



## Planning and Development Department Case Information

Case Number: LU22090002 & Z22080019

Meeting Dates: Planning Commission 10-06-2022–Tabled to: 11/3/2022 and  
Tabled to 12/1/2022  
Board of Commissioners 01-10-2023

Current Zoning: A1

Request: Change Character Area from Suburban to Neighborhood Residential & Rezone to B2 for self-storage climate controlled facility; Variance request to reduce transitional buffer from 50' to 25' with a 6 ft. fence and Variances to allow 30 ft., 2 story structure.

Address: 5005 Ozora Church Road at Hwy 81

Map Number: C0360004

Site Area: 3.65

Character Area: Suburban

District 1: Commissioner – Bo Warren      Planning Commission – Josh Ferguson

Applicant:  
Monroe Self Storage, LLC  
426 West Highland Avenue, Suite A  
Monroe, Georgia 30655  
(Nathan Purvis & John Powell)

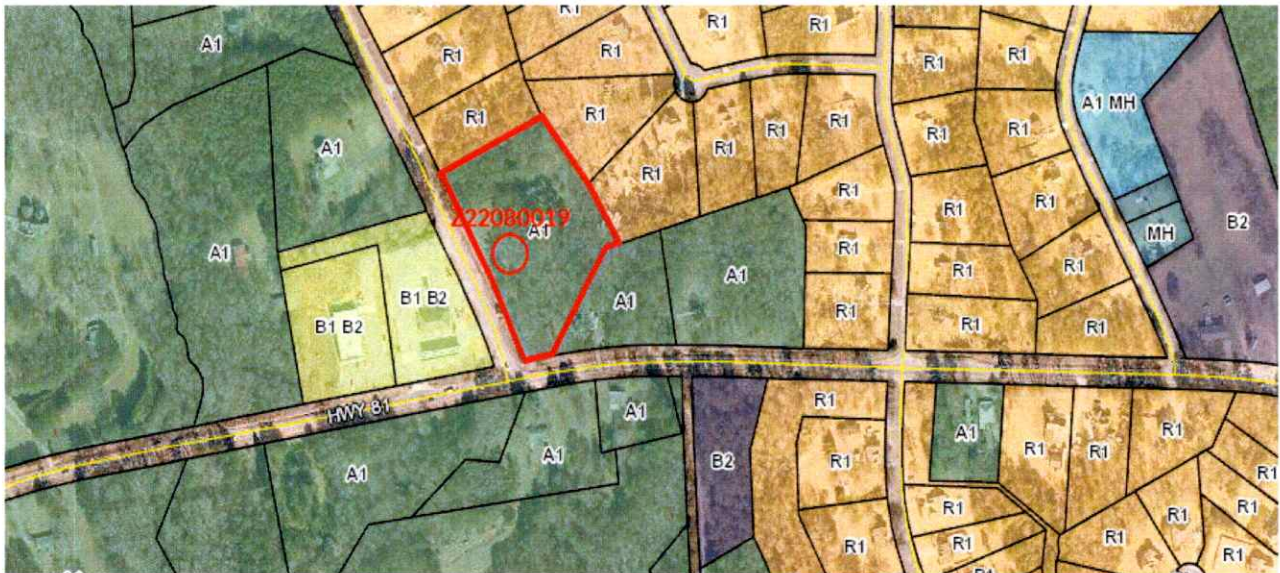
Owner:  
Judy D Cook  
5005 Ozora Church Road  
Loganville, Georgia 30052



Existing Site Conditions: This is a 3.65 acre property.

The surrounding properties are zoned as follows:

North – N034A042 – Zoned R1 – Owner: Kimberley C Rodrigue  
North – N034A043 – Zoned R1 – Owner: Mikhail & Anna Khokhlan  
South – C0360002 – Zoned A1 – Owner: Raymond & Julie Boss  
South – C0360003 – Zoned B1 B2 – Owner: Brown Oil Properties LLC  
East – C0360005 – Zoned A1 – Owner: Marie Harrison, a/k/a Julia Marie Harrison  
East – C0360026 – Zoned A1 – Owner: Allen Douglas Harrison  
East – C0360027 – Zoned A1 – Owner: Allen D & Shelley F Harrison  
East – C0360028 – Zoned A1 – Owner: H T L Hwy 81 LLC  
West – N034A038 – Zoned R1 – Owner: Walter A Hernandez



**Staff Comments/Concerns:** Applicant plans to demo the existing house and buildings on 5005 Ozora Church Road/Highway 81 and construct a 2 story, 30 foot Self Storage Climate Controlled Facility with a solid, opaque fence or wall at least six feet in height. Applicant also plans to have one entrance off of Ozora Church Road.

History: No History

## Comments and Recommendations from various Agencies:

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

Sheriffs' Department: No impact on the Sheriff's Department.

Water Authority: This area is served by an existing 6" water main along Ozora Church Road and Highway 81 (static pressure: 100 psi, Estimated fire flow available: 1,300 gpm @ 20 psi). **No system impacts anticipated.**

Fire Department: No comment received.

Fire Code Specialist: Shall comply with all current codes and ordinances set forth by NFPA, International Fire Code, and Walton County Ordinance. 26' fire access roads, fire hydrant within 500' of all points of building.

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

Development Inspector: No comment received.

DOT Comments: Will require coordination/inside DOT project. (They have already contacted DOT)

### PC ACTION 10/06/2022:

1. **LU22090002 – Character Area change from Suburban to Neighborhood Residential/Rezone – Z22080019 – Rezone 3.65 acres from A1 to B2 for self-storage climate controlled facility & Variances - Applicant: Monroe Self Storage LLC/ Owner: Judy D Cook -Property located on 5005 Ozora Church Rd at Hwy 81/Map/Parcel C0360004 – District 1.**

Presentation: Andrea Gray represented the case. Applicant would like to rezone property from A1 to B2 for a self-storage climate control facility with a variance to allow a 2-story facility and reduce the 50' buffer to 25' with the addition of a 6 ft. opaque fence as well as changing the land use from Suburban to Neighborhood Residential. Ms. Gray stated that this property is located toward the Gwinnett County side of Highway 81 and is across the street from a Dollar General and gas station. The property is at Highway

81 on Ozora Church Road. This area is moving toward commercial uses. This will be an upscale climate controlled facility. The building will have a brick façade that will be upscale to match the Dollar General and will be gated with an opaque fence abutting neighbors, which will help generate less noise. The building will be a 2-story, 30 ft. high structure and there will be a 25 ft. buffer. The entrance will be off Ozora Church Road and they got GDOT approval. GDOT will start the roundabout in 2024 and ½ acre will be shaved off this land for the roundabout. Ms. Gray also stated that studies show that a self-storage facility is normally visited 1 or 2 times a month with a facility this size only having approximately 10 vehicles a day, which is low traffic in comparison to a convenience store or Dollar General. The Rezone from A1 to B2 will be a low impact use and the variance of the 25 ft. is due to the layout of the lot. They are constrained due to GDOT taking some of the property for the roundabout. The land use change is to Neighborhood Residential.

Judy Cook, Landowner of the subject property spoke and stated that she has known Nathan Purvis since he was a little boy and he and his family are good and honest people and she feels comfortable with what he is doing. She feels that the storage facility will benefit the area. She stated so many people have moved in that were not there previously. She stated that she has been to the meetings and fought zonings here in the past but now feels that her property should be commercial. She loves her home but when you get older, you have to face things. She wants to sell to be closer to her children and grandchildren and she does not feel that this will be a problem for anybody. She stated that right now it is so congested that she cannot get out of her driveway. She stated that there were two wrecks there yesterday and one today.

Tim Hinton asked if there was GDOT documentation for the access being so close to the roundabout. Ms. Gray stated that GDOT is taking a ½ acre for the roundabout. Nathan Purvis stated that he has e-mail documentation. Tim Hinton verified that GDOT was consulted due to the close proximity to the proposed roundabout as the access would not be on Hwy 81 but rather on Ozora Church Road, which is a county road.

Brad Bettis asked would the entry to this self-storage be open at all hours and Ms. Gray stated that it would that it would be a keyed entry for access.

**Speaking:** Marie Harrison spoke and she lives next to the property proposed for this use and she has lived there for 50 years and she feels that this would be burdensome to the people that have lived in the vicinity for decades because it is rural atmosphere. There is a Dollar General and Store around there. She feels that the 30 ft. building would be a nuisance and hardship along with the extra bright lights that it would have. There would also be increase storm water and there would be no privacy with a building that height even with the 6 ft. fence. Security is also a concern with 24/7 access. There was a burglary and two dead bodies found in a storage facility in 2019. There is

a safety concern if this is allowed to be put there. The wildlife habitat will be disturbed if the trees are taken down – we need the trees and still need the 50 ft. buffer if this is approved. The change in the buffer and change in height is a major change. Tim Hinton asked Ms. Harrison if her home is fronting Highway 81 and Ms. Harrison stated she was.

Allen Harrison spoke. He lives across the street from this request. He stated that Judy Cook mentioned about traffic. He stated that today there was an accident at this property and the traffic was backed up for miles and miles. An accident happens on a daily basis and some comes in his yard all the time. He would like to see this request denied.

Jason Harrison spoke and he has lived in this area most of his life, he grew up there. He stated he does not understand why another storage unit needs to be built since there is another storage unit up the street that was recently approved. He stated that trailers pulling in and out would have an adverse effect on traffic. He stated that there was a stabbing at one of these places in Lawrenceville and he feels that these kind of facilities attract the wrong kind of people and they do not want this in their front yard.

Andrea Gray came back for rebuttal and stated that she is sympathetic with the people and change is difficult; change is hard. It is a busy intersection and as far as the traffic concerns the roundabout will eliminate these issues. Ms. Gray stated that the building would have a basement area due to the slope of the property so the 6 ft. privacy fence will provide a good screen. She stated this use would be better than another gas station. Tim Hinton asked if there would be security personnel on site and Ms. Gray stated that there would be management on site during the day for security but as far as at night she is not sure. Nathan Purvis stated that they will do whatever they need to but there are security cameras that will be monitoring 24/7.

Tim Hinton asked Allen Harrison if he has had any communication with the Applicant and he stated that he had not. Tim Hinton then asked Marie Harrison if she had and she stated that she had not.

Tim Hinton stated that there are concerns regarding the entrance of the facility being in close proximity to the roundabout at State Highway 81. This request would be changing the character area; and he is taking into consideration what the opposition says and what the applicant says. He would like the Applicant to get together with the neighbors to address their concerns.

**Recommendation:** Tim Hinton made a motion to table the case until next month to give the applicant and neighborhood a chance to meet with a second by John Pringle. The motion carried unanimously.

**PC ACTION 11/03/2022:**

1. LU22090002 – Character Area change from Suburban to Neighborhood Residential/Rezone – Z22080019 – Rezone 3.65 acres from A1 to B2 for self-storage climate controlled facility & Variances - Applicant: Monroe Self Storage LLC/  
Owner: Judy D Cook -Property located on 5005 Ozora Church Rd at Hwy 81/Map/Parcel C0360004 – District 1.

**Recommendation:** Tim Hinton stated that the Applicant had sent a letter requesting that this case be tabled to the next Planning Commission Meeting on 12/1/2022 because they could not be here to represent the case. Josh Ferguson made a motion to table the case until next month with a second by Wesley Sisk. The motion carried unanimously.

**PC ACTION 12/01/2022:**

LU22090002 – Character Area change from Suburban to Neighborhood Residential/Rezone – Z22080019 – Rezone 3.65 acres from A1 to B2 for self-storage climate controlled facility & Variances - Applicant: Monroe Self Storage LLC/  
Owner: Judy D Cook -Property located on 5005 Ozora Church Rd at Hwy 81/Map/Parcel C0360004 – District 1.

**Presentation:** Tim Hinton advised that since the Planning Commission heard from the applicant and the opposition at the last meeting on November 3, 2022 that the case is back before the Board only for a motion.

**Speaking:** No one

Josh Ferguson spoke and advised that he was not present for the public hearing on November 3, 2022 but he read the minutes and watched the recording of the proceedings. He also reviewed the correspondence between the applicant and the opposition. He stated the Walton County Comprehensive Plan, adopted in 2022, designates the subject site as within the Suburban Character area. The plan notes that this area can be classified as primarily residential and intended to accommodate the majority of the expected residential growth in the county. Identified appropriate land uses include Residential, Agriculture, Public, General Recreation, and Mixed Use, not Commercial. One of the arguments for the proposed development is the presence of the existing gas station and Dollar General, and because of those businesses, this site should be considered commercial. Mr. Ferguson advised he does not believe these developments provide an adequate comparison to the proposed development. Specifically: 1.) Standard buffer requirements were met when the neighboring commercial properties were

developed, whereas the applicant requests variance relief of the buffer requirement. 2.) Primary access and the majority of the site frontage of the Dollar General and gas station is located on Hwy 81 as opposed to the proposed development which has no access and virtually no site frontage on Hwy 81. 3.) The existing buildings were built as one-story commercial facilities that are more in line aesthetically with neighborhood serving businesses than the two-story facility proposed by the applicant. The current development patterns of the area are primarily residential and the proposed two-story storage development is not compatible in use or scale.

**Recommendation:** Josh Ferguson made a motion to deny with a second by John Pringle. The motion carried unanimously.

#### **12/1/2022 Public Comment:**

**PUBLIC COMMENT –** Judy Cook who owns the property at 5005 Ozora Church Road requested to speak. She said a lot of these people were not at the last meeting. She does not get it. She lives on a corner and she has fought commercial for 20 years and stopped a truck stop from being put there. She stated you cannot fight change. She sits on her front porch and sees all the commotion across the street and she cannot even get out of her driveway. The future roundabout is taking some of her property. She said she had someone to call her about buying her property for a truck stop because he has a trucking business. She feels like it is totally commercial and she has lived there a long time. She knows the Harrisons are fighting it. She just wants to sell and move to be with her family. She does not understand why she cannot do this.

Tim Hinton advised that he has thought about this case the last 3 weeks. He stated that he could almost say with certainty that what we have allowed from the Barrow County line up to Highway 20 that what has been approved had access off a highway and this retail site is in a more rural setting. It is a terrible intersection. He advised that this Board makes a recommendation and the decision is not binding until the Board of Commissioners votes on it.

# Character Area Map Amendment

Application # LU 22090002

Planning Comm. Meeting Date 10-06-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 11-01-2022 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 C0360004

Applicant Name/Address/Phone #

Monroe Self Storage, LLC

426 West Highland Ave Suite A

Monroe, Georgia 30655

Phone # 404-819-2520

E-mail Address: nathanepurvis@gmail.com

Property Owner Name/Address/Phone

Judy Cook

5005 Ozora Church Road

Loganville GA 30052

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

Phone # 678-725-6495

Location: 5005 Ozora Church Road, Loganville GA 30052 Acreage 3.65

Existing Character Area: Suburban

Proposed Character Area: Neighborhood Residential

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


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

Proposed Development:  Single-family  Multi-family  Commercial  Industrial

Proposed Zoning: B2 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 

Date 9/1/2022

Fee Paid \$ 250.00



**Rezone Application # Z22080019**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 10-6-2022 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 11-1-2022 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel C0360004**

**Applicant Name/Address/Phone #**  
Monroe Self Storage, LLC <sup>Nathan Purvis</sup>  
426 West Highland Ave Ste A <sup>John Powell</sup>  
Monroe, GA 30655  
 E-mail address: nathanepurvis@gmail.com

**Property Owner Name/Address/Phone**  
Judy D. Cook  
5005 Ozora Church Road  
Logansville, GA 30052  
 (If more than one owner, attach Exhibit "A") bsjuejue@yahoo.com

Phone # 404-819-2520 Phone # 678-725-6495  
 Location: 5005 Ozora Church Rd Hwy 81 Requested Zoning B2 Acreage 3.65  
Logansville, GA 30052

Existing Use of Property: residence

Existing Structures: single family home

The purpose of this rezone is To Allow for additional self storage climate controlled facility to serve the demand in community. We are requesting ability to add a second floor to produce economic return high enough to engage in projects

Property is serviced by the following:

Public Water:  Provider: UCLWD 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 \_\_\_\_\_ Date 8/23/22 Fee Paid \$ 450.00

**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 R1 South A1/B1/B2  
 East A1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y \_\_\_\_\_ N

Commission District: 1-Bol Warren Watershed: Alcovy River W-A1 TMP

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

**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: Monroe Self Storage, LLC

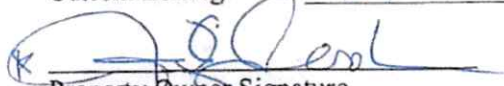
Address: 426 West Highland Ave, Suite A, Monroe GA 30655

Telephone: 404-819-2520

Location of Property: 5005 Ozora Church Road, Loganville GA 30052

Map/Parcel Number: C0360004

Current Zoning: A1 Requested Zoning: \_\_\_\_\_

  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Judy D Cook

Print Name: \_\_\_\_\_

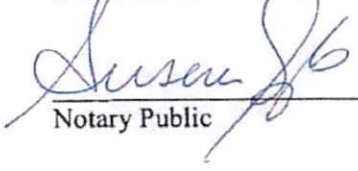
Address: 5005 Ozora Church Rd  
Loganville GA 30055

Address: \_\_\_\_\_

Phone #: 678-614-4476

Phone #: \_\_\_\_\_

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.

  
Notary Public

8/26/2022  
Date



**Supplemental Responses to Application**  
**and**  
**Request for Building Height and Buffer Variances**

**A. Article 4, Part 4, Section 160 Standard Review Questions:**

1. Existing uses and zoning of nearby property;

The Subject Property is located at the busy intersection of Ozora Church Road and Highway 81 which is an ideal location for a low-traffic generating climate-controlled self-storage facility. There is a busy gas station across the street and a Dollar General next to the gas station. The gas station which is immediately to the west of the Subject Property is zoned B1, B2. The properties abutting the Subject Property to the north and east are zoned R1 and the property to the south is zoned A1.

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

The current A-1 zoning diminishes the property value in comparison to the uses allowed on immediately adjacent property. The area already has the feel of commercial activity if you consider the gas station, Dollar General and elevated activity. The single-family home as it sits is worth far less than if it is rezoned to B2 and is also out of character with the area.

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

There is a shortage of quality climate-controlled storage in the area. This will be quiet, hardly any traffic and new clean construction. As the population gets more dense and generally older, there is a need for clean climate-controlled storage. It will increase the value of the property itself and the properties in the area, and it will elevate the appearance of the intersection, especially when DOT adds the roundabout.

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

There is no hardship on the property owner, she is a willing participant and is getting more than the value of her single family home as compensation. If she does not sell to Monroe Self Storage, the next group in line is another gas station. They have offered more than we currently have offered. She prefers to sell to MSS out of consideration of her longtime neighbors.

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

This property is suitable for a B2 zoning because there is consistent with adjacent uses given that there is a gas station across the street and a Dollar General next to the gas station. There is already a feel of B2 at the busy intersection.

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

The property has been a single family home for many years. It is not vacant. This was considered to be “out in the country” when the owner first moved here. Population growth has caught up and the density is not what she prefers. There is more development coming to the area as the Atlanta suburbs continue to sprawl. It is no longer a desirable property for residential use.

## **B. Request for approval of two-story building**

Applicant respectfully requests that its climate-controlled facility be approved as a two-story structure approximately 30-feet high to accommodate the site limitations which pose a hardship in developing the property. Pursuant to the Walton County Land Development Ordinance, Article 6 “Mini-Warehouses and Self-Storage Units”, a two-story facility may be approved by the board of commissioners. Here, the lot size is only 3.65 acres which is further encumbered by right-of-way improvements and impacted by a roundabout which GDOT plans to construct in the near future. GDOT will acquire 0.56 acres of the property for right-of-way associated with the roundabout. The two-story building will be a much more efficient use of the space, allow for enough units to make the business financially viable and provide a superior elevation view from the road. Allowance of these requests would not cause a detriment to the public good or impair the purposes and intent of the Walton County Development Ordinance. Strict application of the Ordinance would create an unnecessary hardship given the site limitations and given the language in the ordinance which contemplates approval of additional stories for self-storage facilities.

### **C. Buffer Variance Request- Opaque Fence**

Applicant requests that it be permitted to use 25-foot transitional buffers. Applicant will construct an opaque fence at least 6 feet high along the transitional buffer areas. This will screen the majority of the building from adjoining properties and provide additional safety at the facility. Due to the small size of the lot, Applicant is unable to construct the proposed facility if 50-foot buffers are required. Requiring larger buffers, particularly given the upgraded fencing, would cause an unnecessary hardship on Applicant given the site limitations.

### **D. Request for change in character area**

Applicant requests a change in the designated character area of Suburban to Neighborhood Residential to be consistent with the existing area including the developments across Ozora Church Road. The Neighborhood Residential Area allows for B2 zonings for commercial uses which support surrounding residential areas. The self-storage facility proposed would do just that. It is a low intensity use which draws little traffic, noise and provides a needed service to the local area. Self-storage is in high demand and the proposed facility constitutes a neighborhood-scale use ideally located within a large residential area. This use is also consistent with the gas station and Dollar General which are directly across the road from the property.

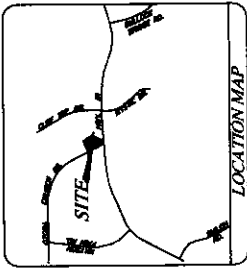
NO. 1	DATE	REVISION

CONCEPT PLAN FOR  
 OZORA CHURCH SELF STORAGE  
 REZONE PLAT FORM  
 LOCATION NO. 11  
 L.L. 25' - 64' 6" DIST.  
 WALTON COUNTY, GEORGIA  
 04/11/2013

**Sullins Engineering, LLC**  
 CIVIL ENGINEERS - LAND PLANNERS  
 302 WEST HAY STREET  
 MONROE, LA 70501  
 PHONE: (504) 887-8212  
 FAX: (504) 887-8213  
 nathaneurivis@gmail.com

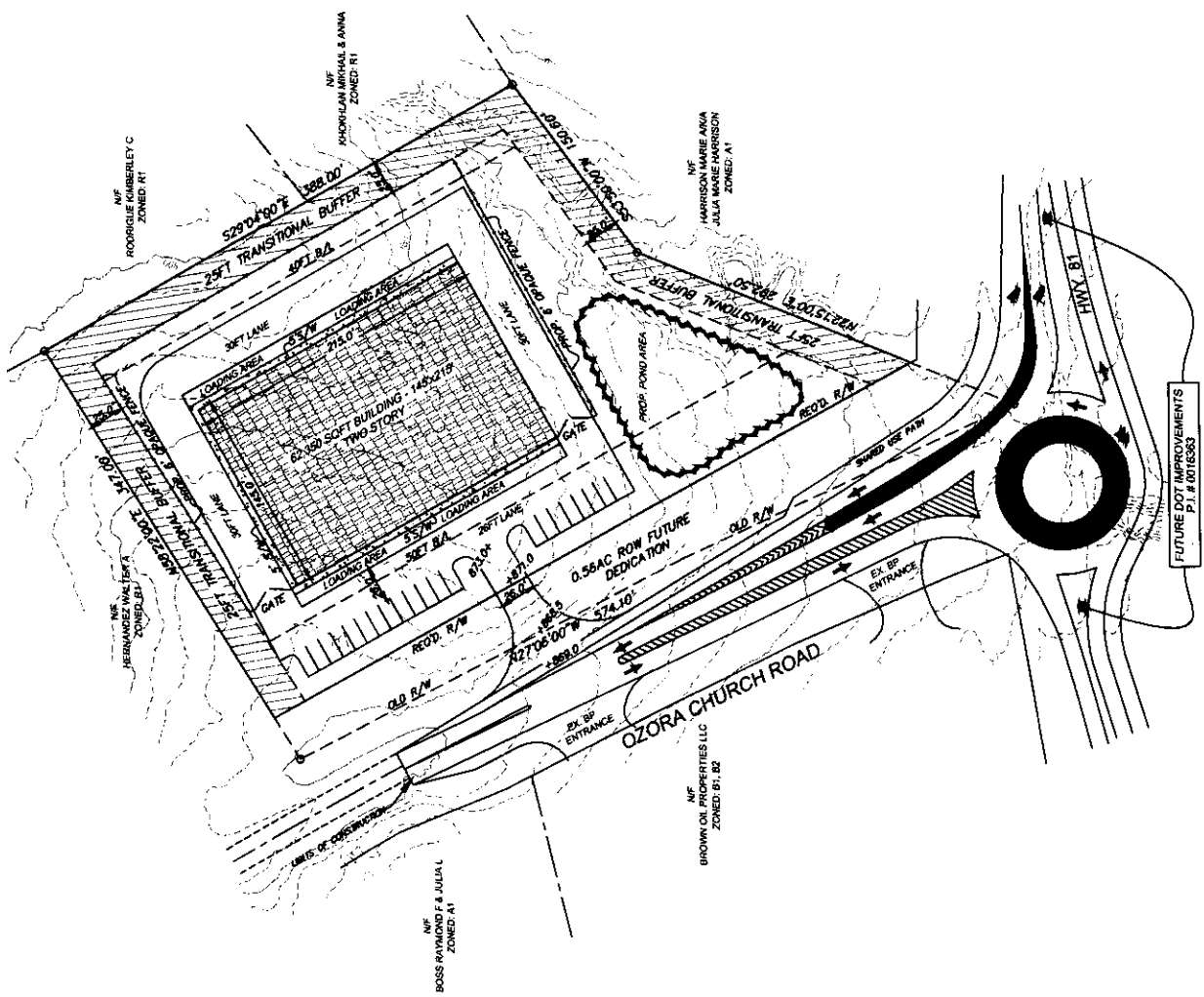
# OZORA CHURCH SELF STORAGE

**CONCEPT PLAN**  
 SHEET 1



**OWNER:**  
 COOK JUDY D.  
 5005 OZORA ROAD  
 LOGANVILLE, GA 30052

**APPLICANT:**  
 NATHAN PURVIS  
 426 WEST HIGHLAND AVE STE A  
 MONROE, LA 70565  
 PH: 404-819-2520  
 nathaneurivis@gmail.com



**GENERAL NOTES:**  
 1. THIS PLAN IS TO BE IN WALTON COUNTY.  
 2. ALL SANITARY SEWER LINES TO BE INDIVIDUAL SEPTIC SYSTEMS.  
 3. CURRENT ZONING: A1  
 4. TO BE REZONED: B2

**BOUNDARY SURVEY:**  
 1. BOUNDARY REFERENCED FROM PLAT PREPARED BY S.A. FIELDS, DATED 11/07/77.  
 2. SOURCE OF DATA IS HIGH 6564 LEVEL.

**FLOOD NOTE:**  
 1. FLOOD HAZARD AREA DOES NOT EXIST ON SITE AS PER F.I.R.M. COMMUNITY PANEL NO. 13397/2001RE, DATED 12/26/2010.

**BUILDING SETBACKS R.I.:**  
 1. 5' FROM ROW OF ROADS  
 2. 5' FROM ROW OF ROADS  
 3. 5' FROM ROW OF ROADS  
 4. 5' FROM ROW OF ROADS

**PARCEL: C0366004**  
**TOTAL ACREAGE: 3.08 AC**

"NOT FOR RECORDING"



# Andrea P. Gray LLC

Attorney at Law

September 1, 2022

Ms. Charna Parker  
Director  
Walton County Planning and Development  
303 S Hammond Drive  
Suite 98  
Monroe, GA 30655

Re: 5005 Ozora Church Road, Loganville GA  
Request to zone 3.65 acres from A1 to B2  
Transitional Buffer Variance with Opaque Fence  
Building Height Variance  
Change in Character Area

Dear Ms. Parker:

The Monroe Self Storage, LLC (“Applicant”) seeks to build a climate controlled, two-story self-storage facility on 3.65 acres at 5005 Ozora Church Road, Loganville, Georgia (the “Property”). The Property is well situated for this development given its location at the intersection of Hwy 81 and Ozora Church Road and close proximity to commercial development including a gas station and Dollar General. The Property is currently zoned A1 and borders B1 B2 property to its west (gas station) and A1 and R1 properties to its north, east and south. It is in the Suburban Character Area which Applicant is requesting be changed to Neighborhood Residential to be consistent with adjoining properties and the reality of transition in the area. The Georgia Department of Transportation will build a roundabout at the intersection of Hwy 81 and Ozora Church Road will directly impact the property, providing better access but also reducing its acreage.

Applicant requests to rezone the Property from A1 to B2 to accommodate its proposed facility. It also requests that the Board of Commissioners approve a two-story building with a height of approximately 30-feet. This accommodation is necessary given the site limitations. The Property is currently 3.65 acres, but GDOT has requested 0.56 acres in right of way to construct the roundabout. There is no room for horizontal expansion and thus Applicant requests an increase in height to build more units and receive a reasonable return on its investment. Additionally, Applicant requests that the transitional buffer be reduced to 25-feet for the same reasons. To mitigation for this reduction, Applicant will construct a 6-foot opaque fence around the transitional buffers to visually shield the adjoining properties and create added security for the facility.



300 E Church Street, Monroe, GA 30655  
(678) 364-2384 [www.andreapgray.com](http://www.andreapgray.com)

This facility will be an asset to the area given the high demand for climate-controlled storage and the low impact it will have as compared to other commercial uses which could seek to locate on the Property. Traffic generated from the facility will be very low compared to a gas station or other retail development. It is consistent with the Neighborhood Residential character area which promotes low-impact developments which provide needed services to nearby residents. Adequate safety measure will be in place including a gated entrance at each access point to outside entry units, opaque fencing and lighting. This area of the county is bustling with development and this use is consistent with the transition.

Applicant is an experienced self-storage facility developer and owner with a reputation for delivering a quality product which it intends to do at this location. This is a needed development in the community and the location is consistent with the transition of the area and existing commercial development.

Applicant respectfully requests: (1) that the 3.65-acres at 5005 Ozora Church Road be rezoned from A1 to B2 to allow for a climate-controlled self-storage facility consistent with the plans included herewith, (2) that the character area of the property be changed from Suburban to Neighborhood Residential, (3) a variance to allow for a two-story building, and (4) a variance to allow for 25-foot transitional buffers with an opaque fence. Please let me know if you have any questions.

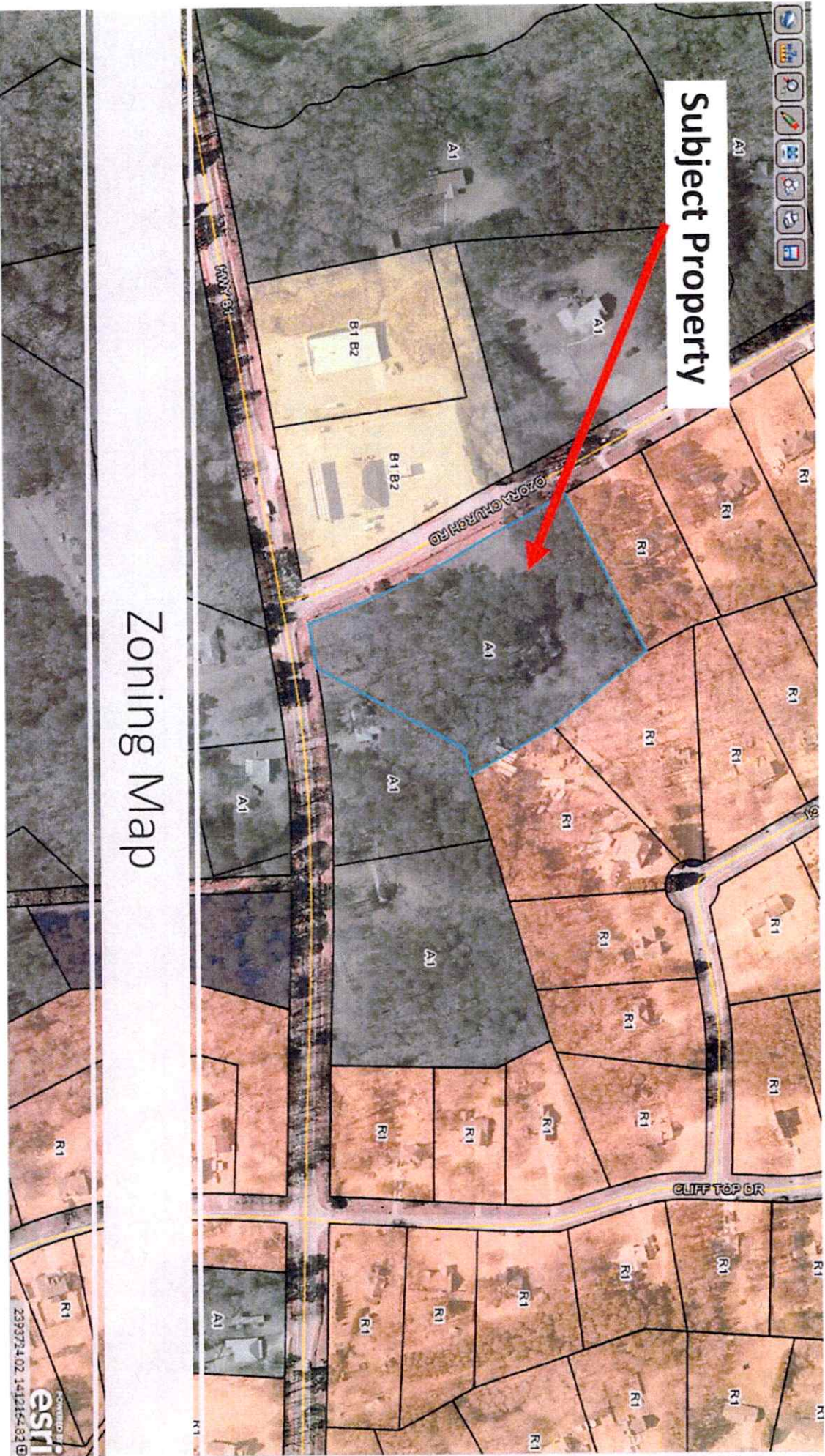
Sincerely,



Andrea Gray  
Applicant's Representative







Subject Property

Zoning Map

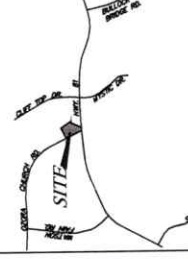
OSZORA CHURCH SELF STORAGE

Engineering, LLC  
 CIVIL ENGINEERS - LAND PLANNERS  
 CONTACT: MATTHEW SULLINS

DATE	REVISION

"NOT FOR RECORDING"

LOCATION MAP



**OWNER:**  
 COOK LUDY D  
 5005 OZORA ROAD  
 LOGANVILLE, GA 30052

**APPLICANT:**  
 NATHAN PURVIS  
 426 WEST HIGHLAND AVE STE A  
 MONROE, GA 30665  
 PH: 404-819-2520  
 nathanpurvis@gmail.com

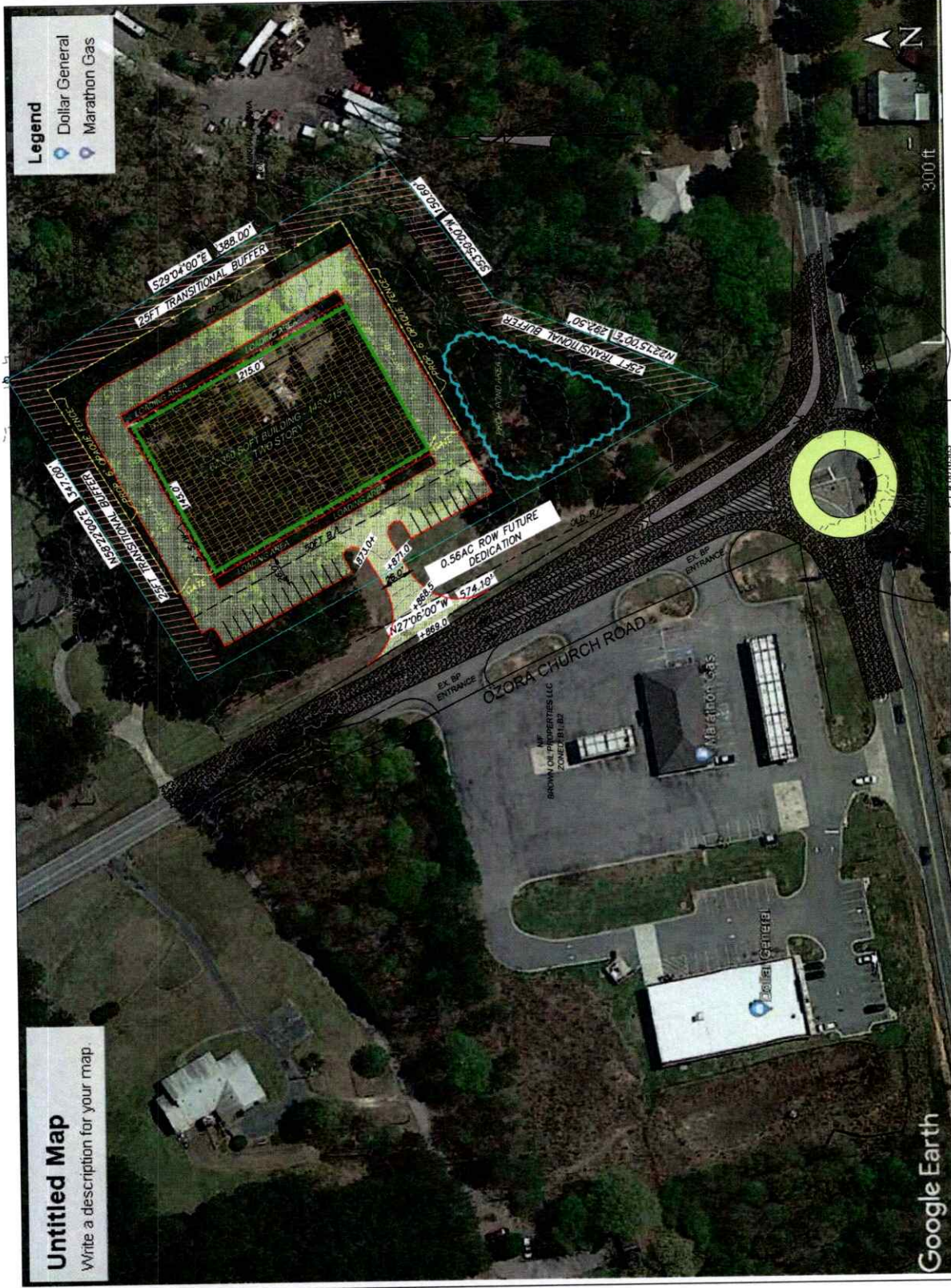
**GENERAL NOTES**  
 -DOMESTIC WATER SUPPLY TO BE WALTON COUNTY  
 -SEWAGE TREATMENT PLANT TO BE INVERTED SEPTIC SYSTEMS  
 -CURRENT ZONING: A1  
 -TO BE REZONED: O1

**BOUNDARY SURVEY**  
 -BOUNDARY REFERENCED FROM PLAT PREPARED BY  
 -SOURCE OF DATUM IS MEAN SEA LEVEL

**FLOOD NOTE:**  
 -FLOOD HAZARD AREA DOES NOT EXIST ON SITE AS PER  
 -FLOOD COMMUNITY PANEL NO. 12870502E DATED 12/08/2016

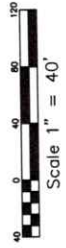
**BUILDING SETBACKS R.L.:**  
 -FRONT: 50' FROM R/W OF ROADS  
 -SIDE: 15'  
 -REAR: 40'

**PARCEL - C0340004**  
 TOTAL AREA: 3.09 AC



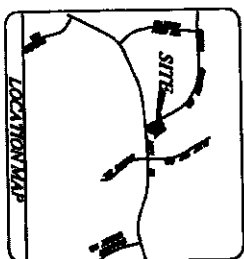
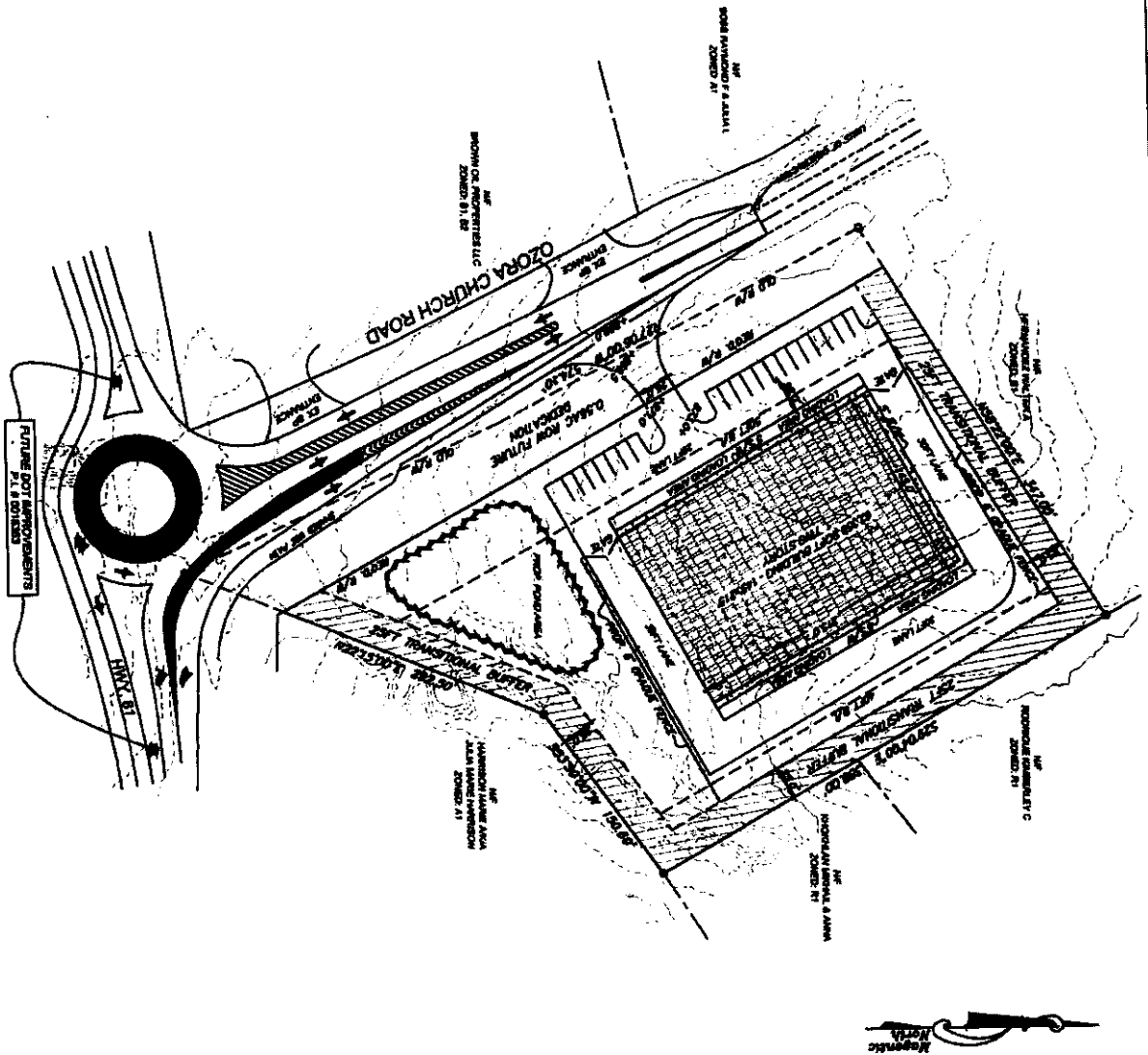
**Legend**  
 Dollar General  
 Marathon Gas

Untitled Map  
 Write a description for your map.



Google Earth

**GENERAL NOTES:**  
 1. THIS PLAN IS TO BE USED FOR CONCEPTUAL DESIGN ONLY. IT IS NOT TO BE USED FOR PERMITS OR FOR CONSTRUCTION.  
 2. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE PROPOSED PROJECT AND HAS FOUND NO OBVIOUS CONFLICTS WITH EXISTING UTILITIES OR STRUCTURES.  
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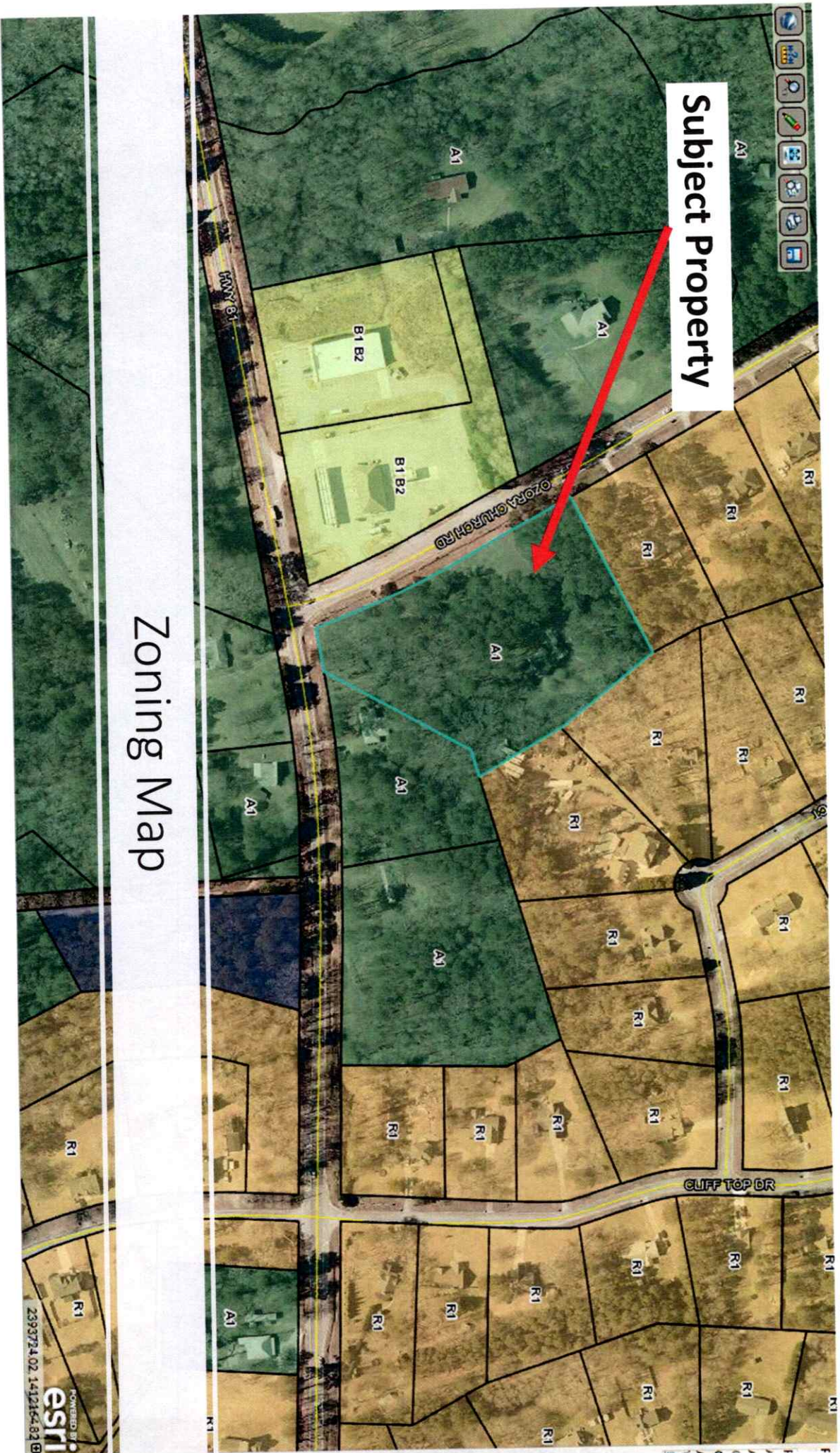


**OWNER:**  
 COOK LADY D  
 8005 OZORA ROAD  
 LOGANVILLE, GA 30052

**APPLICANT:**  
 NATHAN PARVIS  
 428 WEST HIGHLAND AVE STE A  
 MONROE, LA 70501  
 PH: 404-815-2500  
 nathparvis@gmail.com

NOT FOR RECORDING

	PREPARED FOR: <b>OZORA CHURCH SELF STORAGE</b>	CONTACT: <b>MATTHEW SULLINS</b> CIVIL ENGINEERS - LAND PLANNERS
	LOCATED IN: I.L. 297 - WESTGATE 6505 1950 WALTON COUNTY, GEORGIA	



Subject Property

Zoning Map

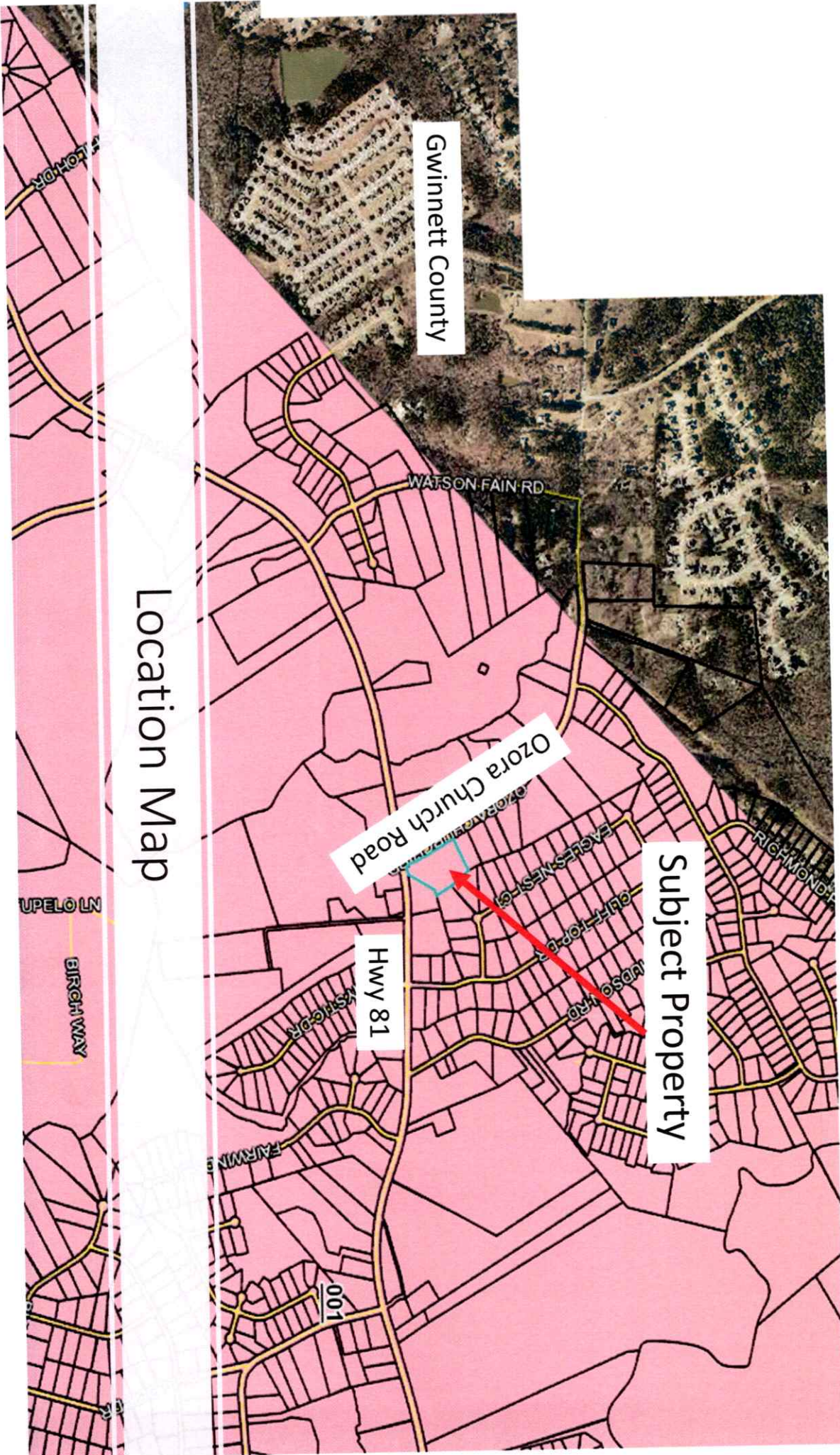
Gwinnett County

Subject Property

Ozora Church Road

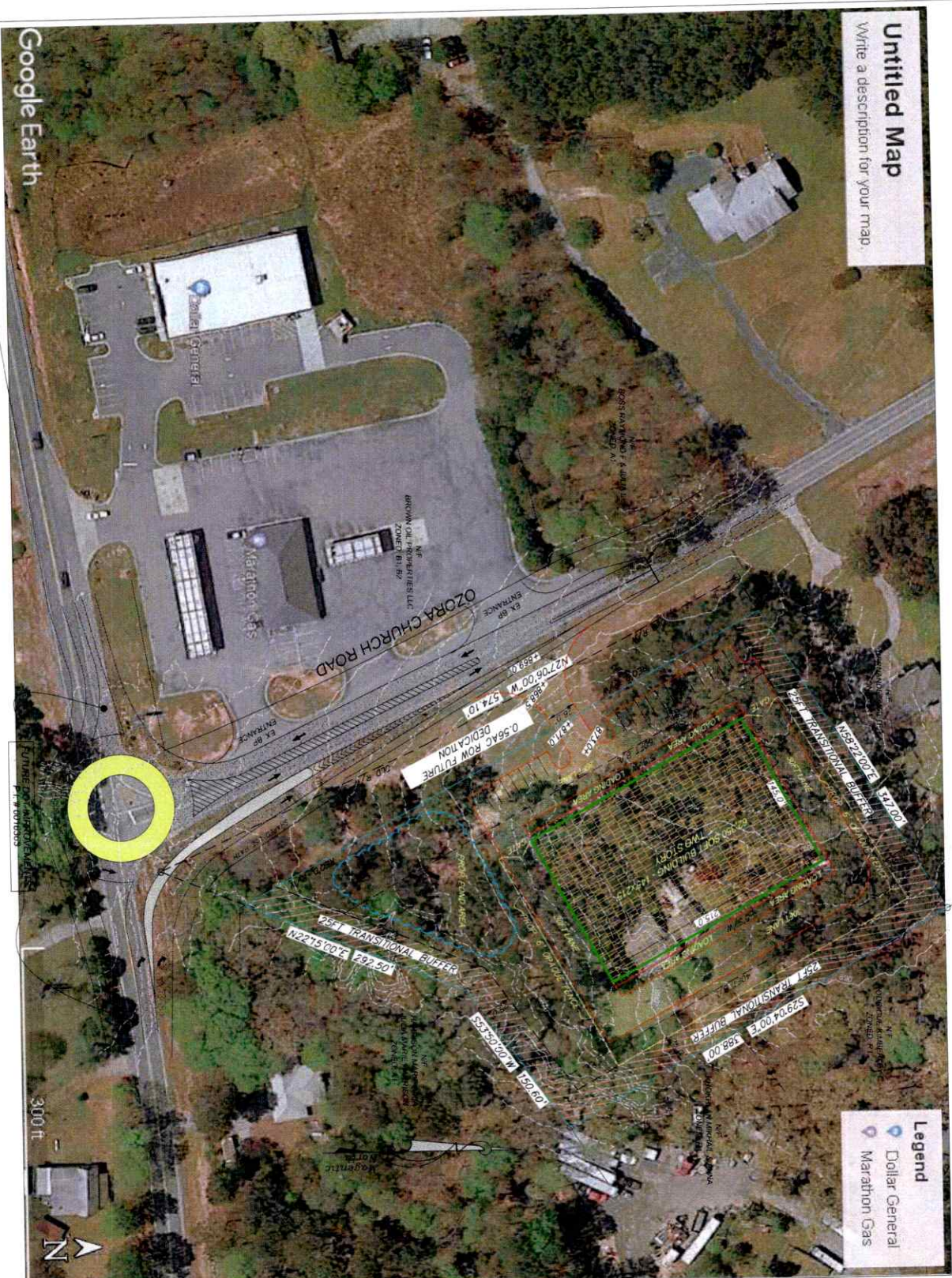
Hwy 81

Location Map



Untitled Map

Write a description for your map.

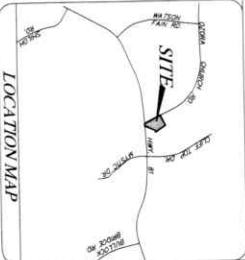


Google Earth



**Legend**

- Dollar General
- Marathon Gas



**OWNER:**  
 OZORA CHURCH  
 5005 OZORA ROAD  
 LOGANVILLE, GA 30052

**APPLICANT:**  
 NATHAN PURVIS  
 428 WEST HIGHLAND AVE STE A  
 MONROE, GA 30655  
 PH: 404-819-2520  
 nathpurvis@gmail.com

**GENERAL NOTES:**  
 1. THIS PLAN IS TO BE WALTON COUNTY SUBMITTED TO THE WALTON COUNTY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE PLANNING DEPARTMENT WILL BE PROVIDING THE FINAL REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS.

**BOUNDARY SURVEY:**  
 BOUNDARY SURVEY PERFORMED BY S.R. FIELDS, DATED 11/27/22. SURVEY OF DATUM TO BEAN SEA LEVEL.

**EL ELEVATION:**  
 EL ELEVATION DOES NOT EXIST ON SITE AS PER 11.04.01 COMMUNITY PANEL NO. 123000000. DATED 12/28/2016.

**PARCEL - CITY/STATE:**  
 TOTAL AREA: 3.09 AC

"NOT FOR RECORDING"

**CONCEPT PLAN**

DATE: 10/20/23  
 SHEET: 1 OF 1

REZONE PLAN FOR  
**OZORA CHURCH SELF STORAGE**

LOCATED IN  
 L.L. 257 - 58 DIST.  
 SMD, 1993  
 WALTON COUNTY, GEORGIA

**Sullins Engineering, LLC**

302 WEST MAY STREET  
 MONROE, GA 30655  
 PHONE: (678) 687-6219

CONTACT: MATTHEW SULLINS  
 CIVIL ENGINEERS & LAND PLANNERS

DATE	REVISION