



Planning and Development Department Case Information

Case Number: Z23100001

Meeting Dates: Planning Commission 11-02-2023
Board of Commissioners 12-05-2023

Applicant:
Richard Wade (Wade Nation LLC)
3046 W Deer Mountain Drive
Riverton, UT 84065

Owner:
Algin Properties LLC
224 Alcovy Street
Monroe, Georgia 30655

Current Zoning: A2

Request: Rezone 6.20 acres from A2 to B3 for truck parking lot, laydown lot and outdoor storage.

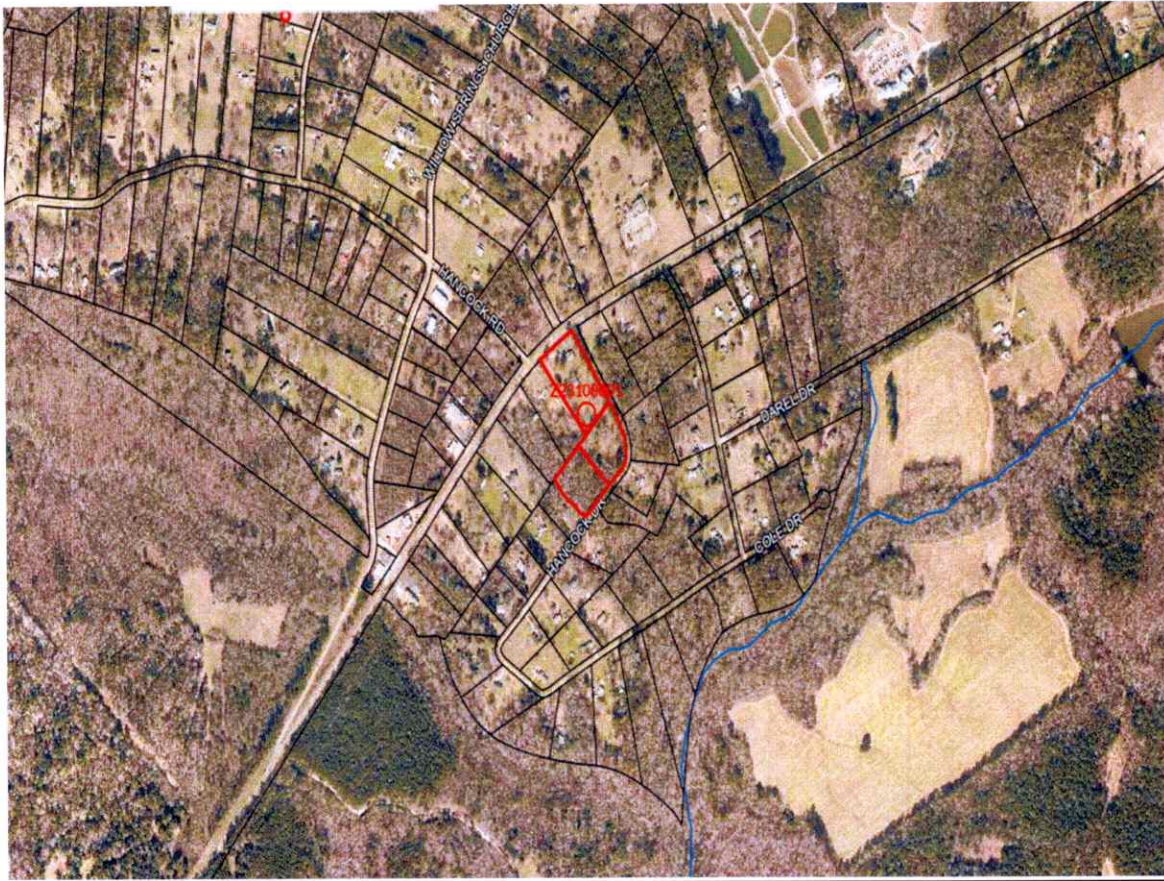
Address: 2334 Highway 278, Social Circle, Georgia 30025
2422 Hancock Drive, Social Circle, Georgia 30025
2432 Hancock Drive, Social Circle, Georgia 30025

Map Number: C1580024 2.60 acres
C1580025 1.70 acres
C1580026 1.90 acres

Site Area: 6.20 acres

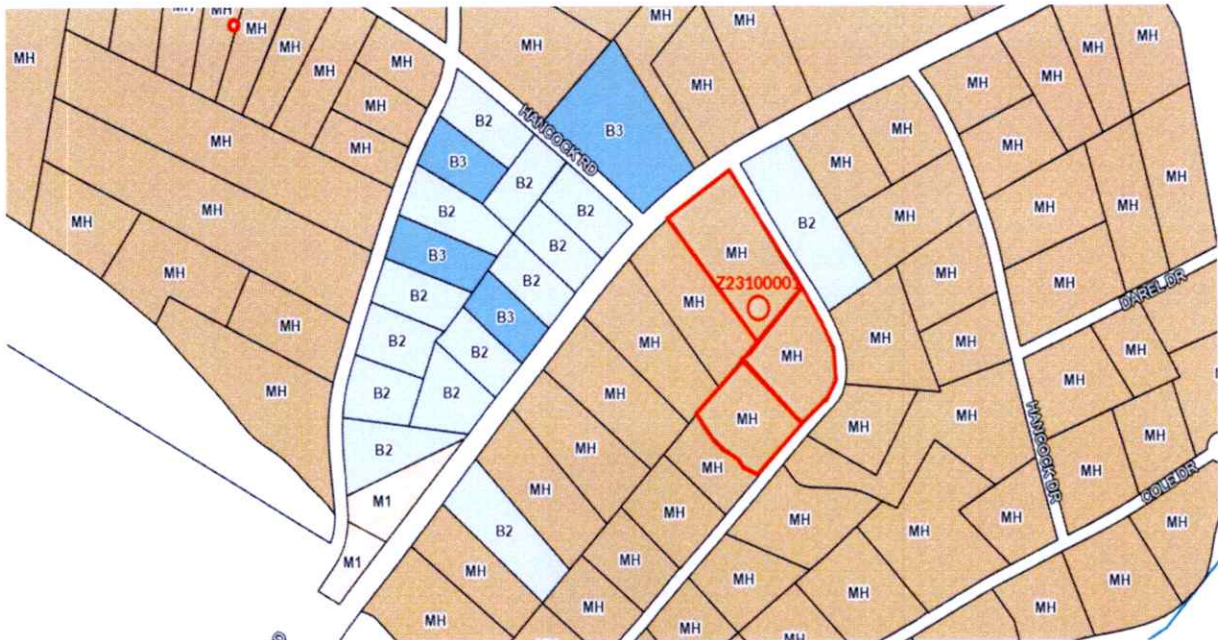
Character Area: Employment Center

District 4: Commissioner –Lee Bradford Planning Commission – Keith Prather



Existing Site Conditions: Property consists of 6.20 acres.

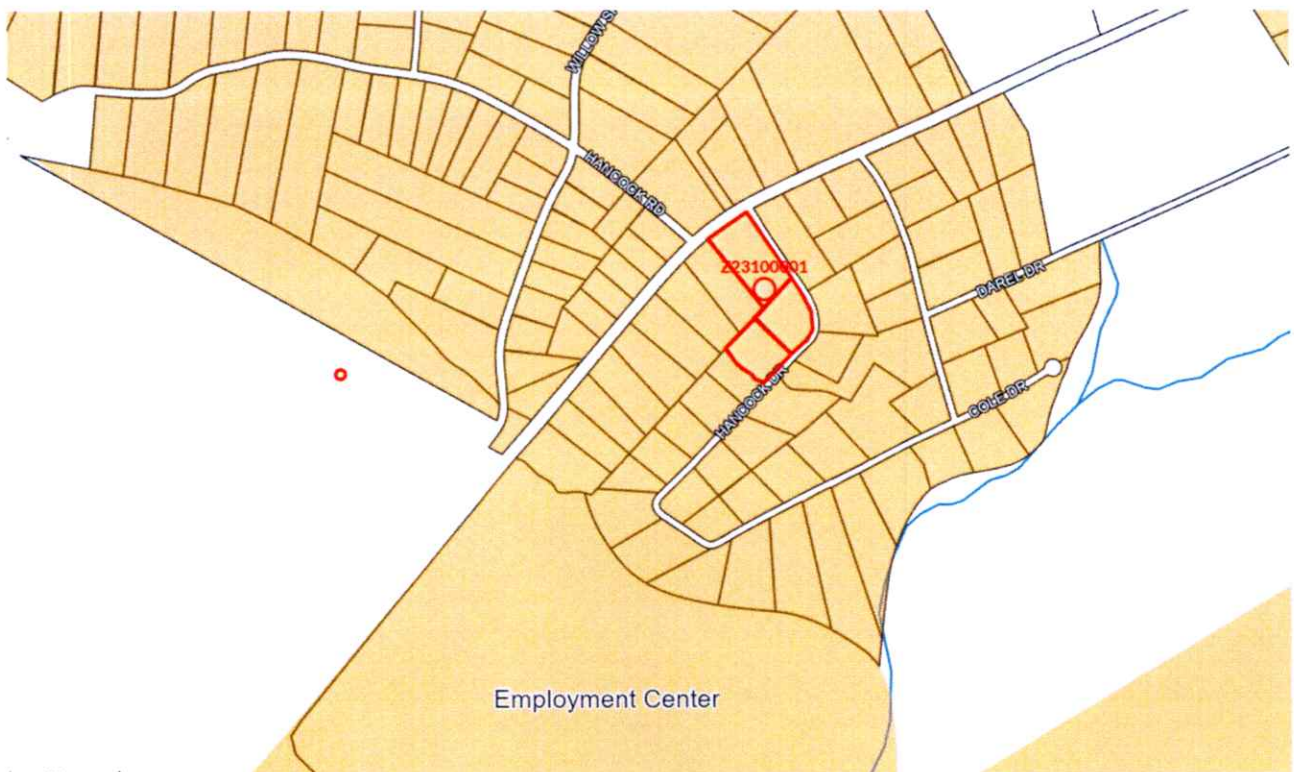
The surrounding properties are zoned B3, B2 and A2.



Subdivisions surrounding property:



The Future Land Use Map for this property is Employment Center.



History: No History

Staff Comments/Concerns:

Should the Board favor approval of the rezone, the department would suggest in lieu of approval to B3 that property be rezoned to B2 Conditional Use with the following conditions:

- 1- Entire area must be completely screened with an opaque fence.
- 2- Parking area must be paved or concrete.
- 3- Entrance to be off Hwy 278-No access on Hancock.
- 4- Must provide minimum 7-gallon evergreen planting 8 ft. on center 6 ft. off the property for the entire perimeter

As well as complying with Article 6 Outdoor Storage of Commercial Vehicles

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends that Access should be off State Hwy 278 for commercial vehicles.

Sheriffs' Department: This will have no impact on the Walton County Sheriff's Office.

Water Authority: This property is located within the City of Social Circle service area.

Water Department – City of Social Circle: No comment received.

Fire Marshal Review: Fire Hydrant shall be added if not currently in place within 500'. Hydrant at 278 and Hancock Road may be sufficient.

Fire Department Review: Risk of major fire loss associated with truck park facility.

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

DOT Comments: Will require coordination with GDOT.

PC ACTION 11/2/2023:

4.1 Z23100001-Rezone 6.20 acres from A2 to B3 for truck parking/laydown lot & outside storage-Applicant: Richard Wade-Owner: Algin Properties LLC-located on 2334 Hwy 278, 2422 & 2432 Hancock Dr-Map/Parcel C1580024, 25 &26-District 4.

Presentation: Ginny VanOstrom Willett with Align Properties represented the case. She has owned this property for 10 years and has not been able to do anything with the property. She has paid 10 years of taxes on 3 of the properties. The property is under contract. The people purchasing the property are going to use it as parking. She understands that they are helping to build Rivian and wants a place to park their trucks and vehicles there. She believes that this is the highest and best use for the property. She said that this is not a truck stop but helping people working in the area that has a commercial truck to park there. She said that there are approximately 14 different lots down 278 that have commercial trucks. Wesley Sisk asked was the truck parking for 156 spaces and the property owner stated that she is not aware of that and has not met the Applicant.

Speaking: John Hardman who lives at 2364 Highway 278 directly across from Hancock Drive spoke. He stated that these properties wrap around his property. He is disabled and is at his home all the time. He doesn't want truck parking there.

Marshall Taylor who lives on Darrell Drive said that there is no way that large trucks can pull in and out of the property safely. There is a sight distance hazard. If you put a parking lot and entrance is off of Hancock Road that there will be no room. He stated that he already has to stop when big trucks come down the road. If large trucks come down that road, then they would have to get on someone else's property where they live to turn around. If Rivian needs a place to park the vehicles, then the State can find them a place for them to park.

Matthew Bray spoke and stated that coming down Hancock is unsafe and there is no sight distance even with a turning lane. It is bad enough with 75 plus semi tractor trailers coming on there. He said that there will be lights and back up alarms and some of his neighbors sleep during the day and these are people that have lived here day in and day out. What happened to property rights and Liberty and Justice for all. What

level of respect are you offering and what level of life would that be. He said that the Applicant couldn't even show up for the meeting.

Joellen Artz spoke and stated that she has called people at Rivian, and this has nothing to do with Rivian and Rivian does not need his plans. She stated that even though the Applicants letters stated that this was for Rivian.

James Evans spoke and stated that he lives in Social Circle, and he stated that there are already 18 wheelers going and coming in the area the traffic and turns are already bad for 18 wheelers. There are sharp turns around 2 hills and they cannot stop, and it is a safety issue.

Christina Wertz spoke. She lives on Darrell Drive. The Walton County Sheriff's Office is aware of the neighborhood. She stated that if this is allowed then there is fire potential due to toxic chemicals and waste and also there could be potential for crime and increased trash all over the street. She stated that residences have families and pets, and she recommends a no vote.

Thomas Pate spoke, and he lives at Willow Springs Church Road. There is already a 4 way stop that people can't read. There has already been a death and it was his neighbor. He stated that they don't stop. He has called Walton County, and he doesn't know what they are going to do about this.

Jeff Powell who lives at Lot 66 Hancock Drive spoke and stated that there is a branch on the property and with the trucks being parked there where is the water going to run off to. He stated that years ago this property was considered in the flood zone.

Kathryn Miles who lives at 2325 Highway 278 stated that she lives there with her 4 children and these homes along Highway 278 are residential homes and if truck parking is allowed then that would affect property values.

Mr. Kemp allowed Ms. Artz to come up and she stated that she forgot to say something. She talked to a semi-truck driver about the truck parking and laydown lot. She said that if the trucks are idling then the exhaust will make the citizens ill. If parking is gravel, then the oil goes in the gravel and when it rains the oil will be going into the water. She said that the truck driver stated that the trucks would need 76 ft in front of them to back in and if another truck is sitting there then they will only have 30 ft. She stated that this cannot be used as a truck parking lot.

Ms. Ginny VanOstrom Willett who is the owner of the property came back for rebuttal and stated that she wants to withdraw the application because she didn't know about the 156 lots for parking and was unaware of the intent of the Applicant for the property.

Charna Parker, Director of Walton County, stated that since Ms. Ginny is the owner of the property that she has a right to withdraw the application.

Recommendation: Pete Myers made a motion to accept the withdrawal with a second by John Pringle. The motion carried unanimously.

Rezone Application # 223100001
Application to Amend the Official Zoning Map of Walton County, Georgia

11-2-2023
 Planning Comm. Meeting Date NOV. 2ND at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

12-5-2023
 Board of Comm Meeting Date DEC 5TH at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C1580024, C1580025, C1580026
2.60 1.70 1.90

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

RICHARD WADE (WADE NATIONAL LLC)

ALGIN PROPERTIES, VIRGINIA ~~XXXXXXXXXX~~ VAN OOSTROM

3846 W. DEER MOUNTAIN DR, RIVERTON, UT 84065

224 ALCOVY ST.

801.755.0080

MONROE, GA 30655

E-mail address: richwade21@gmail.com

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

Phone # 801.755.0080

Phone # 770.616.4460

Location: HWY 278 of Hancock 2334 2422+2432 river - SC 30025

Requested Zoning B3

Acreage 6.2 TOTAL

Existing Use of Property: RESIDENTIAL

Existing Structures: SINGLE FAMILY HOME & MOBILE HOMES

The purpose of this rezone is TRUCK PARKING LOT / LAYDOWN LOT / OUTSIDE STORAGE

Property is serviced by the following:

Public Water: X Provider: WALTON COUNTY WATER AUTHORITY Well: X

Public Sewer: _____ Provider: _____ Septic Tank: X

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 9.29.23

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 B3-A2 South A2
 East B2 West A2

Comprehensive Land Use: Employment Ctr **DRI Required?** Y _____ N ✓

Commission District: 4-Lee Bradford Watershed: ✓ 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: WADE NATION LLC, RICH WADE

Address: 3846 W. DEER MOUNTAIN DR, RIVINGTON, VT 05475

Telephone: 801.755.8080

Location of Property: 2334 Hwy 270, 2432 HANCOCK, 2422 HANCOCK,
SOCIAL CIRCLE, GA 30025

Map/Parcel Number: C1580024, C1580025, C1580026

Current Zoning: RESIDENTIAL Requested Zoning: B3

Ginny VanOostrom for Agim Properties LLC
Property Owner Signature _____ Property Owner Signature _____

Print Name: _____ Print Name: _____

Address: 224 ALCOVY STREET Address: _____
MONROE GA 30655

Phone #: (770) 616 4460 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.

Laura Webster _____ 9/29/23
Notary Public 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;

B3 ACROSS STREET ON HWY 278
B2 ACROSS STREET ON HANCOCK

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

PROPERTY VALUES WONT BE DIMINISHED

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

IT WOULD NOT - N/A

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

IT WOULD BENEFIT EVERYONE AROUND

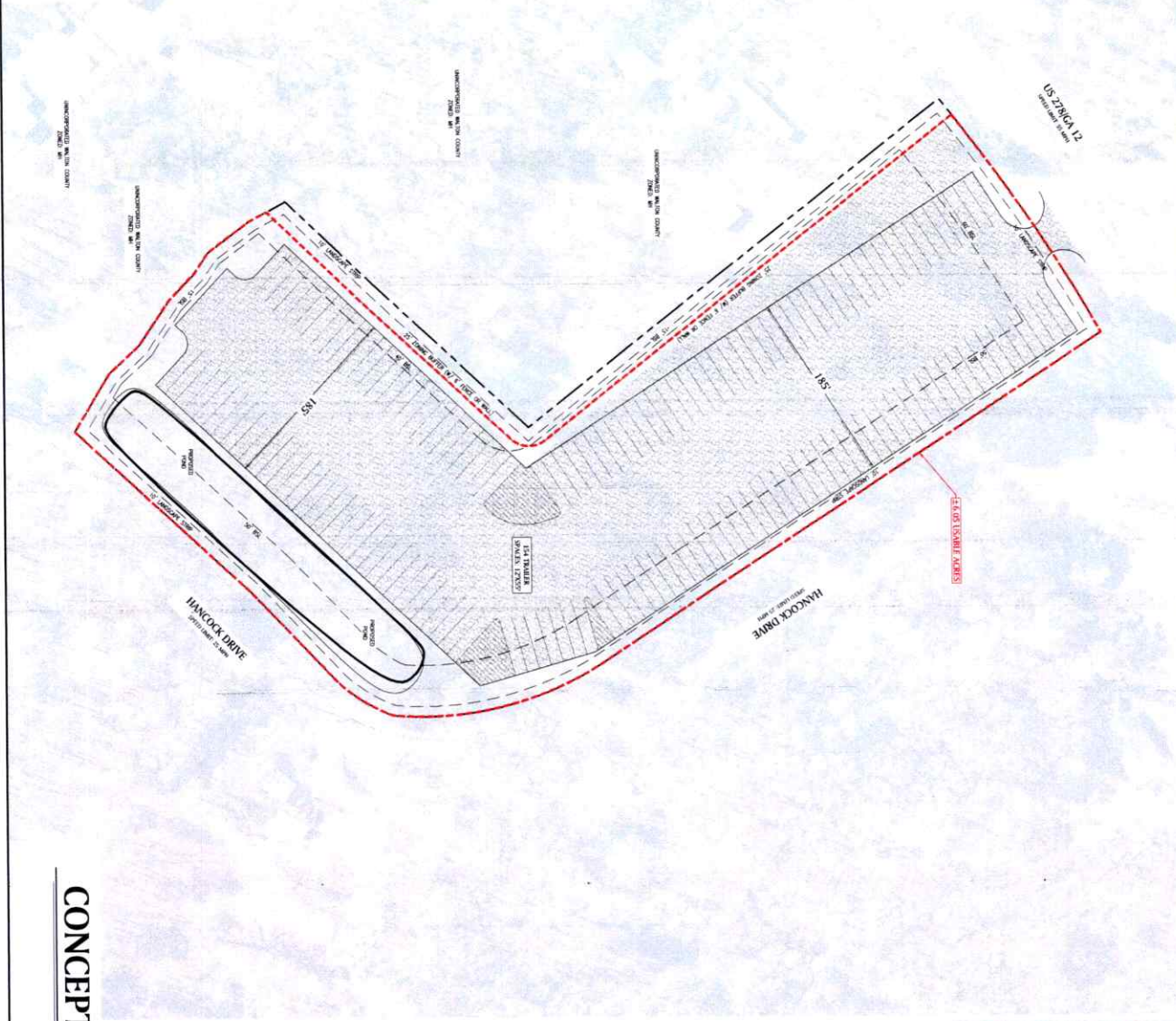
5. The suitability of the subject property for the zoned purposes; and

IT IS SUITABLE & WILL FIT IN WITH THE COMMERCIAL
ZONING

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

NOT VACANT

PRELIMINARY SITE PLAN DISCLAIMER:
 THE PLAN IS BASED ON CLIENT PROVIDED INFORMATION, RECORDS, SURVEYING, AND OTHER DATA. PAULSON MITCHELL HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DATA AND HAS NOT CONDUCTED A FULL SURVEY. THE CLIENT WARRANTS THE ACCURACY OF THE INFORMATION PROVIDED. THE PLAN, SPECIFICATIONS AND EXISTING CONDITIONS ARE SHOWN AS OF THE DATE OF THE PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND LOCAL GOVERNMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND LOCAL GOVERNMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND LOCAL GOVERNMENT.



CONCEPTUAL SITE PLAN

CP-1

ZONING INFORMATION
 ZONING CLASSIFICATION: **LD-1**
 DISTRICT: **UNINCORPORATED WILSON COUNTY, GA**
 EX. ZONING: **LD-1**
 (NEARBY DISTRICT: **LD-1**)

BUILDING SETBACKS
 FRONT: **15'**
 SIDE: **10'**
 REAR: **10'**

UTILITIES
 ZONING: **LD-1**
 SOIL: **CLAY SHALLOW**
 GROUNDWATER: **10' - 15'**
 CONSTRUCTION: **CONCRETE**

PARKING SUMMARY
 REQUIRED: **150**
 PROVIDED: **150**
 TYPE: **ASPHALT**

LANDSCAPE REQUIREMENTS
 LANDSCAPE: **LANDSCAPE**
 LANDSCAPE: **LANDSCAPE**
 LANDSCAPE: **LANDSCAPE**

PERMITS/NOTES
 PERMIT: **CONCEPTUAL**
 DATE: **10/05/2023**

PROJECT:
2384 HWY 278
2422 & 2432 HANCOCK DRIVE
UNINCORPORATED WILSON COUNTY, GEORGIA

RICH WADE

SCALE:
 1" = 50'

PAULSON MITCHELL INCORPORATED
 LAND PLANNERS
 ENGINEERS • SURVEYORS
 TRANSPORTATION
 LANDSCAPE ARCHITECTS

85-A MILL STREET
 SUITE 200
 ROSWELL, GEORGIA 30075
 VOICE: 770.650.7685
 FAX: 770.650.7684
www.paulsonmitchell.com

SEPTEMBER 29th, 2023

LETTER OF INTENT

TO: WALTON COUNTY PLANNING DEPARTMENT
126 COURT ST.
MONTPE, GA

FROM: WADE NATURAL LLC
RICH WADE
3846 W. DEER MOUNTAIN DR,
RIVERTON, UT 84065
801.755.8080

MY INTENDED USE IS FOR A LAYDOWN LOT & TRUCK PARKING
LOT ON THE ENTIRETY OF THE PROPERTY. COMPANIES
WORKING WITH RIVIAN WILL NEED THIS.

BEST REGARDS,



RICHARD WADE