



Planning and Development Department Case Information

Case Number: CU23040038

Meeting Dates: Planning Commission 06-01-2023
Board of Commissioners 07-11-2023

Current Zoning: B2

Request: Conditional Use for outside storage

Address: 2955 Highway 81, Loganville, Georgia 30052

Map Number: N047A003

Site Area: 3.83 acres

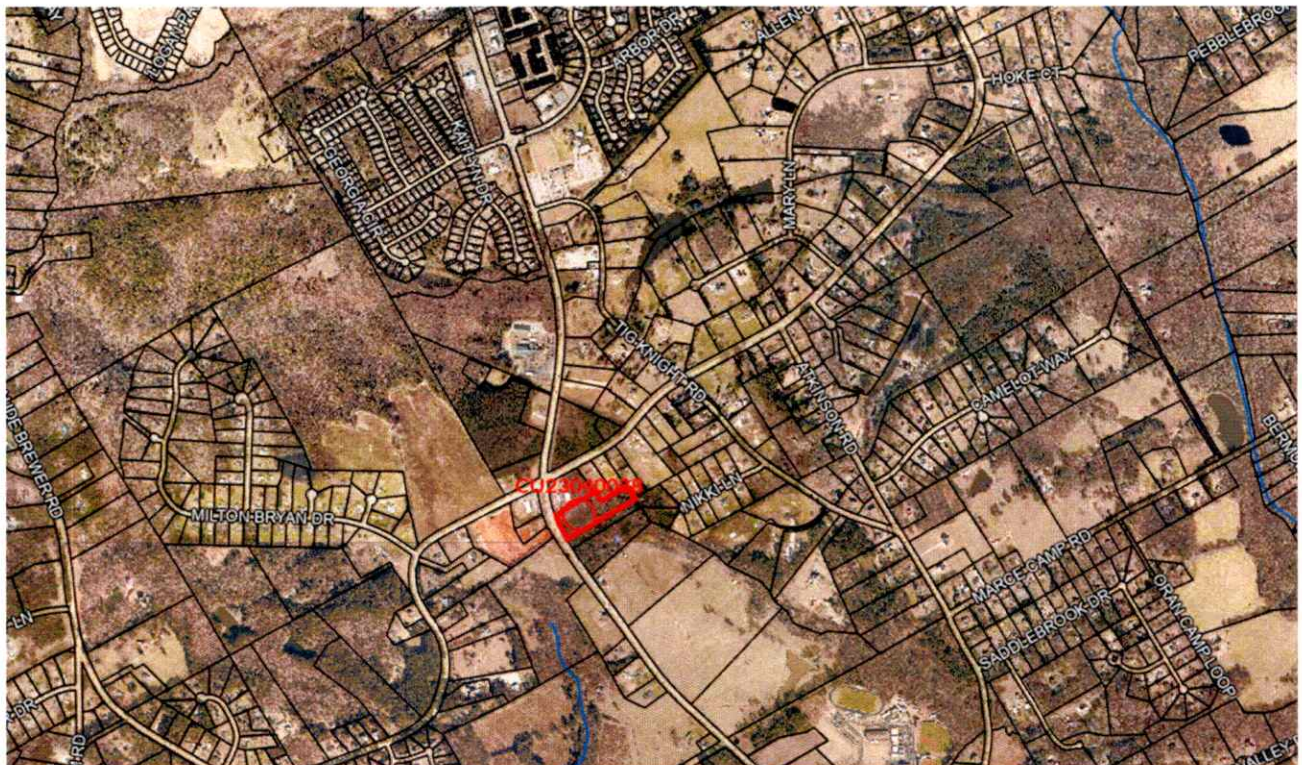
Character Area: Suburban

District 2: Commissioner – Mark Banks

Planning Commission – Pete Myers

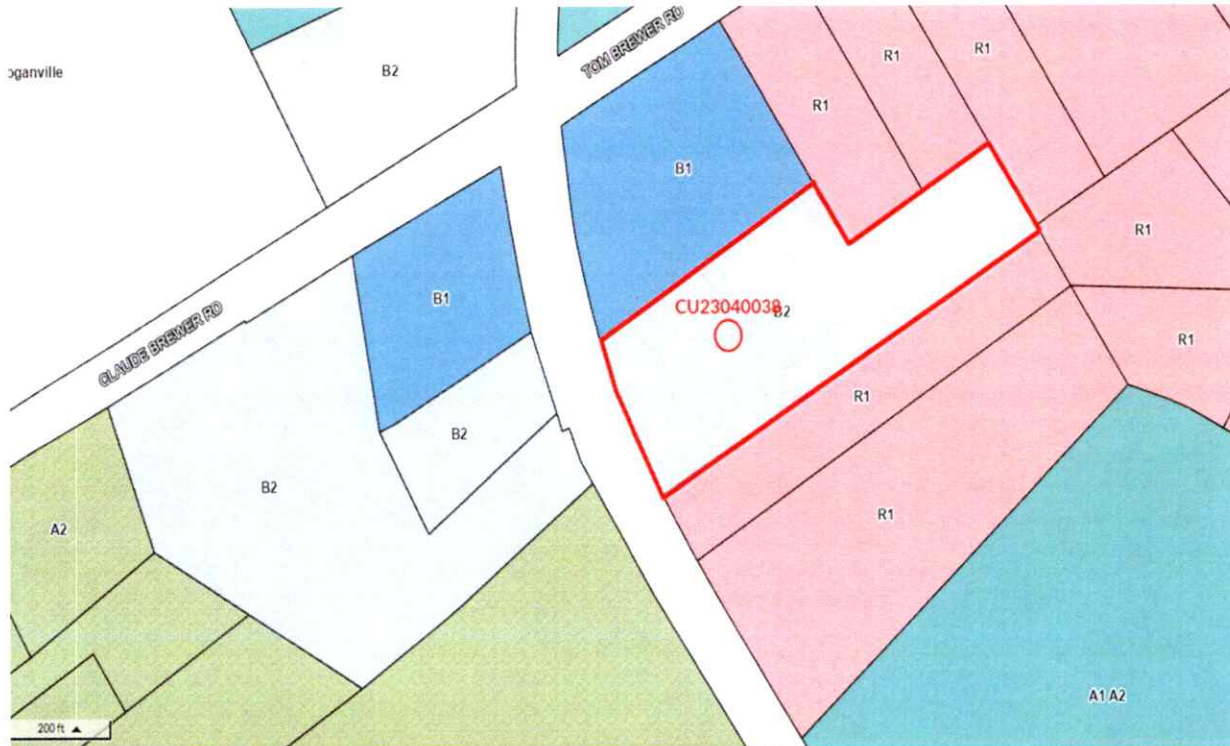
Applicant:
Fast Cutting LLC (Alexandra Karakos)
1855 Temple Johnson Road
Loganville, Georgia 30052

Owner:
Todd & Teresa Hicks
2828 Fork Road
Gainesville, Georgia 30506



Existing Site Conditions: Property contains 3.83 acres and is vacant land.

The surrounding properties are zoned B2 and R1.



Staff Comments/Concerns: The property was rezoned to B2 in 2013 with no conditions.

Outdoor Storage (20)

- 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.

History:

| | | | | |
|-----------|------------------------------|-----------------------------|-----------------------------|-----------|
| CU00785 | West Walton Church of Christ | Build church | N047A-3 Hwy 81 | Withdrawn |
| Z13060006 | Bobby Bullard | A-1 to B-2 Storage Facility | N047A-3 2955 Georgia Hwy 81 | Approved |

Comments and Recommendations from various Agencies:

Public Works: Public Works has No Issue with Approval of this Request on GDOT Right of Way.

Sheriffs' Department: No impact to the Walton County Sheriff's Office.

Water Authority: This is served by an existing 12" water main along Highway 81 (static pressure: 120 psi, Estimated fire flow available: 2,400 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Fire Hydrant shall be located within 500' ft. of all buildings erected.

Fire Department Review: Facilities shall comply with a current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Fire Hydrant shall be located within 500' ft. of all buildings erected on site.

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

Development Inspector: No comment received.

DOT Comments: Per Christopher Hash – CU23040038 located on Highway 81 has reached out to us and provided a concept. They will need to continue to coordinate with us.

PC ACTION 6/1/2023:

1. **Conditional Use CU23040038 – Conditional Use for outside storage- Applicant: Fast Cutting LLC (Alexandra Karakos)/Owners: Todd & Teresa Hicks - Property located at 2955 Hwy 81, Map/Parcel N047A003 – District 2.**

Presentation: Alexandra Karakos represented the case. She is asking for a conditional use for outside storage. She owns All Seasons Tree Service and has been in business for about 20 years. Her company works all over Atlanta, Georgia and works with lots of schools. She lives in Gwinnett County, and she would like to move her business to Walton County. She does commercial and residential tree removal. She is asking for outdoor storage of her trucks, chippers and equipment. She is not putting a building on the property right now. They are going to use the front part of the property and leave the back part natural and not disturbing it. They will put up an 8 ft. fence to shield neighbors. They have talked to GDOT, and they are to do a right entrance in and right entrance out. Their work hours are leave around 7:30 or 7:45 a.m. and return around 3:00 p.m. and 5:00 p.m. in the afternoon. This will not be disturbing the neighbors. It was recommended by GDOT that this property and the convenience store share the driveway, but the owner of the convenience store denied that.

Speaking: No one

Recommendation: Pete Myers made a motion to recommend approval as submitted with a second by John Pringle. The motion carried unanimously.

Conditional Use Application # CU23040038

Planning Comm. Meeting Date 06-01-23 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 07-11-23 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 N047A003

| | |
|--|--|
| Applicant Name/Address/Phone # | Property Owner Name/Address/Phone |
| <u>Fast Cutting LLC</u> | <u>Todd and Teresa Hicks</u> |
| <u>1855 Temple Johnson Rd</u> | <u>2828 Fork Rd</u> |
| <u>Loganville, Ga. 30052</u> | <u>Gainesville, Ga. 30506</u> <small>(If more than one owner, attach Exhibit "A")</small> |
| E-mail: <u>forallseasonstreeservice@gmail.com</u> | |
| Phone # <u>770-736-7070</u> | Phone # <u>678-910-7118</u> |
| Location <u>2955 Hwy 81</u> | Present Zoning <u>B2</u> Acreage <u>3.83</u> |
| Existing Use of Property: <u>Undeveloped</u> | |
| Existing Structures: <u>None</u> | |
| Property is serviced by: | |
| Public Water: <u>X</u> Provider: <u>Walton County</u> Well: _____ | |
| Public Sewer: _____ Provider: _____ Septic Tank: <u>X</u> | |
| The purpose of this conditional use is: <u>To allow the parking of commercial trucks and some outside storage of equipment, selling of firewood</u> | |
| <p>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.</p> <p><u>Alexandra Kradin</u> <u>4/28/23</u> \$ <u>350.00</u> <input checked="" type="checkbox"/> Fee Paid</p> <p>Signature Date</p> | |

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 Ba Surrounding Zoning: North B2 South R1
 East B1 West R1

Comprehensive Land Use: Suburban

Commission District: 2-Banks 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: Fast Cutting LLC/Alexandra Karakos

Address: 1855 Temple Johnson Rd Loganville, Ga. 30052

Telephone: 770-736-7070

Location of Property: 2955 Hwy 81/Loganville

Map/Parcel Number: N047A003

Current Zoning: B2 Requested Zoning: N/A

Teresa K. Hicks
Property Owner Signature

Todd Hicks
Property Owner Signature

Print Name: TERESA K. Hicks

Print Name: TODD Hicks

Address: 2828 Fork Rd GAINESVILLE GA 30506

Address: 2828 Fork Rd. GAINESVILLE, GA 30506

Phone #: 404.374.9538

Phone #: 678.910.7118

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

4-20-25
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.**
All setbacks are shown on associated Conditional Use Permit Site Plan by Bullard Land Planning. Site will be enclosed by a 8 foot opaque fence to help limit adverse conditions listed from adjacent properties.
- 2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.**
Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered by this conditional use request.
- 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.**
The proposed site design will provide required off street parking and entrances in terms of location, amount and design to serve the proposed use.
- 4. Public facilities and utilities are capable of adequately serving the proposed use.**
The proposed use will require very little service from Public facilities and Utilities.
- 5. The proposed use will not adversely affect the level of property values or general character of the area.**
The proposed use will not adversely affect property values or the general character of the area. There is an existing gas station/convenience store next door and a self storage facility is being built directly across the street.

Letter of Intent
April 27th, 2023
2955 Ga Hwy. 81
Loganville, GA, 30052
Parcel: N047A003

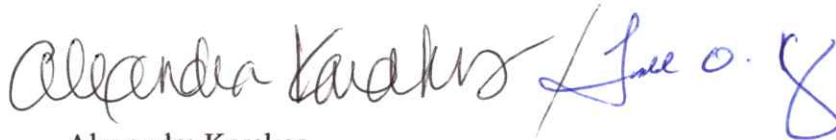
To Whom It May Concern:

Todd and Teresa Hicks own the above referenced 3.885-acre property. We would like to purchase the property and operate our tree service business from this location. To be able to store our trucks and some equipment outside on this B2 zoned property we would like Walton County to consider this request for a Conditional Use Permit.

Please see the attached Conditional Use Permit plan and application with all required exhibits.

Please let us know if we can assist you in any information or questions you may have about this matter.

Thank you,

A handwritten signature in blue ink that reads "Alexandra Karakos" followed by a stylized flourish that includes the letters "LLC" and a large number "8".

Alexandra Karakos
Fast Cutting LLC
770-736-7070

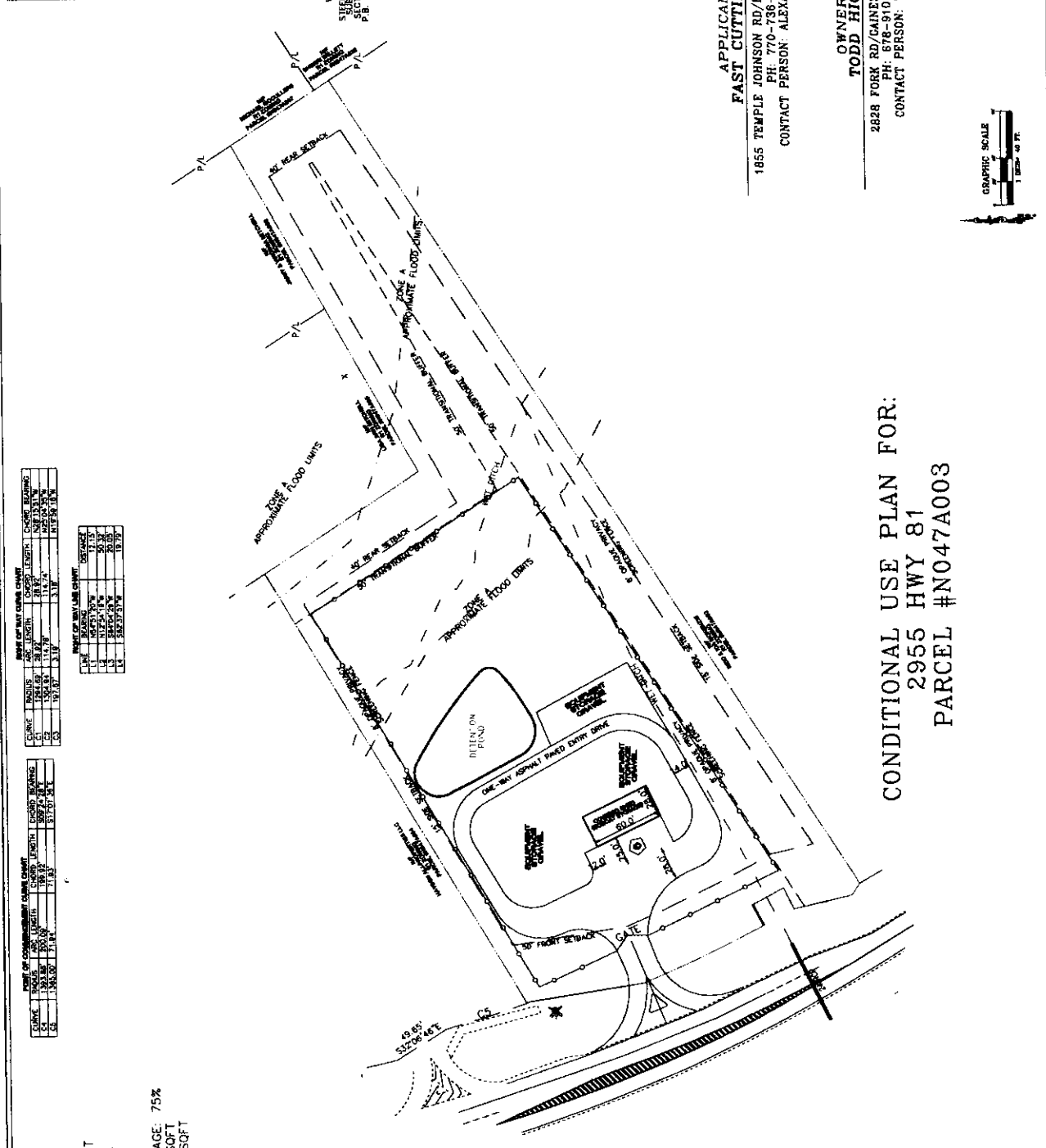
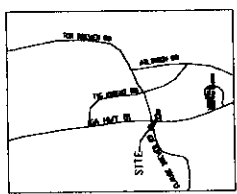


TABLE OF CURVE DATA

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|---------------|--------------|
| C1 | 124.69 | 28.82 | N82°13'14"W | 41.54 |
| C2 | 150.83 | 11.67 | S11°14'32"W | 16.50 |
| C3 | 110.00 | 3.10 | N11°58'13"E | 4.19 |

TABLE OF TRIANGLE DATA

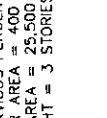
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SITE INFORMATION
 EXISTING ZONING: B2
 SITE AREA: 3.885 ACRES
 FRONT YARD SETBACK: 50 FEET
 SIDE YARD SETBACK: 15 FEET
 REAR YARD SETBACK: 40 FEET
 IMPERVIOUS AREA: ACRES
 ALLOWED IMPERVIOUS PERCENTAGE: 75%
 MINIMUM FLOOR AREA = 400 SQFT
 MINIMUM LOT AREA = 25,500 SQFT
 MAXIMUM HEIGHT = 3 STORIES

APPLICANT:
FAST CUTTING LLC
 1855 TEMPLE JOHNSON RD/LOGANVILLE, GA. 30052
 PH: 770-736-7070
 CONTACT PERSON: ALEXANDRA KARAKOS

OWNER:
TODD HICKS
 2828 FORK RD/GAINESVILLE, GA. 30506
 PH: 678-910-7118
 CONTACT PERSON: TODD HICKS

CONDITIONAL USE PLAN FOR:
2955 HWY 81
PARCEL #N047A003



PROFESSIONAL ENGINEER
 BOBBY BULLARD
 STATE OF GEORGIA
 LICENSE NO. 10000