

Alteration of Zoning Conditions AZ22030003

Staff Analysis

Commission District: 2 Banks

Board of Commissioners Hearing Date: 04-05-2022

Parcel ID: Map C0090003A00 & 29B00

Acreage: 18.00+

Applicant:

Henderson Fab LLC/Johnny Henderson
2624 Ivory Road
Loganville, Georgia 30052

Owner:

James D. Billingsley
Holly S. Billingsley
Norma B. Billingsley
2834 County Line Road
Covington, Georgia 30014

Property Location: Green Avenue (11 acres will be divided out of C0090029B00 but does not touch Green Avenue) & GA Highway 20 (a small portion of the parent parcel touches Bailey Circle, this portion was not included in the rezone and remains A1.)

Current Character Area: Highway Corridor

Current Zoning: M1

Request: A Rezone was approved on February 1, 2022 (Z21120008) with conditions that:

1. Business hours to be 7:00 a.m. to 7:00 p.m. Monday – Saturday
2. 125' buffer on the residential homes (Green Avenue)
3. 8' fence inside the 125' buffer with Leyland Cypress planted along the buffer in sparse areas.

Applicant is requesting that those conditions be amended (See attached letter – Alterations to Zoning which show the following :)

1. Eliminate the requirement for an 8' privacy fence between the M1 property and the M2 property owned by Mr. Francisco Gomez, allowing the 2 businesses to erect a security fence of their choice.
2. Eliminate the condition for planting Leyland cypress trees along the property line that adjoins Sidney & Linda Gordon, 4027 Bailey Circle (Parcel C0070018 – 5 acres); Trenton Pippin & Khayat Bassam, 4029 Bailey Circle (Parcel C0070019 – 5 acres) & Roy & Carol Davis, Bailey Circle (Parcel C0090029A00 – 5 acres). There are over 400' of mostly evergreen trees between this property line and the residences, making this condition unnecessary. Leyland cypress trees planted in dense woods will not survive.





3. Along the property line adjoining the Gordon, Pippin & Davis properties, change the buffer from 125' back to 100' as is standard for this situation (M1 adjacent to A1)
4. Allow the 8' privacy fence be placed on the property line instead of inside the buffer, as is standard for this situation (M1 adjacent to A1).

With approval from the property owner, Norma B Billingsley, they are requested for the following change:

1. That the buffer between this property and Mrs. Billingsley's property be reduced from 100' to 50'.

Site Analysis: The 18.00+ acre tracts are located Ga Hwy 20 and 11 acres to be divided out of land that touches Green Avenue and a small portion touches Bailey Circle. The surrounding properties are zoned A1, R1, B2, B3 and M2.

Zoning History:

Z21120008	Henderson Fab LLC	Rezone 18.00 + acres from A1 to M1 for steel fabrication and outside storage	C0090003A00 & 29B00 Green Ave & Ga Hwy 20	Approved w/conditions
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Conditions on Z21120008 were:

- 1. Business hours to be 7:00 a.m. to 7:00 p.m. Monday – Saturday**
- 2. 125' buffer on the residential homes (Green Avenue)**
- 3. 8' fence inside the 125' buffer with Leyland Cypress planted long the buffer in sparse areas.**

Character Area: The character area for this property is Highway Corridor.

Staff Comments/Concerns:

Rezone Application # AZ22030003
Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date 4/5/22 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0090003A00 + C0090029B00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Henderson Fab Johnny
2624 Ivory Rd. Henderson
Loganville, GA 30052

James D + Holly S. Billingsley
Norma B. Billingsley
2834 County Like Rd.
Covington, GA 30014

E-mail address: hend26@bellsouth.net

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

Phone # 770-922-1678

Phone # 770-364-3000

Location: GA Hwy 20 S. of Loganville Requested Zoning M1 Acreage 18.4

Existing Use of Property: Vacant Land A-1

Existing Structures: None

The purpose of this rezone is This application is for an Alteration to Zoning, asking for some of the conditions to be amended. See attached sheet for details.

Property is serviced by the following:

Public Water: Yes Provider: Walton County WSA Well: No

Public Sewer: No 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 3/3/22 Fee Paid \$ N/A per Tracie Malcolm

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 M1 Surrounding Zoning: North A1 South B3
 East A1 West MA

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

Commission District: 2-Banks Watershed: Big Haynes W-P1 TMP —

I hereby withdraw the above application _____ Date _____

Alterations to Zoning

I am asking for the following changes to the conditions that were applied to the rezoning at the February commissioners' meeting:

1. Eliminate the requirement for an 8' privacy fence between this M1 property and the M2 property owned by Mr. Francisco Gomez, allowing the 2 businesses to erect a security fence of their choice.
2. Eliminate the condition for planting leyland cypress trees along the property line that adjoins Gordon, Pippin & Davis. There are over 400' of mostly evergreen trees between this property line and the residences, making this condition unnecessary. Leyland cypress trees planted in dense woods will not survive.
3. Along the property line adjoining the Gordon, Pippin & Davis properties, change the buffer from 125' back to 100' as is standard for this situation (M1 adjacent to A1)
4. Allow the 8' privacy fence to be placed on the property line instead of inside the buffer, as is standard for this situation (M1 adjacent to A1)

With approval from the adjacent land owner, Norma B Billingsley, I'm asking for the following change:

1. That the buffer between this property and Mrs. Billingsley's property be reduced the from 100' to 50'.

March 3, 2022

Dear Board of Commissioners:

I'm writing to let you know that I agree to allow the buffer between my property on Green Ave. and the 18.4 acres being purchased by Henderson Fab, to be reduced to 50', with an 8' screened fence along the property line.

Sincerely,

A handwritten signature in blue ink that reads "Norma B. Billingsley". The signature is written in a cursive style with a long horizontal flourish at the end.

Norma B. Billingsley

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. Z21120008

1. Rezone – Z21120008 – Rezone 18.00+ from A1 to M1 for steel fabrication & outside storage– Applicants: Henderson Fab LLC/Owners: James D, Holly S & Norma B Billingsley– Property located on Green Ave & Ga Hwy 20-Map/Parcel C0090003A00 & 29B00 – District 2.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WALTON COUNTY, GEORGIA

WHEREAS, the Walton County Planning Commission held a duly advertised public hearing and filed a formal recommendation with the Board of Commissioners of Walton County upon an Application to Amend the Official Zoning Map of Walton County from A1 TO M1 by HENDERSON FAB LLC for the proposed use OUTDOOR STORAGE OF STEEL BEAMS AND FUTURE BUILDING FOR STEEL FABRICATION, Map/Parcel ID C0090003A00 AND C0090029B00; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map of Walton County has been duly published in The Walton Tribune, the Official News Organ of Walton County; and

WHEREAS, a public hearing was held by the Board of Commissioners of Walton County on 02-01-2022 and objections were not filed.

NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application to Amend the Official Zoning Map of Walton County from A1 to M1 in Case No. Z21120008 is hereby APPROVED WITH CONDITIONS.

1. Business hours to be 7:00 a.m. to 7:00 p.m. Monday – Saturday
2. 125' buffer on the residential homes (Green Avenue)
3. 8' fence inside the 125' buffer with Leyland Cypress planted along the buffer in sparse areas.

The Board of Commissioners of Walton County, Georgia further directs the County Clerk to enter upon the minutes of the meeting at which this ordinance is adopted the following: “On the 1ST DAY OF FEBRUARY, 2022, by official action of the Board of Commissioners of Walton County, the following changes were made to the Official Zoning Map of Walton County: The zoning classification of Walton County Parcel ID# C0090003A00 AND


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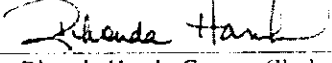
C0090029B00 was changed from A1 TO M1 WITH CONDITIONS:

1. Business hours to be 7:00 a.m. to 7:00 p.m. Monday – Saturday
2. 125' buffer on the residential homes (Green Avenue)
3. 8' fence inside the 125' buffer with Leyland Cypress planted along the buffer in sparse areas.

SO ORDAINED, this 1ST DAY OF FEBRUARY, 2022.

Board of Commissioners of Walton County

By: 
David G. Thompson, Chairman

Attest: 
Rhonda Hawk, County Clerk

**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: Henderson Fab - Johnny Henderson, Pres.

Address: 2624 Ivory Rd, Loganville, GA 30052


Telephone: 770-922-1678

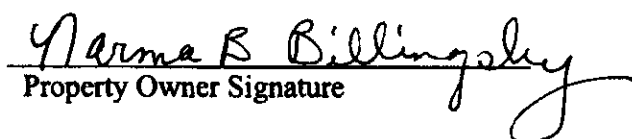
Location of Property: GA Hwy 20, South of Loganville

Loganville, GA 30052

Map/Parcel Number: C0090-003A-0 and C0090-029B0-0

Current Zoning: A-1 and A-1 Requested Zoning: M-1


Holly S. Billingsley
Property Owner Signature


Norma B. Billingsley
Property Owner Signature

Print Name: James D. and Holly S. Billingsley

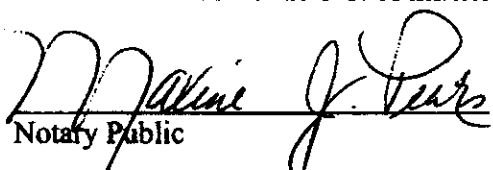
Print Name: Norma B. Billingsley

Address 2834 County Line Rd, Covington, GA 30014 Address: 4030 Bailey Circle, Loganville, GA 30052

Phone #: 770-364-3000

Phone #: 404-309-0639

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.


Notary Public

12-2-2021
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;

M-2 Proposed manufacturing of wooden floor trusses

A-1 Agricultural / Residential / Churches

M-1 Steel Fabrication

B-3 Outdoor Storage - automobiles / steel beams

B-2 Tree Service

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

Property values should not be diminished.

There will be plenty of wooded buffer between this property and residential properties.

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

This change in zoning will increase the value of this property and provide jobs and increased tax revenue.

This should help improve general welfare of the county without hurting the health or safety of the community.

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

Use of this land by Henderson Fab shall allow the company to grow and add good paying jobs for the community, in addition to increasing property tax revenue.

5. The suitability of the subject property for the zoned purposes; and
The property is located conveniently close to our steel fabrication facility. It has direct access to a state highway.
-
-

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.
It has been vacant for more than 50 years, possibly as long as as 100 years. There are no high density residential developments nearby. Adjacent properties on the highway and across GA Hwy 20 have been developed for commercial use.

BK:122 PG:39-39
Filed and Recorded
Feb-01-2022 09:57 AM
DOC# 2022 - 000038
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 3060706656



remaining portion of parcel which is zoned A1

RECORDING INFORMATION

LOCATION MAP

NOTE: THE SURVEYOR HEREON HAS MADE NO INVESTIGATIVE OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD. ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

RECORDING INFORMATION

APPROVAL FOR RECORDING: THE FOLLOWING GOVERNMENTAL RECORDS HAVE APPROVED THIS PLAT, IN FULL OR PART FOR FILING: WALTON COUNTY CLERK'S OFFICE DATE: 2021.11.21 07:58:35 - 09:00

RECORDING INFORMATION

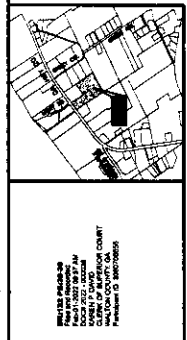
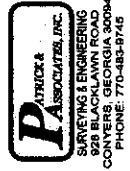
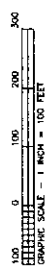
THE PURPOSE OF THIS PLAT IS TO TAKE 1.40 ACRES FROM TAX PARCEL C090029950 AND ADD TO TAX PARCEL C090003400. TAX PARCEL C090029950 WILL NOW HAVE AN AREA OF 3.60 ACRES.

Note: Any and all State waters located on this property are subject to State and county buffers.

OWNER: JAMES DARRIEL BILLINGSLEY & HOLLY S. BILLINGSLEY 308 S 177 PG 197 & DBL 0709 PG 261 LOGANVILLE, GA 30002 PG 193, PG 31

JOHNNY HENDERSON

LAND LOT 248 - 4TH DISTRICT WALTON COUNTY, GEORGIA DATE OF FIELD WORK: 12-14-2021 EQUIPMENT USED: TRIMBLE S6



LOCATION MAP

NOTE: THE SURVEYOR HERSON HAS MADE NO INVESTIGATIVE OR INDEPENDENT SEARCH FOR ENCUMBRANCES... THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON...

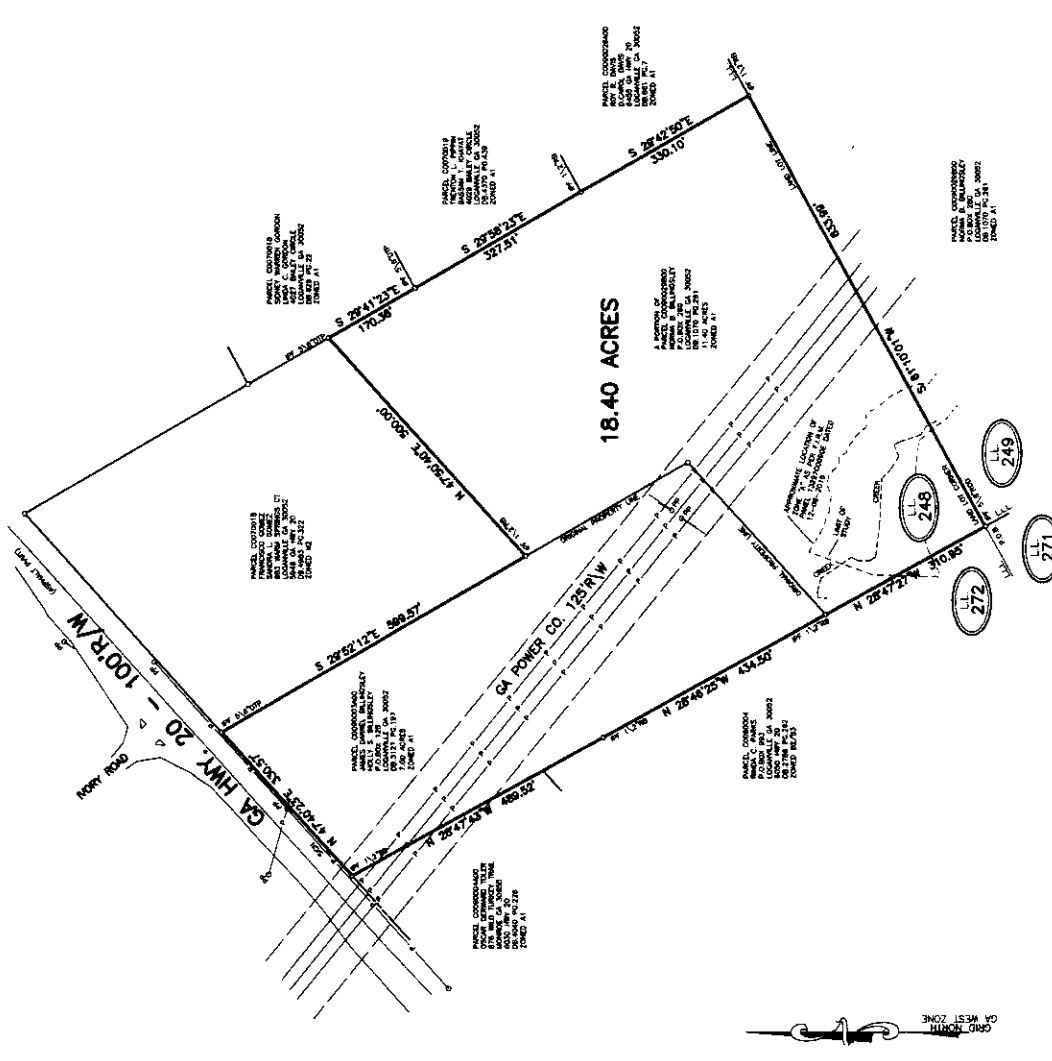
GENERAL NOTES: * TOTAL AREA = 1.40 ACRES * SURVEYED BY JOHNNY HENDERSON * SURVEYED BY SURVEYOR INDIVIDUAL SURVEYING * PRINTED AT SURVEYOR'S OFFICE * DATE: 12-14-2021

- TEXT LEGEND: I/PF IRON PIN FOUND, I/PB IRON PIN SET, R/PF REBAR, R/PB REBAR, CONC CONCRETE, GASV GAS VALVE, PWR POWERHEAD POWER, W/M WATER METER, P/BM POINT OF BEGINNING, P/OC POINT OF COMMENCEMENT, C/L CENTERLINE, R/W RIGHT-OF-WAY

Surveyor's Certification: I, Johnny Henderson, State of Georgia, License 15454, do hereby certify that this plat is a true and correct copy of the original field notes and that the same were prepared from an actual survey of the property by me or under my direct supervision...



Signature of Johnny Henderson



18.40 ACRES

LOT 247

LOT 248

LOT 249

LOT 250

LOT 251

LOT 252

PARCEL C090029950

PARCEL C090003400

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"NOT FOR FINAL RECORDING"

PROPOSED ZONING: M-1 PROPOSED USE: OUTDOOR STORAGE OF STEEL & FUTURE FABRICATION BUILDING

Note: Any and all State notices located on this property are subject to State and County authority.

OWNER:
PAULSEL CHRISTINA & COMPANY
10101 W. HUNTERS TRAIL
JACKSONVILLE, FLORIDA 32222
TEL: 904.250.1234
FAX: 904.250.1234
WWW.PAULSEL.COM

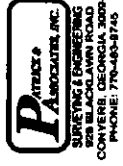
APPLICANT:
JOHNNY HENDERSON
2101 W. WILSON ROAD
JACKSONVILLE, FLORIDA 32206
TEL: 904.250.1234
FAX: 904.250.1234
WWW.HENDERSON.COM



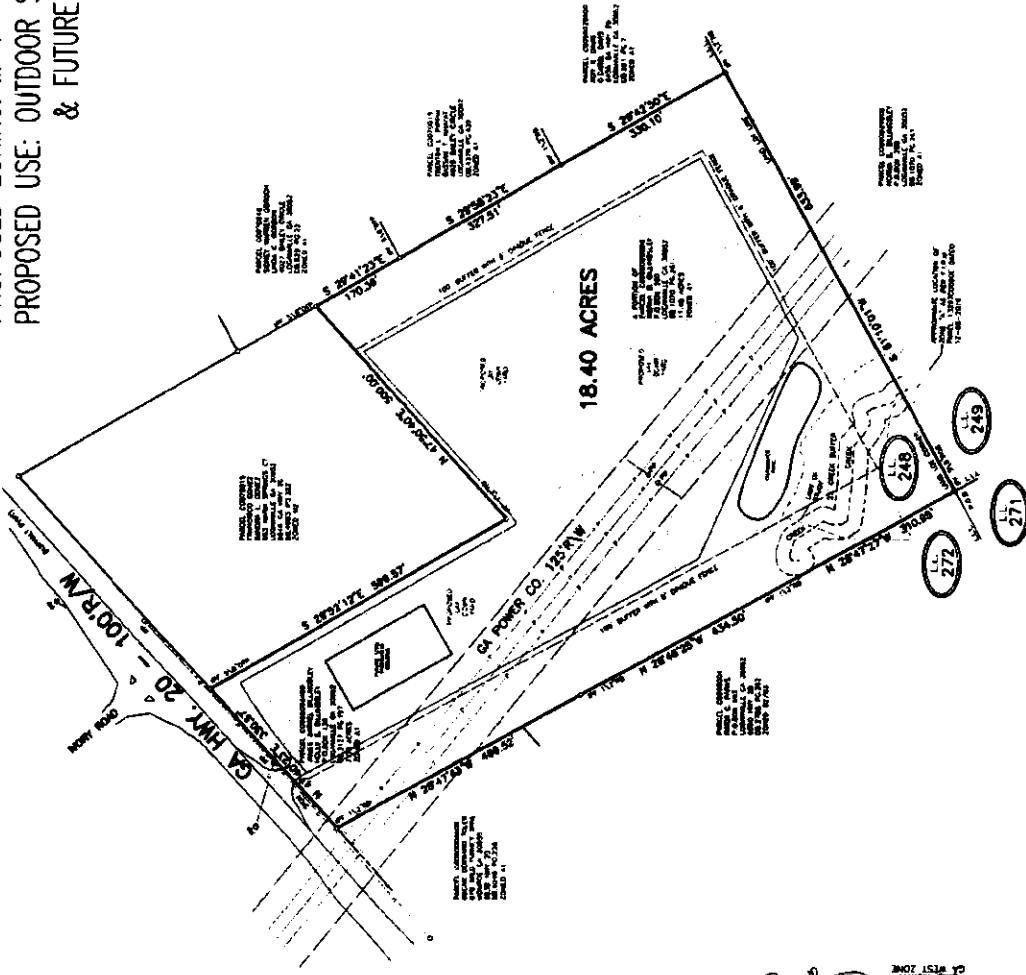
ZONING COUNTY PLANNING

JOHNNY HENDERSON
LAND LOT 246 - 4TH DISTRICT
WALTON COUNTY, GEORGIA

DATE OF FIELD WORK: 12-15-2011
DATE OF PLAN PREPARATION: 12-15-2011
EQUIPMENT USED: TRIMBLE 5800
GRAPHIC SCALE - 1" = 100 FEET



JOB NO. 21-195
DWG. NO. 35002



LOCATION MAP

This property is a 1/4 ACRES, A Federal Flood Area as indicated by F.I.A. Official Flood Maps. Flood Stage No. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

GENERAL NOTES:
- TOTAL AREA IS 18.40 ACRES.
- WATER PROVIDED BY THE CITY OF JACKSONVILLE.
- SEWER SERVICE IS PROVIDED BY THE CITY OF JACKSONVILLE.
- ALL UTILITIES ARE SHOWN AT OWNERS RISK.
- ELEVATION IS 100 FEET ASL.
- DATE: 12/15/11

TEXT LEGEND

- RF IRON PIN FOUND
- OTF IRON PIN SET
- OTF OPEN TOP PIPE
- CONV CONCRETE
- CLM CURB
- GV GAS VALVE
- P OVERHEAD POWER
- WM WATER METER
- PCB POINT OF COMMENCEMENT
- CE CENTERLINE
- CL CENTRALLINE
- R/W RIGHT-OF-WAY



Have them below
Call before you dig



18,383 ac. ±
 18,383 Ac. ±

