

# Land Use Amendment/Rezone & Conditional Use LU22020005/ZCU22020006

## Staff Analysis

Commission District: **4 - Bradford**

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

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

**Parcel ID: Map C1390014**

**Acreage: 2.50**

**Applicant:**  
**Gabel Holder**

**1980 Alcovy Mountain Rd**  
**Monroe, Georgia 30655**

**Owner:**  
**Holder Brother Timberframes LLC**

**1980 Alcovy Mountain Rd**  
**Monroe, Georgia 30655**

**Property Location:** 1970 Alcovy Mountain Road

**Current Character Area:** Village Center

**Current Zoning:** A2

**Request:** Change Character Area from Village Center to Highway Corridor.  
Rezone from A2 to B2 for mini warehouses with 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 2.50 acre tract is located on 1970 Alcovy Mountain Road. The surrounding properties are zoned A1, A2, and B2.

**Zoning History:** No History

**Character Area:** The character area for this property is Village Center.

**Comments and Recommendations from various Agencies:**

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

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

**Water Authority:** This area is served by an existing 8" diameter water main along on 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 Timberframes 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 Timberframes 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 ¾ 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 2<sup>nd</sup> 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.

# Character Area Map Amendment

Application # LU 22020005

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 your agent must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

Map/Parcel C1390014

Applicant Name/Address/Phone #

GABEL HOLDER  
1980 ALCOVY MOUNTAIN ROAD  
MONROE GA 30655

Phone # 678-635-0646

Property Owner Name/Address/Phone

HOLDER BROTHER TIMBERTRAMES LLC  
1980 ALCOVY MOUNTAIN ROAD  
MONROE GA 30655

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

Phone # 678-635-0646

E-mail Address: GABEL@GEORGIARECLAIMED.COM

Location: 1970 ALCOVY MOUNTAIN ROAD Acreage 2.50

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

Is the property located within a watershed protection overlay district? YES / HARD LABOR CREEK

Proposed Development:  Single-family  Multi-family  Commercial  Industrial

Proposed Zoning: B2 Number of Lots: 1 Minimum Lot Size: 2.50

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 2/2/22

Fee Paid \$ 250.00

# Conditional Use Application # CU 22020006

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\*\*\*

<b>Map/Parcel</b> <u>C1390014</u>	
<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>GABEL HOLDER</u>	<u>HOLDER BROTHER TIMBERTRAMES 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>1970 ALCOVY MOUNTAIN ROAD</u>	Present Zoning <u>A2</u> Acreage <u>2.5</u>
Existing Use of Property: <u>SAWMILL</u>	
Existing Structures: <u>3 BUILDINGS &amp; CELL TOWER TO REMAIN</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>TO 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>[Handwritten Signature]</u>	Date <u>2/2/22</u> Fee Paid <u>\$300.00</u> <input checked="" type="checkbox"/>
<b>Public Notice sign will be placed and removed by P&amp;D Office</b> Signs will not be removed until after Board of Commissioners meeting	
<b>Office Use Only:</b>	
Existing Zoning <u>A2</u>	Surrounding Zoning: North <u>A2</u> South <u>A1</u> East <u>B2</u> West <u>_____</u>
Comprehensive Land Use: _____	
Commission District: <u>4-Bradford</u> Watershed: <u>Hard Labor Creek Wp2</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

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.

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

*PROPOSED CONDITIONAL USE WILL GENERATE NEGLIGIBLE ADDITIONAL TRAFFIC.*
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.

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

*PROPOSED CONDITIONAL USE WILL NOT SIGNIFICANTLY IMPACT PUBLIC FACILITIES OR UTILITIES.*
5. 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*

**Rezone Application # ZCU22020006**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

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 your agent must be present at both meetings**

**Map/Parcel** C1390014

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>GABEL HOLDER</u>	<u>HOLDER BROTHER TIMBERTRAMES 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 address GABEL@GEORGIARECLAIMED.COM (If more than one owner, attach Exhibit "A")

Phone # 678-635-0646 Phone # 678-635-0646

Location: 1970 ALCOVY MOUNTAIN RD Requested Zoning B2 Acreage 2.5

Existing Use of Property: SAWMILL

Existing Structures: 3 BUILDINGS & CELL TOWER TO REMAIN

The purpose of this rezone is \_\_\_\_\_  
REZONE FROM A2-B2 TO ALLOW FOR A MINI-WAREHOUSES / SELF STORAGE UNITS

Property is serviced by the following:

Public Water: YES Provider: WALTON COUNTY WATER AUTHORITY Well: \_\_\_\_\_

Public Sewer: NO Provider: \_\_\_\_\_ Septic Tank: X

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 2/2/22 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 A2 Surrounding Zoning: North A2 South A1  
 East B2 West ---  
 Comprehensive Land Use: \_\_\_\_\_ **DRI Required?** Y \_\_\_\_\_ N ---  
 Commission District: 4-Bradford Watershed: Hard Labor Creek W-P2 TMP ---

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;

• RAILROAD YARD / STORAGE OF RAIL CARS & EQUIPMENT  
• VACANT B2  
• B2 - AUTO MECHANIC & HVAC CONTRACTOR  
• R2

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

CURRENT ZONING IS A2 W/ CONDITIONAL USE (SAWMILL)  
& SIGNIFICANTLY DIMINISHES PROPERTY VALUE

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;

THE PUBLIC WOULD BENEFIT FROM A REZONE  
BY REMOVING SAWMILL USE & ALLOWING FOR  
DEVELOPMENT OF PROPERTY FOR B2 ZONING

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

THIS PROPERTY IS WELL SUITED FOR THE PROPOSED USE

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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

N/A

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**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: \_\_\_\_\_

*[Handwritten Signature]*  
2/2/22

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.

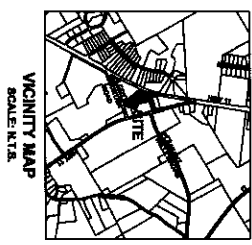
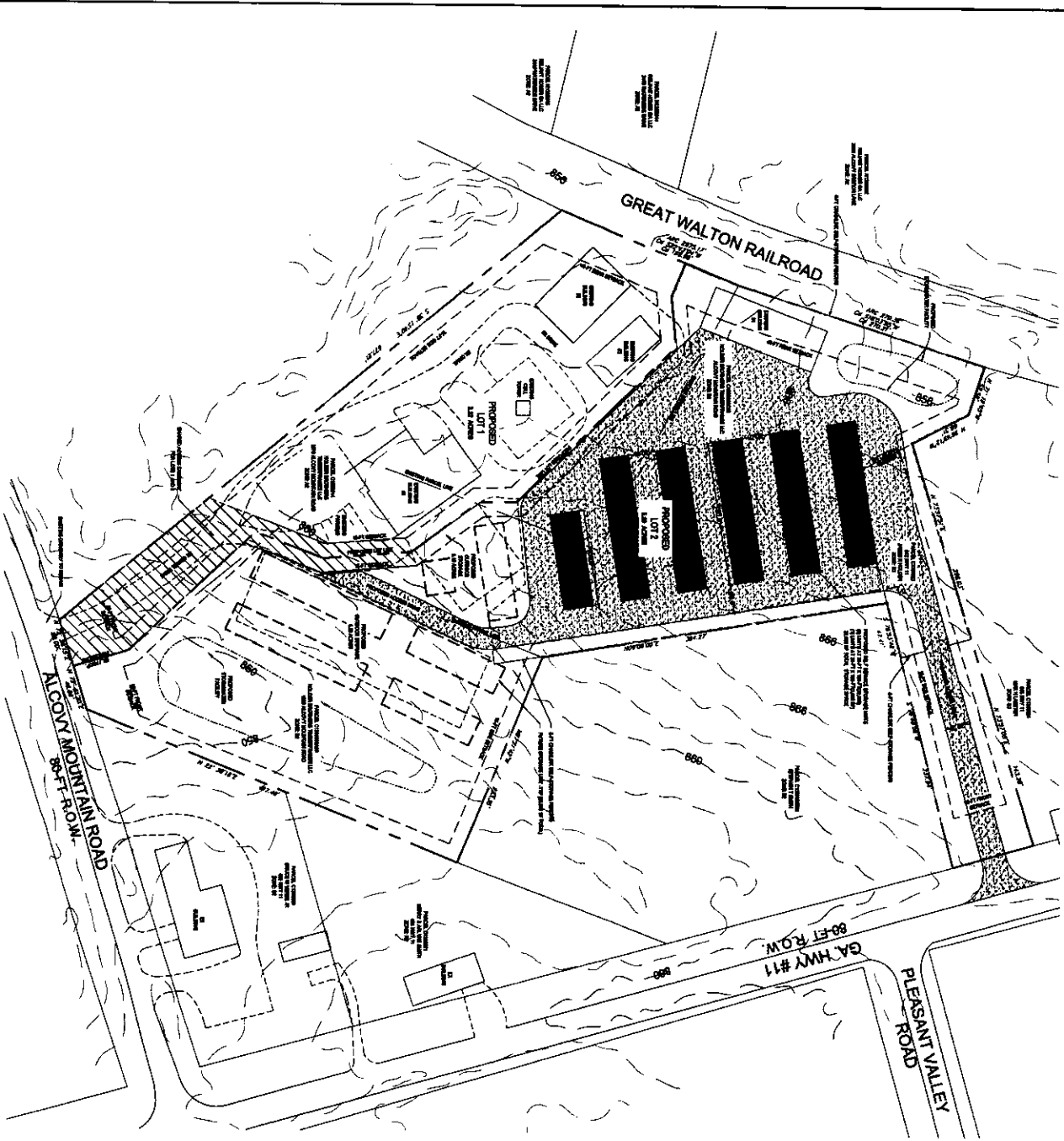
Our plan for Proposed Tract 2 is to build and operate a self storage business at that location. We intend to build approximately 25,000 square feet of storage units in the initial phase with potential future expansion of an additional +/- 20,000 square feet. We intend to use existing building #4 for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



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



ZONING DATA			
PROPOSED USE	REQUIRED ZONING	PROPOSED ZONING	COMMENTS
RESIDENTIAL SINGLE-FAMILY	R-1	R-1	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-2	R-2	CONFORMS
RESIDENTIAL HIGH-DENSITY	R-3	R-3	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-4	R-4	CONFORMS
RESIDENTIAL HIGH-DENSITY	R-5	R-5	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-6	R-6	CONFORMS
RESIDENTIAL HIGH-DENSITY	R-7	R-7	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-8	R-8	CONFORMS
RESIDENTIAL HIGH-DENSITY	R-9	R-9	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-10	R-10	CONFORMS
RESIDENTIAL HIGH-DENSITY	R-11	R-11	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-12	R-12	CONFORMS
RESIDENTIAL HIGH-DENSITY	R-13	R-13	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-14	R-14	CONFORMS
RESIDENTIAL HIGH-DENSITY	R-15	R-15	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-16	R-16	CONFORMS
RESIDENTIAL HIGH-DENSITY	R-17	R-17	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-18	R-18	CONFORMS
RESIDENTIAL HIGH-DENSITY	R-19	R-19	CONFORMS
RESIDENTIAL MEDIUM-DENSITY	R-20	R-20	CONFORMS

**NOTES:**

1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

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**811**

NOT FOR FINAL RECORDING

Scale: 1" = 20'

North Arrow

811

Call before you dig

HOLDER BROTHERS TIMBERFRAMES LLC  
 MONROE, GA 30655



**PERRY PLANNING**  
 PERRYPLAN.COM 706.850.7671  
 1720 LINDSEY ROAD • SUITE 200 • GAINESVILLE, FL 32609

NO.	DATE	DESCRIPTION
1	11/15/2023	PRELIMINARY PLAN
2	11/15/2023	FINAL PLAN

PROJECT TITLE: RESZONE PLAN

PROJECT NUMBER: C-100

LU22020005/ZCU22020006 – 1970 Alcovy Mountain Road



LU22020005/ZCU22020006 – 1970 Alcovy Mountain Road



LU22020005/ZCU22020006 – 1970 Alcovy Mountain Road

