Planning and Development Department
Case Information

Case Number: CU24090002

Meeting Dates: Planning Commission 10-03-2024

Board of Commissioners 11-05-2024

Applicant/Owner:
John McGaha
420 John Deere Road
Monroe, Georgia 30656

Current Zoning: B2

Request: Conditional Use on 29.51 acres in B2 zoning for outdoor storage.

Address: 1841 GA Hwy 11 and John Deere Road, Monroe, Georgia 30656

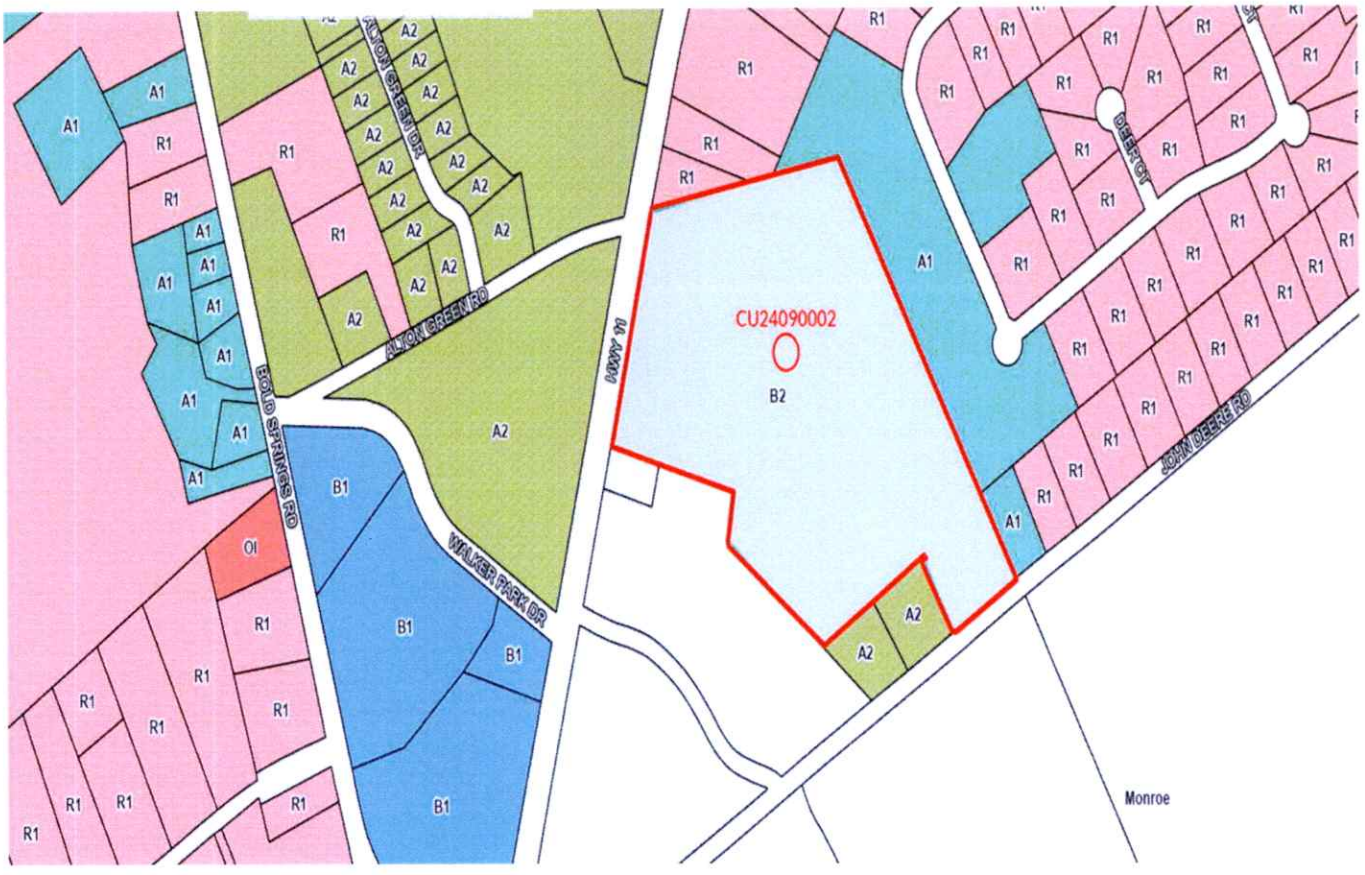
Map Number/Site Area: C0880029

Character Area: Suburban

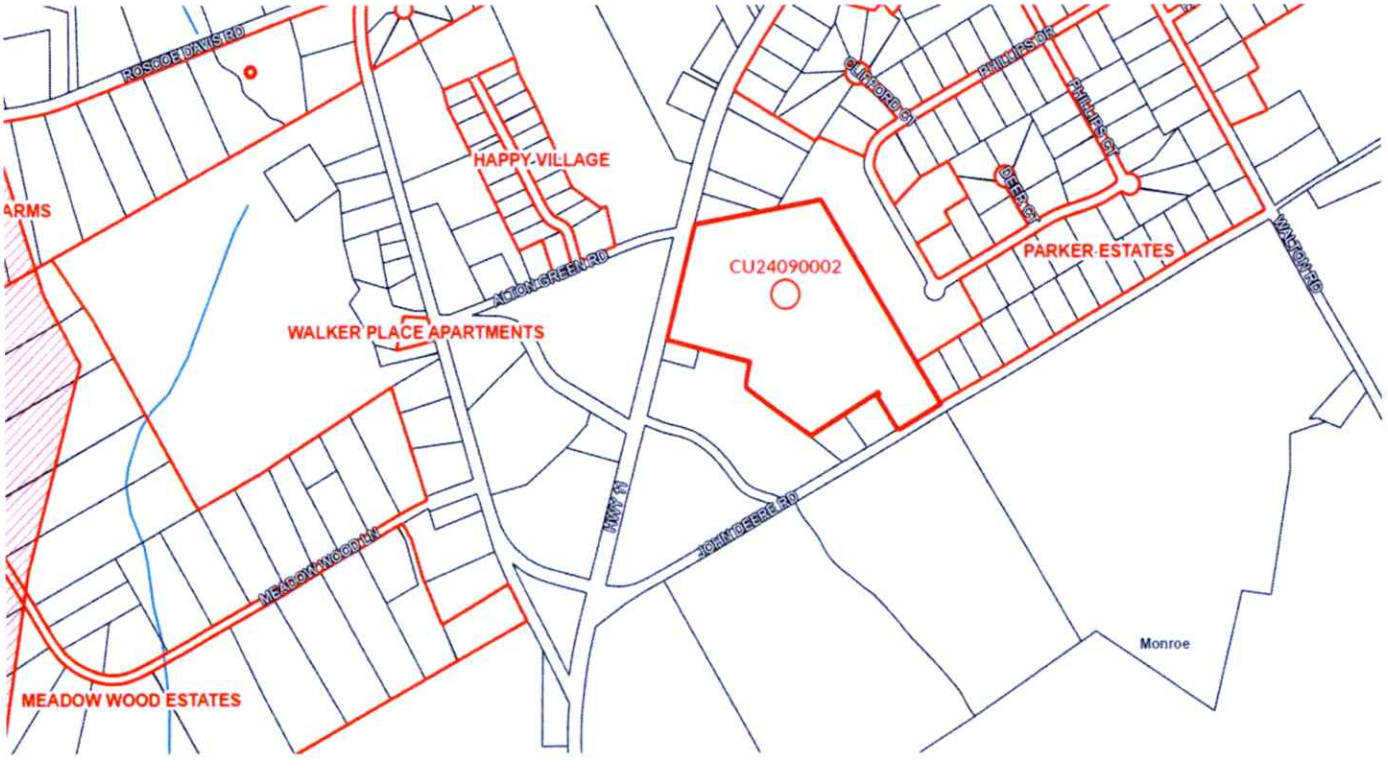
District 6 Commissioner-Kirklyn Dixon Planning Commission–Timothy Kemp

Existing Site Conditions: Properties consist of 29.51 acres total and contains a building, self-storage units and a cell tower.

The surrounding properties are zoned R1, A1, A2 and City of Monroe.

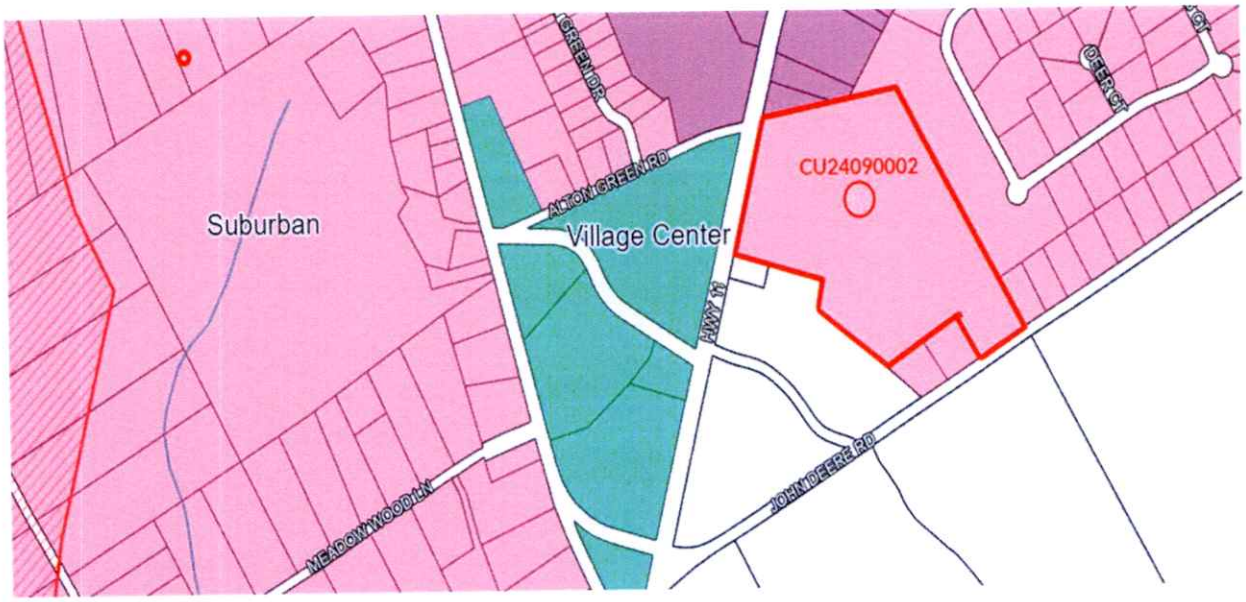


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Suburban.



History:

CU98652	Gerri B. Bradshaw	A-2 Conditional Use – Christian School 29.94	C088-29 1841 Highway 11	Approved
Z99699	John A McGaha	A-2 to B-2	C088-29spl	Approved
CU06080004	Southeast Towers	Conditional Use Cell Tower	C088-29 1841 Ga Hwy 11	Approved
V08010007	Alcovy Surveying	Reduce transitional buffer adjacent to the sanctuary house property from 50" to 15' Buffer 29.5	C088-29 1841 Ga Hwy 11	Approved as requested at meeting

Staff Comments/Concerns: **This property is already zoned commercial B2.**

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: No comment received.

Water Authority: This property is located within the City of Monroe service area.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire hydrants shall be located within 500 ft. Provide fire apparatus access road.

Fire Department Review: Added fire risk with large combustible materials.

Board of Education: No issues with this request.

DOT Comments: Will require GDOT coordination, Have applicant to e-mail Chash@dot.ga.gov for conceptual review.

City of Monroe: Sent an e-mail to Logan with City of Monroe to see if he had any comments. (No comment received)

PC ACTION 10/3/2024:

1. **CU24090002-Conditional Use on 29.51 acres for outdoor storage-Applicant/Owner: John McGaha-Property located on 1841 Hwy 11 & John Deere Rd-Map/Parcel C0880029-District 6.**

Presentation: John McGaha represented the case. He would like to take 4 or 5 acres between the building and the mini warehouse in the back and turn into parking for tractor trailers, RV's, boats and campers and this will be the storage area.

Tim Hinton asked if it was the part between the office building and self-storage and Mr. McGaha stated that was correct.

Mr. McGaha stated that there is no fence, but he will be putting up fencing and cameras.

Tim Hinton asked how tractor trailers could get in or we he have two entrances and Mr. McGaha stated that they can use current drive and will have a gate and code for parking.

Tim Hinton stated that GDOT will have to approve the entrance and McGaha stated that if this is an issue then he will only store campers, RV's and boats.

Tim Hinton said that you will probably need to do site work as far as drainage. Mr. McGaha said it might not be much because he has a detention pond.

Tim Hinton said that there is an Ordinance Amendment about asphalt requirement which hasn't been approved yet, but gravel seems like a good option.

Tim Hinton asked what would be fenced and would it be the entire 29.5 acres, or will it be the part that is being used for outdoor storage and Mr. McGaha stated that he will only fence the area being used and it will be completely fenced.

Mr. Hinton asked about an entry point off of John Deere Road and Mr. McGaha said that there will not be an entry off of John Deere Road.

Speaking: Terrell Albright who lives at 620 John Deere Road spoke. He bought this property about 5 or 6 years ago. He stated that there are not many homes on John Deere Road. He is worried about the whole area, and it is going to look like the putt-putt golf course that is there now.

Billy Mitchell stated that he owns property at 869 John Deere Road, 500 John Deere Road and 680 John Deere Road. He said that Mr. McGaha's property is commercial and there is nobody living on the property, and this is just an addition to the property, and he has no problem with Mr. McGaha's request.

Recommendation: Tim Hinton made a motion to recommend approval with the following conditions: 1. Fence area where storage is to be located and if the area expands in the future, the entire perimeter must be fenced 2. Explore secondary entrance point and no entry off John Deere Road with a second by Wesley Sisk. The motion carried unanimously.

Conditional Use Application # CU2410002

Planning Comm. Meeting Date 10-3-2024 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 11-5-2024 at 6:00PM held at **WC Historical Court House**

You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0880029

Applicant Name/Address/Phone #

JOHN A McGAHA

420 JOHN DEERE ROAD

MONROE, GA 30656

Phone # 770-313-8518

Property Owner Name/Address/Phone

SAME AS APPLICANT

(If more than one owner, attach Exhibit "A")

Phone #

Location 1841 GA HWY. 11 MONROE, GA 30656. Present Zoning B2 Acreage ~~29.68~~ 29.51

Existing Use of Property: DRIVING RANGE, CAR LOT AND STORAGE

Existing Structures: EXISTING COMMERCIAL BUILDING, STORAGE BUILDING, AND USED CAR LOT

Property is serviced by:

Public Water: _____ Provider: _____ Well: ____

Public Sewer: _____ Provider: _____ Septic Tank: X

The purpose of this conditional use is: TO REQUEST FOR THE EXPANSION OF THE EXISTING FACILITY TO ALLOW FOR THE STORAGE OF BOATS, RVS AND TRUCKS.

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 08-29-24 Date $ 350.00 ✓ 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 B2 Surrounding Zoning: North R1/A South Monroe East A1 West A2

Comprehensive Land Use: Suburban

Commission District: 6- Kirklyn Dixon Watershed: ✓

I hereby withdraw the above application _____ Date: _____

Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.

   Yes, see attached conceptual plan.

2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

   No hinderance anticipated.

3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.

   Provided, see attached conceptual plan.

4. Public facilities and utilities are capable of adequately serving the proposed use.

   Yes. No additional capacity required for this storage facility.

5. The proposed use will not adversely affect the level of property values or general character of the area.

   The proposed use will be an expansion of similar existing use, therefore no adverse impacts anticipated.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

✓ yes _____ no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

JL Mill 09-02-24

Signature of Applicant/Date

Check one: Owner ✓ Agent _____

3-26-24 $500. DAVid Thompson

August 29, 2024

TO: Walton County Planning and Development
127 Court St.
Monroe, Georgia 30655

SUBJECT: Letter of Intent, McGaha's Storage Expansion

To Whom It May Concern,

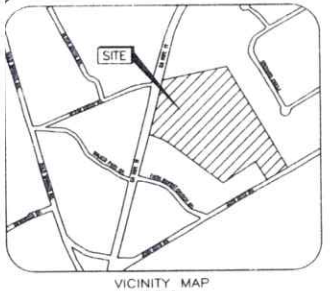
A Conditional Use Permit of 29.68 acres is requested for Tax Parcel C0880029, located at 1841 GA Hwy. 11, Monroe, GA 30656, for the purpose of expanding the use of the current property as a boats, RVs and trucks storage.

We look forward to developing this property in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

For questions or further information please contact me at 770-313-8518.

Sincerely,

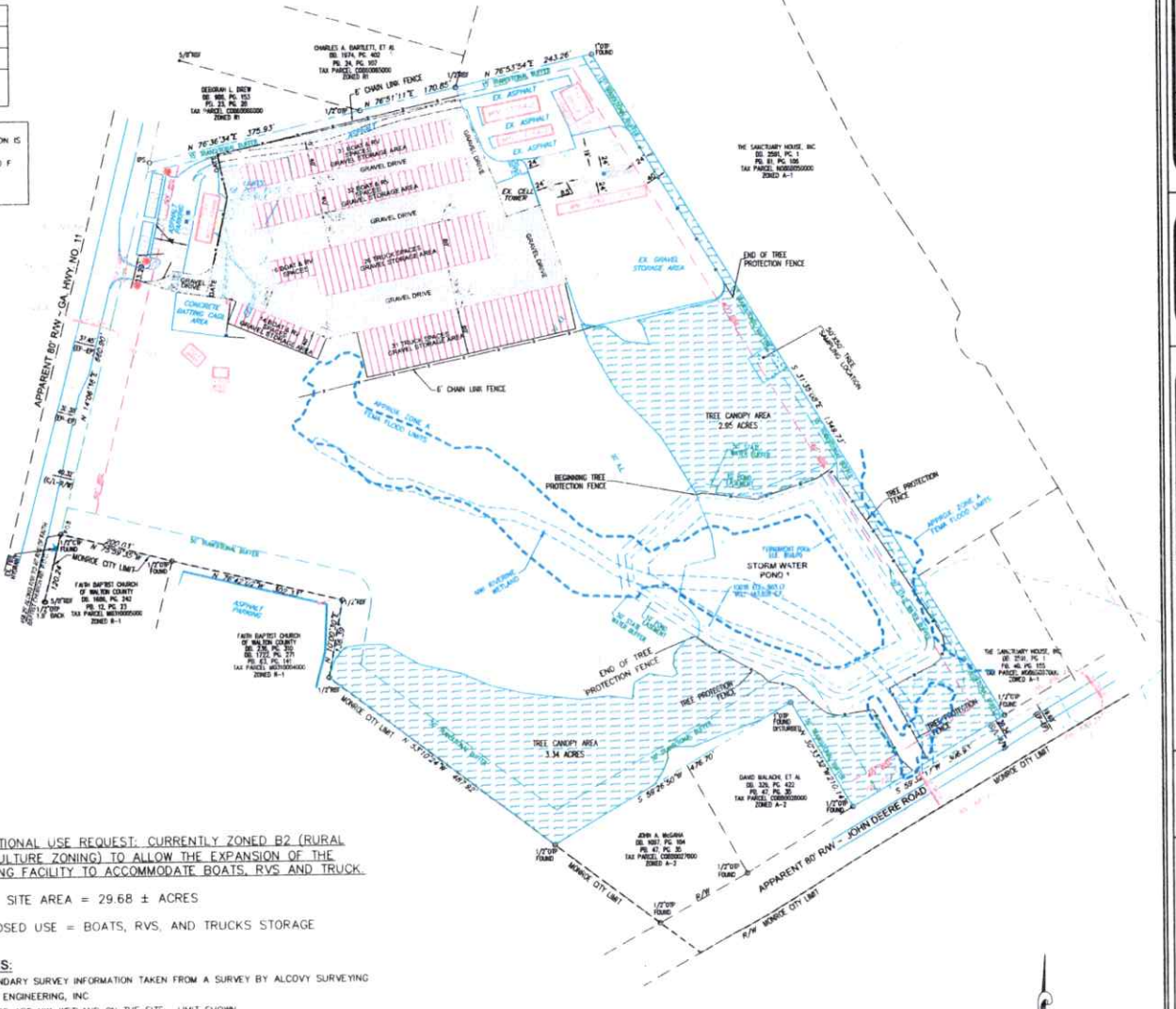
John McGaha
Owner



VICINITY MAP
N.T.S.

TOTAL SITE AREA = 29.68 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE NO STATE WATERS ON THE SITE
THERE ARE NO NWI WETLAND ON SITE UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON THE PROPERTY

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0130 F DATED DECEMBER 15, 22



CONDITIONAL USE REQUEST: CURRENTLY ZONED B2 (RURAL AGRICULTURE ZONING) TO ALLOW THE EXPANSION OF THE EXISTING FACILITY TO ACCOMMODATE BOATS, RVS AND TRUCK.

TOTAL SITE AREA = 29.68 ± ACRES

PROPOSED USE = BOATS, RVS, AND TRUCKS STORAGE

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC.
2. THERE ARE NWI WETLAND ON THE SITE. LIMIT SHOWN
3. THERE ARE STATE WATER ON SITE.
4. A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0130F DATED DEC. 15, 2022

0' 100' 200' 300'

GEORGIA811
www.Georgia811.com

A.C.E.
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, LLC.
P.O.C. TIP HUYNH, P.E.
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-466-4002
tipacellc@gmail.com

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GEORGIA REGISTERED PROFESSIONAL ENGINEER TIP VAN HUYNH

CONDITIONAL USE PERMIT

PROPOSED McGAHA'S STORAGE EXPANSION

TAX PARCEL: C0880029
LAND LOT: 77
3RD DISTRICT
1841 GA HWY. 11
WALTON COUNTY, GA

7/28/24
SCALE: 1" = 100'

OWNER / DEVELOPER

JOHN McGAHA
420 JOHN DEERE ROAD
MONROE, GA 30656

24 HOUR - EMERGENCY CONTACT
MR. JOHN McGAHA
770-313-8518

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 07-147
CUP