September 23, 2025
Revised December 23, 2025

Parham Circle Storage
Mill Creek Rezoning Amendment Narrative
ZMA-2025-00012

Project Proposal

Live Oak Capital Partners, LLC (the "Applicant") is requesting an amendment (the "Proffer Amendment") to the prior rezoning of the Mill Creek Shopping Center (ZMA 1995-00021) to allow a self-storage facility on Parcel 91-2D3 (the "Property"). The 1.73-acre Property, zoned Planned Development Shopping Center (PDSC), is currently vacant and located along Parham Circle, adjacent to a car wash, gas station/market, and bank, and serves as a residue parcel to the Mill Creek Shopping Center. The approximate area of the Mill Creek Shopping Center rezoning plan requested to be amended is shown in Exhibit A.

The proposal includes a four-story self-storage facility totaling approximately 116,250 gross square feet (with a footprint of about 29,000 square feet), along with a loading area and parking accessed from Parham Circle (the "Project"). An Illustrative Plan has been provided with the Proffer Amendment. This Plan depicts the conceptual lot layout, including building envelope, parking areas, and general location of pedestrian facilities.

Submitted with this application is a request to waive the stepback requirement per Section 4.20 of the Zoning Ordinance which requires a 15' stepback after 30 feet or the 4th story (SE-2025-00031).

Under the existing proffers approved with ZMA 1995-00021, "light warehousing" is prohibited. The County's Zoning Ordinance defines a self-storage facility as a form of "light warehousing." Accordingly, the current proffers do not permit a self-storage use on the Property, necessitating the proposed amendment. No proffers are proposed as part of this amendment.

Surrounding Area

The surrounding area is comprised of residential, medical, government, school, industrial, and retail/commercial uses including the Mill Creek Subdivision, Monticello High School, Lake Reynovia, Mill Creek Industrial Park, Lakeside Apartments, Monticello Fire Station, Avinity, Mountain View Elementary, Medical Facilities of America Rehab Center, and Mill Creek Shopping Center.



Consistency with the Comprehensive Plan and Land Use Designation

The Southern and Western Neighborhoods Master Plan designates the Property as Community Mixed Use, recommending "a mixture of residential and retail uses and services that serve the community." A self-storage facility aligns with this designation by providing a needed service to nearby residential communities, including Mill Creek, Avinity, Lakeside Apartments, Lake Reynovia, and Foxcroft.

While the Comprehensive Plan encourages integrating multiple uses within a single building, the broader area already provides this mix through surrounding commercial, retail, medical, office, industrial, residential, and governmental uses.

The Master Plan also recommends commercial building footprints under 60,000 square feet and heights of one to four stories. The proposed building will comply with these recommendations.

Impacts on Public Facilities, Infrastructure, and Environmental Features

The site is primarily flat, with managed steep slopes located toward the rear of the parcel. As shown on the Illustrative Plan, the proposed building footprint avoids grading or disturbing these areas. A stormwater management facility will be constructed at the rear of the property and will meet all County and State regulatory requirements.

Because the Property can be seen from Avon Street, a designated Entrance Corridor (EC), the Project will be subject to the Architectural Design Control (ADC) guidelines. Review and approval by the Architectural Review Board (ARB) will be required during the site plan process.

Due to the low-intensity nature of the use, the Project will have minimal to no impact on public services such as fire/rescue, police, or schools. The building will be fully compliant with applicable fire and building code standards.

Transportation

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, a self-storage facility of approximately 116,000 square feet is projected to generate approximately 168 daily trips. This is fewer trips than many of the uses permitted under the original 1995 rezoning for the Property.

Summary

The Applicant is seeking to amend the existing proffers for the Mill Creek Shopping Center (ZMA 1995-00021) to allow the development of a four-story, 116,250-square-foot self-storage facility on a currently vacant 1.73-acre parcel along Parham Circle. The proposed Project is consistent with the Southern and Western Neighborhoods Master Plan's Community Mixed Use designation, will meet the County's recommended building scale and height, and is designed to minimize environmental disturbance and public service impacts. With low-intensity traffic generation and required Architectural Review Board oversight due to its visibility from a designated Entrance Corridor during the site plan process, the Project provides a needed community service while integrating seamlessly with the surrounding mix of residential, commercial, and institutional uses.

Exhibit A: ZMA 1995-00021 Approved Rezoning Plan

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