



## Planning and Development Department Case Information

Case Number: Z23040021

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

Current Zoning: A1

Request: Rezone 8.74 acres from A1 to B3 for truck parking facility and Variance to reduce minimum building setback on eastern property adjacent to C & D Landfill to 5 ft.

Address: 120 Highway 78, Monroe, Georgia 30655

Map Number: C1890002

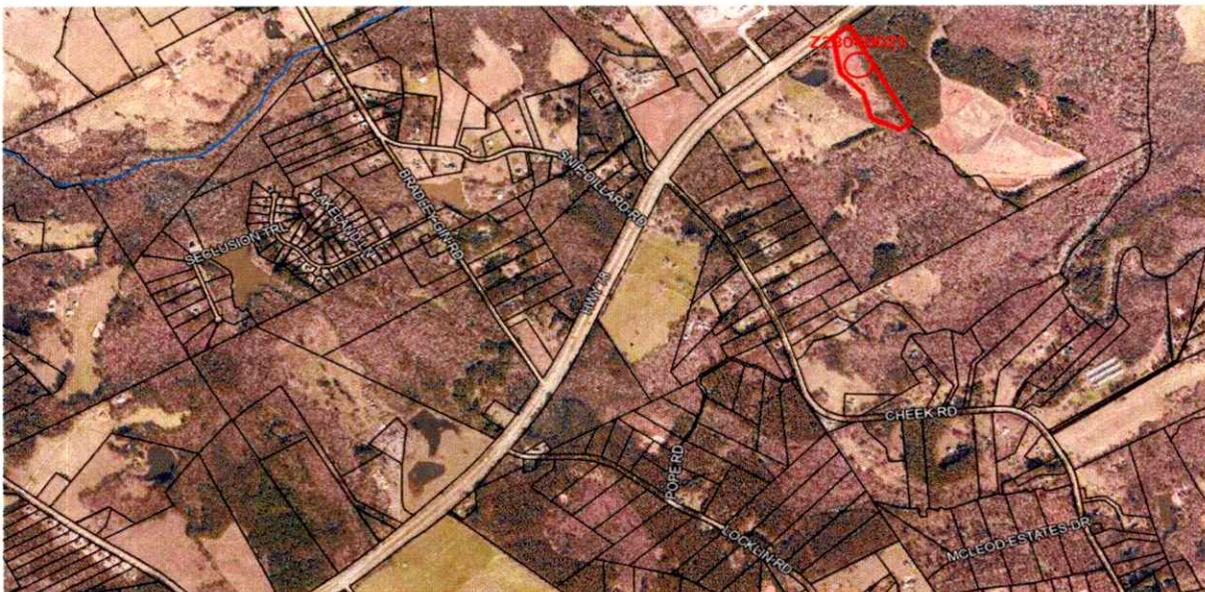
Site Area: 8.74 acres

Character Area: Highway Corridor

District 4: Commissioner – Lee Bradford Planning Commission – Brad Bettis

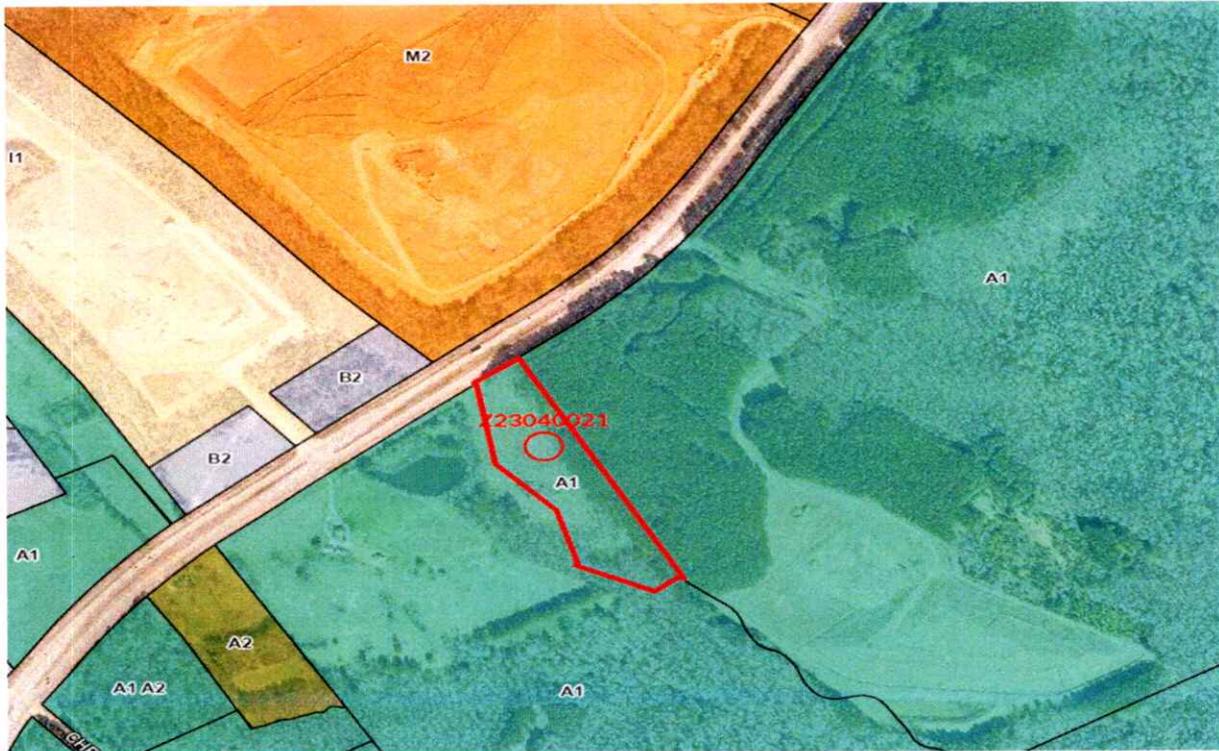
Applicant:  
Grewal Ventures LLC (Sonny Singh)  
304 Brook Hollow Lane  
Loganville, Georgia 30052

Owner:  
Pinnacle Sports Academy LLC  
1230 Nunn Road  
Bishop, Georgia 30621



Existing Site Conditions: Property consists of 1.05 acres.

The surrounding properties are zoned A2, B3, and A1.



## **Staff Comments/Concerns:**

### **Outdoor Storage of Commercial Vehicles (20)**

(Conditional use in B2, allowed by right in B3, M1 and M2) Open storage of Operational recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use, truck and/or trailers, antique cars and other vehicles shall be permitted provided the following conditions are met. (5-3-22)

- (1) The area so designated shall be clearly delineated upon the site plan submitted for approval by the county.
- (2) The storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of an eight-foot high opaque wall or fence.
- (3) Vehicles shall not be stored within the area set aside for minimum building setbacks.
- (4) No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.

**(5) No vehicle shall be allowed to sit and run idle from 7:00pm to 7:00am unless located in an industrial park and not adjacent to any single family dwelling.**

**(6) Outdoor lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:**

- a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.**
  
- b. Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.**
  
- c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.**

**History:**

CU19120006	Jeff Van De Mark	2 soccer fields	C1890002 Highway 78	Approved with conditions
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**Conditions:**

- 1. Any lighting be covered and be positioned downward and inward on the property and that all activity would cease by 10:00 p.m.**

A21030015	Jeff VanDeMark	1 handicapped accessible unisex bathroom and supp restrooms in lieu of having 2 more installed bathrooms	C1890002 120 Highway 78	Approved w/conditions
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**Conditions:**

- 1. Permanent ADA bathroom (with shelled out area for 2<sup>nd</sup> required ADA bathroom) and portable ADA bathroom on property at all times.**
- 2. Hard surface walkway to the bathrooms.**
- 3. Nine months after the facility has the final then the balance of the bathrooms need to be built.**

## **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:** Walton County Sheriff's Office should not be affected if the guidelines on the application are enforced. I would suggest the use of security cameras as an added measure of security.

**Water Authority:** This area is currently served by a 12" water main along Highway 78. (static pressure: 120 psi, Estimated fire flow available: 950 gpm @ 20 psi). No system impacts anticipated.

**Fire Marshal 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 Department Review:** No added issues.

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

**Development Inspector:** No comment received.

**DOT Comments:** Per Christopher Hash with DOT – Z23040021 located on SR 10 has reached out to us, however we have not received a concept yet. They will also need to coordinate with us.

**PC ACTION 6/1/2023:**

- 1. Rezone Z23040021 – Rezone 8.74 acres from A1 to B3 for truck parking facility and Variance to reduce min building setback to 5 ft on eastern side of property- Applicant: Grewal Ventures LLC c/o Sonny Singh/Owner: Pinnacle Sports Academy LLC-Property located at 120 Hwy 78, Map/Parcel C1890002 – District 4.**

**Presentation:** John Brewer with W & A Engineering represented the case for the Applicant, Sonny Singh. The Applicant would like to rezone 8.73 acres from A1 to B3. They would like to have truck parking for approximately 150 vehicles with access off of Highway 78. This is the perfect site for this. They are also asking for a Variance to reduce setbacks on the eastern side of the property. To the east of this property is C & D Landfill and there is 1 adjoining property owner who has no problem with truck parking. On the west side is an agricultural zoning and it is 875 ft. from the property line and 1,000 ft. from where the trucks will be parking. There will be 275 ft. natural hardwood buffer on the residential side.

Brad Bettis stated that his biggest question is – is this for recreational vehicles or over road trucks and Mr. Brewer stated that it was for over road trucks and there would be no office or bathroom. They will drop off the vehicles and there will be no overnight sleeping there.

Brad Bettis asked about the access, and would it be a gated entrance and Mr. Brewer advised that they would follow whatever GDOT told them but it was strictly an in and out entrance.

It was brought up about overnight dropping off of vehicles and Mr. Brewer stated that it would be during the day.

**Speaking:** Ed Layman who is the president of the homeowner's association of Bradley Ginn Subdivision spoke. He stated that the added number of vehicles that go down and have to turn around at the landfill is a good bit of traffic and this will create a lot more traffic. Mr. Layman stated that he did not see the need for truck parking or mini warehouses in the county. He stated that he is representing 65 members of the homeowners off Brady Gin Road. This is approximately 1 ½ miles from the site to the subdivision.

**Mr. Brewer came back for rebuttal and stated that we cannot control or contain the traffic and as we grow, we recognize there will be more vehicles on the road. It was brought up about a traffic study for GDOT. He understands that people live around there, and they have every right to oppose the rezone. This is the best place for truck parking and the adjoining neighbor has no issues. He also stated that if the adjoining neighbors in Bradley Gin Subdivision or people that it would affect is not here and the sign has been posted and advertised.**

**Mr. Layman stated that there should be another place for this and as a property owner and a more concerned citizen that he opposes the rezone.**

**Recommendation: Brad Bettis stated that he realizes where Highway 78 is, and that development will take place along the highway. This issue is a gateway to Walton County and the amount of industrial land that is there. The truck parking is not a good fit for that tract of land, so he is recommended denial with a second by John Pringle. Pete Myers also voted to recommend denial. Tim Hinton and Wesley Sisk voted to approve the rezone. The motion to deny carried 4 to 2.**

**Rezone Application #** Z23040021  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 6-1-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**  
 Board of Comm Meeting Date 7-11-2023 at 6:00PM held at **WC Historical Court House**  
**You or your agent must be present at both meetings**

**Map/Parcel** C1890002

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>Grewal Ventures LLC c/o Sonny Singh</u>	<u>PINNACLE SPORTS ACADEMY LLC</u>
<u>304 Brook Hollow Lane Loganville, GA 30052</u>	<u>1230 NUNN RD</u>
	<u>BISHOP, GA 30621</u>

E-mail address: saranpreet.singh85@gmail.com (If more than one owner, attach Exhibit "A")

Phone # 770-686-6721 Phone # 404-942-2000

Location: 120 HWY 78 Requested Zoning B3 Acreage 8.74

Existing Use of Property: A-1 Timber Tract

Existing Structures: Barn

The purpose of this rezone is To create a truck parking facility  
WITH VARIANCE TO REDUCE MINIMUM BUILDING SETBACK  
ON EASTERN TR. ADJACENT TO C:D LAND F.11 to 5ft

Property is serviced by the following:

Public Water:  Provider: Walton County 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 [Signature] Date 4-3-2023 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 A1 Surrounding Zoning: North B2/M2/I1 South A1  
 East A1 West A1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y \_\_\_\_\_ N

Commission District: 004 Watershed: none 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: W: A ENGINEERING JOHN BREWER

Address: 224 ALCORN ST MADISON

Telephone: 770-757-4760

Location of Property: 120 HWY 78

Map Parcel Number: C 1890000 2

Current Zoning: A-1

Requested Zoning: B-3

[Signature]  
Applicant Signature

[Signature]  
Property Owner Signature

[Signature]  
Applicant Signature

[Signature]  
Property Owner Signature

[Signature]  
Applicant Signature

[Signature]  
Property Owner Signature

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;  
North by Hwy 78 B2, I1 and M2 Landfill and Sand Removal  
South East and West by A1  

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2. The extent to which property values are diminished by the particular zoning restrictions;  
None anticipated  

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3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;  
None anticipated  

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4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;  
To provide beneficial Truck parking along Hwy 78 East Corridor  
The tract to the NE is a 381 acre tract located across from 200 acres zoned M2  
The tract to the South and East is located across 78 from B2 and I1 zoning  
No hardship is foreseen.  

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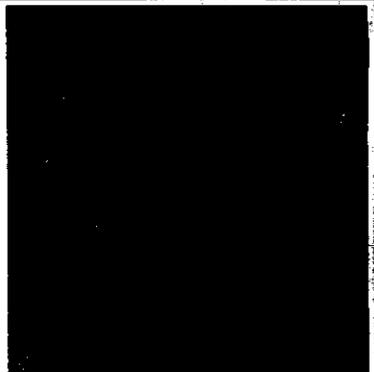
5. The suitability of the subject property for the zoned purposes; and  
The existing topography and site location along the Hwy 78 corridor  
is an ideal area for this project
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6. The length of time the property has been vacant as zoned, considered in  
the context of land development in the area in the vicinity of the property  
The property is vacant and was timbered within the last 3 years. It is located across the  
Highway from a C&D Landfill and a River Sand production buisness
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To whom it may concern,

I am requesting for rezone of a 8.73 Acre tract of land located on Hwy 78 from A1 to B3 to construct a truck parking site. The site will accommodate up to 150 vehicles. The access to Hwy 78, the location near the county line and surrounding zoning in our opinion makes this a perfect site. Thanks for your consideration.

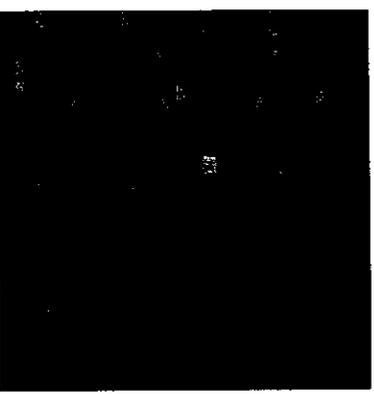
Sincerely, Grewal Ventures, LLC



VICINITY MAP  
NORTH SCALE

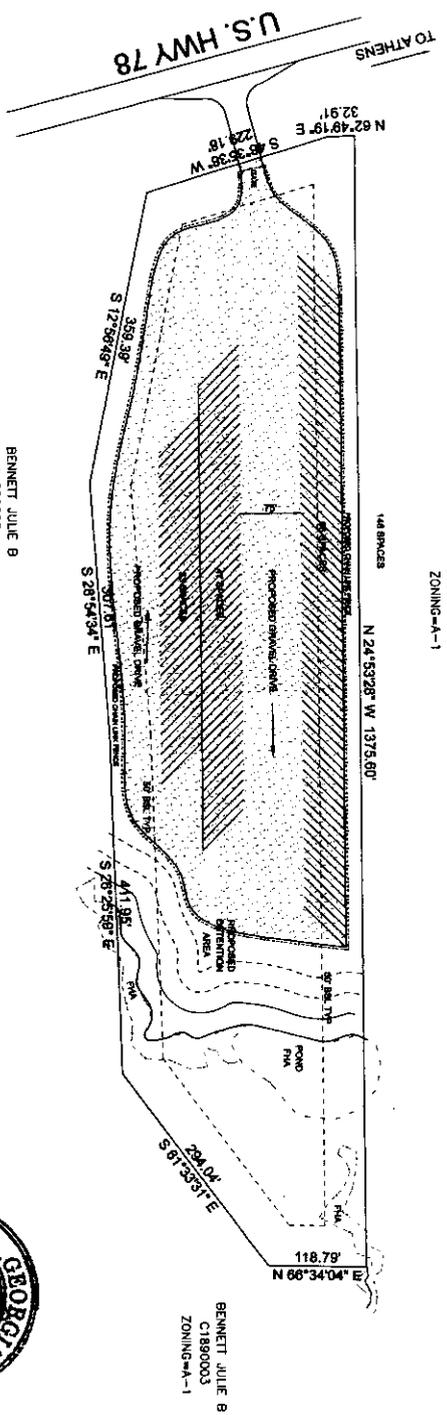
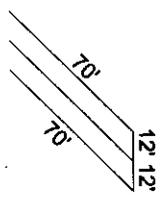
REPUBLIC SERVICES OF GEORGIA, L.P.  
C1890001A00  
ZONING-A-1

FUTURE LAND USE MAP  
NORTH SCALE



NOTES:  
PROJECT AREA=8.738 ACRES  
DEVELOPED AREA=5.3 ACRES 61%  
OPEN SPACE=3.44 ACRES 39%  
PROPOSED 150 SPACES  
PROJECT IS LOCATED IN A  
ZONE X SFHA  
FIRM 13397C0155E  
DATED 12/01/2022

TYPICAL  
PROPOSED  
TRUCK PARKING  
SPACE  
12' 12"



BENNETT, JULIE B  
C1890003  
ZONING-A-1

BENNETT, JULIE B  
C1890003  
ZONING-A-1

OWNER  
PINNACLE SPORTS ACADEMY, LLC  
1230 NUNN RD BISHOP, GA 30621  
TAX PARCEL C11890002  
EXISTING ZONING A-1  
PROPOSED ZONING B-3

DEVELOPER  
Grewal Ventures, LLC c/o Sunny Singh  
304 Brook Hollow Lane Loganville, GA 30052  
TAX PARCEL C1890002  
EXISTING ZONING A-1  
PROPOSED ZONING B-3  
ARTICLE 4 SECTION 210

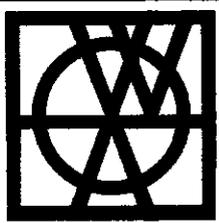
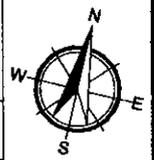


NOT FOR RECORDING  
REZONE CONCEPT PLAN

# APPALACHEE PARK

PARCEL C1890002  
LANDLOT 252 3RD DISTRICT  
WALTON COUNTY, GEORGIA

PROJECT NO 230118  
APRIL 3RD, 2023



**W&A  
ENGINEERING**  
A Better Communities Collaborative Company  
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