

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Conditional Use Application CU-24-04 – Self-Storage Facility

DATE: May 9, 2024

RECOMMENDATION

POLICY DISCUSSION

BUDGET INFORMATION: N/A

STATUS REPORT

~~ANNUAL-~~

OTHER

~~CAPITAL-~~

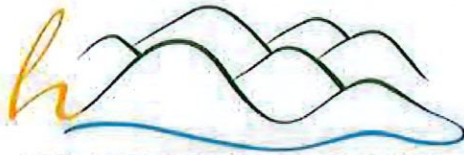
COMMISSION ACTION REQUESTED ON: May 20, 2024

PURPOSE: Make a recommendation to the Board regarding application CU-24-04: Jonathan Smith is seeking a conditional use for a self-storage facility at 1443 East Mize Road, map parcel 040 022, in the LI, Low Intensity District.

BACKGROUND / HISTORY:

1. The applicant wants to construct a self-storage facility on 4.85 acres at 1443 East Mize Road. Since the property is within the LI, Low Intensity District as conditional use is required.
2. The proposed site plan shows ten (10) proposed 50' X 100' storage buildings. There will also be a parking area for boats, campers, and RVs. The site essentially backs up to Hwy 365., but access would be from East Mize Road.
3. The applicant stated the site would be surrounded by a security fence and have a gate with keypad access. There will be a surveillance system within the facility and the lights will be wall mounted on each building.
4. The property is zoned LI, Light Intensity District. The surrounding uses are residential with a church immediately adjacent to the site on the east side.
5. Staff feels this location is better than similar requests in the past with access on East Mize Road which acts as sort of a frontage road. had concerns regarding the nature of the traffic using the site. Traffic can turn east or west on East Mize leaving the facility.
6. We had two citizens who spoke in favor of this request. One, the applicant's father, lives to the rear of the proposed site. The other lives in the area. Both stated they felt the proposed use was appropriate for the area and would help their property values. There were no comments in opposition.

FACTS AND ISSUES: The Planning Commission forwards this application to the Board with a recommendation of Approval.



HABERSHAM COUNTY

Planning & Development Department
130 Jacob's Way, Clarkesville, GA 30523
706-839-0140 www.habershamga.com

HABERSHAM COUNTY
GEORGIA | Est. 1818

Habersham County Planning Commission Conditional Use Staff Report

APPLICATION NUMBER: CU-24-04

REQUESTED ACTION: Jonathan Smith is seeking a Conditional Use to allow construction of a mini-storage facility. The tract is further identified as Map 109 Parcel 013 consisting of 4.85 acres.

Synopsis: Initial inquiry regarding this was addressed through a written request. Plans are to use this property to operate a mini-storage facility.

PETITIONER: Jonathan Smith

PROPERTY OWNER: Jonathan Smith

EXISTING USE: Residential

PROPOSED USE: Mini-storage facility.

LOCATION: 1443 E Mize Rd.

PARCEL SIZE: 4.85 acre(s)

MAP#: 109 PARCEL(S)#: 013

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	2029 Future Land Use Designation
Parcel	LI	365 Corridor
North	LI	365 Corridor
East	LI	365 Corridor
West	LI	365 Corridor

MEETING DATES: Planning Commission: May 7, 2024

Board of Commissioners: May 20, 2024

PLANNING ANALYSIS:

1. The existing land uses and zoning classification of nearby property;

The current zoning classification of this parcel is LI- Low Intensity and the land use of this parcel is 365 Corridor and all properties adjacent are as well.

2. The suitability of the subject property for the zoned purposes;

The property is designated as LI – Low Intensity. This district will provide and protect an environment suitable for single-family detached residential uses or individual lots, conventional subdivisions and master planned developments, together with such other accessory uses as may be necessary to and compatible with low density residential surroundings.

3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

Property values are not diminished by the current zoning. It is the intent of the Conditional Use process to permit specific uses compatible with a residential area. The process will assist in determining the need for buffers, parking, hours of operation and other concerns that may be presented.

4. The extent to which the diminution of property values of the subject property promote the health, safety, morals or general welfare of the public;

Property values are not diminished by the current zoning.

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

A mini-storage facility should not be a hardship to the community if used within certain guidelines.

6. Whether the subject property has a reasonable economic use as currently zoned;

Property does have a reasonable economic use within the LI District.

7. Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;

The compatibility of the proposed use with adjacent properties is critical. Specific criteria will need to be addressed such as hours of operation, capacity, noise, cleanliness/sanitation, buffers, etc., to promote harmony and balance in an existing rural neighborhood.

8. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;

The existing land use patterns in the area is primarily rural. However, during certain times, an increase in traffic, noise, etc. may be an issue that needs to be addressed.

9. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

The Comprehensive Plan identifies this area as 365 Corridor. The scope of the proposed use will support compatibility and balance if certain criteria is met.

10. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The increase of noise and traffic could possibly be an issue to the neighborhood.

11. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The balance of the above mentioned issues at this location are essential to maintaining the integrity of the Comprehensive Plan. The proposed use may need to have restrictions placed upon it to support harmony and balance in this rural neighborhood.

Staff Recommendation:

The Conditional Use request is to allow the applicant to construct and operate a mini-storage facility. Plans are to have (10) ten 50 x 100 mini storage units. Also, there is to be a parking area in the back for RV's, commercial vehicles, or anything anyone might want some extra space for. For lighting of the area, the applicant prefers exterior lighting that can be mounted on the buildings rather than free-standing lights. The proposed driveway is to be in the center of facility along with a proposed fence with a gate to surround the complex. There is also an older house that has recently been destroyed by fire that will be removed. According to Sec. 68-306 of the Habersham County CLDO, a Conditional Use will need to be approved to allow construction of a mini-storage facility within a LI – Low Intensity District. Sec. 68-1002(b) of the CLDO also lays out the buffer requirements. Although having a mini-storage facility in this location could be beneficial to the community, certain restrictions may need to be put in place to promote harmony and balance in an existing rural neighborhood. Staff feels that those issues could be addressed fairly easy. Therefore, staff recommends approval of CU-24-04 as submitted.

Staff recommends:

Approve as Submitted
 Denial

Approval with Conditions
 Table

Planning Commission recommends:

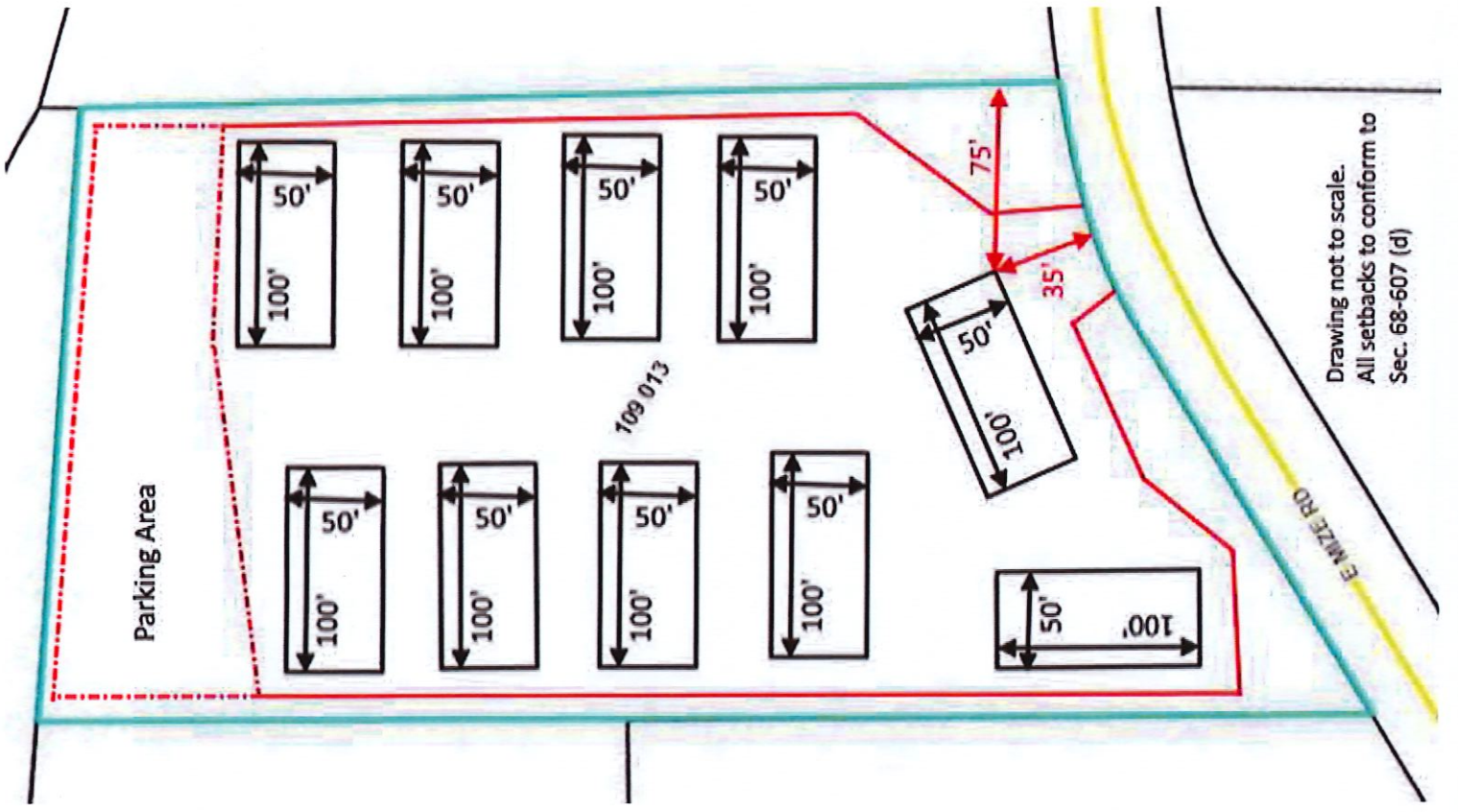
Approve as Submitted (5-7-24)
 Denial

Approval with Conditions
 Table

Board of Commissioners Decision:

Approve as Submitted
 Denial

Approval with Conditions
 Table



Drawing not to scale.
All setbacks to conform to
Sec. 68-607 (d)



HABERSHAM COUNTY

Planning Department

130 Jacob's Way, Suite 104, Clarkesville, GA 30523

706-839-0140

Fax: 706-754-1761

www.habershamga.com

APPLICATION TYPE; Variance: Conditional Use: Map Amendment:

[Check appropriate application(s)]

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact Jonathan Smith

Address [REDACTED] City [REDACTED] State [REDACTED] Zip [REDACTED]

Telephone # () [REDACTED] Cell Telephone # () [REDACTED]

Fax# () [REDACTED] E-Mail [REDACTED]

Property Owner(s): Jonathan Smith

Address [REDACTED] City [REDACTED] State [REDACTED] Zip [REDACTED]

Telephone # () [REDACTED] Cell Telephone # () [REDACTED]

Fax# () [REDACTED] E-Mail [REDACTED]

Agent: _____

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # () _____

Fax# () _____ E-Mail _____

Location of Property: 1443 E Mize Rd Demorest GA 30535

Street Address: _____

Acreage of Site: 4.85 Tax Map & Parcel#: 109013

Existing LU District: _____ 2029 Map /District: _____

Action Requested: Allow conditional use

Cite Pertinent Section(s): Sec. 68-306-b

Existing Use: Vacant

Proposed Use: Ministorage

(A metes and bounds legal description may be required. Also attach a boundary survey of the property if available.)

CU-24-03
RECEIVED
MAR 5 2024
BY: t. dills



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CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Required For All Applications Regarding the Comprehensive Land Development Resolution

Disclosure of Campaign Contributions:

When any application is made for a Public Hearing with regards to the Comprehensive Land Development Resolution within two (2) years immediately preceding the filing of the applicant's application for public hearing, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing body of the respective local government showing:

- (1). the name and official position of the local government official to whom the campaign contribution was made; and
- (2). The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for public hearing and the date of each contribution; and
- (3). The disclosure shall be marked by the **applicant, property owner, or person representing the property owner** and shall be filed within ten (10) days after the application for Public Hearing is first filed with the Planning Staff. If the disclosure is not provided to the Planning Staff within said 10 days, the application shall be removed from the scheduled agenda.

I hereby certify that I have ; I have not ; (please \surd one) read the above and that:

Within the two (2) years immediately preceding this date, I have; _____ I have not ; (please \surd one) made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

If you have made such contributions, you must provide the data required below within 10 days of filing this application.

Name of Official(s)	Office	Amount	Date of Contribution
---------------------	--------	--------	----------------------

Jonathan Smith
Applicant's Name (Please Print)

Jonathan Smith
Signature of Applicant

03 / 01 / 2024
Date of Signature



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PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed below is authorized to act as the applicant and/or agent in the pursuit of the proposed application of this property.

Jonathan Smith 03 / 01 / 2024
Signature of Property Owner/Executor/Officer Date of Signature

Estate /Company /Corporation Authorized Agent (Please Print)

Signature of Authorized Agent / /
Date of Signature

Estate /Company /Corporation Authorized Agent (Please Print)

Signature of Authorized Agent Date of Signature



EMIZE RD

DOUBLE BRIDGE RD

DOUBLE BRIDGE CWNL

1239

1317

1323

1375

1361

1366

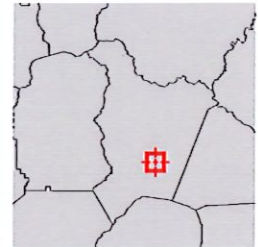
1438

680

677



Overview



Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID	109 013	Alternate ID	3506922	Owner Address	SMITH JONATHAN
Sec/Twp/Rng	n/a	Class	R		1443 E MIZE RD
Property Address	1443 E MIZE RD	Acreage	4.85		DEMOREST GA 30535
	01				

District 01
 Brief Tax Description 10-108 PB 60-103 DB 1211-422
 (Note: Not to be used on legal documents)

Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL, is through [FEMAs Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

Date created: 3/26/2024
 Last Data Uploaded: 3/26/2024 1:49:13 AM

Developed by  Schneider
 GEOSPATIAL