

Rezone Z21050004

Staff Analysis

Commission District: 2 - Banks

Planning Commission Hearing Date: 06-03-2021

Board of Commissioners Hearing Date: 07-06-2021

Parcel ID: Map C0070006

Acreage: 7.90

Applicant:

Scott Stiffler

602 W Pine Street

Baraboo, WI 53913

Owner:

Alan Bentley

3600 Pointer Road

Loganville, Georgia 30052

Property Location: 5645 Highway 20

Current Character Area: Highway Corridor

Current Zoning: A1

Request: Rezone 7.90 acres from A1 to B2 for mini storage units and reduce transitional buffer.

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
493110	Mini-warehouses and Self-Storage Units											P				P	P

Staff Comments/Concerns:

Site Analysis: The 7.90 acre tract is located on 5645 Highway 20. The surrounding properties are zoned A1, B2 and B3.

Zoning History: No History

Character Area: The character area for this property is Highway Corridor.

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval.

Sheriffs' Department: The WCSO conducts business checks where entrance to the property is allowed twice per night shift on main thoroughfares in the county. Potentially this could be 730 additional business checks per year.

Water Authority: The area is served by a 6" water main along Highway 20. (static pressure: 45 psi, Estimated fire flow available: 700 gpm @ 20 psi). No system impacts anticipated.

Fire Department: Ensure there is enough clearance around the building for a Fire engine to get all the way around and also recommend that a hydrant be placed at front of entrance as well as rear of property due to the length of the building. Each engine carries 1000' of large diameter hose for supply.

Fire Code Specialist: A fire hydrant shall be located within 500 ft. of all buildings.

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

Development Inspector: No comment received

DOT Comments: This will require GDOT coordination.

Archaeological Information: No comment received

PC ACTION 6/3/2021:

Rezone – Z21050004– Rezone 7.90 acres from A1 to B2 for mini storage units and reduce buffer – Applicant: Scott Stiffler/Owner: Alan Bentley – Property located on 5645 Hwy 20-Map/Parcel C0070006 – District 2.

Presentation Scott Stiffler with Kingdom Storage represented the case. He wants to rezone from A1 to B2 and reduce the buffer from 50' to 25'. He stated the adjacent property is already B3.

Pete Myers asked about the Fire Department comments and if he will be able to comply. Mr. Stiffler stated he will comply with the requirements.

Speaking: None

Recommendation: Pete Myers made a motion to recommend approval and reduce the buffer with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # Z21050004

Planning Comm. Meeting Date 6-3-2021 at 6:00PM held at WC Board of Comm. Meeting Room - 3rd Floor Hammond Drive
Board of Comm Meeting Date 7-6-2021 at 6:00PM held at WC Historical Court House 2nd Floor Broad Street

You or your agent must be present at both meetings

Map/Parcel C0070006

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Seel Stiffler
602 W Pine St.
Baraboo, WI 53913

Bentley Alan
3600 Pointer Rd
Logansville, GA 30052
(If more than one owner, attach Exhibit "A")

Phone # 608-720-8080

Phone # _____

Location: 5645 Hwy 20 Requested Zoning B2 Acreage 7.9

Existing Use of Property: A1

Existing Structures: N/A

The purpose of this rezone is To build mini storage units

Property is serviced by the following:

Public Water: Provider: _____ Well: _____

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 [Signature] Date 4/30/21 Fee Paid \$ 500.00

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 B2 West B3

Comprehensive Land Use: Highway Corridor DRI Required? Y _____ N

Commission District: 2-Banks Watershed: Big Haynes-Watson TMP w-P1

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;

JV Sales lot, automotive junk yard,
Al.

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

Does not apply

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

Does not apply

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

To offer self storage services to the public and donate money to the community as an outstanding business owner.

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

Surrounding properties are being converted to commercial. Impact would be zero.

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

Property has been vacant up until this point. We will also be adding a security fence around the storage units. Along with adding a DOT approved entrance

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Scott Stiller
Address: 602 W. Pine St. Beaver, WI 53913
Telephone: 608-730-8080
Location of Property: 5645 Hwy 30
Loganville, GA 30052
Map/Parcel Number: C0070006
Current Zoning: A5 Requested Zoning: B2

Alan Bentley Property Owner Signature
Print Name: Alan Bentley
Address: 3600 Porter Rd, Loganville, GA 30052
Phone #: 678-958-3751

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

 [Signature] 5/3/21
Date

Kingdom Storage letter of Intent

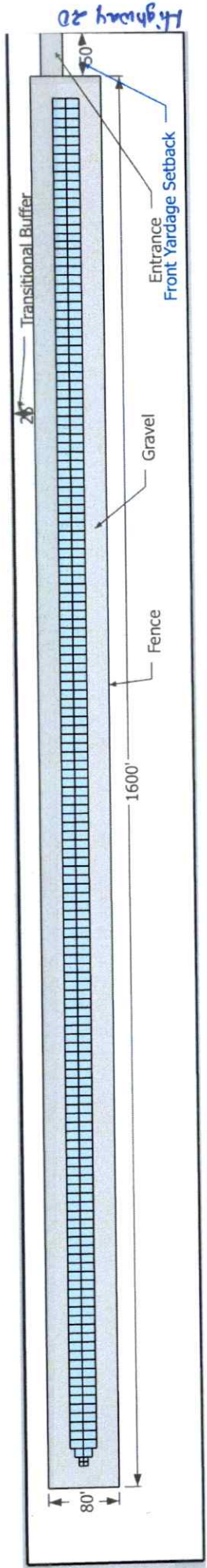
Kingdom Storage would like to purchase and rezone a 7.9-acre parcel of land located on 5645 Hwy 20. We would like to turn this into a B3, we are prepared to introduce the following service to the market:

Self-Storage: Self storage provides space for individuals to rent and store their personal or business belongings. The storage space—also referred to as storage units—is typically rented on a month-to-month basis.

Business Mission

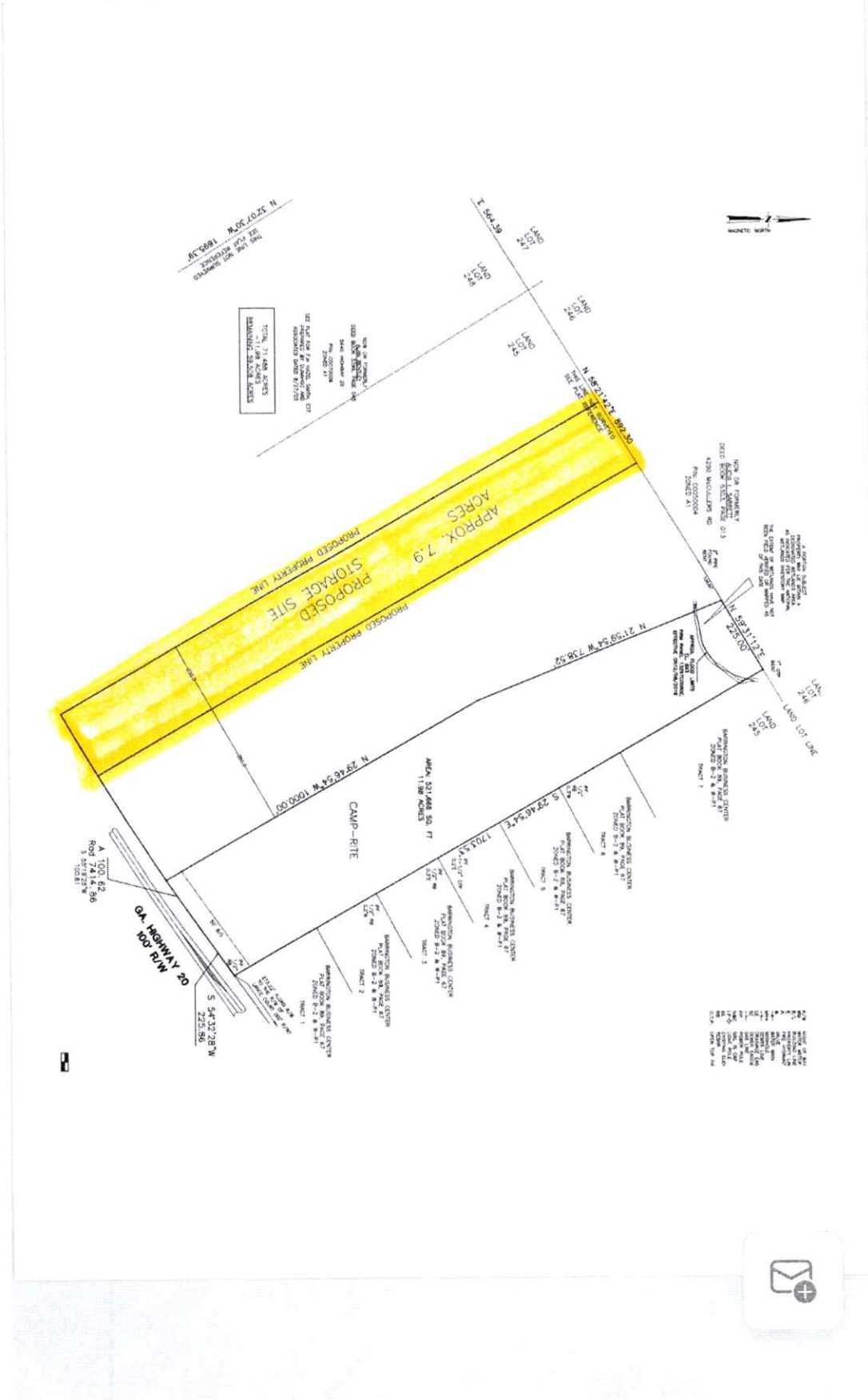
"Pure and undefiled religion before God and the Father is this: to look after orphans and widows in their distress and to keep oneself unstained by the world."
James 1:27

Re-Zone Z21050004-
5645 Hwy 20



Kingdom Storage Exhibit Hwy 20 4-2-21

PDF - 124 KB



Z21050004 - 5645 Highway 20





