



Planning and Development Department Case Information

Case Number: CU23020018

Meeting Dates: Planning Commission 04-06-2023
Board of Commissioners 05-02-2023

Current Zoning: B2

Request: Conditional Use for outside storage

Address: Lance Court/Highway 20

Map Number: C0070003A00

Site Area: 1.17 acres

Character Area: Neighborhood Residential

District 2: Commissioner – Mark Banks

Planning Commission – Pete Myers

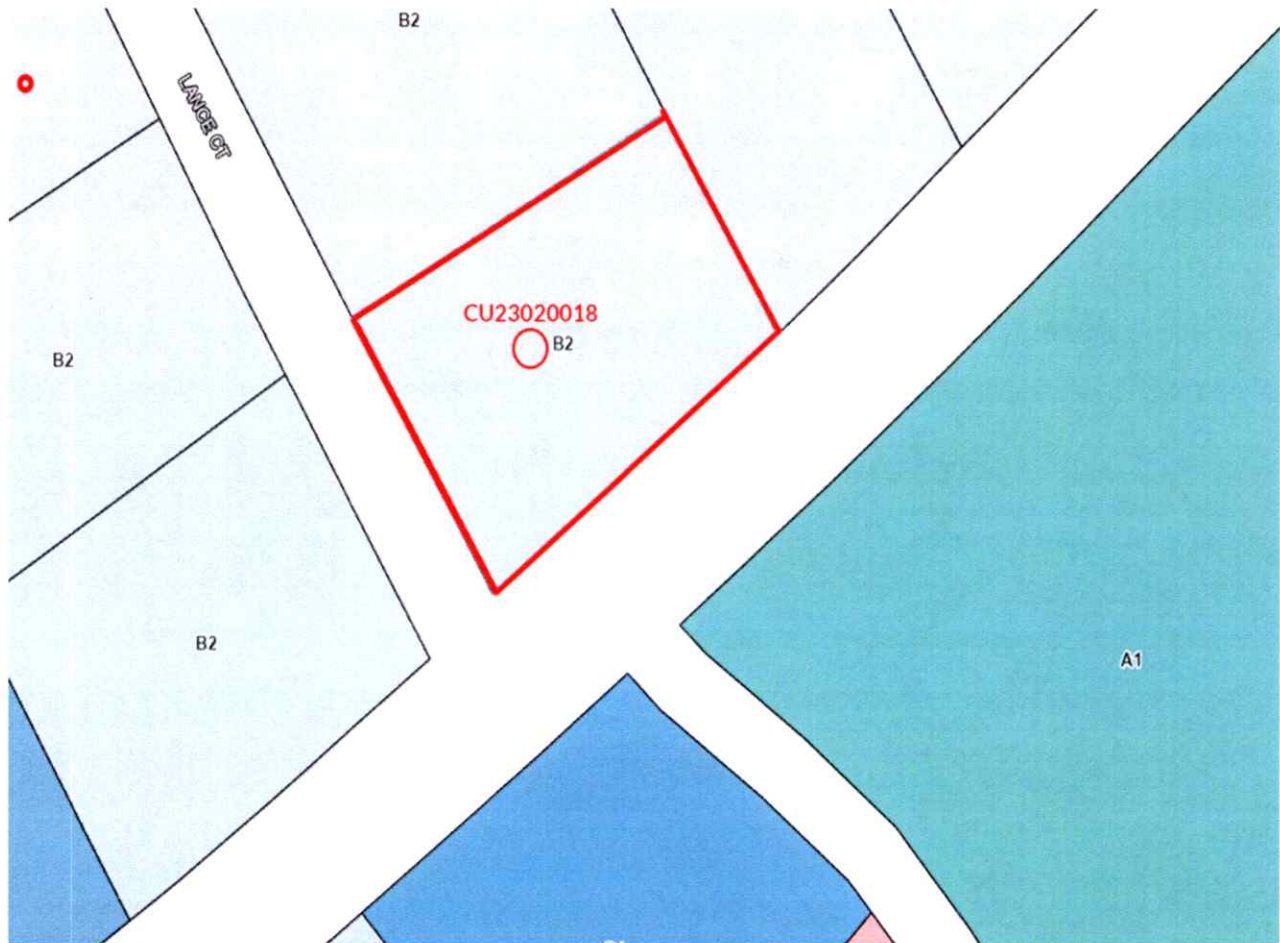
Applicant:
Michael Greenlee
1586 Mars Hill Road, Suite A
Athens, Georgia 30677

Owner:
Temur Jamshedi
2408 Lance Court
Loganville, Georgia 30052



Existing Site Conditions: Property contains 1.17 acres and is vacant land.

The surrounding properties are zoned A1, B1 and B2.



Staff Comments/Concerns: The property is zoned B2 but needs a Conditional Use for outside storage.

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: No History

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a commercial driveway to be installed per the Walton County Land Development Ordinance & Intersection set back requirements.

Sheriffs' Department: Will not impact the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 8" water main along Lance Court (static pressure: 45 psi, Estimated Fire flow available: 1,200 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: Gated lot shall have Knox box gate access or Knox Padlock installed for emergency use. Fire hydrant shall be located within 500 ft.

Fire Department Review: No issues

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

Development Inspector: No comment received.

DOT Comments: Would need to coordinate with the Department for 2408 Lance Court. Inside PI 0016386 SR 20 @ 3 Intersections.

PC ACTION 4/6/2023:

- 1. Conditional Use CU23020018 – Outside Storage – Applicant: Michael Greenlee/Owner: Temur Jamshedi-Property located on Lance Ct & Hwy 20-Map/Parcel C0070003A00 – District 2.**

Presentation: Michael Greenlee with Travis Pruitt & Associates presented the case. This is an undeveloped piece of property which is 1.17 acres that was recently cleared. The property is already zoned B2 as well as other properties in the area. They are asking for Conditional Use for outdoor storage. This property will be for storage of vehicles. The plan proposed is to put an 8 ft. solid fence around the property for screening and leaving vegetative screening between the property line and the fence. There already exists a utility easement off of this property. On the Staff Report Public Works recommends a commercial driveway to be installed per the Walton County Land Development Ordinance & Intersection set back requirements. The driveway location will meet the standard. The property right now is gravel. There is also stormwater pond on the back of the property, and this will have no impact on other properties in the area.

John Pringle asked was this land associated with Jet Automotive and would it be cars only and no commercial vehicles and Mr. Greenlee responded that it would be vehicles like SUV's and any sort of passenger vehicle.

Speaking: Ed Kistler spoke. He owns property at 2424 and 2420 Lance Court. He has an issue with the car haulers coming in. They are damaging the roads when they are unloading the car haulers. They park and unload on Lance Court and Highway 20. There has been 1 accident already. There are code enforcement issues like operating without a license and not cutting grass. Mr. Kistler presented copies to the Board. (These are marked as Exhibit A). A couple of years ago they made Copart unload on their own property and there have been no issues. Mr. Kistler also stated that there are a number of 911 calls. Mr. Kistler presented the Board with pictures. (These are marked Exhibit B).

Matt Beinke who owns 2421 Lance Court said that the only thing that he can add that Ed Kistler didn't say was the car haulers are tearing up Highway 20. They are scraping the State Highway when they turn in. He just wants to make sure that the road is not torn up and he would like the loading and unloading of vehicles to be on their own property.

Mr. Greenlee came back for rebuttal and stated that he appreciates the input. He stated that some of the items can be addressed. As far as delivery of vehicles now that they have been made aware that there are code compliance issues then maybe something

can be worked out. Mr. Greenlee stated that as far as drainage that maybe they can reconfigure the gravel and allow car haulers to pull all the way up and unload the vehicles on their property. When you approach Lance Court, it is pretty steep and the car haulers might not be able to do that. Mr. Greenlee did state that GDOT has projects coming up that might help this situation.

Timothy Kemp asked were they going to continue unloading the way they have been? And they replied – yes – that was the plan.

Temur Jamshedi, the owner of Jet Automotive, came before the Board and stated that truck drivers are independent drivers. They are told not to unload on the highway or in the road, but they do it anyway and that they can't control the truck drivers. They are only paying for a service but can't really control this.

Josh Ferguson asked if they were present when the car haulers were unloading, and it was stated that not always.

The transporters that enter Lance Court are independent contractors. Josh Ferguson stated that it is his understanding that all they do is park and unload.

It was asked about if this is done during the day then maybe they can stop them, but they stated that sometimes the vehicles are delivered at night, and they cannot specify. They are told to call them when they get there with the vehicles but most of the time they don't call.

John Pringle stated that this is already a problem, and this will make it worse.

It was also brought up that sometimes the drivers go to the BP Station across the street and load and unload there. They stated that the owner has no problem with them doing this.

Timothy Kemp asked if it was the people on Lance Court or people that travel through the area that have called 911.

John Pringle stated that he knows that they call the Sheriff's Department all the time.

Tim Hinton asked was it fair to say that the delivery trucks are people on-line that bid for such a price and then they are employed by you to pick up, deliver and unload.

It was asked if it was Central Dispatch Transporter and they stated yes. They have no control over where they unload.

It was recommended that maybe they can revise the loading and unloading inside the property.

It was recommended to Mr. Greenlee to have a revised site plan done to be turned in before the Board of Commissioners meeting on May 2, 2023 that depicts how they plan to address these issues.

Recommendation: John Pringle stated that since you can't control the drivers and other business owners can't get in and out, that he would make a motion to deny the conditional use with a second by Timothy Kemp. The motion carried unanimously.

Case Information

Case Number * CE22120018 Date * 12/29/2022 Operator mgreer
Status * **C - CLOSED** 12/29/2022 Officer RMG - GREER, MATT
Origination PHONE - TELEPHONE CALL RECEIVED

Location Information

Address 2408 LANCE COURT
City/State/Zip LOGANVILLE GA 30052
PARCELID C007000000005B00
Unit

Owner Entity Information

Owner Name UNLIMITED RESTORATION SPECIALIS
Use Default
Address Business - 379 CHERRY STREET
City/State/Zip POTTSTOWN PA 19464
Owner Phone Other - (610) 327-3505

Complaint Description Origination Defined Fields Complaint Codes History

COMPLAINT OF PARKING VEHICLES ON THE GRASS AND IN
THE STREET AT 2408 LANCE COURT

Exhibit A

Case Information

Case Number * CE22010016 Date * 01/19/2022 Operator gdennis
Status * 01/31/2022 Officer DG - GAMADANIS, DENNIS
Origination

Location Information

Address 2408 LANCE COURT Q
City/State/Zip LOGANVILLE GA 30052
PARCELID C007000000005800
Unit

Owner Entity Information

Owner Name UNLIMITED RESTORATION SPECIALS
Use Default
Address Business - 379 CHERRY STREET
City/State/Zip POTTSTOWN PA 19464
Owner Phone Other - (610) 327-3505

- Case and Location
- Origination
- Defined Fields
- Complaint Codes
- History

Parking cars on the grass and failure to maintain the grass. ^
Operating a business without a license.



Case Information

Case Number * CE20080016 Date * 07/01/2020 Operator mgreer

Status * C - CLOSED 08/06/2020 Officer RMG - GREER, MATT

Origination PHONE - TELEPHONE CALL RECEIVED

Location Information	Owner Entity Information
Address 2408 LANCE COURT	Owner Name UNLIMITED RESTORATION SPECIALS
City/State/Zip LOGANVILLE GA 30052	Use Default <input type="checkbox"/>
PARCELID C007900000005880	Address Business - 379 CHERRY STREET
Unit	City/State/Zip POTTSTOWN PA 19464
	Owner Phone Other - (810) 327-3505

Complaint Description Origination Defined Fields Complaint Codes History

COMPLAINT OF CARS FROM JET AUTO SALES BEING PARKED ON THE GRASS IN FRONT OF THE CAR LOT AND TALL GRASS AND WEEDS ON THE LOT AT 2408 LANCE COURT.

SPEED
LIMIT
25

NO
PARKING
ON
ROADWAY

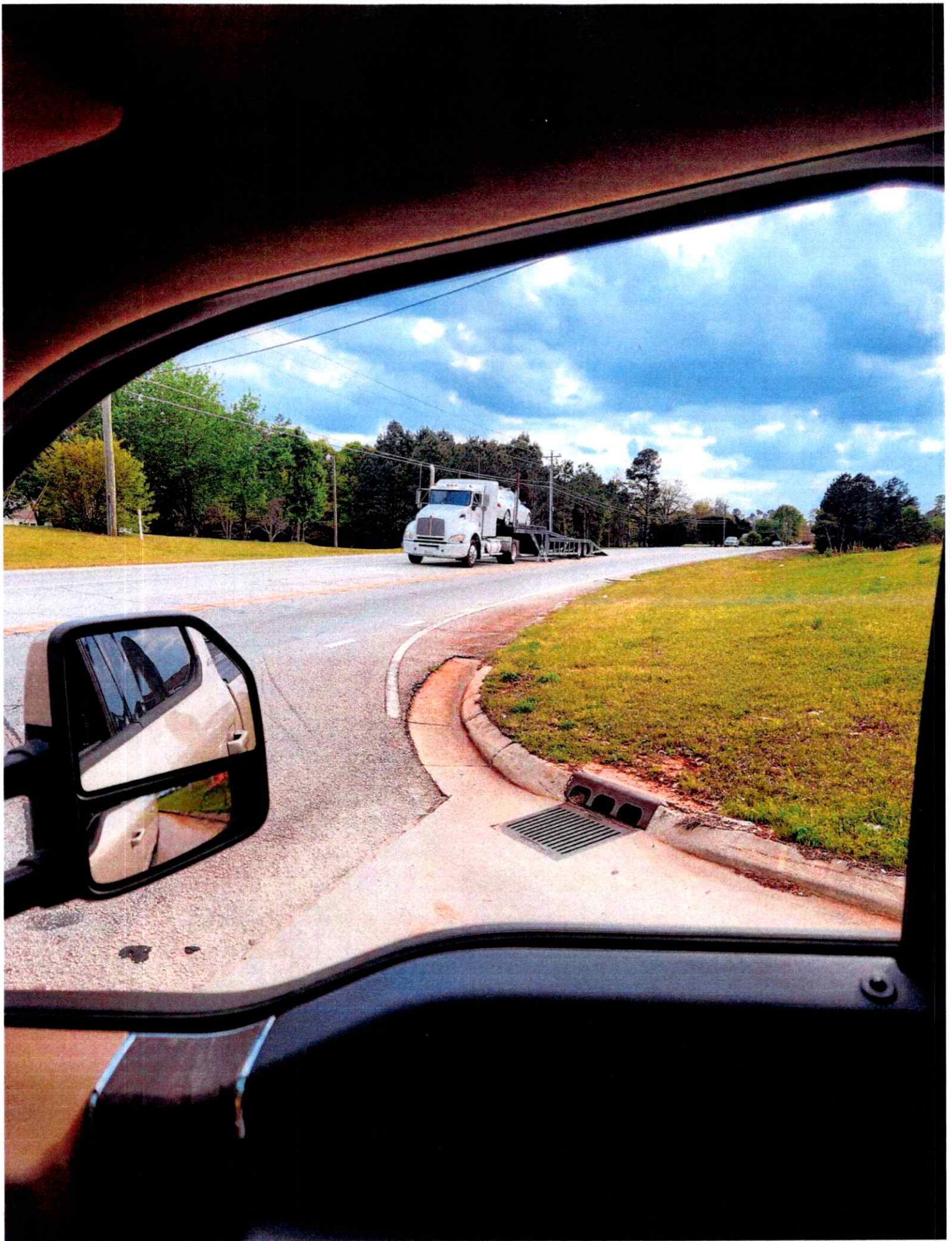


NO TRUCK
TURN AROUND
AUTO CARRIERS
WILL GET STUCK

2405
COOPER

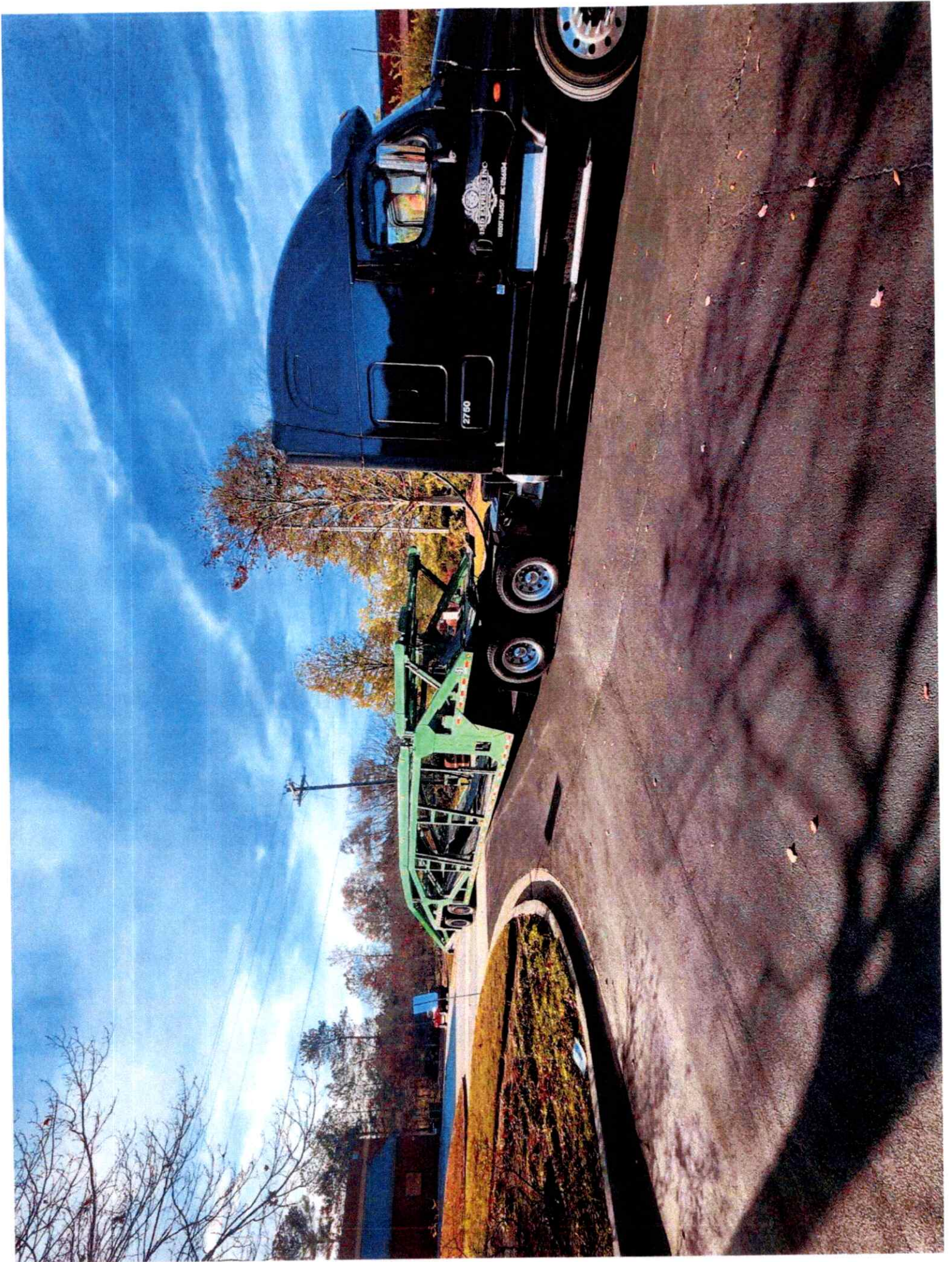



**NO TRUCK
TURN AROUND**

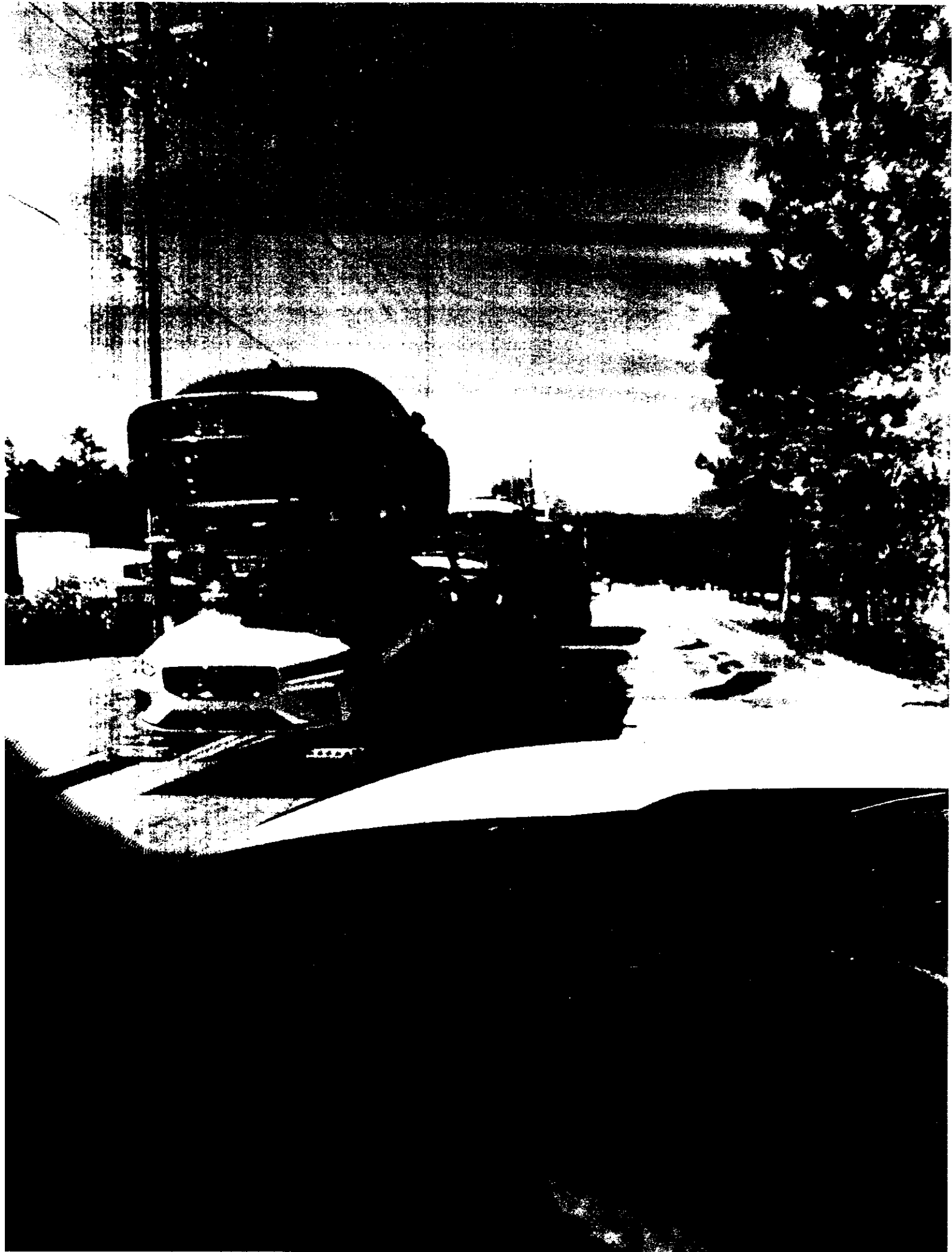












Conditional Use Application # CU 23020018

Planning Comm. Meeting Date 4-6-2023 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**
 Board of Comm Meeting Date 5-2-2023 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 C0070003A00

Applicant Name/Address/Phone #

Michael Greenlee
1586 Mars Hill Road, Suite A
Athens, GA 30677

E-mail: mgreenlee@travispruitt.com

Phone # 706-310-1551

Location Lance Court, Loganville, GA 30052

Existing Use of Property: Vacant Lot

Existing Structures: None

Property is serviced by:

Public Water: N/A Provider: Walton County Well: N/A

Public Sewer: N/A Provider: Not Available Septic Tank: N/A

The purpose of this conditional use is: to provide outdoor storage of vehicles
that are not commercial in type. There are no buildings proposed.

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 2/21/2023

\$ 350.00

Fee Paid

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 B2

Surrounding Zoning: North A1 B1 South B2
 East B2 West B2

Comprehensive Land Use: Neighborhood Residential

Commission District: 2-Banks Watershed: Big Haynes Walton W-P1

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: Michael Greenlee


Address: 1586 Mars Hill Road, Suite A, Athens, GA 30677

Telephone: 706-310-1551

Location of Property: Lance Court, Loganville, GA 30052

Map/Parcel Number: C0070003A00

Current Zoning: B2 Requested Zoning: B2 (CU)



Property Owner Signature

Property Owner Signature

Print Name: Temur Jamshedi
2408 Lance Court,

Print Name: _____

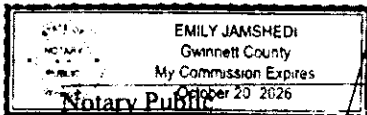
Address: Loganville, GA 30052

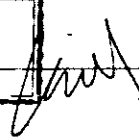
Address: _____

Phone #: (510) 962-4747

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.



 2/14/23
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.
 - An 8' high solid fence shall be installed in order to screen adjacent properties from the proposed outdoor storage. The outdoor storage also falls within the appropriate setbacks in accordance with the Walton County Comprehensive Land Development Ordinance.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
 - A concrete apron will be added as an access to enter and exit the proposed outdoor storage. There will be no impacts that would hinder or endanger vehicular or pedestrian movement.
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.
 - All proposed site elements were designed in accordance with the Walton County Comprehensive Land Development Ordinance.
4. Public facilities and utilities are capable of adequately serving the proposed use.
 - Public water and sewer are not needed to serve the proposed outdoor storage. However, Walton County water is available to serve the site.
5. The proposed use will not adversely affect the level of property values or general character of the area.
 - The subject property is surrounded by properties of similar use, therefore the proposed use will not affect the level of property values or general character of the area. In addition, the proposed screening fence will provide an additional layer of protection for adjacent properties.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

REVISIONS

1566 KINGS HILL ROAD, SUITE A
 WILMINGTON, GEORGIA 30407
 PHONE: (770) 310-1378
 FAX: (770) 310-1378
 WWW.WATSONENGINEERS.COM
 CREATING THE VISIONAL CHALLENGE

WATER

1566 KINGS HILL ROAD, SUITE A
 WILMINGTON, GEORGIA 30407
 PHONE: (770) 310-1378
 FAX: (770) 310-1378
 WWW.WATSONENGINEERS.COM
 CREATING THE VISIONAL CHALLENGE

JET AUTO SALES STORAGE LOT

LANCIE COURT, WALTON COUNTY, GEORGIA, 30052

SITE PLAN

FOR CLEARANCE

DATE: 10/10/2018
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 IN CHARGE: [Signature]
 SCALE: AS SHOWN
 SHEET NO. 0-102

LOCATION MAP

1566 KINGS HILL ROAD, SUITE A
 WILMINGTON, GEORGIA 30407
 PHONE: (770) 310-1378
 FAX: (770) 310-1378
 WWW.WATSONENGINEERS.COM
 CREATING THE VISIONAL CHALLENGE

OWNER/DEVELOPER
TEMUR JAMSHEDI
 2408 LANCIE COURT
 DODDANVILLE, GA 30052
 510-562-4747

TAX PARCEL ID: 00070000000

SITE AREA:
 117 ACRES, 8883

SITE ZONING: B2

BUILDING SETBACK LINES:
 FRONT YARD: 10 FT. TYP.
 REAR YARD: 40 FT. TYP.

PROJECT DESCRIPTION:
 OUTDOOR STORAGE

THESE ARE NO STATE WATERS WITHIN 300 FEET OF THE BTL.

THESE ARE NO WETLANDS ON THE SITE.

PLANNING DEPARTMENT

1566 KINGS HILL ROAD, SUITE A
 WILMINGTON, GEORGIA 30407
 PHONE: (770) 310-1378
 FAX: (770) 310-1378
 WWW.WATSONENGINEERS.COM
 CREATING THE VISIONAL CHALLENGE

Information regarding site specific approval, such as, wetlands and floodplains, is the responsibility of the applicant. The applicant shall obtain all necessary permits and approvals from the appropriate regulatory agencies before construction begins. The applicant shall be responsible for the maintenance and protection of all wetlands and floodplains on the site. The applicant shall also be responsible for the maintenance and protection of all cultural resources on the site.

NOTE: ALL CURB AND PADE ARE UNLESS OTHERWISE NOTED

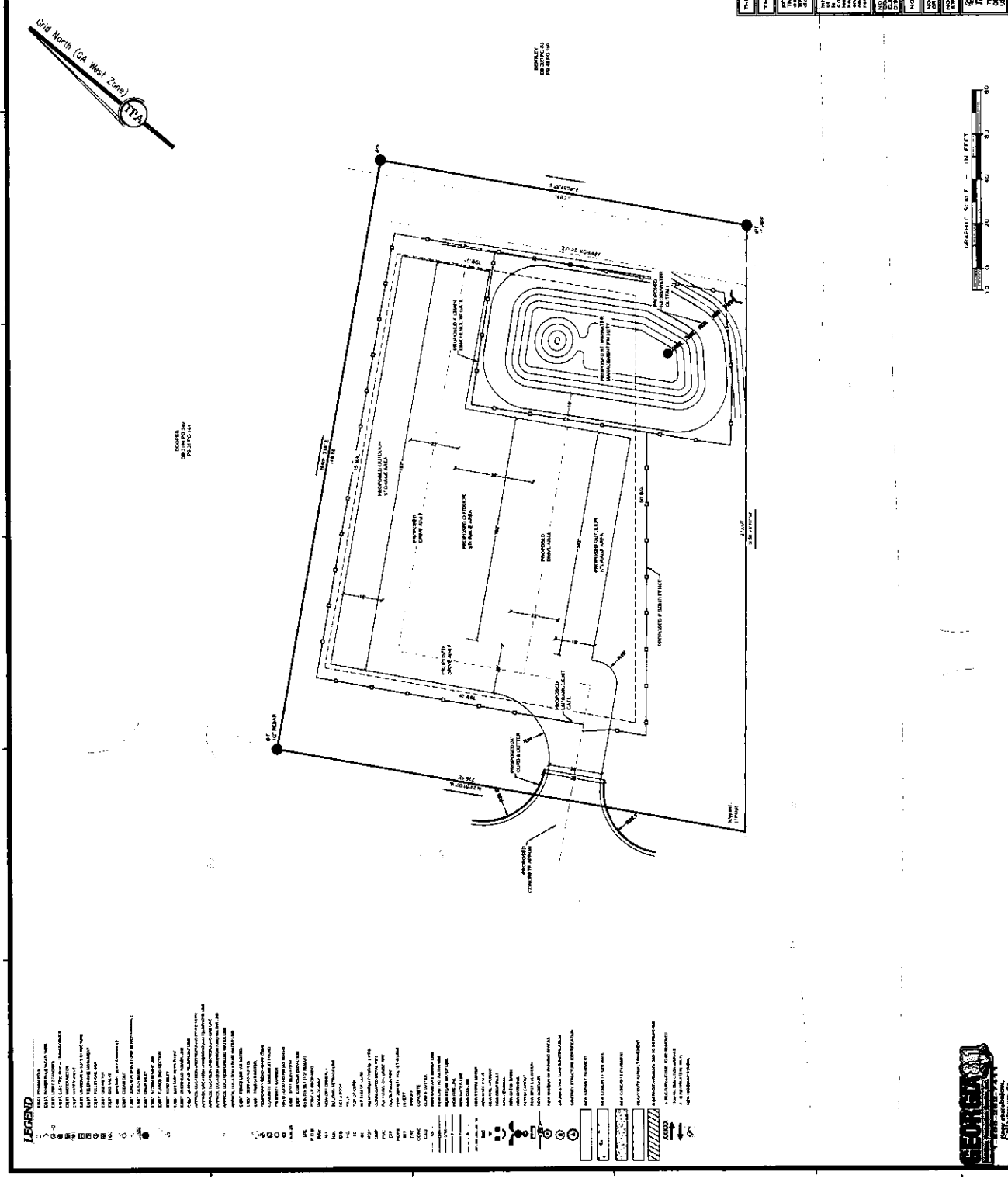
NOTE: ALL PERMITS AND APPROVALS ARE THE RESPONSIBILITY OF THE APPLICANT

NOTE: ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED

NOTE: ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED

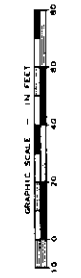
NOTE: ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED

NOTE: ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED



LEGEND

1. EXISTING LOT LINES
 2. EXISTING DRIVEWAYS
 3. EXISTING SIDEWALKS
 4. EXISTING CURBS
 5. EXISTING UTILITY LINES
 6. EXISTING TREE CIRCLES
 7. EXISTING TREE SPACES
 8. EXISTING TREE SPOTS
 9. EXISTING TREE SPOTS
 10. EXISTING TREE SPOTS
 11. EXISTING TREE SPOTS
 12. EXISTING TREE SPOTS
 13. EXISTING TREE SPOTS
 14. EXISTING TREE SPOTS
 15. EXISTING TREE SPOTS
 16. EXISTING TREE SPOTS
 17. EXISTING TREE SPOTS
 18. EXISTING TREE SPOTS
 19. EXISTING TREE SPOTS
 20. EXISTING TREE SPOTS



Letter of Intent

Walton County
Conditional Use Application

Applicant:

Jet Auto Sales

c/ o Travis Pruitt & Associates

Property:

+/- 1.17 acres at Lance Court and GA Hwy 20

Submitted for Applicant by:

Michael Greenlee, PE

TRAVIS PRUITT & ASSOCIATES

1586 Mars Hill Road

Watkinsville, Georgia 30677

706.310.1551

mgreenlee@travispruitt.com

I. INTENDED USE

The subject property is approximately 1.17 acres of land located at the northeast corner of the intersection of Lance Court with GA Highway 20 in unincorporated Walton County ("Property"). The Property consists of Tax Parcel C0070003A00. The Property is currently zoned B2 (Highway Business District). The Property is currently vacant and was previously cleared and graded.

The Owner, Temur Jamshedi ("Owner") and Authorized Representative, Travis Pruitt & Associates (Representative), request the Property be granted a conditional use (B2 (CU)) to develop an outdoor facility in accordance with the Supplemental Use Regulations in Article 6 of the Walton County Comprehensive Land Use Development Ordinance. The following requirements will be met:

- 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.

The development will consist of a gravel storage area, a concrete driveway apron with access to Lance Court, a stormwater management facility, and an 8' solid fence, and vegetative screening between the fence and the property line.

Applicant's requested Conditional Use of the Property should be approved as the proposed improvements are in accordance with the supplemental standards set forth in the Comprehensive Land Development Ordinance and Subdivision Regulations for Walton County Georgia. Applicant's proposed use is consistent with the vision for the County's future development and Character Area Map as presented in the Comprehensive Plan as adopted on June 7, 2022. The B2 zoning is compatible with the Neighborhood Residential character area and the commercial land use is determined to be an appropriate land use. The proposed land use will support a local business located on Lance Court. Additionally, the development will comply with all zoning and development regulations-including for B2 properties. For all of these reasons and satisfaction of the zoning criteria, Applicant respectfully requests that a conditional use of the Property be approved by the Walton County.

II. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this application be granted as requested by the Applicant and the conditional use approved. If there are any questions about this request, you may contact me at 706.310.1551 or mgreenlee@travispruitt.com.

Sincerely,



Michael Greenlee, PE, PTOE
Travis Pruitt & Associates
Applicant on Behalf of Owner