



## Planning and Development Department Case Information

Case Number: Z25-0064

Meeting Dates: Planning Commission 03-06-2025

Board of Commissioners 04-01-2025

Applicant:

Henderson Fab Inc

4003 Booth Road NE

Conyers, Georgia 30012

Owners:

Efren Jimenez & Amelia Catalan

6342 Hwy 20

Loganville, Georgia 30052

Gidean & Patricia Moon

Carolyn Moon (Deceased) & Steve Moon

2429 St Martin Way

Monroe, Georgia 30655

6327 Hwy 20

Loganville, Georgia 30052

Carolyn Moon (Deceased) & James Moon

3779 Highland Park Way

Statham, Georgia 30666

Current Zoning: A1

Request: Request to rezone 52.67 acres from A1 to M1 for fabricated metal product manufacturing facility.

Addresses: 6342 Hwy 20 & 6327 Hwy 20 & Center Hill Church Road, Loganville, Georgia 30052

Map Numbers/Site Areas: C0090017-2.00 acres; C0090016-58.17 acres & C0110007A00-2.82 acres

Character Area: Highway Corridor

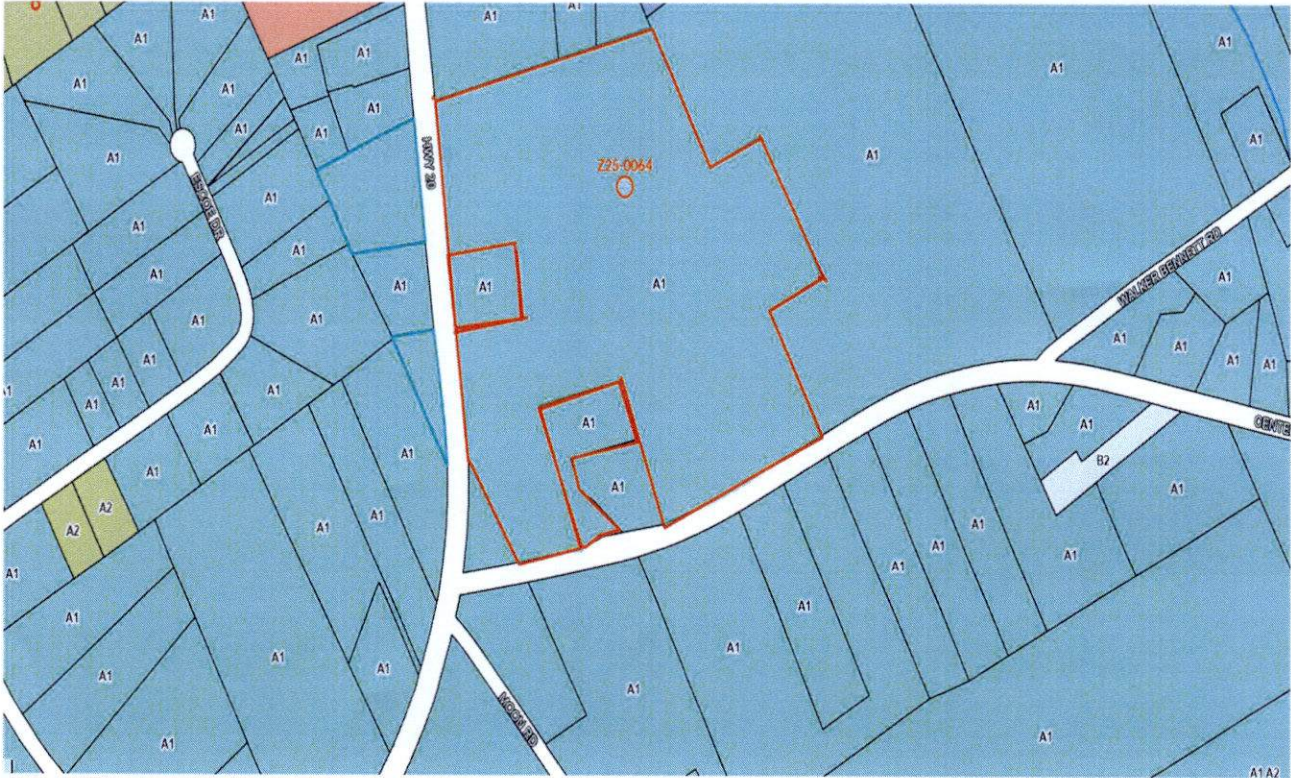
District 2 Commissioner-Pete Myers

Planning Commission—Chris Alexander

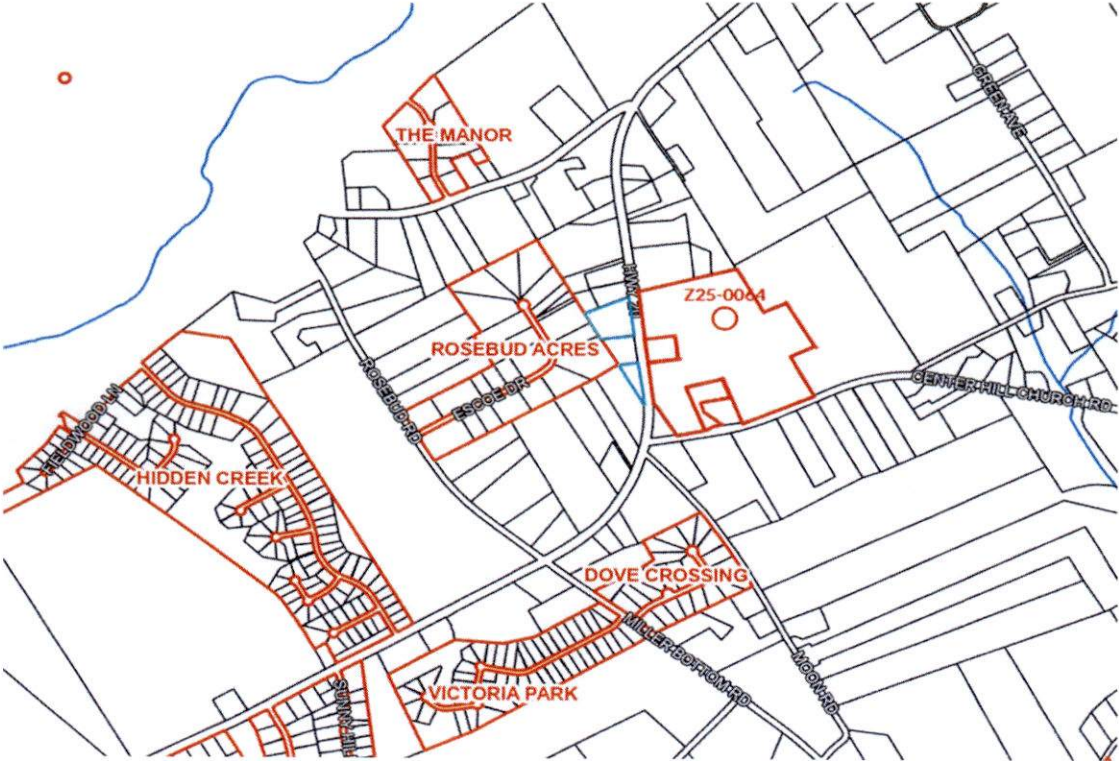
Existing Site Conditions: Property at 6342 Hwy 20 consists of a house and pool; property at 6327 Hwy 20 consists of a house, green house and accessory buildings; property at Center Hill Church Road is vacant land.



The surrounding properties are zoned A1.



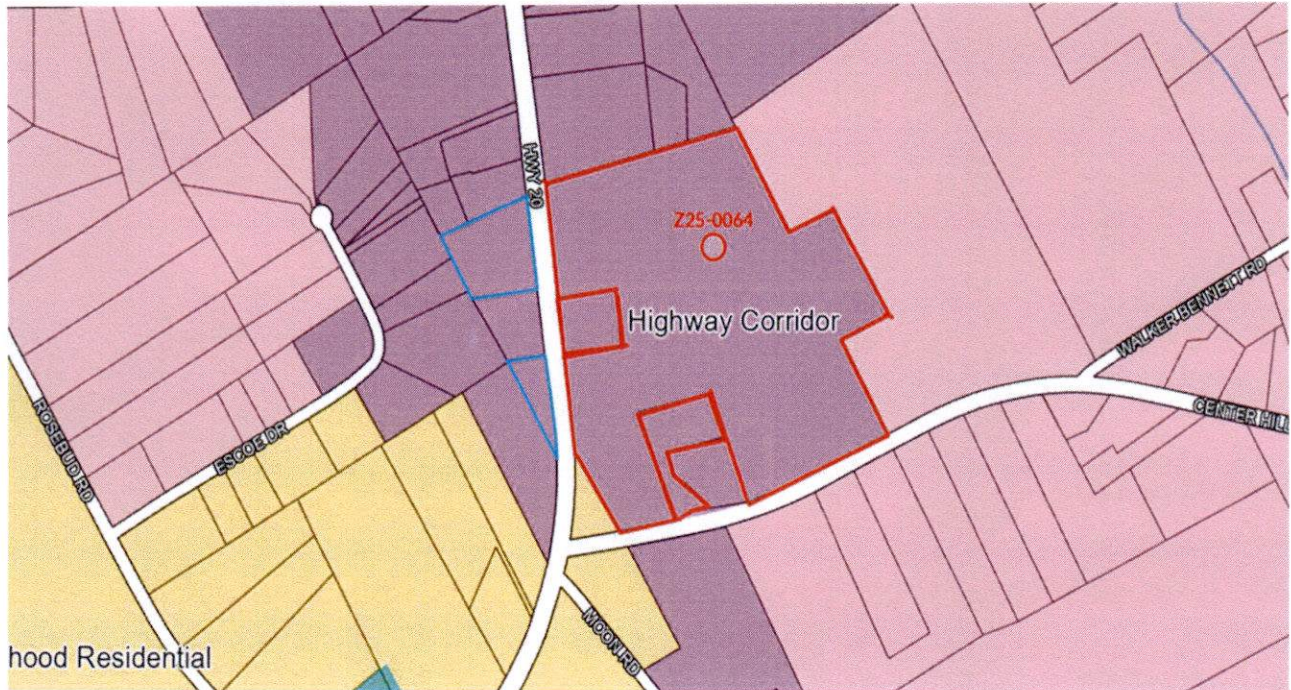
Subdivisions surrounding property:



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Highway Corridor.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**

**Board of Education:**

**DOT Comments:**

**City of Monroe:**

Rezone Application # Z25-0064

Planning Comm. Meeting Date 3-6-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 4-8-2025 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel**

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

HENDERSON FAB. INC.

PATRICIA MOON

4003 BOOTH RD. NE

2695 SHARON RD.

CONYERS, GA 30012

WASHINGTON, GA 30673

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

Phone # (678) 977-7813

Phone # (770) 318-8683

Location: 6342 HWY 20. Requested Zoning M-1 Acreage 52.67

(See attached)

Existing Use of Property: TREE FARM.

Existing Structures: OLD BARN AND SILOS

The purpose of this rezone is Requesting a change of zoning from A-1 to M-1 to allow for construction of a fabricated metal product manufacturing facility.

Property is serviced by:

Public Water:  Provider: Walton County Water Department 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 \_\_\_\_\_

Date 2-3-25

Fee Paid \$ 850.00

**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 A1

Comprehensive Land Use: Highway Corridor DRI Required? Y \_\_\_\_\_ N

Commission District: 2-Pete Myers Watershed: Big Haynes

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

Parcel #C0090017 – 6342 Highway 20

Property Owners: Efren Jimenez & Amelia Camarillo Catalan

2.00 acres Zoned A1

Parcel #C0090016 – 6327 Highway 20 & Center Hill Church Road

Property Owners: Gideon &, Patricia Moon, Carolyn Moon (Deceased) & Steve Moon

58.17 acres Zoned A1

Parcel #C0110007A00 – Center Hill Church Road

Property Owners: Carolyn Moon (Deceased) & James Moon

2.82 acres Zone A1

**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: Henderson Fab, LLC, Johnny Henderson

Address: 2624 Ivory Rd, Loganville, GA 30052

Telephone: 404-317-8362

Location of Property: 6327 Highway 20, Loganville, Georgia 30052

Map/Parcel Number: C0090-016 (see attached, part of property not to be rezoned, Identified in \_RED\_)

Current Zoning: A1 Requested Zoning: M1

[Signature]  
Property Owner Signature

[Signature]  
Property Owner Signature

Print Name: James Moon

Print Name: Steve Moon

Address: 3779 Highland Parkway  
St. Louis, MO 63066

Address: 2429 St. Martin Way  
Monroe, GA 30656

Phone #: 770-527-6164

Phone #: 678-687-2113

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

1/21/25  
Date





**Exhibit "A"**

**James Moon**  
**3779 Highland Park Way Statham, GA**  
**770-527-6164**

**Steve Moon**  
**2429 Saint Martin Way, Monroe Georgia 30656**  
**678-687-2113**

PROJECT: 54.67 ACRES AT 6342 HWY 20  
**ANALYSIS OF ZONING MAP AMENDMENT IMPACT**

1. The existing uses and zoning of nearby property.

**The existing uses of nearby property are Rural Estate to the North, east, and south of the subject project. There are property with B2 and B3 and M1 and M2 zoning designation located north east of the site.**

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

**The owner cannot develop their land to meet their current business demand.**

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

**The proposed facility on the property will be similar to existing business currently in operations approximately 2900' north of the proposed site.**

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

**If rezoned, the property will be developed in accordance to the M1 zoning standard, which will create additional jobs, promote growth of this region, and better meet the demand for commercial services of this region.**

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

**The proposed zoning is consistent with the current usage of nearby properties.**

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.

**The property has been in its current state, which is a tree farm, for the past 32 years.**

TO: Walton County Planning and Development  
Suite 98  
126 Court St.  
Monroe, GA 30655

February 3, 2025

SUBJECT: Letter of Intent, 6342 Hwy 20 JB Steel Rezoning

To Whom It May Concern,

A rezone of 54.67 acres is requested for the subject project, for the purpose of rezoning the properties. The subject properties are 2.0 acres, 2.82 acres, and 47.85 acres respectively and they are currently shown as Parcels C0090017, C0110007A00, and Part of C0090016 on the Walton County Tax Records.

The property is currently zoned A-1. The proposed rezoning request is for M-1 to allow for the manufacturing of steel structures.

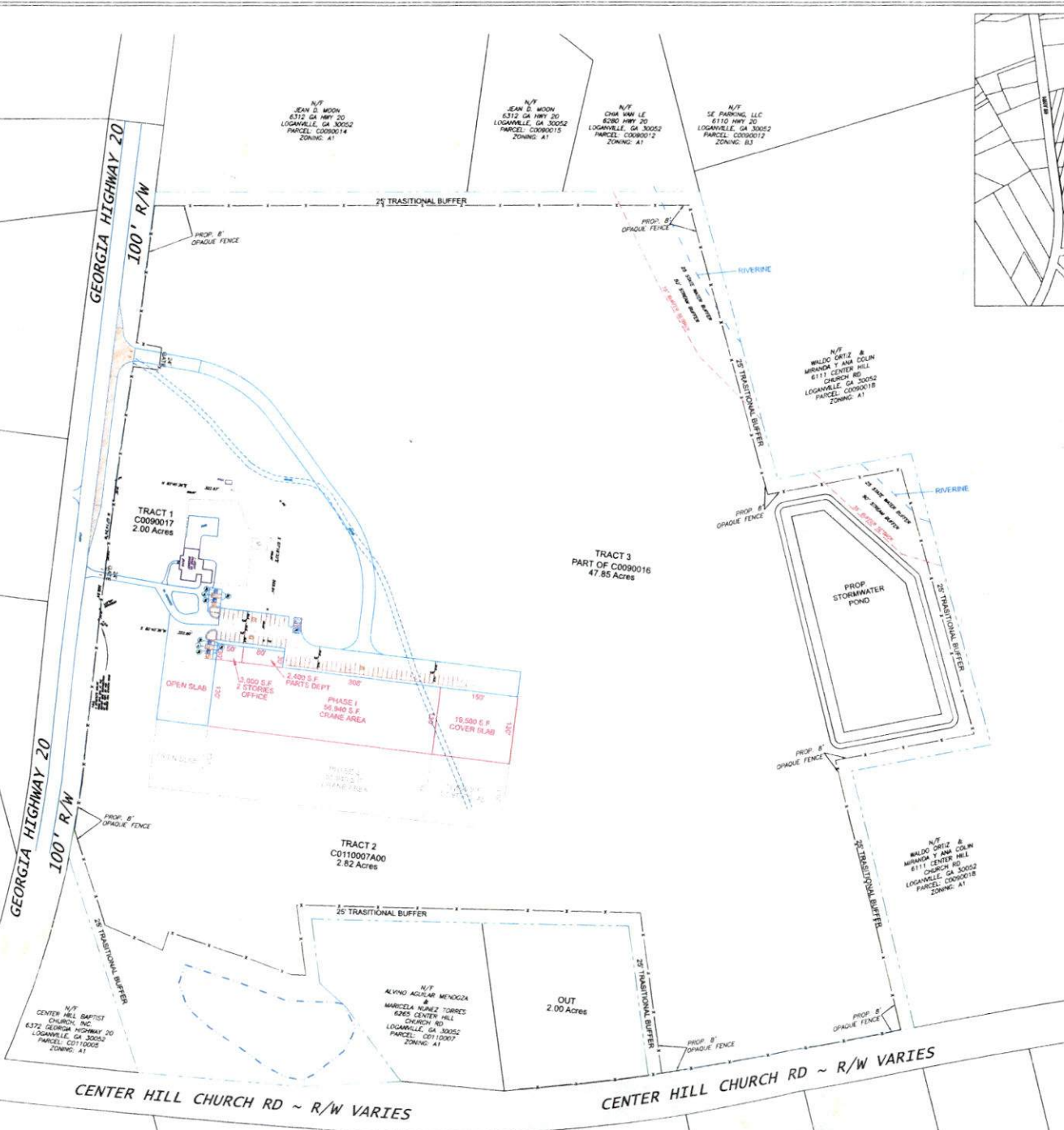
We look forward to developing this project in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

For questions or further information please contact me at 770-466-4002.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Thiep Huynh', with a long horizontal line extending to the right.

Thiep Huynh, PE  
Consultant



VICINITY MAP  
N.T.S.

**SITE ANALYSIS**

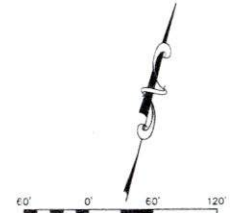
TOTAL BUILDING	62,340 S.F.
1 STORY	59,340 S.F.
WAREHOUSE AREA	3,000 S.F.
OFFICE AREA	52.67 AC.
TOTAL AREA	A-1 WP-1
ZONED	
REQUIRED	
1 SP. / 200 S.F. OFFICE	15 SPACES
1.0 SP. / 1,000 S.F. SHOP	60 SPACES
TOTAL REQUIRED	75 SPACES
TOTAL PROVIDED	75 SPACES
H.C. SPACES REQ.	2 SPACES
H.C. SPACES PROVIDED	2 SPACES

NOT FOR FINAL RECORDING.  
THIS LOT IS SUBJECT TO APPROVAL FROM THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEM.

**REZONE REQUEST:** CURRENTLY ZONED A1 (GENERAL BUSINESS DISTRICT) REQUESTING M-1 (LIGHT INDUSTRIAL DISTRICT) ZONING TO ALLOW FOR A FABRICATED METAL PRODUCT MANUFACTURING FACILITY.

TOTAL SITE AREA = 52.67 ± ACRES  
PROPOSED USE = FABRICATED METAL PRODUCT MANUFACTURING FACILITY.

- NOTES:**
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC. W&A ENGINEERING.
  - THERE ARE NW1 WETLAND ON THE SITE.
  - THERE ARE STATE WATER ON SITE.
  - A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0095E DATED DEC. 8, 2022.
  - SITE SHALL COMPLY WITH ART. 4 PART 1 SECT. 250 OF WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE.



**A.C.E.**  
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, LLC.  
P.O.C. TIF BRUNN, P.E.  
485 Edwards Rd.  
Columbus, Georgia 30054  
Phone: 770-466-4002  
tipacelc@gmail.com

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**SITE PLAN**

**JB STEEL & PRECAST, INC.  
LOGANVILLE FACILITY  
EXPANSION  
MOON'S SITE**

C0090017  
C0110007A00  
PARCEL: PART OF C0090016  
LAND LOT: 248  
DISTRICT: 4TH  
6342 HWY 20  
WALTON COUNTY, GA

DATE: 1/30/2025  
SCALE: 1"=60'

**OWNER**  
PATRICIA MOON  
2695 SHARON RD.  
WASHINGTON, GA 30673

**DEVELOPER**  
HENDERSON FAB, INC.  
4003 BOOTH RD. NE  
CONYERS, GA 30012  
24 HOUR - EMERGENCY CONTACT  
JOHNNY HENDERSON  
PHONE: 404-317-8362  
JOHNNYHENDERSON@JBSTEEL.US

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. #24-060  
**RZ**

