

Rezone Z22040007

Staff Analysis

Commission District: 2 - Banks

Planning Commission Hearing Date: 05-05-2022

Board of Commissioners Hearing Date: 06-07-2022

Parcel ID: Map C0510149

Acreage: 2.00

Applicant:

John S Hemphill

3382 Small Woods Lane

Gainesville, Georgia 30506

Owner:

Nicky Rodney Johnson

7527 Greens Mill Drive

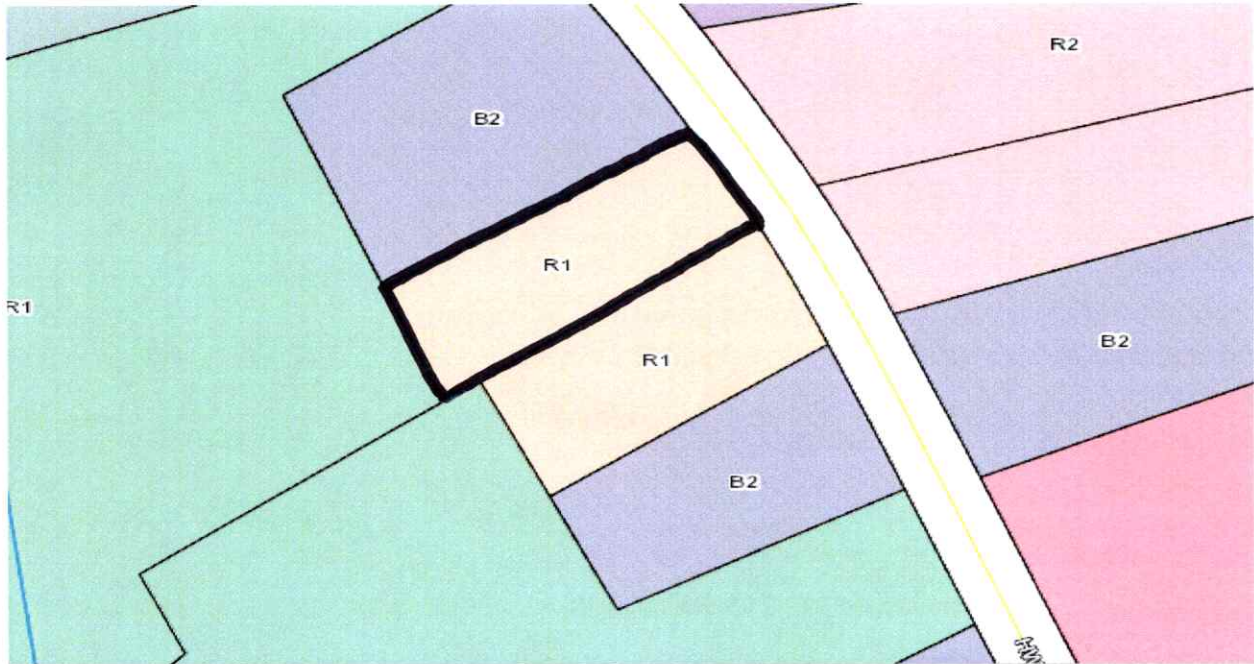
Loganville, Georgia 30052

Property Location: 2250 Highway 81



Current Character Area: Highway Corridor

Current Zoning: R1



Request: Rezone 2.00 acres from R1 to B2 to expand his mini-warehouses and outside storage; Reduce 50' buffer to 25' on southerly property line with addition of fence and landscaping and reduce distance between new buildings from required 26' to 20' to be consistent with existing storage building.

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.)

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
493110	Mini-warehouses and Self-Storage Units (1-4-2022)	Yes 9										P				P	P

Mini-Warehouses and Self-Storage Units (9) (1-4-2022)

Minimum standards for the use, site development, construction, and placement of self-service storage facilities and mini-warehouses shall be as follows:

A. General regulations.

(1) No wholesale or retail sales shall be permitted within a storage bay.

(2) As a principal use, a self-storage facility shall not occupy a site larger than ten acres.

(3) The only commercial activities permitted exclusively on the site of the self-service storage facility shall be rental of storage bays, pick-up and delivery of goods or property in dead storage, and the sale or rental of items related to moving and storage such as moving boxes, packing supplies and hand trucks.

(4) Storage bays shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; rehearsing or practicing utilizing band instruments; conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on site.

(5) Residential quarters for security purposes may be established on the site (see Article 6 Caretaker residence).

(6) A minimum six-foot fence or wall shall enclose the self-storage facility. Said fence or wall shall be constructed of brick, stone, masonry units, wood, chain link, cyclone, or other similar materials.

(7) Individual storage bays within a self-service storage facility shall not be considered a premises for the purpose of assigning a legal address in order to obtain an occupational license or any other governmental permit or licenses to do business.

(8) Except as provided, all property stored on site shall be entirely within enclosed buildings. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals are prohibited.

B. Access. A self-service storage facility shall be located on a lot that gains access from a local commercial or industrial street, a minor or major collector, or an arterial street.

(1) Buildings that are not sprinkled shall have 2 means of access.

C. Outside storage. 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 trailers, antique cars and other vehicles shall be permitted within a self-service storage facility provided the following conditions are met.

- (1) Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan submitted for approval by the county.
- (2) The storage area shall not exceed 25 percent of the total buildable area of the site.
- (3) The storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of a six-foot high opaque wall or fence. If existing vegetation or topography provides the required screening, then this wall or fence requirement may be eliminated.
- (4) Vehicles shall not be stored within the area set aside for minimum building setbacks.
- (5) 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.

D. Development regulations.

- (1) Separation between storage buildings.
 - a. If separate buildings are constructed, there shall be a minimum of 26 feet separating the individual buildings.
- (2) Maximum bay size. The maximum size of a storage bay shall be 450 square feet.
- (3) Maximum building height.
 - a. With the exception of the structure used for security quarters, the maximum height of a self-service storage facility shall be one story unless the board of commissioners approves additional stories.
 - b. The height of the building shall not exceed 12 feet.
- (4) Parking requirements.
 - a. Designated customer parking is not required; however, a minimum of five parking spaces shall be provided adjacent to the facility's leasing office, if a leasing office is located on site.
 - b. Interior parking. Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways may be used for both circulation

of traffic and user parking while using the storage bays. The minimum width of these aisle ways shall be as follows:

(1) Aisle ways shall be 30 feet between buildings

a. Prior to issuance of a certificate of occupancy, the traffic flow patterns in the aisle ways shall be clearly marked. Marking shall consist at a minimum of the use of standard directional signage and painted lane markings with arrows. In order to assure appropriate access and circulation by emergency vehicles and equipment, the fire department shall approve the turning radii of the aisle ways.

b. Dumpsters and trash receptacles. Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially-zoned properties and shall be adequately screened from view from all other adjacent properties and streets. (1-4-2022)

Staff Comments/Concerns: Mr. Hemphill owns the property at 2280 Hwy 81 where he has mini-warehouses there already. Mr. Hemphill would like to rezone the property at 2250 Hwy 81 to B2 in order to expand his mini-warehouse operation.

Site Analysis: The 2.00 acre tract is located on 2250 Highway 81. The surrounding properties are zoned A1, R1, R2 and B2.

Zoning History: No History

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

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request it is on GDOT right of way.

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

Water Authority: This area is served by an existing 12" diameter water main along on Highway 81. (static pressure: 60 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: Walton County Fire Rescue has no issues.

Fire Code Specialist: Will not impact the Fire Code Office. Developments will be subject to plan review for meeting Life Safety Codes (2018), International Fire Code (2018), and Georgia amendments 120-3-3, and any Walton County Codes that apply.

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

Development Inspector: No comment received.

DOT Comments: Will require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 5/5/2022:

- 1. Rezone – Z22040007 – Rezone 2.00 acres from R1 to B2 to expand his mini-warehouses and outside storage with Variances - Applicant: John S Hemphill- Property located on 2250 Hwy 81-Map/Parcel C0510149 – District 2.**

Presentation: John Hemphill represented the case with his sister, Cindy Ellington. They own a small family business and would like to see about expanding it. Pete Myers asked about the reduction of the buffer from 50' to 25' and will they be adding a fence and landscaping. Mr. Hemphill stated that they are fine with it.

Speaking: None

Recommendation: Pete Myers made a motion to recommend approval and recommend the reduction of 50' to 25' on the south and a condition that they add an 8 ft. opaque fence with landscaping with a second by Wesley Sisk. The motion carried unanimously.



Tracie Malcom <tracie.malcom@co.walton.ga.us>

222040007

Fw: Entrance at 2280 Hwy 81 in Loganville (A&A Mini Storage)

1 message

Cindy Ellington <Cindy.Ellington@gcpsk12.org>
To: "tracie.malcom@co.walton.ga.us" <tracie.malcom@co.walton.ga.us>
Cc: JOHN <johnshemphill@comcast.net>

Thu, Apr 28, 2022 at 9:45 AM

Good morning, Tracie,

Hope you are doing well. Brent Williams, with GDOT, was able to go to the property yesterday and I received the following email from him stating the existing drive is suitable for the additional buildings/units. See below.

Please verify that this is what is needed for the meeting and let me know if there's any additional information that is needed.

Thank you so much,
Cindy

Mrs. Cindy Ellington, Ed.S.
ESOL Lead Teacher
Couch Middle School

From: Williams, Brent <brwilliams@dot.ga.gov>
Sent: Thursday, April 28, 2022 9:38 AM
To: Cindy Ellington <Cindy.Ellington@gcpsk12.org>; cellington30680@yahoo.com <cellington30680@yahoo.com>
Subject: RE: Entrance at 2280 Hwy 81 in Loganville (A&A Mini Storage)

CAUTION: This email originated from outside of the school district. Please do not reply, open attachments, or click website links unless you recognize the sender and know the content is safe.

The existing drive at 2280 SR 81 Loganville Walton Co. is suitable for the addition of the 4 buildings / 150 units.

From: Cindy Ellington <Cindy.Ellington@gcpsk12.org>
Sent: Tuesday, April 19, 2022 3:21 PM
To: Williams, Brent <brwilliams@dot.ga.gov>
Subject: Entrance at 2280 Hwy 81 in Loganville (A&A Mini Storage)

Hi Brent,

This is Cindy Ellington and we are needing a letter from GDOT re: our entrance. My brother & I are trying to purchase the property beside us at 2250 Hwy. 81 and are hoping to use the same entryway. We are purchasing 2 acres to put 4 buildings with approximately 150 units. Currently, we see an average of 12 to 20 cars per day, so we expect that would double at the most. Please let me know if there's any additional information you need. Thank you for your assistance.

Sincerely,

Cindy

Mrs. Cindy Ellington, Ed.S.

ESOL Lead Teacher

Couch Middle School

NOTE: Email is provided to employees for the instructional and administrative needs of the district. Email correspondence to/from a district email account may be considered public information and subject to release under Georgia laws or pursuant to subpoena.

Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.

Rezone Application # 222040007
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 05-05-2022 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 06-07-2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0510149

Applicant Name/Address/Phone #

John S Hemphill

3382 Small Woods Ln

Gainesville, GA 30506

E-mail address: johnshemphill@comcast.net

Phone # (404) 915-9691

Location: 2250 Hwy 81, Loganville

Existing Use of Property: Raw Land with pines and scrub brush

Existing Structures: None - Vacant lot

The purpose of this rezone is To expand self Storage business next door (A&A Mini Storage) to meet growing demand in the area. See Exhibit A Attached

Property is serviced by:

Public Water: Yes Provider: Walton County Well: None

Public Sewer: None Provider: N/A Septic Tank: N/A

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 4-7-22 Fee Paid \$ 450.00

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 R1 Surrounding Zoning: North A1 R1 South R2
 East B2 West R1 A1

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

Commission District: 2-Banks Watershed: TMP

I hereby withdraw the above application _____ Date _____

Exhibit A

John Hemphill (A&A Mini Storage) Requested Zoning exceptions:

1. 25ft buffer with property to left, with 6 ft privacy fence in place and landscaping
2. Request distance between new building to be 20ft consistent with existing storage building

John Hemphill 4-7-22

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;

Self storage facility on right;
Residential home on left;
Rural farm land in rear of property

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

Most properties around location
on Hwy. 81 will increase in
value with rezoning to commercial
to meet self-storage demand in the area

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;

Expanded occupancy to meet self-
storage needs in area. Increased tax basis
to support county infrastructure needs.
Land value significantly reduced at current zoning.
Extremely unlikely a person would build a
residential home on a busy highway.

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

Vacant flat land with no existing
structures make it ideal for
self storage use combined with
existing facility next door.

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

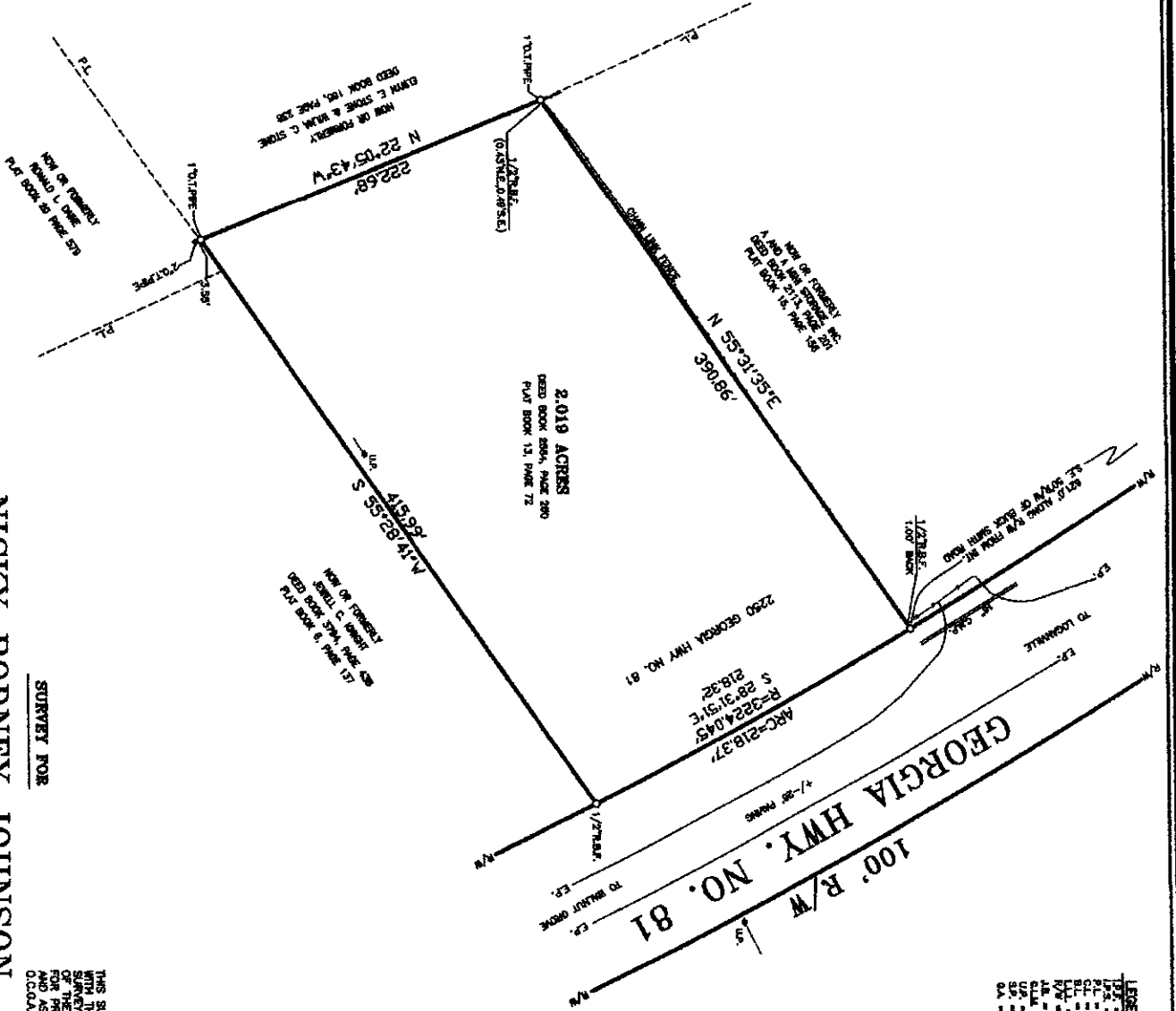
20+ years. No knowledge of ever
having a structure on property.

SURVEY NOTES

1. THE FIELD DATA FROM WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,232 FEET AND AN ANGULAR ERROR OF 15" PER ANGULAR POINT. DATA WAS ADJUSTED USING THE COMPASS RULE INITIAL FIELD WORK EXECUTED JANUARY 29, 2010.
2. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 208,479 FEET.
3. EQUIPMENT USED TO OBTAIN FIELD DATA:
TOPCON GTS-205 & A STEEL TAPE.
4. THIS PROPERTY DOES NOT LIE WITHIN A FURTHER FLOOD HAZARD AREA AS PER MAP NO. 13297C01250 OF THE LAWS PREPARED BY WALTON COUNTY GEORGIA AND ITS INCORPORATED ARDS, EFFECTIVE DATE MAY 18, 2009.

SURVEY REFERENCES:

1. SURVEY FOR J.T. BRAD BY WILLIAM A. GREGG, SR., G.A. P.L.S. NO. 1458, DATED 10-21-06 AS RECORDED IN PLAT BOOK 13, PAGE 72.
2. SURVEY FOR MARY A. SMITH BY BEN WALTERY AND ASSOCIATES, DATED 10-30-71 AS RECORDED IN PLAT BOOK 15, PAGE 158.
3. SURVEY BY S.M.S. SURVEYING CO. KENNETH C. S.M.S., G.A. P.L.S. NO. 1783 FOR:
A. CLAUDE HOLCOMB DATED 10-01-80 AS REFERENCED IN DEED BOOK 182, PAGE 233.
B. CLAUDE HOLCOMB DATED 2-18-87 AS RECORDED IN PLAT BOOK 40, PAGE 184.
C. CLARA M. JOHNSON, DATED 2-17-76 AS RECORDED IN PLAT BOOK 20, PAGE 979.
D. KELLY BOWLING, DATED 10-12-99 AS RECORDED IN PLAT BOOK 82, PAGE 72.
4. SURVEY FOR RODNEY JOHNSON BY VON TTER & MADGE, INC. DATED 9-08-2006.



LEGEND

1/2\"/>

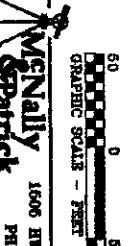


NICKY RODNEY JOHNSON

SURVEY FOR

2.019 ACRES (67,498 S.F.)

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE OFFICIAL CODE OF GEORGIA AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-6-67.



Wendy Patrick
1606 HWY. 89 SOUTH - LAWRENCEVILLE, GA. 30046
PHONE: (770) 963-8620 FAX: (770) 963-3904

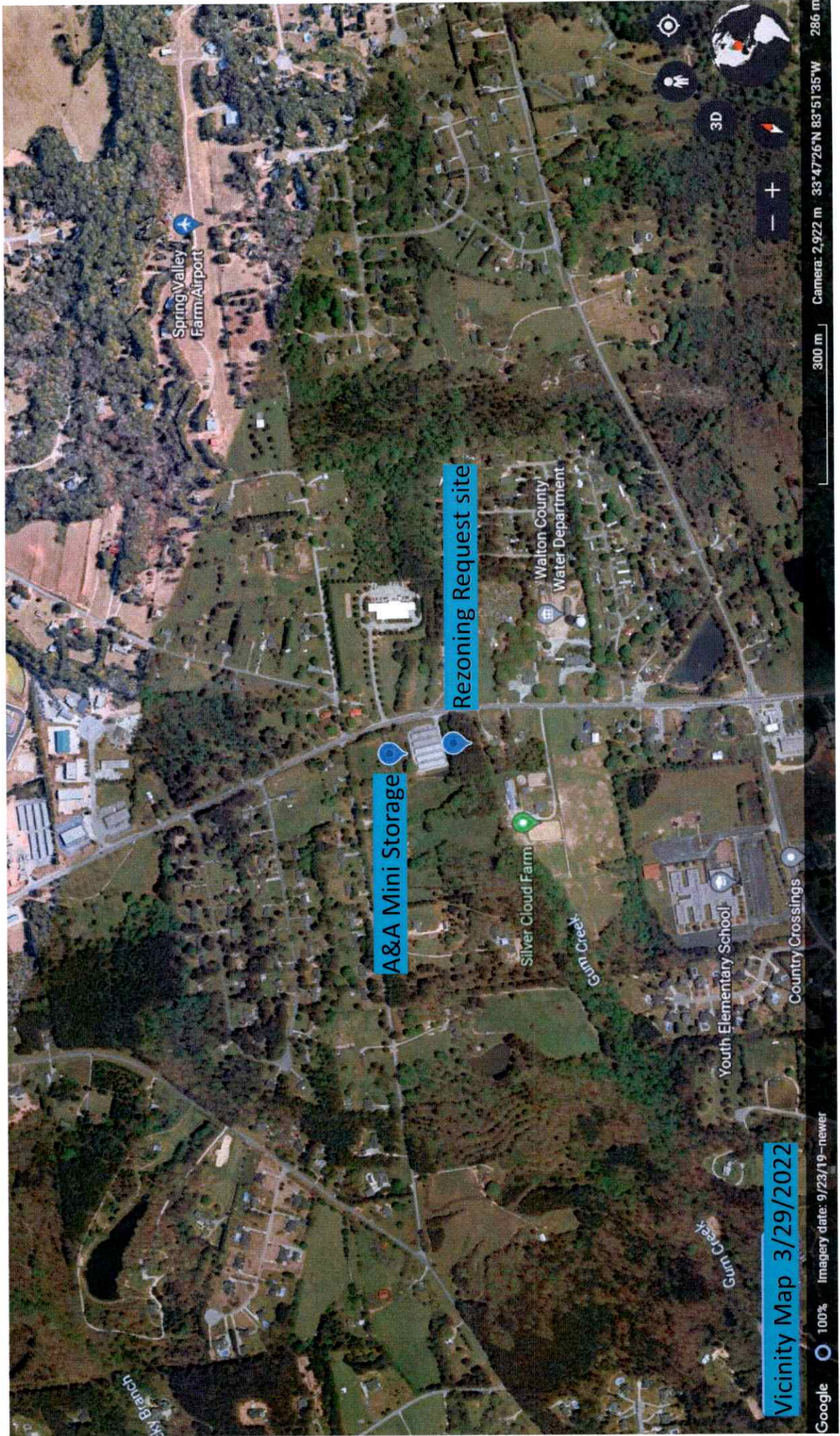
DATE	DESCRIPTION

LAND SURVEYING
MEASUREMENTS
LANDSCAPE ARCHITECTURE

LAND 1079 101 of the 4th DISTRICT
BUNCOMBE CO., GA. 417
SCALE: 1"=50'
DATE: MARCH 07, 2010

TAX PARCEL # 00518748
DATE: MARCH 07, 2010





A&A Mini Storage

Rezoning Request site

Vicinity Map 3/29/2022

Z22040007 - 2250 Highway 81



Z22040007 - 2250 Highway 81



Z22040007 - 2250 Highway 81

