

Planning and Development Department Case Information

Case Number: CU25-0157 and Z25-0158

Meeting Dates: Planning Commission 05-01-2025

Board of Commissioners 06-03-2025

Applicant:

Michael Greenlee
1586 Mars Hill Road, Suite A
Athens, Georgia 30677

Current Zoning: The current zoning is A1.

Owner:

Emily Jamshedi
3461 Skyland Ridge Court
Loganville, Georgia 30052

Request: Rezone 1.00 acre from A1 to B2 for minor auto repair and conditional use for outdoor storage.

Address: 5495 Hwy 20/Lance Court, Loganville, Georgia 30052

Map Number/Site Area: C0070004

Character Area: Neighborhood Residential

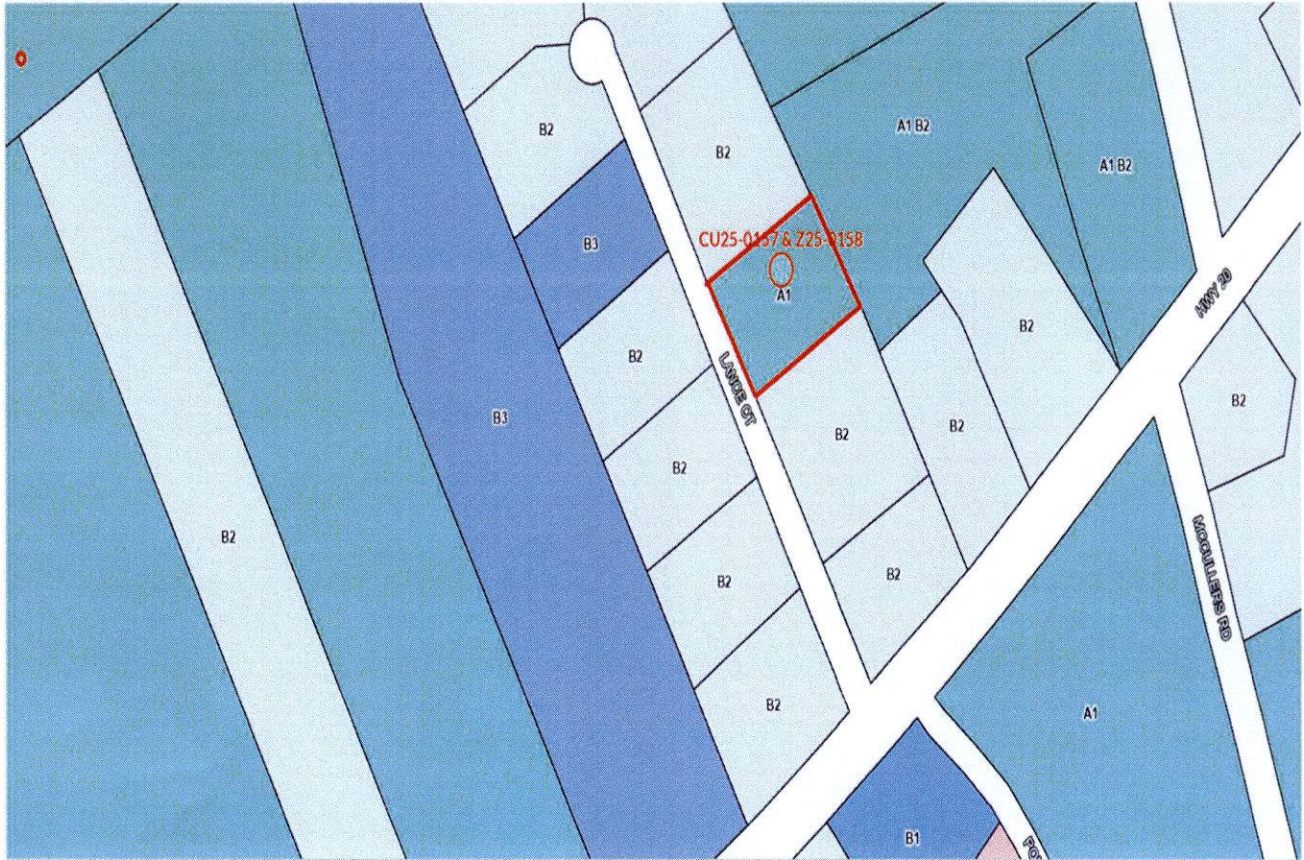
District 2 Commissioner-Pete Myers

Planning Commission-Chris Alexander

Existing Site Conditions: Property containing 1.00 acre and presently has a house on it that will be demoed.



The surrounding properties are zoned A1, B2 and B3.



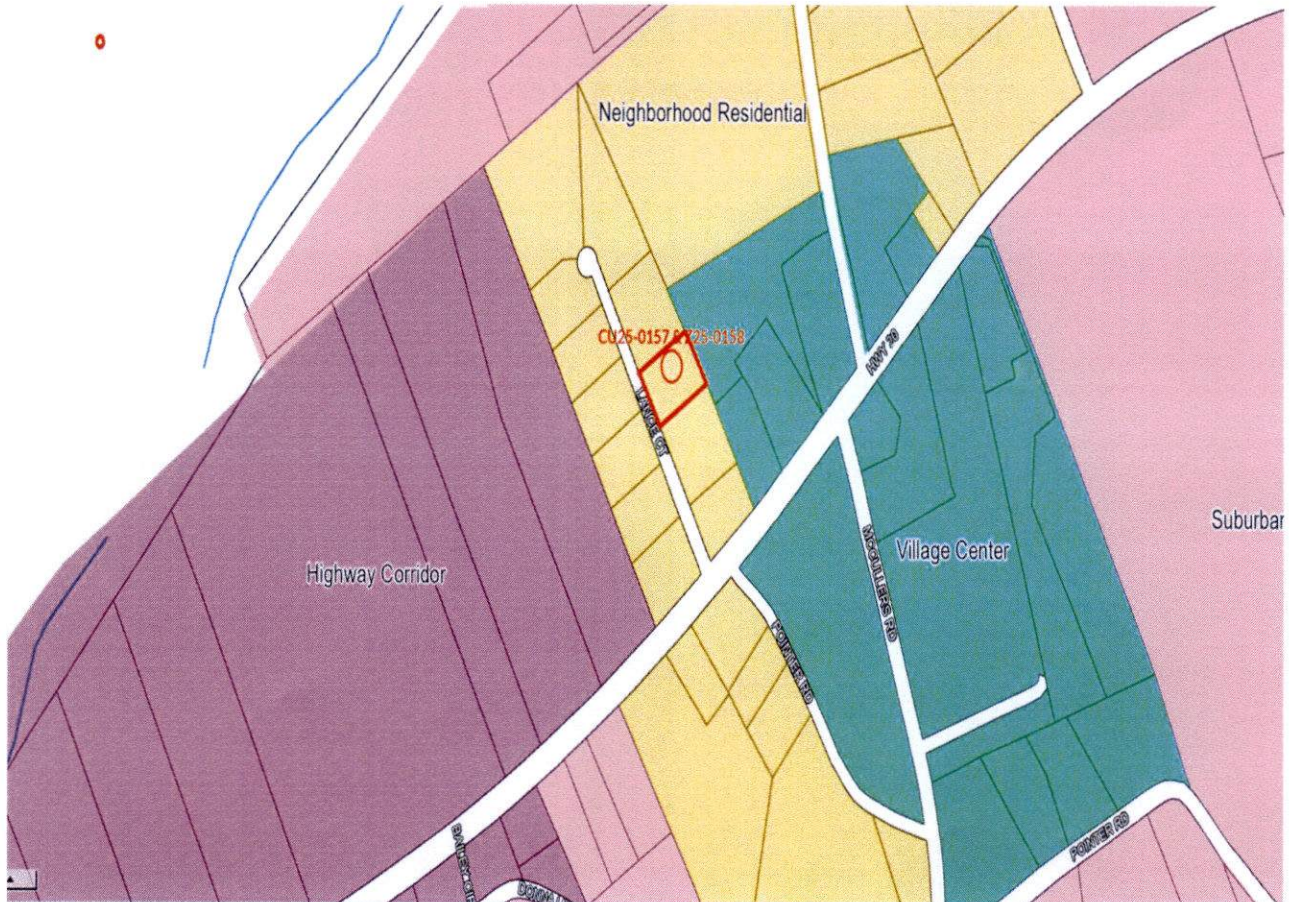
Subdivisions surrounding property:



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Neighborhood Residential.



History: No History

Staff Comments/Concerns:

Automotive, Minor Repair and Maintenance (20)

- A. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- B. There shall be no outdoor storage.

Rezone Application # 225-0158
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 05-01-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 06-03-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0070004

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Michael Greenlee

Emily Jamshedi

1586 Mars Hill Road, Suite A

3461 Skyland Ridge Court

Athens, GA 30677

Loganville, GA 30052

E-mail address: mgreenlee@travispruitt.com (If more than one owner, attach Exhibit "A")

Phone # 706-310-1551

Phone # (510) 962-4747

5495 Highway 20

Location: (Lance Court), Loganville, GA 30052 Requested Zoning B2 (CU) Acreage 1.017

Existing Use of Property: Single Family Residential

Existing Structures: Residential House, accessory buildings, garage

The purpose of this rezone is Demolish exiting buildings, provide temporary outdoor storage (conditional use in B2), and then construct a permanent building for automotive minor repair and maintenance.

Property is serviced by the following:

Public Water: (available) Provider: Walton County Well: Y

Public Sewer: N Provider: Not Available Septic Tank: Y

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 3/27/2025 Fee Paid \$ 450.00

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 B2 South B2
 East A1 & B2 West B2 & B3

Comprehensive Land Use: Neighborhood Residential DRI Required? Y N ✓

Commission District: 2-Pete Myers Watershed: Big Hornes 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: Michael Greenlee

Address: 1586 Mars Hill Road, Suite A, Athens, GA 30677

Telephone: 706-310-1551

Location of Property: 5495 GA Hwy 20 (Lance Court),
Loganville, GA 30052

Map/Parcel Number: C0070004

Current Zoning: A1 Requested Zoning: B2 (CU)

Emily
Property Owner Signature

Property Owner Signature

Print Name: Emily Jamshedi
3461 Skyland Ridge Court,
Address: Loganville, GA 30052

Print Name: _____
Address: _____

Phone #: (510) 962-4747

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.

Jean Carlos C
Notary Public

04/01/2025
Date

JEANCARLOS CUEVAS GUTIERREZ
Commission # 50214317
Notary Public, State of New Jersey
My Commission Expires
October 5, 2028

Performed by means of audio-video communication with NotaryLive.com

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;

South-2405 Lance Court. Signage & Graphics Zoned B2

North-2413 Lance Court. Electrical Wholesale Zoned B2

East-5449 McCullers Road. Telecommunications Tower Zoned A1

West-Lance Court Right-of-Way

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

The property is zoned A1 and was previously used as a single family residence. Within the Lance Court commercial development, the subject property-as the only non-commercial lot on Lance Court-is underutilized. The value of the commercial use exceeds that of the current residential use.

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

The existing zoning does not promote the health, safety, morals, or general welfare of the public because all of the other properties within the Lance Court development are commercial. There is no corresponding benefit to the harm done to property values because of the overwhelming nature of the commercial development of these adjacent properties.

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

The public will benefit from additional commercial options within a location already developed for commercial use. There is no benefit to the public for maintaining the residential nature of this one parcel, and it is unlikely any other owner would want to occupy this lot for residential purposes in the mist of commercial development. The hardship would be unjustified as to the current owner and would not benefit the public

5. The suitability of the subject property for the zoned purposes; and
Subject property is 1.0 acres and, as a commercial property, will provide adequate space for the outdoor storage (conditional use) and the future automotive minor maintenance and repair land use with the building and required parking, septic system and stormwater facility.

 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
Lance Court S/D took place in 2002. The subject property was reserved as a residence as A1 Zoning. Since 2002, the commercial lots (B2) on Lance Court have been developed as commercial businesses.
-

I. INTENDED USE

The subject property is approximately 1.017 acres of land located at 5495 Ga Highway 20 on the north side of Lance Court in unincorporated Walton County ("Property"). The Property consists of Tax Parcel C0070004. The Property is currently zoned A1 (Rural Estate District). The Property currently includes a single-family residential building with 4 accessory buildings.

This request includes the rezoning of the property from A1 to B2. Ten of the existing 12 lots on Lance Court are zoned B2, one is zoned B3 and the subject property is currently zoned A1. The requested rezoning of the Property from A1 to B2 is consistent with the zoning of the commercial subdivision.

The proposed rezone requires a transitional buffer of 50' between the Property and the A1/B2 property to the north. The A1/B2 property has a current use as a cell tower which will not benefit from the transitional zoning. A reduction from a 50' planted transitional buffer to a 25' planted transitional buffer with an opaque fence has been proposed.

The Owner, Temur Jamshedi ("Owner") and Authorized Representative, Travis Pruitt & Associates (Representative), request the Property be granted a rezone to B2 zoning (Highway Commercial Zoning) with a conditional use (B2 (CU)) to develop an outdoor storage facility in accordance with the Supplemental Use Regulations in Article 6 of the Walton County Comprehensive Land Use Development Ordinance. The following requirements will be met:

- A. Outdoor storage yards shall be set back at least 15 feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.

The development will consist of a gravel storage area, a concrete driveway apron with access to Lance Court, a stormwater management facility, and an 8' solid fence, and vegetative screening between the fence and the property line.

A future development of the site will include a use allowed within the B2 zoning. At the time that the property is redeveloped, construction and building plans will be submitted for review.

Applicant's requested Rezone of the property from A1 to B2 with a Conditional Use of the Property should be approved as the proposed improvements are in accordance with the supplemental standards set forth in the Comprehensive Land Development Ordinance and Subdivision Regulations for Walton County Georgia. Applicant's proposed use is consistent with the vision for the County's future development and Character Area Map as presented in the Comprehensive Plan as adopted on June 7, 2022. The B2 zoning is compatible with the Neighborhood Residential character area and the commercial land use is determined to be an appropriate land use. The proposed land use will support a local business located on Lance Court. Additionally, the development will comply with all zoning and development regulations including for B2 properties. For all of these reasons and satisfaction of the zoning criteria, Applicant respectfully requests that a conditional use of the Property be approved by Walton County.

II. CONCLUSION

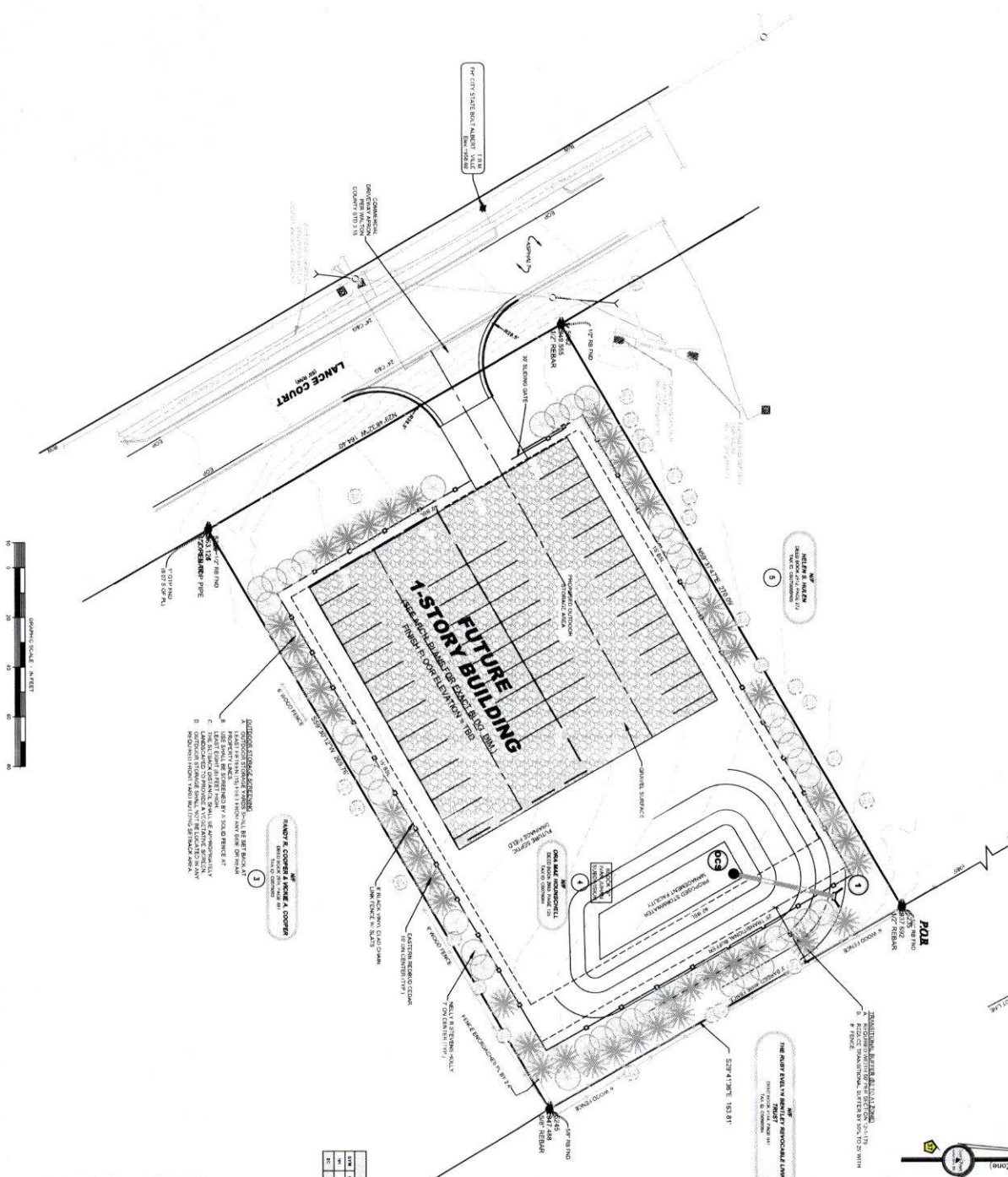
For the foregoing reasons, the Applicant respectfully requests that this request be granted as requested by the Applicant and the rezone request and conditional use approved. If there are any questions about this request, you may contact me at 706.310.1551 or mgreenlee@travispruitt.com.

Sincerely,



Michael Greenlee, PE, PTOE
Travis Pruitt & Associates
Applicant on Behalf of Owner

- TREE PRESERVATION NOTES:**
1. Trees are shown in this plan as they are to be preserved.
 2. All trees shown on this plan are to be preserved unless otherwise noted.
 3. All trees shown on this plan are to be preserved unless otherwise noted.
 4. All trees shown on this plan are to be preserved unless otherwise noted.
 5. All trees shown on this plan are to be preserved unless otherwise noted.
 6. All trees shown on this plan are to be preserved unless otherwise noted.



LOCATION MAP

SITE

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

OWNER / ARCHITECT
TEMUR JANSHEDI
 885 Peachtree Street, N.E.
 Atlanta, GA 30309
 TEL: (404) 525-1111
 FAX: (404) 525-1111
 WWW: TEMURJANSHEDI.COM

SITE AREA: 1.077 ACRES
PROPOSED BLDG. AREA: 13,174 SQ. FT.
PROPOSED PARKING: 100 SPACES
PROPOSED DRIVEWAY: 100 FT. WIDE
PROPOSED LANDSCAPE: 1000 SQ. FT.

PROJECT DESCRIPTION:
 EXPANSION OF EXISTING 1-1/2 STORY BUILDING AND ADDITION OF 100 PARKING SPACES AND DRIVEWAY.

PLANNING NOTES:

1. The site is zoned R-100 and is currently used as a parking lot.
2. The proposed building is a 1-1/2 story structure with a total area of 13,174 sq. ft.
3. The proposed parking lot consists of 100 spaces and a driveway.
4. The proposed landscape area is 1000 sq. ft.
5. The proposed driveway is 100 ft wide.

COMING NOTES:

1. The proposed building is a 1-1/2 story structure with a total area of 13,174 sq. ft.
2. The proposed parking lot consists of 100 spaces and a driveway.
3. The proposed landscape area is 1000 sq. ft.
4. The proposed driveway is 100 ft wide.

TREE DENSITY LIMITS REQUIRED:

1.077 ACRES = 46,700 SQ. FT.

1.077 ACRES x 1.0 = 1.077 ACRES

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

Jet Auto Sales Expansion

LANCER COURT (5485 GA HWY 20) LAND LOT 245 5TH DISTRICT WALTON, GEORGIA

1586 Mans Hill Road, Suite A
 Watkinsville, Georgia 30677
 Phone: (706) 310-1551
 Fax: (770) 310-1789
 www.temurjanshedi.com
 CONTACT PERSON: MIKE GREENLEE
 e-mail: mjgreenlee@temurjanshedi.com

Conditional Use Application # CUAS-0157

Planning Comm. Meeting Date 05-01-2025 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 06-03-2025 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 C0070004

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Michael Greenlee</u>	<u>Emily Jamshedi</u>
<u>1586 Mars Hill Road, Suite A</u>	<u>3461 Skyland Ridge Court</u>
<u>Athens, GA 30677</u>	<u>Loganville, GA 30052</u>
E-mail: <u>mgreenlee@travispruitt.com</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>706-310-1551</u>	Phone # <u>(510) 962-4747</u>

Location 5495 GA Hwy 20 (Lance Court), Loganville, GA 30052 Present Zoning A1 Acreage 1.017
Existing Use of Property: Single Family Residential

Existing Structures: 1 Primary and 4 Accessory Structures

Property is serviced by: Walton County (Available on Lance Court)
Public Water: N/A Provider: Lance Court Well: Y
Public Sewer: N/A Provider: Not Available Septic Tank: Y

The purpose of this conditional use is: To provide outdoor storage.

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 3/27/2025 Fee Paid \$ 350.00

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 B2 South B2
East A1/B2 West B2/B3
Comprehensive Land Use: Neighborhood Residential
Commission District: 2-Pete Myers Watershed: Big Haynes

**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: Michael Greenlee

Address: 1586 Mars Hill Road, Suite A, Athens, GA 30677

Telephone: 706-310-1551

Location of Property: 5495 GA Hwy 20 (Lance Court),
Loganville, GA 30052

Map/Parcel Number: C0070004

Current Zoning: A1 Requested Zoning: B2 (CU)

Emily
Property Owner Signature

Property Owner Signature

Print Name: Emily Jamshedi
3461 Skyland Ridge Court,
Address: Loganville, GA 30052

Print Name: _____
Address: _____

Phone #: (510) 962-4747

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.

Jeancarlos Cuevas
Notary Public

04/01/2025
Date

JEANCARLOS CUEVAS GUTIERREZ
Commission # 50214317
Notary Public, State of New Jersey
My Commission Expires
October 5, 2028

Performed by means of audio-video communication with NotaryLive.com

CU

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.
 - An 8' high solid fence shall be installed in order to screen adjacent properties from the proposed outdoor storage. The outdoor storage also falls within the appropriate setbacks in accordance with the Walton County Comprehensive Land Development Ordinance. An administrative reduction of the required 50' transitional buffer between the proposed B2 zone and the A1/B2 zoned property to the north is proposed. The proposed reduction will be 25' of planted width with an opaque fence with a height of 8'. The adjacent property currently has a cell tower located on the property.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
 - A concrete apron will be added as an access to enter and exit the proposed outdoor storage. There will be no impacts that would hinder or endanger vehicular or pedestrian movement.
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.
 - All proposed site elements were designed in accordance with the Walton County Comprehensive Land Development Ordinance.
4. Public facilities and utilities are capable of adequately serving the proposed use.
 - Public water and sewer are not needed to serve the proposed outdoor storage. However, Walton County water is available to serve the site. The future redevelopment of the site will utilize Walt County water and a septic system for sewerage.
5. The proposed use will not adversely affect the level of property values or general character of the area.
 - The subject property is surrounded by properties of similar use, therefore the proposed use will not affect the level of property values or general character of the area. In addition, the proposed screening fence will provide an additional layer of protection for adjacent properties.

Letter of Intent

Walton County

Rezone and Conditional Use Application

Applicant:

Jet Auto Sales

c/o Travis Pruitt & Associates

Property:

+/- 1.017 acres at 5495 GA Hwy 20 (Lance Court)

Submitted for Applicant by:

Michael Greenlee, PE

TRAVIS PRUITT & ASSOCIATES

1586 Mars Hill Road

Watkinsville, Georgia 30677

706.310.1551

mgreenlee@travispruitt.com

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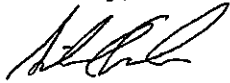
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II. CONCLUSION

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Sincerely,



Michael Greenlee, PE, PTOE
Travis Pruitt & Associates
Applicant on Behalf of Owner

