



Planning and Development Department Case Information

Case Number: CU22110013

Meeting Dates: Planning Commission 01-05-2023
Board of Commissioners 02-07-2023

Current Zoning: A1

Request: Conditional Use for an event facility

Address: 1940 Highway 81

Map Number: C0510194

Site Area: 6.24 acres

Character Area: Neighborhood Residential

District 3: Commissioner – Timmy Shelnett Planning Commission – John Pringle

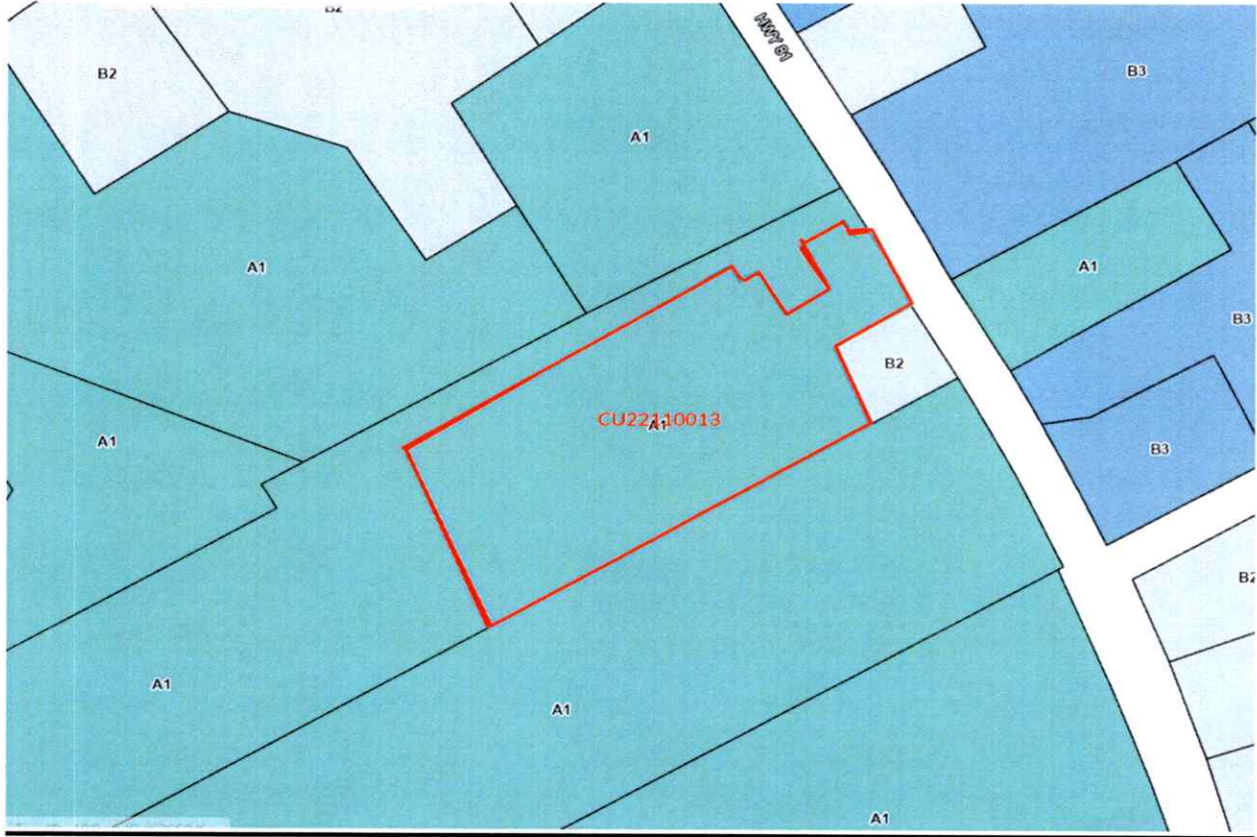
Applicant:
Rheitta Ohene-Amoako
2560 River Run Drive
Dacula, Georgia 30019

Owner:
Orchard United Methodist Church Inc
1950 Highway 81 South
Loganville, Georgia 30052



Existing Site Conditions: Property consists of 6.24 acres and contains a house.

The surrounding properties are zoned B3, B2, and A1.



Staff Comments/Concerns

If the Conditional Use is granted – Applicant will need to prepare a Commercial/Non-Residential Construction Packet. Applicant will need to meet with an architect or contractor and develop a plan for the building to be used for an Event Facility. Applicant will need to have an architectural stamped floor plan that meets with current code requirements for the type of occupancy. Applicant will need to meet all ADA requirements and obtain approval from the Walton County Environmental Health Department.

Outdoor Recreation Facilities (Private) (18)

1-7-2020

Outdoor Recreation Facilities are allowed by conditional use in the A, A1, A2, R1, R2 R3, MHP, and by right in the B1, B2, B3, TC and MUBP zoning. The uses allowed include wedding venues, event venues, fishing lakes, swimming pools, and golf courses or driving ranges, or other recreational developments. A detailed site plan must be approved by the Department.

- A. Only accessory services and parking related exclusively to the recreational operations shall be allowed.
- B. Total floor area of all buildings shall be a maximum of 5,000 square feet. The building[s] shall be located at least 50 feet from all residentially zoned property.
- C. The site shall be at least two (2) acres in size.
- D. The site must have direct access to a collector or arterial road.
- E. All activities shall take place at least 50 feet from any property line adjacent to a residential zone or use.
- F. Outdoor activity areas shall be sufficiently screened and insulated so as to protect adjacent property from noise and other disturbances.
- G. No outdoor storage shall be allowed.
- H. The outdoor use of the site adjacent to residentially zoned property after 10:00 p.m. shall be prohibited with the exception of special holidays as determined by the Planning and Development director.

History:

CU06010012	The Orchard Church	A-1 to Cond. Use Church	C051-194, 195 1940 Ga Hwy 81	Approved
A07070016	Bright Lite Signs	Elec Sign Res Dist	C051-194A 1950 Hwy 81S	Approved
V07090022	Bobby Bullard The Orchard Church	50% Parking	C051-194A 1950 Hwy 81	Approved

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: This will not affect the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 12" water main along Highway 81 (static pressure: 55 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department/Fire Marshall: Shall comply with all current codes and ordinances set forth by NFPA, International Fire Code, and Walton County ordinances. Fire Dept.

access road shall be provided to event center, Dead end turnaround shall be provided to comply with 2018 International Fire Code Appendix D for this information, and Fire Hydrant within 500' will be required for commercial buildings.

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

Development Inspector: No comment received.

PC Action 1/5/2023:

1. **Conditional Use CU22110013 – Event Facility – Applicant: Rheitta Ohene – Amoako/Owners: Orchard United Methodist Church Inc.–Property located on 1940 Hwy 81-Map/Parcel C0510194 – District 3**

Presentation: Rheitta Ohene-Amoako represented the case and stated that the specific use she wants to do at 1940 Highway 81 is an event facility.

Speaking: None

Recommendation: Pete Myers made a motion to recommend approval with a second by Wesley Sisk. The motion carried unanimously.

Conditional Use Application # CU2211013

Planning Comm. Meeting Date 1-5-2023 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**
Board of Comm Meeting Date 2-7-2023 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel CD510194

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Rheitta Ohene-Anwaako</u>	<u>Orchard United Methodist Church Inc.</u>
<u>2560 River Run Dr.</u>	<u>1950 Highway 81 South</u>
<u>Dacula GA 30019</u>	<u>Loganville GA 30052</u>
E-mail: <u>learninghivecenter@gmail.com</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>404 578 3367</u>	Phone # _____
Location <u>1940 Highway 81</u>	Present Zoning <u>A1</u> Acreage <u>6.24</u>
Existing Use of Property: <u>Church</u>	
Existing Structures: <u>house 1 Barn?</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/> Provider: _____ Well: _____	
Public Sewer: _____ Provider: _____ Septic Tank: <input checked="" type="checkbox"/>	
The purpose of this conditional use is: <u>use as an event space</u>	
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 <u>Rheitta</u>	Date <u>11/14/2022</u> \$ <u>350.00</u> Fee Paid <u>350.00</u>
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 <u>A1</u>	Surrounding Zoning: North <u>B3</u> South <u>A1</u>
Comprehensive Land Use: <u>Neighborhood Residential</u>	East <u>B2.5A1</u> West <u>A1</u>
Commission District: <u>3-Shelburne</u>	Watershed: _____

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: Rheitta Shere Amosko
Address: 2560 River Run Dr. Oacula GA 30019
Telephone: 404 578 3367
Location of Property: 1940 Highway 81
Loganville GA 30052

Map/Parcel Number: C0510194

Current Zoning: A1 Requested Zoning: A1

Property Owner Signature

Property Owner Signature

Print Name: The Central United Methodist Church Inc. by Brian Stout

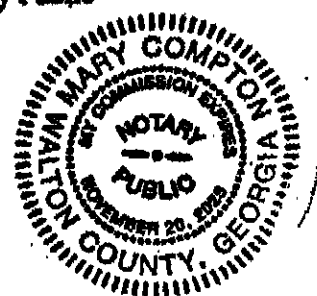
Address: 1950 Hwy 81 Loganville GA. 30052

Phone #: 706-554-3523

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.

Mary Compton _____ 11/29/22
Notary Public Date



Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.

Yes

2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

No

3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.

Yes

4. Public facilities and utilities are capable of adequately serving the proposed use.

Yes

5. The proposed use will not adversely affect the level of property values or general character of the area.

No

A.C.E.F.
ALCOBY CONSULTING ENGINEERING
 PLLC
 445 EDWARDS RD
 DUBLIN, GEORGIA 30098
 TEL: 770-486-1100
 FAX: 770-486-1101
 www.alcobyce.com

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C.U.P.

**PROPOSED
 HWY 81
 EVENT VENUE**

PARCEL: 03610184
 LAND LOT: 162
 DISTRICT: 4TH
 1940 HWY 81
 WALTON COUNTY, GA

DATE: 12/13/2022
 SCALE: 1" = 50'

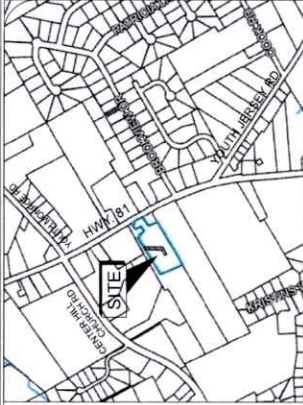
OWNER
 THE ORCHARD UNITED METHODIST
 CHURCH, INC.
 1950 HIGHWAY 81 SOUTH
 LOGANVILLE, GA 30052

DEVELOPER
 Learning Hwy
 1950 HIGHWAY 81 SOUTH
 LOGANVILLE, GA 30052

24 HOUR - EMERGENCY CONTACT
 RHEITTA CHENE-AMORAKO
 770-822-4801
 learninghwyeventcenter@gmail.com

REVISIONS	
NO.	DATE DESCRIPTION

JOB No. # 22-075
CUP

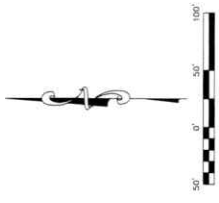
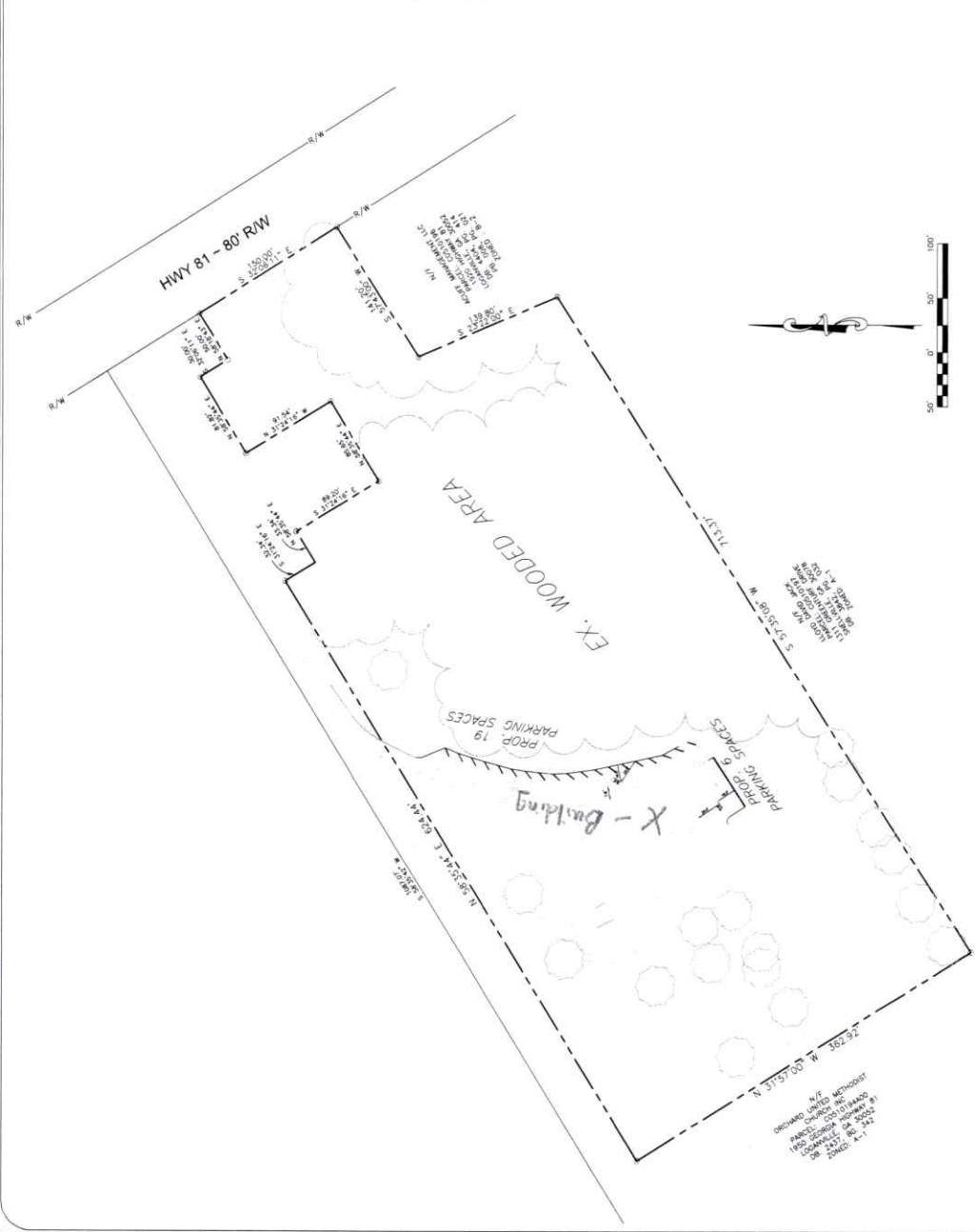


CONDITIONAL USE REQUEST - CURRENTLY ZONED A-1 (RURAL AGRICULTURE ZONING) TO ALLOW THE EXISTING FACILITY TO BE USE AS A SMALL EVENT VENUE.

TOTAL SITE AREA = 6.24 ± ACRES

PROPOSED USE = SMALL EVENT VENUE (LESS THAN 50 PEOPLE EVENT)

- NOTES:**
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY BULLARD LAND PLANNING DATED 6/15/06.
 - THERE IS NO NW WETLAND ON THE SITE.
 - THERE ARE NO STATE WATER ON THE SITE.
 - NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0125E DATED DEC. 8, 2016.



November 11th 2022

Walton County Zoning

This letter of intent is to outline the proposed use of the property located at 1940 Highway 81, Loganville, Georgia.

The intended use of the property is an event space for families to rent out. Our target market are s events such as weddings, bridal and baby showers, rehearsal dinners, birthdays and other milestone celebrations.

Events will happen mostly on the weekends (Fridays, Saturdays and Sundays between the hours of 9am-11pm. We will be open for office hours and tours on Tuesdays, Wednesdays, and Thursdays between the hours of 9am – 5pm

If you have any further questions, I can be reached at 404-578-3367.

Thank you

Rheitta Ohene-Amoako