



## Planning and Development Department Case Information

Case Number: Z24080001

Meeting Dates: Planning Commission 10-03-2024

Board of Commissioners 11-05-2024

Applicants/Owners:

Michael & Stephanie Holbrook  
1646 Cook Road  
Oxford, Georgia 30054

Current Zoning: A2

Request: Rezone 3.66 acres from A2 to B2 with conditional use for outside storage for a landscape company

Addresses: 720 & 740 Cannon Farm Road, Oxford, Georgia 30054

Map Numbers/Site Area: C0300204 (1.18 acres) & C0300203 (2.48 acres)

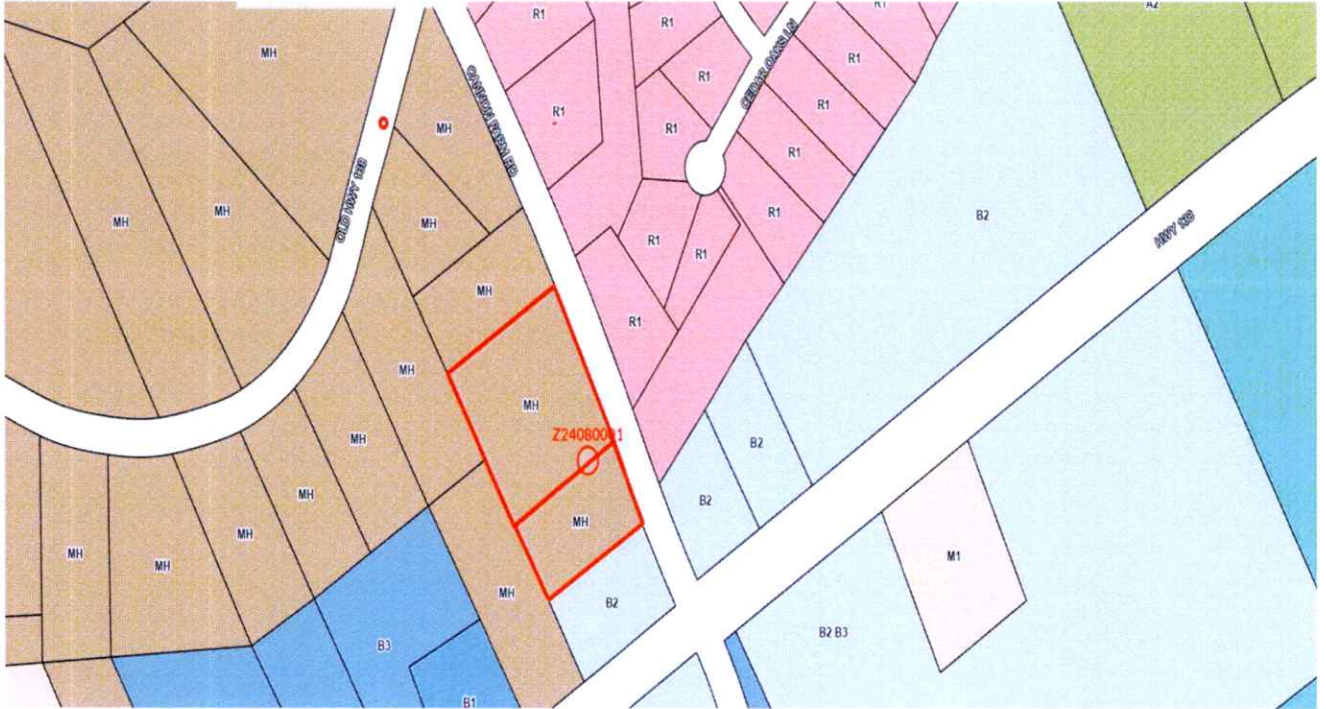
Character Area: Highway Corridor

District 3 Commissioner-Timmy Shelnett Planning Commission—John Pringle

Existing Site Conditions: Properties consist of 3.66 acres total. There is presently a mobile home on 720 Cannon Farm Road that will be demolished. There is a barn on 740 Cannon Farm Road.



The surrounding properties are zoned A2, B2 and R1.

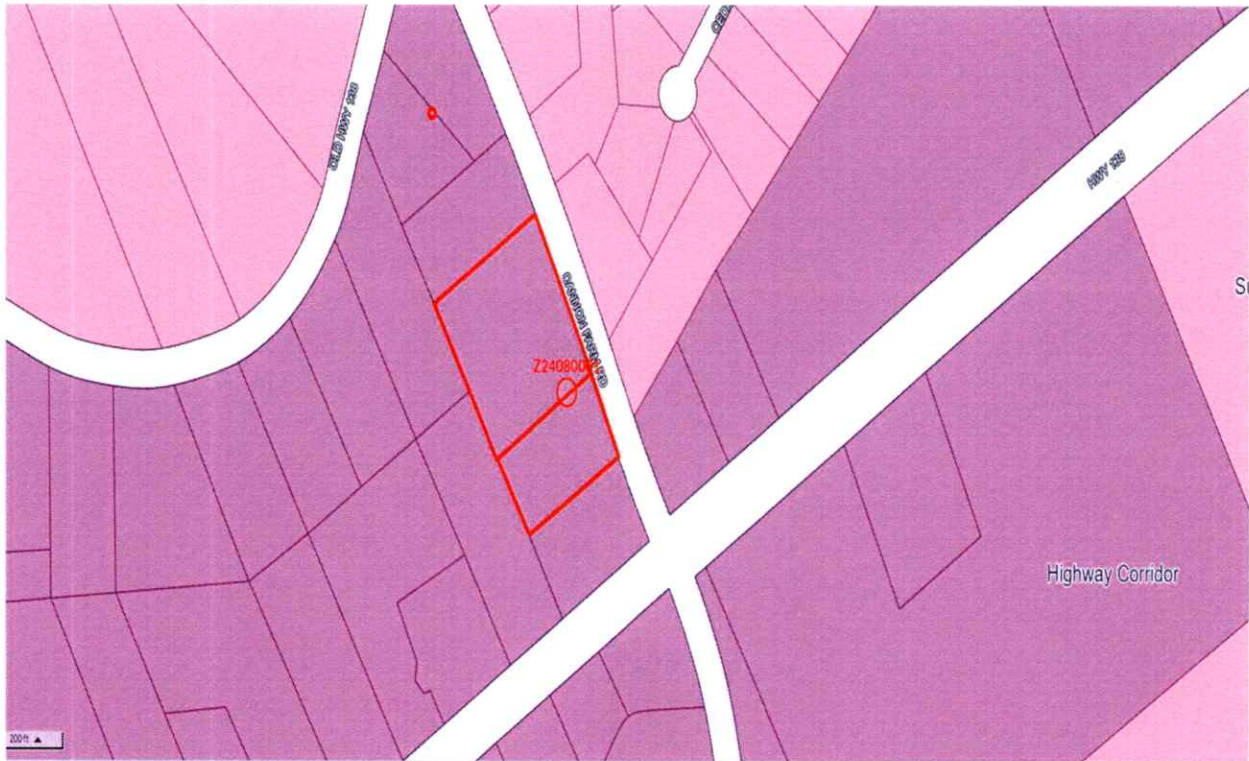


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Highway Corridor.



**History:** No History

**Staff Comments/Concerns:** There is a Code Enforcement case pending. (See attached)

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends that a commercial driveway be installed.

**Sheriffs' Department:** No comment received.

**Water Authority:** This area is served by an existing 6" diameter water main along Cannon Farm Road. (static pressure: 130 psi, Estimated fire flow available: 1,500 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, Georgia Accessibility Code and Walton County Ordinances. If office or building is erected all building and fire codes shall be required.

**Fire Department Review: No comments**

**Board of Education: No issues with this request.**

**DOT Comments: Does not require GDOT coordination.**

**PC ACTION 10/3/2024:**

1. **Z24080001-Rezone 3.66 acres from A2 to B2 with conditional use for outside storage for landscape company-Applicants/Owners: Michael & Stephanie Holbrook-Property located on 720 & 740 Cannon Farm Rd/Map/Parcels C0300204 & 203-District 3.**

**Presentation: Michael Holbrook represented the case. He has had a landscape company for 4 years and after covid he relocated to Oxford, Georgia. He purchased the property and would like to store landscaping materials and equipment on the property.**

**John Pringle asked how long he has owned this property and Mr. Holbrook stated about 7 months. Mr. Pringle asked if there was anything in the trailer that was parked on the property and Mr. Holbrook stated that it has pine straw in it. Mr. Holbrook stated that he didn't have the equipment to move it, but he has cleaned up everything else. Mr. Holbrook stated that in the barn there is fencing material and blocks. He went on to say that he has a Code Enforcement case, and he did discuss with the Code Enforcement Officer about leaving these materials there while he is going through the process of filing for a conditional use for outside storage. Mr. Holbrook went on to say that he has a business license in Cherokee County currently.**

**Wesley Sisk asked was this for his own use and storing his own supplies and Mr. Holbrook stated it was just for him. Mr. Holbrook stated that if he started selling to the community that he knows that he needs to come back before the Board to get permission for that but right now it is just to store supplies. Mr. Holbrook also stated that he knows that he needs to move the double wide off of the property if the rezone passes because he was advised that he could not use this for an office. He stated that maybe later on he would like to build a barn there. He wants to do landscaping on the property and fencing all around and will landscape at the road to make it look nice. Mr. Holbrook stated that he moved to Oxford, Georgia about 1 ½ years ago.**

**Speaking: No one**

**Recommendation: John Pringle made a motion to recommend approval with conditions of fencing and landscaping as discussed by applicant with a second by Michelle Trammel. The motion carried unanimously.**



# Reporting System

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## Violation Information

<b>Violation Number</b>	24-0095	<b>Location</b>	720 RD CANNON FARM
<b>Tax Parcel #</b>	C0300204	<b>Inspector</b>	Mike Lype
<b>Owner Name</b>	KEY WENDELL DARVIN	<b>Email</b>	
<b>Owner Address</b>	1600 RIVER CIR NE CONYERS, GA 30012	<b>Phone</b>	
<b>Safety Issue</b>	No	<b>Reason</b>	
<b>Description</b>	Commercial vehicle/ commercial business in residential zoning		
<b>Violation Type</b>	Code Enforcement	<b>Status</b>	Violation Notice Sent



# Reporting System

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## Codes Violated

**Category:** WC Ordinances

**Law/Reason:** Section Article 6 Supplemental Use Regulations: Sub-Section: Outdoor Storage Outdoor Storage of Commercial Vehicles

**Offense:** 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.

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.

**Penalty:**

**Resolve by date:**

**Closed date:**

**Conditions Observed/Corrective Action Required:** Parking commercial vehicles, operating a business out of a residential zoning. All commercial activity must cease including the parking and storing of commercial vehicles and equipment

**Category:** WC Ordinances

**Law/Reason:** Section Article 6 Home Occupation: Sub-Section: Home Occupation

**Offense:** A. Shall be allowed in zoning districts that allow home occupations.

- B. The dwelling unit must maintain a residential appearance and there shall be no outward evidence of the occupation or impacts in appearance, noise, light, odor, traffic and utilities that would be detectable beyond the dwelling unit.
- C. The use shall be conducted entirely within the dwelling unit with not more than 25% of its gross floor area devoted to home occupation.
- D. Only persons living in the dwelling unit shall be employed at the location of the home occupation.
- E. No customer contact on the property for home occupations are allowed unless approval through a Board of Appeals special exception has been authorized.
- F. No signs or advertising are permitted on the property to identify or advertise the existence of the home occupation.
- G. No materials, equipment or business vehicle shall be stored or parked on the premises of the home occupation unless they are confined entirely within the residence.

H. The following businesses, uses, and activities shall be prohibited as home occupation uses: adult entertainment establishments, kennels, stables, veterinarian clinics; medical and dental clinics; restaurants, clubs, and drinking establishments; motor vehicle repair or small engine repair; funeral parlors; adult businesses, limousine service (with over two (2) limousines or over (1) non-emergency transport vehicle), taxi service, wrecker service, solid waste or sanitary sewer service/vehicle or a business requiring a Federal Alcohol, Tobacco & Firearms license.

**Penalty:**

**Resolve by date:**

**Closed date:**

**Conditions Observed/Corrective Action Required:**



# Reporting System

## Inspections

Inspection #	Inspection Type	Status	Date	Inspection Notes	Inspector
24-0264	Code Enforcement Inspection	Pending	July 15, 2024		Mike Lype



**ACTIONS LIST**

Listing of All Actions Related to Violation Number: 24-0095  
July 11, 2024 01:47PM **Violation Created**  
New Violation #24-0095 - Generated From Complaint #24-0113

July 11, 2024 01:47PM **Inspection #24-0264 - Scheduled**  
Inspection #24-0264 has been scheduled for this violation.

July 18, 2024 10:20AM **Notice posted, spoke with property owner on phone.**  
Property owner is in the process of applying for rezone, was instructed cease commercial storage until rezone was complete.



7/15/24, 10:40 AM  
GA, Oxford



7/15/24, 10:40 AM  
GA, Oxford

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Rezone Application # 224080001  
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-03-2024 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 11-5-2024 at 6:00PM held at **WC Historical Court House**

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

Map/Parcel C0300204 1.18 acres - 720 Cannon farm Rd.  
Applicant Name/Address/Phone # C0300203 2.48 acres - 740 Cannon farm Rd.  
Property Owner Name/Address/Phone

Michael + Stephanie Holbrook

1646 Cook Rd.

Same

Oxford GA 30054

E-mail address: TGA1973@outlook.com

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

Phone # 6783438236  
770 882 1677

Phone # Same

Location: 720-740 Cannon Farm Rd.  
Oxford GA 30054

Requested Zoning B2 with outside storage Acreage 3.66

Existing Use of Property: Personal/Residential

Existing Structures: YES mobile home on 720 Cannon farm Rd. - will be demoed.  
Barn on 740 Cannon farm Rd.

The purpose of this rezone is to be allowed to  
store landscaping materials and  
satellite location for Turfing Georgia LLC

Property is serviced by the following:  
Public Water: YES Provider: Walton County water Well: NO  
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 7/8/24 Fee Paid \$ 450.00

**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 A2 Surrounding Zoning: North A2 South B2  
East R1B2 West A2  
Comprehensive Land Use: Highway Corridor **DRI Required?** Y \_\_\_\_\_ N   
Commission District: 3-Timmy Shelnett Watershed: \_\_\_\_\_ 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;

Residential + Storage  
Convenience Store  
Vape Shop  
Residential

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

Due to existing zoning the property can be no more than Residential in a Business Area.

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

Due to nature of Business I see no negative impact. My Business promotes Green energy Produced by the Plants and grass I install.

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

The Public will gain access to a professional Full Service Landscaping Company and access to any necessary supplies needed to keep their home Beautiful. This will give closer access.

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

Central location to Walton,  
Newton, Rockdale and  
DeKalb! Easy Access to  
Hwy 138.

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

None



LETTER OF INTENT

8/1/2024

The intended purpose of this property is to serve as a location to hold Turfing Georgia LLC landscaping supplies and equipment. This gives Turfing Georgia LLC a centrally located location east of Atlanta. The double wide 720 Cannon Farm Rd. will be removed and lot will be used for outside storage. 740 Cannon Farm Rd. will be used for storage of supplies and equipment.

Thank You,

Michael Holbrook

Turfing Georgia LLC

770-882-1677