

Rezone Z22010008

Staff Analysis

Commission District: **2 - Banks**

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

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

Parcel ID: Map C0090004A00

Acreage: 3.94

Applicant/Owner:

Ligil Abraham

3127 Trinity Grove Drive

Dacula, Georgia 30019

Property Location: 6030 Highway 20, Loganville, Georgia 30052

Current Character Area: Highway Corridor

Current Zoning: A1

Request: Rezone 3.94 acres from A1 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: In order to convert existing house to an office, architectural plans and a permit will be required.

Site Analysis: The 3.94 acre tract is located on 6030 Highway 20. The surrounding properties are zoned A1, A2, B2 and B3.

Zoning History: No History

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

Comments and Recommendations from various Agencies:

Public Works: Public Works has No issues with Approval.

Sheriffs' Department: The Walton County Sheriff's Office conducts business checks on the main thoroughfares within the county. This would be an increase of 730 business checks per year.

Water Authority: This area is currently served by a 8" water main along Hwy 20. (static pressure: 50 psi, Estimated fire flow available: 1,100 gpm @ 20 psi). No system impacts anticipated.

Fire Department: There is a fire hydrant located at the corner of Ivory Road and Ga. Hwy 20, which would be within 500 feet of the proposed facility. No Issues.

Fire Code Specialist: Development 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 require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 2/3/2022:

1. Rezone – Z22010008 – Rezone 3.94 acres from A1 to B3 for major auto repair–
Applicant/Owner: Ligil Abraham – Property located on 6030 Hwy 20- Map/Parcel C0090004A00 – District 2.

Presentation: Tiep Huynh with Alcovy Consulting Engineering represented Mr. Abraham in this case. Tiep stated that the surrounding properties are zoned B2 and B3 and there is Copart which is B3 across the street. The property to the North was just recently rezoned to M2. He stated that there is a small portion zoned A1 on the back side of the property. Tiep stated that his client would like to have a small auto repair business. He stated they would like to use the existing house as an office and build a 1,800 sq. ft. garage. Pete Myers verified there would be a 3 bay body shop with 8 ft. fence and they would have to submit plans for the office and body shop to the Building Department. Tiep stated that he will revise the drawings to show this and he will have it ready for the next meeting with the Board of Commissioners. Brad Bettis asked if it was just going to be a body shop and Tiep stated that it was. Tim Hinton asked if there would be big trucks and how may vehicles and Tiep stated about 20 vehicles and they will have hours Monday – Saturday 9:00 a.m. to 5:00 p.m.

Speaking: Susie Bond spoke and stated that she wanted this to stay A1 because on the A1 they could have horses.

Recommendation: Pete Myers made a motion to recommend approval with condition of business hours to be Monday – Saturday 9:00 a.m. to 5:00 p.m. with a second by Timothy Kemp. The motion carried unanimously.

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: 01/21/22

Rezone Application # 222010008

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 C0090004A00

Applicant Name/Address/Phone #
Ligil Abraham
3127 Trinity Grove Dr.
Dacula, GA 30019

Property Owner Name/Address/Phone
Ligil Abraham
3127 Trinity Grove Dr.
Dacula, GA 30019
(If more than one owner, attach Exhibit "A")

Phone # 770-309-1822

Phone # 770-309-1822

Location: 6030 Hwy 20 Loganville, GA 30052. Requested Zoning B-3 Acreage 3.74
3.94

Existing Use of Property: Vacant Residential Dwelling

Existing Structures: Ex. house to be converted to office

The purpose of this rezone is Requesting a change of zoning from A-1 to B-3 to allow for construction of a 3 bays auto body shop and support infrastructures.

Property is serviced by:

Public Water: Provider: Walton County Water Department 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 1/04/22 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 A1 Surrounding Zoning: North B2 B3 South B3 A2
East B2 B3 West A1

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

Commission District: 2-Banks Watershed: Big Haynes-Walton

I hereby withdraw the above application _____ Date _____

ANALYSIS OF ZONING MAP AMENDMENT IMPACT

1. The existing uses and zoning of nearby property.

The existing uses of nearby property are General Business District (B-2 and B-3) to the South and east and A1 to the north of the subject property. The property to the north is in the process of getting rezoned to M-1 as well. The property west of the subject property, across Hwy 20 is also Zoned B3 and M1.

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

The owner cannot develop their land in a similar fashion as nearby properties which are currently zoned B2, B3, and M2.

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

The proposed land use change represents a fair balance. This area is emerging as a commercial/light industrial district, with surrounding tracts are already zoned B2, B3 and M2.

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

If rezoned, the property will be developed in accordance with the B3 zoning standard, which will create additional jobs, promote growth of this region, and better meet the demand for commercial services of this region. The property cannot reasonably be used as a rural estate due to increasing land prices. The property also doesn't have a reasonable economic use in comparison to nearby property that is zoned B-2, B3 and M2.

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

The proposed zoning is consistent with the trend of nearby property. If approved, this property will be used as an auto body shop which is consistent with the Copart property directly west of the subject property.

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 property has been in its current state, which is being used as farm since 1928.

TO: Walton County Planning and Development
303 S Hammond Drive
Suite 98
Monroe, Georgia 30655

January 3, 2022

SUBJECT: Letter of Intent, 6030 Hwy 20 Loganville, GA 30052

To Whom It May Concern,

A change of existing zoning of A1 is requested for the subject property located at 6030 Hwy 20 Loganville, GA 30052. – Parcel number C0090004A00 to B-3 to allow for the construction of a 3 bayes auto body shop.

We look forward to developing this project in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

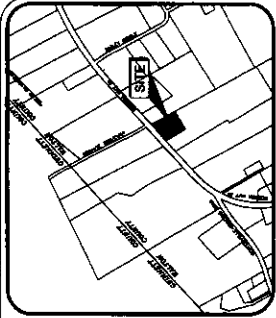
For questions or further information please contact me 770-309-1822.

Sincerely,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Thiep Huynh
Consultant

	REZONE REQUEST		
	AGILE AUTOS, LLC		
<p>Parcel: C09090400 Land Lot: 272 District: 4TH 6000 HWY 20 WALTON COUNTY, GA</p>	DATE: 10/20/22	SCALE: 1"=40'	
	OWNER/ PRIMARY PERMITTEE		
	LEBL ABRAHAM 3127 TRINITY GROVE DR. Dacula, GA 30019		
	24 HOUR EMERGENCY CONTACT 770-963-1927 info@acf-engineering.com		
REVISIONS		RZ	
NO.	DATE		DESCRIPTION



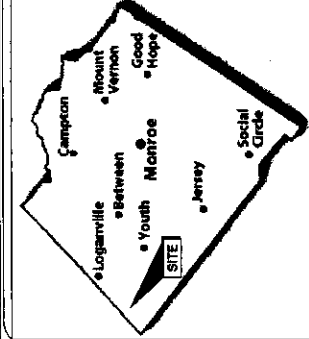
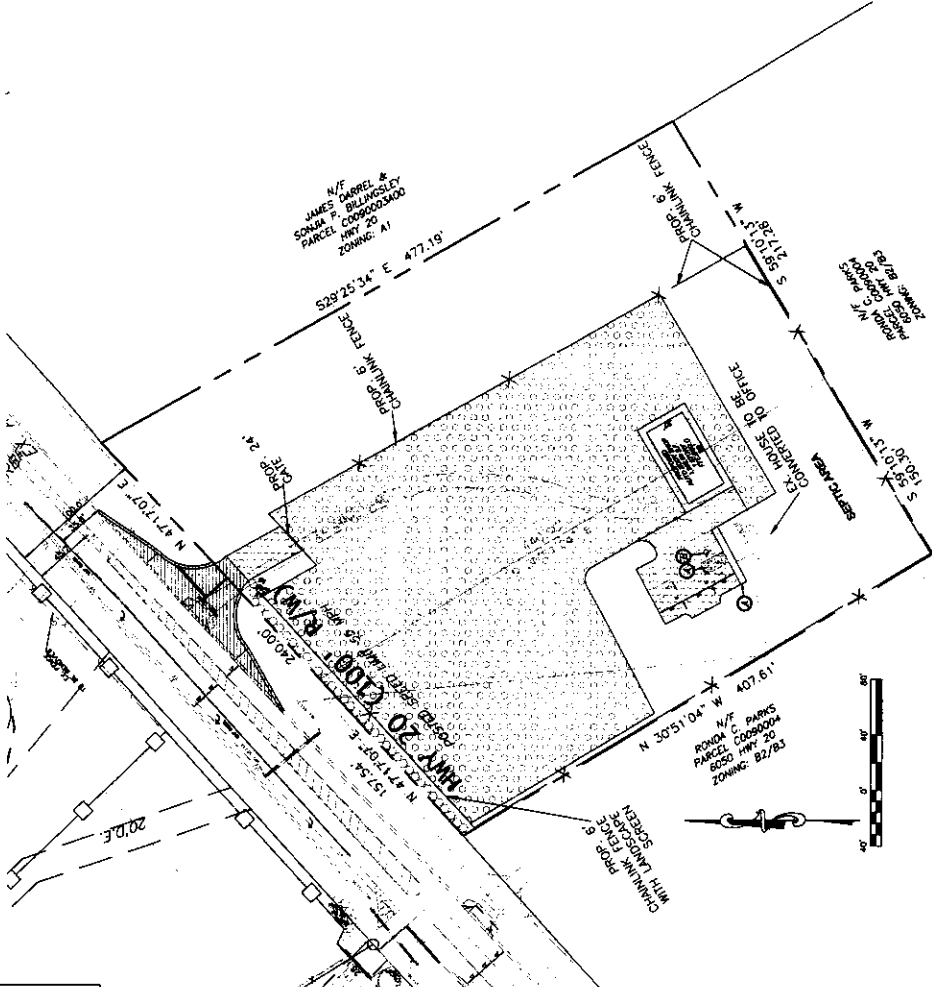
REZONING FROM AL TO B-1
 TOTAL SITE AREA = 3.74 ± ACRES
 PROPOSED USE = AUTO BODY SHOP
 MINIMUM LOT SIZE = 15,000 S.F.
 MAXIMUM IMPERVIOUS SURFACE = 75%
 APPLICABLE ORDINANCE: ARTICLE 4 - PART I SECTION 210
 MINIMUM FLOOR AREA = 800 S.F.

NOTES:
 1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY: IMHALL & PATRICK, INC. DATED 07-29-00
 2. THERE ARE NO NW WETLAND ON THE SITE.
 3. BRUSHY FORD CREEK IS LOCATED APPROXIMATELY 3,357 FEET DOWNSTREAM OF THE SITE.
 4. THE PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER FIRM PANEL U3500004E DATED DEC. 8, 2016.
 5. THERE ARE NO FLOODPLAIN OR BARRIERS PROPOSED.
 6. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
 7. THE PROJECT WILL BE SERVED BY AN EX. SEPTIC SYSTEM.

SITE ANALYSIS

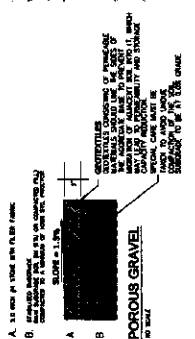
NEW 3 BAY AUTO BODY SHOP	1,690 S.F.
EXISTING 2 BAY AUTO BODY SHOP	1,298 S.F.
EXISTING HOUSE TO BE CONVERTED TO OFFICE SPACE	83
ZONED	B3
TOTAL AREA	3.74 AC.
PARKING CALCULATION	
3.95 / SERVICE BAY	9 SPACES
TOTAL REQUIRED	9 SPACES
TOTAL PROVIDED	9 SPACES
H.C. SPACES REQ.	1 SPACES
H.C. SPACES PROVIDED	1 SPACES

"NOT FOR FINAL RECORDING"
TOTAL AREA = 3.74 ACRES
 TAX MAP OR. PARCEL(S) 44 ZONED: A-1



PAVEMENT LEGEND

- DOT PAVEMENT
- TYPE II PAVEMENT
- POROUS GRAVEL



TYPE II PAVEMENT

A. 3.0 inch unplant topsoil - 0 inch
 B. 4.0 inches of crushed stone base course
 C. SANDBLASTED SAND
 ALL LAYERS TO BE PLACED IN PLACE AND COMPACTED FULL DEPTH TO MEET SPECIFICATIONS OF THE STATE DEPARTMENT OF TRANSPORTATION

Z22010008 - 6030 Hwy 20



Z22010008 - 6030 Hwy 20



