



Planning and Development Department Case Information

Case Number: Z24100003

Meeting Dates: Planning Commission 11-07-2024

Board of Commissioners 12-03-2024

Applicant/Owner:

Dennis L McMillan
465 Pleasant Valley Road
Monroe, Georgia 30655

Current Zoning: A1/A2

Request: Rezone 14.00 acres from A1/A2 to B3 for commercial parking-(Site plan shows 14.36 acres)

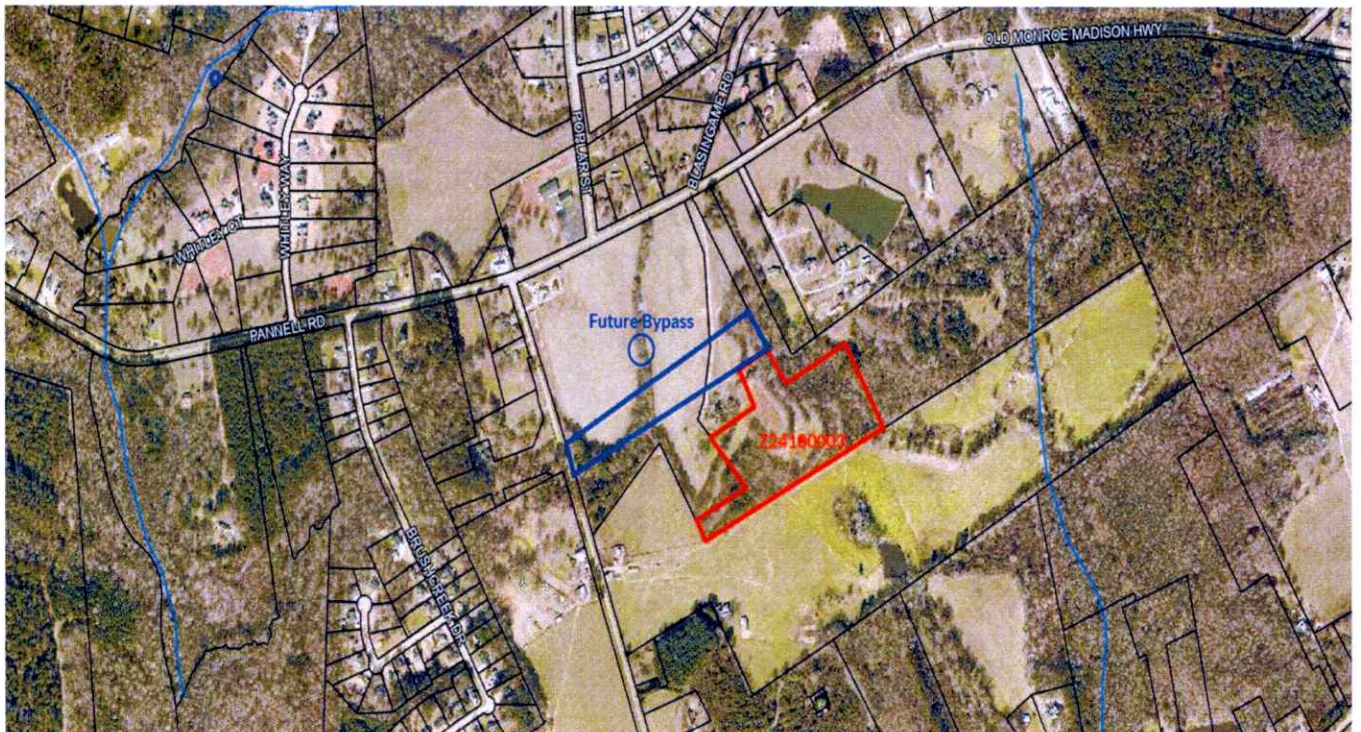
Address: 1203 Old Monroe Madison Highway, Monroe, Georgia 30655

Map Number/Site Area: C1670104B00

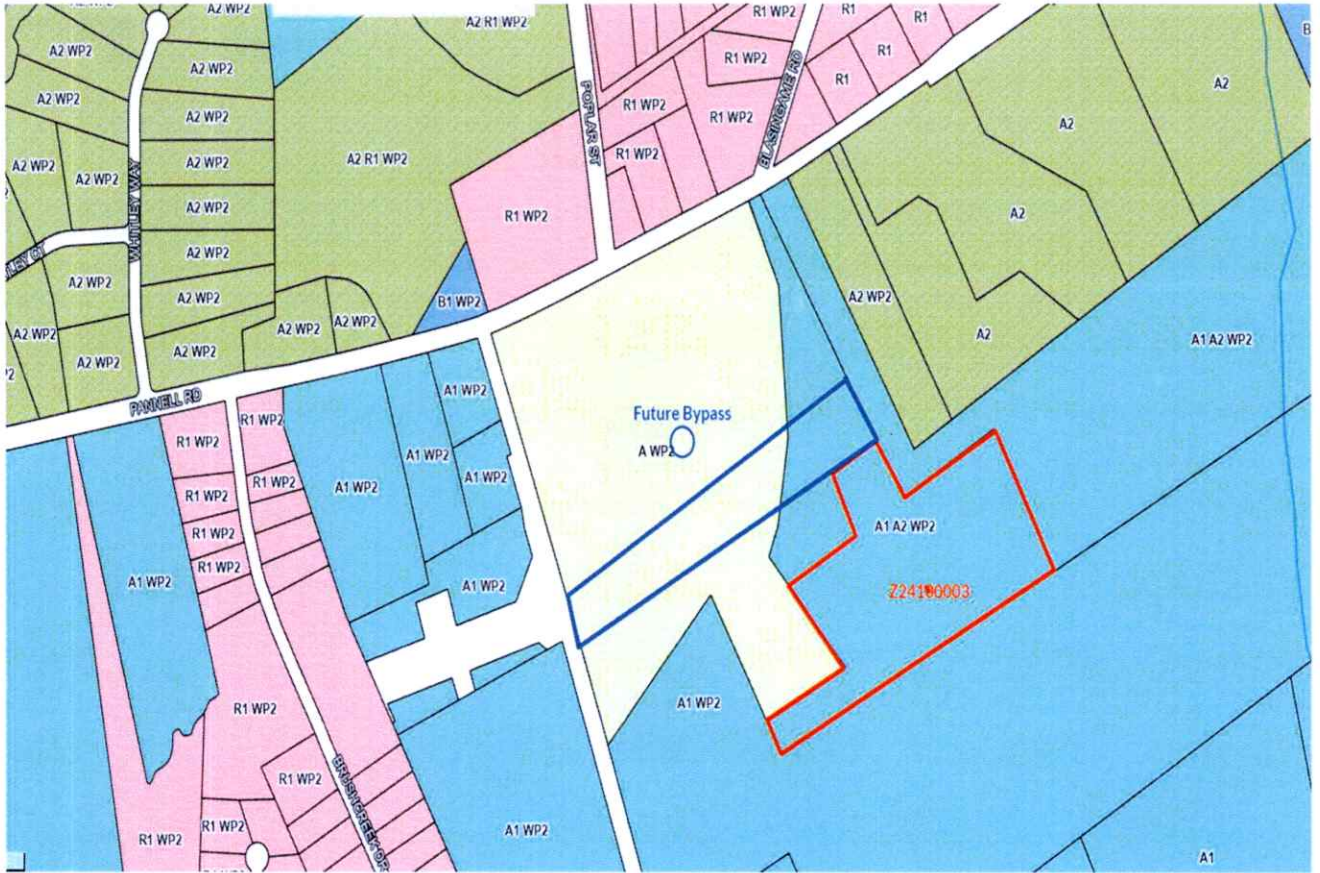
Character Area: Employment Center

District 4 Commissioner-Lee Bradford Planning Commission-Michelle Trammel

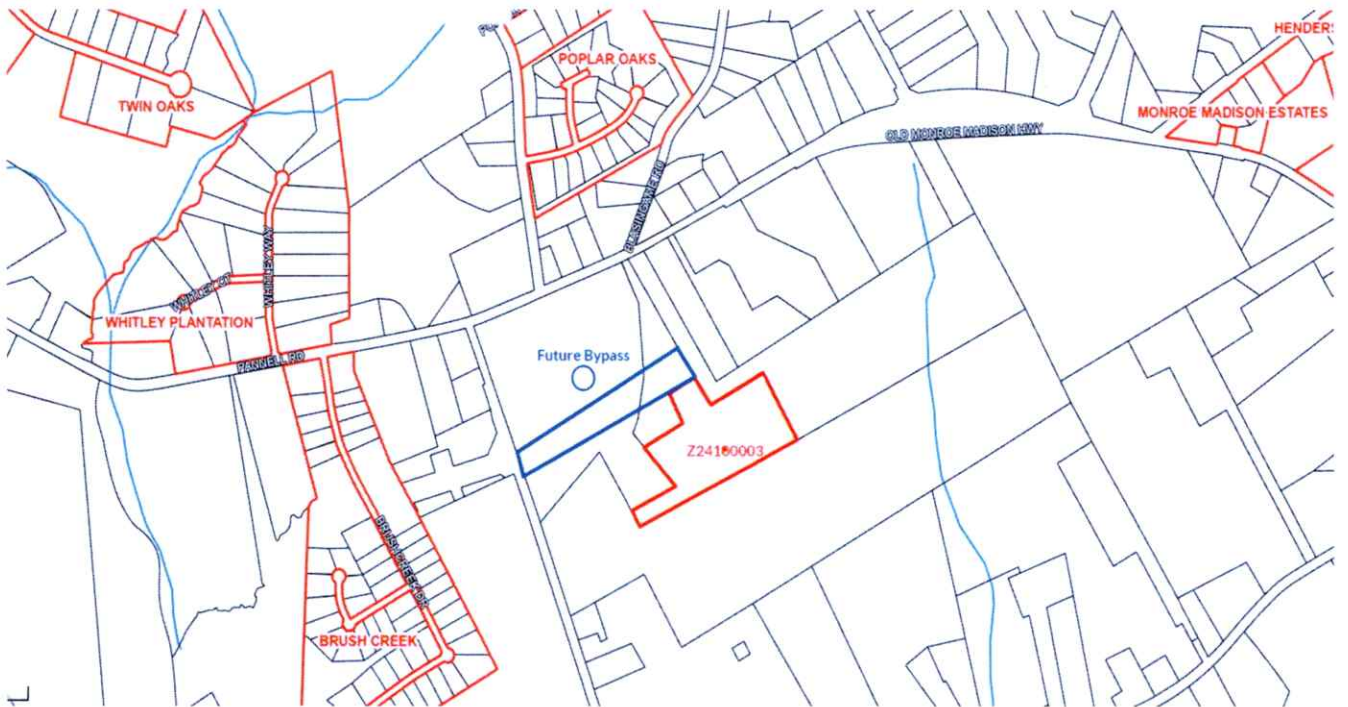
Existing Site Conditions: Property consists of 20.00 acres with a house. The house will be split off of this property so only 14.00 acres is being requested to be rezoned to B3.



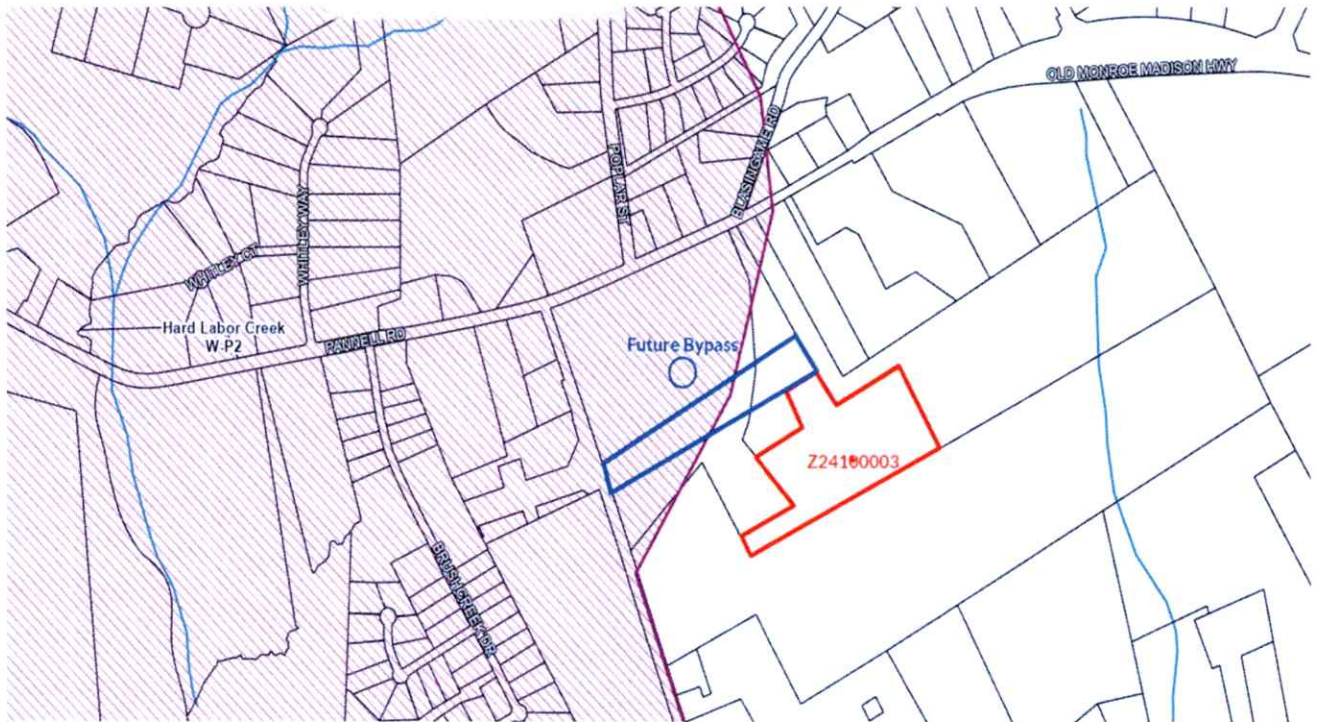
The surrounding properties are zoned R1, A1, A2 and A.



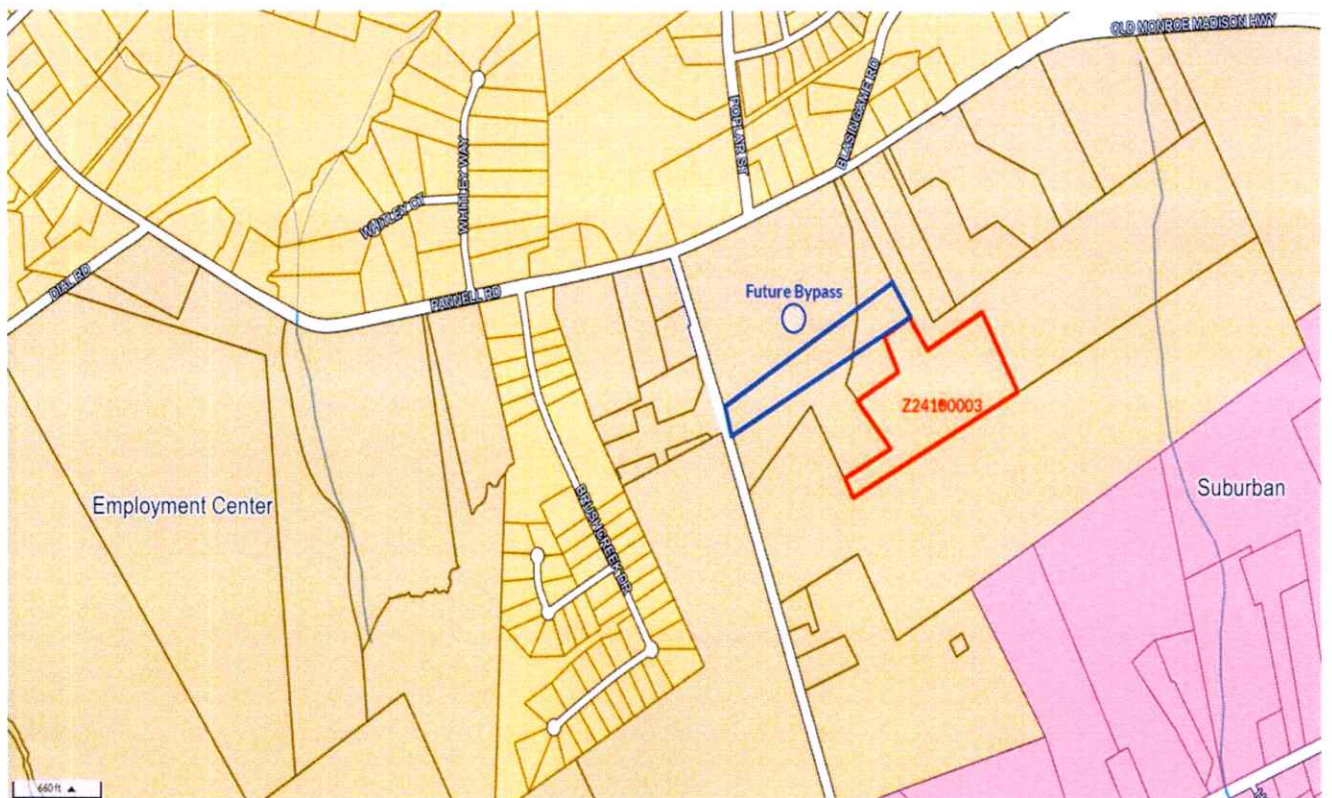
Subdivisions surrounding property:



The front part of the property at Old Monroe Madison Highway is in Hard Labor Creek Watershed.



The Future Land Use Map for this property is Employment Center.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval if the new by-pass roadway is maintained by GDOT.

Sheriffs' Department: The increased residential population in the county as a whole will cause increased response times across the board for calls for service. Increased manpower will have to be added to the Uniform Patrol division soon to address this problem. Increased response times for calls for service will result in county wide citizen complaints.

Water Authority: This parcel is not currently served by Walton County.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire hydrants shall be located within 500'ft. Provide fire apparatus access road.

Fire Department Review: Added fire risk with large combustible materials.

Board of Education: Will not impact the Walton County School System.

DOT Comments: Will require coordination with Georgia DOT. Please have applicant coordinate with CHash@dot.ga.gov, JDestin@dot.ga.gov, AAlvarez@dot.ga.us

City of Monroe: From Logan Propes: Our only comment would be to ensure that the truck bypass isn't overloaded with new curb cuts which will eventually clog up the bypass with slowed traffic in the long term. Existing access points/curb cuts are appropriate.

PC Action 11/7/2024:

- 1. Z24100003-Rezone 14.00 acres from A1/A2 to B3 for commercial parking- Applicant/Owner: Dennis McMillan-Property located on 1203 Old Monroe Madison Hwy (Hwy 11 Bypass)/Map/Parcel C1670104B00-District 4.**

Presentation: David Elder who lives at 123 Bear Creek Lane in Bogart, Georgia represented the case. He is a Land Planner and is working with Dennis McMillan. He stated that 12 years ago Dennis McMillan purchased 95 acres which has a pasture on it, but it has been impacted due to the bypass going through it and it is a hindrance for him using his property. Since the bypass has come in, they have created a parcel proposing to use it for outdoor storage trailer parking and utilize it for all trucks that may be using the bypass. There is a residence and an old cemetery, and they have designed it where this will be buffered, and the cemetery protected. They have curved out 1.69 acre for the residence. The site plan that was presented was a conceptual plan in nature. Property has a good buffer of vegetative and trees on the rear side, stream buffer on the right side provided additional screening.

Speaking: Randy Jenkins who lives at 1198 Old Monroe Madison Highway spoke. He is okay with the house and the pasture not being disturbed.

Tim Hinton stated that Georgia DOT will require applicant to implement requirements, and this property would now be Highway Corridor and Ms. Parker advised him that this property is characterized as Employment Center, and this allows for commercial. There will be fencing perimeters which would be an opaque fence or screening fence. Mr. Hinton asked about security and the hours of operation and was advised that they would have security, and the hours of operation will be 7:00 a.m. to 8 or 9:00 p.m. Mr. Elder stated that the facility will be gated, and the people will need to register for a space and be given a gate code and this can be utilized by using the internet, but Mr. Elder said that they have not explored lighting yet. Tim Hinton advised that down lighting is appropriate.

Timothy Kemp asked about parking tractor trailers and is it for different size trailers and haulers. They would be stored overnight but would someone be staying in their truck overnight and Mr. Elder answered no.

Mr. Elder stated that he worked with the Caterpillar Plant in Athens and vehicles can come in 7 to 9 times at various times and some may get stacked up.

Timothy Kemp said that this will not accommodate any parking outside the gate.

It was discussed that the customer would go online and select a spot and select payment within the time frames.

Michelle Trammel asked if this would primarily be for big trucks and Mr. Elder stated he wouldn't say that because some could be for small travel trailers. On the site plan there are different size parking spaces. He went on to say that some homeowners association will not allow motor homes etc. in someone's yard so this will be a great place that someone can put them.

Tim Hinton asked whether this would be for some short term and some long term and Mr. Elder stated that it was correct.

Recommendation: Michelle Trammel made a motion to recommend approval with conditions that the entrance be off the bypass and follow recent guidelines that have been approved for outdoor storage for commercial vehicles with a second by Timothy Kemp. The motion carried unanimously.

Rezone Application # 224100003
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-7-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-3-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

C1670184B06
Map/Parcel C1670-00000-104-B00
Applicant Name/Address/Phone # DENNIS L. McMILLAN
465 Pleasant Valley Rd.
MONROE, GA 30655
770-480-4420
E-mail address: ryanreeservice@
yahoo.com
Phone # 770-480-4420

Property Owner Name/Address/Phone
DENNIS L. McMILLAN
* 1203 Old Monroe Madison Hwy
MONROE, GA 30655
770-480-4420
 (If more than one owner, attach Exhibit "A")
Phone # 770-480-4420

Location: 1203 Old Monroe Madison Hwy. **Requested Zoning** REZONE FOR (B3) COMMERCIAL **Acreage** 14.0 Acres only
Existing Use of Property: Residential Real property 18.0 acres *Site Plan says 14.36 acres*
Existing Structures: NONE
The purpose of this rezone is COMMERCIAL PARKING

Property is serviced by the following:

Public Water: N/A **Provider:** - NONE - **Well:** n/A
Public Sewer: N/A **Provider:** - NONE - **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** 9/26/2024 **Date** \$ 650.00 **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 A1/A2 **Surrounding Zoning:** North R1 South A1
 East A1 A2 West A

Comprehensive Land Use: Employment Center **DRI Required?** Y N

Commission District: 4-Lee Bradford **Watershed:** Hard Labor **TMP**

Creek (front of property)

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;

Residential- Real
Owned by applicant

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

In my opinion- none.

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;

Safe parking for Commercial /semi
transportation vehicles

DLH

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

very suitable

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

raw land 600+ years

[Handwritten signature]

David Elder
Red Rock Design
P.O. Box 1122
Jefferson, GA 30549

October 03, 2024

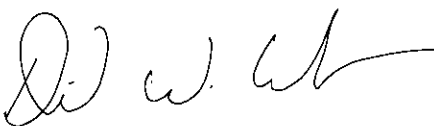
Charna Parker
Walton County Planning Department
126 Court St. Annex I
Monroe, GA 30655

To Whom It May Concern:

Mr. Dennis McMillan would like to request a Rezoning for an 14.36 acre tract he owns in Walton County to B3. The tract is Tax Parcel C1670104800. The subject property is located on the southern side of the new S.R. 83 Bypass and is described as 1203 Old Monroe Madison Highway in Walton County, GA. Mr. McMillan intends to develop a commercial outside parking facility on this tract of land. This parcel is not part of a recorded subdivision and is currently Zoned A1 A2. Our firm has been working with Mr. McMillan to develop the conceptual layout which is included with this request. The proposed development will feature graveled drive aisles and parking areas. Per the Walton County code, the project will be buffered from the surrounding residential land uses, largely by existing vegetation. The vegetation will be augmented with additional plantings or fences as necessary. The large size of the land allows for the project to have multiple phases, with demand ultimately dictating construction. The project is not proposed to be served by public water at this time, as no office is proposed initially. No on-site septic systems is proposed for this property.

Based on their intended use, Red Rock Design is making application and a formal request for a Rezone from A1 A2 to B3 on the aforementioned parcel. If approved, this will permit commercial development of this parcel as an outdoor parking facility. We are making this request on behalf of Mr. Dennis McMillan.

Thank you very much for your consideration of this matter,
David Elder



Land Planner
678.227.4545



valart.services2020 at gmail.com



678.277.4545
P.O. BOX 1122
JEFFERSON, GA 30649
valentines@cs2020@gmail.com

**MONROE
OUTDOOR
STORAGE**
1203 OLD MONROE
MADISON HWY
MONROE, GA 30655
WALTON COUNTY
A 14.36 ACRE LOT +/-
TAX PARCEL #: C1670104B00
EXISTING ZONING: A1 A2
PROPOSED ZONING: B3

REVISIONS	DATE



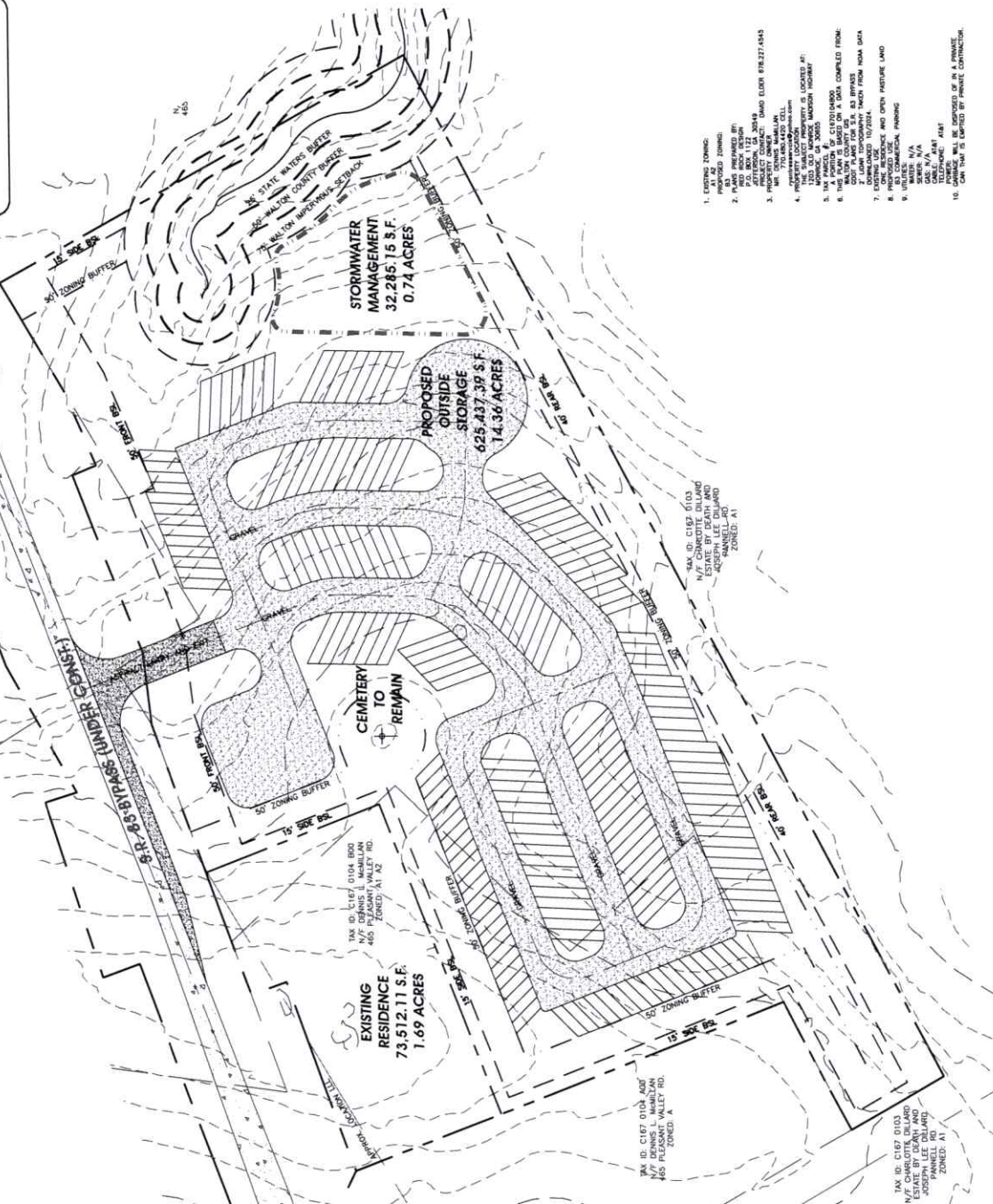
DATE
10/03/24

**REZONE CONCEPT
PLAN
(NOT FOR FINAL
RECORDING)**

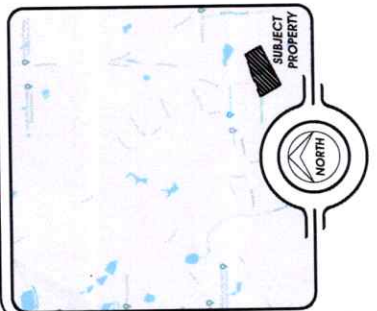
**SHEET
1 OF 1**

- GENERAL NOTES:**
1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. THE PROPERTY IS ZONED A1 A2 AND ITS CURRENT USE IS NOT CONFORMING.
 3. THE PROPOSED PROJECT WILL BE ACCESSED BY AN EXISTING DRIVEWAY LOCATED ON THE WEST SIDE OF THE PROPERTY.
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 8. THE PROPOSED PROJECT WILL BE ACCESSED BY AN EXISTING DRIVEWAY LOCATED ON THE WEST SIDE OF THE PROPERTY.

- PROJECT INFORMATION:**
1. TOTAL SITE AREA IS 14.36 ACRES.
 2. THE PROPERTY IS ZONED A1 A2 AND ITS CURRENT USE IS NOT CONFORMING.
 3. THE PROPOSED PROJECT WILL BE ACCESSED BY AN EXISTING DRIVEWAY LOCATED ON THE WEST SIDE OF THE PROPERTY.
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- 1. EXISTING ZONING:**
A1 A2 (RESIDENTIAL SINGLE-FAMILY)
A1 A2 (RESIDENTIAL SINGLE-FAMILY)
- 2. PLANNING PREPARED BY:**
RED ROCK DESIGN
- 3. PROJECT CONTACT:**
DANIEL ELLER 770.237.4543
daniel@redrockdesign.com
- 4. THE SUBJECT PROPERTY IS LOCATED AT:**
1203 OLD MONROE
MADISON HWY
MONROE, GA 30655
- 5. THE SUBJECT PROPERTY IS COMPRISED OF:**
A. PORTION OF WALTON COUNTY PARCEL 6026 000 000 (TAX ID: C167 0104 B00)
B. WALTON COUNTY PARCEL 6026 000 000 (TAX ID: C167 0104 B00)
C. WALTON COUNTY PARCEL 6026 000 000 (TAX ID: C167 0104 B00)
- 7. EXISTING USE:**
A. RESIDENTIAL SINGLE-FAMILY
B. RESIDENTIAL SINGLE-FAMILY
C. RESIDENTIAL SINGLE-FAMILY
- 8. PROPOSED USE:**
A. OUTDOOR STORAGE
B. OUTDOOR STORAGE
C. OUTDOOR STORAGE
- 9. UTILITIES:**
A. WATER
B. SEWER
C. GAS
D. TELEPHONE
- 10. CON THAT IS EMPLOYED BY PRIVATE CONTRACTOR.**



24 HOUR CONTACT
770.237.4543
PROFESSIONAL ENGINEER
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www.redrockdesign.com

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