

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Conditional Use Application CU-24-03 – Self-Storage Facility

DATE: April 5, 2024

RECOMMENDATION

POLICY DISCUSSION

BUDGET INFORMATION: N/A

STATUS REPORT

~~ANNUAL-~~

OTHER

~~CAPITAL-~~

COMMISSION ACTION REQUESTED ON: April 15, 2024

PURPOSE: Make a recommendation to the Board regarding application CU-24-03: Global Storage Solutions is seeking a conditional use for a self-storage facility at the corner of Harvest Church Road and Hwy 17N, map parcel 040 022, in the LI, Low Intensity District.

BACKGROUND / HISTORY:

1. The applicant wants to construct a self-storage facility on 10.92 acres at the NE corner of Harvest Church Road and Hwy 17N. Since the property is within the LI, Low Intensity District as conditional use is required.
 2. The proposed site plan shows five (5) proposed storage buildings with a separate office building. There will also be 34 parking spaces for recreational vehicles and tractors at the rear for rent. The proposed site access will be from Harvest Church Road.
 3. As you may remember, there is a new subdivision, Harvest Estates, recently constructed around this proposed parcel. There are 17 building lots on Harvest Church Road and 5 lots constructed east of this property along Hwy 17N. This parcel is the remaining property after Harvest Estates Subdivision has been constructed.
 4. The property is zoned LI, Light Intensity District. The surrounding uses are exclusively residential with the exception of a church across Harvest Church Road from the site.
 5. Staff had concerns regarding the nature of the traffic using the site. Given the nature of the use, it is assumed traffic will consist of RVs, campers, and trucks with trailers visiting the site. A right hand decel lane is being installed on Hwy 17N due to the increased traffic caused by the subdivision. Given the nature of the vehicle visiting the self-storage facility, staff has concerns. During the subdivision hearing process, staff heard numerous complaints and concerns from existing residents about the difficult sight lines associated with Harvest Church Road. Staff feels the self-storage facility will only exacerbate the issues.
 6. Citizens spoke in opposition to the request. The concerns expressed were traffic and commercial intrusion into the residential area.
 7. The Planning Commission had a long discussion centering on the issues expressed by the citizens.
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FACTS AND ISSUES: The Planning Commission forwards this application to the Board with a recommendation of Denial.

OPTIONS: The Board of Commissioners could act on this application as follows:

1. Denial of the request as recommended by the Planning Commission;
 2. Approval of the request as submitted;
 3. Commission defined alternative.
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RECOMMENDED SAMPLE MOTION: I motion to deny CU-24-03 as recommended by the Planning Commission.

DEPARTMENT:

Prepared by: Mike Beechan

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

County Manager

DATE: _____

NO.	DATE	DESCRIPTION
1	2-14-2024	INITIAL ZONING PLAN
2		
3		
4		
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6		
7		
8		
9		
10		
11		
12		

NOT
RELEASED
FOR
CONSTRUCTION



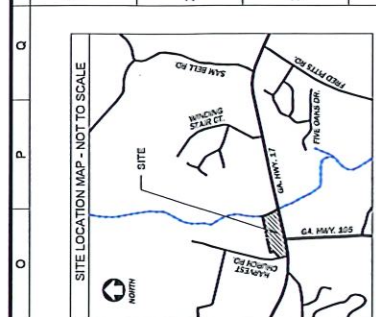
Global Storage Solutions
30300 CALICO COURT
RIVINGTON, MD 21158

**SITE PLANS FOR
GLOBAL STORAGE SOLUTIONS**
1221 HILSON AVE 17
P.O. BOX 11178
RICHMOND, VA 23211



SITE PLAN
DATE: 02/14/2024
DRAWN BY: GAO/JRS/2401

C-100



SITE DATA

GRANDST ACRES	44.8303 ACRES
EXISTING ZONING	LRI (C.U.P.A)
PROPOSED ZONING	44.8303 A.C.
PROPOSED USES	11 SPACES
STORAGE UNITS	11 SPACES
PARKING	9 SPACES
OFFICE PARKING	11 SPACES
PERMITS	11 SPACES
PERMITS	11 SPACES
PERMITS	11 SPACES
PERMITS	11 SPACES
PERMITS	11 SPACES
PERMITS	11 SPACES
PERMITS	11 SPACES

SITE LEGEND

(Symbol)	STORMWATER MANAGEMENT AREA
(Symbol)	25' PLANTED BUFFER
(Symbol)	25' SETBACK
(Symbol)	25' COUNTY STREAM BUFFER
(Symbol)	25' COUNTY IMPERVIOUS STREAM SETBACK
(Symbol)	DUMPSTER

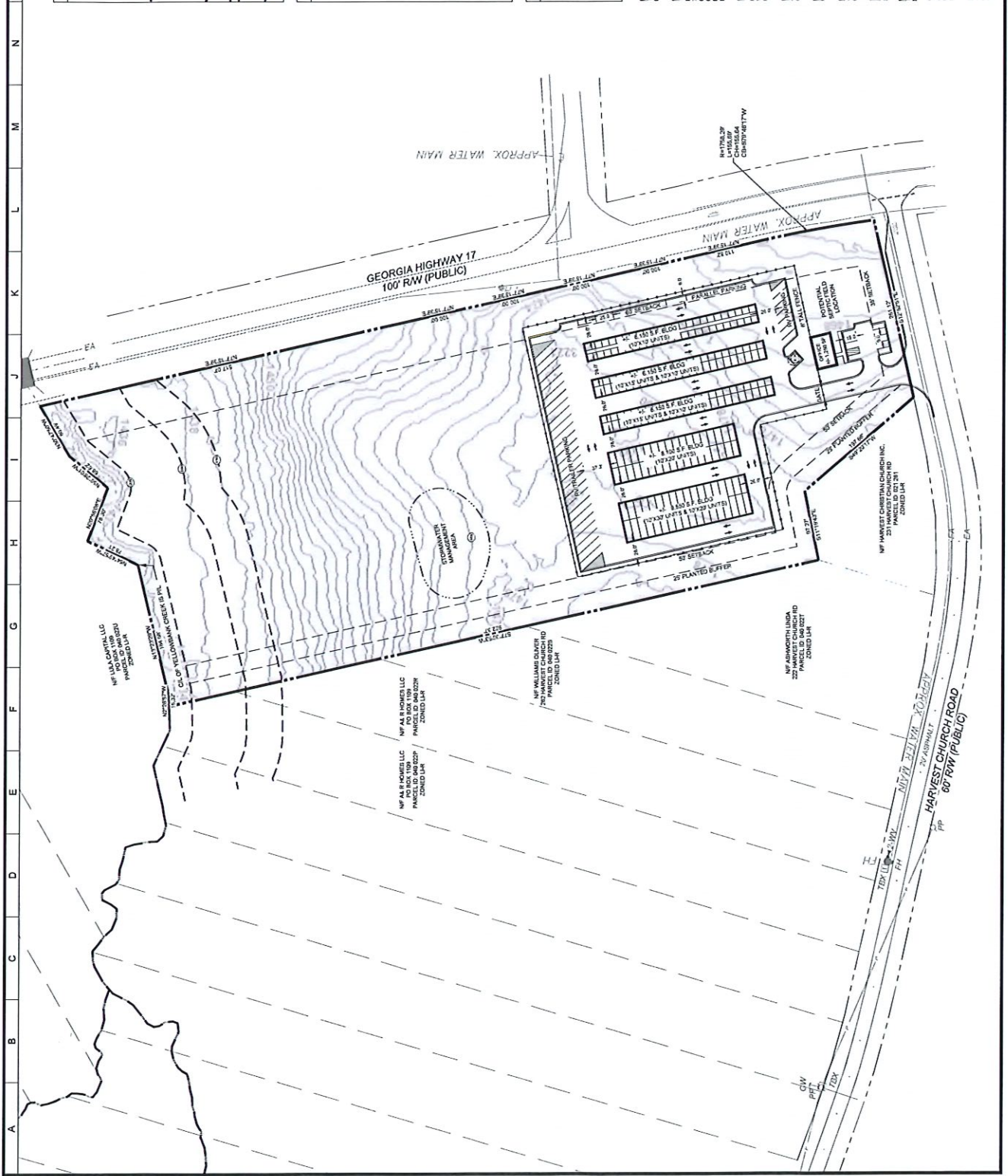
PLAN NOTE: THIS PLANT CONCEPTUAL IN NATURE AND IS NOT INTENDED FOR CONSTRUCTION OR DEVELOPMENT.

UTILITY NOTE: UTILITIES ARE SHOWN FOR INFORMATION ONLY. REFER TO LOCAL UTILITY PROVIDERS FOR ACCURATE DATA FROM EXISTING RECORDS.

PROPERTY OWNER: GLOBAL STORAGE SOLUTIONS, 30300 CALICO COURT, RIVINGTON, MD 21158, PH: 410-261-7278, EMAIL: ENGINEERING@LJAENGINEERING.COM

DESIGNER: LJA ENGINEERING, 205 S. MAIN STREET, ANNAPOLIS, MD 21403, PH: 410-261-7278, EMAIL: ENGINEERING@LJAENGINEERING.COM

PERMITS: THIS PROJECT MAY REQUIRE PERMITS FROM THE STATE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (DENR) AND THE STATE DEPARTMENT OF TRANSPORTATION (DOT) FOR CONSTRUCTION OF IMPERVIOUS SURFACES AND DRAINAGE SYSTEMS. THE PROJECT PROPRIETOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND CONDITIONS.



DATE PLOTTED: 02/14/2024 10:30 AM. DRAWN BY: GAO/JRS/2401. CHECKED BY: GAO/JRS/2401. SCALE: 1" = 40'. SHEET: C-100.

Applicant's Letter of Intent
Proposed Storage Facility
Habersham County, Georgia

The Applicant, Global Storage Solutions, requests approval of the conditional use permit to construct a self-storage facility. The 2.14-acre site, which includes multiple existing vacant structures, is located at the northeast corner of Georgia Highway 17 and Harvest Church Road. The north end of the site primarily abuts the rear of a group of single-family lots, which are heavily wooded. To the east, is a vacant and heavily wooded parcel, which is separated from the subject site by the Yellowbank Creek and the mandatory 150-foot riparian buffer and setback. Across State Route 17 is a 9-acre vacant site, as well as Hayes Corner Country Store. Across Harvest Church Road is the Harvest Christian Church property.

As proposed, the development will feature a five building self-storage facility with various size units, and an office near the front of the site facing Harvest Church Road. Site access will be provided via Harvest Church Road, which will incorporate right-of-way improvements such as a deceleration lane. Traditional vehicle parking will be provided in front of the office building and adjacent to the storage buildings for perspective renters and employees, as well as existing renters, respectively. Additional parking designated for RV storage will be provided at the rear of the site behind the storage buildings. The entire developed area encompassing the storage buildings and RV parking will be fenced and gated with a code required for entry. Other site improvements will include a 25-foot landscaped buffer adjacent to residentially zoned properties for year-round screening, and a stormwater management pond at the rear of the site. As a storage facility, the development will have a very low impact on the surrounding area compared to other potential commercial uses. Storage facilities tend to generate little to no traffic, due to the infrequent visits from the renters. With high quality exterior building materials and landscaping that will meet or exceed the requirements for Habersham County, the development will offer a use that is limited, while maintaining the rural character of the area.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to bring high-quality development to Habersham County. Please see attached site plan and additional materials within the application package for more detailed information.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

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

Habersham County Planning Commission
Conditional Use Staff Report

APPLICATION NUMBER: CU-24-03

REQUESTED ACTION: Global Storage Solutions is seeking a Conditional Use to allow construction of a self-storage facility. The tract is further identified as Map 040 Parcel 022 consisting of 10.92 acres.

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

PETITIONER: Global Storage Solutions

PROPERTY OWNER: Neva Fain

EXISTING USE: Residential

PROPOSED USE: Self-storage facility.

LOCATION: STHWY 17.

PARCEL SIZE: 10.92 acre(s)

MAP#: 040 PARCEL(S)#: 022

EXISTING & FUTURE LAND USE DISTRICT:

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

MEETING DATES: Planning Commission: April 2, 2024

Board of Commissioners: April 15, 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 Rural 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 self-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 Rural. 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 self-storage facility. Although a self-storage facility could be beneficial to a community there are some concerns and issues that need to be addressed before approving this Conditional Use at this location. The applicant is also planning on using the area behind the storage units for RV parking. Although the entrance to the facility will be accessed from Harvest Church Rd., there is a busy intersection with STHWY 17 just a few feet from Harvest Church Rd. There is also a new subdivision that has recently been developed on Harvest Church Rd. that has greatly increased traffic. With the already increased vehicle congestion, safety issues will certainly be a major concern if the Conditional Use is granted. Turning RV's on to and exiting Harvest Church Rd. could pose additional problems as well. Due to issues that are already present at this particular location, the Planning & Development staff recommend denial of CU-24-03.

Staff recommends:

Approve as Submitted

Denial

Approval with Conditions

Table

Planning Commission recommends:

Approve as Submitted

Denial (4-2-24)

Approval with Conditions

Table

Board of Commissioners Decision:

Approve as Submitted

Denial

Approval with Conditions

Table



HABERSHAM COUNTY
GEORGIA | Est. 1818

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 Global Storage Solutions c/o LJA Engineering

Address ██████████ City ██████████ State ██ Zip ██████

Telephone # () ██████████ Cell Telephone # () ██████████

Fax# () _____ E-Mail ██████████

Property Owner(s): FAIN THOMAS RANDY & FAIN NEVA JEANETTE

Address ██████████ City ██████████ State ██ Zip ██████

Telephone # () ██████████ Cell Telephone # () _____

Fax# () _____ E-Mail _____

Agent: Tyler Lasser - LJA Engineering

Address ██████████ City ██████████ State ██ Zip ██████

Telephone # () ██████████ Cell Telephone # () ██████████

Fax# () _____ E-Mail ██████████

Location of Property: 3221 HIGHWAY 17

Street Address: 3221 HIGHWAY 17

Acreage of Site: 10.92 Tax Map & Parcel#: 040 022

Existing LU District: LI-R 2029 Map /District: Rural Conservation

Action Requested: Conditional Use Permit

Cite Pertinent Section(s): _____

Existing Use: Vacant

Proposed Use: Self Storage

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

RECEIVED
FEB 20 2024
BY: t. dills



HABERSHAM COUNTY

Planning Department

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

706-839-0140 Fax: 706-754-1761

www.habershamga.com

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.

Neva Fain

02/19/24 /

Signature of Property Owner/Executor/Officer

Date of Signature

Global Storage Solutions LLC

Tyler Lasser

Estate /Company /Corporation

Authorized Agent (Please Print)

Tyler Lasser

2 / 19 / 2024

Signature of Authorized Agent

Date of Signature

LJA Engineering

Authorized Agent (Please Print)

Estate /Company /Corporation

Signature of Authorized Agent

Date of Signature



HABERSHAM COUNTY

Planning Department
130 Jacob's Way, Suite 104, Clarkesville, GA 30523
706-839-0140 Fax: 706-754-1761
www.habershamga.com

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 Eb ; (please one) read the above and that:

Within the two (2) years immediately preceding this date, I have; _____ I have not X ; (please 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.

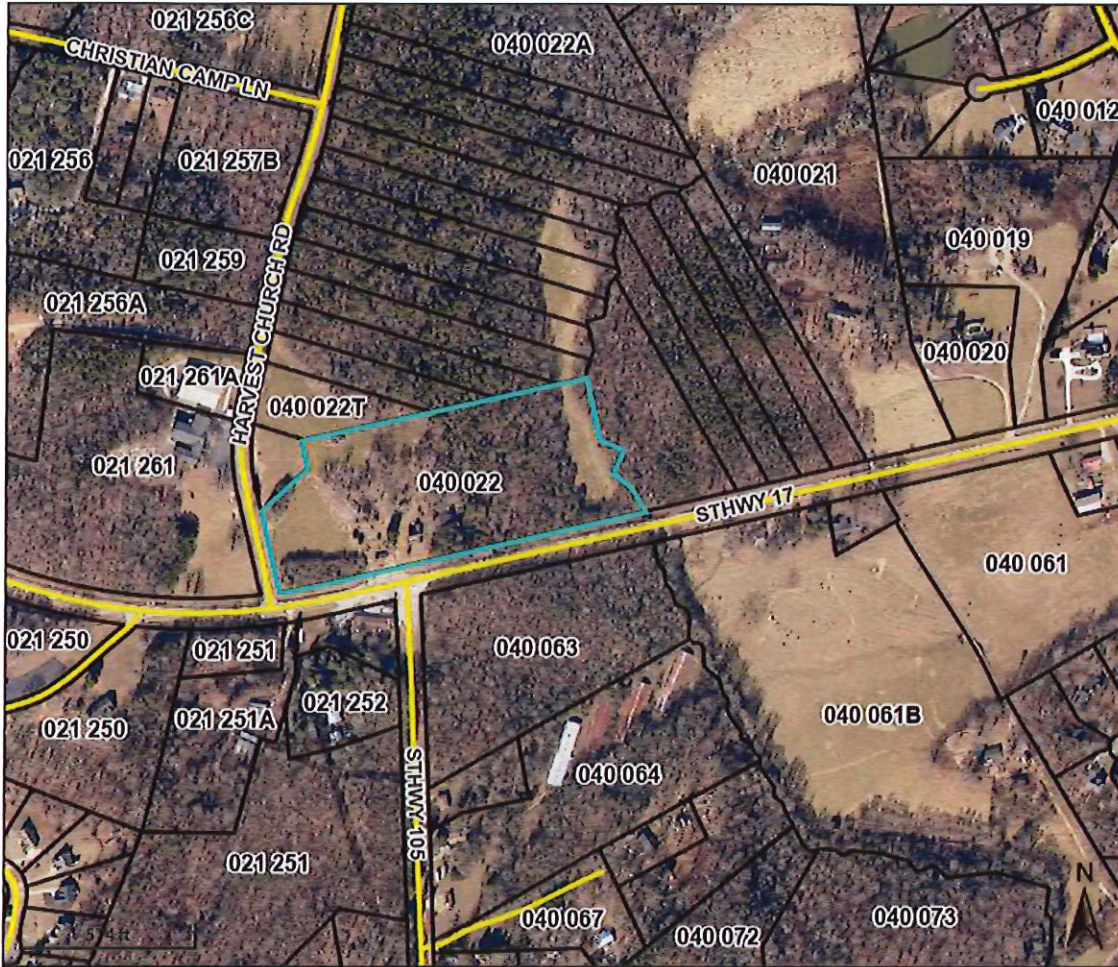
_____	_____	_____	____/____/____
Name of Official(s)	Office	Amount	Date of Contribution

Global storage solutions llc
Applicant's Name (Please Print)

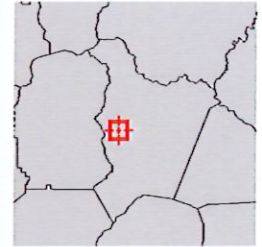

Chuck Ingram (Feb 19, 2024 18:11 EST)
Signature of Applicant

19/02/2024 / _____
Date of Signature





Overview



Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID	040 022	Alternate ID	3572632	Owner Address	FAIN THOMAS RANDY &
Sec/Twp/Rng	n/a	Class	R		FAIN NEVA JEANETTE
Property Address	3221 HIGHWAY 17	Acreage	10.9		492 TROTTER MILL ROAD
	01				CLARKESVILLE GA 30523
District	01				
Brief Tax Description	11-163 PB 70-202 1267-187				
	(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: 3/25/2024
Last Data Uploaded: 3/24/2024 11:51:59 PM