

## Banks County Board of Commissioners

**APPLICATION FOR REZONING PERMIT**

150 HUDSON RIDGE SUITE 4 / HOMER, GA 30547

PHONE: (706)677-4272 FAX: (888)686-7421 www.bankscountyga.org

DATE ISSUED: 11/04/2021

PERMIT #: 2021-20210405

|             |                       |                 |                 |
|-------------|-----------------------|-----------------|-----------------|
| LOCATION:   | SEWELL                | DISTRICT        | TAX MAP PARCEL  |
|             |                       |                 | B51 025 PARENT  |
|             | 00 MCCOY BRIDGE RD    | LOT             | ZONING DISTRICT |
|             |                       | TR 1A           | ARR             |
| OWNER:      | DARSHAAN HOLDING, LLC | TOTAL VALUATION |                 |
| CONTRACTOR: |                       | \$0             |                 |
|             |                       | TOTAL SQ FT     |                 |
|             |                       | 0               |                 |
|             |                       | HEATED/UNHEATED |                 |
|             |                       | 0 / 0           |                 |

TYPE CONSTRUCTION: REZONING APP

OCCUPANCY GROUP: REZONE TO C1 OR C2

| <u>FEE CODE</u>                             | <u>FEE</u>       |
|---|------------------|
| REZONING AND CONDITIONAL/REZONE TO C1 OR C2 | 300.00           |
| TOTAL PAID:                                 | 300.00           |
|   | **PAID IN FULL** |
|   | TOTAL AMOUNT:    |
|   | 300.00           |

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REMARKS: Z-22-01 APPLICATION TO REZONE ARR TO C2  
 PROPOSED USE: CONVENIENCE STORE/STORAGE  
 WITHDRAWN 12/2021, REAPPLIED FOR 01/2022

Please schedule inspections 24 hours in advance by calling 706-677-4272. Inspection requests for the following day must be made by 2pm. This permit becomes null and void if work or construction authorized is not commenced within 6 months or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started.

(SIGNATURE OF CONTRACTOR/OWNER)

(DATE)

(ISSUED BY)

(DATE)



# PLANNING & ZONING

*Dedicated to Serving Our Citizens*

150 Hudson Ridge, Suite 4  
Homer, Georgia 30547  
Office: 706.677.4272  
Fax: 706.677.6217  
[www.co.banks.ga.us](http://www.co.banks.ga.us)

## RECOMMENDATION

December 15, 2021

Re: Rezoning 22-01  
DARSHAN HOLDINGS  
1387 Doverhill Dr.  
Lawrenceville Ga. 30043  
Map Parcel B51 025 (tract 1A 7.27 acres)

To: Whom it may concern

This letter is my recommendation for approval of above noted Rezoning application. The use requested is not allowed in ARR zoned areas. The request that the 7.27-acre parcel be rezoned to C2 (General Commercial) allowing for the building of a convenience store and ministorage facilities with parking on the property. After reviewing the criteria to consider this use and the updated Comprehensive Land Use Plan I have found no reason not to allow it. All approved uses will abide by guidelines of the Banks County Code. If you have any questions concerning this application or its use please do not hesitate to call.

  
Paul Ruark, Zoning Official  
Planning and Zoning Department



# REZONING APPLICATION

Banks County Planning  
150 Hudson Ridge Suite 4  
Homer, Georgia 30547  
Office: 706.677.4272  
Facsimile: 706.677.6217  
[www.co.Banks.ga.us](http://www.co.Banks.ga.us)

Property Owner: Name JOHN DOUGLAS SEWELL

Address 327 CHARITY RD.  
HOMER, GA. 30547

Phone 706-949-2693

Applicant: Name DARSHAAN HOLDING LLC

Address 1837 DOVERHILL DRIVE  
LAWRENCEVILLE, GA 30043

Phone 678 458 6190

Existing Zoning: ARR Proposed Zoning C-2  
CONVIENCE STORE WITH GAS PUMPS AND RETAIL SPACE/

Proposed Use: SELF STORAGE FACILITY

Location of Property: US 441 AND MCCOY BRIDGE ROAD  
(Street Address)

Acreage of Site: 7.27 ACRES Tax Map & Parcel #: B51 025 (TRACT 1-A)

THE FOLLOWING APPLICATION MATERIALS MUST ACCOMPANY THIS APPLICATION

1. Metes and bounds description of the property.
2. Boundary surveys of the property.
3. A letter of intent which describes general characteristics of the proposed development such as type and time frame of Development and background information in support of the application.
4. A site plan containing, at a minimum, the following information:
  - a. Title of the proposed development. Name, address and phone number of the architect, engineer or other designer.
  - b. Scale, date, north arrow, and general location map showing relationship of the site to street or natural landmarks.
  - c. Boundaries of the property, all existing and proposed streets, including right-of way and street pavement widths, buildings, water courses, parking & loading areas, and other physical characteristics of the property and the development.
5. Campaign Contribution Disclosure Form.
6. Completed information for the attached list of criteria used when considering variances.
7. Application Fee

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant listed above is authorized to act as the applicant in the pursuit of this application.

Signature of Property Owner:

John D. Semell

Date of Signature:

9-30-21

I have been informed that I, the applicant or the property owner, must attend the public hearings for this application.

The Banks County Planning Commission meets at 7 p.m. on the first Tuesday of each month. The planning commission's recommendation on the application is sent to the Banks County Board of Commissioners which meets on the second Tuesday of each month.

9-30-21

Date

John D. Sewell  
Property Owner or Applicant

## **LEGAL DESCRIPTION**

### **Hudson River Farms Tract 1-A**

All that tract or parcel of land lying in and being in GMD 208, Banks County, Georgia, and being more particularly described as follows:

Commence at a concrete monument (CMF) at the southern right-of-way (R/W) intersection of U.S. Hwy 441 (R/W varies) and McCoy Bridge Road (R/W varies); said intersection being the POINT OF BEGINNING (P.O.B.).

From the POINT OF BEGINNING, proceed in the direction N80°13'31"E for a distance of 54.32' to a CMF; then proceed along an arc for 331.89' having a radius of 1075.92', a chord direction S27°35'09"E and a chord length of 330.58' to a CMF; then proceed in the direction S19°32'46"E for a distance of 126.35' to a CMF; then proceed in the direction S60°00'00"W for a distance of 808.73' to  $\frac{3}{4}$ " pipe with cap (IPS); then proceed in the direction N50°00'00"W for a distance of 231.90' to an IPS; then proceed in the direction N42°26'44"E for a distance of 510.71' to a CMF; then proceed in the direction N53°37'29"E for a distance of 101.90' to a CMF; then proceed in the direction N42°30'27"E for a distance of 299.58' to a CMF; said CMF being the POINT OF BEGINNING.

Said tract or parcel of land contains 7.27 acres and is shown in detail on a division survey for John Douglas Sewell, prepared by Russell Cheek, dated January 23, 2015.



## Document Transmittal

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**To:** Banks County Planning  
and Development  
150 Hudson Valley Dr.  
Suite 4  
Homer, Georgia 30547

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**Re:** MCCOY BRIDGE C STORE AND  
SELF STORAGE REZONING  
APPLICATION

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**We are sending you:**

**Plan(s)**     **Specifications**     **Report(s)**     **Correspondence**     **Other**

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**Description:**

- 1 Rezoning Plan sized 11x17 and 24x36
- 1 Rezoning Application package
- 1 survey sized 11x17

**Comments:**

**Date:** 11/29/2021



LETTER OF INTENT  
REQUEST FOR REZONING  
BANKS COUNTY, GEORGIA

RE: ±7.27 acres located at Hwy 441 and McCoy Bridge Road, Parcel ID B51 025

Through its engineer and as authorized by the Applicant, Darshaan Holding, LLC (the “Applicant”) respectfully submits this Letter of Intent to the Banks County Board of Commissioners in support of an application for rezoning for a c-store and self-storage units with a C-2 zoning. The property is currently zoned ARR.

The site plan has a proposed c-store with three additional spaces to rent and 8 self-storage buildings of various sizes. There is intent to have a drive thru on one end of the c-store. The self-storage units will be both climate controlled and dry storage.

This proposed development is in alignment with the growing commercial development along Hwy 441. The current property owner, who is looking to sell the property to the applicant, owns the adjacent property to this tract. This rezoning and proposed use should not create any adverse conditions to neighboring properties.

A site plan and the appropriate authorization forms have been included in the application to allow for comprehensive review and approval of the proposed rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "James Irvin".

James Irvin, PE  
Engineer for Applicant  
Foothills Land Design, LLC

## ABBREVIATIONS:

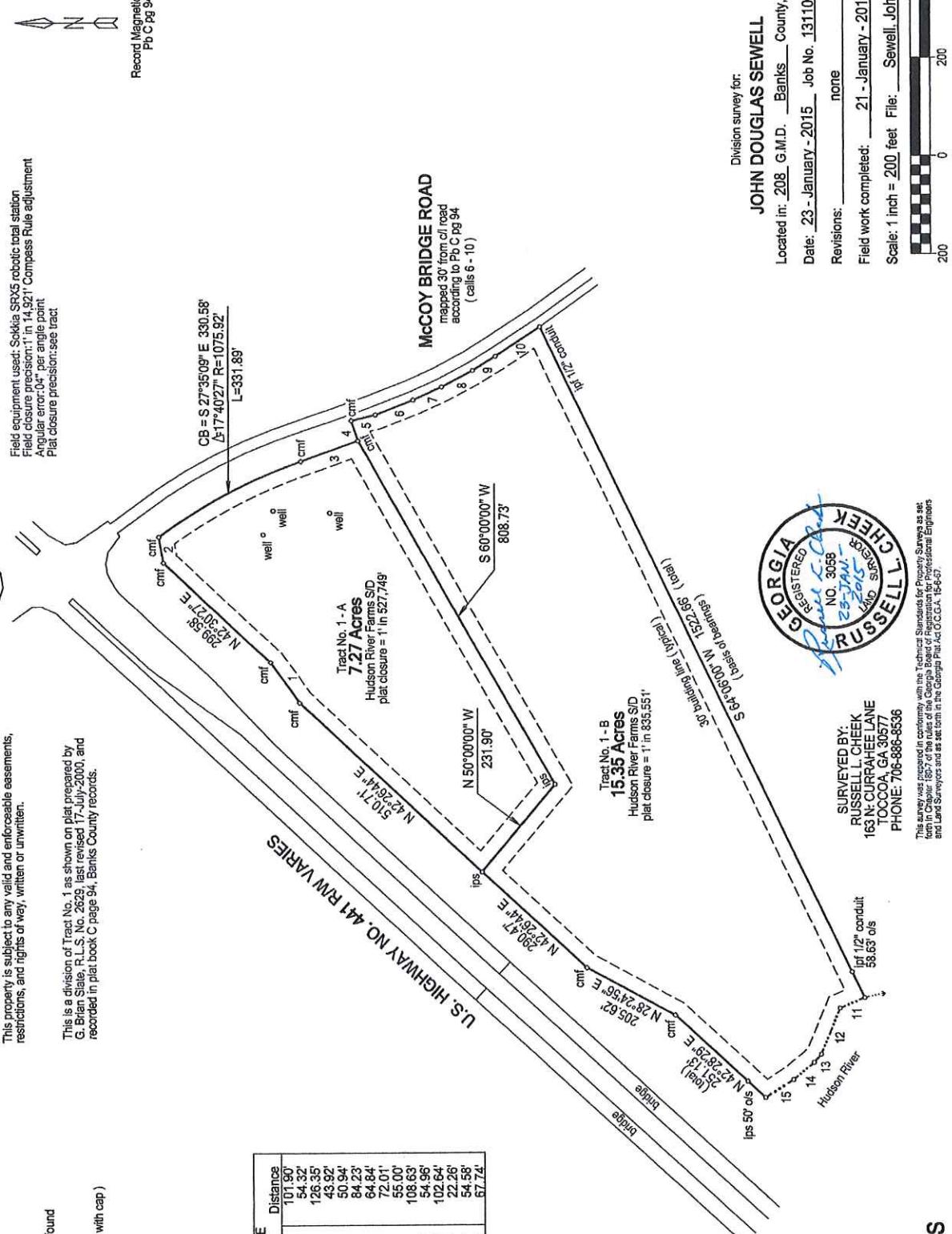
C/L = centerline  
 CMF = concrete monument found  
 CTP = crimped top pipe  
 DB = dead book  
 IPF = iron pin found  
 IPS = iron pin set (3/4" pipe with cap)  
 INT = intersection  
 OTP = open top pipe  
 OIS = offset at  
 PB = plat book  
 NF = now or formerly  
 RB = rebar  
 RW = right of way

This property is subject to any valid and enforceable easements, restrictions, and rights of way, written or unwritten.

This is a division of Tract No. 1 as shown on plat prepared by G. Brian Stiles, R.L.S. No. 2829, last revised 17 July 2000, and recorded in plat book C page 34, Banks County records.

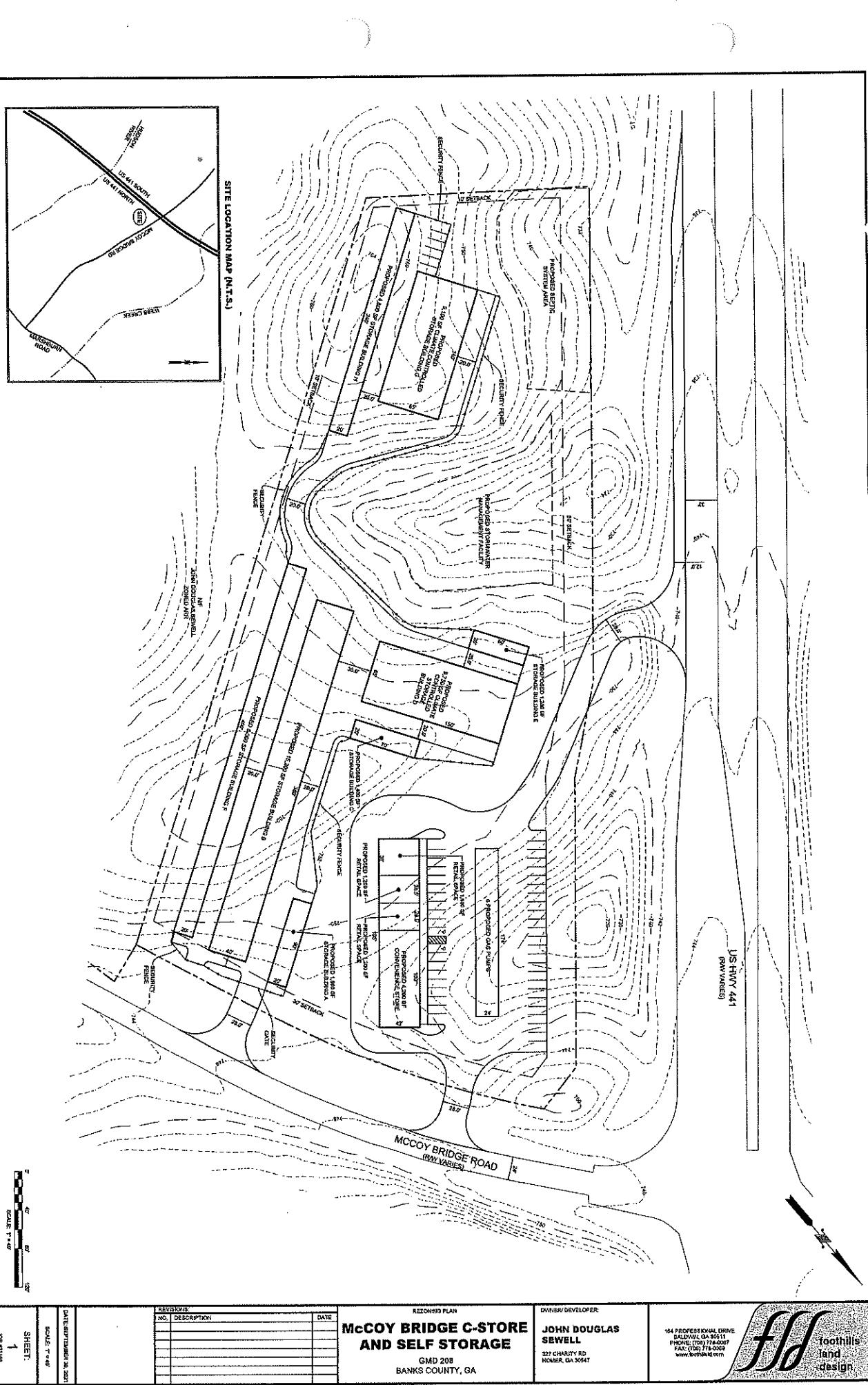
Field equipment used: Sokkia SRX5 robotic total station  
Field closure precision: 1" in 14,921' Compass Rule adjustment  
Angular error: 0.4° per angle point  
Plat closure precision: see tract.

Record Magnetic North  
Pb C Pg 94



This survey was prepared in conformity with the Technical Standards for Property Surveyors as set forth in Chapter 882 and the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plan Act O.C.G.A. 10-6-67.





REZONING PLAN  
**McCOY BRIDGE C-STORE  
AND SELF STORAGE**

GMD 208  
BANKS COUNTY, GA

OWNER/DEVELOPER:  
**JOHN DOUG  
SEWELL**  
327 CHARITY RD  
HOMER, GA 30547

164 PROFESSIONAL DRIVE  
BALDWIN, GA 36511  
PHONE: (706) 728-0067  
FAX: (706) 728-0067

www.footsold.com