



Planning and Development Department Case Information

Case Number: LU24050017 and Z24050018

Meeting Dates: Planning Commission 07-11-2024
Board of Commissioners 08-06-2024

Applicant:
Lee St. Germain
3234 Ridge Valley Road
Monroe, Georgia 30655

Owner:
Red Sea Transportation LLC
2883 Pleasant Hill Road
Duluth, Georgia 30095

Current Zoning: A2

Request: Land Use Change from Village Center to Highway Corridor and Rezone 5.13 acres from A2 to M1 for outdoor storage of commercial vehicles

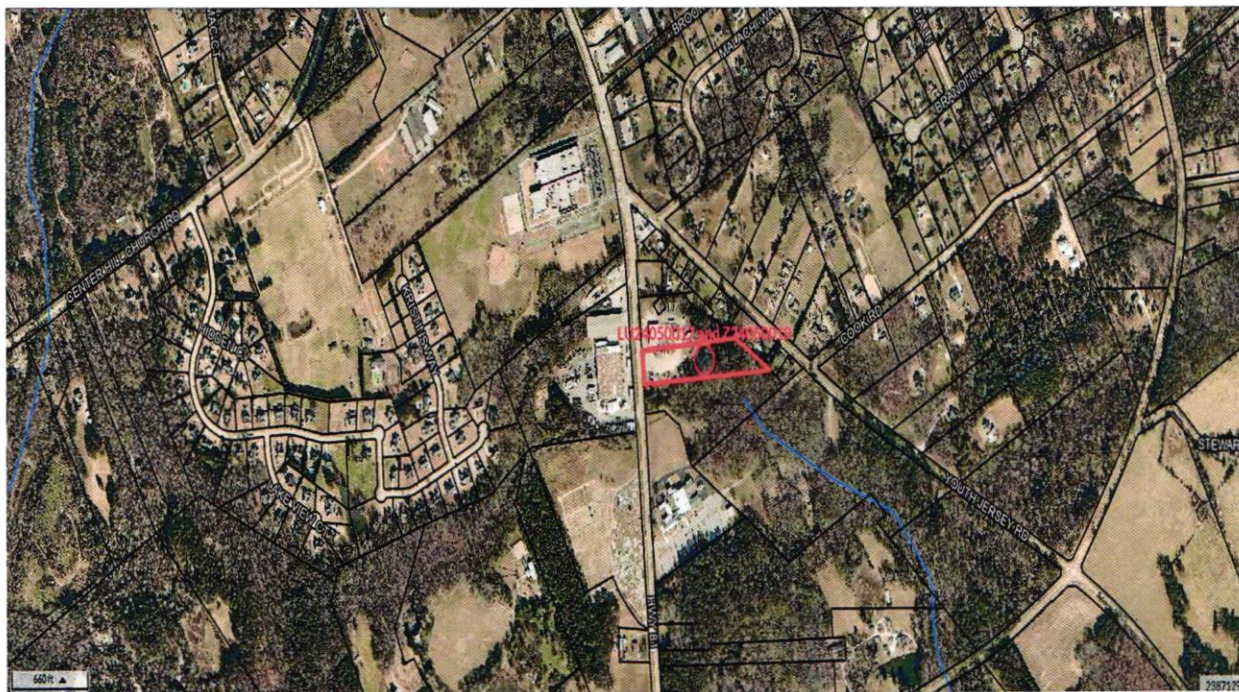
Address: Highway 81, Loganville, Georgia 30052

Map Number: C0510209

Character Area: Village Center

District 3: Commissioner–Timmy Shelnett Planning Commission –John Pringle

Existing Site Conditions: Property consists of 5.13 acres.



History: No History

Staff Comments/Concerns: The property in question and the property at 1725 Highway 81, Loganville, Georgia are owned by the same company. Commercial vehicles are being parked on both parcels. The property at 1725 Highway 81, Loganville, Georgia which is parcel C0510210 is zoned M1 and will allow commercial vehicles to be parked here but the other property parcel C0510209, Highway 81, is zoned A2 and will not allow commercial vehicles being parked there.

This rezone application was prompted by Code Enforcement issuance of a notice to comply to discontinue use of parking commercial vehicles on property zoned A2.

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: No comment received.

Water Authority: This area is serviced by an existing 10" and 6" diameter water mains along Highway 81. (static pressure: 55 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comments as the property is already in use.

Fire Department Review: No comments.

Board of Education: No comment received.

DOT Comments: Will require coordination with Georgia DOT. Please have applicant email Chash@dot.ga.gov for conceptual review.

City of Monroe: No impact for the City of Monroe.

PC Action:

Presentation: The applicant was not in attendance. Chairman Hinton asked Charna Parker to explain the purpose of the rezone. Ms. Parker stated that this case is before the commission tonight due to a code enforcement action. The applicant/property owner also owns the lot beside this which is outdoor storage, and the storage has spilled over onto this parcel. The applicant wants to rezone this property for the same use as the adjoining property.

Speaking: There was no one present to speak for or against.

Recommendation: John Pringle made a motion to recommend approval of the cases as submitted with a second by Tim Hinton. The motion carried unanimously.

Excerpt from Comprehensive Land Development Ordinance:

Outdoor Storage of Commercial Vehicles

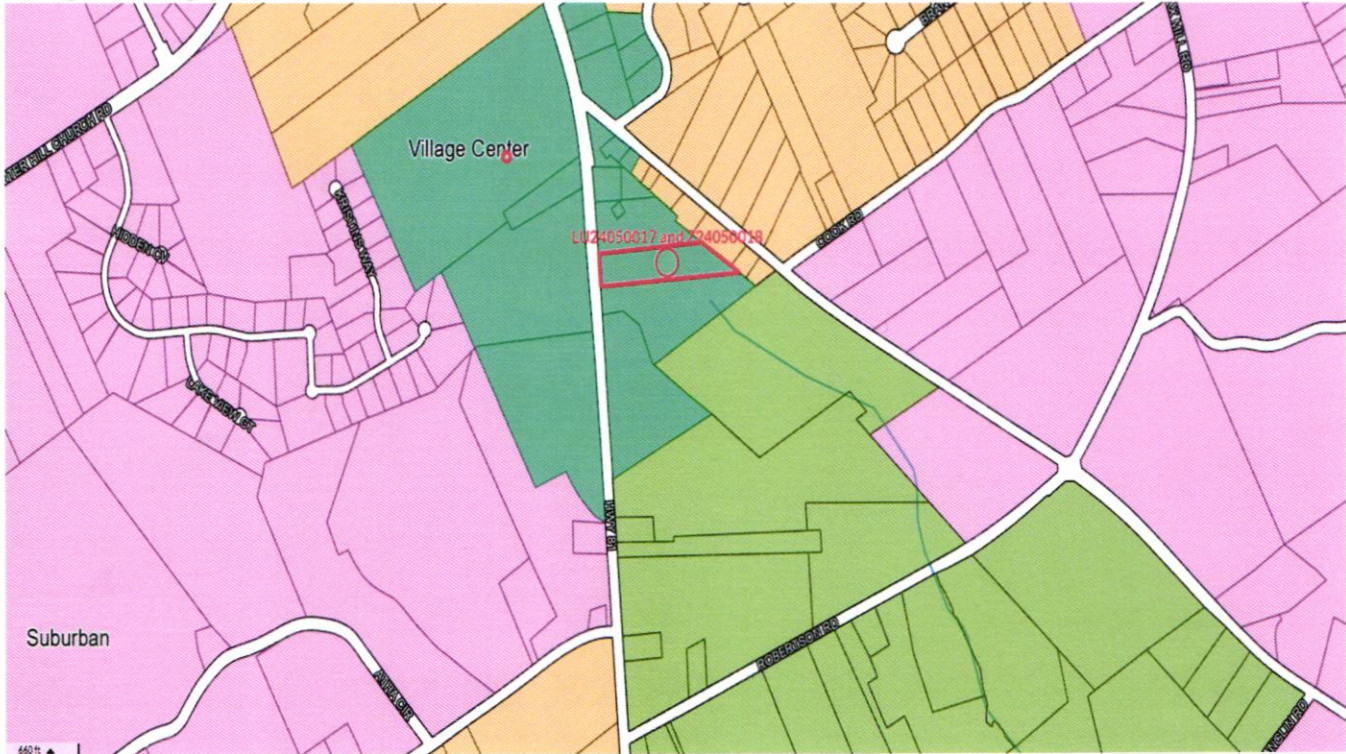
(Conditional use in B2, allowed by right in B3, M1 and M2) Open storage of Operational recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use, truck and/or trailers, antique cars and other vehicles shall be permitted provided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

- (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.

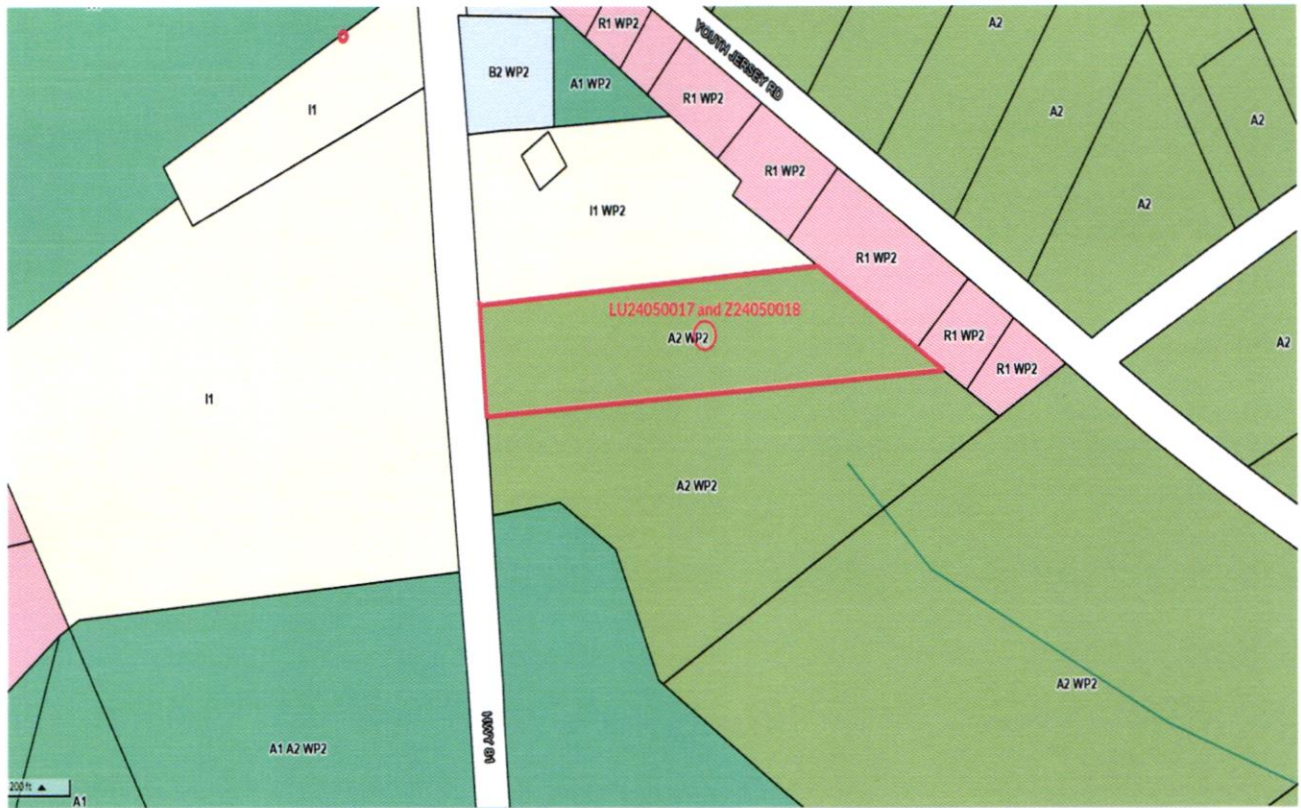
The property is located within the Cornish Creek Watershed.



The Future Land Use Map for this property is Village Center. The applicant is requesting the land use be changed to Highway Corridor.



The surrounding properties are zoned R1, A2 and I1 (M1).



Subdivisions surrounding property:



Excerpt from Comprehensive Land Development Ordinance:

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Character Area Map Amendment

Application # LU24050017

Planning Comm. Meeting Date 7-11-2024 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm. Meeting Date 8-6-2024 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0510209

Applicant Name/Address/Phone # <u>Lee St. Germain</u> <u>3234 Ridge Valley Rd.</u> <u>Monroe, GA. 30655</u> Phone # <u>770/262-4547</u> E-mail Address: <u>lastgermain@aol.com</u>	Property Owner Name/Address/Phone <u>Red Sea Transportation LLC</u> <u>2883 Pleasant Hill Rd</u> <u>Duluth, GA. 30095</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # <u>678/972-9095</u>
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Location: Highway 81 Acreage 5.13
Existing Character Area: Village Center
Proposed Character Area: Highway Corridor
Is this a Major or Minor amendment to the plan? Minor
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA
Is the property located within a watershed protection overlay district? Cornish Creek
Proposed Development: Single-family Multi-family Commercial Industrial
Proposed Zoning: M1 Number of Lots: 1 Minimum Lot Size: _____
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] 5/28/2024 \$ ✓
Signature Date Fee Paid

Rezone Application # 224050018
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-11-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-6-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0510209

Applicant Name/Address/Phone #

Lee St. Germain
3234 Ridge Valley Rd.
Monroe, GA. 30655

E-mail address: lastgermain@aol.com

Phone # 770/262-4547

Property Owner Name/Address/Phone

Red Sea Transportation LLC
2883 Pleasant Hill Rd.
Duluth, GA. 30095

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

Phone # 678/972-9095

Location: Hwy 81 Requested Zoning M1 Acreage 5.13

Existing Use of Property: Parking

Existing Structures: Vacant

The purpose of this rezone is To park commercial vehicles.
Property has been used for this purpose for last
15 years

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 _____ Date 5/28/2024 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 A2 Surrounding Zoning: North (M1) South A2
 East R1 West I1 (M1)

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

Commission District: 3-Timmy Shelnett Watershed: Cornish Creek 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;

truck parking, mechanic shop

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

Not Applicable

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

Not Applicable - Been this way for 15 years!

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

Gain to the public for outdoor parking & tax wise.

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

This property has been used for this
use for 15 years.

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 other than parking of commercial
vehicles

**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: (Lee) Lionel St Germain
Address: 3234 Ridge Valley Rd. Monroe GA 30655
Telephone: 770 262 4547
Location of Property: 1725 Hwy 81 Loganville
Ga. 30052

Map/Parcel Number: _____

Current Zoning: _____ Requested Zoning: _____

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: Lebrom Gebremichael

Print Name: _____

Address: 2469 Ivy Plantation Dr

Address: _____

Phone #: 678-972-9095

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]
Notary Public

05/24/24
Date



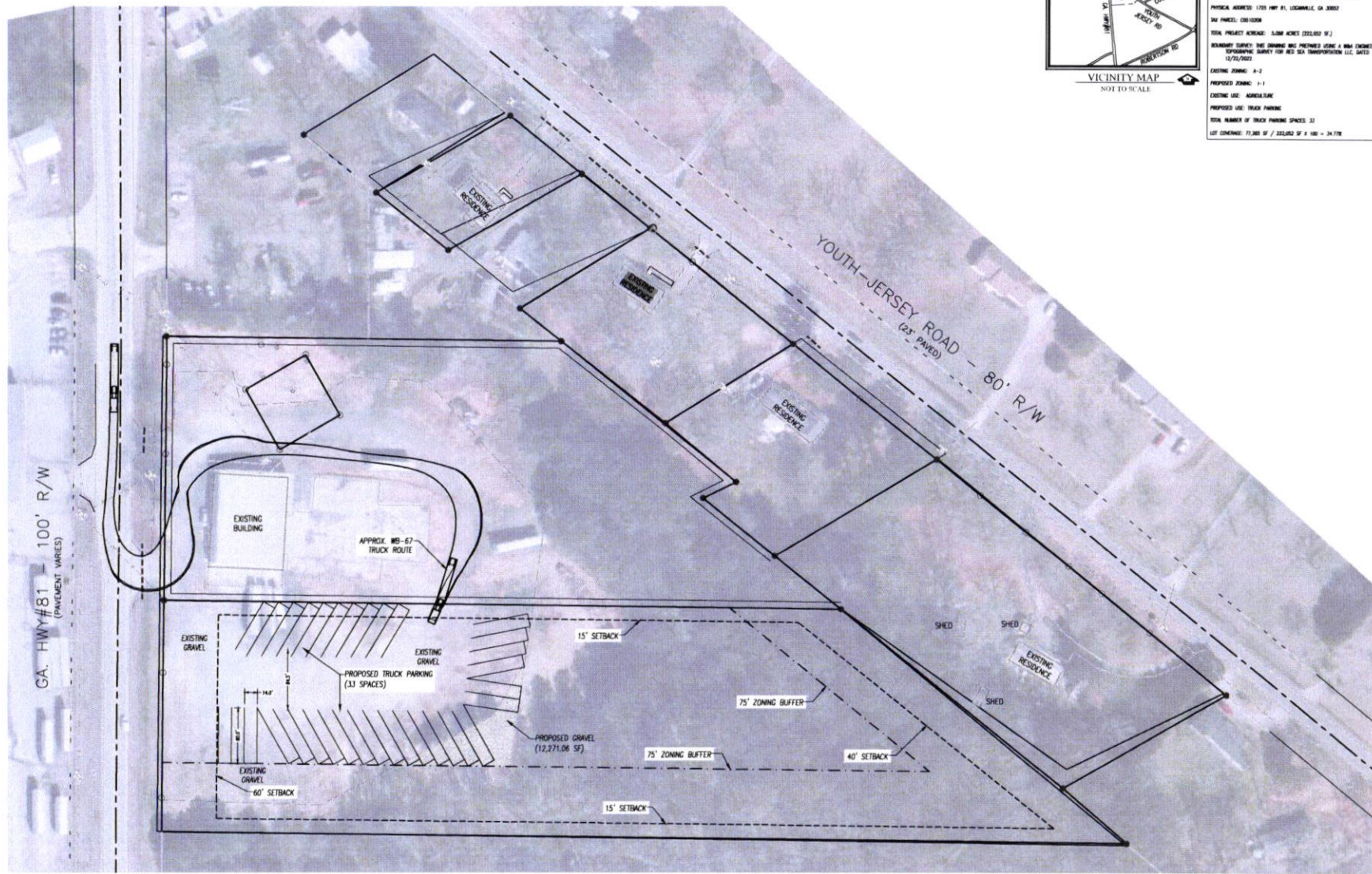


VICINITY MAP
NOT TO SCALE

PROJECT DATA
 PROPERTY OWNER: RED SEA TRANSPORTATION LLC
 2865 PULASKI HWY. #5
 ATLANTA, GA 30305
 (770) 362-4847
 AUTHORIZED AGENT: W&A ENGINEERING
 335 ONETA ST. SUITE 0100
 ATLANTA, GA 30661
 ATTN: JACOB CHISHOLM (770)10-1468
 PHYSICAL ADDRESS: 1725 HWY 81, LOGANVILLE, GA 30050
 SAU PARCEL: C0110308
 TOTAL PROJECT ACRES: 5.08 ACRES (22,142 SF)
 BOUNDARY SURVEY DATE: JUNE AND PRELIMINARY A W&A ENGINEERING
 TOPOGRAPHIC SURVEY FOR RED SEA TRANSPORTATION LLC DATED
 11/27/2022
 EXISTING ZONING: A-2
 PROPOSED ZONING: I-1
 EXISTING USE: AGRICULTURE
 PROPOSED USE: TRUCK PARKING
 TOTAL NUMBER OF TRUCK PARKING SPACES: 33
 LOT COVER: 77,362 SF / 22,142 SF X 100 = 34.7%



W&A ENGINEERING
 CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
 LAND SURVEYING | TRUCK ENGINEERING
 ENVIRONMENTAL CONSULTING
 335 Oneta Street, Suite 0100
 Atlanta, GA 30661
 P: (770) 310-4400
 www.waengineering.com



RED SEA TRANSPORTATION
 WALTON COUNTY, GA
 1725 HWY 81, LOGANVILLE, GA - 5.098 ACRES

REVISIONS

DATE	COMMENT

INITIAL SUB DATE: _____
 ISSUANCE DATE: 5/16/2023



W&A PROJECT #: 240120

CONCEPT PLAN

CP01



SCALE: 1" = 50'



1/18/24 11:00 AM
SR-81, Loganville, GA
33.776793, -83.852100, 0.09 mph



1/18/24 11:01 AM
SR-81, Loganville, GA
33.776646, -83.851980, 0.57 mph



1/18/24 11:01 AM
SR-81, Loganville, GA
33.776638, -83.851963, 0.66 mph