

Rezone Z21060003

Staff Analysis

Commission District: 3 - Shelnut

Planning Commission Hearing Date: 07-01-2021

Board of Commissioners Hearing Date: 08-03-2021

Parcel ID: Map C0510112

Acreage: 7.145

Applicant:

Louie E Crowe

P.O. Box 219

Sapphire, North Carolina 28774

Owner:

Louie E Crowe Sr. (Deceased)

4019 Center Hill Church Road

Loganville, Georgia 30052

Property Location: 4019 Center Hill Church Road/Highway 81

Current Character Area: Neighborhood Residential

Current Zoning: A1

Request: Rezone 7.145 acres from A1 to B2 for mini storage units with a conditional use for outside storage. Will be using the entrance off of Center Hill Church Road.

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											P				P	P

Outside storage is permitted by conditional use only and must be completely enclosed with a screening fence or buffer.

Staff Comments/Concerns:

Site Analysis: The 7.145 acre tract is portion of 27.14 acres located on 4019 Center Hill Church Road/Highway 81. The surrounding properties are zoned A1 and B2.

Zoning History:

Z00787	Jeff Crowe	A-1 to B-2	.407 acres for Garage	C051-112 Center Hill Church Road	Approved
CU01009 01020007	American Tower Corp	Tower	.23 acres for tower	C051-112 Center Hill Church Rd	Approved
LU05100025	Jeff Crowe	2 acres	High Density residential to Commercial	C051-112 2 acres Center Hill Church	Approved w/condition that the property contiguous to this will be properly advertised and brought back to the Planning Commission for a comprehensive land use map change.
Z05100026	Jeff Crowe	2 acres	A-1 to B-2 Day Care Facility	C051-112 spl Center Hill Church	Approved rezone and reducing the transitional buffer from 50 ft. to 25 ft.
LU06010019	Walton County	29 + acres	High Density to Commercial	C051-112 Center Hill	Approved

			Land Use	Church	
AZ06010020	County Crossing Child Care	2 acres	B-2 to Alteration Zoning Conditions	C051-112A *part of parent parcel C051-112 Center Hill Church	Approved – Remove requirements for a transitional buffer

Character Area: The character area for this property is Neighborhood Residential.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a commercial driveway with a proper a-cell and deceleration lanes and a center turn lane on the proposed Centerhill Church Road ingress and egress location. Application could change entrance to GA Hwy 81.

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

Water Authority: This area is served by a 8" water main along Center Hill Church Rd. (static pressure: 65 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No concerns

Fire Code Specialist: A fire hydrant shall be located within 500 ft. of any building or storage.

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 7/1/2021:

1. **Rezone – Z21060003– Rezone 7.145 acres from A1 to B2 for mini storage units with conditional use for outside storage – Applicant: Louie E Crowe/Owner: Louie E Crowe Sr. (Deceased) – Property located on 4019 Center Hill Church Rd/Hwy 81/Map/Parcel C0510112 – District 3.**

Presentation: Louie Crowe represented the rezone. He has 7.00 acres between the store and the daycare center in Youth that he wants to put mini warehouses with outside boat and camper storage on it. Mr. Crowe stated that there would be no big trucks stored on property. Timothy Kemp asked how many boats and campers would there be? Mr. Crowe stated about 60 total. He would put up a fence and Leyland cypress as a screen. John Pringle asked where the entrance is. Mr. Crowe said the driveway will be off of Center Hill Church Road. No additional questions from the board.

Speaking: OJ Soto of 4069 Center Hill Church Road spoke and represented the neighborhood in opposition to the rezone. He mentioned strengths and weaknesses of how the rezone would affect the area. Some of the strengths: Would provide needed use to the community, jobs and taxes. The weaknesses is it would change the landscape of the neighborhood, affect the wildlife in the area, change property values in the vicinity and open a gateway for rezoning for other parts of the road.

Tim Hinton asked what the distance for the Highway corridor is. Charna Parker with Planning and Development stated 1200 feet. Tim Hinton asked Mr. Soto how far away was he from the property being rezoned. Mr. Soto stated 400 yards.

Robert McIntosh who lives in Stillwater Creek spoke in opposition. He has concerns about traffic and safety for the kids at the school and daycare. The traffic is already bad in the area with the school and this would be adding more. He hasn't heard anything about safeguards for the children at the school or daycare.

Mr. Crowe came back for rebuttal. He has had mini warehouses in Loganville and traffic is minimal. There will probably only be 5-10 cars a day accessing the facility and most of that will be on Saturdays and Sundays. During this time the school and daycare will be closed. Tim Hinton asked about the entry requirements. Mike Patterson with Sauls Storage Group in Carrollton Ga works as an advisory service for self-storage. His company did a market study about 6 to 8 months ago for this site for a 3 mile radius. There are 1500 people in the area and not one self-storage that is climate controlled. There is a demand for climate controlled self-storage for people to have storage close by. The area would be 55,000 to 60,000 sq. ft. with 40,000 sq. ft. climate control and 15,000 sq. ft. parking for boats, RV, and service trucks there, and there will be no tractor trailer or heavy trucks permitted. It will be gated access from 7 am to 10 pm. From 8 am to 5:30 p.m. the office will be manned on site. The site will have paved parking area and driveways. Mr. Patterson stated this will be a strong asset to the community and not an imposition on anyone. There were no additional questions from the board.

Recommendation: John Pringle made a motion to recommend approval with condition per the Public Works comments of a Commercial Driveway with Proper A-cell and Deceleration Lanes and a Center Turn Lane on the Proposed Center Hill Church Road Ingress and Egress Location, a screening Fence and no storage of semi-trucks with a second by Wesley Sisk. Timothy Kemp voted against.

Rezone Application # Z21060003 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-1-21 at 6:00PM held at WC Board of Comm. Meeting Room - 303 S. Hammond Dr 3rd Floor
Board of Comm Meeting Date 8-3-21 at 6:00PM held at WC Historical Court House - 1115 Broad St - 2nd Floor

You or your agent must be present at both meetings

Map/Parcel C 0510112

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Lowie E. Crowe
P.O. Box 219 Sapphire, NC 28774
770-598-2648

Lowie E. Crowe SR. deceased
4019 Centerhill Church Rd.
Loganville, Ga. 30052

E-mail address: Lowie.CroweJR@synovus.com

(If more than one owner, attach Exhibit "A")

Phone # 770-598-2648

Phone # _____

Location: 4019 Centerhill Church Rd. Loganville, GA 30052 Requested Zoning B2 Acreage 7.145

Existing Use of Property: Residential

Existing Structures: ~~House~~ VACANT LAND

The purpose of this rezone is To build mini warehouses.
With conditional use for outside storage.

Property is serviced by the following:

Public Water: Provider: Walton Co. Water Auth. 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 Lowie Crowe Date 8-24-2021 Fee Paid \$ 500.00

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

Comprehensive Land Use: Neighborhood Suburban Rel DRI Required? Y _____ N

Commission District: 3-Shelburne Watershed: _____ 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: Louie E. Crowe

Address: P.O. Box 219 Sapphire, NC 28774

Telephone: 770-598-2648

Location of Property: 4019 Centerhill Church Rd.

Loganville, GA. 30052

Map/Parcel Number: C0510112

Current Zoning: A-1 Requested Zoning: B-2

Louie E. Crowe
Property Owner Signature

Property Owner Signature

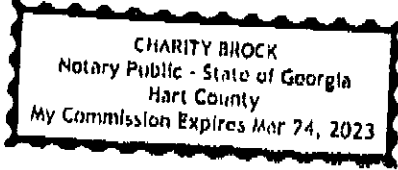
Print Name: Louie E Crowe Print Name: _____

Address: P.O. Box 219 Sapphire NC Address: _____

Phone #: 770-598-2648 28774 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.

Charity Brock 5/26/21
Notary Public Date



CERTIFIED COPY
IN FULL FORCE AND EFFECT
THIS 9 DAY OF April, 2018
Bruce E. Wright
JUDGE/CLERK
PROBATE COURT
WALTON COUNTY, GEORGIA



STATE OF GEORGIA
COUNTY OF WALTON

LETTERS TESTAMENTARY

By Bruce E. Wright, Judge of the Probate Court of Walton County:

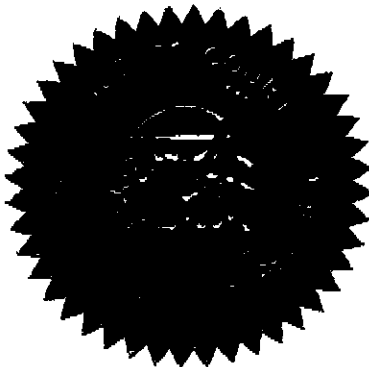
KNOW ALL WHOM IT MAY CONCERN:

At regular term of the Probate Court, the Last Will and Testament dated AUGUST 10, 2006, of

**LOUIE ELBERT CROWE, SR.,
aka LOUIE CROWE, SR.,**

Deceased, at the time of his or her death, a resident of the above County, was legally proven in solemn form and was admitted to record by order, and it was further ordered that, **LOUIE E. CROWE, JR.**, named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor. NOW, therefore, the said, **LOUIE E. CROWE, JR.**, having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said deceased, according to the Will and the law.

Given under my hand and official seal, this 9th day of April, 2018.



Bruce E. Wright

**BRUCE E. WRIGHT, JUDGE
WALTON COUNTY PROBATE COURT**

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;

Convenient Store A-1 B-2 & B-3

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

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;

Providing a Service to the Community

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

Very suitable similar business's
Adjacent to property.

- 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

Land has been vacant For 20 years
it was not for sale.

Letter of Intent

May 24, 2021

I Am selling the remainder of my
Father's property. We have someone looking
at the 7.145 Acres to build mini Warehouses.

In order for them to buy the property it
has to be zoned from A-1 to B-2 To
build miniwarehouse's. With Commercial buildings
Adjacent it seems very suitable.

Louie Crowe

Louie Crowe

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