

Conditional Use CU22020004

Staff Analysis

Commission District: **4 - Bradford**

Planning Commission Hearing Date: **03-03-2022**

Board of Commissioners Hearing Date: **04-05-2022**

Parcel ID: Map C1390006C00 & 6A00

Acreage: 2.93 (C1390006C00)

Acreage: 2.00 (C1390006A00)

Applicant:
Gabel Holder
1980 Alcovy Mountain Rd
Monroe, Georgia 30655

Owner:
Holder Brother Timberframes LLC
1980 Alcovy Mountain Rd
Monroe, Georgia 30655

Property Location: Alcovy Mountain Road & 1980 Alcovy Mountain Road

Current Character Area: Suburban

Current Zoning: B2

Request: Conditional Use for Outside Storage

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

Outside storage is permitted by conditional use only and must be completely enclosed with a screening fence or buffer.

Staff Comments/Concerns:

Site Analysis: The 4.93 acre tracts are located on Alcovy Mountain Road & 1980 Alcovy Mountain Road. The surrounding properties are zoned A1, A2, R2, and B2.

Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends to install a Commercial Driveway and De-cell/A-cell Lane at the Ingress/Egress portion of Alcovy Mtn. Road.

Sheriffs' Department: Will have no impact to the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 8" diameter water main along Highway 11 and Alcovy Mountain Road. (static pressure: 90 psi, Estimated fire flow available: 1,100 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: No comment received.

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

Development Inspector: No comment received.

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 3/3/2022:

1. **Conditional Use CU22020004 – Conditional Use for outside storage on 4.93 acres– Applicant: Gabel Holder/Owner: Holder Brother Timbertrames LLC– Property located on Alcovy Mountain Rd & 1980 Alcovy Mountain Rd-Maps/Parcels C1390006C00 & 6A00 – District 4.
And**
2. **Land Use Amendment LU22020005 and Rezone/Conditional Use ZCU22020006 – Change from Village Center to Highway Corridor/Rezone from A2 to B2 for mini warehouses with outside storage on 2.50 acres– Applicant: Gabel Holder/Owner: Holder Brother Timbertrames LLC– Property located on 1970 Alcovy Mountain Rd- Map/Parcel C1390014 – District 4.
And**
3. **Land Use Amendment LU22020007 and Rezone/Conditional Use ZCU22020008 – Change from Village Center to Highway Corridor/Rezone from R2 to B2 for mini warehouses with outside storage on 0.78 acres– Applicant: Rick Holder/Owner: James R Holder– Property located on 512 Hwy 11-Map/Parcel C1390022 – District 4.**

Brad Bettis made a motion to consider all 3 cases and hear them together with a second by Pete Myers. All members agreed.

Presentation: Gabel Holder represented the cases. He stated that these 3 cases are all going to basically be the same development. He and his father own a reclaim specialty wood business. This would be a spin-off of what the land is currently used for. He would like to do a mini warehouse self-storage and $\frac{3}{4}$ acre for outside storage. The 4.93 is already zoned B2 and they are just requesting the conditional use of this acreage for a contractor yard for tractors, bobcats and parking.

Brad Bettis verified the requirement for a Conditional Use is because there could be landscape equipment parked there. Brad also verified fence requirements for outside storage.

On Case #3 LU change and rezone from A2 to B2 – 2.50 acres has a current business. There is currently a saw mill but they no longer have a saw mill. They no longer saw logs. They want to continue the specialty wood business which will be in compliance with this zoning request. The B2 will also give them future options. The Rezone is simply to comply with what is there now. They are a specialty wood dealer and in the future when they are not around then they can rent it out. The property on Alcovy Mountain Road is zoned B2 but not for outside storage. On one side is the Great Walton Railroad where they store material. There is an Auto Repair business shop adjacent that is zoned B2. Right now the property on Highway 11 and 1970 Alcovy Mountain Road are in the Land Use Map Character Area of Village Center so they are asking it to be changed to Highway Corridor.

On Case #4 which is 512 Highway 11. This joins the other properties and will provide an entrance to the mini-warehouses. His dad owns this but he had surgery today and could not be present. His neighbors are also B2.

Brad Bettis verified that the 512 is an entrance and the 2nd entrance actually is for fire access only.

Speaking: None

Recommendation: Brad Bettis made a Motion to recommend approval with a second by Timothy Kemp. The motion carried unanimously.

Conditional Use Application # CU22020004

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 4-5-2022 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 C1390006A00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>GABEL HOLDER</u>	<u>HOLDER BROTHER TIMBERFRAMES LLC</u>
<u>1980 ALCOVY MOUNTAIN ROAD</u>	<u>1980 ALCOVY MOUNTAIN ROAD</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>
E-mail: <u>GABEL@GEORGIA RECLAIMED.COM</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>678-635-0646</u>	Phone # <u>678-635-0646</u>
Location <u>1980 ALCOVY MOUNTAIN ROAD</u>	Present Zoning <u>B2</u> Acreage <u>2.0</u>
Existing Use of Property: <u>SAWMILL</u>	
Existing Structures: <u>NONE</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/> Provider: <u>Walton County Water Department</u> Well: _____	
Public Sewer: _____ Provider: _____ Septic Tank: <input checked="" type="checkbox"/>	
The purpose of this conditional use is: _____	
<u>ALLOW FOR OUTDOOR STORAGE AREAS ON THE SUBJECT PROPERTY</u>	
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 <u>[Signature]</u>	Date <u>2/2/22</u> Fee Paid <u>\$300.00</u> <input checked="" type="checkbox"/>
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 <u>B2</u>	Surrounding Zoning: North <u>B2</u> South <u>A1</u>
Comprehensive Land Use: <u>Suburban</u>	East <u>B2/R2</u> West <u>A2</u>
Commission District: <u>4-Bradford</u>	Watershed: <u>Hard Labor Creek W-P2</u>

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

- 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.

PROPOSED CONDITIONAL USE WILL NOT CREATE NOISE, DUST, VIBRATION, GLARE, ODOR, ELECTRICAL DISTURBANCES, ETC.
- Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

PROPOSED CONDITIONAL USE WILL GENERATE NEGLIGIBLE ADDITIONAL TRAFFIC.
- 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.

YES - DEVELOPMENT PLANS WILL MEET ALL APPLICABLE ORDINANCES + OTHER REQUIREMENTS
- Public facilities and utilities are capable of adequately serving the proposed use.

PROPOSED CONDITIONAL USE WILL NOT SIGNIFICANTLY IMPACT PUBLIC FACILITIES OR UTILITIES.
- The proposed use will not adversely affect the level of property values or general character of the area.

PROPOSED CONDITIONAL USE WILL NOT AFFECT PROPERTY VALUES OR CHARACTER OF AREA

Letter of Intent

To whom it may concern,

We would like to rezone two existing tracts (1970 Alcovy Mountain Road and 512 Hwy 11) to B2 and recombine them with two adjoining tracts (1980 Alcovy Mountain Road and [no address] Alcovy Mountain Road] that are currently zoned B2 into two tracts per the included plan.

Proposed Tract 1 would comprise approximately 2.32 acres of land and three existing buildings as well as an existing cell tower. The existing buildings on this tract (#1-3) would be leased out for uses allowed under B2 zoning.

Our plan for Proposed Tract 2 is to build and operate a self storage business at that location. We intend to build approximately 25,000 square feet of storage units in the initial phase with potential future expansion of an additional +/- 20,000 square feet. We intend to use existing building #4 for covered boat, recreational vehicle, and other vehicle storage.

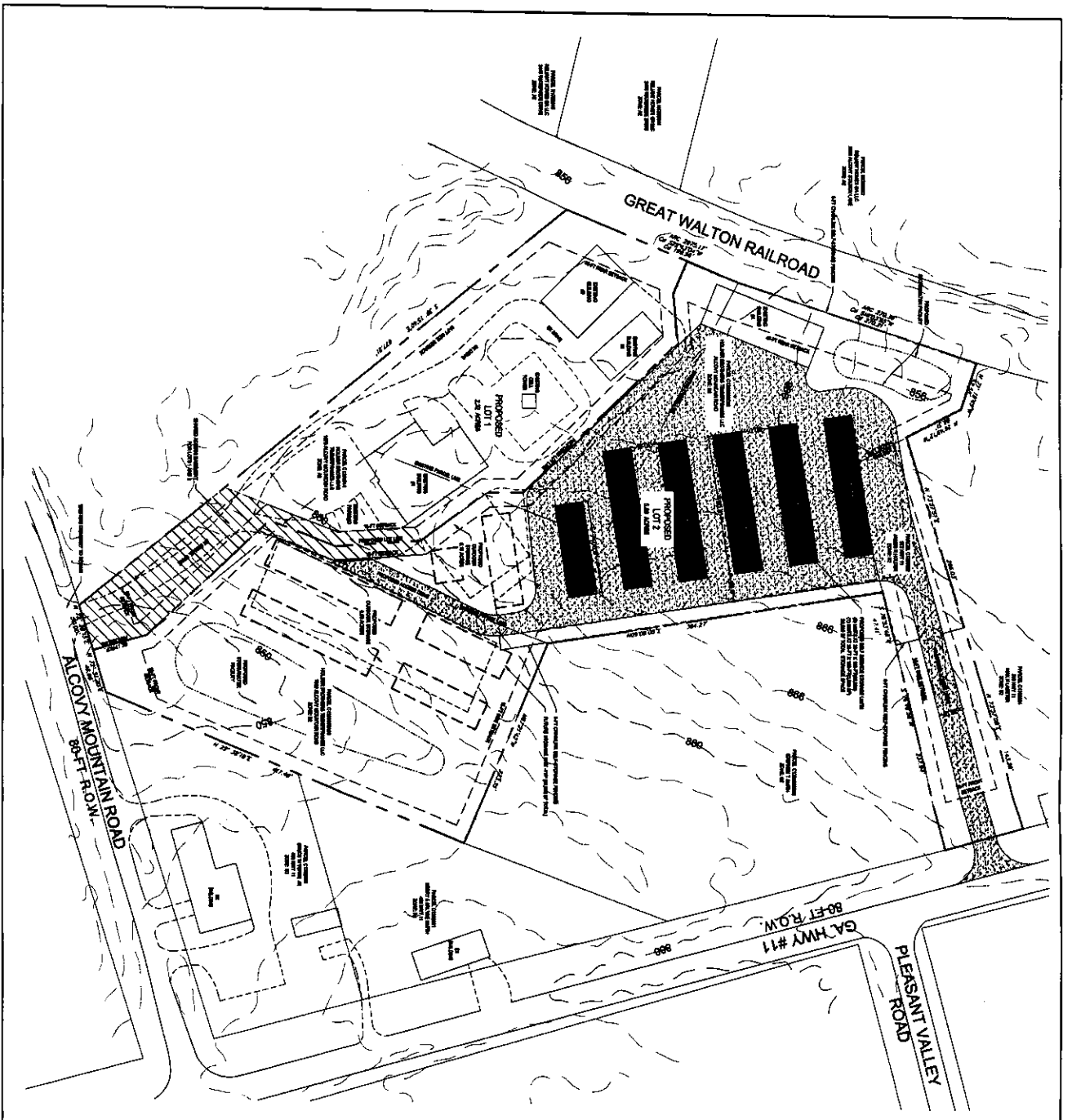
We are also asking for the conditional use for these tracts for outdoor storage for fenced contractor yards (approximately .65 acres total) for the purpose of storage of equipment, vehicles and materials.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gabel Holder", followed by the date "2/2/22".

Gabel Holder

(managing member of Holder Brothers Timberframes, LLC - property owner)



VICINITY MAP
SCALE: N.T.S.

ZONING DATA	
ZONE: R2	RECORDED
(ORIGINAL BUSINESS FRONTAGE)	
MINIMAL LOT FRONTAGE	60 FT
MINIMAL FRONT SETBACK	5 FT
MINIMAL SIDE SETBACK	5 FT
MINIMAL REAR SETBACK	5 FT
MINIMAL LOT AREA	3,200 SQ. FT.
MINIMAL FLOOR AREA	400 SQ. FT.
MAXIMUM IMPERVIOUS AREA	75%

NOTES:

GENERAL NOTES:
 1. THIS PLAN IS THE PROPERTY OF PERRY PLANNING AND CONSULTING, INC. (PERRY PLANNING). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 2. THIS PLAN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PERRY PLANNING.
 3. PERRY PLANNING AND CONSULTING, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO PERRY PLANNING.
 6. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF PERRY PLANNING.
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NOT FOR FINAL RECORDING

Scale: 1" = 50'

811
 King County, Kentucky
 Call before you dig.

Conditional Use Application # CU 2202 0004

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Board of Comm Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**
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Map/Parcel C1390006C00

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Existing Use of Property: <u>SAWMILL</u>	
Existing Structures: <u>1 EXISTING BUILDING TO REMAIN</u>	
Property is serviced by:	
Public Water: <u>X</u> Provider: <u>Walton County Water Department</u> Well: _____	
Public Sewer: _____ Provider: _____ Septic Tank: <u>X</u>	
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Office Use Only:	
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Comprehensive Land Use: <u>Suburban</u>	
Commission District: <u>4-Bradford</u>	Watershed: <u>Hard Labor Creek W P2</u>

I hereby withdraw the above application _____ Date: _____

Walton County Planning and Development would suggest:

Before you apply for a *Conditional Use Permit* or a *Rezone* or a *Change of Occupancy* on your property, that you do the following.

NOTE: ALL ITEMS WILL BE REQUIRED ONCE THE APPLICATION IS APPROVED.

The Site

Step one:

Meet with an Engineer or Landscape Architect and develop a site plan for the development.

- Will there need to be improvements to the driveway entrance? Will the Georgia Department of Transportation need to approve a driveway plan?
- What are regular parking and handicap parking requirements for the site?
- Will the site require grading, storm drain, erosion control, storm water detention?
- Will the site require additional septic tank and septic field drain lines?
- Will the site require Landscape screening, tree save or replacements?

Step two:

Have your Engineer or Landscape Architect submit development plans that meet all the current requirements for the Walton County Land Development Ordinance.

- Pay development and review fees for permit.
- Submit plans to Georgia Soil and Water Conservation Commission.
- Submit plans to the Walton County Environmental Health Department.

Step three:

Once you obtain the site development permit, you are ready to begin development on the site.

- Schedule a pre-construction meeting with the Development Inspection Department.
- Install all BMP's per your approved Erosion Control Planning.
- When all site work is complete and inspection are signed off, you will receive a certificate of completion.

The Building(s)

Step one:

Obtain a commercial/Non-Residential Construction Packet. Meet with an Architect or Contractor and develop a plan for the building to be used for your Event Center.

- If you are building a new facility, plans will need to be submitted for approval.
- If you are converting an existing facility, you will need an Architectural stamped floor plan that meets current code requirements for the type of occupancy.
- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

Signature of Applicant:



Date:

2/2/22

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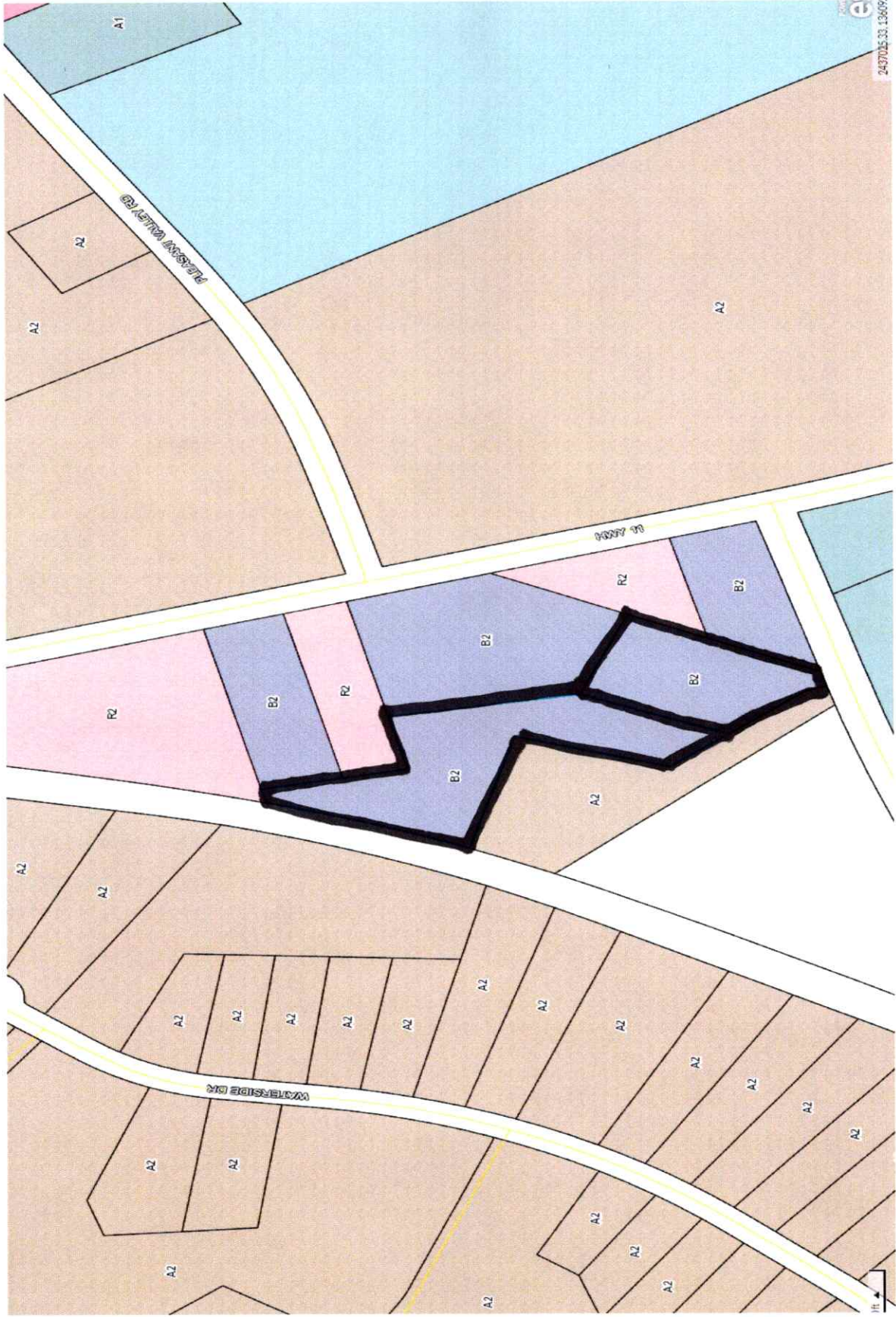
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