

# Rezone Z21040002

## Staff Analysis

Commission District: 4 - Bradford

Planning Commission Hearing Date: 05-06-2021

Board of Commissioners Hearing Date: 06-01-2021

**Parcel ID: Map C1400021**

**Acreage: 10.467 acres**

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**Applicant:**

**Angela McDowell**

4492 Beacon Hill Drive, SW  
Lilburn, Georgia 30047

**Owner:**

**Superior Teleservice Group**

191 East Hightower Trail  
Social Circle, Georgia 30025

**Property Location:** 376 Highway 11

**Current Character Area:** Neighborhood Residential

**Current Zoning:** A1

**Request:** Rezone 10.467 acres from A1 to B2 for outdoor event center (weddings, community festivals, and small theatrical & musical productions.)

### **Amphitheater/Stadium/Concert Hall (18)**

- A. Walton County Board of Education schools are exempted from these use standards.
- A. A traffic study and Development of Regional Impact review application shall be completed as required in Appendix D and Article 8, Section 120 of this Ordinance. (Attractions and Recreational Facility with 1,600+ parking spaces or 6,000 seats.)
- C. All structures shall be located and all activities shall take place at least 100 feet from any property line adjacent to a residential zone or use.

D. A minimum buffer shall be required adjacent to any residential use or zone as required in Article 12.

**Site Analysis:** The 10.467 acre tract of land is located on 376 Highway 11 SW. The surrounding properties are zoned A1, A1 and B1.

**Zoning History:**

CU-01100007	Mao Lo	A-1 Church	C0140-21 pt Hwy 11 1,600 ft N Whitney Road	Approved
Z02050010	M.C.R. Properties	A-1 to R-1 Greenspace P.U.D. Res Sub 63.48	C0140-21 376 Highway 11S	Withdrawn 6/11/2002
CU04030016	Fellowship Baptist Church	Cond Use Church 12.949	C0140-21 spl Highway 11	Approved

**Character Area:** The character area for this property is Neighborhood Residential.

**Staff Comments:** All structures shall be located and all activities shall take place at least 100 feet from any property line adjacent to a residential zone or use.

Site plan shows 29 (12'x12') pergolas (4,176 sq ft); 100 (10'x6') pads (10,000 sq ft). Based on the total square footage of 14,176 sq ft., 660 parking spaces will be required.

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works has no issue with approval.

**Sheriffs' Department:** This proposal will not impact the Walton County Sheriff's Office, however the use of Walton County Sheriff's Deputies for parking will be in an off duty status. The Walton County Sheriff's Office will respond to any calls for services. Highway 11 South is a state route depending on the amount of traffic may require assistance to leave the property safely.

**Water Authority:** This area is served by an existing 10" diameter water main along Highway 11. (static pressure: 85 psi, Estimated fire flow available: 900 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** No comment received.

**Fire Code Specialist:** A fire hydrant shall be located within 500 ft. of any buildings and all buildings shall be constructed in compliance with state and local building and fire codes.

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

**Development Inspector:** No comment

**DOT Comments:** Will require GDOT coordination.

**Archaeological Information:** No comment received.

**PC ACTION 5/6/2021:**

1. Rezone – Z21040002– Rezone 10.467 acres from A1 to B2 for small concert hall/outdoor event center (weddings, community festivals, and small theatrical & musical productions) Applicant: Angela McDowell/Owner: Superior Teleservice Group – Property located on 376 Highway 11-Map/Parcel C1400021 – District 4.

**Presentation** Angela McDowell represented the case. She wants to open an upscale outdoor event center. It would operate 3 days a week 9 months out of the year. There would be max 20 Theatrical & Musical concerts during the year. The rest of the time it would be used for Weddings and other outdoor events such as festivals. She stated that this is not a concert hall. The Theatrical area will not be seen and she has spoken with sound engineers to localize the sound so it does not disturb the neighborhood. She is aware of the concerns with the neighbors across the street with the entrance of the event center and having problems with traffic. She will always have an officer at all events to direct traffic. Ms. McDowell stated she has no intentions of bringing anything bad to the

area. Any concerts will be 3.5 hour long and on weekends only. She also stated that there will only be 300 cars max.

Timothy Kemp asked will all activities be outdoors. He stated that ½ mile away from him continental pipeline/production and the noise bothers him. He can understand why people are here with concerns. There is no ordinance for sound in our County.

Brad Bettis commented that the site plan says there will be 300 spaces for parking but the staff analyses shows 600 parking spaces required. Ms. McDowell stated she would limit the number of people for 300 parking spaces only.

Ms. McDowell stated that if you have been to Chastain Park you can barely hear the music until you are down in the park because of noise restriction developments. Brad Bettis asked about lighting. Ms. McDowell stated that the lighting will be down cased and not toward the street. Tim Hinton asked about the lighting for the parking area as well and Ms. McDowell stated yes it would be downward. Tim Hinton stated that the letter of intent does not state the hours of operation. Ms. McDowell said that there will be no sound after 10pm for all events. She stated that the County had regulations for time frame and Tim Hinton stated no the County does not have a noise ordinance that would regulate any events.

Michael Hornsby seller of the property who also still owns 65 acres of raw land beside this property spoke. He stated with the issue of sound its 1200' to the closest house. The traffic would increase but she will hire police to direct traffic. Mr. Hornsby stated that if the property was developed as a subdivision there could be 400 to 500 vehicles. He appreciates Ms. McDowell's dream.

Speaking: Larry Carnes who lives at 1077 Mill Run spoke in opposition to the rezone. He is 400-500ft off of Highway 11. He went up and down his subdivision and the subdivision beside him and down Whitney Road, no one is in favor of this rezone. He said that the sound will echo and travel through the woods. If its max 300 cars it could be 600-1200 people at any given time. He has concerns with everything being outside and with cars parked there that oil or trash would end up in Rocky Creek which dumps into the reservoir. He also has concerns with traffic and if they miss the entrance to the event center they will try to turn around in their private drive road which the County does not maintain. He asked the board to deny the rezone.

Peggy Malcom who lives on Wildwood Way asked if the parking area would be paved or dirt? Would there be any restrooms? She also stated that there is a historic cemetery down toward the creek which is a Slave Cemetery which she feels like would be destroyed if this was to be approved.

Jackie Cain who lives on Wildwood Lane had concerns about traffic issues and property values decreasing.

Angela McDowell came back for rebuttal to address the concerns. She stated hiring officers is just for safety. The 20 events are for concerts & Theatrical only

**the other events will be weddings or festivals. The parking area will be paved and there will be restrooms on site. She is limiting it to 500 people and plans to add a building at a later date. There will be no trash left. She will have a company to help clean up the area. The cars will be parked on the paved area on side and will not be close to the creek.**

**Recommendation Brad Bettis made a motion to recommend denial as submitted with a second by John Pringle. The motion carried unanimously.**

**Rezone Application #** 221040002

Planning Comm. Meeting Date 5-6-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**  
 Board of Comm Meeting Date 6-1-2021 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C140002

**Applicant Name/Address/Phone #**

Angela McDowell  
4492 Beacon Hill Dr. SW  
Lilburn, Ga. 30047

Phone # (404) 493-4828

**Property Owner Name/Address/Phone**

Superior Teleservice Group  
191 East Hightower Trail  
Social Circle, Ga. 30025

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

Phone # \_\_\_\_\_

Location: 376 Highway 11 Requested Zoning B2 Acreage 10.467

Existing Use of Property: Vacant

Existing Structures: No existing structures.

The purpose of this rezone is To utilize the property for an outdoor event center, which will be used to host weddings, (April-Sept) small theatrical, musicals productions (Apr-Oct) and some holidays. The business will be closed, otherwise (Dec-Mar)  
 Property is serviced by the following:

Public Water:  Provider: Walton County Water Dept. 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 Angela McDowell Date 4-5-2021 Fee Paid \$ 250.00

**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 A2 South A1 A2 J B1  
 East A1 West A1

Comprehensive Land Use \_\_\_\_\_ **DRI Required?** Y \_\_\_\_\_ N

Commission District: 4-Bradford Watershed: Hard Labor Creek TMP \_\_\_\_\_

I hereby withdraw the above application \_\_\_\_\_ 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;

A1, A2 and B1.

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

This facility will increase the property value. The rezoning will not affect the zoning of nearby properties. There is currently a few properties already zoned B1 which is in relation to the rezoning of B2, which I'm requesting.

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

✓ There will be no destruction of property values of any said plaintiffs. There will also be no health or safety issues placed upon any plaintiffs, their morals and general welfare

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

If would be a gain. No hardship will be imposed upon the individual property owners.

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

The property grounds are currently suitable for the proposed rezoning, and will be further developed and enhanced once the rezoning is approved.

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 years.



### 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: Angela McDowell

Address: 4492 Beacon Hill Drive, SW  
Lilburn, GA 30047

Telephone: 404-493-4828

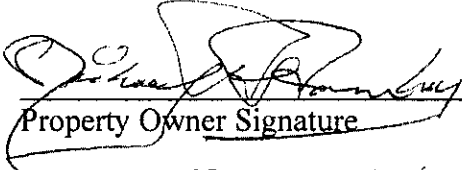
Location of Property: 376 Highway 11 South  
Monroe, GA 30655

Map/Parcel Number: C1400021

Change zoning to B-2 AM MH

Current Zoning: A1

Requested Zoning: ~~No change in zoning. Requesting~~  
~~Conditional Use Permit.~~

  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: MICHAEL H. HORNSBY\*  
191 East Hightower Trail  
Address: Social Circle, GA 30025

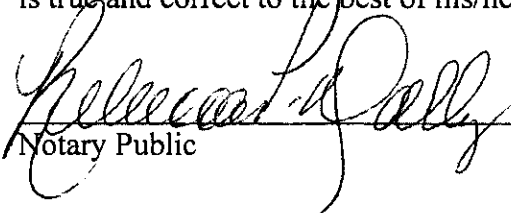
Print Name: \_\_\_\_\_

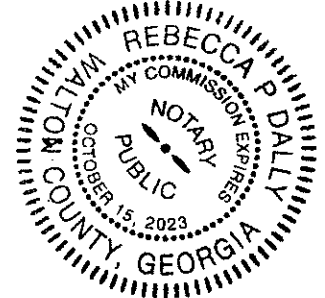
Address: \_\_\_\_\_

Phone #: 863-660-0553

Phone #: \_\_\_\_\_

\* AS PRESIDENT OF  
SUPERIOR TELESERVICE CORP,  
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.

  
Notary Public 3/1/21  
Date



## LETTER OF INTENT

March 1, 2021

Re: Letter of Intent

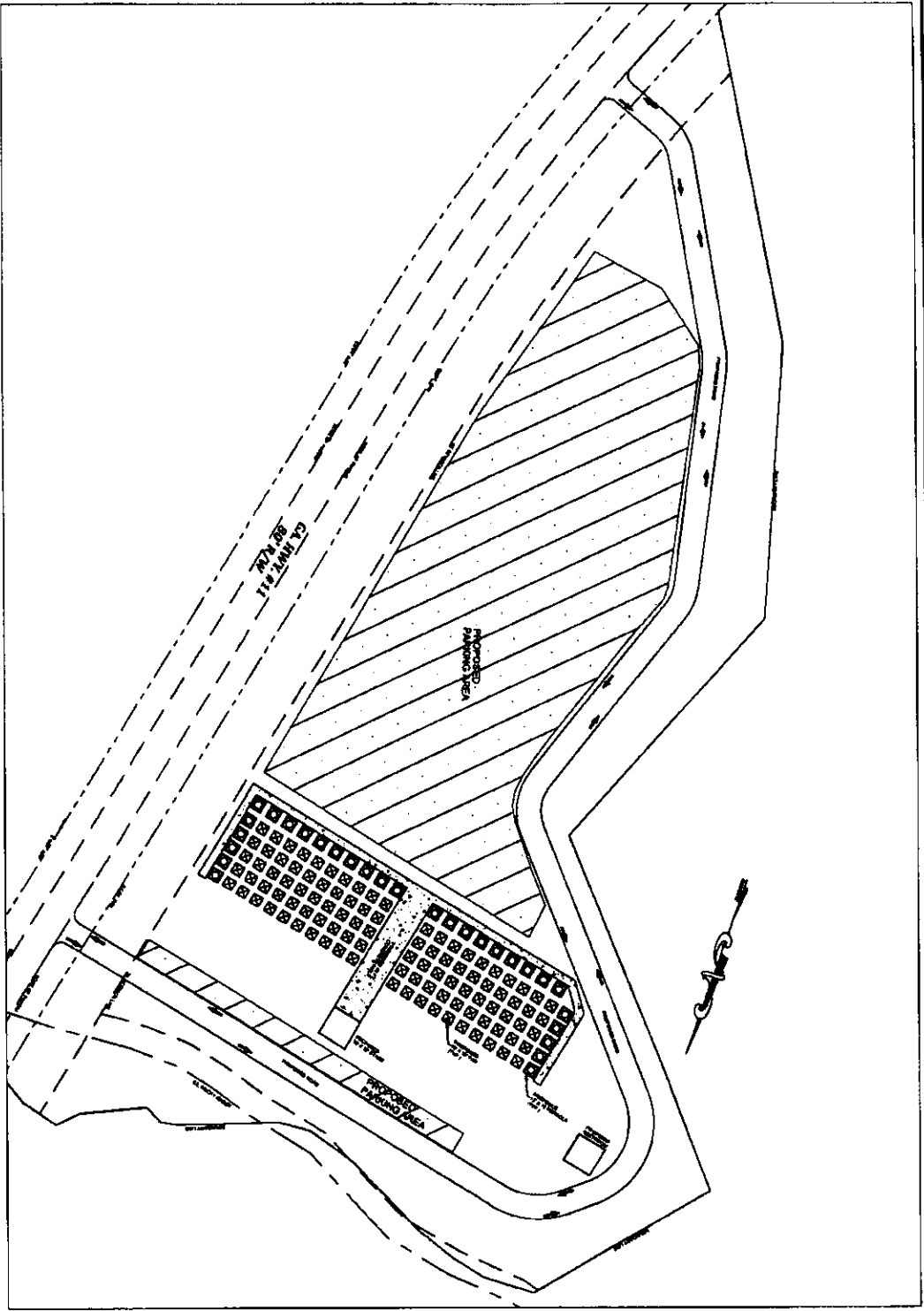
Dear Sir/Madam,

The purpose of the property at 376 Highway 11 South, Monroe, GA 30655 is to provide an upscale outdoor event center that will host elegant events, such as: weddings (April through September only), community festivals, (August through October only), and two to three small concerts/theatrical productions per designated months (May through October only). There will not be events held during November through February, with the exception of specific holidays. Also please note the following:

- **There will never be any events that will interfere with church services** in relation to noise levels and/or traffic being held on Sundays from the hours of 7:00 am to 1:00pm.
- Traffic will always be at a minimum, as there will only be 300 parking spaces at the venue.
- There will never be any interference or blockage of Wildwood Road, (twenty-two residence) located nearby, across the road from the event center. Though, their property do not touch the property of the proposed event center, I still want to be respectful of the homeowners.
- **There will always be a local sheriff or police officer on duty to conduct traffic during all events.**
- There will always be open lines of communication with the nearby neighborhoods and community to assure that the proposed event center, if approved for rezoning, is living up to the standards and/or rules and regulations for which it was approved for.

Please let me know if you need any additional details or information.

Regards,  
Angela McDowell



LEGEND	
---	PROPERTY LINE
---	EDGE OF PAVING
---	CONTOUR LINE
---	RIGHT OF WAY LINE
---	SOLID TIE LINE
---	DRAWN IN CIV
---	TIE
---	IF X' IN DIM
---	IF X' X' IN DIM
---	IF X' X' X' IN DIM

**GENERAL NOTES**

- PROPERTY LINES SHOWN BY THIS ACUTE...
- PROPERTY TO LOCATE IN PORTION OF LOT 1 (SEE MAP) IS...
- PROPERTY TO BE REMOVED BY ONE CONTIGUOUS SHALL BE...

**FUNDING - PRIVATE**

1 OF 1 SHEET

376 HWY. #11			REV	DATE	DESCRIPTION
SITE PLAN			1	FORWARD	FINAL DESIGN COMPLETE
WATSON COUNTY					
DATE: 02/26/2021	PARCEL #C1400021	SCALE: 1" = 50'	DRAWING NO: BASEMAP.DWG		

**ANGELA MCDOWELL**  
 404-493-4828

- LEGEND
- P.E. - PERMANENT EASEMENT
  - C.E. - CONSTRUCTION EASEMENT
  - E.E. - EASEMENT BY EJECTMENT
  - H.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - E.L. - EASEMENT LINE
  - G. - GABLE
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L. - LAND LOT
  - L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - M. - MANHOLE
  - F. - FIRE HYDRANT
  - W. - WATER VALVE
  - C.C.D. - CROSSING CONTROL DEVICE
  - W.S. - SIDE WALK

EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD DISCLOSE.

THIS PLAN SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND BUFFERS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT HAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

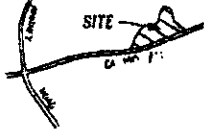
REF. PLAN BY WILSON & WHEELER FOR FRANCES WATSON DATED 2/11/2001.

REF. PLAN BY US FOR MR. JACKSON DATED 8/21/2001.

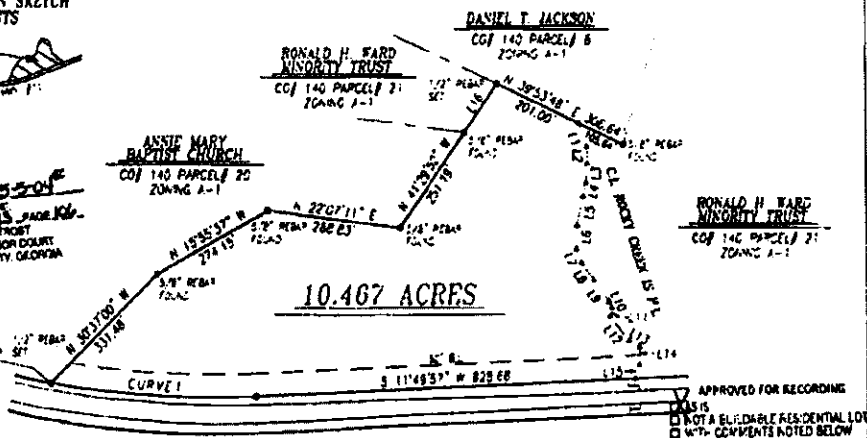


NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	BACKSIGHT
CURVE 1	S 18°17'27" W	442.47	442.51	1943.73

LOCATION SKETCH  
NTS



PLAT RECORDED 5-20-04  
AT 11:45 AM PAGE 106  
PLAT BOOK 66  
BATH & TRUST  
CLERK SUPERIOR COURT  
WALTON COUNTY GEORGIA



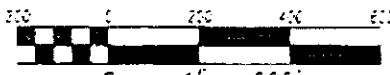
APPROVED FOR RECORDING  
 CLASS IS  
 NOT A BLENDABLE RESIDENTIAL LOT  
 WITH COMMENTS NOTED BELOW

NUMBER	DIRECTION	DISTANCE
11	N 87°26'05" E	33.04
12	S 77°22'27" E	36.82
13	S 70°54'19" E	41.73
14	S 67°27'29" E	36.78
15	S 67°26'27" E	45.81
16	S 74°09'30" E	31.84
17	N 85°17'37" E	31.52
18	N 86°44'31" E	43.73
19	N 68°12'18" E	56.90
20	N 79°30'23" E	13.81
21	S 81°44'01" E	18.62
22	N 62°51'51" E	54.98
23	N 67°13'06" E	28.87
24	S 74°36'48" E	39.43
25	S 67°25'32" E	5.49
26	N 61°20'31" E	172.75

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

*[Signature]* 5/4/04  
DIRECTOR OF WALTON COUNTY PLANNING DEPARTMENT



BEING A PORTION OF CO# 140 PARCEL# 21...

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY BEING LAY WITHIN A DESIGNATED FLOOD HAZARD AREA COMMUNITY FIRM, NC 1382888B EFFECTIVE DATE: 2/24/2004.

SURVEYORS CERTIFICATION

1. WE ARE A FIRM AND THIS PLAN IS OURS AND WE ARE LICENSED SURVEYORS OF THE STATE OF GEORGIA.

2. THE DATA SHOWN HEREON HAS BEEN OBTAINED FROM SURVEYS AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN THE TOLERANCES SET FORTH AND AS WARRANTED BY THE COMMON PRACTICE.

3. WE HAVE NO UNDISCLOSED INTERESTS IN ANY OF THE PROPERTY SHOWN.

APPROVED FOR

**RONALD H. WARD**

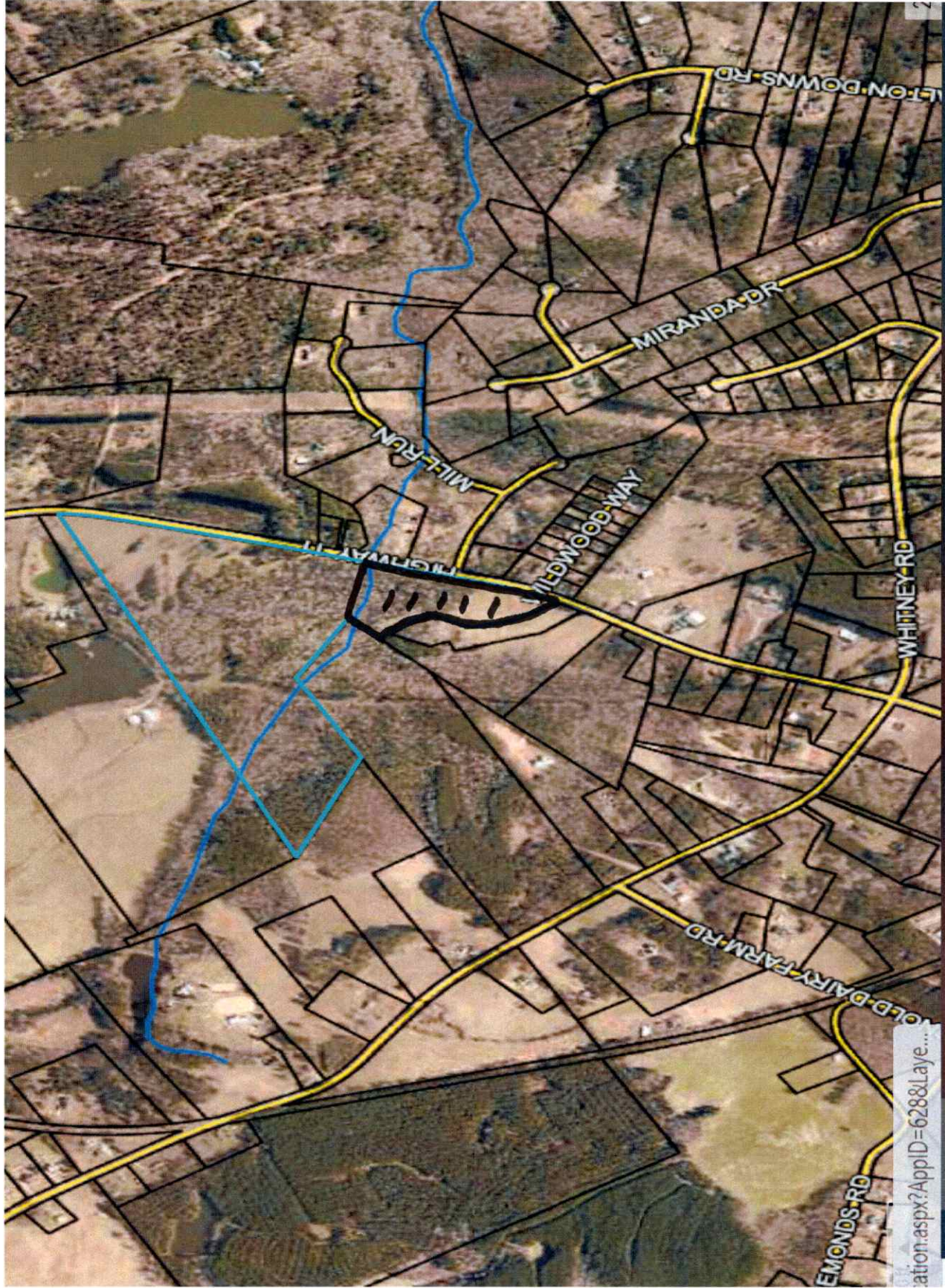
Surveyor

**Brewer & Dudley, L.L.C.**

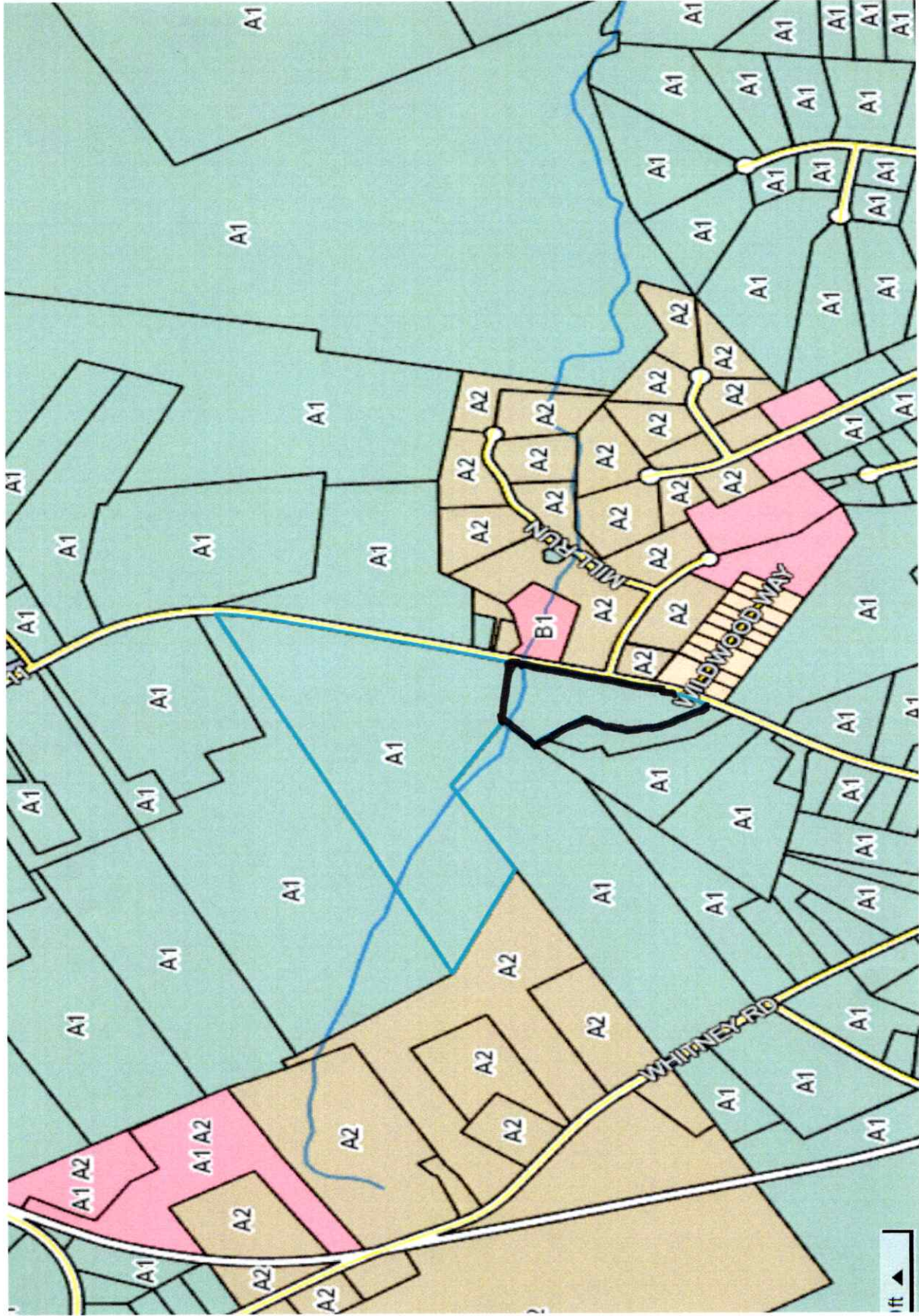
Civil Engineering, Land Surveying  
Land Planning, and Construction Management

1000 North Tower  
Waynesboro, Georgia 31830  
Tel: (770) 861-4300  
Fax: (770) 867-8478

- Part of  
C1400021







Letter Of Intent – 5/6/2021

Z21040002

Inbox



**Angela McDowell**

5:07 PM (0 minutes ago)

to me

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There will never be any interference or blockage of Wildwood Road, (twenty-two residence) located nearby, across the road from the event center. Though, their property do not touch the property of the proposed event center, I still want to be respectful of the homeowners.

**There will always be a local sheriff or police officer on duty to conduct traffic during all events.**

There will always be open lines of communication with the nearby neighborhoods and community to assure that



the proposed event center, if approved for rezoning, is living up to the standards and/or rules and regulations for which it was approved for.

- The event center will only be open for 9mo. / year.
- There will only be a maximum of twenty ( 20 ) concerts & ten ( 10 ) theatrical productions each year. Therefore, out of 365 days. The event center main purpose will not just serve as a concert hall, it will be an upscale place of business, that will host elegant events three ( 3 ) days a week maximum, for 9mo., out of each year.

Please let me know if you need any additional details or information.

Regards,  
Angela McDowell