



Planning and Development Department Case Information

Case Number: Z23070022

Meeting Dates: Planning Commission 09-07-2023
Board of Commissioners 10-03-2023

Current Zoning: A2/R1

Request: Rezone 18.25 acres from A2/R1 to B2 with conditional use for outside storage for boats & RVs

Address: Pannell Road & Poplar Street, Monroe, Georgia 30655

Map Number: C1670009

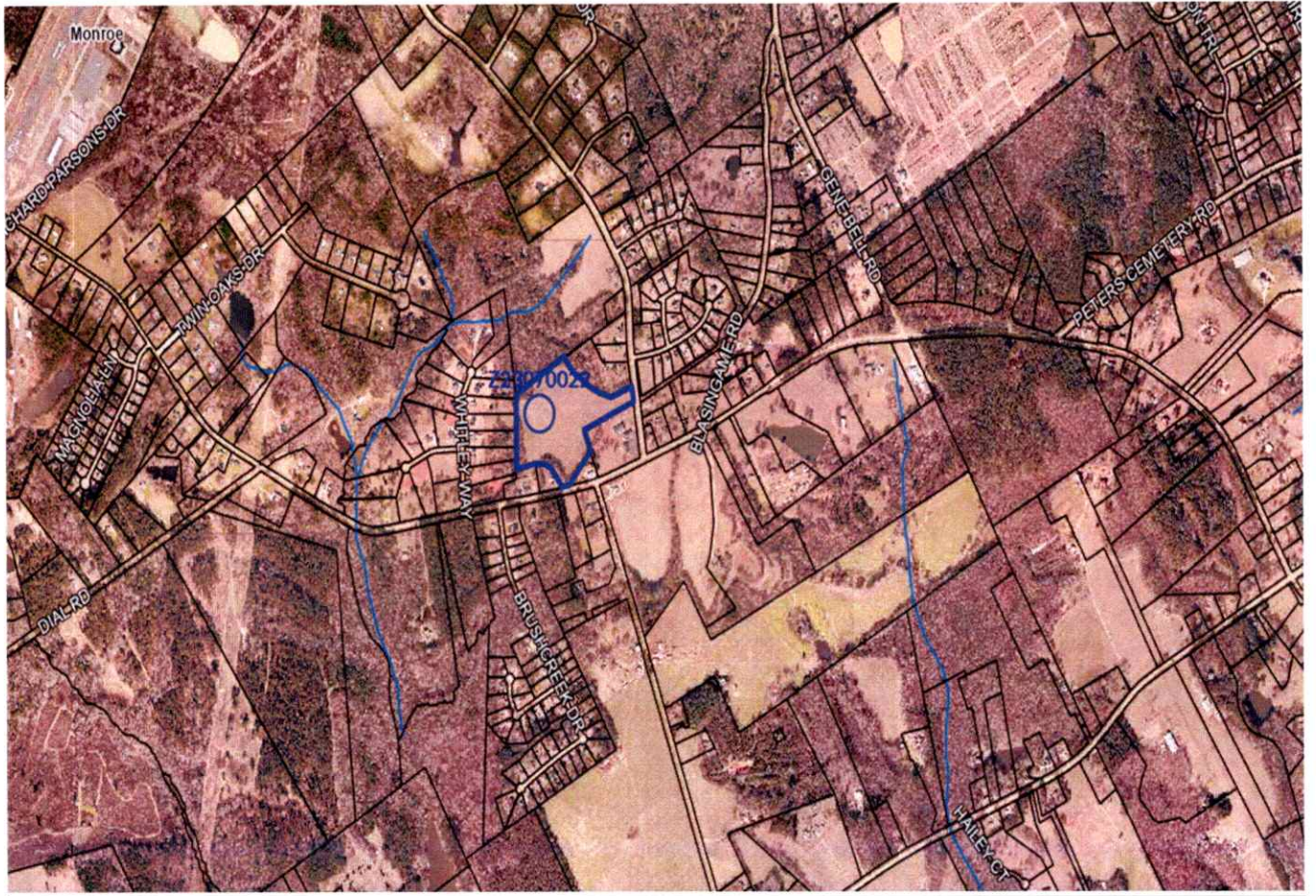
Site Area: 18.25 acres

Character Area: Neighborhood Residential

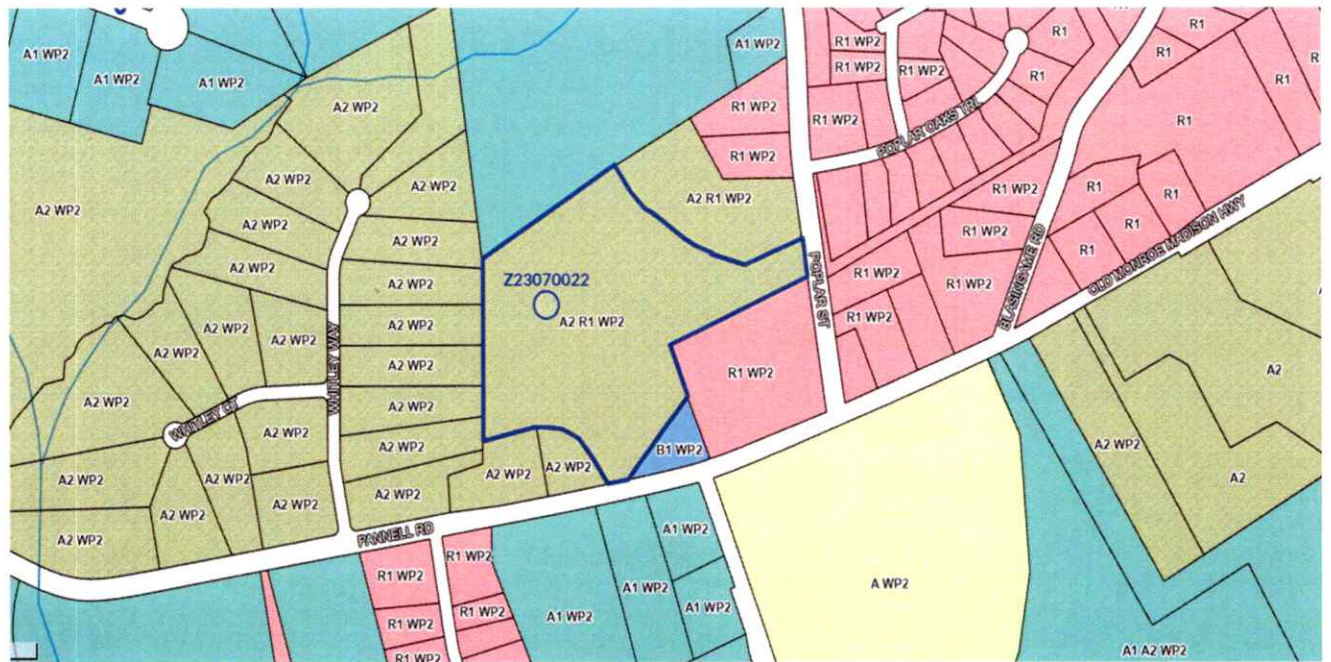
District 6: Commissioner –Kirklyn Dixon Planning Commission – Timothy J Kemp

Applicant:
Red Rock Design
(David Elder)
P.O. Box 50
Bogart, Georgia 30622

Owner:
Dennis McMillan
465 Pleasant Valley Road
Monroe, Georgia 30655



Existing Site Conditions: Property consists of 18.25 acres.



The surrounding properties are zoned R1, B1, A2 and A1.

Subdivisions surrounding property:



Property is in the following Watershed (Hard Labor Creek):



Staff Comments/Concerns:

Article 6 Regulations:

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: No History

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends that a sight distance study be conducted for the Pannell Road entrance location and that if approved, both driveway locations may need to have a center turn lane and proper decel lanes for safety reasons to access locations. Public Works also recommends to install commercial driveways at both locations if approved.

Sheriffs' Department: Will not impact the Walton County Sheriff's Office.

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

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Fire hydrant shall be located within 500 ft. of property due to large amounts of vehicles stored with no 24 hr. surveillance property has a high hazard of combustible materials.

Fire Department Review: Possible heavy fire risk with the number of vehicles planning on being on the property. Fire spread with combustibles on sight will occur rapidly.

Board of Education: This will have no effect on the Walton County School District.

DOT Comments: Will not need to coordinate with Georgia DOT.

City of Monroe: Per Logan Propes - Monroe doesn't really have a direct interest per se but the requested rezoning does not appear to comport to the 2020 Character Area map, noting it as residential neighborhood. Traffic would likely not be a huge issue and impactful to the nearby bypass and that would be our main concern: keeping the truck bypass traffic flowing well. However, once the land is zoned B2 that all could change in the future as other commercial-type operations beyond RV/boat storage could be permitted on the property.

PC ACTION 9/7/2023:

Z23070022-Rezone 18.25 acres from A2/R1 to B2 with conditional use for Outside storage of boats & RVs-Owner: Red Rock Design-Owner: Dennis McMillan-Property located at Pannell Rd & Poplar St-Parcel C1670009-District 6.

Presentation: David Elder represented the case. He has been working with the owner, Dennis McMillan, who has owned the property for 10 years. He stated that it is all pasture and some trees on the perimeter. The land was cleared for a pasture and has been used in the same fashion for a long time. Mr. McMillan also owns property south behind the nursery across the road. Mr. Elder stated that they considered both properties but this one was the best suited because it is tucked back from the road frontage because this type of use for the property will not need road frontage. Mr. Elder explained that there are residential uses, a convenience store and a couple of churches in the vicinity. They have tried to adhere to everything in the code that adheres to buffers. There is already a 50 ft. required buffer around the existing residential and where there is no buffer, they will add a vegetative buffer. He stated that this is important to consider this with the HOA and the stipulations that they put on property owners like not allowing campers or RVs to park on their property. The community is increasing with more roof tops and the HOA does tell homeowners that they can't have things like this on their property. This request for outdoor storage will consolidate that need because property owners need some place to put things that can't be put on their property. Please consider passing this request because some HOA says you can't park things in your driveway, side yard or anywhere on their property then this will be a great place for people to store their stuff and this is a good solution for this. Speaking from someone who has served on their HOA for a long-time people don't like you telling them that they can't store things on their own property that this is an excellent location due to the minimal grading and it doesn't occupy a visible road frontage and would be a great place for this. Timothy Kemp stated you mentioned about HOA and storing in the yard and so forth, but do you think it is feasible to have storage next to someone else's house? Mr. Elder responded by saying it is difficult never to be next to someone else's house as you can see in the other presentations tonight. Mr. Elder advised that on Qpublic there are homes on Whitley Way that are 450 ft. behind the homes to the rear property line and then there is a 50 ft. buffer and that gives you 500 ft. from these homes to this property. He stated that the concerns are valid, but it is hard to find a piece of property that does not have any impact on homes around it. Timothy Kemp asked were the churches not opposed to this and Mr. Elder stated that as far as he knew they were not.

Speaking: Brad Jordan spoke and stated that he and his wife Susan live at 1401 Poplar Oaks Trail. He stated that 4 years ago they bought the house they are in after living in DeKalb for 30 years. Increased crime in DeKalb County drove them out of the home that they loved. They did their due diligence on the zoning and researched the property around the home they are living in now. He stated that if the outdoor storage is approved then it is out of character. He stated that they are asking for a 200+-space lot. There are plenty of commercial areas for this. This will be an eyesore and eventually they would probably allow tractor trailers to park there. He stated there would be lots of trash and they would still be able to see it even with an 8 ft. fence. He stated that he has seen a drive by storage with only 50 units and it is an eyesore. He is concerned about pollution, vandalism and crime. He provided a petition with signatures of 36 people that do not want this outdoor storage. They do not want the

junk. They would not be opposed to Mr. McMillan building nice homes there but not an RV storage lot.

Brian Shein spoke and stated that he has been in real estate for 20 years and he doesn't think this type of use should be on that property. There are 2 entrances, which are Poplar Street and Pannell Road. There are no businesses on Poplar Street and the only businesses on Pannell Road is Cowpens which is a small convenience store and when you go over the hill there it is very little site distance, and this could be dangerous and there could be fatalities and his concern if this is approved then eventually there will be tractor trailers parked there. He is concerned about leaking oil and gas or diesel into the drinking water.

Kenneth Braswell stated that he has lived in Walton County all his life except for about 8 years, and he owns the farm to the northwest corner. This farm has been in his family for 100 years and he does not want outside storage there. He stated that there is not enough buffer to put there so that when he goes out on his walk that he wouldn't be able to see them. He stated that this would be an eyesore and there would be crime. He stated that the church is not against it because Mr. McMillian donated a whole bunch of land to them.

Brian Atwell who lives at 2143 Whitley Way spoke in favor of the request stating that they bought in Walton County because there was a lot of country and they fell in love with the neighborhood. He stated that he is 5 miles from a beer and a taco. He stated that they have a boat, and he understands about Walton Counties growth, and he can see what is being done with expansion. He stated that he takes pride in his house and doesn't want 350 houses in his back yard or even 16 to 20 houses in the back yard. He would rather have something there like this than keep more houses being built behind him. Pannell Road is already a high traffic road. They would have to put in a passing lane. There are water issues and does not feel that this is the place for it. Ask for a survey and get it checked out. There are 2 neighbors that are at Panama City Beach that are against it. They would like a 150 ft. buffer with cedars because nobody wants to see an RV, but this would be the lesser of evils.

The applicant came back for rebuttal and stated that he appreciates all the concerns, and he knows there are people for it and against it. They looked and this would be an easy development site. They could go to single family or multi-family or higher commercial. He stated that whatever is put there will need to abide by the county rules. This is far less intensive. They will follow the staff recommendations. They will pay attention to the traffic, buffers, storm water detention pond. They will have to follow many rules and regulations because there will be many agencies involved. They will go through the process to assess and will do the checks and balances. This has been well thought out. He knows that there are concerns about traffic and stormwater and they will take all of this into consideration. They want to be good neighbors. This type of

business is a place where people can put their toys. The community is going to continue to grow. The owner's family has 110 acres, and it was an economic decision to have outside storage on this land. As development occurs this will be a great place for people to store their items. He hopes that people can see both sides of the coin and vote for this.

Recommendation: Timothy Kemp made a motion to recommend denial with a second by John Pringle. The motion carried unanimously.

Rezone Application # 223070022
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 9-7-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 10-3-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1670009

<p>Applicant Name/Address/Phone # RED ROCK DESIGN - DAVID ELDER P.O. BOX 50 BOGART, GA E-mail address: <u>david@redrockga.com</u> Phone # <u>678.227.4545</u> Location: <u>0 PANNELL RD.</u> <small>Poplar Street</small> Requested Zoning <u>B2</u> Acreage <u>18.25</u> Existing Use of Property: <u>VACANT PASTURE LAND</u> Existing Structures: <u>NONE</u> The purpose of this rezone is <u>TO ACHEIVE B2 ZONING WITH</u> <u>CONDITIONAL USE FOR AN OUTSIDE</u> <u>STORAGE FACILITY.</u></p>	<p>Property Owner Name/Address/Phone MR. DENNIS McMILLAN 465 PLEASANT VALLEY RD. MONROE, GA 30655 <small>(If more than one owner attach Exhibit "A")</small> Phone # <u>770.480.4420</u></p>
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Property is serviced by the following:

Public Water: _____ Provider: **NONE PROPOSED** Well: _____

Public Sewer: _____ Provider: **NONE PROPOSED** 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: 07/31/23 Fee Paid: \$ 650.00

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/R1 Surrounding Zoning: North R1 South A2
 East R1, B1 West A1

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y _____ N ✓

Commission District: 6-Kirklyn Dixon Watershed: Hard Labor Creek W-P2 TMP ✓

I hereby withdraw the above application _____ Date _____

**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: **RED ROCK DESIGN C/O DAVID ELDER**

Address: **P.O. BOX 50 STATHAM, GA 30666**

Telephone: **678.227.4545**

Location of Property: **PANNELL ROAD AT POPLAR STREET
MONROE, GA 30655**

Map/Parcel Number: **C1670009**

Current Zoning: **A2 R1 WP2** Requested Zoning: **B2**



Property Owner Signature

Property Owner Signature

Print Name: **MR. DENNIS McMILLAN**
465 PLEASANT VALLEY RD.

Print Name: _____

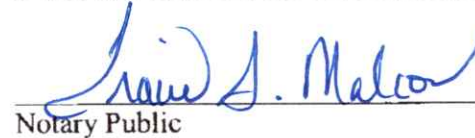
Address: **MONROE, GA 30655**

Address: _____

Phone #: **770.480.4420**

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.


Notary Public

7/31/2023
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;

The adjacent land uses are: A1 WP2 TO THE NORTH, A2 R1 WP2 TO THE EAST, R1 WP2 AND B1 WP2 TO THE SOUTH, AND A2 WP2 TO THE SOUTH AND WEST.

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

The current zoning of the property does not allow for its highest and best use. The property is located in an area of growth and expansion, but it is limited by its zoning.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

The land is less valuable as agricultural and residential land than as commercial land because its use is limited. The proximity to a growth corridor increases its value in concert with the proposed zoning.

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

The rezoning of this property will increase the burden on existing facilities, but the development will also add economic viability to the area to offset the increased use.

5. The suitability of the subject property for the zoned purposes; and
The proposed zoning of the land allows for an outdoor storage facility with conditional use, permitting development as proposed. The land is well suited for the proposed development given the gentle topography, and location.

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
The land has been vacant as zoned dating back to the 1955 as verified by aerial photos, and likely longer. The surrounding tracts began to develop as early as the 1980s.

David Elder
Red Rock Design
P.O. Box 50
Statham, GA 30666

July 31, 2023

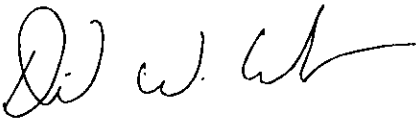
Charma Parker
Walton County Planning Department
126 Court St. Annex I
Monroe, GA 30655

To Whom It May Concern:

Mr. Dennis McMillan would like to request a Rezoning for an 18.25 acre tract he owns in Walton County. The tract is Tax Parcel C1670009. The subject property is located on the northern side of Pannell Rd. near the intersection with Poplar St. in Walton County, GA. Mr. McMillan intends to develop an outside storage facility for Boats and RVs on this tract of land. This parcel is not part of a recorded subdivision and is currently Zoned A2 R1 WP2. 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.

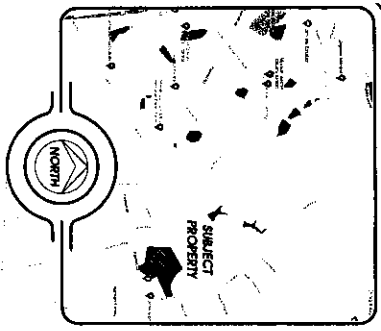
Based on their intended use, Red Rock Design is making application and a formal request for a Rezone from A2 R1 WP2 to B2 on the aforementioned parcel. If approved, this will permit commercial development of this parcel as an outdoor storage facility. We are making this request on behalf of Mr. Dennis McMillan.

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



Land Planner
678.227.4545





GRAPHIC SCALE 1" = 60'

NOTES:

1. SEE SHEET 07/31/23 FOR THE REZONE CONCEPT PLAN.

2. SEE SHEET 07/31/23 FOR THE REZONE CONCEPT PLAN.

3. SEE SHEET 07/31/23 FOR THE REZONE CONCEPT PLAN.

4. SEE SHEET 07/31/23 FOR THE REZONE CONCEPT PLAN.

5. SEE SHEET 07/31/23 FOR THE REZONE CONCEPT PLAN.

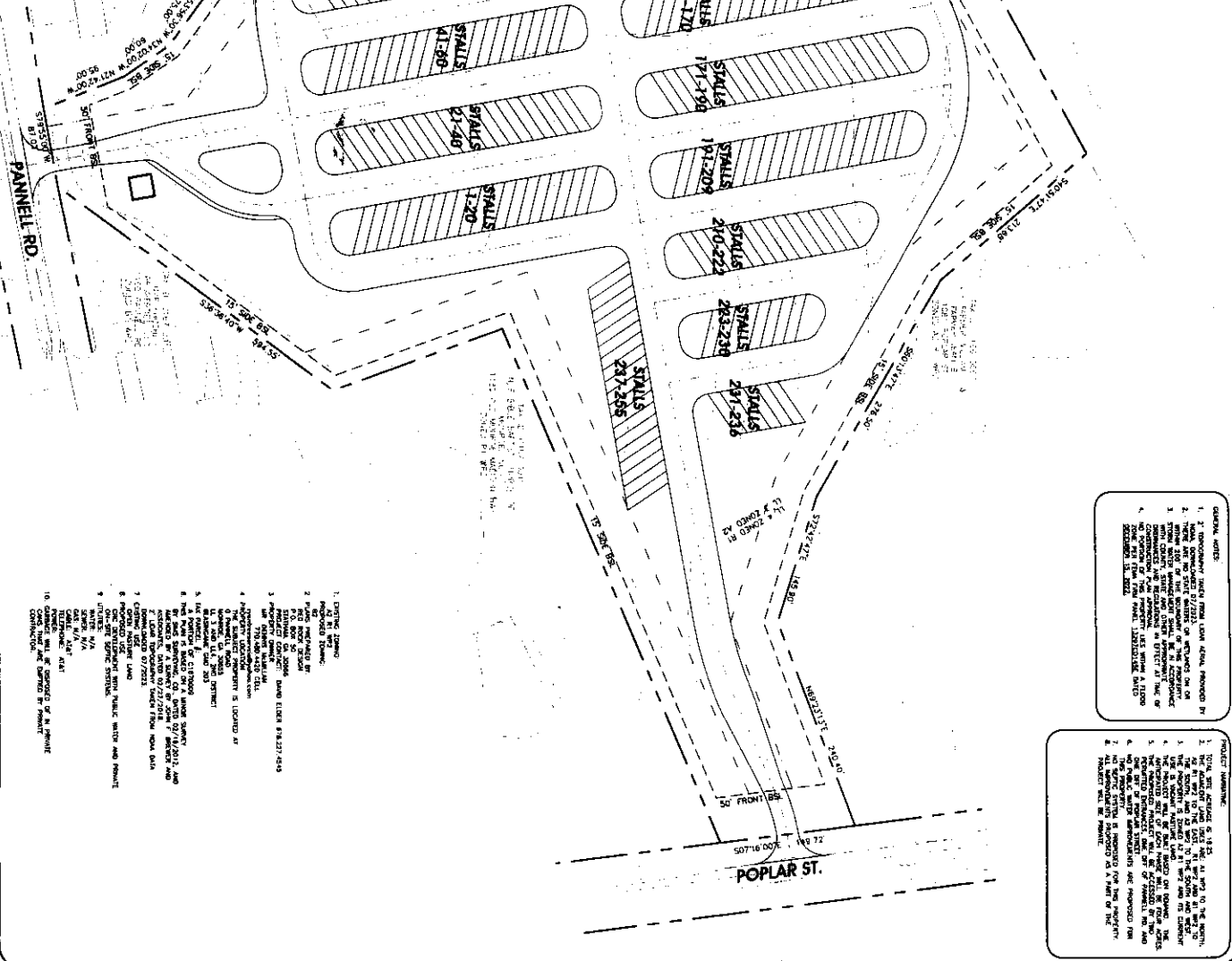
6. SEE SHEET 07/31/23 FOR THE REZONE CONCEPT PLAN.

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9. SEE SHEET 07/31/23 FOR THE REZONE CONCEPT PLAN.

10. SEE SHEET 07/31/23 FOR THE REZONE CONCEPT PLAN.



GENERAL NOTES:

1. THE PROPOSED LOTS ARE TO BE DEVELOPED AS A PART OF THE MONROE BOAT AND RV STORAGE PROJECT.
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PROJECT INFORMATION:

1. THE MONROE BOAT AND RV STORAGE PROJECT IS A PART OF THE MONROE BOAT AND RV STORAGE PROJECT.

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1. DURING THE REZONE CONCEPT PLAN, THE PROPOSED LOTS ARE TO BE DEVELOPED AS A PART OF THE MONROE BOAT AND RV STORAGE PROJECT.
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RED ROCK DESIGN

Land Planning, Engineering, Surveying

678.227.1495 | p.l@redrockdesign.com | address.p.2024

volkerisen@redrockdesign.com

MONROE BOAT AND RV STORAGE

0 PANNELL ROAD
MONROE, GA 30665
WALTON COUNTY

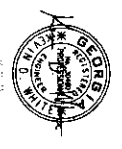
A 18.25 ACRE LOT

TAX PARCEL #: C1670009

EXISTING ZONING: A2 R1 WP2

PROPOSED ZONING: B2

REVISIONS	DATE



DATE 07/31/23

REZONE CONCEPT PLAN (NOT FOR FINAL RECORDING)

SHEET 1 OF 1



This petition has collected
23 signatures
using the online tools at www.ipetitions.com

Printed on 2023-09-07

15 online
21 Hand Copy
36 TOTAL

Pannell-Poplar - NO to Rezone

About this petition

RE: Rezone Case Z23070022 - Petition to deny request to change current zoning from A2/R1 to B2 (Conditional Use-RV and Boat Storage). Property located on corner of Old Madison-Monroe Highway and Poplar Street, Monroe, GA behind Bible Baptist Church

The Single-Family Residential/Agriculture (R1/A2) zoning matters to this community. We moved here for the limited commercial, agricultural and residential nature of this immediate area. We request this property remain as originally zoned.

RV and Boat storage does not serve our immediate community (jobs, etc.), brings potential for increased property crime, will add to light pollution from the needed security lighting and will make the property a potential eyesore from individuals outside our immediate community storing RV's and Boats they don't want to look at on their own property.

This will potentially decrease our property values and reduce the enjoyment of our homes that we bought with the expectation that the immediate surrounding properties would be utilized as zoned. We have no opposition to the property being used as zoned with the construction of nice single-family homes.

We respectfully request the Walton County, GA Planning Commission and Board of Commissioners decline this rezone request.

Names and contact information will ONLY be used for this petition and will not be shared with any other entities or persons other than the Planning Commission and BOC. Please only sign this electronic petition if you have NOT already signed the written petition. THANKS!

Please plan on attending the September 7, 2023 Planning Commission meeting at 6pm to help support this opposition. Attendance matters to get the commission's attention!

111 S. Broad Street/Monroe, GA (Historic Courthouse Building)

Signatures

1. Name: Brad Jordan on 2023-08-18 14:54:39
Comments:
Address: 1401 Poplar Oaks Trail
Monroe, GA
Zip Code: 30655
Phone::

2. Name: Susan Jordan on 2023-08-18 15:05:12
Comments: We want peace and quiet/rural. Big part of why we moved out here.
Address: 1401 Poplar Oaks Trl
Monroe, GA
Zip Code: 30655
Phone:: 4045094173

3. Name: John Hausenfluck on 2023-08-18 15:44:15
Comments: Don't destroy the ambience of our neighborhood!
Address: 1605 Glen Cove Ct
Monroe, Ga
Zip Code: 30655
Phone::

X Handed
SIG

4. Name: Mark Waters on 2023-08-21 11:14:16
Comments:
Address: 1400 Poplar Oaks Trl
Monroe, GA
Zip Code: 30655
Phone:: 7705006056

5. Name: Mabel Kiser on 2023-08-24 22:17:11
Comments:
Address: 803 Stone Creek Dr
Monroe GA
Zip Code: 30655
Phone::

6. Name: Mark T Lewis on 2023-08-25 19:40:08
Comments: Don't need this right behind a church.
Address: 1417 Poplar Oaks Trl
Zip Code: 30655
Phone:: 16787587484

7. Name: Kim Banks on 2023-08-25 21:13:15
Comments:
Address: 1417 Poplar Oaks Trail

Monroe, GA
Zip Code: 30655
Phone:: 678-618-6712

8. Name: Angel Shinn on 2023-08-26 15:29:39
Comments:
Address: 1621 Glen Cove Ct
Monroe, GA
Zip Code: 30655
Phone::

9. Name: Grace Austin on 2023-08-27 00:35:48
Comments:
Address: 640 Poplar Street
Zip Code: 30655
Phone:: 6788738517

10. Name: Christine Halbfoerster on 2023-08-27 18:50:44
Comments: Please stop the rezoning
Address: 2131 Whitley Way
Zip Code: 30655
Phone:: 9206323720

11. Name: Joseph Halbfoerster on 2023-08-27 18:52:18
Comments:
Address: 2131 Whitley Way
Zip Code: 30655
Phone::

12. Name: Adam Heffernan on 2023-08-28 19:58:21
Comments:
Address: 1425 Poplar Oaks Trail
Zip Code: 30655
Phone:: 4049338416

13. Name: Angela Heffernan on 2023-08-28 23:26:55
Comments:
Address: 1425 Poplar Oaks Trail
Monroe
Zip Code: 30655
Phone:: 4049338370

14. Name: Joe Tanner on 2023-08-30 20:45:52
Comments: This is a residential community and this rezoning is not appropriate for a residential community. As a new homeowner I strongly object to this proposal.
Address: 1030 Poplar Street

Zip Code: 30655
Phone:: (404)358-6735

15. Name: Billy Knight on 2023-08-31 20:26:19
Comments: THis is not commerciall property!
Address: 1433 Poplar Oaks Trail
Zip Code: 30655
Phone:: 7065403975

16. Name: Wendy Weaver on 2023-09-03 23:42:15
Comments:
Address: 2119 Whitley Way
Zip Code: 30655
Phone::

17. Name: Victoria Bower on 2023-09-04 00:44:47
Comments:
Address: 2137 Whitley Way
Monroe, Ga
Zip Code: 30655
Phone:: 423-316-5893

18. Name: Mike Bower on 2023-09-04 00:56:25
Comments: If the property owner wants to profit from this land, in keeping with the nature of the community, he could either develop 1 1/2 to 2 acre custom homes or sell it to a developer who would. If this property is rezoned to commercial status for RV and boats, it will eventually bring in 18 wheelers causing heavy, dangerous, & congested traffic in this agricultural/residential area, including resulting in decreased home & property values. We built in this community to get away from a business district. There is plenty of commercial property available near the Walmart Distribution Center and other businesses on Hwy 78.
Address: 2137 Whitley Way
Monroe, GA
Zip Code: 30655
Phone::

19. Name: Harrison Shinn on 2023-09-04 22:21:05
Comments:
Address: 1621 Glen Cove Ct
Monroe, GA
Zip Code: 30655
Phone::

Dupe of #8

20. Name: Keith on 2023-09-05 00:13:15
Comments: No
Address: 2131 Whitley
Zip Code: 30655

Dupe of #11

Phone::

21. Name: Lisa dubock on 2023-09-05 22:16:38
Comments:
Address: 1608 glen cove court
Monroe
Zip Code: 30655
Phone::

22. Name: Paul dubock on 2023-09-05 22:19:58
Comments:
Address: 1608 glen cove court
Zip Code: 30655
Phone::

23. Name: Dennis Nix on 2023-09-06 13:46:46
Comments: We are not in favor of the rezoning request. The current zoning of agriculture/residential fits the community and our adjacent residential subdivision. The owner and developer of the property are the only ones that will benefit. We moved to the area due to the rural/residential nature of the area. If we had wanted to live in a commercial neighborhood, we would have chosen that type of area to move to.
Address: 2313 Whitley Court
Monroe, GA
Zip Code: 30655
Phone::
