



Planning and Development Department Case Information

Case Number: Z23100006

Meeting Dates: Planning Commission 11-02-2023 – TABLED TO 12-14-2023
Board of Commissioners 01-09-2024–BOC amended date 01-10-2024

Applicant:
Richard Wade (Wade Nation LLC)
3046 W Deer Mountain Drive
Riverton, UT 84065

Owner:
Ronald E Ramage
110 Elaine Drive
Warner Robins, GA 31088-6521

Current Zoning: A2

Request: Rezone 2.40 acres from A2 to B3 for truck parking lot, laydown lot and outdoor storage.

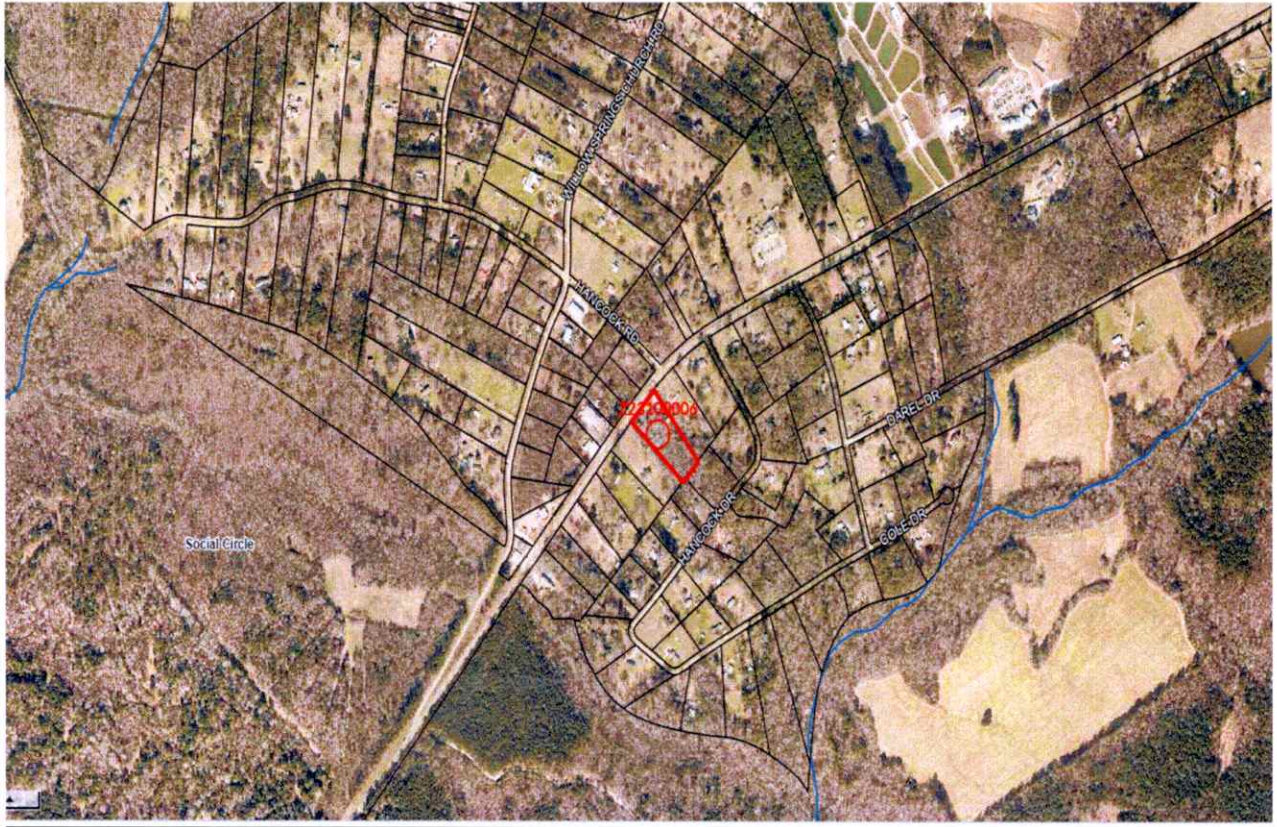
Address: 2384 Highway 278, Social Circle, Georgia 30025

Map Number: C1580022

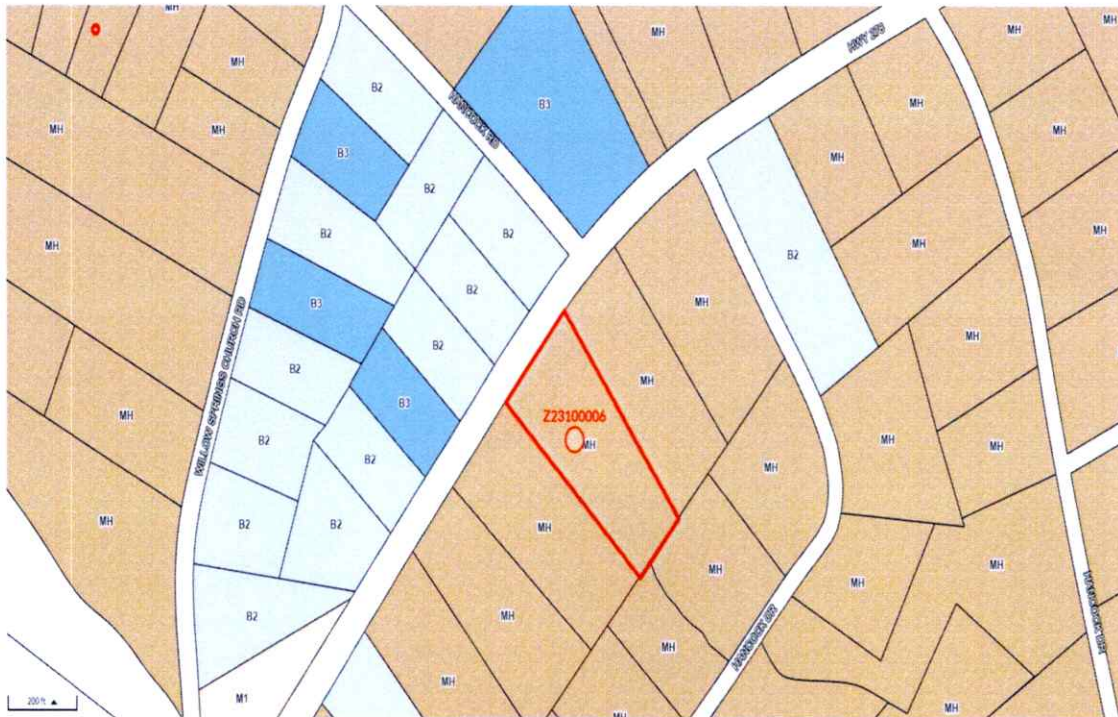
Site Area: 2.40

Character Area: Employment Center

District 4: Commissioner –Lee Bradford Planning Commission – Keith Prather

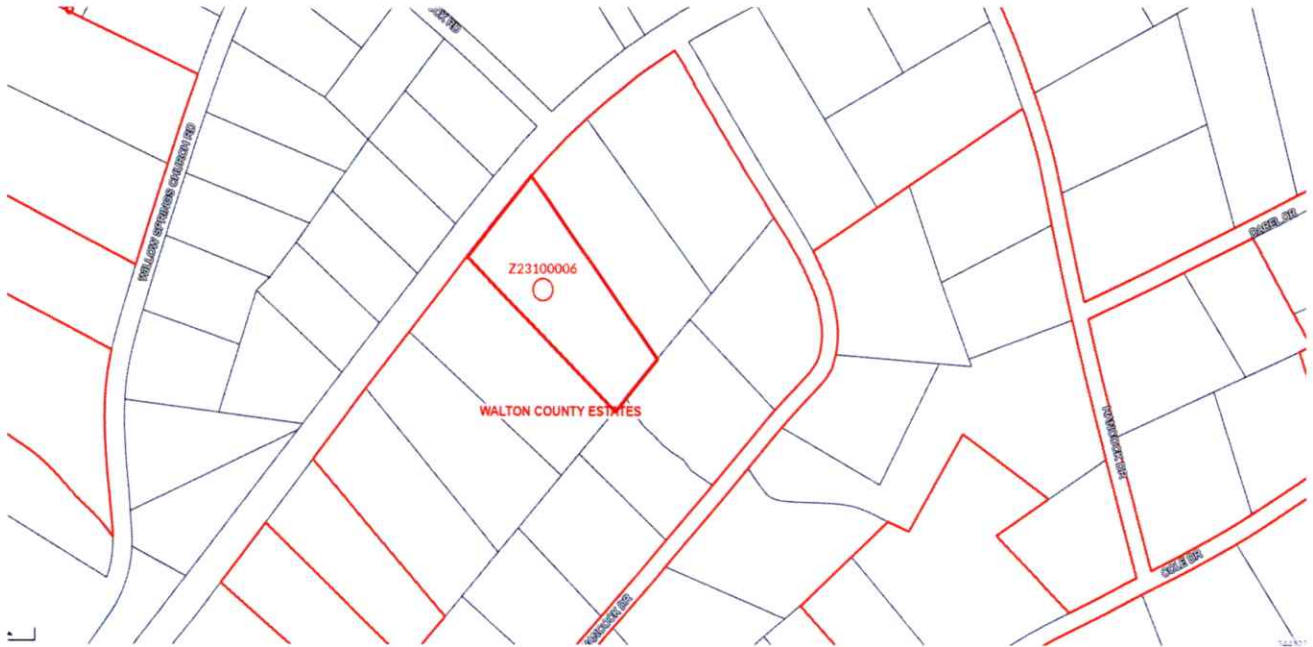


Existing Site Conditions: Property consists of 2.40 acres.

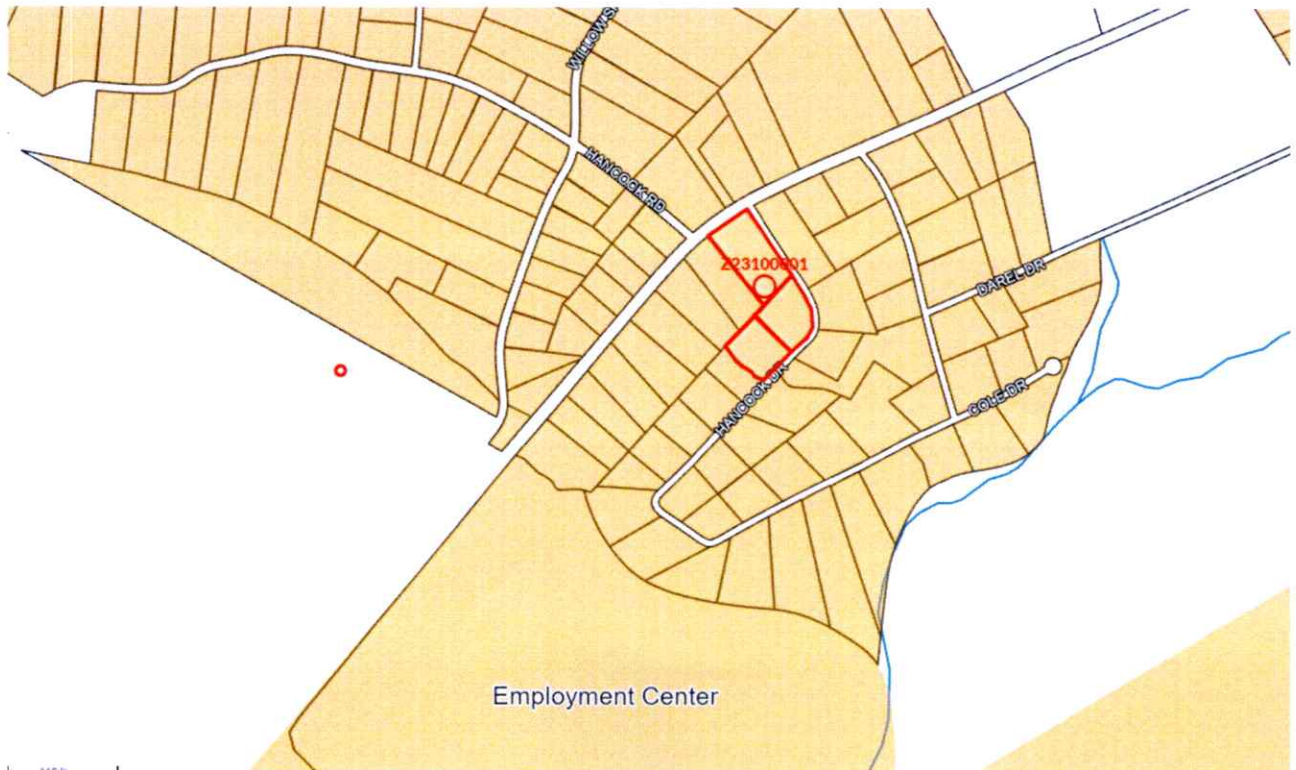


The surrounding properties are zoned B3, B2 and A2.

Subdivisions surrounding property:



The Future Land Use Map for this property is Employment Center.



History: No History

Staff Comments/Concerns:

Should the Board favor approval of the rezone, the department would suggest in lieu of approval to B3 that property be rezoned to B2 Conditional Use with the following conditions:

- 1- Entire area must be completely screened with an opaque fence.
- 2- Parking area must be paved or concrete.
- 3- Entrance to be off Hwy 278-No access on Hancock.
- 4- Must provide minimum 7-gallon evergreen planting 8 ft. on center 6 ft. off the property for the entire perimeter

As well as complying with Article 6 Outdoor Storage of Commercial Vehicles

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends that access should be off State Hwy 278 for commercial vehicles.

Sheriffs' Department: This will have no impact on the Walton County Sheriff's Office.

Water Authority: This property is located within the City of Social Circle service area.

City of Social Circle Water Department: No comment received.

11/16/2023 E-mail from Social Circle Water Department: The city does have water in this area going down Highway 278 towards the DNR headquarters. The water line is on the opposite side of Highway 278 but capable of getting the property water with a bore under Highway 278. I do not know if there would be any special requirements there from Ga DOT due to their widening project in the area.

Fire Marshal Review: Fire Hydrant shall be added if not currently in place within 500'. Hydrant at 278 and Hancock Road may be sufficient.

Fire Department Review: Risk of major fire loss associated with truck parking facility.

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

DOT Comments: Will require coordination with GDOT. Will need to coordinate with Georgia DOT District Office for commercial access.

PC RECOMMENDATIONS 11/2/2023:

4.2 Z23100006-Rezone 2.40 acres from A2 to B3 truck parking/laydown lot & outside storage-Applicant: Richard Wade-Owner: Ronald Ramage-located on 2384 Hwy 278-Map/Parcel C1580022-District 4.

Presentation: Applicant requested that the case be tabled due to his closing on the property in a couple of weeks.

Recommendation: John Pringle made a motion to recommend tabling the case until the next Planning Commission Meeting on December 14, 2023, with a second by Pete Myers. The motion carried unanimously.

PC RECOMMENDATIONS 12/14/2023:

3.1 Z23100006-Rezone 2.40 acres from A2 to B3 truck parking/laydown lot & outside storage-Applicant: Richard Wade-Owner: Ronald Ramage-located on 2384 Hwy 278-Map/Parcel C1580022-District 4.

Presentation: The Applicant, Richard Wade, nor anyone on his behalf was present to represent the case. The Director, Charna Parker, advised that the Applicant called and will not be able to be present. She went on to explain that the Applicant wants to do a truck parking/laydown lot & outside storage. She advised that the site plan states that he would like to have 37 tractor trailer parking spaces. She stated that it is up to the Board what they would like to do.

Speaking: James Evans spoke and stated that he lives in Social Circle, and he was at the last meeting where the Applicant didn't show up and the Applicant didn't show up this month. He stated that he can speak for the people in the area that this is a residential area and Highway 278 is a two-lane road. Highway 278 has heavy traffic and where this land exists there are curves and 2 hills which makes for limited sight

distance. He stated that this is a residential area and putting it in commercial would not be good. Mr. Evans went on to state that on August 18th at 3:36 p.m. he called Josh Prohett at the County to advise him about this lot. This lot has kudzu and overgrown grass. There is trash and old appliances and old cars in the yard. This property is in bad condition, and something needs to be done about this. He asked for the Board to please deny this rezone.

Recommendation: Keith Prather made a motion to deny the rezone with a second by John Pringle. The motion carried unanimously. Mr. Kemp stated that this case will go to the Board of Commissioners Meeting in January 2024.

Rezone Application # 223100006
Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date Dec. 5th at 6:00PM held at **WC Historical Court House.**

You or your agent must be present at both meetings

Map/Parcel C15B0022

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

RICHARD WADE (WADE NATIONAL LLC)

Ronald E. Kamage

3846 W. DEEP MOUNTAIN DR. RIVERTON, VT 05465

110 Elaine Drive

801.755.8080

Warner Robins GA. 31088-6521

E-mail address: richwade21@gmail.com

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

Phone # 801.755.8080

Phone # _____

Location: 2384 HWY 270

Requested Zoning B2

Acreage 2.4

Existing Use of Property: RESIDENTIAL

Existing Structures: MOBILE HOME

The purpose of this rezone is TRUCK PARKING LOT / LAYDOWN LOT /

OUTSIDE STORAGE

Property is serviced by the following:

Public Water: Provider: WALTON COUNTY WATER AUTHORITY 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 [Signature]

Date 10.2.23

Fee Paid \$ 450

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 B2 South A2
 East A2 West A2

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

Commission District: 4-Lee Bradford 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: WADE NATION LLC, RICH WADE
Address: 3846 W. DEER MOUNTAIN DR, RIVERTON, UT 84065
Telephone: 801-755-8080
Location of Property: 2384 HWY 278, SOCIAL CIRCLE, GA 30025

Map/Parcel Number: C1580022

Current Zoning: RESIDENTIAL Requested Zoning: B2

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: RICHARD WADE

Print Name: _____

Address: 3846 W. DEER MOUNTAIN
RIVERTON, UT 84065

Address: _____

Phone #: 801-755-8080

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

10-3-23
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;

B2 & B3 ACROSS THE STREET

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

PROPERTY VALUES WONT BE DIMINISHED

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

IT WOULD NOT. N/A

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

IT WOULD BENEFIT EVERYONE AROUND

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

IT IS SUITABLE & WILL FIT IN WITH THE COMMERCIAL ZONING.

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

NOT VACANT

LAND PLANNERS
ENGINEERS - SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 300
KOSWELL, GEORGIA 30075
VOICE 770.650.2648
FAX 770.650.2644
www.paulsonmitchell.com

PAULSON MITCHELL

INCORPORATED

2384 HWY 278
UNINCORPORATED WALTON COUNTY
GEORGIA

RICH WADE

ZONING INFORMATION

ZONING CLASSIFICATION: UNINCORPORATED WALTON COUNTY, GA
ADDRESS: 2384 HWY 278

BUILDING SETBACKS
FRONT: 66' / 75'
REAR: 40'

BUFFERES
LANDSCAPE BUFFER: 10'

PARKING SUMMARY
SPACES / SPACES REQUIRED: 25 / 15

LANDSCAPE ISLAND SPACING
LANDSCAPE ISLAND SPACING: 8.5' x 10'

ENVIRONMENTAL
FLOOD PLAIN PRESENT (FPM): NO

LANDSCAPE REQS
MAXIMUM WETLANDS ALLOWED: 75%

WETLANDS PRESENT (WMP): NO

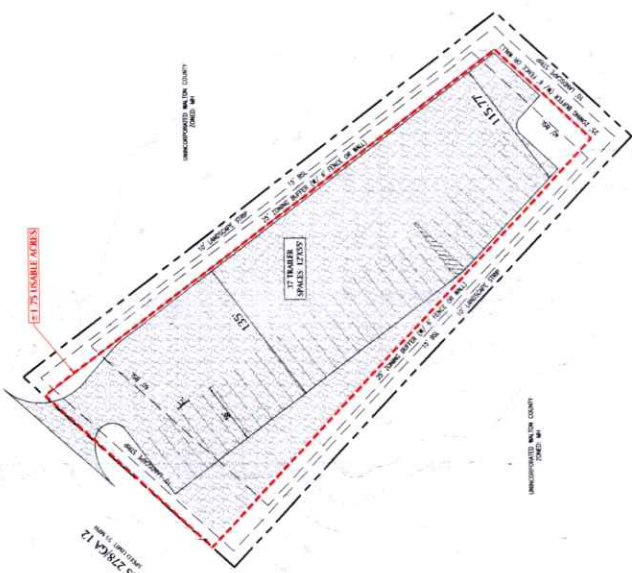
DATE: 10.09.2023

CP-2
SHEET



VICINITY MAP

SCALE: 1" = 50'



CONCEPTUAL SITE PLAN



PRELIMINARY SITE PLAN DISCLAIMER:
THIS SITE PLAN IS A PRELIMINARY CONCEPTUAL SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF THE DESIGNER. THE DESIGNER MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED HEREIN. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED FOR THE PREPARATION OF THIS SITE PLAN. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, THAT MAY BE ASSERTED AGAINST THE DESIGNER BY ANY THIRD PARTY AS A RESULT OF THE CLIENT'S USE OF THIS SITE PLAN. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF GEORGIA.

OCTOBER 2ND, 2023

LETTER OF INTENT

TO: WALTON COUNTY PLANNING DEPARTMENT
126 COURT ST
MONROE, GA

FROM: WADE NATION LLC
RICH WADE
3846 W. DEER MOUNTAIN DR.
RIVERTON, VT 05065
801.755.8080

MY INTENDED USE IS FOR A LAYDOWN LOT & TRUCK PARKING
LOT ON THE ENTIRETY OF THE PROPERTY. COMPANIES
WORKING WITH RIVIAN WILL NEED THIS.

BEST REGARDS



RICHARD WADE