

Rezone Z21120011

Staff Analysis

Commission District: **4 - Bradford**

Planning Commission Hearing Date: **02-03-2022**

Board of Commissioners Hearing Date: **03-01-2022**

Parcel ID: Map C1580075L00

Acreage: 1.16

Applicants/Owners:
Robert G & Julie A McKelvey
1879 Hodges Circle
Mansfield, Georgia 30055

Property Location: Willow Springs Church Road

Current Character Area: Employment Center

Current Zoning: B2

Request: Rezone 1.16 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 1.16 acre tract is located on Willow Springs Church Road. The surrounding properties are zoned A1, B2 and B3.

Zoning History:

Z96486	O.D. Richardson	MH to B-2 Comm Use 16.16	C0158-75 Hwy 278; Willow Springs; Hancock	Approved
A96462	O.D. Richardson	MH Park Site Plan 16.16	C0158-75 Hwy 278 Hancock, Willow Springs,	Denied Appeal 7/2/96 Civil Action 96- 1019-1

Character Area: The character area for this property is Employment Center.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a commercial driveway to install.

Sheriffs' Department: The Walton County Sheriff's Office routinely checks businesses two times per night shift when there is access allowed to deputies. This is the practice on main thoroughfares within the county.

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

Fire Department: There is fire hydrant located at 2445 Willow Springs Church Road; it is within 500 feet of the proposed building. The proposed facility is outside of the 5-mile radius of Walton County Fire Department Station 12; we would depend on an automatic aid fire response provided by the City of Social Circle Fire Department for this location.

Fire Code Specialist: All proposed facilities shall meet International Fire Code(2018), Life Safety Code(2018), and the Georgia Accessibility Code The code compliance shall be subject to a plan review.

Board of Education: This will not impact the Walton County School System.

Development Inspector: No comment received.

DOT Comments: Will not require DOT coordination.

Archaeological Information: No comment received.

PC Action 2/3/2022:

1. Rezone – Z21120011 – Rezone 1.16 acres from B2 to B3 for major auto repair– Applicants/Owners: Robert & Julie McKelvey – Property located on Willow Springs Church Rd-Map/Parcel C1580075L00 – District 4.

Presentation: Robert Gregory McKelvey represented the case. He has owned this property since the year 2000. He would like to Rezone from B2 to B3 for a body shop. He would like to build a building and open a car body shop. Brad Bettis asked if he agreed with the requirements and Mr.

McKelvey stated that he did. There would be no working on the cars outside and the only cars outside would be for parking in the front for employee and some cars outside waiting on parts. The cars they are working on will be inside the shop and they will use the back of the building for painting. Brad Bettis asked would he put up an opaque fence. Mr. McKelvey stated that he will put up a 6 ft. fence. It was brought to Mr. McKelvey's attention that it would have to be an 8 ft. fence.

Speaking: None

Recommendation: Brad Bettis made a motion to recommend approval with condition of an 8 ft. fence with vinyl coated slats with a second by Timothy Kemp. The motion carried unanimously.

Rezone Application # Z.21120011

Planning Comm. Meeting Date 2/3/2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 3/1/2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C158-75L

Applicant Name/Address/Phone #
Robert & Julie McKelvey
1879 Hodges Circle
MANSFIELD GA. 30055

Property Owner Name/Address/Phone
ROBERT & JULIE MCKELVEY
1879 HODGES CIRCLE
MANSFIELD GA. 30055

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

Phone # 770-527-4776

Phone # 770-527-4776 / 770-527-4778

Location: Lot 11 Willow Springs Church Road Requested Zoning B-3 Acreage 1.16

Existing Use of Property: N/A

Existing Structures: N/A

The purpose of this rezone is WE HAVE A TENANT THAT WOULD LIKE FOR US TO BUILD A BUILDING FOR THEIR BODY SHOP BUSINESS

Property is serviced by the following:

Public Water: Provider: CITY OF SOCIAL CIRCLE 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 Robert M McKelvey

Date 12/10/2021

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 B3 South MH (A2)
East B2 West B2

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

Commission District: 4-Bradford 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;

PROPERTY LOCATED AT 2434 WILLOW SPRINGS CHURCH ROAD
HAD A RECENT ZONING CHANGE FROM B-2 TO B-3.

PROPERTY LOCATED AT 2425 US-278 WAS RE-ZONED FROM
B-2 TO B-3 SEVERAL YEARS AGO

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

IT IS MY OPINION THAT THE REQUEST FOR ZONING
B-3 WILL IN NO WAY IMPACT THE VALUE OF
SURROUNDING 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;

THE DEVELOPMENT OF THE LAND WILL HAVE NO
NEGATIVE IMPACT TO VALUES, HEALTH, SAFETY, MORALS
OR GENERAL WELFARE TO THE PUBLIC.

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

THE RE-ZONING OF THE PROPERTY WILL ENHANCE
THE VALUE OF SURROUNDING PROPERTY, WHICH WILL
ALLOW OTHERS TO MARKET THEIR LAND FOR MORE
PROFIT. THE ZONING WILL ALLOW ME, THE PRESENT OWNER
MORE FLEXIBILITY IN THE TYPE OF BUSINESS I WILL
BE ABLE TO ATTRACT

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

THIS PROPERTY AND ALL THE IMMEDIATE PROPERTY THAT ARE
ZONED B-2 AND B-3 SUPPORT LOCAL SMALL BUSINESS'S. THESE
SMALL BUSINESS'S BRING SOME HIGH PAYING TECHNICAL JOBS, AUTO
MECHANICS, PAINT & BODY TECH'S ETC.

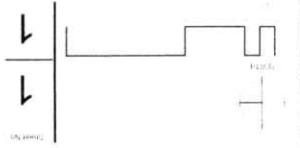
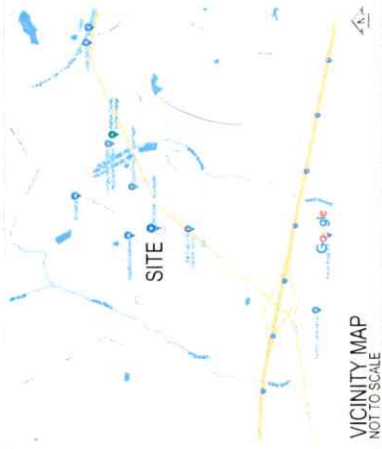
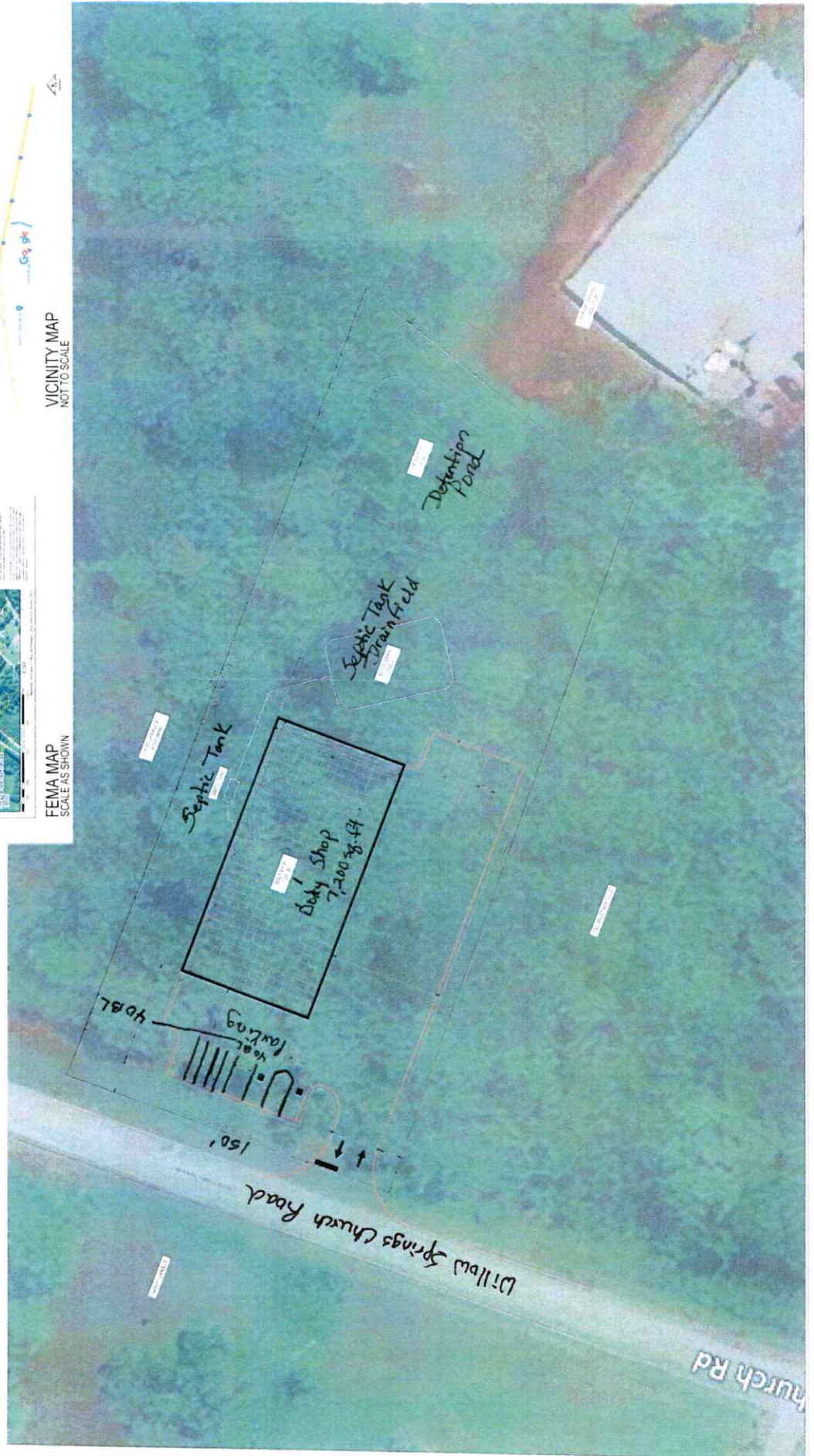
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

WE PURCHASED THE PROPERTY IN 2006 AND TO MY
KNOWLEDGE THE ZONING WAS B-2 AT THAT TIME. OTHER
LAND IN THE IMMEDIATE AREA WAS ALSO ZONED THE SAME

The intent to develop the property is to provide a new business location for an existing paint & body shop to relocate to a more suitable facility.

Witness: Greg McKelvey

CONCEPT PLAN
 WILLOW SPRINGS CHURCH RD
 PARCEL ID: C1580075L00



Z21120011 - 0 Willow Springs Church Rd



Z21120011 – 0 Willow Springs Church Rd



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