

Staff Comments/Concerns:

Site Analysis: The 5.02 acre tract is located on 6230 Centerville Rosebud Road and the surrounding properties are zoned A2, B3, A1 and R1. The 4.92 acre tract is located on 6200 Highway 20 and the surrounding properties are zoned A1, B3, A2 and R1.

Zoning History: No History

Character Area: The character area for both properties is Highway Corridor.

Comments and Recommendations from various Agencies:

Public Works: Public Works has Some Concerns with this Proposed Request and has reached out to GDOT Due to a Possible Road Closure at this Location that will affect the County Road of Centerville Rosebud, With the Current Road Design Public Works would Recommend that a Proper De-cell and a Centerturn Lane be installed On Centerville Rosebud Road due to Traffic Volume and Safety Concerns.

Sheriffs' Department: The Walton County Sheriff's Office conducts business checks on main thoroughfares, twice per shift on night shift. The additional business will increase service demand by 730 checks per year.

Water Authority: Request for rezone a total of 9.92 acres on Centerville Rosebud Rd & Highway 20 from A2/A1 to B2 for retail shops and restaurants. This area is currently served by a 8" water main along Centerville Rosebud Rd & Highway 20. (static pressure: 40 psi, Estimated fire flow available: 875 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comment received

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

Development Inspector: No comment received

DOT Comments: This will require GDOT coordination and there is concerns with meeting spacing and sight distance requirements.

Archaeological Information: No comment received

PC ACTION 12/9/2021:

1. Rezone – Z21100020 – Rezone 5.00 acres from A2 to B2 and 4.92 acres from A1 to B2 for retail stores and restaurants – Applicant: Terry L Mitchell/Owners: Hannah Mitchell, Jeffrey Mitchell & Jennifer Mitchell – Properties located on 6230 Centerville Rosebud Rd and 6200 Hwy 20- Map/Parcels C0010015 and C0090008 – District 2.

Presentation: Terry Mitchell represented the case and stated that he lives at 6036 Centerville Rosebud Road. He stated that Centerville Rosebud Road is a State Road for the record. He owns 35 acres and there is 4.9 acre tract across the road that his son owns. He stated that the DOT is realigning the road across from Copart. He said that on the Loganville side where Copart is there is noise and dust. He stated that he bought this land when he was 18 years old and he is sick of cars. He thought he would live here forever but he has people interested in the property and he wants to develop it as B2. Mr. Mitchell showed the Board a proposed drawing by GDOT. He stated that DOT is in the process of doing a 3-lane roundabout down below Copart and that they will be taking 100 ft. of his property. He said that 80% of the property for 2 miles is zoned commercial. Pete Myers asked about a site plan and Mr. Mitchell stated that DOT is developing a site plan and they are grading his 5 acres. He stated that DOT has worked out the driveways and he will build a new driveway on the new road. He stated that DOT is doing site work and working on the water drainage. He stated that DOT's start date is in 20 days to buy the right of way and 60 days to start the roundabout and they hope it will be completed in April 2022. Tim Hinton stated that B2 covers a wide range of uses and asked Mr. Mitchell what does he envision for this property since there is no site plan and Mr. Mitchell stated retail store with 3 or 4 shops – he is flexible as to what it will be. Mr. Hinton stated that normally the use that is being requested is listed on the application. Mr. Hinton asked if there would be any objection to a condition on outside storage and Mr. Mitchell stated

that he would not be opposed. Tim Hinton stated that it would be good to know what the property is going to be used for.

Speaking: Andrea Madison stated that she lives behind Mr. Mitchell and this is her neighborhood. She raises chickens and other neighbors raise chickens. She stated that this is a neighborhood and if he brings commercial on Centerville Rosebud that will affect homeowners in that area who still want to have farms and land. She stated that the traffic is already horrendous. She stated that Mr. Middlebrooks is right next to her. She is against this all together. If this happens, there will be no air for trees or nothing. Ms. Madison stated that the pasture borders her and it is 10 acres in front of her place. She is worried about Mr. Middlebrooks and imminent domain taking his property. There are 90 acres down Centerville and commercialism is there.

Mr. Mitchell came back for rebuttal and stated that in regard to the 10 acres that borders Ms. Madison's property he plans to stay in that house. He feels he has no choice because DOT is taking the property and Centerville Rosebud Road is already commercial.

Recommendation: Pete Myers made a motion to recommend approval with conditions of: no outside storage and evergreen buffer to be place next to A1/R1 zonings with a second by Josh Ferguson. The motion carried unanimously.

Rezone Application # Z 21/00020

Planning Comm. Meeting Date 12/09/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 01/04/2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel Map 15 C 0010015

Applicant Name/Address/Phone #

Terry L Mitchell
6306 Centerville Rosebud
Loganville, GA 30052

Phone # 770-899-3822

Location: 6230 Centerville Rosebud

Existing Use of Property: Vacant & 1 House

Existing Structures: House

Property Owner Name/Address/Phone

Hannah G. Mitchell
6306 Centerville Rosebud Rd.
Loganville, GA 30052 770-601-8162

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

Phone # 770-601-8162

Requested Zoning Commercial B2 Acreage 5.08 Acres
Store/Shops
Restaurant

The purpose of this rezone is To zone Commercial for Store /
Retail Shops & Restaurant - NEW RD SPHS Property
In Future

Property is serviced by the following:

Public Water: Provider: Walter 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 Hannah G. Mitchell Date 10-28-21 Fee Paid \$ 550.00

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 A2 Surrounding Zoning: North A2 South B3-A2/B3
 East A2 West A1 R1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N

Commission District: 2-Banks Watershed: WP-1 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: Terry L. Mitchell
Address: 6306 Centerville Rosedale RD Loganville
Telephone: 770-899-3822 GA 30052
Location of Property: 6230 Centerville Rosedale RD
Loganville, GA 30052
Map/Parcel Number: C7 15
Current Zoning: Agricultural Requested Zoning: Commercial
Hannah G. Mitchell _____
Property Owner Signature Property Owner Signature
Print Name: Hannah G. Mitchell Print Name: _____
Address: 6306 Centerville Rosedale Rd Address: _____
Phone #: 770-601-8162 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.

Jennifer Mitchell _____
Notary Public Date 10/28/2021



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;

- 1. VACANT Lot to 2 Acres to South
- 2. Owner OWN, PASTURE 7 Acres to West
- 3. COPART to North - Industrial -
- 4. EAST Commercial Trucking Park and 1 Residence
Being Also Zoned In This Hearing

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

Commercial Convenience Store / Restaurant
And Retail Shop

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

50% AS COPART HAS 87 Acres of
Car Storage with Dust & Noise & TRAFFIC

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

Provide Retail Shopping and Restaurant
That Does NOT EXIST IN AREA

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

With New Roundabout TRAFFIC Flow
Will Be greatly Impaired and Flow
Continues, Greater Exposure

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

30 years Property IS VACANT WITH
1 House on It.

Letter of Intent

10-28-21

The Purpose And Intent of this Zoning is to Zone 5⁰⁰ Acres That Adjoining to 4.92 Acres owned by my Son Jeffrey S. Mitchell. This is Located AT 6230 Centerville Road RD Loganville GA. The zoning is for Commercial For Store And Shops & Restaurant. ALL Property Adjoining In Area is now Industrial (CO PAVT) And Campa RV Sales, Southeast Paving and Over the Road Truck Parking - 800 Trucks, We Are the LAST owners to Zone Commercial and Intersection of GA Hwy 20 and Centerville Road Loganville GA, Thank you,

For Harold S Mitchell
Jeff Mitchell

Rezone Application: Z 21100020

Planning Comm. Meeting Date 12/09/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 11/04/2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0090008

Applicant Name/Address/Phone #

Terry L. Mitchell
6306 Cantabile Road
Logansville, GA 30052

Phone # 770-899-3822

Property Owner Name/Address/Phone

Jeffrey Scott Mitchell Jennifer Lynn Mitchell
CMR 471 Box 821
APO AE 09263-0009
(If more than one owner, attach Exhibit "A")

Phone # 850-382-2261

Location: 6200 Hwy 20 Requested Zoning Commercial B3 Acreage 4.92

Existing Use of Property: Agricultural & Home

Existing Structures: House and 1 BARN IN REAR

The purpose of this rezone is Commercial Retail for shops & Restaurant

Property is serviced by the following:

Public Water: Provider: Walter Co 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 [Signature] Date 17 OCT 2021 \$ 550.00 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 A1 Surrounding Zoning: North A1 B3 South A2
East R1 West A1 B3

Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N

Commission District: 2-Banks Watershed: WP-1 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: Terry L. Mitchell

Address: 6306 Centerville Road RD

Telephone: 770-899-3222 (3822)

Location of Property: 6200 HIGHWAY 20

LOGANVILLE GA 30052

Map/Parcel Number: C0090008

Current Zoning: AGRICULTURAL Requested Zoning: COMMERCIAL

J. Mitchell
Property Owner Signature

Jam Mitchell
Property Owner Signature

Print Name: Jeffrey S. MITCHELL

Print Name: Jennifer L MITCHELL
Jeffrey S. MITCHELL

Address: 6200 HIGHWAY 20
LOGANVILLE GA 30052

Address: CMR 479 Box 84
AE 09263 6200 HIGHWAY 20
LOGANVILLE, GA 30052

Phone #: 850-382-2261

Phone #: 850-380-6759

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

10-19-21
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;

(1) Zoned Agricultural with 1 Residential Home
(2) Trucking Company, (3) Campa Business, (4) COPART.

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

50% Due to Noise, Traffic, Dust
from COPART, Trucks - Trucks over 600
Cranking Everyday

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

Dust and TRUCK Noise of 1000
TRUCKS Entering, Cranking up Day & Nights

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

Commercial Retail for Shops / Restaurant
to Provide to Public That Do not
EXIST Now -

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

This Property has 500+ RD Frontage
on Highway 20, A Roundabout to
Start to Be Built Soon will Control
Traffic and Business will have Good Exposure.

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

10 yrs most Property has been Vacant
with Exception of the House

10-28-21

Letter of Intent

The purpose and Intent of This
Zoning is to Zone 4.92 Acres AT
6200 Hwy 20 Loganville, GA 30052 to
Commercial Use. The zoning is to Be Shops
Retail and Restaurant Application. ALL Property
ADJOURING and North + EAST has Already
Been Zoned Commercial or Industrial And
We are the LAST to The Intersection
of Centerville Road RD and GA Hwy
20. Thank you.

L.T. G. & Jennifer
For Jeffrey S Mitchell
Jay L. Mitchell.

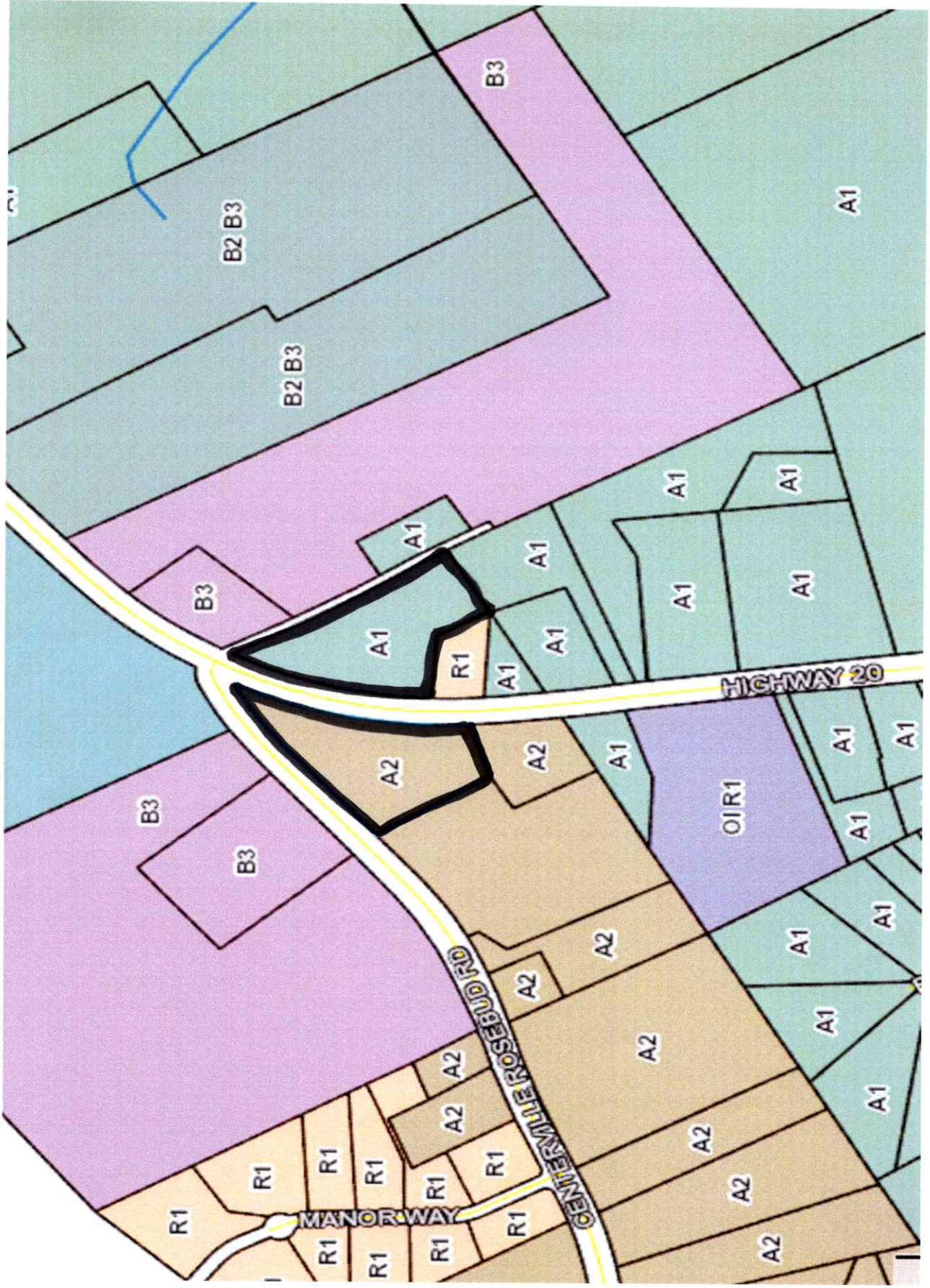
Z21100020 - 6230 Centerville Rosebud Rd & 6200 Highway 20



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