

Rezone Z22020013

Staff Analysis

Commission District: **3 – Shelnut** – Present Map

Commission District: **5 – Adams** – Future Map

Planning Commission Hearing Date: **03-03-2022**

Board of Commissioners Hearing Date: **04-05-2022**

Parcel ID: Map C0750159F00

Acreage: 1.265

Applicant:
Baker Group RE, LLC
237 Baker Street
Monroe, Georgia 30655

Owners:
Baker Group RE, LLC &
George W. Baker, Jr.
237 Baker Street
Monroe, Georgia 30655

Property Location: 1687 Highway 78

Current Character Area: Highway Corridor

Current Zoning: B2

Request: Rezone 1.265 acres from B2 to B3 for major auto repair

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
8111	Major Repair and Maintenance	Yes											P			P	P

Automotive, Major Repair and Maintenance (20)

- A. The use shall not be established on any lot which is either adjacent to or directly across from any residentially zoned district.
- B. The use shall not be within one hundred feet of a residential district.
- C. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- D. Outdoor storage is limited to twenty-five (25%) percent of the total lot and shall comply with the outdoor storage regulation in this ordinance.
- E. Minor automotive repair and maintenance is allowed.

Staff Comments/Concerns:

Site Analysis: The 1.265 acre tract is located on 1687 Highway 78. The surrounding properties are zoned B1 and B2.

Zoning History:

CU-99705	78 Enterprises Inc.	Conditional Use Public Cemetery 79.39	C075-90, 159 Hwy 78 and Troy Smith Road	Approved
Z00789	Baker Street Limited	B-2/A-1C to R-1	C075-90, 159 Hwy 78 Troy Smith Road	Approved
Z00808	Baker Street	A-1C to B-2	C075-90, 159 Hwy 78/Troy Smith	Approved
Z99704	78 Enterprises Inc	A-1 to B-2 & M-1	C075-90, 159	Approved B-2 only
V19050007	Troy Smith Partners LLC	Request a reduction of the min lot width on Tract 6A from 100' to 50'	C0750159 Troy Smith Road	Approved

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

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: The Walton County Sheriff's Office regularly conducts business checks on main thoroughfares twice per night shift where access is allowed. There would be an additional 730 checks per year.

Water Authority: This area is served by an existing 6" diameter water main along on Troy Smith Road. (static pressure: 110 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: 1) Development shall meet International Fire Code (2018), Life Safety Code (2018) and the Georgia Accessibility Code and Walton County Ordinances. 2) The Code compliance shall be subject to a plan review.

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

Development Inspector: No comment received.

DOT Comments: Will require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 3/3/2022:

1. **Rezone - Z22020013 – Rezone 1.265 acres from B2 to B3 for major auto repair– Applicant: Baker Group RE LLC/Owners: Baker Group RE LLC & George Baker, Jr. – Property located on 1687 Hwy 78-Map/Parcel C0750159F00 – District 3 & 5.**

Presentation: George Baker represented the case. He would like to rezone the property from B2 to B3. He recently built a 6,000 sq. ft. building to rent out. He also previously sold the building adjacent to this building. He wants to have a nice pleasant commercial area. He has a tenant that would like to do auto repair/after-market work. He would like to finish 1,000 sq. ft. for an office, waiting room and show room. The character area is Highway Corridor and the correct zoning for this would be B3.

Speaking: None

Recommendation: John Pringle made a motion to recommend approval as submitted with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # 222020013
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0750159F00

Applicant Name/Address/Phone #

Baker Group RE, LLC
237 Baker Street
Monroe, GA 30655

E-mail address: george@baker-group-llc.com

Phone # _____

Property Owner Name/Address/Phone

Baker Group RE, LLC } George W. Baker, Jr
237 Baker Street
Monroe, GA 30655

Phone # 770-883-5541

Location: 1687 Hwy 78 Requested Zoning B3 Acreage 1.265

Existing Use of Property: Newly constructed 6,000 SF commercial building.

Existing Structures: 6,000 SF newly constructed building.

The purpose of this rezone is to allow new business that performs
after market modifications on high end cars + trucks +
auto and diesel repair.

Property is serviced by the following:

Public Water: X Provider: Walton County Water Authority Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

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 2/3/22 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 B2 Surrounding Zoning: North B2 South B1
 East B2 West B2

Comprehensive Land Use: _____ **DRI Required?** Y _____ N —

Commission District: 3 - Shelburn Watershed: Alcoy River W-P1 TMP —

I hereby withdraw the above application _____ Date _____

Exhibit "A"

**George W. Baker, Jr., LLC
237 Baker Street
Monroe, GA 30655
770-883-5551**

Walton County Planning and Development would suggest:

Before you apply for a **Conditional Use Permit** or a **Rezone** or a **Change of Occupancy** on your property, that you do the following.

NOTE: ALL ITEMS WILL BE REQUIRED ONCE THE APPLICATION IS APPROVED.

The Site

Step one:

Meet with an Engineer or Landscape Architect and develop a site plan for the development.

- Will there need to be improvements to the driveway entrance? Will the Georgia Department of Transportation need to approve a driveway plan?
- What are regular parking and handicap parking requirements for the site?
- Will the site require grading, storm drain, erosion control, storm water detention?
- Will the site require additional septic tank and septic field drain lines?
- Will the site require Landscape screening, tree save or replacements?

Step two:

Have your Engineer or Landscape Architect submit development plans that meet all the current requirements for the Walton County Land Development Ordinance.

- Pay development and review fees for permit.
- Submit plans to Georgia Soil and Water Conservation Commission.
- Submit plans to the Walton County Environmental Health Department.

Step three:

Once you obtain the site development permit, you are ready to begin development on the site.

- Schedule a pre-construction meeting with the Development Inspection Department.
- Install all BMP's per your approved Erosion Control Planning.
- When all site work is complete and inspection are signed off, you will receive a certificate of completion.

The Building(s)

Step one:

Obtain a commercial/Non-Residential Construction Packet. Meet with an Architect or Contractor and develop a plan for the building to be used for your Event Center.

- If you are building a new facility, plans will need to be submitted for approval.
- If you are converting an existing facility, you will need an Architectural stamped floor plan that meets current code requirements for the type of occupancy.
- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

Signature of Applicant: _____

Date: _____

2/3/22

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;

Vacant B-2 zoned property, gas station,
12,000 SF office warehouse, trailer storage

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

The building could not be rented under
current zoning.

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 would allow a service for the public.

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

County gets new jobs and a service
for the residents. County will see an
increase in tax revenue.

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

The building is brand new and will
accommodate this new business perfectly.

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 building has been vacant since
construction was completed, approximately
three (3) months ago.

**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: Baker Group RE, LLC

Address: 237 Baker Street, Monroe, GA 30655

Telephone: 770-883-5541

Location of Property: 1687 Highway 78
Monroe, GA 30655

Map/Parcel Number: C0750159F

Current Zoning: B-2 Requested Zoning: B-3

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: George W. Baker, III

Address: 237 Baker Street
Monroe, GA 30655

Phone #: 770-883-5541

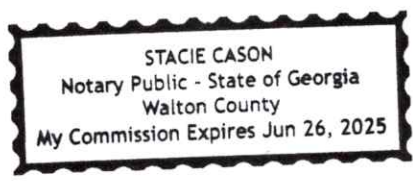
Print Name: George W. Baker, Jr.

Address: 237 Baker Street
Monroe, GA 30655

Phone #: 770-883-5551

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] 2/3/2022
Notary Public Date



Baker Group RE, LLC
George W. Baker, Jr., LLC
237 Baker Street
Monroe, GA 30655
Cell 770-883-5541

February 1, 2022

Ms. Charna Parker
Walton County Planning and Development
303 S. Hammond Dr., # 98
Monroe, GA 30655

RE: Rezone application 1687 Highway 78, Monroe, GA 30656

Dear Ms. Parker:

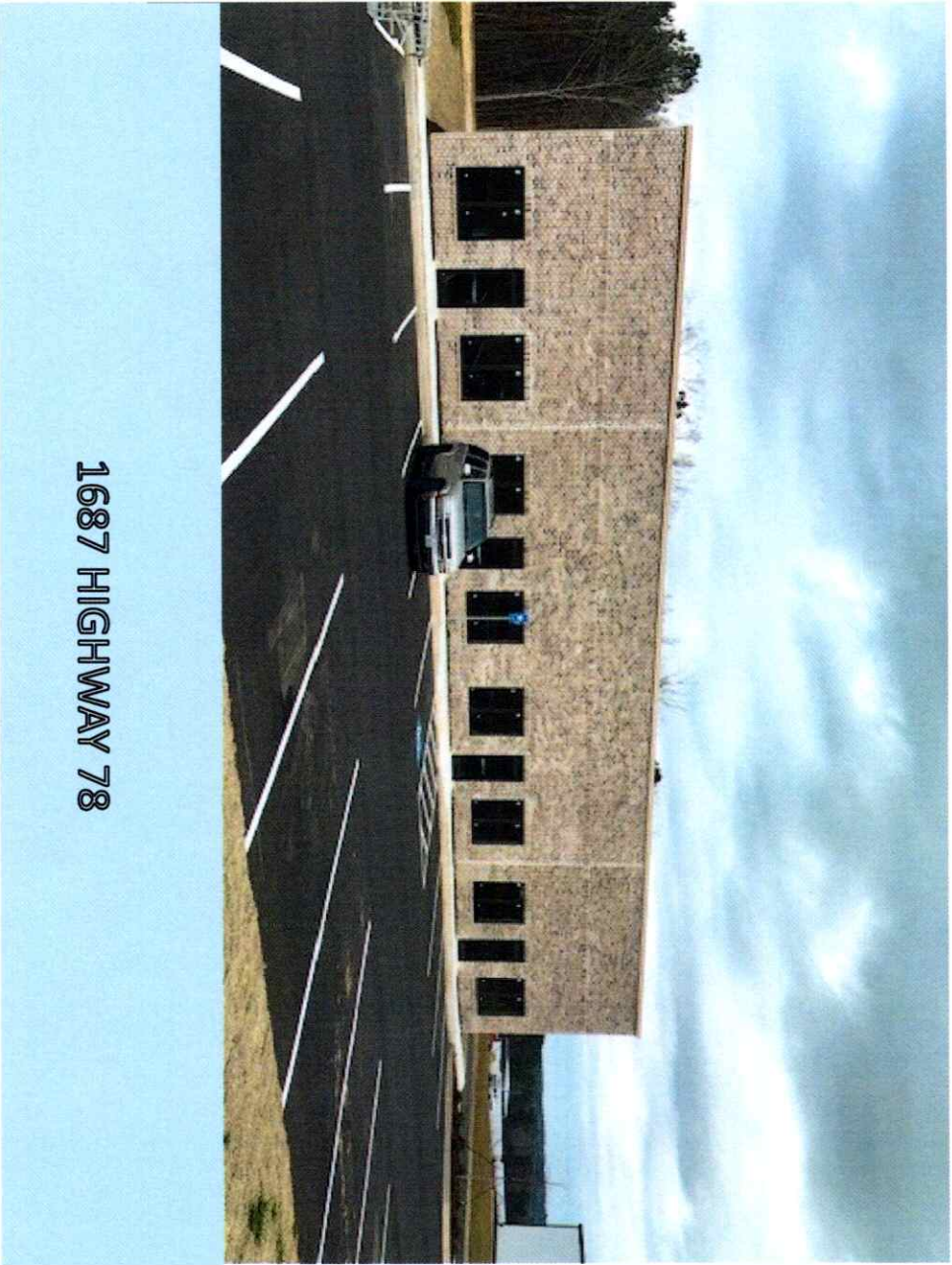
We respectfully ask that the above referenced property be rezoned to B3 from B2. This is for a business that performs high end after market modifications on trucks and cars as well as auto and diesel repair. The building is a very nice brand new 6,000 sf building with the front being all brick. The surrounding property is zoned B2 and would be very compatible with B3. There are numerous auto related sales and service businesses along Highway 78 and this would be in keeping with that.

Please let me know if you need anything else.

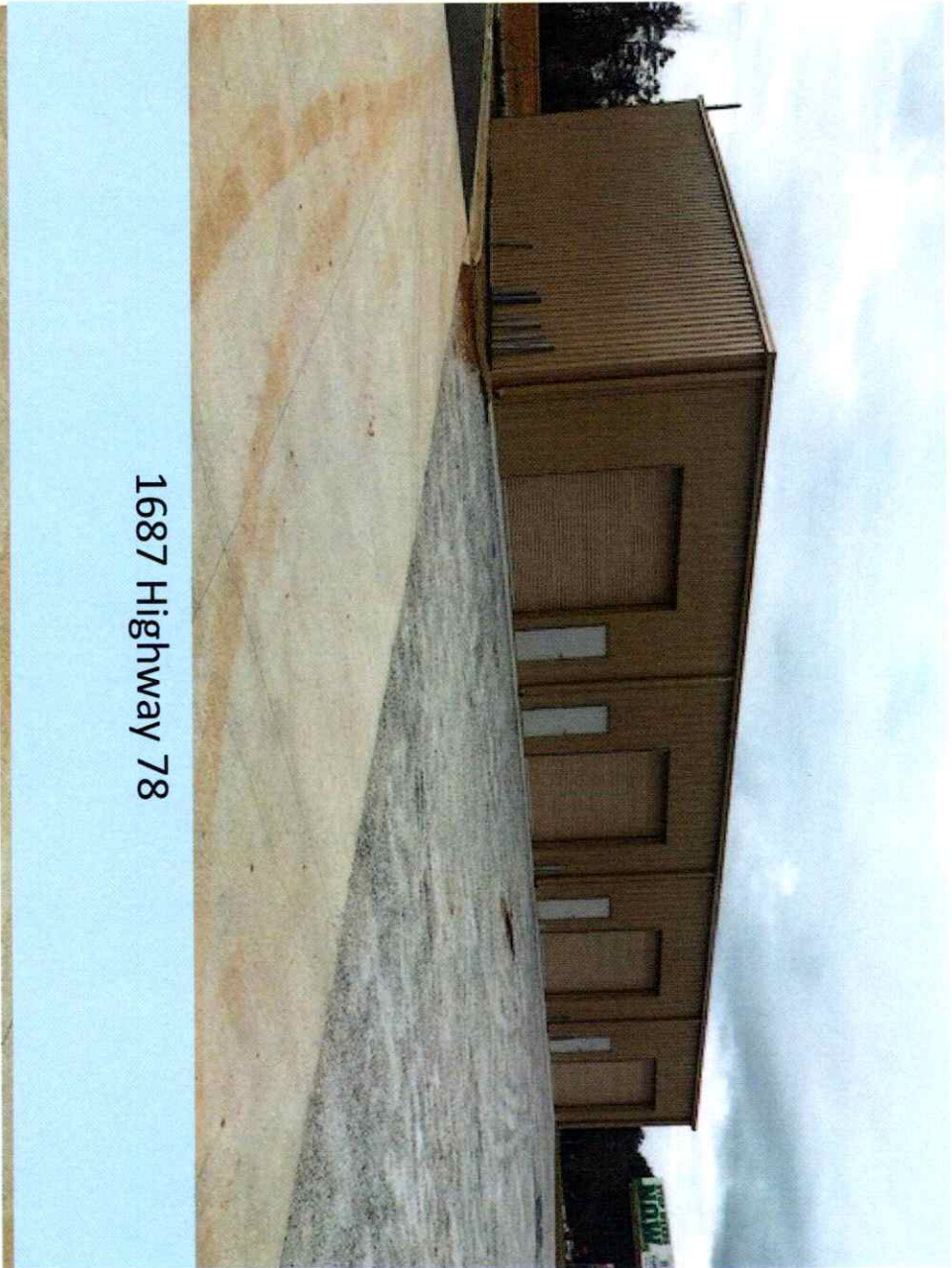
Sincerely,



George W. Baker III
Cell 770-883-5541



1687 HIGHWAY 78



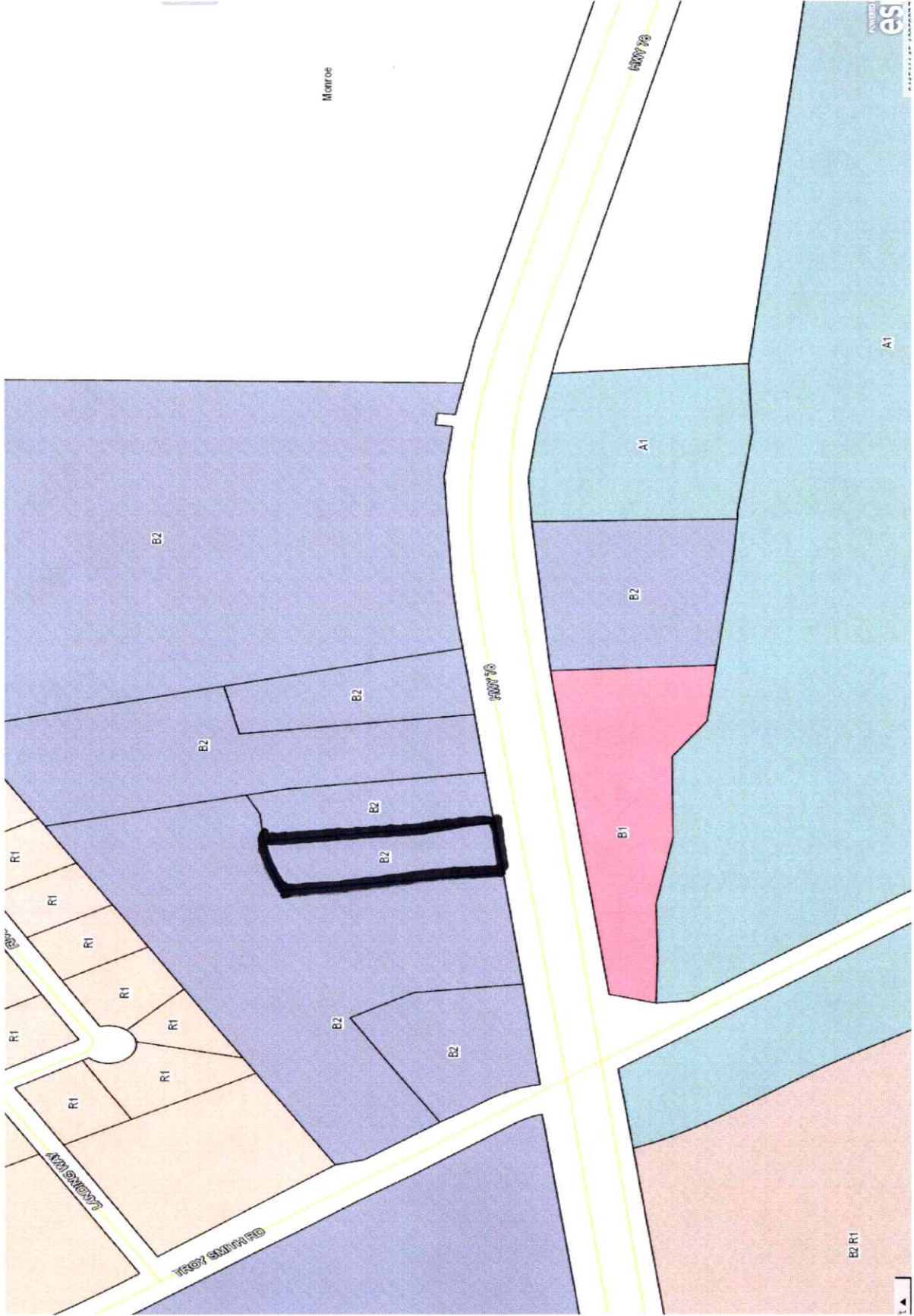
1687 Highway 78



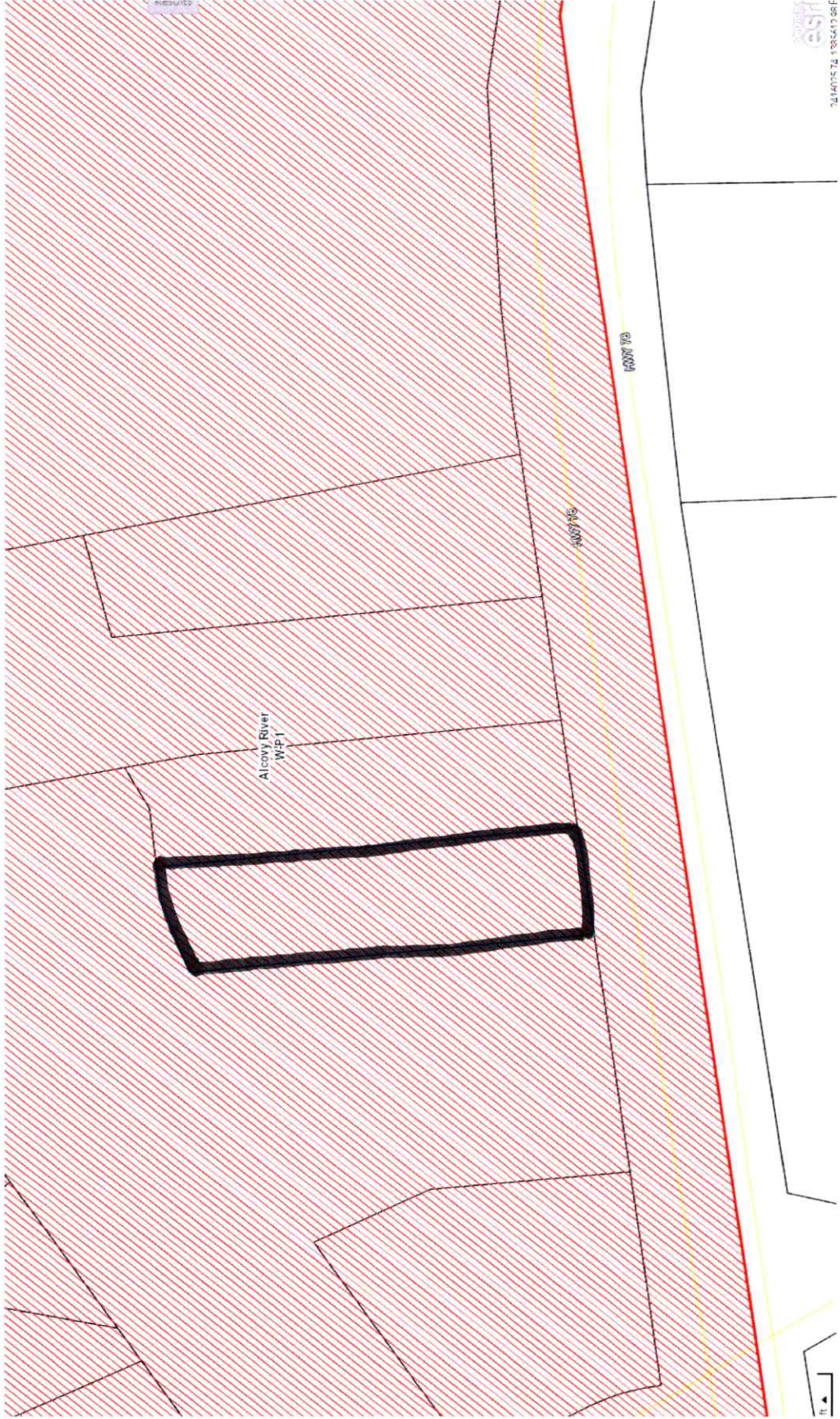
Z22020013 - 1687 Highway 78



Z22020013 - 1687 Highway 78



Z22020013 - 1687 Highway 78



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