



Planning and Development Department Case Information

Case Number: AZ23010004 – Alteration To Zoning Conditions

Meeting Date: Board of Commissioners 02-07-2023

Current Zoning: B3

Request: A Rezone was approved on October 4, 2022 (Z22070026) with the following conditions:

1. For requested purpose only
2. No on site chemical or hazardous waste storage, and
3. Entrance & Exit on Highway 78 Only.

Applicant is requesting that the zoning condition as to the entrance and exit on Highway 78 only be changed (See attached letter).

Address: Highway 78/Tommy Dillard Road

Map Number: C1780047A00

Site Area: 7.715 acres

Character Area: Highway Corridor

District 4: Commissioner – Lee Bradford Planning Commission – Brad Bettis

Applicant:
Bill Hartley
1266 6th Street
Macon, Georgia 31206

Owner:
John Mark Mazzawi, Jeremy Martin Mazzawi,
James Matthew Mazzawi, Darin S Wasileski
P.O. Box 365
Snellville, Georgia 30078



Existing Site Conditions: This was a 77.38 acre property. Only 7.715 acres was rezoned to B3.

The surrounding properties are zoned as follows:

North – C1780054 – William Robert Ramsey – A2

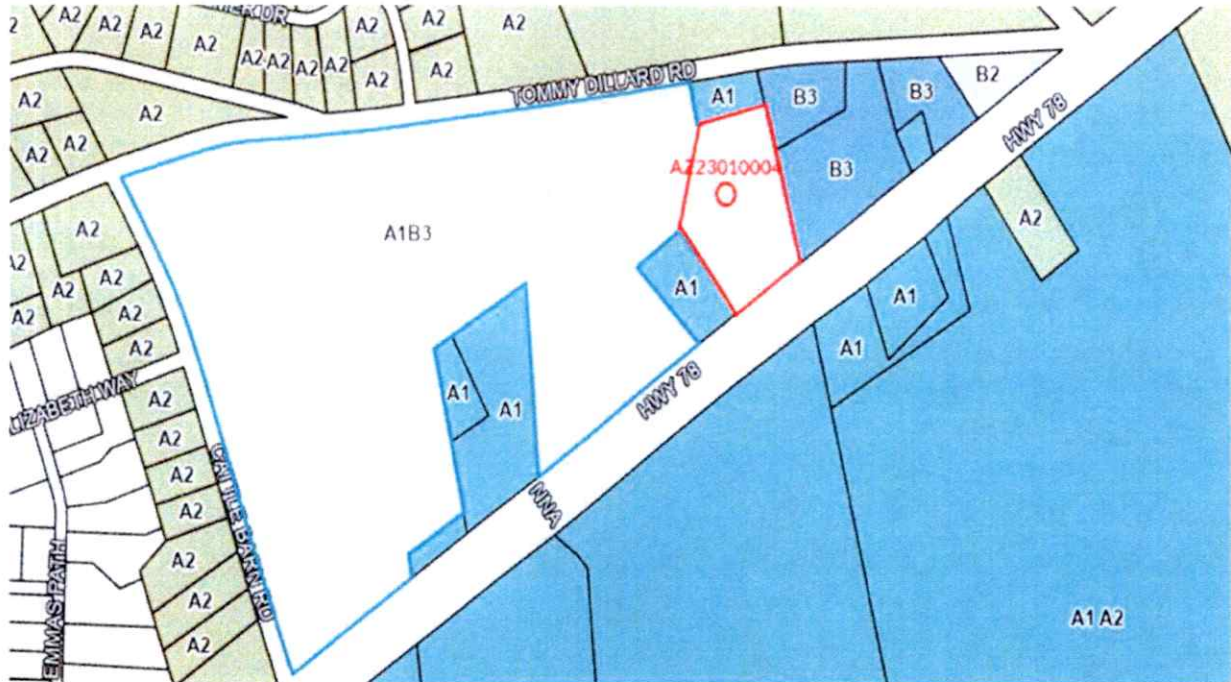
North – C1780052 – Herbert M Price – A1

South – C1780036 - James Mathew & John Mark Mazzawi – A1

South – C1780047 – Donald L Poss – A1

East – C1780048 & 48B – New London Land LTD – B3

West – C1780047A00 – John Mark Mazzawi, Jeremy Martin Mazzawi, James Matthew Mazzawi, and Darin S Wasileski – A1/B3



Staff Comments/Concerns:

History:

222070026	Bill Hartley	Rezone 7.715 from A1 to B3 for business use	C1780047A00 Hwy 78 & Tommy Dillard Road	Approved w/conditions
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Conditions were:

1. For requested purpose only
2. No on site chemical or hazardous waste storage, and
3. Entrance & Exit on Highway 78 Only.

Below are Previous Comments and Recommendations from various Agencies for the October 4, 2022 Rezone:

Public Works: (9/16 – Public Works recommends commercial access should only be allowed from State US Hwy 78 Only.)

1/20/2023 – E-mail from Ray Johnson with Public Works: Public Works Recommends Access off Hwy 78. Public Works would like to state our original comments were based on the safety issues that the Intersection of State Route 10 with Michael Road and Tommy Dillard Road will not facilitate Commercial traffic.

Sheriff's Department: This is located on a main corridor within our jurisdiction. The Walton County Sheriff's Office routinely checks businesses twice per night shift where access is granted. These additions would be 1460 night shift checks.

Water Authority: E-mail from Morris Jordan: WCWD does not have water on that section of Tommy Dillard Road. To get water to the property a plan would have to be submitted and approved by an engineer to allow the developer to have a contractor extend the 8" line down Tommy Dillard from Palmer Drive or run a line from our existing 12" line on Hwy 78 with an easement given through lot 3 or 4 as shown on the concept plan to the R/W of the proposed street. A water allocation request would also have to be filed and approved along with development plans submitted and approved to allow the developer to have a contractor proceed with the project.

This property is not currently served by WCWD, however the area is served by an existing 12" diameter water main along Highway 78 (static pressure: 115 psi, Estimated fire flow available: 900 gpm @ 20 psi). A new 8" water main will be required to distribute water within the development. Please coordinate with WCWD.

Fire Department: No comment received.

Fire Code Specialist: Subject property has no fire code issues. The subject property and development shall undergo plan review and inspections to comply with current fire safety codes and ordinances.

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

Development Inspector: No comment received

DOT comments: Not encroaching on GDOT R/W so no coordination needed.

1/20/2023 – E-mail from Parker Niebauer with GDOT: - Thank you for the update. Our previous comments stand. There does not appear to be any encroachment on GDOT R/W, so no coordination needed.

P&D Staff attended a GDOT meeting on 1-20-2023 at which this request was discussed. Jason Dykes, district traffic engineer with GDOT stated they have concerns about traffic congestion with commercial vehicles trying to maneuver in and out of this intersection of Tommy Dillard Road, Michael Road and GA 10. Mr. Dykes stated GDOT would prefer the entrance be a right in and right out only off GA 10.

Alteration To Zoning
Rezone Application # AZ23010004

Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date _____ at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 2-7-2023 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C1780047A00

Applicant Name/Address/Phone # _____

Property Owner Name/Address/Phone _____

Bill Hartley

SEE Exhibit "A"

1266 6th Street

Macon, GA 31206

E-mail address bill@firstenvironmental.com

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

Phone # 478-719-6075

Phone # _____

Location: Hwy 78 & Tommy Dillard Rd Requested Zoning B-3 No Conditions Acreage 7.5 Acres +/-

Existing Use of Property Vacant, undeveloped land with planted pines

Existing Structures None

The purpose of this rezone is to request a change in the conditions of the rezone and specifically request the condition of rezone requiring access from Highway 78 ONLY be removed and/or changed to allow access from Tommy Dillard Road.

Property is serviced by the following

Public Water: Yes Provider Walton County Water and Sewer Authority Well: No

Public Sewer No Provider _____ Septic Tank: Yes

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.

William Hartley
Signature

12/30/2022
Date

\$ 250.00
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 B3 Surrounding Zoning: North A1 South A1
 East A1 West B3

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

Commission District 4-Bradford Watershed: _____ TMP ✓

I hereby withdraw the above application _____ Date _____

Exhibit "A"

Property Owner Name/Address/Phone/Email

1. Name: John Mark Mazzawi
Address: PO Box 365, Snellville, GA 30078
Phone: (770) 605-2520
Email: _____

2. Name Jeremy Martin Mazzawi
Address: PO Box 365, Snellville, GA 30078
Phone: (404) 510-8901
Email _____

3. Name: James Mathew Mazzawi
Address PO Box 365, Snellville, GA 30078
Phone (404) 375-6904
Email _____

4. Name: Darin S. Wasileski
Address PO Box 365, Snellville, GA 30078
Phone (770) 833-9693
Email _____

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. Z22070026

1. Rezone – Z22070026 – Rezone 7.715 acres from A1 to B3 for business use - Applicant: Bill Hartley/Owners: John, Jeremy & James Mazzawi & Darin Wasileski -Property located on Hwy 78/Tommy Dillard Rd-Map/Parcel C1780047A00 – District 4.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WALTON COUNTY, GEORGIA

WHEREAS, the Walton County Planning Commission held a duly advertised public hearing and filed a formal recommendation with the Board of Commissioners of Walton County upon an Application to Amend the Official Zoning Map of Walton County from A1 TO B3 by BILL HARTLEY for the proposed use BUSINESS USE AT HIGHWAY 78 & TOMMY DILLARD ROAD, Map/Parcel ID C1780047A00; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map of Walton County has been duly published in The Walton Tribune, the Official News Organ of Walton County; and

WHEREAS, a public hearing was held by the Board of Commissioners of Walton County on 10-04-2022 and objections were not filed.

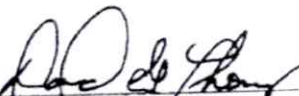
NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application to Amend the Official Zoning Map of Walton County from A1 to B3 in Case No. Z22070026 is hereby APPROVED WITH CONDITIONS: 1. FOR REQUESTED PURPOSE ONLY; 2. NO ON SITE CHEMICAL OR HAZARDOUS WASTE STORAGE; AND 3. ENTRANCE & EXIT ON HIGHWAY 78 ONLY.

The Board of Commissioners of Walton County, Georgia further directs the County Clerk to enter upon the minutes of the meeting at which this ordinance is adopted the following: "On the 4TH DAY OF OCTOBER, 2022, by official action of the Board of Commissioners of Walton County, the following changes were made to the Official Zoning Map of Walton County: The zoning classification of Walton County Parcel ID# C1780047A00 was changed from A1 TO B3."

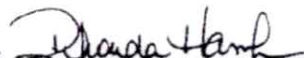
SO ORDAINED, this 4TH DAY OF OCTOBER, 2022.

Board of Commissioners of Walton County

By:


David G Thompson, Chairman

Attest:


Rhonda Hawk, County Clerk

m to mr. Hartley w/comm pkt. mee to Mazzawi 11/16/2022

**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: Bill Hartley

Address: 1266 6th St, Macon, GA 31206

Telephone: 478-719-6075

Location of Property: Highway 78 & Tommy Dillard Rd

Map/Parcel Number: C1780047A00

Current Zoning: B-3 with conditons Requested Zoning: B-3 with no conditions

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: John Mark Mazzawi

Print Name: Jeremy Martin Mazzawi

Address: PO Box 365, Snellville, GA 30078

Address: PO Box 365, Snellville, GA 30078

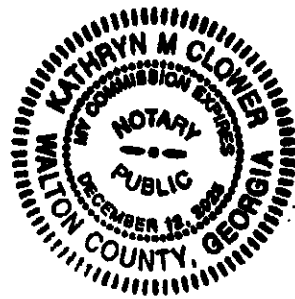
Phone #: (770) 605-2520

Phone #: (404) 510-8901

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

1/3/23
Date



**AUTHORIZATION
BY PROPERTY OWNER**

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Telephone: 478-719-6075

Location of Property: Highway 78 & Tommy Dillard Road

Map/Parcel Number: C1780047A00

Current Zoning: B-3 with conditions Requested Zoning: B-3 with no conditions

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: James Mathew Mazzawi

Print Name: Darin S. Wasileski

Address: PO Box 365, Snellville, GA 30078

Address: PO Box 365, Snellville, GA 30078

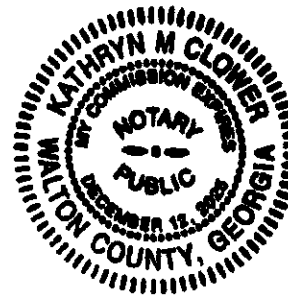
Phone #: (404) 375-6904

Phone #: (770) 833-9693

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.

Kathryn M Clower
Notary Public

1/3/23
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;

Existing use is vacant undeveloped tract of land that fronts Highway 78 and Tommy Dillard Rd.

The surrounding property to the east along Hwy 78 is all zoned B-3 and used for outside storage and/or sales of storage buildings and/or building materials.

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

The condition requiring access from Highway 78 significantly impacts the overall value of the property because the conditions of the rezone restrict the ability to use the property as zoned. There are 3 commercial drives off Tommy Dillard and we are asking that we be treated the same.

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

None foreseen.

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

Public traveling on Highway 78 will be safer for access to come from Tommy Dillard

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

The property has already been zoned B-3 and is very suitable the use.

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

Was zoned A-1 for 25 years or so before being rezoned B-3

Letter of Intent

To whom it may concern:

After consulting with W&A Engineering and GDOT, we are requesting the conditions to zoning requiring access from Hwy 78 only be changed to allow access from Tommy Dillard Rd. as originally requested.

Our engineers met on site with GDOT and took note of the 3 existing commercial entrances off Tommy Dillard between our proposed project and Michael Rd. Any additional traffic impact to Tommy Dillard would be minimal from our proposed project and the consensus is it would be safer to use Tommy Dillard for access.

In addition, GDOT's preference is to utilize existing county roads for access when given an option. GDOT ultimately would like to limit the number of direct access onto major traffic corridors so as to keep traffic moving and with Hwy 78 being the only existing east/west major corridor in Walton County, the new housing is seen as more of an impact to Highway 78 and the local connector roads.

Our company, First Environmental Nationwide is an industrial cleaning contractor that sets the standard for customer satisfaction in the industrial cleaning, industrial vacuuming (vacuum truck services), hydro blasting, and 24-hour emergency spill response markets. All our work is done at our customers/clients location and we don't store or handle hazardous materials at our warehouse.

We are presently located in Atlanta, Macon, and Brunswick and our intention to construct site improvements and a new warehouse in Walton County to support our business in the surrounding market. We feel we would be a good partner to work with Walton County and provide good paying job opportunities while growing the tax base and asking to be treated fairly in this regard. Thank you for your support.

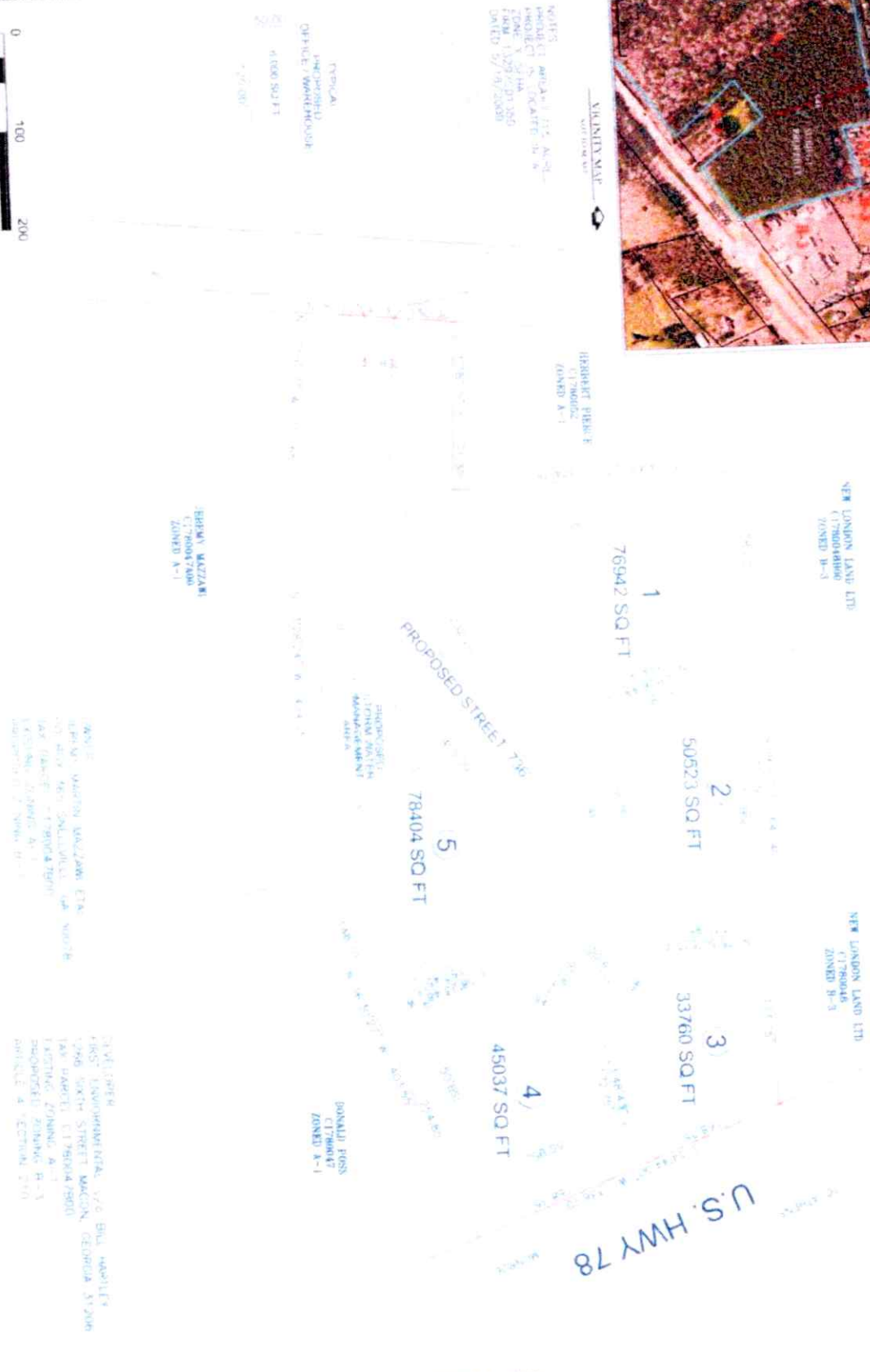
Bill Hartley





NOTES:
 PARCEL C179004700
 SUBJECT TO ZONING MAP
 ZONE A-1
 DATE 11/27/2020
 DATED 07/01/2020

VICINITY MAP



OWNER:
 BRYAN MAZZARI
 1000 S. W. 10TH ST
 MIAMI, FL 33135
 (305) 555-1111

OWNER:
 DONALD FROSS
 1000 S. W. 10TH ST
 MIAMI, FL 33135
 (305) 555-1111

NOTE FOR RECORDING:
 REZONE CONCEPT PLAN



W&A ENGINEERING
 A Better Communities Collaborative Company
 ATHENS • ATLANTA • AUGUSTA •
 BIRMINGHAM • MONROE • NASHVILLE
 1002 South Broad Street
 Monroe, Georgia 30605
 770.257.4703
 info@WAengineering.com
 www.WAengineering.com

FIRST ENVIRONMENTAL PARK
 PARCEL C179004700
 LANDLOT 198, 199, 216 & 217
 WALTON COUNTY, GEORGIA
 PROJECT NO 20446
 JULY 29, 2022



