

Rezone ZCU21080025

Staff Analysis

Commission District: 1 - Warren

Planning Commission Hearing Date: ~~10-07-2021~~ 11-4-2021

Board of Commissioners Hearing Date: ~~11-02-2021~~ 12-7-2021

Parcel ID: Map C0160028spl, 30, 30A, 30B, 30C, 30D

Total Acreage 5.54 +/-

Applicant:

A-Model Self Storage LLC

4886 Highway 81 N

Loganville, Georgia 30052

Owner of C0160028 & 30:

A-Model Self Storage LLC

4886 Highway 81 N

Loganville, Georgia 30052

Owners of C0160030A & 30B, 30C,30D:

Mark & Jenny Watson

4926 Highway 81 N

Loganville, Georgia 30052

Property Location: 4876 Highway 81, 4866 Highway 81, 4846 Highway 81 & 4751 Shannon Road and 4741 Shannon Road

Current Character Area: Neighborhood Residential

Current Zoning: A2 and B2

Staff Comments/Concerns: Staff has no issues with request.
This project started in 2016 and has been rezoned parcel by parcel.

Should the board desire to approve the request, department would respectfully request the rezone be approved as follows:

Approval of request as outlined in Z21080025 rezone application which will result in the entire project being zoned B2 with conditional use for outside storage; conditional use for caretaker house; variance to reduce required 50' transitional buffer to 25' as shown on site plan. The frontage along Highway 81 will be enclosed with a wrought iron fence; the portion along Shannon Road will have a retaining wall, a 6' chain link fence with evergreens to the road side of fence; the rear and easterly side of the development will be enclosed by a 6' chain link fence with evergreens planted on the outside of the fence toward adjoining property owners. And all outside storage will be limited to operable vehicles, boats, RV's and trailers.

Request:

Rezone 3.00 acres (Parcels C0160030A, C0160030B, and C0160030C from A2 to B2 for mini warehouses with conditional use for outside storage.

Conditional Use to allow outside storage on C0160028spl, C0160030C and C0160030D which were all previously rezoned to B2 for mini warehouses.

Variance on required 50' transitional buffer to be reduced to 25' with addition of retaining wall, 6 foot chain link fence and Leyland cypress or evergreen to be placed in front of wall/fence on parcel C0160030D

Site Analysis: The 5.54 +/- acre tracts are located on 4876 Highway 81, 4866 Highway 81, 4846 Highway 81 & 4741 & 4751 Shannon Road. The surrounding properties are zoned A2, B2 and City of Loganville.

Zoning History:

ZCU16110002 (C0160028) -rezone 3.4 acres from A2 to B2 conditional for mini warehouses, and Conditional Use for outside storage approved 1-10-17 with conditions:

1- Outside Storage be allowed for recreational vehicles and water craft only

- 2- Property must be fenced along Hwy 81; that an opaque fence be installed down the perimeter of the property so it will be screened from subdivision
- 3- Comply with Article 6 outside Storage guidelines of the Walton County Land Development Ordinance
- 4- Entrance will be on Hwy 81 only; no entrance into Watson Mill Subdivision
- 5- All vehicles stored must be in workable condition.

Z18070001 (C0160030C and C0160030D) for mini warehouses approved 9-11-18

ZCU17080005 (C016030E) Rezone 1.00 acre from A2 to B2 for mini warehouses to allow driveway off Hwy 81 as per ZCU16110002 with conditional use for existing home to be used as a caretaker residence.

Approved 11-7-17 with conditions of no outside storage. **

Character Area: The character area for this property is Neighborhood Residential which allows for B2 zoning.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends keeping the required buffer and building set back lines for address 4846 Shannon Road C0160030B00 to facilitate any future road intersection alignment improvements.

**** (Correction—applicant is only requesting a variance on the transitional buffer between properties, he is not seeking a reduction in the building setbacks.) ** P&D COMMENTS**

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

Water Authority: This area is served by a 6" water main along Hwy 81 (static pressure: 95 psi, estimated fire flow available: 1,550 gpm @ 20 psi). No system impacts anticipated.

Fire Department: The closest fire hydrant to this property is located across Hwy 81 on Hamlet Drive. We would recommend placing a new hydrant on Hwy 81 near the entrance to the facility.

Fire Code Specialist: All buildings shall be located within 500 ft. of a fire hydrant.

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

DOT Comments: Will require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 10/7/2021:

1. Rezone –Z21080025– Rezone appx 3.00 acres from A2 to B2 for mini warehouses with a Conditional Use for outdoor storage & Variance to reduce buffer and road frontage by 25 ft.– Applicant: A-Model Self Storage LLC/Owners: A-Model Self Storage LLC & Mark & Jenny Watson – Property located on 4876, 4866, and 4846 Hwy 81/Shannon Rd/Map/Parcels C0160030, 30A & 30B–District 1.

Presentation: Charna Parker advised the Board that this case has been tabled until the next meeting on November 4, 2021.

Speaking: None

Recommendation: John Pringle made a motion to accept that this case will be tabled until the next month with a second by Wesley Sisk. The motion carried unanimously.

PC ACTION 11/4/2021:

1. Rezone –ZCU21080025– Rezone from A2 and B2 to B2 with conditional use for outside storage and reduce transitional buffer from 50' to 25' - Applicant: A-Model Self Storage LLC/Owners: A-Model Self Storage LLC & Mark & Jenny Watson – Property located on 4876, 4866, and 4846 Hwy 81/4751 & 4741 Shannon Rd/Map/Parcels C0160028 split, C0160030, 30A, 30B, 30C & 30D–District 1.

Presentation: Mark Watson represented the case. He stated that he lives at 4926 Highway 81, Loganville. He is the Applicant and the owner of the properties. He stated this Rezone is a continuation of the development of mini warehouses that he started a few years ago. Tim Hinton asked if he was finishing out the lower part of the property closer to the City of Loganville and Mr. Watson stated yes. Mr. Hinton asked if this would complete the phases and Mr. Watson that it would. Mr. Watson stated there is already a detention pond there and the driveway already exists.

Speaking: None

Recommendation: Josh Ferguson made a motion to recommend approval with conditions:

- 1- Outside Storage be allowed for recreational vehicles and water craft only
- 2- Property must be fenced along Hwy 81; that an opaque fence be installed down the perimeter of the property so it will be screened from subdivision

3- Comply with Article 6 Outside Storage guidelines of the Walton County Land Development Ordinance

4- Entrance will be on Hwy 81 only; no entrance into Watson Mill Subdivision

5- All vehicles stored must be in workable condition.

with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # ZCU21080025

10/7/2021 to
Planning Comm. Meeting Date 1-04-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
11/2/2021 to
Board of Comm Meeting Date 12-07-2021 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C0160028spl, 30, 30A, 30B, 30C, 30D

Applicant Name/Address/Phone #
A-Model Self Storage LLC 4886 Hwy 81N
Mark & Jenny Watson 4926 Hwy 81 N
Loganville GA 30052

Property Owner Name/Address/Phone
Same as owner

Phone # 678-395-3251

(If more than one owner, attach Exhibit "A")
Phone # 678-898-5615

Location: Hwy 81 & Shannon Rd Requested Zoning B2 w/CU outside storage Acreage 5.54

Existing Use of Property: Rental homes and mini warehouse storage

Existing Structures: Mobile Homes and Mini warehouse storage/Outside Storage

The purpose of this rezone is Rezone with conditional use for outside storage with variance - See attached explanation

Property is serviced by:
Public Water: Provider: Walton County Water 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.

Med Watson 8-24-2021 \$ 450.00
Signature Date Fee Paid

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 Surrounding Zoning: North B2 South City of Loganville
East B2 West A2/B2
Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y _____ N
Commission District: 1-Warren Watershed: Alcovy River W-P1

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;

Farm - A1

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

Will increase

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

No impact

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

Gives a needed service and will give jobs.

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

Located on a highway, will be
best use of 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

Been A2 from 1972



- 1) ZCU16110002-1st rezone request on parcel C0160028 3.4 acres from A2 to B2 with conditional use to allow outside storage approved with conditions 1-10-17
- 2) ZCU17080005- Rezone 1.00 acre C160030E (now designated as C0160030) to allow driveway on Hwy 81 as per ZCU16110002 and allow existing home on parcel C0160028 to be used as a caretaker residence -approved 11-7-17 with no outside storage allowed
- 3) Z18070001 Rezone 2.15 acres C160030C & 30D from A2 to B2 for mini warehouses

NOTE: THIS SURVEY WAS PREPARED FOR THE RECORDATION OF THE REZONE REQUEST BY THE APPLICANT. THE APPLICANT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PUBLIC RECORDS AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PUBLIC RECORDS AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES.

THE FOLLOWING INFORMATION WAS OBTAINED FROM THE PUBLIC RECORDS AND IS BEING PROVIDED FOR YOUR INFORMATION. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PUBLIC RECORDS AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES.

BK-115 PG-160-160
 Filed and Recorded
 Feb-04-2019 01:36 PM
 DOC# 2019-000035
 KATHY K TROSENOR COURT
 CLERK OF SUPERIOR COURT
 WALTON COUNTY GA
 Participant ID: 6458608574
 THE ROAD ADDRESS FOR THIS PARCEL IS 8000 HWY 81



04-19 Sparks

RECORDATION BOUNDARY MAP
 MARK WATSON
 FIELD WORK DATE 12/27/18
 WALTON COUNTY GEORGIA
 LAND LOTS 192 & 193 5th DISTRICT
 ALCOY SURVEYING AND ENGINEERING, INC. SCALE 1" = 50'
 PHONE: 770-464-4500 FAX: 770-464-4502

NOTE:
 ONE IS TRACTS 4 & 5 2.274 ACRES
 PHASE THREE IS TRACTS 6 & 6 = 1.268 ACRES
 DETENTION POND CASSEMENT = 0.504 ACRES

CLUMP DATA	Length	Width	Area
C1	100.00	100.00	10000.00
C2	100.00	100.00	10000.00
C3	100.00	100.00	10000.00
C4	100.00	100.00	10000.00
C5	100.00	100.00	10000.00
C6	100.00	100.00	10000.00
C7	100.00	100.00	10000.00
C8	100.00	100.00	10000.00
C9	100.00	100.00	10000.00
C10	100.00	100.00	10000.00

A SURVEYOR'S TITLE INSURANCE POLICY WAS USED TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PUBLIC RECORDS AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR ORDINANCES.

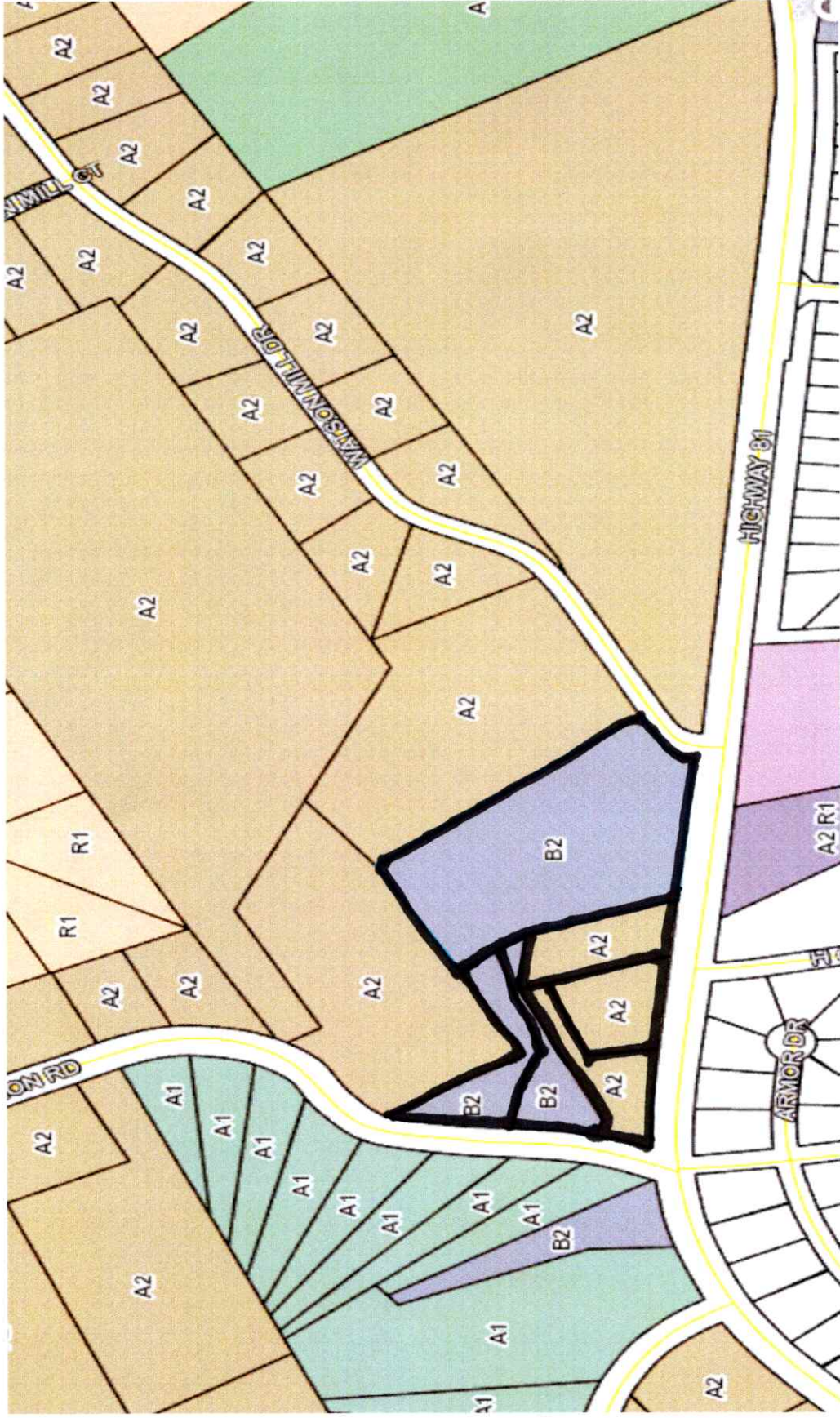
ZCU21080025 - 4876, 4866, & 4846 Hwy 81 and 4751 & 4741 Shannon Road



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