



## Planning and Development Department Case Information

Case Number: AZ23050001

Meeting Dates: Board of Commissioners: 06-06-2023

Current Zoning: B2

Request: Rezone Z22020018 was approved on this property on June 7, 2022 with the following conditions:

1. Realign Mahlon Smith Road to allow Ingress/Egress from Highway 11 only, to be coordinated with GDOT.
2. No commercial vehicle storage allowed.
3. 8' high screened/solid fence around entire perimeter
4. Vegetative screen on property adjacent to A1 parcels
5. Additional 100 ft. buffer along rear property abutting C1400090 with site lighting as request.

Applicant is requesting that the zoning condition as to the entrance on Highway 11 only be changed to allow access from Mahlon Smith Road.

Address: Highway 11 & Mahlon Smith Road

Map Number: C1400090

Site Area: 8.00 acres

Character Area: Highway Corridor

District 4: Commissioner – Lee Bradford Planning Commission – Brad Bettis

Applicant:  
John Brewer (W.A. Engineering)  
226 Alcovy Street, B-2  
Monroe, Georgia 30655

Owner:  
Jason Atha  
2370 Nunnally Shoals Road  
Good Hope, Georgia 30641



Existing Site Conditions: Property consists of 8.00 acres.

The surrounding properties are zoned A1 & B3.



**Staff Comments/Concerns:**

**History:**

Z22020018	Jason Atha	Outside Storage	C1400090 Ga Hwy 11/Mahlon Smith	Approved w/conditions
AZ22080009	Jason Atha	Alteration to Zoning Conditions from Z22020018	C1400090 Hwy 11/Mahlon Smith	Denied

**Public Works:** Public Works Recommends that a Commercial Driveway be Installed if Approved.



**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: JOHN BREWER

Address: 224 ALLOY ST SUITE B-5

Telephone: 770-757-4760

Location of Property: HWY 11 SOUTH

Map/Parcel Number: C1400090

Current Zoning: B-2 Requested Zoning: B-2

[Signature]  
Property Owner Signature

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

Print Name: Jason Atha

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

Address: 2270 4 Turnally Street S.D.  
Coccol Hope, CoA 30011

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

Phone #: 7-266-0978

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.

[Signature]  
Notary Public

4/24/2023  
Date

att. Aug 16, 2026  
Brandy Atha



**W&A Engineering is a Better Communities Collaborative company that improves communities with innovative design, efficient engineering, and professional service.**

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**From:** Brent E. Cook <[bcook@clearcourse-ts.com](mailto:bcook@clearcourse-ts.com)>  
**Sent:** Tuesday, April 4, 2023 7:10 AM  
**To:** John Brewer <[JBrewer@waengineering.com](mailto:JBrewer@waengineering.com)>  
**Subject:** FW: SR 11 near Social Circle

Here is the response from GDOT. To address their one comment, just ensure the driveway is at least 200' from SR 11.

Please let me know if you have any questions.

**P:** Ext. 0501  
**C:** (770) 539-0349

410 Peachtree Parkway  
Suite 4245  
Cumming, GA 30041

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**From:** Peevy, Jonathan <[jpeevy@dot.ga.gov](mailto:jpeevy@dot.ga.gov)>  
**Sent:** Monday, April 3, 2023 4:14 PM  
**To:** Brent E. Cook <[bcook@clearcourse-ts.com](mailto:bcook@clearcourse-ts.com)>  
**Cc:** Hash, Christopher M <[CHash@dot.ga.gov](mailto:CHash@dot.ga.gov)>  
**Subject:** RE: SR 11 near Social Circle

Thanks for the information.

Looking at the data provided, assuming calculations were correct, this would NOT trigger any GDOT requirements for improvements (such as turn lanes) at the intersection since the impact would be minimal. The only comment I can make is to ensure that the first internal movement criteria is met to ensure safety for state route travelers.

Thanks,

**Jonathan Peevy, P.E.**

*Assistant District Traffic Engineer*



District 1 Traffic Operations

1475 Jesse Jewell Pkwy  
Suite 100

Gainesville, GA, 30501

770.533.8276 office

**From:** Brent E. Cook <[bcook@clearcourse-ts.com](mailto:bcook@clearcourse-ts.com)>

**Sent:** Monday, April 3, 2023 12:59 PM

**To:** Peevy, Jonathan <[jpeevy@dot.ga.gov](mailto:jpeevy@dot.ga.gov)>

**Subject:** SR 11 near Social Circle

Hey Jonathan – you and I discussed this location recently. As a refresher, this is on SR 11 near Mahlon Smith Road immediately north of the Great Walton Railroad crossing. The proposed development is for approximately 180 units of self-storage and the proposed access is on Mahlon Smith Road. Using ITE Trip Generation for Land Use Code 151 (Mini-Warehouse), the following information is derived:

180 Units		Rate	Units (in hundreds)	
AM Trips – 4	Trips	2.04	1.8	= 2.04*1.8 = 3.6
PM Trips – 4	Trips	2.07	1.8	= 2.07*1.8 = 3.7
ADT – 33	Trips	17.96	1.8	= 17.96*1.8 = 32.32

The crash data for the intersection was obtained from GEARS for 4/1/2018 – 3/31/2023:

1 crash related to a vehicle turning left from SR 11 onto Mahlon Smith Road was found. It was on 10/12/2022.

Based on this information, it appears that the intersection does not exhibit operation deficiencies. The expected trips to be generated by the mini-warehouses would not reasonably be expected to cause operational issues. Thus, would GDOT require any improvements to this intersection to be completed as a result of the proposed development?

Thanks in advance for your help on this.

**Brent Cook** PE, PTOE, RSP1  
Director of Operations  
ClearCourse Transportation Solutions  
[bcook@clearcourse-ts.com](mailto:bcook@clearcourse-ts.com)

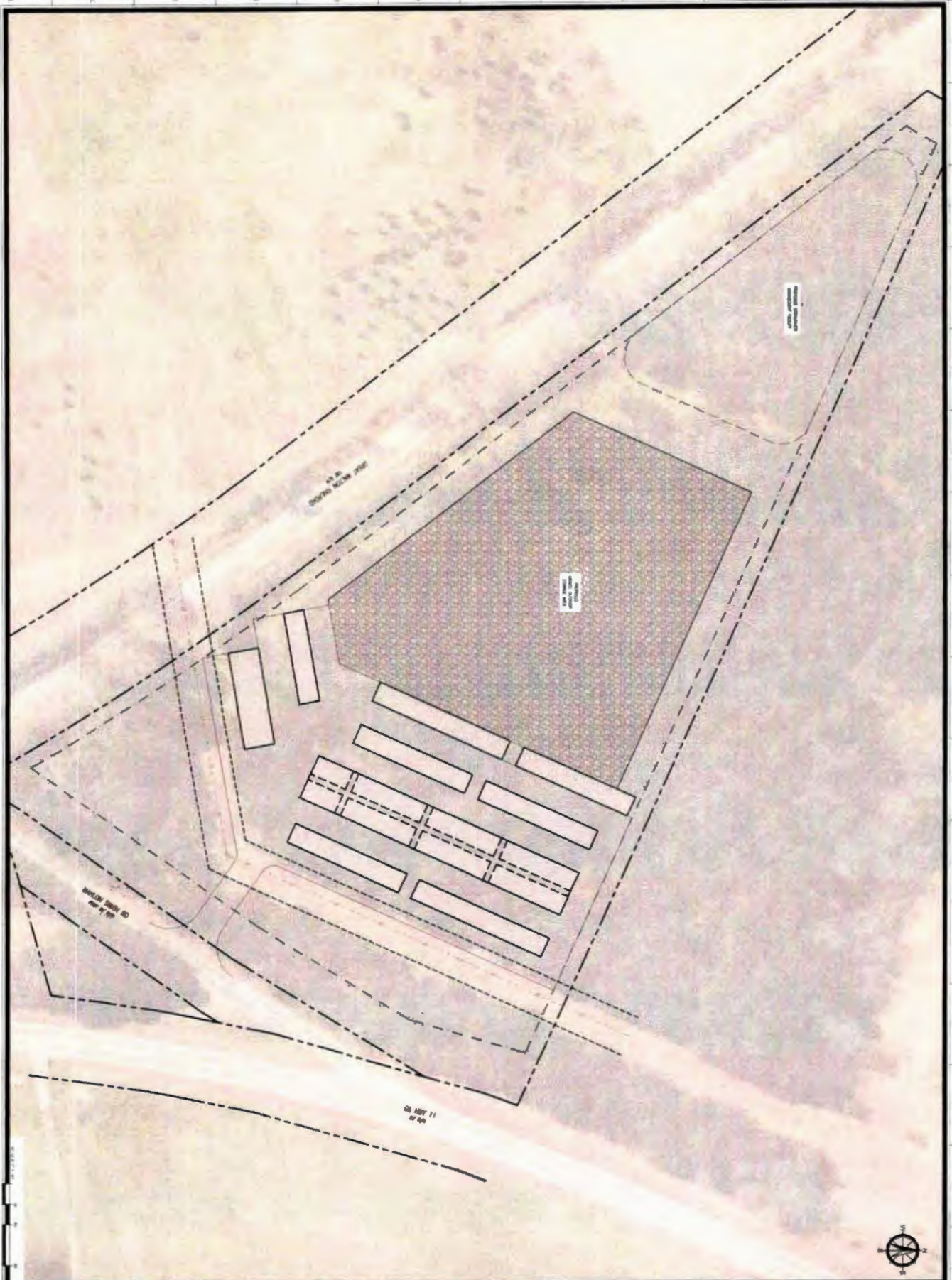
**ClearCourse Transportation Solutions**  
Keeping Communities in Motion

P: Ext. 0501  
C: (770) 539-0349

410 Peachtree Parkway  
Suite 4245  
Cumming, GA 30041

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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/>.



**HIGHWAY 11 SELF STORAGE**  
 WALTON COUNTY, GEORGIA  
 HIGHWAY 11 - 8.68 ACRES

**W&A Engineering**



3105 Peachtree Street, Suite 1111  
 Atlanta, GA 30305  
 Phone: (404) 252-7800  
 Fax: (404) 252-7801  
 www.wanda-engineering.com

**Revisions**

NO.	DATE	DESCRIPTION

DATE: _____
DESIGNED BY: _____
CHECKED BY: _____
DATE: _____
SCALE: _____
PROJECT NO.: _____
CLIENT: _____
PROJECT: _____
DATE: _____
SCALE: _____
PROJECT NO.: _____
CLIENT: _____
PROJECT: _____

**CP01**

**CONCEPT PLAN A**