



Planning and Development Department Case Information

Case Number: LU23060026 and Z23060025

Meeting Dates: Planning Commission 08-03-2023

Board of Commissioners 09-12-2023

Current Zoning: A1

Request: Change Character Area on the driveways on each parcel from Village Center to Highway Corridor & Rezone driveways from A1 to B2 for a shared driveway with C0080008A00.

Address: 5348 & 5358 Highway 20, Loganville, Georgia 30052

Map Number: C0080008 & C0080009

Site Area: C0080008 is 5348 Highway 20 – 5.39 acres &
C0080009 is 5358 Highway 20 – 5.39 acres

Character Area: Village Center

District 2: Commissioner–Mark Banks Planning Commission – Pete Myers

Applicant:
Kingdom Storage GA LLC
5348 Highway 20
Loganville, Georgia 30052

Owner:
Linda Linkous
1409 Monroe Drive
Monroe, Georgia 30655



Existing Site Conditions: Property C0080009 – 5358 Highway 20, Loganville consists of 5.39 acres and property C0080008- 5348 Highway 20, Loganville consists for 5.39 acres.

The surrounding properties are zoned A1, B2 and R1.

North – Parcel C0060028 – Zoned A1

South – Parcel C0080011D00 – Zoned A1

West – Parcel C0080009A00 – Zoned B2

East – Parcel C0080010 – Zoned R1



Staff Comments/Concerns:

History:

Z19120004	Linda Linkous	Rezone from A1 to B2 for self-storage facilities	C0080008 5348 Ga Hwy 20	Approved w/cond
LU20110002 Z20110001	Linda B Linkous	Rezone from A1 to B2 for mini warehouses and change from Suburban to Highway Corridor	C0080011D00 C0080008 C0080009 5348 & 5358 Hwy 20 and 3865 Pointer Road	Withdrew

Case Z19120004 Conditions:

APPROVED REZONE FROM A1 TO B2 FOR SELF STORAGE UNITS W/CONDITIONS

1. A BUFFER VARIANCE IS GRANTED TO REDUCE THE TRANSITIONAL BUFFER FROM 50' TO 25' WITH THE ADDITION OF A SCREENING FENCE
2. A VARIANCE IS GRANTED TO REDUCE THE LOT WIDTH FROM 150' TO 15' ON THE 2 5ACRE LOTS THAT EACH HAVE A HOME LOCATED ON THEM
3. THE SOLE POINT OF ACCESS FOR THE 2 - 5 ACRE FLAG LOTS WILL BE THE 15' DRIVEWAYS ON GEORGIA HIGHWAY 20.

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: No impact to the Walton County Sheriff's Office.

Water Authority: This area is currently served by a 8" water main along Hwy 20. (static pressure: 55 psi, Estimated fire flow available: 1,250 gpm @ 20 psi). No system impacts anticipated.

Fire Department: Increased fire and emergency responses with the addition of homes in the area.

Fire Marshal: Shall comply with a current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Fire Hydrant shall be located a minimum of 500'ft of each other

Board of Education: Will have no effect on the Walton County School District.

Development Inspector: No comment received.

DOT Comments: They will need to coordinate with GDOT.

PC ACTION 8/3/2023:

1. LU23060026 and Z23060025-Land Use Change from Village Center to Highway Corridor and Rezone 0.23 of each driveway of Parcels C0080008 & 9 to B2 to allow access to Parcel C0080008A00-Applicant: Kingdom Storage GA LLC-Owner: Linda Linkous-Property located at 5348 & 5358 Hwy 20-Map/Parcel C0080008 & 9-District 2.

Presentation: Brian Linkous represented the case. Mr. Linkous lives at 1409 Monroe Drive. His wife's parents gave her property on Highway 20 which is 5348 and 5358 Highway 20. Mr. Linkous stated that they would like to do storage on the 2-acre lot and what they would like to do is rezone the front part of the two driveways to B2 to allow access.

Cornelius Ani was also present and stated that he is an engineer out of Lawrenceville, and he drew the site plan if anyone had any questions.

Mr. Linkous stated that GDOT granted approval for this hardship. Mr. Linkous advised that GDOT did not want multiple entrances off Georgia Highway 20. His wife, Linda Linkous, has agreed to the 2 driveways to the parcels in the back to be zoned B2 to allow access to the 2-acre commercial lots. Linda Linkous has agreed to allow them access as an easement. The Fire Marshal also advised that he would not agree to another access off of Highway 20. Mr. Linkous also advised that the county engineer has worked with their engineer to do the site plan.

Speaking: No one

Recommendation: Pete Myers made a motion to recommend approval as submitted with a second by Josh Ferguson. The motion carried unanimously.

Character Area Map Amendment

Application # LU23060026

Planning Comm. Meeting Date 08-03-2023 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm. Meeting Date 07-12-2023 at 6:00PM held at WC Historical Court House
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0080008 / C0080009

Applicant Name/Address/Phone # <u>Kingdom Storage GA</u> <u>5648 Hwy 20</u> <u>Logansville, GA 30052</u> Phone # <u>706-889-6925</u>	Property Owner Name/Address/Phone <u>Linda Linkous</u> <u>1409 Monroe Dr</u> <u>Monroe, GA 30655</u> (If more than one owner, attach Exhibit "A") Phone # <u>404-432-5027</u>
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E-mail Address: DKLINKOUS@yahoo.com
Location: 5348 & 5358 Hwy 20 Acreage 43

Existing Character Area: Village Center
Proposed Character Area: Highway Corridor
Is this a Major or Minor amendment to the plan? MINOR
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA
Yes - Big Haynes

Is the property located within a watershed protection overlay district? NO

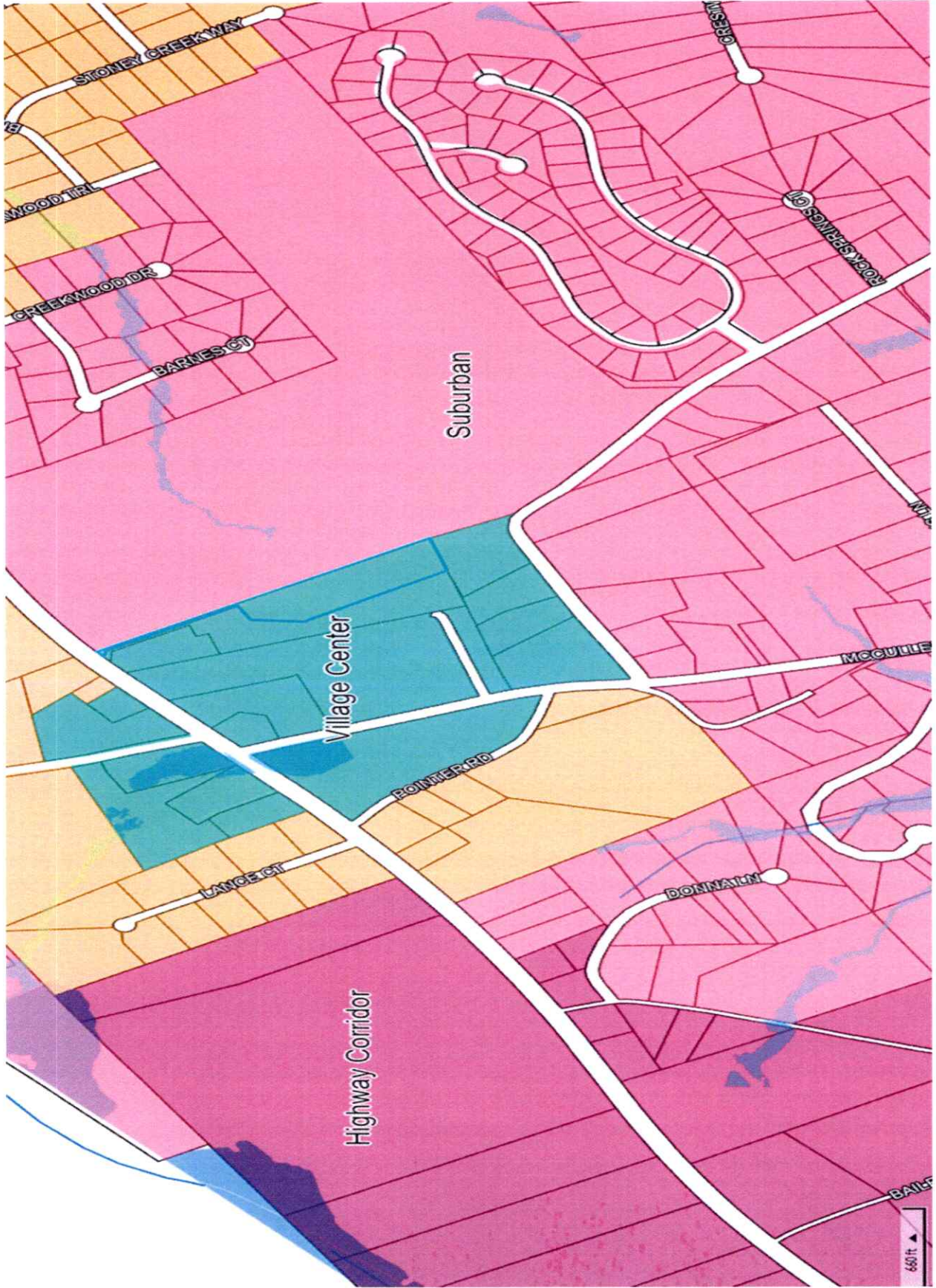
Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: R2 Number of Lots: _____ Minimum Lot Size: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Linda Linkous Date 6/30/2023 Fee Paid \$ ✓



Rezone Application # Z23060025
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 08-03-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 09-12-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C00800008/9 C0080009-5348 Hwy 20- 5.39
C0020008-5348 Hwy 20- 5.39
 Applicant Name/Address/Phone # Kingdom Storage Co LLC Property Owner Name/Address/Phone

5348 Hwy 20 Linda Linkous
Hoganville, GA 30052 1409 Monroe Dr
Monroe, GA 30655

E-mail address: bklinkous@yahoo.com (If more than one owner, attach Exhibit "A")
 Phone # 706 889 6925 Phone # 404-432-5027

Location: Hwy 20 - Hoganville Requested Zoning B2 (?) Acreage 0.23 + 0.20 ac
0.23

Existing Use of Property: Residential

Existing Structures: N/A (driveways)

The purpose of this rezone is shaded area of the supplied sketches to be rezoned from Residential to Commercial Adjacent to 2 acre mini storage

Property is serviced by the following:
 Public Water: Provider: Walton County Water Well: _____
 Public Sewer: _____ Provider: _____ Septic Tank: parcel C0080008A
00
5348 House

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Linda Bryan Linkous 6/29/2023 \$ 450.00
 Signature Date Fee Paid

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1 Surrounding Zoning: North A1 South A1
 East A1 West B2

Comprehensive Land Use: Village Center **DRI Required?** Y N

Commission District: 2- Mark Banks Watershed: Big Haynes-Delton TMP
WP-1

I hereby withdraw the above application _____ Date _____

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

we are ^{Hwy 20} only requesting portions of
2 Residential drive ways to commercial
to satisfy Walworth County requirements ~~same~~
for Hwy 20 Commercial Access - 0.43 acres
Parcel C0080008A00 total

2. The extent to which property values are diminished by the particular zoning restrictions;

NONE

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

NONE

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

Neutral

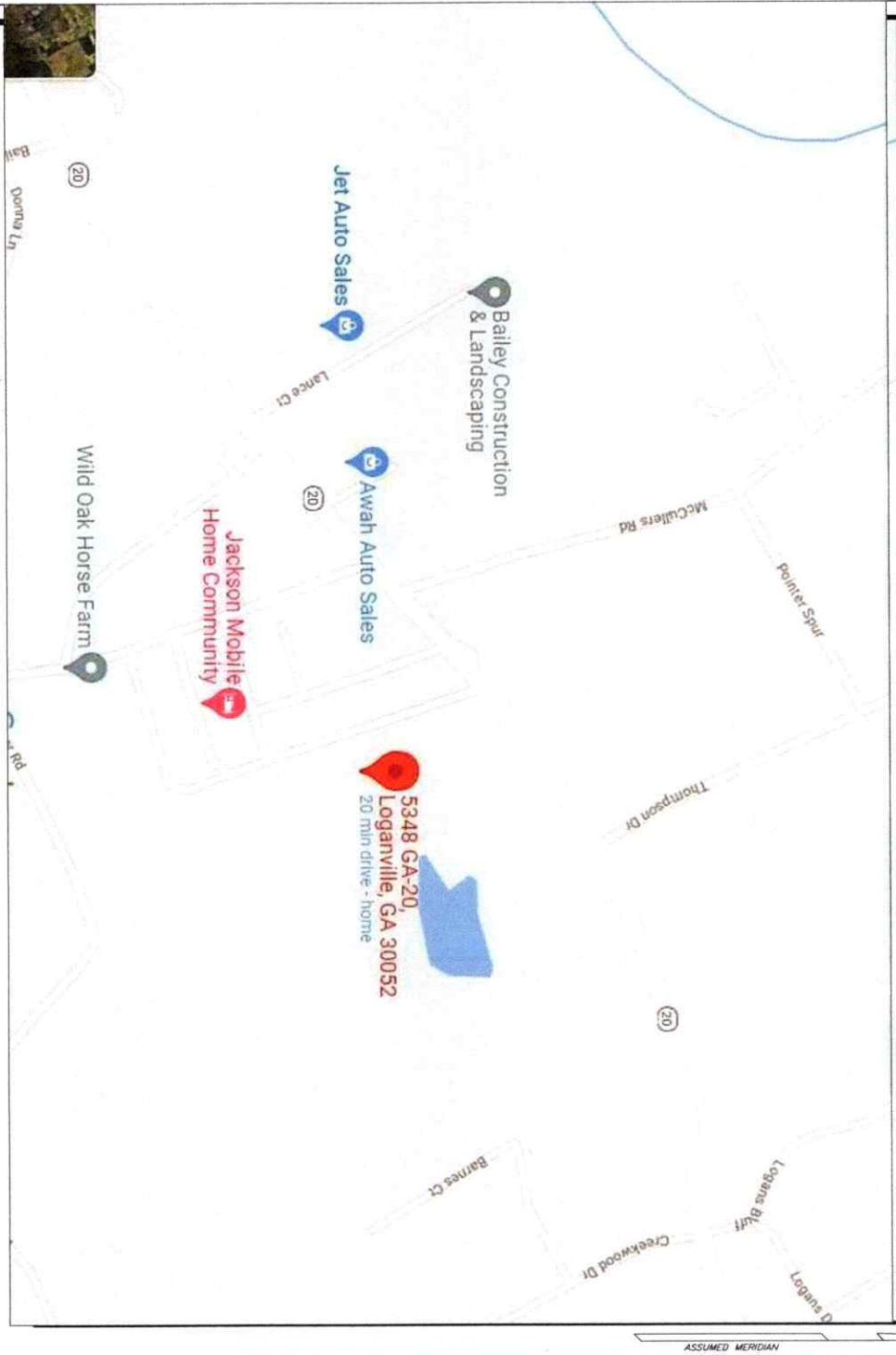
5. The suitability of the subject property for the zoned purposes; and

Suitable - only rezoning driveways

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

50 YRS

LOCATION MAP - NOT TO SCALE



ASSUMED MERIDIAN



**LAND
ENGINEERING &
SURVEYING, INC.**

2040 Meyers Drive
Lawrenceville, GA 30045

Tel: 404.396.0192

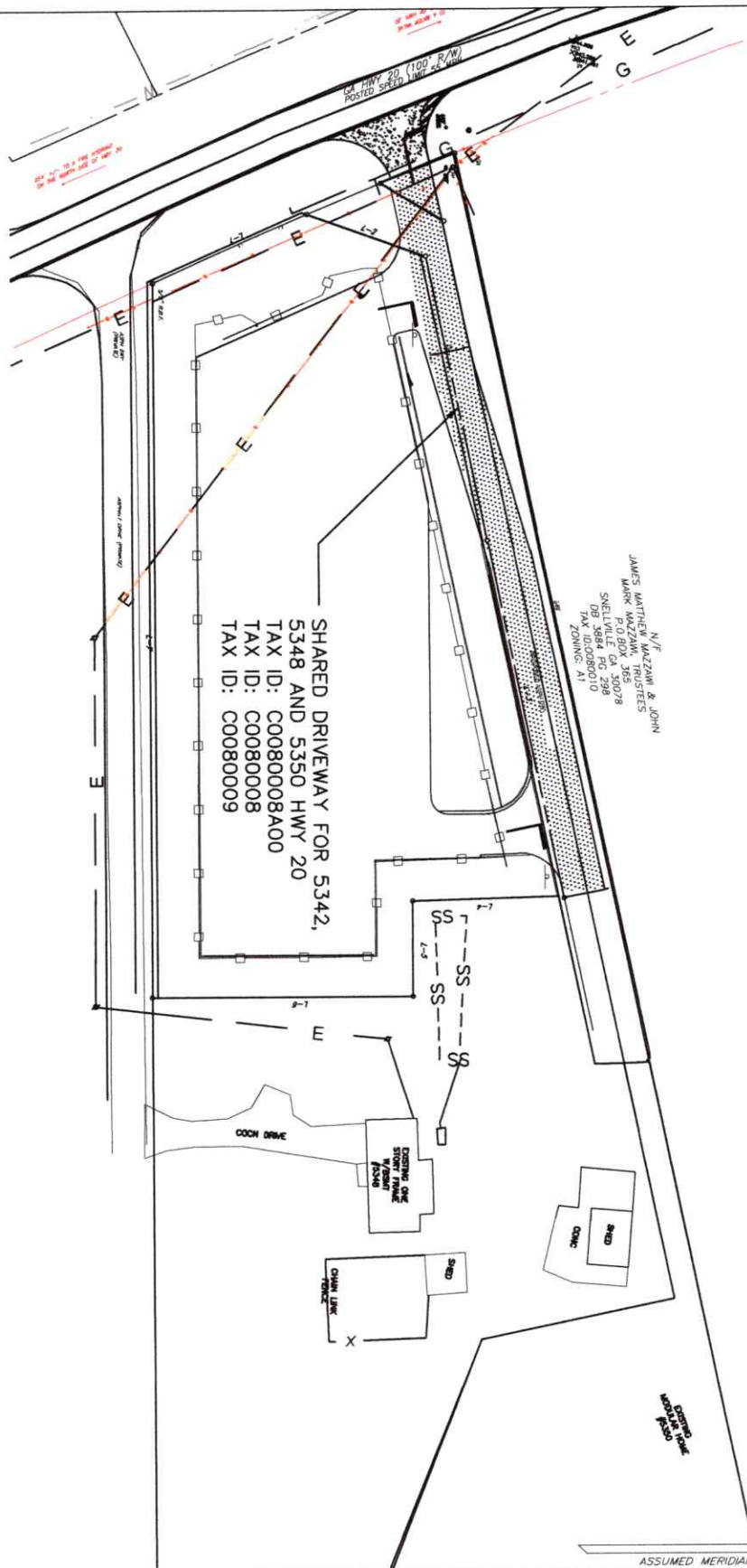
land_engineering@yahoo.com

REZONING SKETCH FOR
BRYAN LOUISES
5348 HIGHWAY 20, LOGANVILLE, GA 30052
LOCATED IN LANDLOT 254, DISTRICT 5, WALTON COUNTY GA
PARCEL ID:

SHEET TITLE
VICINITY MAP

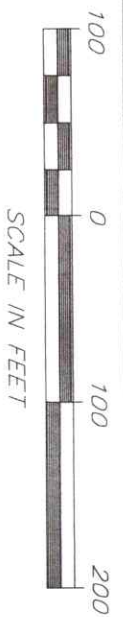
SCALE
NTS
DATE
06292023

SHEET
NUMBER
VMAP
DRAWN BY
JMK
PROJ. I.D.
2023121



SHARED DRIVEWAY FOR 5342,
 5348 AND 5350 HWY 20
 TAX ID: C0080008A00
 TAX ID: C0080008
 TAX ID: C0080009

N/F
 JAMES MATTHEW MAZZAWA & JOHN
 MARK WARD TRUSTEES
 MARK WARD BOX 365 9278
 SNELLVILLE GA 30078
 DEB 3884 12/20/10
 TAX ID(S): A1
 ZONING: A1



**LAND ENGINEERING
 & SURVEYING, INC.**

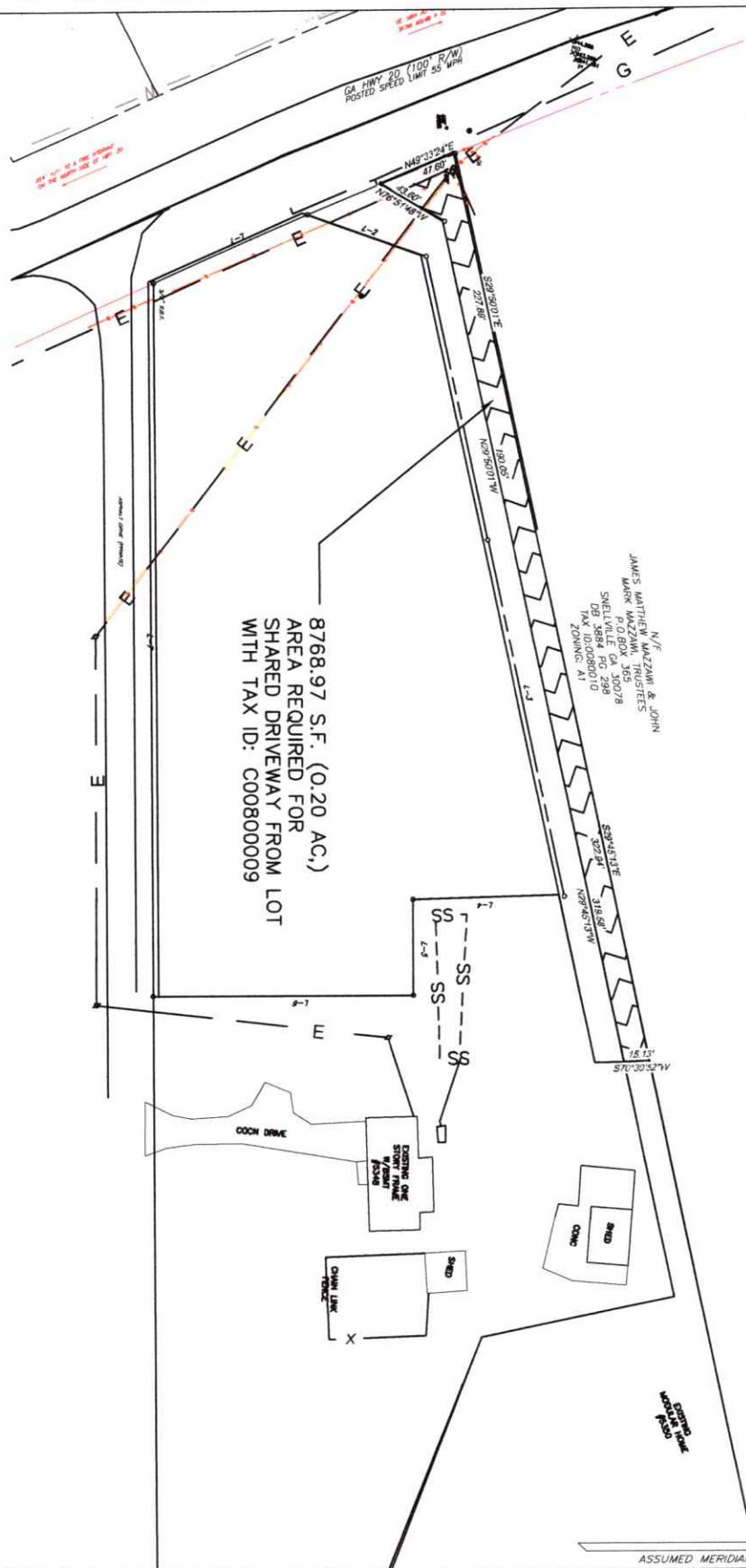
2040 Meyers Drive
 Lawrenceville, GA 30045
 Tel: 404.396.0192
 land_engineering@yahoo.com

**REZONING SKETCH FOR
 BRYAN LOUISES**
 5348 HIGHWAY 20, LOGANVILLE, GA 30052
 LOCATED IN LANDLOT 254, DISTRICT 5, WALTON COUNTY GA
 TAX ID: C0080008A00

SHEET
 NUMBER
10F1

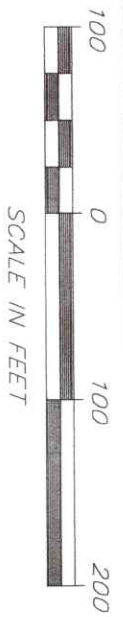
SHEET TITLE
**SHARED DRIVEWAY
 EASEMENT AREA #2**

SCALE 1"=100'	DRAWN BY JMK
DATE 06292023	PROJ. I.D. 2023122



8768.97 S.F. (0.20 AC.)
 AREA REQUIRED FOR
 SHARED DRIVEWAY FROM LOT
 WITH TAX ID: C00800009

N/E AZZAM & JOHN
 JAMES MATTHEW AZZAM
 MARK MATTHEW AZZAM TRUSTEES
 P.O. BOX 365
 SHELBYVILLE, GA 30078
 DB 38884
 TAX ID: C00800010
 ZONING: A1



SCALE IN FEET

ASSUMED MERIDIAN



**LAND ENGINEERING
& SURVEYING, INC.**

2040 Meyers Drive
 Lawrenceville, GA 30045

Tel: 404.396.0192

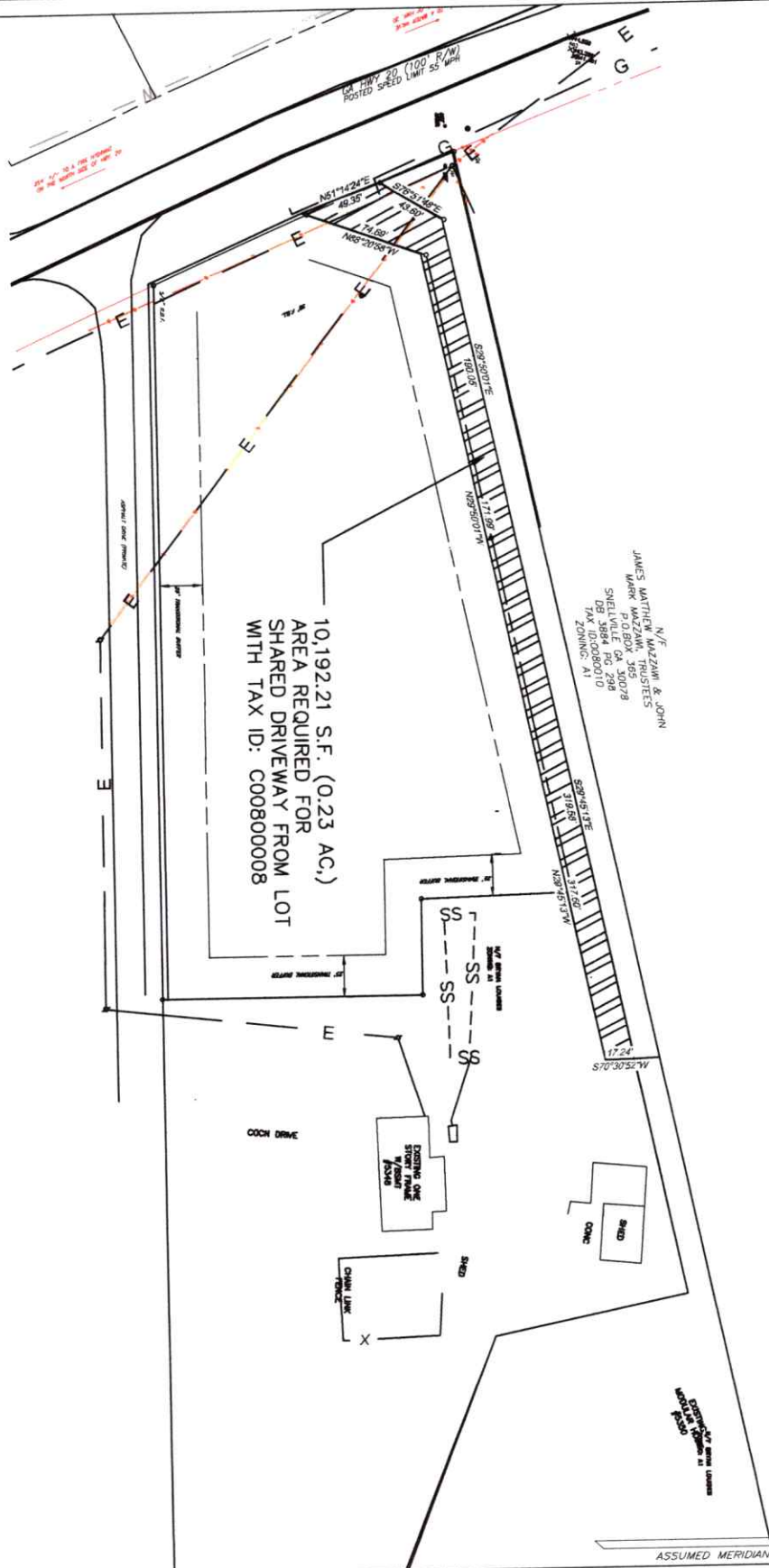
land_engineering@yahoo.com

**REZONING SKETCH FOR
 BRYAN LOUISES**
 5348 HIGHWAY 20, LOGANVILLE, GA 30052
 LOCATED IN LANDLOT 254, DISTRICT 5, WALTON COUNTY GA
 TAX ID: C00800009

SHEET TITLE
 SHARED DRIVEWAY
 EASEMENT AREA #2

SCALE
 1"=100'
DATE
 06292023

SHEET NUMBER
10F1
DRAWN BY
 JMK
PROJ. I.D.
 2023122



10,192.21 S.F. (0.23 AC.)
 AREA REQUIRED FOR
 SHARED DRIVEWAY FROM LOT
 WITH TAX ID: C00800008

N/E
 JAMES MATTHEW MAZZANI & JOHN
 MARK MAZZANI TRUSTEES
 5348 HIGHWAY 20, LOGANVILLE, GA 30052
 SHELLEVILLE, GA 30078
 DB J884 PLO 0710
 TAX ID: C00800008
 ZONING: A1



REZONING SKETCH FOR
 BRYAN LOUISES

5348 HIGHWAY 20, LOGANVILLE, GA 30052
 LOCATED IN LANDLOT 254, DISTRICT 5, WALTON COUNTY GA
 TAX ID: C00800008

SHEET
 NUMBER
10F1

SHEET TITLE
 SHARED DRIVEWAY
 EASEMENT AREA #1

SCALE
 1"=100'
 DATE
 06292023

DRAWN BY
 JMK
 PROJ. I.D.
 2023122



**LAND ENGINEERING
 & SURVEYING, INC.**

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 Lawrenceville, GA 30045

Tel: 404.396.0192

land_engineering@yahoo.com