



## Planning and Development Department Case Information

Case Number: CU24010025

Meeting Dates: Planning Commission 03-07-2024  
Board of Commissioners 04-02-2024

Current Zoning: B2

Request: Conditional Use for outside storage and Variance to reduce transitional buffer from 50' to 10'.

Address: L & P Parkway, Monroe, Georgia 30655

Map Number: C1370032A00

Site Area: 1.68 acres

Character Area: Highway Corridor

District 5: Commissioner – Jeremy Adams      Planning Commission – Tim Hinton

Applicant:  
Mullins and Kellis LLC  
4041 Colham Ferry Road  
Watkinsville, Georgia 30677

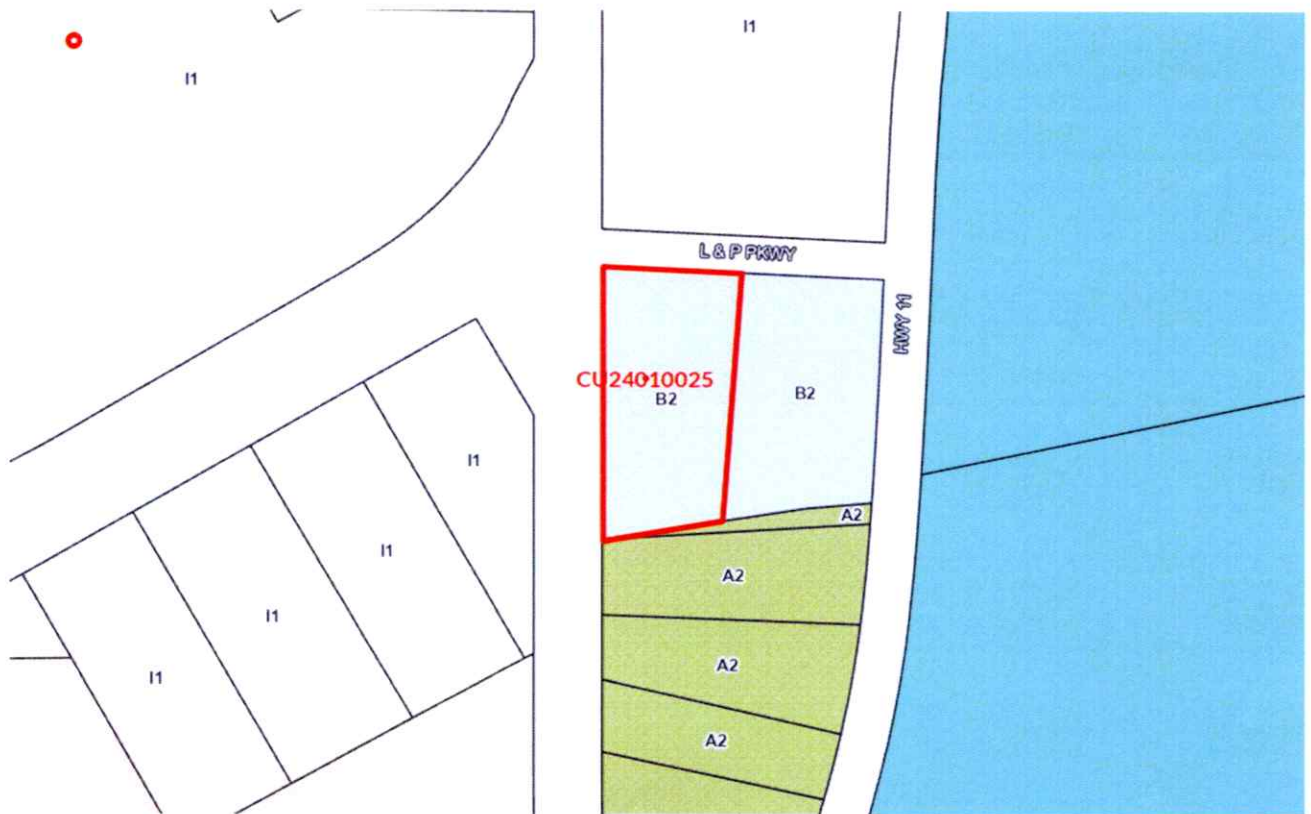
Owner:  
LK EQ LLC (Diane Horne)  
2050 Lakeview Drive #201  
Clearwater, Florida 33763







Existing Site Conditions: Property contains 1.68 acres.



The surrounding properties are zoned I1 (M1) , B2 and A2.

## **Staff Comments/Concerns:**

### **Outdoor Storage of Commercial Vehicles (20)**

**(Conditional use in B2, allowed by right in B3, M1 and M2) Open storage of Operational recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use, truck and/or trailers, antique cars and other vehicles shall be permitted provided the following conditions are met. (5-3-22)**

- (1) The area so designated shall be clearly delineated upon the site plan submitted for approval by the county.**
- (2) The storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of an eight-foot high opaque wall or fence.**
- (3) Vehicles shall not be stored within the area set aside for minimum building setbacks.**
- (4) No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.**
- (5) No vehicle shall be allowed to sit and run idle from 7:00pm to 7:00am unless located in an industrial park and not adjacent to any single family dwelling.**
- (6) Outdoor lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:**
  - a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.**
  - b. Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.**
  - c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.**

### **History:**

Z02040005	Perry Glass	R-1 to B-2 Conv Store .83	C0137-32 742 Highway 11	Approved
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### **Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends a commercial driveway.

**Sheriffs' Department:** If approved this would not impact the Walton County Sheriff's Office.

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

**Fire Marshal Review:** Shall comply with current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire hydrant shall be located within 500 ft. Full plan review shall be performed. Knox Gate access will be required for storage yard.

**Fire Department Review:** No comments.

**Board of Education:** No comment received.

**DOT Comments:** Will not require coordination with Georgia DOT.

**City of Monroe:** Case was sent to City of Monroe for comments – No comment received.

**PC ACTION 3/7/2024:**

**CU24010025-Conditional Use for outside storage and Variance to reduce transitional buffer from 50' to 10'-Applicant: Mullins and Kellis LLC/Owner: LK EQ LCC-Property located on L & P Pkwy/Map/Parcel C1370032A00-District 5.**

**Presentation:** Wayne Kellis represented the case. He said he is a partner in a landscaping business. They have been looking for a place to run their business. They have now purchased this property and they want to run a landscape business and run service out of here. They are asking for outside storage for trucks and trailers and some other equipment. They are also asking for a Variance to the buffer in the back from 50' to 10'. This property abuts a small slither of residential property, but they need to use all that they can of the property.

**Tim Hinton asked if this property is before the railroad track and Mr. Kellis stated that it was. Mr. Kellis stated that this property backs up to a residential place and this is the only residential side.**

**Speaking: Peter Dean spoke and stated that he has been in America for 42 years. He lives on Mt Vernon Road, but he owns Propco Propellers which is across from Leggett & Platt. He wanted to know if they were going to park tractor trailers on the property and was it going to be for their business only. He stated that he is not opposed to the landscape business. Mr. Dean stated that he moved to the county in 1982 and he wants quality people to be there.**

**Mr. Kellis came back for rebuttal and stated that at the back property line there are various hardwoods from 1" to 15 ft. brush with 20 ft tops. He wants to put the office warehouse there for materials and work equipment.**

**Wesley Sisk, he knows this property and it is potential commercial and that the owner of this property is the same owner of the gas station.**

**Recommendation: Timothy Hinton made a motion to approve the Conditional use based on two conditions: Either to a 20' reduction on the rear and it be completely undisturbed or 15' with Planning & Development giving guidance as to what evergreen trees to plant there. He Also stated that the septic tank has to be in back corner 100% undisturbed with a second by Timothy Kemp. The motion carried unanimously.**



**Conditional Use Application #** CU24010025  
J Variance

Planning Comm. Meeting Date 3-7-2024 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 4-2-2024 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** C1370032A00

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>MULLINS AND KELLIS, LLC</u>	<u>LK EQ, LLC (DIANE HORNE)</u>
<u>4041 COLHAM FERRY ROAD</u>	<u>2050 LAKEVIEW DRIVE, #201</u>
<u>WATKINSVILLE, GA30677</u>	<u>CLEARWATER, FL 33763</u>
	<small>(If more than one owner, attach Exhibit "A")</small>

E-mail: wayne.kellis@opterrasolutions.com

Phone # 404-376-4085

Phone # 770-294-7350

Location TRACT B, L&P PARKWAY Present Zoning B2 Acreage 1.68

Existing Use of Property: VACANT

Existing Structures: NONE

Property is serviced by:

Public Water: YES Provider: CITYOF MONROE Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: YES

The purpose of this conditional use is: OUTDOOR STORAGE FOR MATERIALS AND EQUIPMENT AND A VARIANCE IN THE TRANSITIONAL BUFFER TO REDUCE IT FROM 50 FT TO 10 FEET

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.

Wayne C Kellis  
Signature

1-27-24  
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 I1 South A2  
 East B2 West I1

Comprehensive Land Use: Highway Corridor

Commission District: 5-Jeremy Adams 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.**

THE PROPOSED DEVELOPMENT WILL NOT AFFECT THE ADJACENT PROPERTIES. THE PROPERTY TO THE REAR IS ZONED RESIDENTIAL. AN UNDISTURBED BUFFER WILL REMAIN ON THE REAR OF THE PROPERTY AND A FENCE WILL ALSO BE INSTALLED ALONG THE REAR.

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

THIS PROJECT WILL NOT IMPACT THE VEHICULAR TRAFFIC OR PEDESTRAIN MOVEMENT ON ADJACENT STREETS IN ANY WAY. THE PROPERTY WILL BE ACCESSED FROM A COMMERCIAL DRIVEWAY BUILT TO WALTON COUNTY STANDARDS.

- 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.**

THE PROPOSED OFF STREET PARKING AND LOADING AND THE ENTRANCES AND EXITS TO THEM WILL BE ADEQUATE FOR THE PROPOSED DEVELOPMENT. THE PROPERTY WILL BE ACCESSED BY A COMMERCIAL DRIVEWAY PER WALTON COUNTY STANDARDS.

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

ALL EXISTING PUBLIC FACILITIES AND UTILITIES WILL BE SUFFICIENT TO SERVE THE PROPOSED DEVELOPMENT.

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

THE GENERAL CHARACTER OF THE AREA IS COMMERCIAL & INDUSTRIAL, WITH RESIDENTIAL TO THE SOUTH THAT IS ACCESSED FROM HWY 11. THERE WILL BE NO ADVERSE AFFECT TO PROPERTY VALUES OR GENERAL CHARACTER OF THE AREA.



**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: Mullins and Kellis LLC (Wayne Kellis)  
Address: 4041 Colham Ferry Road Watkinsville, GA 30677  
Telephone: 404-376-4085  
Location of Property: Tract B Land P Parkway Monroe, GA.

Map/Parcel Number: C1370032A00

Current Zoning: B2 Requested Zoning: B2 with Conditional Use for outside Storage

Diane B. Horne  
Property Owner Signature

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

Print Name: Diane B. Horne ON BEHALF OF LK EQ LLC.

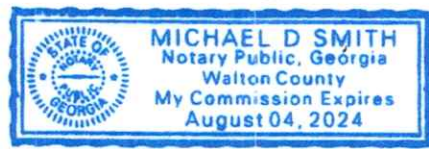
Print Name: \_\_\_\_\_

Address: 2050 Lakeview Dr. #201  
Clearwater, FL 33703  
Phone #: 770-294-1350

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

Michael D. Smith \_\_\_\_\_  
Notary Public Date 1-23-2024



January 29, 2024

Walton County Planning & Development  
126 Court Street  
Monroe, GA 30655  
ATTN: Tracie Malcom, Zoning Coordinator

Dear Ms. Malcom-

Please find attached an application for a conditional use and variance to the transitional buffer for the 1.68-acre property on L&P Parkway. The proposed project includes the construction of a 5,000 square foot office warehouse building along with the necessary infrastructure to support that development as shown on the drawing included with the application.

The proposed conditional use will allow us to have outdoor storage behind the building, within a fenced area. We plan to park the trucks, trailers and other materials and equipment used by our company in the fenced area.

The variance request is to reduce the transitional buffer on the rear (southern) property line from 50 feet to 10 feet. This reduction in the transitional buffer will allow us to fully utilize the property without completely eliminating the buffer.

Please contact me at 404-376-4085 should you have any questions or concerns.

Sincerely,

  
Wayne Kellis