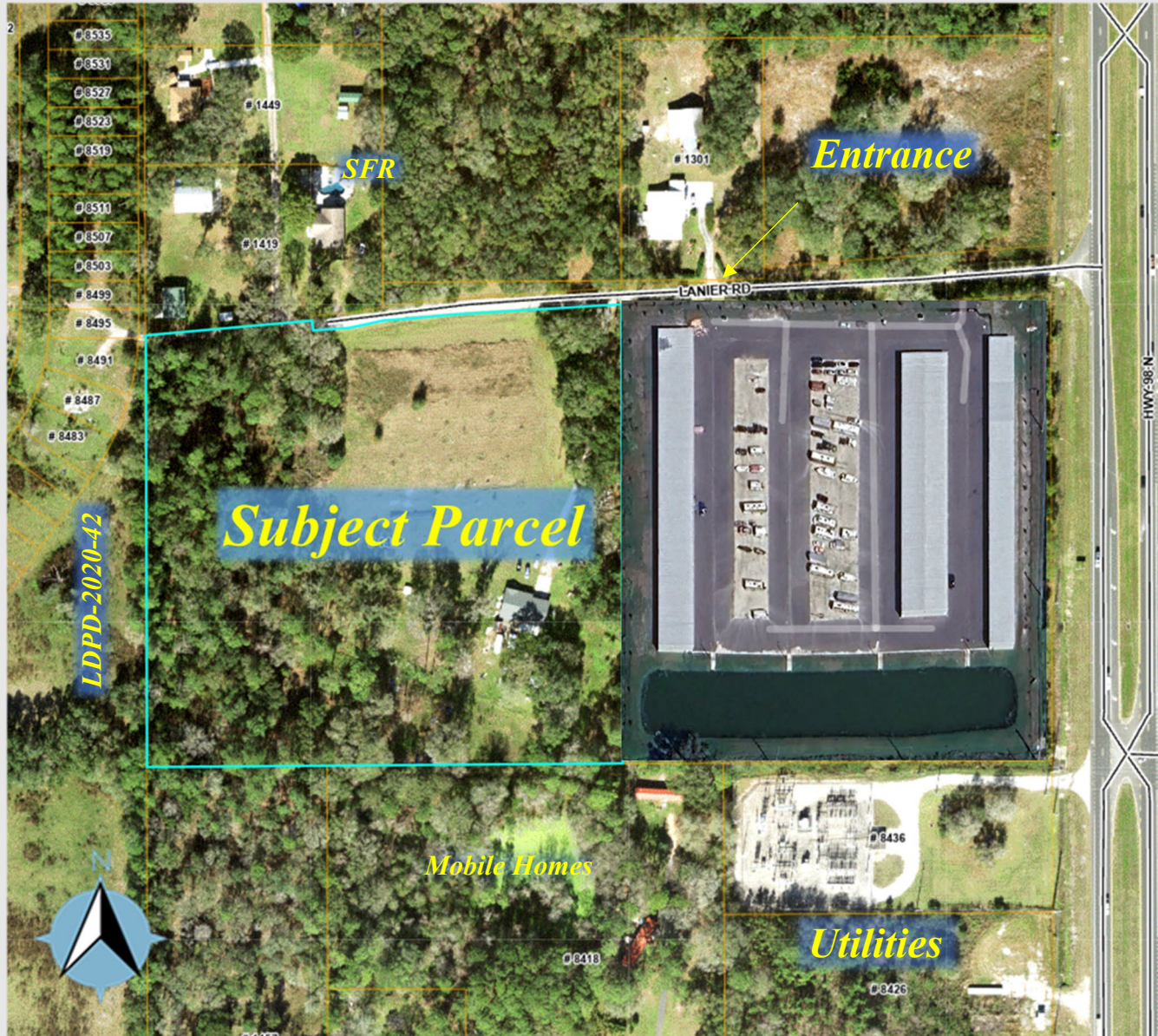


1 Board Posted 10/20
 17 Mailers on 10/22
 Legal Ad 10/22
 No Public Comment



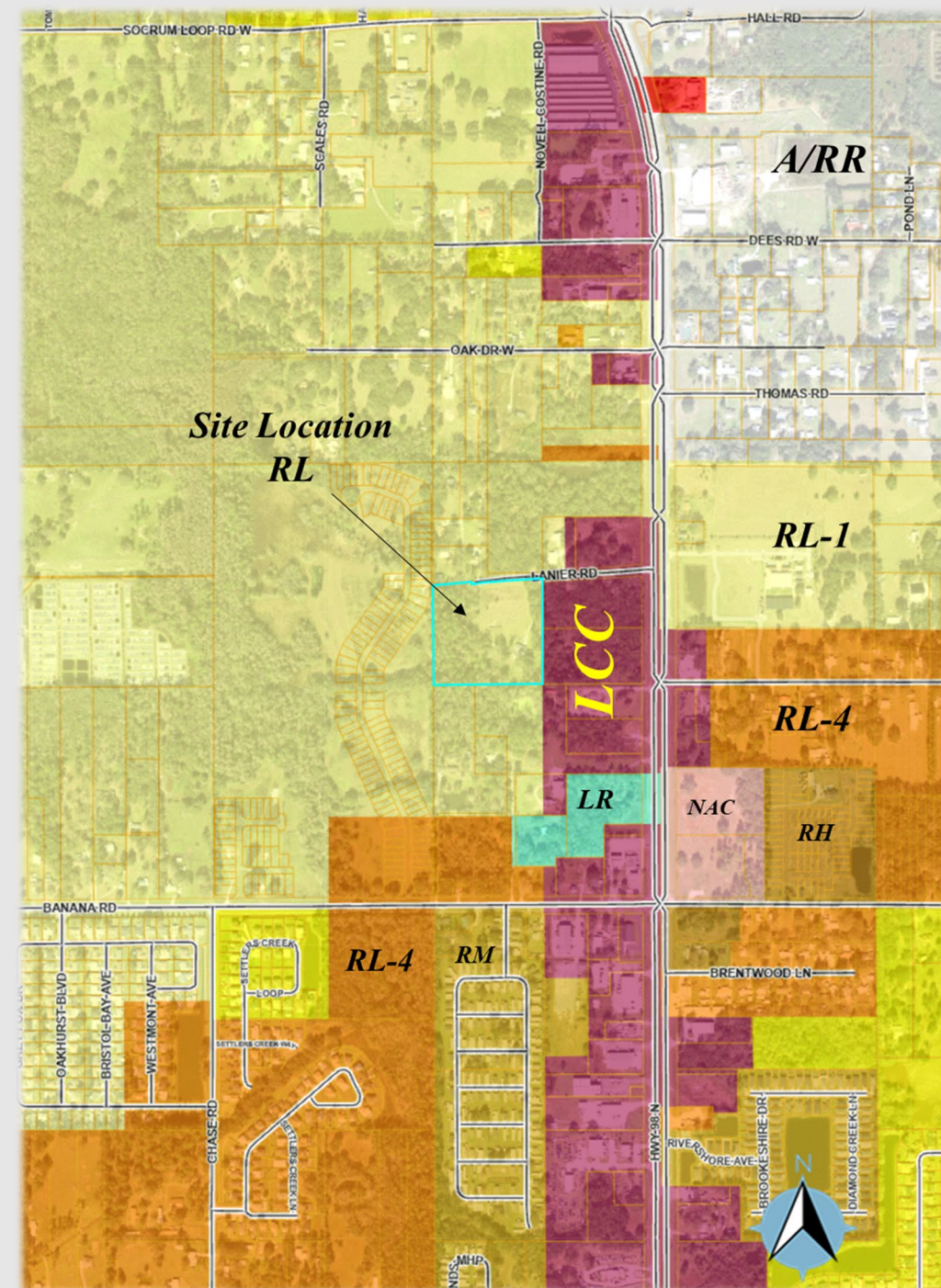
LDPD-2025-10

Southern Storage TAD



Future Land Use Map

- *RL-1 & Urban Growth Area (UGA).*
- *Expansion of Linear Commercial Corridor (LCC) prohibited by Comprehensive Plan policies.*
- *Transitional Area Development (TAD) process allows limited number of non-residential uses within RL districts to transition from higher-intensity uses and utilities.*
- *Self-Storage is a natural use within a TAD as it is complementary to Residential Uses and is not an intense use, if designed properly.*
- *Subject to LDC Section 220 for compatibility with adjacent residential districts.*
 - *All non-residential buildings must be setback a minimum of 50 feet & Shielded Lighting.*

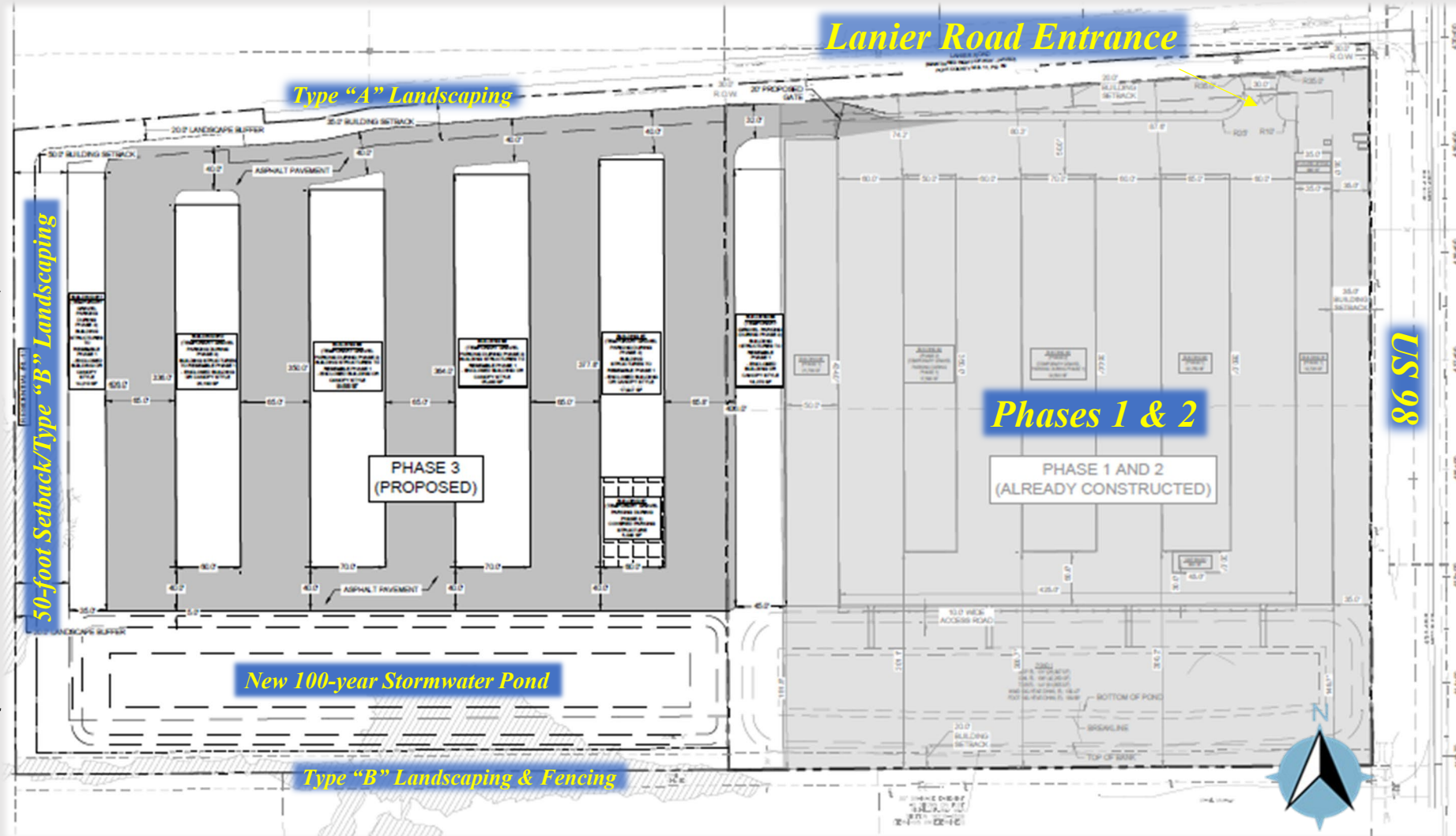


LDPD-2025-10

Southern Storage TAD

Site Plan

- Phase III on 9.4 acres
- **Single-Story Structures**
- Max Floor Area Ratio of 0.25
- **Access through existing driveway on Lanier Road.**
- **Stormwater Pond creates separation** from southern property.
- **50-foot setbacks** from the western development.
- **Type "B" Landscaping** along western and southern property lines.
- **Type "A" Landscaping** to the north.
- Meets Compatibility Standards.
- Meets Section 303 Standards for Self-Storage Facilities and TADs.



The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."



Lanier Rd

US 98

700

PHASE 3
(PROPOSED)



LDPD-2025-10

Southern Storage TAD

Staff Recommends Approval:

- *Compatible with surrounding uses.*
- *Limited Impact on Service & Infrastructure*
- *Consistent with Comprehensive Plan & Land Development Code.*

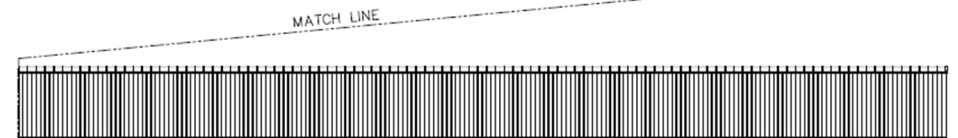


Table 8

The BoCC, in the review of development plans, shall consider the following factors in accordance with Section 907.D.10 of the LDC:

Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC Section 303, 220, and Table 2.1. The applicant has addressed concerns regarding compatibility using buffering strategies as allowed by the Comprehensive Plan.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the Comprehensive Plan, as reviewed above.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See this staff report for data and analysis on surrounding uses and compatibility.</i>
Any other matter which the BoCC may deem appropriate and relevant to the specific development proposal.	<i>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See this staff report for data and analysis.</i>

- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT; SECTION 2.105 Urban Growth Area (UGA); and POLICY 2.125-C1 TRANSITIONAL AREAS of the Comprehensive Plan.*

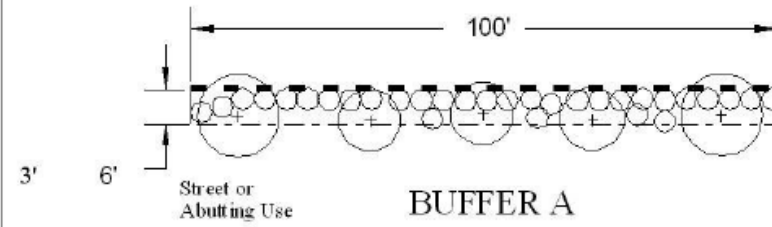


SIDE WALL ELEVATION

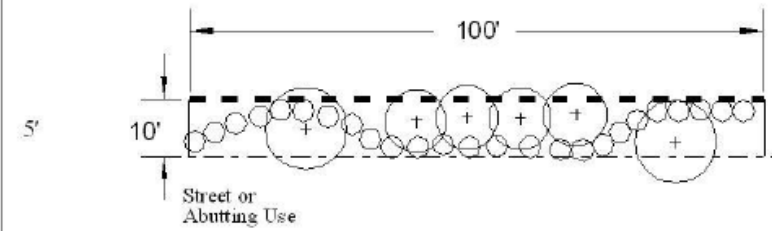
1"=10'-0"

W/
Fence

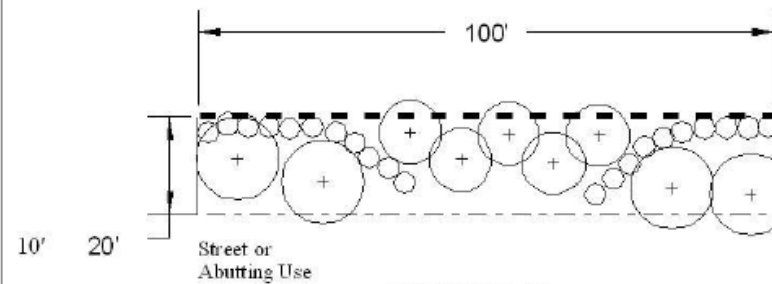
W/O
Fence



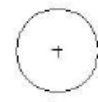
	W/O Fence	W/ Fence
Canopy Trees	2	1
Under Story Trees	3	2
Shrubs	33	16



Canopy Trees	2	1
Under Story Trees	4	2
Shrubs	25	12



Canopy Trees	4	2
Under Story Trees	5	3
Shrubs	20	10



Canopy Tree



Under Story Tree



Shrub

----- Property Line

--- Fence Line

Note: Walls, fences, and berms (or a combo thereof) may be installed at the option of the applicant, so long as six feet in height is maintained, to reduce the buffer width as listed above.