

**Rezone Z21030021
Staff Analysis**

Commission District: 1 Warren

Planning Commission Hearing Date: 05-06-2021

Board of Commissioners Hearing Date: 06-01-2021

Parcel ID: Map C0440013K00

Acreage: 1.20

Applicant:

Alic Scrinic

6365 Highway 81

Loganville, Georgia 30052

Owner:

Donna Shave & Roland Lanctot Trustees

1767 Sunset Ridge Drive

The Villages, Florida 32162

Property Location: Nathan Boulevard

Current Character Area: Highway Corridor

Current Zoning: B1

Request: Rezone 1.20 from B1 to B3 to park tractor trailers.

Staff Comments/Concerns:

Article 6 - 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 1.20 acre tract is located on Nathan Boulevard. The surrounding properties are zoned A1, M1, B1 and B3.

Zoning History:

96461 NATHAN CASWELL W19/118 A-1/R-1 TO B-1 APPROVED

Character Area: The character area for this property is Highway Corridor.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends that a commercial driveway be installed if approved.

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

Water Authority: This area is served by an existing 8" diameter water main along on Nathan Blvd. (static pressure: 60 psi, Estimated fire flow available: 1,300 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: Provide a fire hydrant within 500 ft. of the building.

Board of Education: No impact on the Walton County School System.

Development Inspector: No comment received

DOT Comments: May require GDOT coordination.

Archaeological Information: No comment received

PC ACTION 5/6/2021:

- 1. Rezone – Z21030021– Rezone 1.20 acres from B1 to B3 to park tractor trailers – Applicant: Alic Scrinic/Owners: Donna Shave & Roland Lanctot Trustees – Property located on Nathan Blvd-Map/Parcel C0440013K00 – District 1.**

Presentation: Alic Scrinic represented the case. He is buying the property and wants to park tractor trailers for his business and plans to build small warehouse in the future.

Pete Myers asked if he understood the restrictions for outdoor storage. Alic Scrinic stated that he understood.

Speaking: None.

Recommendation: Pete Myers made a motion to recommend approval as submitted with a second by John Pringle. The motion carried unanimously.

Rezone Application # Z21030021

Planning Comm. Meeting Date 5/6/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 6/1/2021 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0440013 K00

Applicant Name/Address/Phone #

Alic Serinic
6365 HWY 81
Loganville GA 30052

Property Owner Name/Address/Phone

Donna SHAVE
Roland Lanctot
1767 sunset Ridge DR
THE Villages 32162
(If more than one owner, attach Exhibit "A")

Phone # 678-717-8668

Phone # 352-391-1063

Location: NATHA BLVD Requested Zoning B3 Acreage 1.20

Existing Use of Property: VACANT

Existing Structures: VACANT

The purpose of this rezone is Rezone from B1 to B3 FOR
outside storage (parking of tractor trailers)
building WHAREHOUSE in the future

Property is serviced by the following:

Public Water: Provider: _____ Well: _____

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 03-26-21

Fee Paid \$ 400.00

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 B1

Surrounding Zoning: North AIR1 South MIB3
East B1 West M1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N

Commission District: 1-Warren Watershed: Alcovy River ^{W-P1} 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;

Business

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

will add 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;

n/a

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

Gain to the public

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

It's suitable because business
is all around

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

Since 2004

**AUTHORIZATION
BY PROPERTY OWNER**

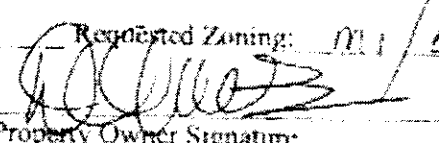
I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/~~Conditional Use~~ Application

Name of Applicant: ALIC SCRIVIE
Address: 6365 HWY 81 Loganville GA 30052
Telephone: 678-717-8668
Location of Property: LOT 19 NATURAL BOND
LOGANVILLE, GA 30054
Map/Parcel Number: C044013400

Current Zoning: B1

Property Owner Signature

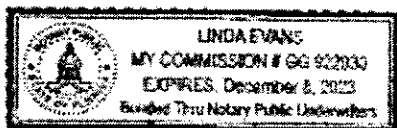
Requested Zoning: M1/B3

Property Owner Signature

Print Name: ROLANDA LOWDER
Address: 1767 SUNSET RIDGE DR
32162
Phone #: 352-391-1063

Print Name: DONNA SHAVE
Address: 1767 SUNSET RIDGE DR
32162
Phone #: 352-391-1063

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.


Notary Public 3-24-21
Date



by means of physical presence or
 online notarization

A.C.E.
 ACCOY CONSULTING ENGINEERING
 AND ASSOCIATES, LLC

1100 Peachtree Street, N.E.
 Suite 1000
 Atlanta, Georgia 30324
 Phone: 404.525.1000
 Fax: 404.525.1001
 www.ace-engineers.com

Professional Seal
 License No. 10000
 State of Georgia
 The above and any separate specifications, drawings, or reports prepared by the undersigned are hereby certified to be true and correct and that the undersigned is a duly Licensed Professional Engineer in the State of Georgia and is duly Licensed in the State of Georgia.



CONCEPTUAL PLAN
PROPOSED SCRINIC'S WAREHOUSE

PARCEL: 04-48013000
 LAND LOT: 76 & 77
 DISTRICT: 4TH
 NATHAN BOULEVARD
 WILKINSON COUNTY, GA

DATE: 2/12/2021
 SCALE: 1" = 20'

OWNER / DEVELOPER
 DONNA E. SHAVE &
 ROLAND J. LINDGREN
 190 SUNSET RIDGE DR
 THE HILLSIDES PL 31102

24-HOUR EMERGENCY CONTACT
 A/C SCRINIC
 678-217-4868
 ascrinic@ace.com

NO.	DATE	DESCRIPTION

JOB NO. & 15-111
 C-1



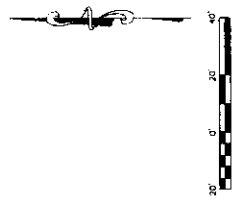
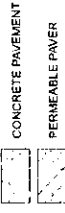
VICINITY MAP
 N.T.S.

SITE ANALYSIS

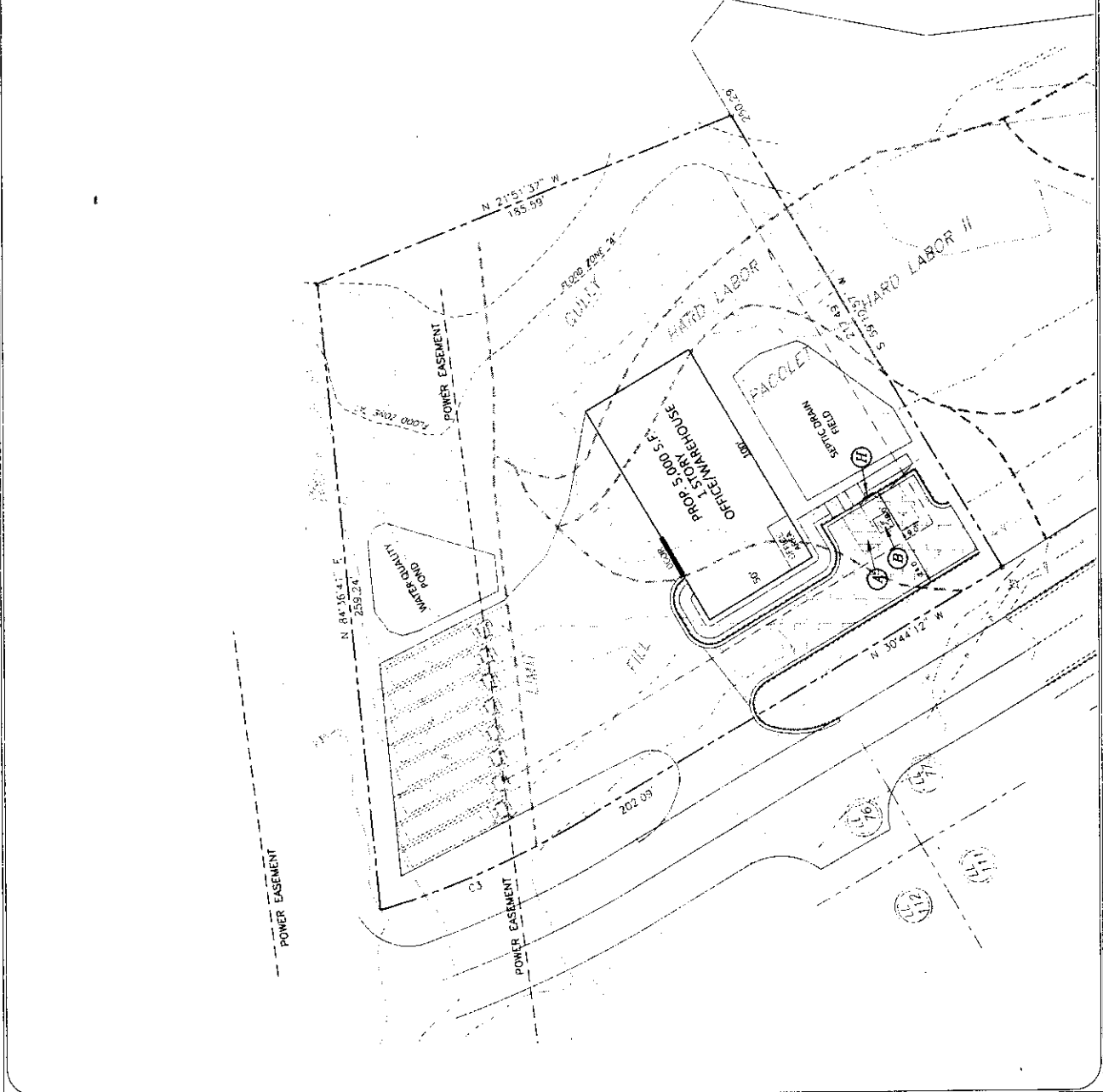
PROP. OFFICE/WAREHOUSE 5,000 S.F.
 OFFICE 200 S.F.
 WAREHOUSE 4,800 S.F.
 TOTAL AREA 1.20 AC.
 ZONED B-1, WP-1.

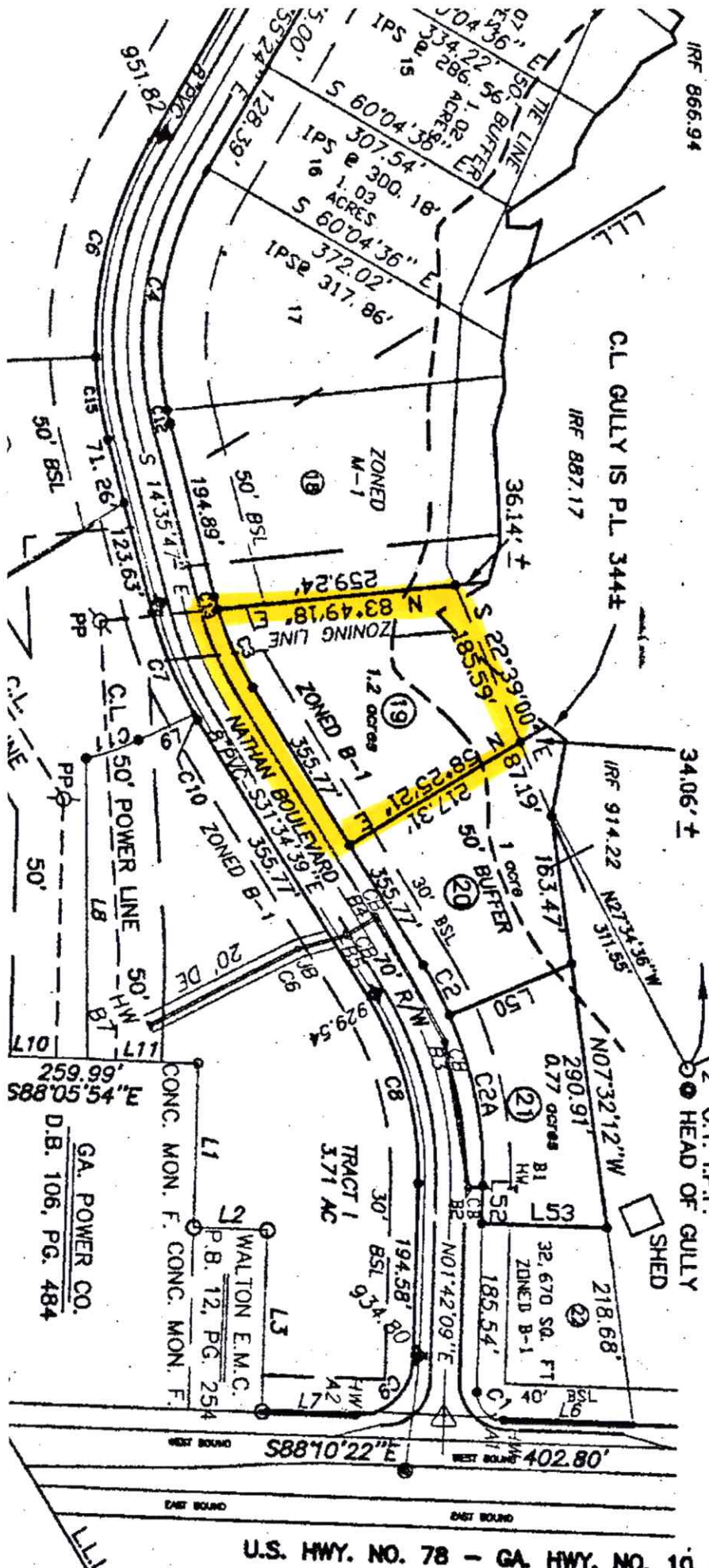
REQUIRED
 1.0 SP. / 200 S.F. OFFICE 1 SPACES
 1.0 SP. / 1,000 S.F. WAREHOUSE 5 SPACES
 TOTAL REQUIRED 6 SPACES
 TOTAL PROVIDED 12 SPACES
 H.C. SPACES REQ. 1 SPACES
 H.C. SPACES PROVIDED 1 SPACES

PAVEMENT LEGEND



GEORGIA811
 www.Georgia811.com





C2A	S 10°52'43" E	435.00
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U.S. HWY. NO. 78 - GA. HWY. NO. 10

I need a space to park my trucks and trailers
(outside storage) and planning to build a
warehouse in the future to expand my business.

Alic Scrinic





Z21030021 – Nathan Boulevard



