



## Planning and Development Department Case Information

Case Number: Z22100024

Meeting Dates: Planning Commission 12-01-2022  
Board of Commissioners 01-10-2023

Current Zoning: MH – (A2)

Request: Rezone property from MH (A2) to B3 for a retail establishment

Address: Highway 78

Map Number: C0430015 & 0014

Site Area: 3.551 acres

Character Area: Highway Corridor

District 1: Commissioner – Bo Warren

Planning Commission – Josh Ferguson

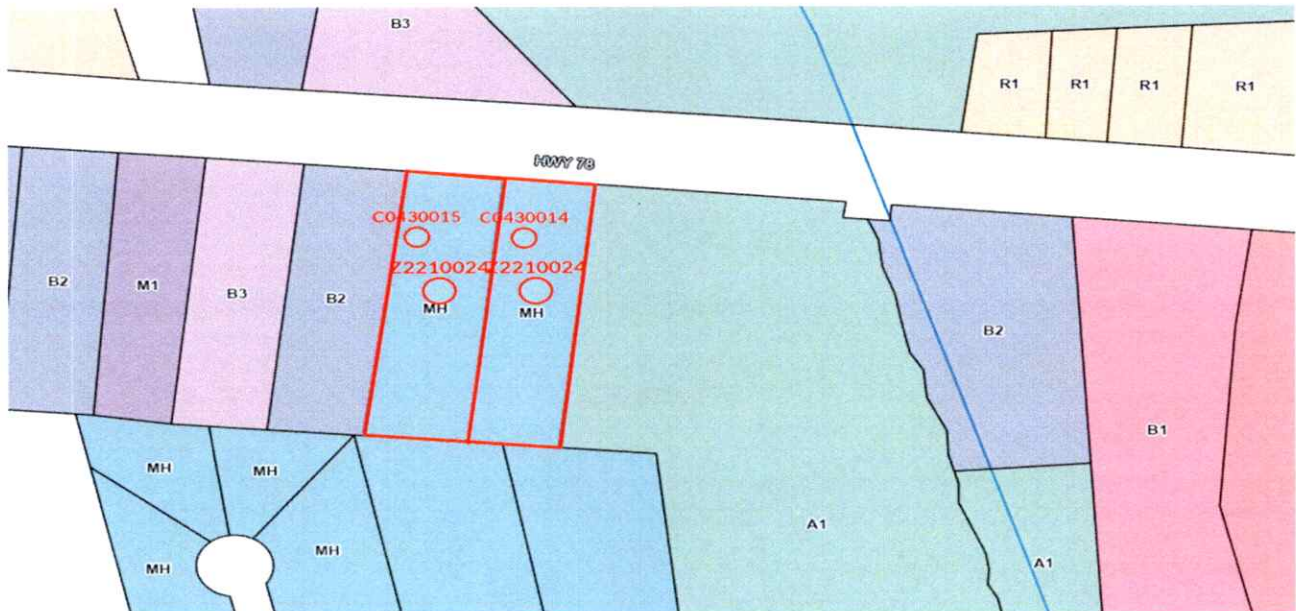
Applicant:  
Split Silk Properties LLC  
P.O. Box 1725  
Loganville, Georgia 30052

Owner:  
Lyncia McCurdy  
3044 Highway 78  
Loganville, Georgia 30052



Existing Site Conditions: Property consists of 2 parcels: C0430015 is 1.81 acres and C0430014 is 1.81 acres. Both parcels are vacant.

The surrounding properties are zoned A1, A2, B2 and B3.



## **Staff Comments/Concerns**

History: **No History**

Comments and Recommendations from various Agencies:

Public Works: **Public Works has No Issue with Approval of this Request.**

Sheriffs' Department: **No comment received for the PC on 12/1/2022. However, comments were received from the Sheriff's Department on 12/7/2022 – The Walton County Sheriff's Office routinely checks businesses on main thoroughfares twice per shift when applicable or where access is granted. This would be an additional 730 checks per year.**

Water Authority: This area is currently served by a 10" water main along Highway 78. (static pressure: 80 psi, Estimated fire flow available: 2,000 gpm @ 20 psi). No system impacts anticipated.

Fire Department/Fire Marshal: Shall comply with all current codes and ordinances set forth by NFPA, International Fire Code, and Walton County Ordinances. 26' fire access roads and turnarounds to comply with 2018 International Fire Code Appendix D, fire hydrant within 500' of all points of building.

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

Development Inspector: No comment received.

DOT Comments: Will need to coordinate with the Department.

**PC ACTION 12/1/2022:**

1. **Rezone – Z22100024 – Rezone 3.551 acres from A2 to B3 to allow retail establishment – Applicant: Split Silk Properties LLC/Owner: Lyncia McCurdy -Property located on Hwy 78-Map/Parcel C0430014 & 015 – District 1.**

Presentation: Jeff Timler is with Split Silk Properties and he is representing the owner. The owner has requested the 3.551 acres be rezoned from MH to B3. She is currently a business owner in the county. She has been in business for 4 years and has done very well. She buys items from Big Box Returns and re-sales them. She has four employees. There will not be a lot of traffic and the construction will be consistent to the Comprehensive Land Development Plan. They are also asking for a buffer reduction due to flood plain. This is retail development and will increase the tax base.

Josh Ferguson asked would they consider a B2 zoning because what they would like to do is allowed in B2. As far as the buffer, reduction for parking and drive that it looks like building could be shifted to the left. Parking is over what is required. Could they remove the parking on eastern boundary?

Mr. Timler came back for rebuttal and stated that they were fine with the B2 and with the parking and he is sure the building cannot be shifted. He advised that they were looking at a 40,000 sq. ft. 2-story building and now they are looking at a 20,000 sq. ft. 1 story building.

Speaking: No opposition

**Recommendation:** Josh Ferguson made a motion to approve with the following conditions:  
1.) Change the zoning to B2; 2.) Applicant to look at shifting building to west; 3.) Remove parking on the east; 4.) Maintain 20 ft. buffer with a second by Timothy Kemp. The motion carried unanimously.



**Rezone Application # Z22100024**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 12-1-2022 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 01-10-2023 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0430015, C0430014

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Split Silk Properties, LLC

Lyncia McCurdy

P.O. Box 1725

3044 Hwy 78

Loganville, GA 30052

Loganville, GA 30052

E-mail address: splitsilkproperties@gmail.com

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

Phone # 678-439-1776

Phone # 404-396-4177

Location: Hwy 78 Requested Zoning B3 Acreage 3.551

Existing Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is To allow for a retail establishment. Owner buys return items from big box retailers in bulk and then sells again.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Well: No

Public Sewer: No Provider: Loganville 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 10/28/2022 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 MH-A2 Surrounding Zoning: North B3 South MH/A2  
 East A1 West B2

Comprehensive Land Use: Highway Corridor **DRI Required?** Y  N

Commission District: 1-Warren 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;

Most of the surrounding properties are zoned or being used as commercial.

Property behind subject is zoned MH, however comprehensive plan mentions that properties within 1000 feet are suitable for commercial.

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

The property is currently zoned MH in which there is no feasible economic use. Allowing the requested zoning would increase the property value as well as adjacent properties.

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

There will be no destruction of property values and only an increase (see below) as this development will be similar and in many cases nicer than existing commercial developments.

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

The County will see a considerable increase in property taxes. Currently assessed at \$93,600, however after development should be valued in excess of \$2,000,000 or a 2,000% increase. The demand in services and infrastructure will not be commensurate with the increase in value as utilities and public infrastructure are already in place and will rely on existing traffic counts.

5. The suitability of the subject property for the zoned purposes; and  
The property is located in a commercial corridor, surrounded by similar uses, with infrastructure such as curb cut and public and private utilities in place.  
New mobile homes on highway 78, as zoned, is not suitable in view of the existing commercial property and heavy traffic counts.
  
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  
The former owner bought this property as zoned MH in 2007. Commercial developments have continued to expand down 78 from Loganville for the last 20 years while Mobile Home zoning has seemed to be scaled back and have moved to less commercial commercial and more rural areas.

## Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:


Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

\_\_\_\_\_ yes  X  no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

  
\_\_\_\_\_  
Signature of Applicant/Date

Check one: Owner \_\_\_\_\_ Agent  X

This instrument was signed and acknowledged  
before me, the undersigned Notary Public  
On this  28  day of  October, 2022   
by  Jeffrey Timler   
 Lisa M Cooper   
Notary Public





**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: Split Silk Properties, LLC / Jeff Timler

Address: PO Box 1725 Loganville, GA 30052

Telephone: 678-439-1776

Location of Property: Hwy 78, no address exists because there is no building and is wooded.  
See below.

Map/Parcel Number: C0430014 & C0430015

Current Zoning: MH Requested Zoning: B3

L M C Curdy  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Lyncia McCurdy

Print Name: \_\_\_\_\_

Address: 3044 Hwy 78 Loganville, GA 30052 Address: \_\_\_\_\_

Phone #: 404-396-4177 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.

Lisa M Cooper  
Notary Public

10/28/2022  
Date



SPLIT SILK PROPERTIES, LLC.

P.O. BOX 1725

LOGANVILLE, GA 30052

October 28, 2022

Mrs. Charna Parker  
303 S Hammond Drive  
Monroe, GA 30655

RE: Letter of Intent for rezoning, Tax Parcel C 0430014 & C 0430015 (3.551 acres zoned MH)

Dear Mrs. Parker:

The undersigned (the applicant) is representing Lyncia McCurdy (the owner), who is seeking rezoning for the subject property which was purchased 9/2/2022. Prior to this acquisition, the property was last purchased in 2007 and has remained undeveloped and zoned MH. The intent of this application is to rezone the 3.551 acres to B3 for a retail/wholesale business.

The proposed zoning would allow the owner to develop and build a 20,000 SF retail establishment consistent with many of the properties in the area. The owner has been in business since 2018 and currently operates out of 3044 Highway 78 as Lisa Liquidators, LLC. As currently zoned, the subject property has little economic value and does not add to the aesthetics of the area. Since most of the infrastructure like water and roads (decel lane) are in place, there would be little if any additional impact upon County infrastructure demands. Traffic congestion is always a concern; however, most commercial businesses are built because of the existing market and existing traffic counts. The County's tax base would also increase over 2,000 percent as the current assessed value is \$93,600 and the anticipated development would be around \$2,000,000.00. We are also requesting a buffer reduction from 50' to 0' from the property to the east that is currently zoned A1. Most of the adjoining property is in the flood plain and it fronts Hwy 78. If it were to develop, it is logical to assume it would be for commercial purposes and not Agricultural. Lastly, the 2022 Comprehensive Plan indicates this property to be in the Highway Corridor and B3 is as zoning consistent with this designation. Clearly this request is consistent with adjacent and nearby properties uses and meets the comprehensive plan intent.

We feel that the proposed rezoning and subsequent development will be a great asset to the community and consistent with the corridor. Thank you for your time and consideration and please do not hesitate to contact me should you have any questions, comments, or concerns.

Sincerely,



Jeff Timler

Split Silk Properties, LLC

PO Box 1725 Loganville, GA 30052 678-439-1776, splitsilkproperties@gmail.com

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/83,425. ANGULAR ERROR: 3 SECONDS PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/212,115. MATTERS OF TITLE ARE EXCEPTED.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	S.M. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	TYPE OF FENCE

ZONING:  
MH - MANUFACTURED HOUSING

LOT 10 - HWY 78  
1.777 AC.  
77,420 sq

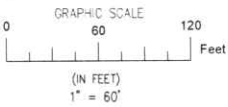
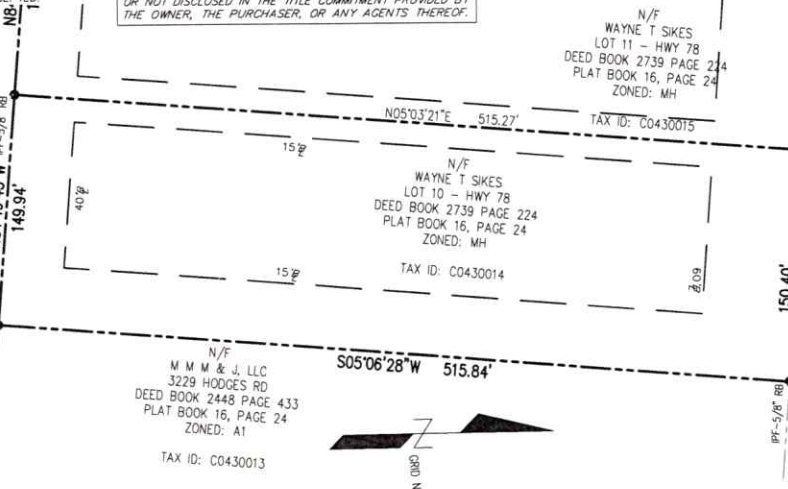
TAX ID: C0450050  
RONALD A WHITE  
3269 HODGES RD  
DEED BOOK 3641 PAGE 289  
PLAT BOOK 55, PAGE 197  
ZONED: MH

TAX ID: C0450049  
WAYNE T SIKES  
HODGES RD  
DEED BOOK 2739 PAGE 224  
PLAT BOOK 16, PAGE 24  
ZONED: MH

N/F  
WAYNE T SIKES  
LOT 11 - HWY 78  
DEED BOOK 2739 PAGE 224  
PLAT BOOK 16, PAGE 24  
ZONED: MH  
TAX ID: C0430015

N/F  
WAYNE T SIKES  
LOT 10 - HWY 78  
DEED BOOK 2739 PAGE 224  
PLAT BOOK 16, PAGE 24  
ZONED: MH  
TAX ID: C0430014

N/F  
M M M & J, LLC  
3229 HODGES RD  
DEED BOOK 2448 PAGE 433  
PLAT BOOK 16, PAGE 24  
ZONED: A1  
TAX ID: C0430013



FLOOD STATEMENT

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 150185, MAP NUMBER 13297C0105C DATED 12/08/2016



VICINITY MAP (NOT TO SCALE)

DATE	REVISIONS
05.26.2022	
SCALE : 1"=60'	
DRAWN BY : DJD	
CHECKED BY : COA	
PROJECT ID : 2022120.1	

**LAND ENGINEERING & SURVEYING, INC.**  
2040 Meyers Drive  
Lawrenceville, Georgia 30045  
Phone: (404) 396-0192  
Email: land\_engineering@yahoo.com  
Website: www.landespro.com

BOUNDARY SURVEY FOR:  
MS. LYNCIA McCURDY  
SHEET NUMBER 10F1

HWY 78  
LOGANVILLE, GA 30052  
PARCEL ID: C0430014  
LOCATED IN LAND LOT 119,  
4TH DISTRICT, WALTON  
COUNTY, GA.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/63,425; ANGULAR ERROR: 3 SECONDS PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/212,115. MATTERS OF TITLE ARE EXCEPTED.

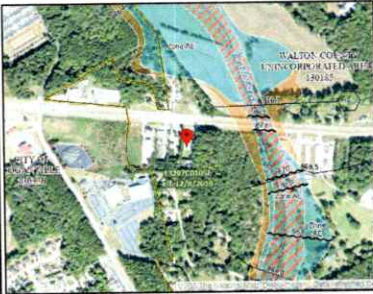
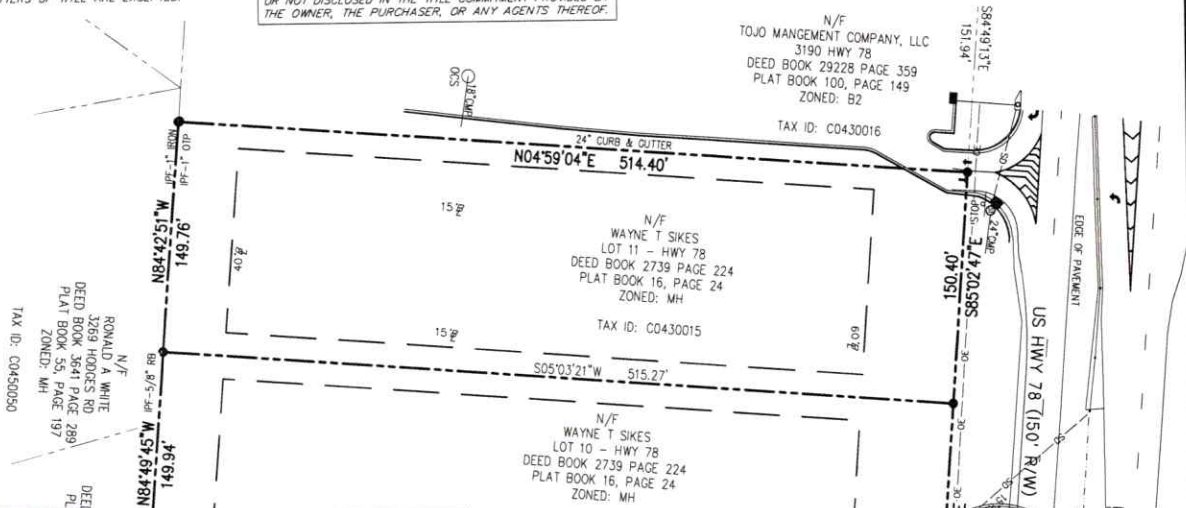
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	TYPE OF FENCE

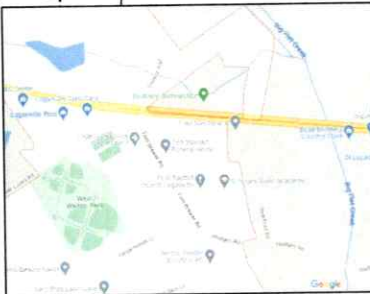
ZONING:  
MH - MANUFACTURED HOUSING

LOT 11 - HWY 78  
1.774 AC.  
77,267 sq

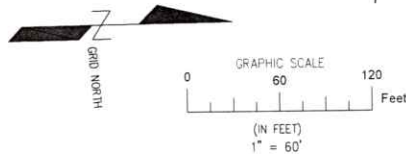


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VICINITY MAP  
(NOT TO SCALE)



DATE	REVISIONS
05.26.2022	
SCALE : 1"=60'	
DRAWN BY : DJD	
CHECKED BY : COA	
PROJECT ID : 2022120.2	

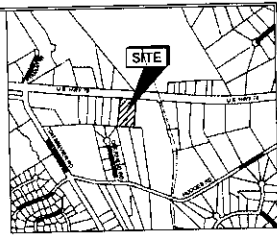
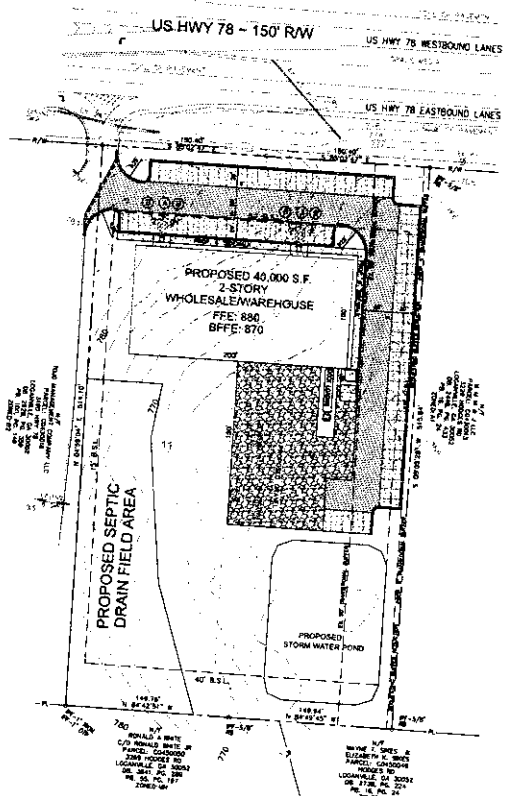
**LAND ENGINEERING & SURVEYING, INC.**  
2040 Meyers Drive  
Lawrenceville, Georgia 30045  
Phone: (404) 396-0192  
Email: land\_engineering@yahoo.com  
Website: www.landcspro.com

BOUNDARY SURVEY FOR:  
**MS. LYNCIA McCURDY**  
SHEET NUMBER 10F1

HWY 78  
LOGANVILLE, GA 30052  
PARCEL ID: C0430015  
LOCATED IN LAND LOT 119,  
4TH DISTRICT, WALTON  
COUNTY, GA.







**SITE ANALYSIS**

PROP WHOLESALE/WAREHOUSE	40,000 S.F.
WHOLESALE WAREHOUSE	10,000 S.F.
TOTAL AREA	30,000 S.F.
ZONED	3.55 AC. M-1

<b>REQUIRED</b>	
1.0 SF / 200 SF WHOLESALE	50 SPACES
1.0 SF / 1,000 SF WAREHOUSE	30 SPACES
TOTAL REQUIRED	80 SPACES
TOTAL PROVIDED	81 SPACES
M.C. SPACES REQ	3 SPACES
M.C. SPACES PROVIDED	4 SPACES

**RECORDING FROM M-1 TO M-1**

TOTAL SITE AREA = 3.55 ± ACRES  
 PROPOSED USE = WHOLESALE/WAREHOUSE  
 MINIMUM LOT SIZE = 25,500 S.F.  
 MAXIMUM IMPERVIOUS SURFACE = 75%  
 APPLICABLE ORDINANCE: ARTICLE 4 - PART 1 SECTION 200  
 MINIMUM FLOOR AREA = 900 S.F.

- NOTES:**
- BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEYS BY LAND ENGINEERING AND SURVEYING, INC. DATED 08-28-22
  - THERE ARE NO SWM WETLAND ON THE SITE
  - LOW-HAZARD TRIBUTARY OF BIG FLAT CREEK IS LOCATED APPROXIMATELY 355 FT. EAST OF THE SITE.
  - NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13150C105D, DATED DEC. 8, 2016.
  - THERE ARE NO PEDESTRIAN OR BIKE TRAIL PROPOSED.
  - THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
  - THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.

**A.C.E.**  
 ADVANCED CIVIL ENGINEERING  
 AND ASSOCIATES, LLC  
 P.O. BOX 11411  
 444 Georgia 20056  
 Phone: 770-668-0088  
 hannah@ace-llc.com

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**SITE PLAN**

**PROPOSED HWY 78 COMMERCIAL**

PARCEL: CD430014 & CD430015  
 LAND LOT 119  
 DISTRICT 4TH  
 HWY 78  
 WALTON COUNTY GA

DATE: 10/27/2022  
 SCALE: 1" = 40'

**OWNER/DEVELOPER**

WAYNE T. SHIRES &  
 ELIZABETH SHIRES  
 1095 BRIDGEWATER WALK  
 SNELLVILLE, GA 30078

24 HOUR - EMERGENCY CONTACT  
 USA MOBILE  
 PHONE: 404.368.4127  
 tyshires@georgia811.com

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. 4 22 068  
 C-1

"NOT FOR FINAL RECORDING"  
 TOTAL AREA = 3.55 ACRES

**GEORGIA811**  
 www.Georgia811.com