



Planning and Development Department Case Information

Case Number: Z24050002

Meeting Dates: Planning Commission 06-06-2024- Tabled to 7/11/2024
Board of Commissioners 08-06-2024

Applicant:
Justin Pannell
310 Hopping Road
Bishop, Georgia 30621

Owner:
Estate of Runelle G Laseter
Executor: Max Laseter
935 Gratis Road
Monroe, Georgia 30656

Current Zoning: A2

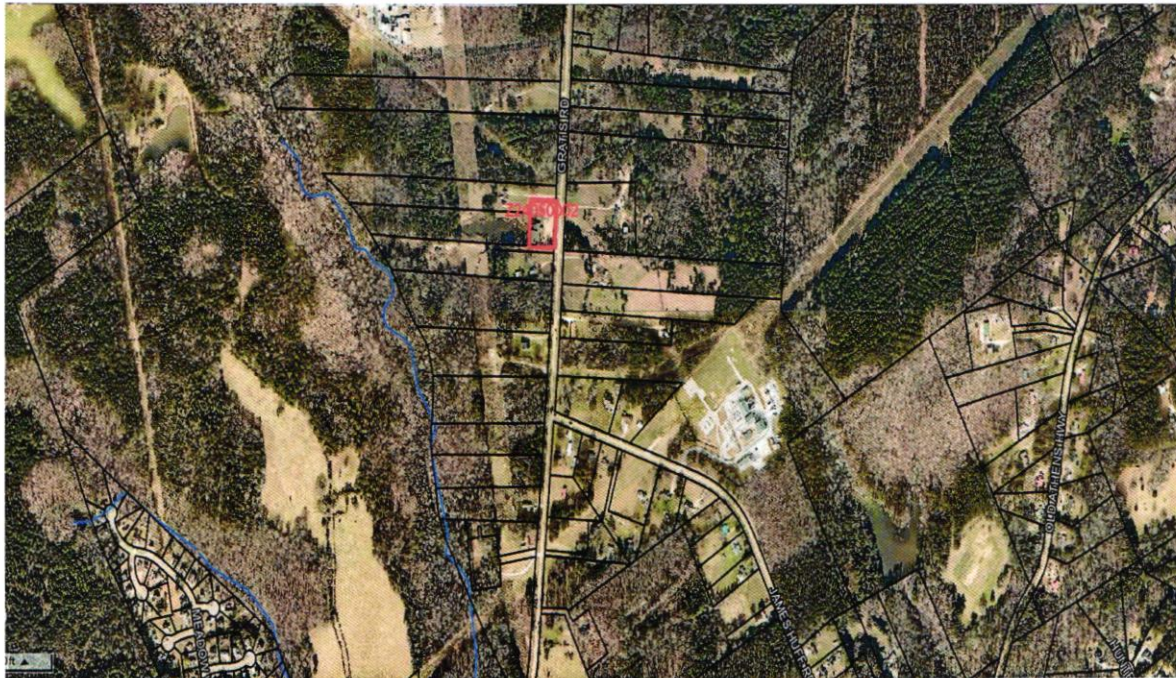
Request: Rezone 1.25 acres from A2 to B1 for indoor sports training.

Address: Gratis Road, Monroe, Georgia 30655

Map Number: C1230006A00

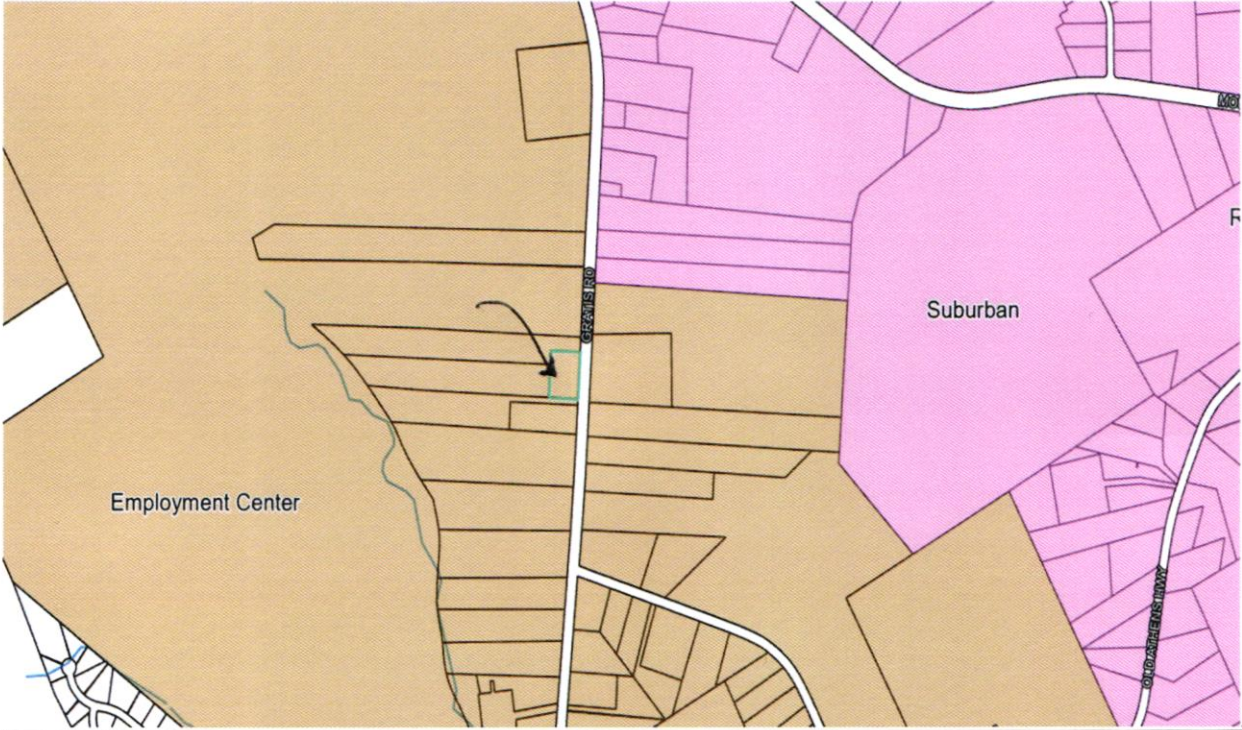
Character Area: Employment Center

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



Site Conditions: Areas is comprised of 1.25 acres. There is an existing commercial building on site that has been vacant for several years.

The surrounding properties are zoned A2. The request is consistent with the Future Land Use Map for this property which is Employment Center.



Zoning



History: No History

Staff Comments/Concerns: Should the Board approve, the department would suggest that it be conditioned upon the requirement of a commercial driveway with 50' tapers, and handicap access with paved handicap parking as required by ADA.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends for Applicant to install a proper commercial driveway with proper sight distance requirements if approved.

Sheriffs' Department: No comment received.

Water Authority: This property is located within the Monroe service area.

City of Monroe: (Comment from Rodney Middlebrooks – Director) – No issues

City of Monroe: (Comment from Logan Propes – City Administrator) – No issues for this zoning application.

Fire Marshal Review: Shall comply with all current codes, standards, and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Hydrant shall be located within 500 ft. of all areas of the building. A full plan review shall be performed and approved before construction.

Fire Department Review: No comments.

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

DOT Comments: Will have no effect on GDOT.

PC Action 7/11/2024:

Presentation: Chairman Hinton advised that the public hearing was held last month and was tabled for the applicant to have an opportunity to meet with the neighbors. Mr. Hinton asked that the applicant brief the commission on the meeting that was held with neighbors. Justin Pannell stated that he spoke with Ms. Bloodsaw who was the only contact number they had and is the neighbor most directly affected by the request. He stated her biggest concern was privacy and making sure no one trespassed and fell into her pond. Mr. Pannell stated he offered to install a privacy fence so that there are no trespassing issues and then if that wasn't enough, they would install Leyland cypress trees which would be good for her and him as well. Tim Kemp asked about parking, asking was he planning to pave the parking area and he had concerns about the location of the entrance and safety concerns. Mr. Pannell stated he would do whatever he needed to do and would locate the entrance as the county requires. He stated he does know it will need to be a commercial entrance. The driveway can be wherever, and they will provide as little parking spaces as required.

Speaking: Laverne Bloodsaw Simons spoke and agreed with the synopsis Mr. Pannell just explained. She said she isn't concerned about privacy, but her pond is right behind this building, she is concerned about crime. This is a neighborhood with a lot of elderly disabled people. Tim Kemp asked Ms. Simons what could be done to make her feel better about this rezone. Ms. Simons stated, "can you assure me that no one will trespass on her property". Mr. Kemp stated he understands both sides of this situation. He works with the school system and is familiar with batting cages and how you can only work with a few people at a time. This is private versus a high school so this gentleman can only deal with 2 or 3 clients at a time.

Recommendation: Tim Kemp stated change is inevitable, he hears both sides and understands. He stated this case will be heard by the Board of Commissioners on the 6th of August. With that he made a motion to recommend approval of the rezone with conditions that the applicant install a fence and the Leyland cypress, that he meets with the neighborhood and that all lighting is directed downward. There was a second to the motion by Wesley Sisk. The motion carried unanimously.

PC ACTION 6/6/2024:

Presentation: Justin Pannell who lives at 310 Hopping Road, Bishop, Georgia represented the case. He would like to do sports training. He has been in business since September 2013 and the current building he is using is about 4,200 sq. ft. and the existing building at Gratis Road is close to that size. He would like to buy this property and renovate it. Inside the building it is an open space and that is where he will be hanging his batting cages. He will be doing one on one training. Timothy Kemp asked about parking and Justin said they would provide as much parking as needed but stated it is him and two other coaches and they will work with one family at a time, and there should only be up to 6 cars there at a time. Mr. Kemp asked about hours of operation and Mr. Pannell stated after school from 3:00 p.m. to 8:00 p.m. or later depending on the day. Tim Hinton asked how many days of operation and Mr. Pannell stated Monday through Friday and occasionally on Saturday morning. Timothy Kemp said none on Sunday and Mr. Pannell stated that was correct.

Speaking in opposition: Laverne Bloodsaw who lives at 1180 Gratis Road spoke. She lives adjacent to the property and is opposed because of parking, noise and potential danger to her property and possible lawsuit for her family. She has concerns about people coming onto her property without permission. She has a lake on the back of this property, and they can't promise her that his clients wouldn't try to go to the lake. She said that she lives in a neighborhood of elderly people with disabilities and there are no young people in the neighborhood. She is also concerned about parking and only having one way in and one way out and possibly people turning around on her property. She is concerned about the noise and lighting, crime going up and the potential for more traffic and wrecks. She stated that this business is not conducive to what is around the community. Josh Ferguson asked her if she owned the house and the pond too and Ms. Bloodsaw stated she did. Tim Hinton asked Ms. Bloodsaw what she would like to see at this property and Ms. Bloodsaw said that she would like to buy it and that she was in the service when the property was sold. She stated that someone allowed parking of vehicles on the property and told the trash people they could put dumpsters on the property. Tim Hinton said that he knows that this property has been a nuisance in the past.

Linda Bailey who lives in the Gratis community spoke. She wanted to know how many people were going to occupy the building. Tim Hinton stated it will not be a new building and they will use the building that is there. He stated what he understands is there are 3 coaches and 3 kids and maybe a mom or dad will be there because they would probably stay there instead of dropping the children off.

Vallie Ramey spoke and stated that she lives in the Gratis area, and she wants to know what the beginning goal is and what about if the business expands and what about the future. She stated that there are not a lot of kids in the community. Tim Hinton asked Ms. Ramey what she would like to see go there or did she just like having the room out there and she stated that she wanted it to stay like it is. Timothy Kemp said that it would only be 2 or 3 kids maximum.

Mary Bloodsaw Baker spoke and stated that she has concerns about somebody building here that doesn't live here. She is concerned about vandalism and who is going to keep the property up and who is going to cut the grass and that nobody will be watching the property. She stated that she has an elderly mom that lives in the community. She just wishes that her dad had not sold it because she loves quietness. Tim Hinton asked wouldn't you want to see it occupied instead of no upkeep and it be something that may benefit the community and she stated that she did not want a business there.

Tanisha Bloodsaw Allgood spoke and stated that she lived here with her mom in the Gratis area. She is a country girl, and she doesn't believe that a business should be in a residential area. She wants peace and quiet and that people live in the country for a reason.

Eric Floyd, who lives at 1240 Gratis Road spoke. He stated that he did not hear about what type of training and what brought the applicant to this spot.

Michael Franklin who lives at 1100 Gratis Road spoke. He stated that the speed limit on Gratis Road is 55 miles per hour, but people go more than the speed limit and if there is nobody monitoring the speed then people will take advantage of it. He stated that his father was there at this place when he was killed, and his mother was also there. He wanted to know what the business plans for the future are, and he knows that they will probably be training adults too. He is concerned about the speed limit there and the county should address the traffic accordingly. He stated that when you go over the hill there is a concern because of speed because children playing in the yard and vehicles losing control and going in his yard. He said that there will be side effects of this business. He stated that you won't be able to limit the children and all the activities inside the building.

Speaking for: John Shea spoke, and he resides in Monroe, and he was born and raised in the Gratis area. He is a real estate broker and is here to represent the seller and the buyer. He stated that they have

looked everywhere for commercial space available and there is none available to sell or rent. He feels that this is a great location for baseball training. This will be by appointment only and kids come from all counties and all around the county and this will not impact the area, the water, or utilities. He is of a difference of opinion on no children in the area because there are new homes in the Gratis area and on Mountain Creek Road and Ike Stone Road. The youth need to go somewhere to train, and this will be a good environment for this and will keep the children out of trouble. With the property and the state it is in now, there is trespassing and there is no telling what else is happening there. He stated when he was growing up it was a night club and there were so many people there that the traffic was awful there were cars all down the side of the road and there were so many license checks going back and forth on the Gratis Road. He said right now the building looks dilapidated, but it can be fixed up on the inside and with a nice roof with trusses and with the open area will be perfect for batting cages. He stated that the Applicant has the clientele, and he does not have to advertise, and the training is done by appointment only. This will strictly be an appointment business. He stated that from what is there that we are very fortunate to have someone to rehabilitate the property and this will stop the vandalism and the riffraff. He stated that they are asking for B1 which is the lightest commercial. He stated that 1300 ft from this location there is B2. There is a funeral home and other businesses that have higher zoning. There is an energy department, solar farm and Williams Pipeline are also there. He stated what they are asking for is not out of the ordinary and this will be a great opportunity for the Gratis community.

Rebuttal: Justin Pannell came back for rebuttal. He appreciates everyone and their comments. The problem is that the property now is with no accountability and that many things that have been mentioned are problems already there. He can put a business there and put up a fence and as far as noise, everything is inside the building, and they will have lighting and it will keep the crime away and he has never had a complaint about his business. Right now, the building is abandoned, He said that this building is large enough to put in batting cages but there won't be much room for people to sit. He is willing to put money into keeping it up. He will be there Monday through Friday and on some Saturdays. He stated that he went to school in Monroe and then moved to Good Hope and now he lives in the High Shoal area. Tim Hinton asked if he was going to increase the size of the building and Mr. Pannell stated that he was not. Josh Ferguson said that the site plan shows 1404 additions. Ms. Parker stated that the site plan is old and what will be used already exists. Timothy Kemp asked if he was looking at hiring other people and Mr. Pannell stated that he was not. He stated that the batting cages are about 70x10 or 11 ft. and you can only put 3 batting cages in the building, and he has 3 coaches. Mr. Pannell stated that as far as engaging the community that kids come to train are from as far as one hour away. He started his business in Between but then moved to Monroe and the facility that he is in presently that he has to move because the people who own it are going to do something else with the building.

Timothy Kemp stated that change is inevitable, and he knows that a lot of things were mentioned and remembers when the property was a nightclub and then a church and then cars and dumpsters and now it is vacant. He went on to say that the community needs to talk, and his proposal is for everyone to come together and talk and come up with some kind of agreement.

Recommendation: Timothy Kemp made a motion to table the case until the next meeting and asked that the applicant please meet with the neighbors, with a second by Josh Ferguson. The motion carried unanimously.

Rezone Application # Z24050002
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 6-6-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 7-9-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

C1230006ADD

Map/Parcel C1230-006AD-0

Applicant Name/Address/Phone #

Justin Pannell
310 Hopping Road
Bishop, GA 30621

E-mail address: jpannell8@gmail.com

Phone # (706) 338-6506

Property Owner Name/Address/Phone

Max Laseter (Executor)
935 Gratis Road
Monroe, GA 30656

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

Phone # _____

Location: Gratis Rd Requested Zoning B-1 Acreage 1.25

Existing Use of Property: VACANT

Existing Structures: Old Church Building, WELL HOUSE

The purpose of this rezone is to offer youth baseball + soft ball indoor training in a one on one setting to promote skill development among players in the community.

Property is serviced by the following:

Public Water: _____ Provider: _____ 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 Justin Pannell

Date 5-2-24

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 A2
 East A2 West A2

Comprehensive Land Use: Employment Center **DRI Required?** Y _____ N

Commission District: 6-Kirklyn Dixon Watershed: 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: Justin Pannell

Address: 310 Hopping Road Bishop, GA 30621

Telephone: (706) 338-6506

Location of Property: Parcel C1230-006A0-0

Map/Parcel Number: C1230-006A0-0

Current Zoning: A2 Requested Zoning: B-1

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: May H. Laster

Print Name: _____

Address: 935 Grantis Rd Milledgeville Ga. 30656 Address: _____

Phone #: 404-789-0515 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.

[Signature] 5/2/2024
Notary Public Date



STATE OF GEORGIA
COUNTY OF WALTON

LETTERS TESTAMENTARY

By Bruce E. Wright, Judge of the Probate Court of Walton County:
KNOW ALL WHOM IT MAY CONCERN:

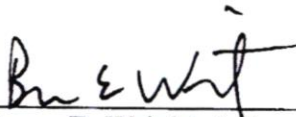
At regular term of the Probate Court, the Last Will and Testament dated **February 8th, 1989**, of

Runelle G. Laseter

Deceased, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the Decedent's Will and was admitted to record by order, and it was further ordered that, **Max H. Laseter** named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

Therefore, the said, **Max H. Laseter**, Executor having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, this 13th day of October, 2023.



Bruce E. Wright, Judge
Walton County Probate Court



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, Pipeline facility, Power Facility
FUNERAL HOME, SOLAR FARM, Retail / office Mix

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

This business will not diminish any adjoining
property value. The updating on this facility will
be a positive improvement for the nearby properties
and offer the youth an important, positive training
and skill opportunity.

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

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

The building now is vacant, creating an
EYESORE to the surrounding AREA. IF NOT
REHABILITATED to a sustainable condition AS I
PROPOSE on doing it could ~~become~~ create access
to vagrants and/or possible illegal uses.

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

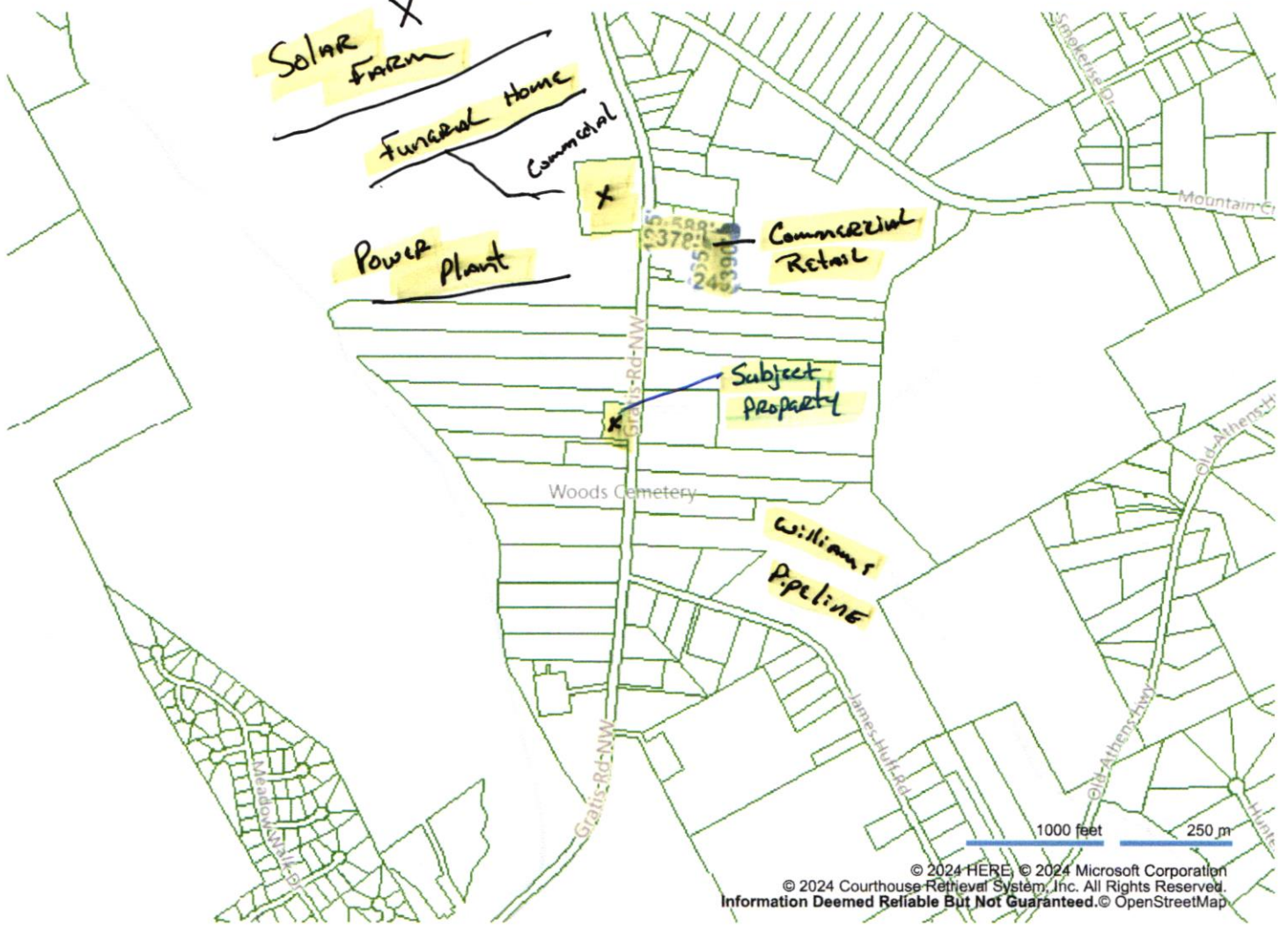
This is a suitable zoning for the subject property due to the commercial, and utility uses in the immediate vicinity

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

Vacant 2 YEARS



Map for Parcel Address: 1311 Gratis Rd Monroe, GA 30656-5003 Parcel ID: C1210-073A0-0



Justin Pannell
310 Hopping Road
Bishop, GA 30621
jpannell8@gmail.com
(706) 338-6506
5/1/2024

Walton Co. Planning & Development
126 Court Street
Walton County Annex I
Monroe GA, 30655

I am writing to express my intent to apply for rezoning of the property located at Parcel Number C1230006A00 from A2 (Agricultural) to B1 (Local Business) zoning classification. This proposed rezoning is to facilitate the establishment of a batting cage business on the aforementioned property.

The purpose of the batting cage business is to provide a recreational facility for youth within our community. By offering batting cages, we aim to promote physical activity, skill development, and community engagement. Additionally, the business will contribute positively to the local economy by creating employment opportunities and attracting visitors to the area.

We believe that rezoning the property to B1 classification aligns with the broader goals outlined in the Monroe and Walton County zoning ordinance. The proposed land use is compatible with surrounding commercial activities and will not impose any adverse effects on neighboring properties or the environment. Furthermore, the establishment of the *batting cage business will enhance the diversity of amenities available to residents and visitors alike.*

As part of the rezoning application process, we are committed to working closely with the relevant authorities, conducting any necessary studies or assessments, and addressing any concerns raised by stakeholders. We are dedicated to ensuring that the proposed development complies with all regulatory requirements and enhances the overall quality of life in the area.

I also wanted to include some specific details of our batting cage and private training business. We primarily operate during after school hours during the week and some hours on the weekends. All of our operations intend to be within the building and only a limited number of participants at any one time for private training with their coach.

In conclusion, I respectfully request that you consider our intent to rezone the property at Parcel Number C1230006A00 from A2 to B1 zoning classification to accommodate the establishment of a batting cage and private training business. We are confident that this venture will be a valuable addition to the community and appreciate your attention to this matter.

Thank you for your time and consideration. Should you require any additional information or clarification, please do not hesitate to contact me at (706) 338-6506 or jpannell8@gmail.com

Sincerely,

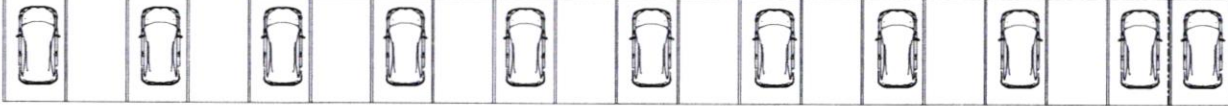
Justin Pannell

updated 7/11/24

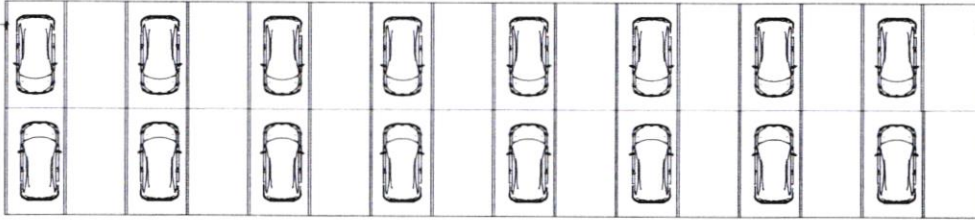
UP QUARTER 11/11/24



198' - 0"

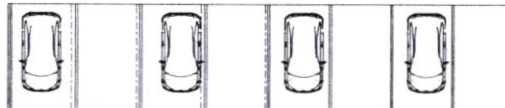
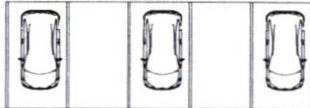


26' - 0"



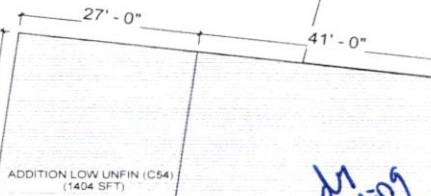
26' - 0"

CAR PARKING



275' - 0"

These are already existing



ADDITION LOW UNFIN (C54)
(1404 SFT)

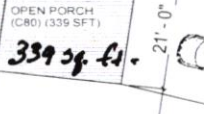
Addition
1404 sq. ft.

Already existing

1 STORY (01 0)
(1404 SFT)

1 story existing
1404 sq. ft.

open porch
OPEN PORCH
(C80) (339 SFT)
339 sq. ft.



DRIVEWAY

DRIVEWAY

DRIVEWAY

ADDITION LOW UNFIN (C54)
(1431 SFT)

Addition
1431 sq. ft.

53' - 0"

10' - 0"

68' - 0"

19' - 0"

57' - 0"

198' - 0"

ROAD

ROAD

