



Planning and Development Department Case Information

Case Number: AZ23060003

Meeting Dates: Board of Commissioners: 07-11-2023

Current Zoning: B3

Request: Rezone Z22070003 was approved on this property on September 13, 2022 with the following conditions:

1. Outside lighting to be downward facing
2. 200 ft. buffer to remain on right side of driveway
3. All outside activities to end by 11:00 p.m.

Applicant is requesting that the zoning condition as to the 200 ft. buffer to remain on right side of driveway to be removed.

Address: 1700 Snows Mill Road

Map Number: C1650002

Site Area: 17.22 acres

Character Area: Rural Residential

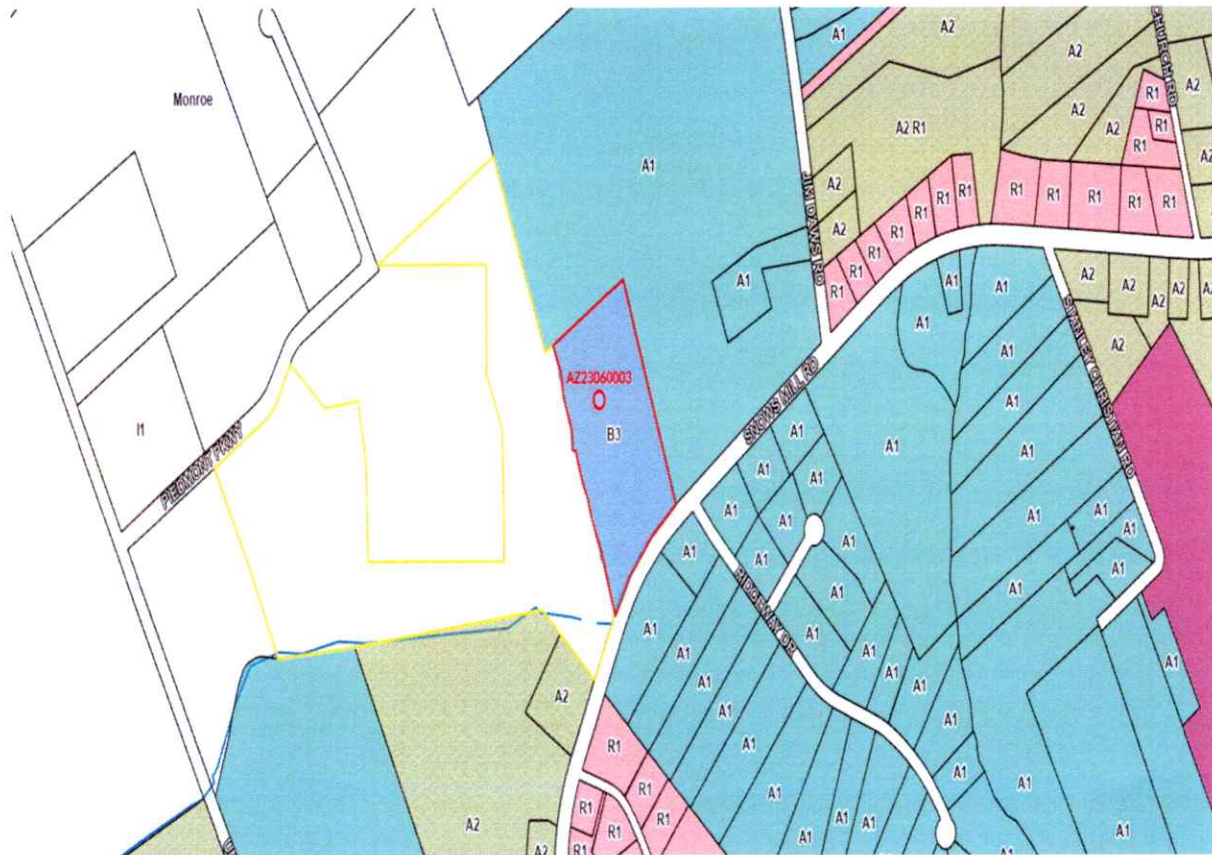
District 6: Commissioner – Kirklyn Dixon Planning Commission – Timothy J Kemp

Applicant/Owner:

Walton County Veterans Association Inc.
420 Laura Drive
Monroe, Georgia 30655



Existing Site Conditions: Property consists of 17.22 acres.



The surrounding properties are zoned A1 & City of Monroe.

Staff Comments/Concerns:

History:

Z22070003	Walton County Veterans Assoc	Rezone to B3 for a VFW Meeting Hall	C165/002 1700 Snows Mill Road	Approved w/conditions
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Public Works:

City of Monroe:

Alteration To Zoning Conditions Application # AZ23060003
Application to Amend the Official Zoning Map of Walton County, Georgia

Board of Comm Meeting Date 07/11/2023 at 6:00PM held at **WC Historical Court House**

You or your agent must attend the meeting

Map/Parcel C165/002 - District 6

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Walton County Veterans Association, Inc.

Walton County Veterans Association, Inc.

420 Laura Drive

420 Laura Drive

Monroe, GA 30655

Monroe, GA 30655

E-mail address: scott.whisnant@co.walton.ga.us

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

Phone # 770-267-1434

Phone # 770-267-1434

Location: 1700 Snows Mill Rd.

Zoning B3 Acreage 17.233 Ac.

Existing Use of Property: Vacant

Existing Structures: None

List requested conditions to be removed or changed Requesting removal of condition #2

which states "200 FT. BUFFER TO REMAIN ON RIGHT SIDE OF DRIVEWAY".

The owner would like to provide primary parking in the front of the building with

overflow parking in the rear of the building & proposes providing 200' from the

right of way to the building.

Property is serviced by the following:

Public Water: Yes Provider: City of Monroe Utilities Department Well: _____

Public Sewer: No Provider: _____ Septic Tank: Yes

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 06/01/23 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 B3 Surrounding Zoning: North A1 South A1
 East City of Monroe West A1

Comprehensive Land Use: Rural Residential

Commission District: 6 - Kirklyn Dixon Watershed: [Arrow] TMP [Checkmark]

I hereby withdraw the above application _____ Date _____

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. Z22070003

1. Rezone – Z22070003 – Rezone 17.223 from M1 to B3 for a VFW Meeting Hall -
Applicant: Walton Co Veterans Assoc/Owner: Development Authority of Walton Co -
Property located on 1700 Snows Mill Rd-Map/Parcel C165/002 – District 6.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WALTON COUNTY, GEORGIA

WHEREAS, the Walton County Planning Commission held a duly advertised public hearing and filed a formal recommendation with the Board of Commissioners of Walton County upon an Application to Amend the Official Zoning Map of Walton County from M1 TO B3 by WALTON COUNTY VETERANS ASSOCIATION for the proposed use VFW MEETING HALL AT 1700 SNOWS MILL ROAD, Map/Parcel ID C165002; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map of Walton County has been duly published in The Walton Tribune, the Official News Organ of Walton County; and

WHEREAS, a public hearing was held by the Board of Commissioners of Walton County on 09-13-2022 and objections were not filed.

NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application to Amend the Official Zoning Map of Walton County from M1 to B3 in Case No. Z22070003 is hereby **APPROVED WITH THE FOLLOWING CONDITIONS:**

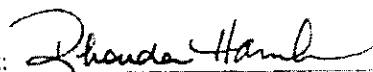
1. **OUTSIDE LIGHTING TO BE DOWNWARD FACING**
2. **200 FT. BUFFER TO REMAIN ON RIGHT SIDE OF DRIVEWAY**
3. **ALL OUTSIDE ACTIVITIES TO END BY 11:00 P.M.**

The Board of Commissioners of Walton County, Georgia further directs the County Clerk to enter upon the minutes of the meeting at which this ordinance is adopted the following: "On the 13TH DAY OF SEPTEMBER, 2022, by official action of the Board of Commissioners of Walton County, the following changes were made to the Official Zoning Map of Walton County: The zoning classification of Walton County Parcel ID# C165002 was changed from M1 TO B3."

SO ORDAINED, this 13TH DAY OF SEPTEMBER, 2022.

Board of Commissioners of Walton County

By: 
David G. Thompson, Chairman

Attest: 
Rhonda Hawk, County Clerk

June 1, 2023

Ms. Tracie Malcom
Zoning Coordinator
Walton County Planning & Development
126 Court Street
Monroe, GA 30655

**RE: Alteration to Zoning Conditions - Case #Z22070003
VFW Monroe – Meeting Facility
1700 Snows Mill Road**

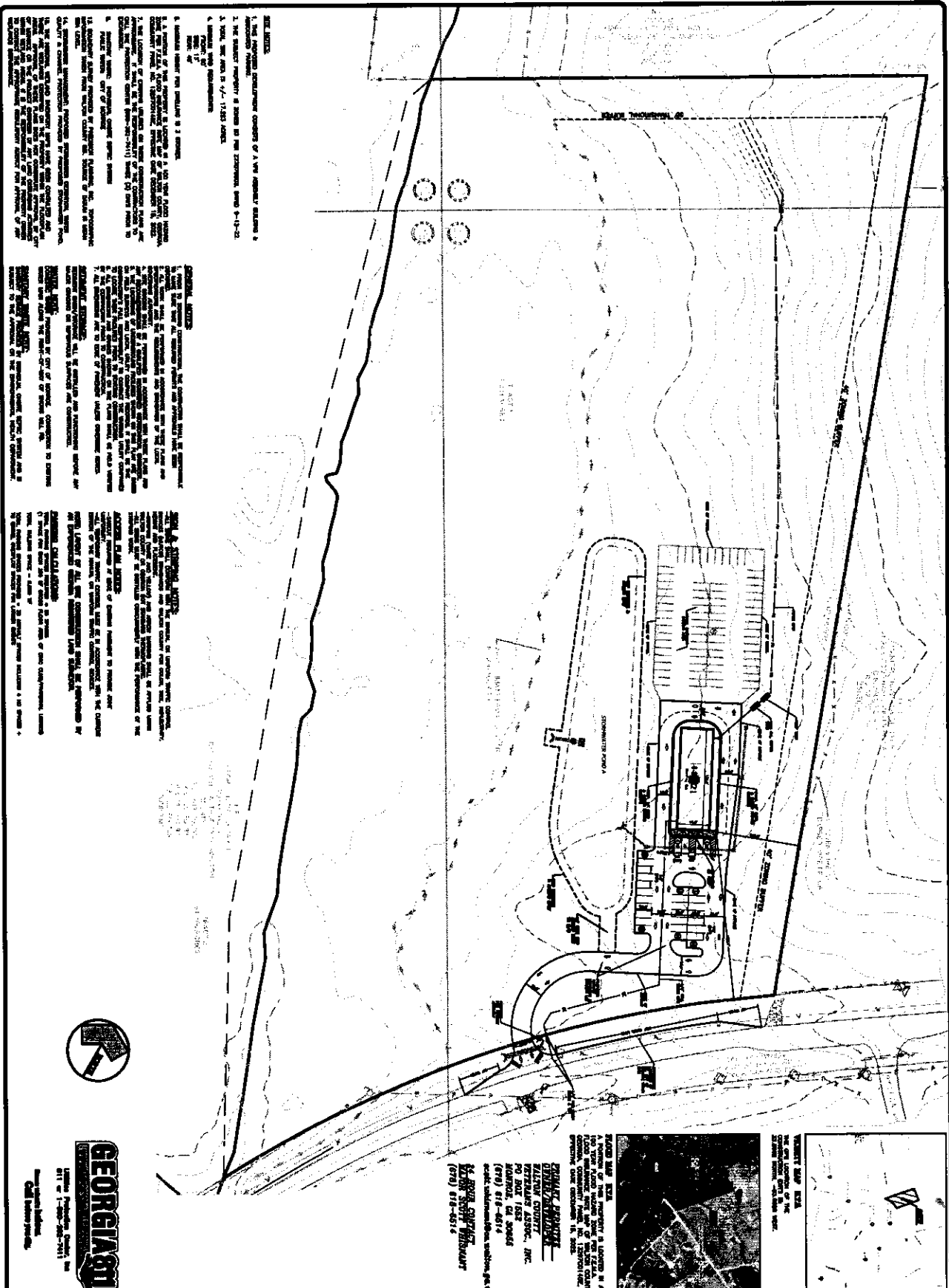
The purpose of this letter is to provide the required explanation as to why zoning condition #2 should be removed from Z22070003. Condition #2 states “200 ft. buffer to remain on right side of driveway”. The Walton County Veterans Association would like to provide primary parking in the front of the building and maintain 200’ from the right of way to the front of the building with the proposed parking between the building and the right of way. Due to the location of the existing floodplain along with drainage and topographical constraints of the site, the 200’ buffer requirement does not allow for configuration to meet the VFW desired usage. Also, please note that the required 40’ undisturbed buffer is to be maintained along the northeastern property line.

We greatly appreciate your consideration and please let us know if you have any questions or need any additional information.

Sincerely,

Day Design Group, Inc.





- NOTE:**
1. THE PROPERTY DEVELOPMENT CONCEPT OF A NEW MEETING HALL IS SHOWN ON THIS PLAN.
 2. THE EXISTING MEETING HALL IS SHOWN IN THE EXISTING PLAN 9-1-1-20.
 3. THE EXISTING MEETING HALL IS SHOWN IN THE EXISTING PLAN 9-1-1-20.
 4. THE EXISTING MEETING HALL IS SHOWN IN THE EXISTING PLAN 9-1-1-20.

GENERAL NOTES:

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GEORGIAI&I
 1111 N. Peachtree Street, N.E.
 Atlanta, Georgia 30309
 (404) 525-1111
 Fax: (404) 525-1111
 www.georgiainc.com
 Call today!

PREPARED BY:
DAY DESIGN GROUP, INC.
 4001 21st Avenue, Suite 200
 San Diego, CA 92161
 (619) 594-8811
 www.daydesigngroup.com

FOR THE CLIENT:
VFW MEETING HALL
 1111 N. Peachtree Street, N.E.
 Atlanta, Georgia 30309
 (404) 525-1111

DAY DESIGN GROUP, Inc.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING

4001 21st Avenue, Suite 200
 San Diego, CA 92161
 (619) 594-8811
 www.daydesigngroup.com

DATE: 04/11/10	SCALE: 1" = 100'
DRAWN BY: JLD	CHECKED BY: JLD
NO. 1	REV. 1

NO.	DATE	DESCRIPTION
1.	04/11/10	INITIAL DATE OF PLAN
2.		
3.		
4.		

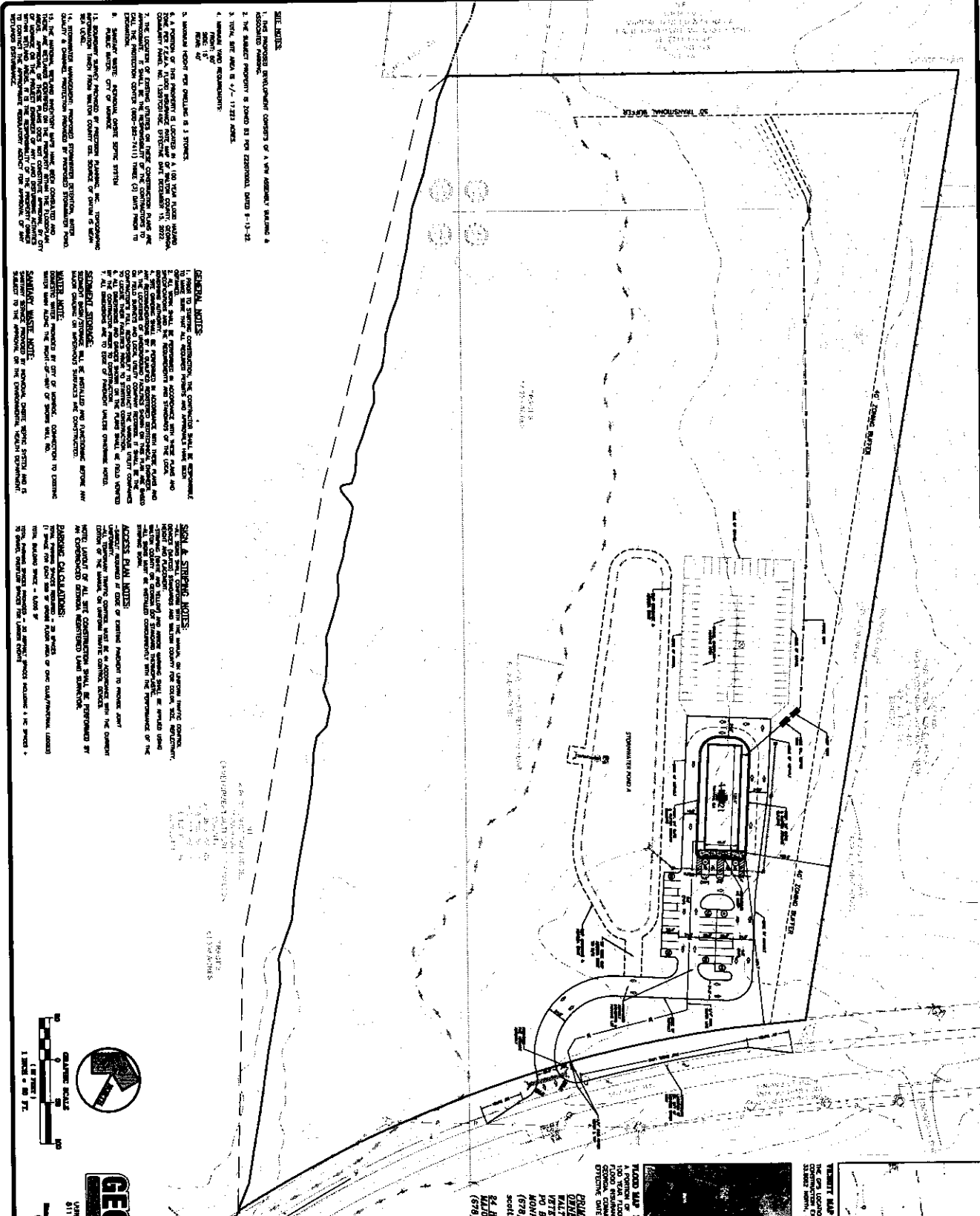
ALTERATION TO ZONING CONDITIONS PLAN
 FOR
VFW MEETING HALL
 LOCATED IN
 HUNTER COLONY, BETHESDA

4001 21st Avenue, Suite 200
 San Diego, CA 92161

DAY DESIGN GROUP, Inc.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING





- NOTES:**
1. THIS PROJECT DEVELOPMENT CONSIDERS A NEW ASSEMBLY BUILDING & ASSOCIATED PARKING.
 2. THE SUBJECT PROPERTY IS ZONED AS PER ZONING ORDINANCE 1-1-1-22.
 3. TOTAL SITE AREA IS 1/2 - 1/321 ACRES.
 4. APPROXIMATE TYPICAL REQUIREMENTS:
- 1. APPROXIMATE TYPICAL REQUIREMENTS FOR ZONING IS 3 STORES.
 - 2. APPROXIMATE TYPICAL REQUIREMENTS FOR ZONING IS 3 STORES.
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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY ENGINEERING DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF GEORGIA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FEDERAL GOVERNMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ADJACENT PROPERTY OWNERS.
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WATER MAINS:

1. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

SEWERAGE SYSTEMS:

1. ALL SEWERAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

ACCESS EASEMENTS:

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STORMWATER MANAGEMENT:

1. ALL STORMWATER MANAGEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

LANDSCAPE ARCHITECTURE:

1. ALL LANDSCAPE ARCHITECTURE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

UTILITIES:

1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

CONCRETE:

1. ALL CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

ROOFING:

1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

MECHANICAL:

1. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

ELECTRICAL:

1. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

PLUMBING:

1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

PAINTING:

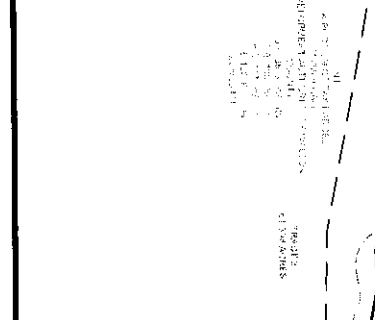
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FINISHES:

1. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.

CONSTRUCTION:

1. ALL CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND WITH THE STATE OF GEORGIA.



GEORGIA811

Utilities Production Center, Inc.
1111 W. Peachtree Street, N.E.
Atlanta, GA 30309
800-888-8344
www.georgia811.com

TERRAIN MAP AREA

THE CITY LOCATION OF THE CONSTRUCTION PROJECT IS SHOWN BY THE SHADING AREA IN THE TERRAIN MAP.

FIELD MAP AREA

PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP NO. 13070-C-0001A, DATED 07/15/2010. FLOODING DATE ESTIMATED: 11/2012.

PRINICIPAL PERMITEES:
OWNER/DEVELOPER:
WALTON COUNTY
VETERANS ASSOC., INC.
PO BOX 652
MONTGOMERY, GA 30143
(678) 618-6514
scott.white@vawas.walton.ga.us

24 HOUR CONTACT:
PROJECT MANAGER
(678) 618-6514

DATE:	09/01/23
DRAWN BY:	09/01/23
CHECKED BY:	09/01/23
SCALE:	1" = 20' FT.
SHEET:	1
TOTAL SHEETS:	1

ALTERATION OF ZONING PLAN
FOR
VFW MEETING HALL
LOCATED IN
WALTON COUNTY, GEORGIA

DAY DESIGN GROUP, Inc.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING

PO. BOX 600
MONTGOMERY, GA 30115

(770) 271-4874
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