

**Conditional Use CU21080003**  
**Staff Analysis**

Commission District: 1 - Warren

Planning Commission Hearing Date: **09-02-2021 – cancelled and moved to 9-9-2021**

Board of Commissioners Hearing Date: 10-05-2021

**Parcel ID: Map C0750128A00**

**Acreage: 2.81 acres**

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**Applicant:**

**Jeff Henson**

3842 Jacks Creek Road  
Monroe, Georgia 30655

**Owners:**

**Lock-n-Roll Storage LLC**

P.O. Box 72  
Good Hope, Georgia 30641

**Property Location:** 1801 Highway 78

**Current Character Area:** Employment Center

**Current Zoning:** B2

**Request:** Conditional Use for outside storage at mini warehouses and waive 8 ft fence requirement due to having an existing 6 ft fence surrounding the property.

B2 Highway Business – Light to medium commercial uses which are primarily designed to serve the automotive traveling public. (Outside storage by conditional use approval only.)

**Outdoor Storage (20)**

- A. Outdoor storage yards shall be set back at least 15 feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.

D. Outdoor storage shall not be located in any required front yard building setback area.

**Site Analysis:** The 2.81 acre tract of land is located on 1801 Highway 78, Monroe, Georgia 30655. The surrounding properties are zoned A1, R1, and B2.

**Zoning History:** No History

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

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Walton County 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 a 10" water main along Hwy 78. (static pressure: 75 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** Concern would be that the campers do not block or get in the way of access around the buildings. The closest hydrant is across 78 Hwy and is within 500' of entrance.

**Fire Code Specialist:** No comment

**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 9/9/2021:**

1. **Conditional Use – CU21080003– Conditional Use for outside storage & waive 8 ft. fence requirement– Applicant: Jeff Henson/Owner: Lock-n-Roll Storage LLC – Property located on 1801 Highway 78/Map/Parcel C0750128A00 – District 1.**

**Presentation:** Jeff Henson represented the case and stated that he has owned this property since 2004 and when he purchased the property they were allowing outdoor storage there and that there is a 6 ft. fence already existing. Mr. Henson stated that he wanted to add some storage units and was told that he was not in compliance with Walton County. He has applied for this Conditional Use so he will be in compliance but would ask that the Board to allow him to continue using the 6 ft. fence rather than 8 ft. which is now the requirement.

**Recommendation:** Josh Ferguson made a motion to recommend approval with the following conditions to waive the 8 ft. fence and in lieu to keep the 6 ft. fence that is already there and to limit outside storage to operable vehicles, boats, RV's and trailers with a second by John Pringle. The motion carried unanimously.

Conditional Use Application # CU 21080003

Planning Comm. Meeting Date 9-2-2021 at 6:00PM held at WC Board of Comm. Meeting Room  
Board of Comm Meeting Date 10-5-2021 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 C0750128 A00

Applicant Name/Address/Phone # <u>Jeff Henson</u> <u>3842 Jacks Creek Road</u> <u>Monroe, GA. 30655</u>	Property Owner Name/Address/Phone <u>Lock-n-Roll Storage, LLC.</u> <u>P.O. Box 72</u> <u>Good Hope, GA. 30641</u> <small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>770-355-1828</u>	Phone # _____
Location <u>1801 Hwy 78</u>	Present Zoning <u>B2</u> Acreage <u>2.81</u>
Existing Use of Property: <u>Storage</u>	
Existing Structures: <u>3 Mini Warehouses</u>	
Property is serviced by:	
Public Water: <u>No</u> Provider: _____	Well: <u>No</u>
Public Sewer: <u>No</u> Provider: _____	Septic Tank: <u>No</u>
The purpose of this conditional use is: <u>To allow outdoor storage</u> <u>at mini warehouses and waive 8 ft fence requirement.</u> <u>Already has a 6 ft fence surrounding the property.</u>	
<small>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.</small>	
<u>Jeff Henson Manager</u> Signature	<u>8-2-2021</u> Date      \$ <u>300.00</u> Fee Paid <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	
Office Use Only:	
Existing Zoning <u>B2</u>	Surrounding Zoning: North <u>A1 R1</u> South <u>B2 R1</u> East <u>B2</u> West <u>A1 B2</u>
Comprehensive Land Use: <u>Employment Center</u>	
Commission District: <u>1-Warren</u>	Watershed: <u>Alcovy River W-P1</u>

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

**Analysis of Impact for Conditional Use for:**

**Lock-n-Roll Storage, LLC**

**1801 Hwy 78**

**Monroe, GA. 30655**

- 1. Adequate setbacks and fencing are in place to protect adjacent properties from possible adverse influence of the proposed use.**
  
- 2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.**
  
- 3. There will be adequate off street parking and loading/unloading areas and the entrances to and exits from parking areas will be adequate for use.**
  
- 4. Public facilities and utilities are capable of adequately serving the proposed use.**
  
- 5. The proposed use will not adversely affect the level of property values or general character of the area.**

August 2, 2021

Lock-n-Roll Storage, LLC  
Jeff C. Henson  
P.O. Box 72  
Good Hope, Georgia 30641

Walton County Planning and Development  
303 S. Hammond Drive  
Monroe, GA. 30655

Re: Request for Conditional Use Application - Letter of Intent  
1801 U.S. Hwy 78  
Monroe, GA. 30655  
2.81 ac.  
Zoned B2  
Walton County Parcel Number: C0750128A00

To Whom It May Concern:

My name is Jeff Henson and I am the applicant serving as representative for the property owner, Lock-n-Roll Storage, LLC for the above referenced Conditional Use Application. We are seeking approval of this application for a Conditional Use. The intent of the Conditional Use request is to provide for safe, secure and aesthetically pleasing outside storage. The attached plan is for the use of outside storage on the left side and rear of property, on an existing graveled area. The site is located at 1801 U.S. Hwy 78 approximately 1,500' East of Sardis Church Road and approximately 2,300' West of Troy Smith Road. Currently, there is approximately 14,000 square feet of conventional mini warehouse storage on site, and we are in the permitting process for an additional 6,750 square feet. We have been using a portion of the property for outside storage, not knowing this wasn't permitted. The site has been used for outside storage for approximately 10 years. The previous owners were using the property for outside storage as well. To my knowledge there has never been any complaints with the usage of the property. The proposed Conditional Use will be consistent with the existing use of the property. I respectfully requests the granting of the application as submitted.

Sincerely,



Jeff C. Henson

**A.C.E.**  
ALCONY CONSULTING ENGINEERING  
AND ASSOCIATES, LLC.  
1000 W. BENTLEY BL.  
COLUMBIA, GEORGIA 30606  
PHONE: 770-468-0000  
WWW.ACEENGINEERING.COM

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**SITE PLAN**

**PROPOSED  
LOCK N ROLL  
STORAGE  
REDEVELOPMENT**

PARCEL: 00790128A00  
LAND LOT: 25  
DISTRICT: 4TH  
1801 U S HIGHWAY 78  
WALTON COUNTY, GA

DATE: 05/08/2021  
SCALE: 1" = 40'

**OWNER**

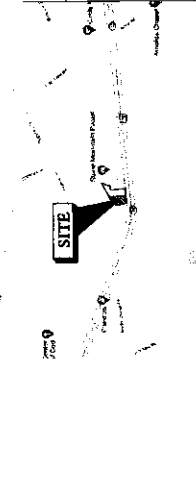
LOCK N ROLL STORAGE LLC.  
P O BOX 72  
GOOD HOPE, GA 30641  
JEFF HENSON  
JEFF@LOCKNROLL.COM  
JHENSON@GMAIL.COM

24 HOUR EMERGENCY CONTACT  
770-468-0000  
JEFFHENSON@ACE.COM

**REVISIONS**

NO.	DATE	DESCRIPTION	COUNTY COMMENTS
1	08/18/21		
2	07/14/21		

JOB NO. 20-002  
C-1.2



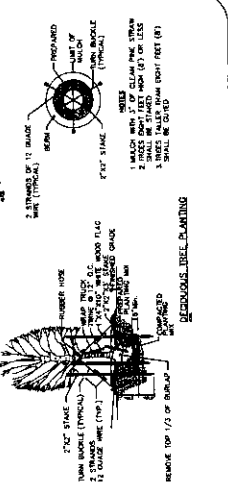
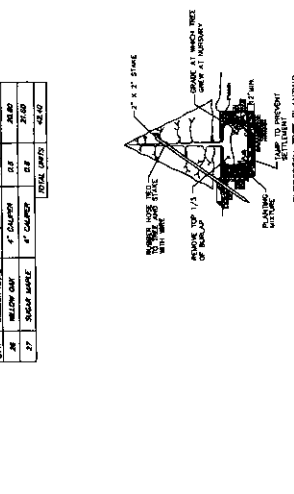
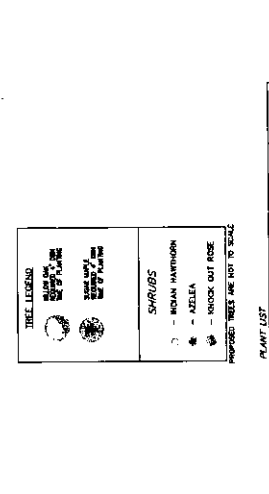
**TREE LEGEND**

SHRUBS  
- INDIA HAWTHORN  
- AZALEA  
- KNOCK OUT ROSE

PROPOSED TREES ARE NOT TO BE PLANTED

**PLANT LIST**

QTY	COMMON NAME	SIZE	QTY	QTY	QTY	QTY	QTY
1	INDIA HAWTHORN	4"	1	1	1	1	1
1	AZALEA	4"	1	1	1	1	1
1	KNOCK OUT ROSE	4"	1	1	1	1	1



**TOTAL SITE AREA = 2.113 ACRES**

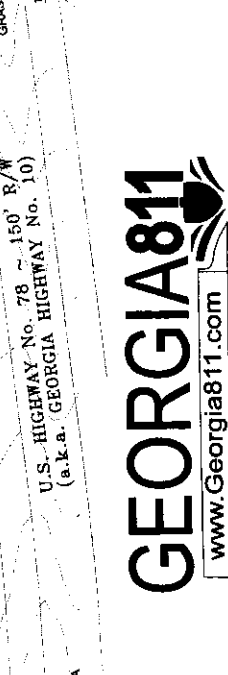
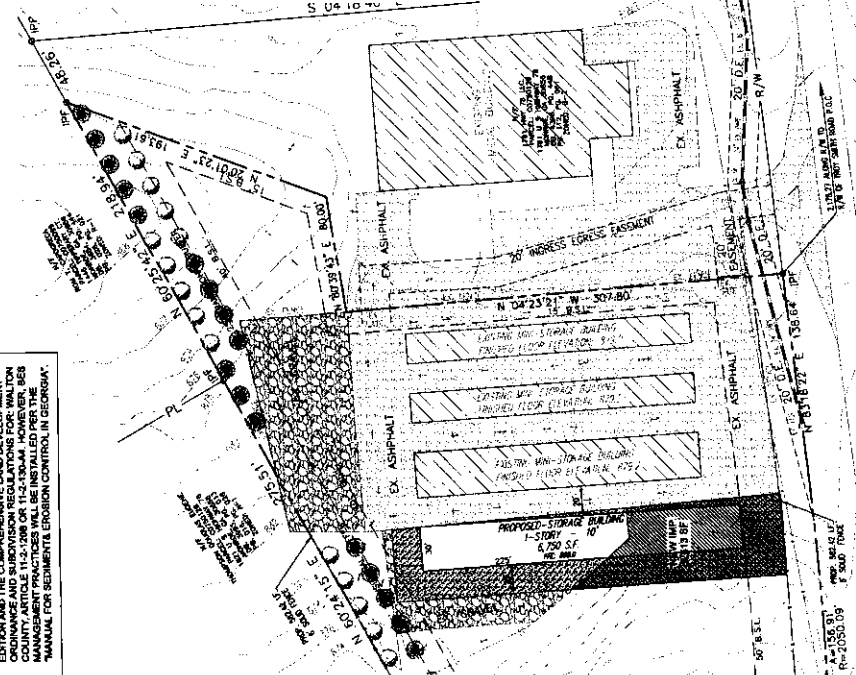
TOTAL IMPROVEMENTS = 0.187 ACRES

TOTAL IMPROVEMENTS TO BE MAINTAINED BY THE OWNER = 0.187 ACRES

TOTAL IMPROVEMENTS TO BE MAINTAINED BY THE COUNTY = 0.000 ACRES

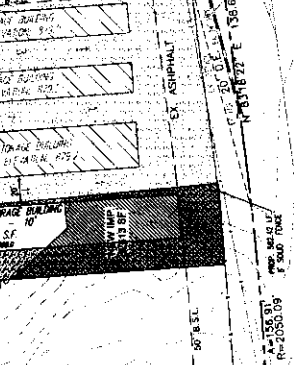
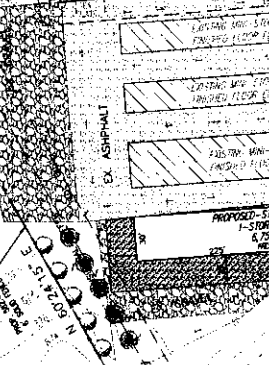
TOTAL IMPROVEMENTS TO BE MAINTAINED BY THE STATE = 0.000 ACRES

TOTAL IMPROVEMENTS TO BE MAINTAINED BY THE FEDERAL GOVERNMENT = 0.000 ACRES



**NOTE:** TREE PROTECTION AREAS TO BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING THE INSTALLATION OF UTILITY LINES AND TRENCHING. TREE PROTECTION AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TREE PROTECTION AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION. TREE PROTECTION AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TREE PROTECTION AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.

**THIS DRAWING IS NOT TO BE USED FOR PERMITS, EROSION CONTROL, AND QUALITY REQUIREMENTS PER SECTION 2.2.2.1 OF THE GEORGIA STORMWATER MANAGEMENT MANUAL 2015 EDITION AND THE COMPREHENSIVE LANDINGS FOR WALTON COUNTY ARTICLE 11-5-1308 OR 11-5-1304-A. HOWEVER, BEST MANAGEMENT PRACTICES WILL BE INSTALLED PER THE "MANUAL FOR SEDIMENT EROSION CONTROL IN GEORGIA".**



**PAVEMENT LEGEND**

**TYPE II PAVEMENT**

A. 2.0 INCH ASPHALT TOPPING - 1.5 INCH

B. 6.0 INCHES OF CRUSHED STONE BASE COURSE

C. 4.0 INCHES OF CRUSHED STONE SUB-BASE COURSE

D. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

E. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

F. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

G. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

H. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

I. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

J. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

K. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

L. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

M. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

N. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

O. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

P. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

Q. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

R. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

S. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

T. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

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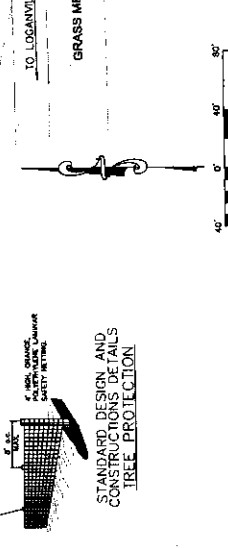
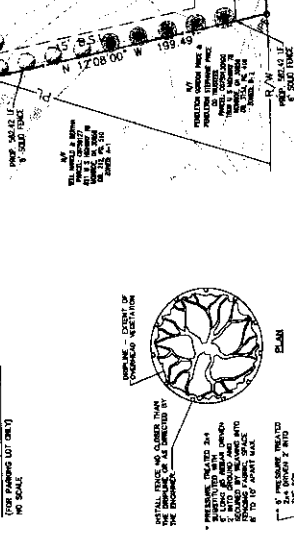
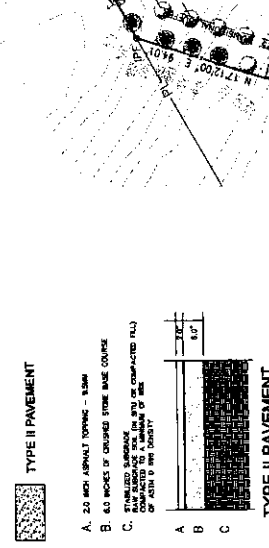
V. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

W. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

X. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

Y. 4.0 INCHES OF CRUSHED STONE SUB-COURSE

Z. 4.0 INCHES OF CRUSHED STONE SUB-COURSE



**GEORGIA811**  
www.Georgia811.com



STANDARD DESIGN AND CONSTRUCTION DETAILS TREE PROTECTION

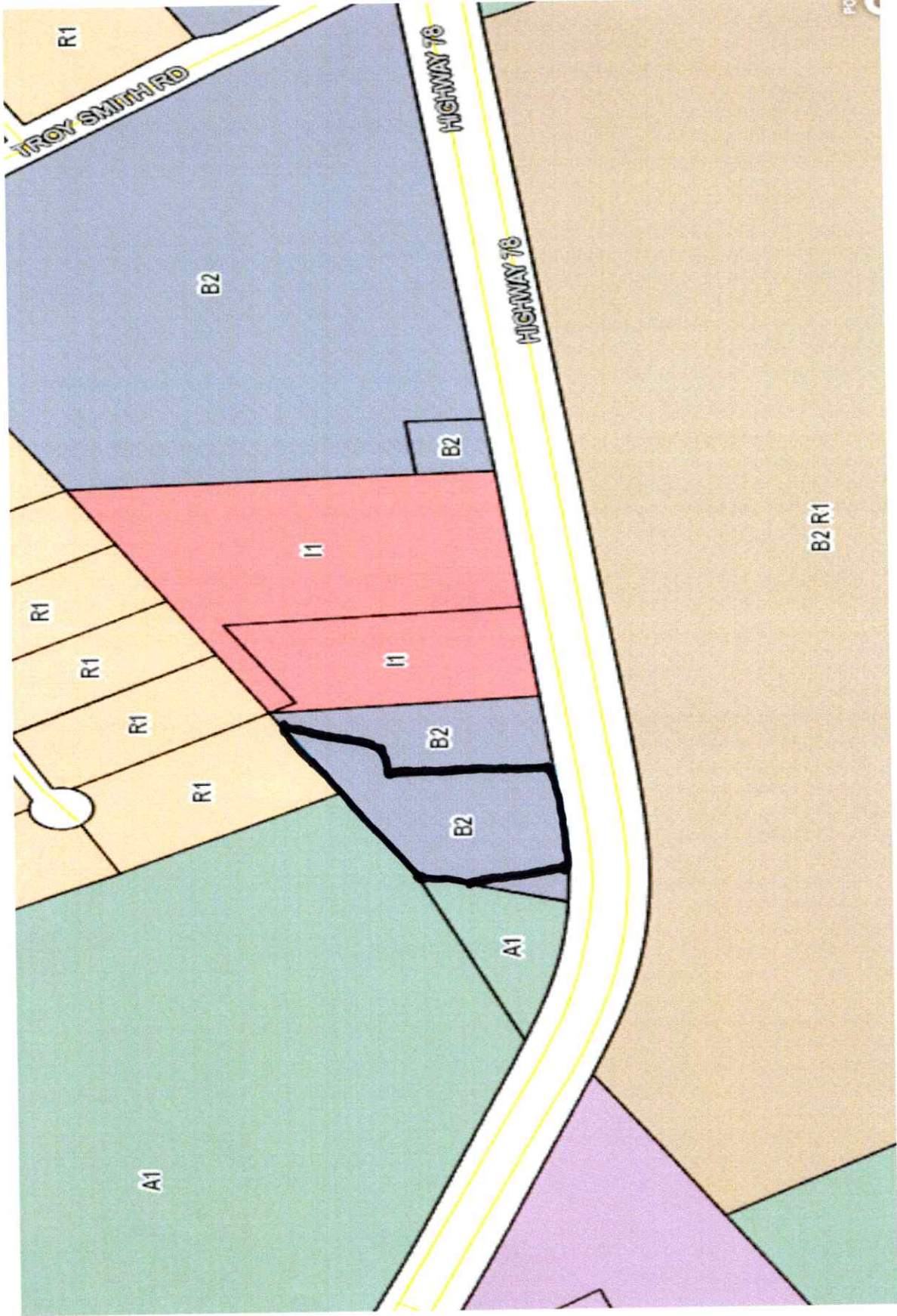


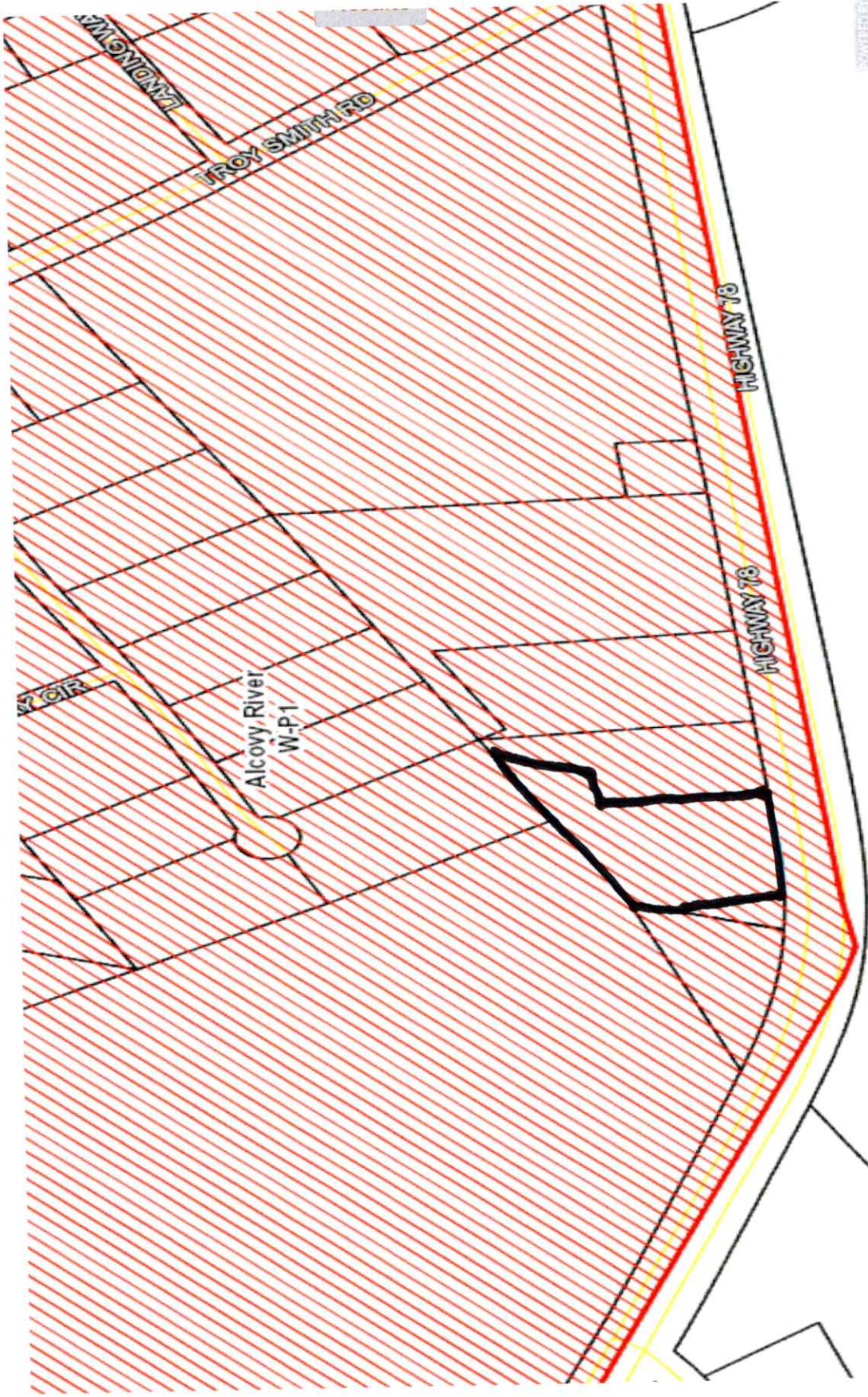


CU21080003 – 1801 Highway 78



CU21080003 - 1801 Highway 78





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