



## Planning and Development Department Case Information

Planning Commission Hearing: 06-02-2022

Board of Commissioners Hearing Date: 07-12-2022

Case Number: Conditional Use CU22040021  
Current Zoning: A1  
Request: Recreation area  
Address: 6493 Escoe Drive, Loganville GA 30052  
Map Number: C0020007  
Site Area: 3.00 acres  
Character Area: Suburban

District 2: Commissioner - Mark Banks

Planning Commissioner - Pete Myers

Applicant:

Jackson Kudilil  
4318 Webb Meadows  
Loganville, Georgia 30052  
404-437-4602

Owner:

Knanaya Catholic Assoc. of Ga Inc.  
6493 Escoe Drive  
Loganville, Georgia 30052

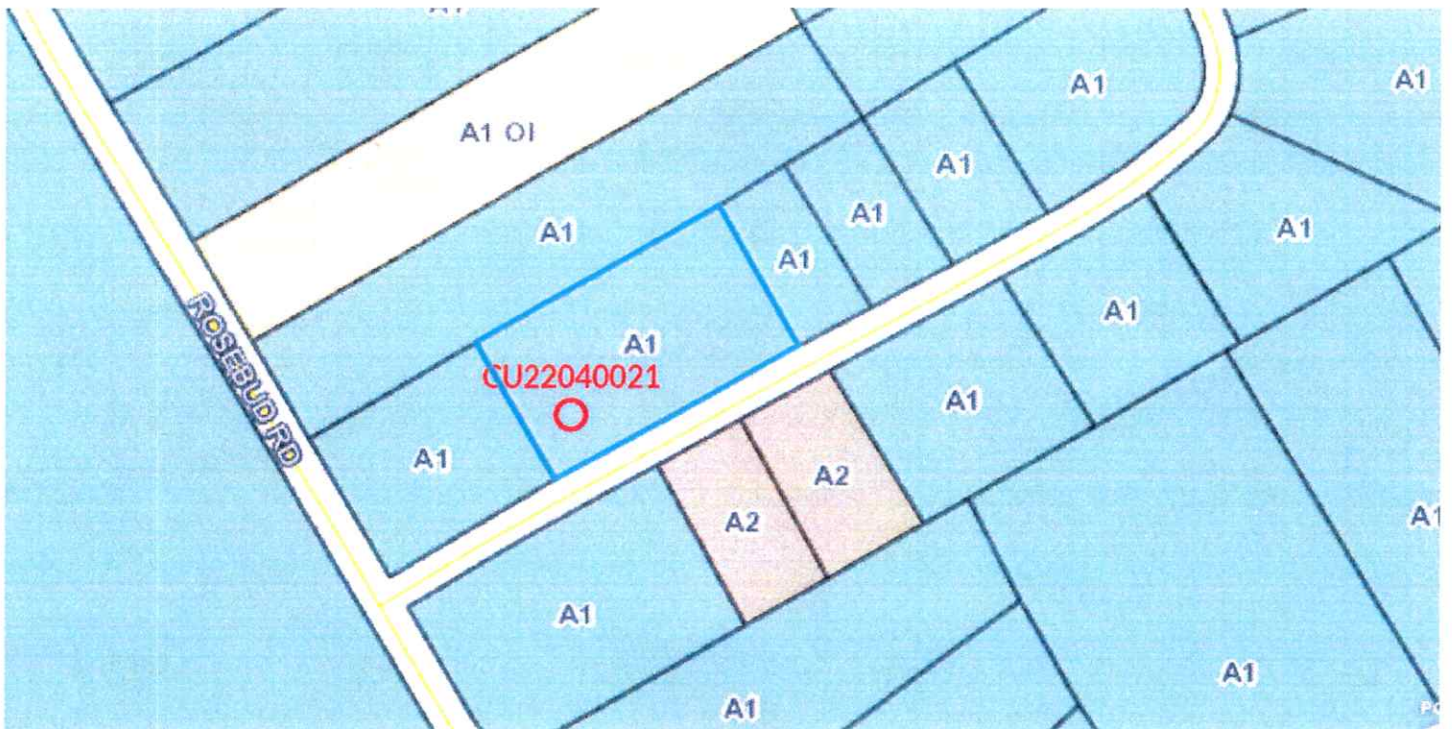
Request: Conditional Use for recreation area and storage barn. The Knanaya Catholic Association of Georgia, Inc. (Association) is an entity that is owned by private individuals.

The property will be used for recreation for the Association and they plan to build a 1300 +/- square foot accessory building to store lawn equipment needed to maintain the property. The property will be fenced and gated so that it is maintained for private use by the individuals that are a part of the Association.

Zoning History: No History

Existing Site Conditions: The subject property contains 3.00 acres located on Escoe Drive. The property has been almost 100% cleared of trees. There are single family residences abutting all sides except the rear which contains a single family dwelling (Parsonage), a church, fellowship hall and utility building.

The surrounding properties are zoned A1 and A2



## Comments and Recommendations from various Agencies:

Public Works: No issues

Sheriffs' Office: No impact

Water Authority: This area is served by an existing 6" diameter water main along on Rosebud Road and Escoe Drive. (static pressure: 45 psi, Estimated fire flow available: 400 gpm (f1 20 psi). No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: Will have no impact. They shall comply with all fire codes in respect to their establishment if applicable.

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

DOT Comments: Will not impact GDOT

Archaeological Information: No comment received.

**STAFF COMMENTS: Staff sees no issues with the approval of the conditional use for recreation area provided that the property is adequately fenced.**

### PC ACTION 6/2/2022:

1. **Conditional Use CU22040021 – Conditional Use on 3.00 acres for recreation area and storage building-Applicant: Jackson Kudilil/Owner: Knanaya Catholic Assoc of GA Inc.- Property located at 6493 Escoe Dr-Parcel C0020007-District 2.**

**Presentation: Charna Parker, Director of the Walton County Planning & Development, advised that there was a misunderstanding on this case. The owners of the property at 6493 Escoe Drive is owned by the members and not by the church. They would like to place a playground and storage building for their lawnmowers on the property but no parking. This land is to be used by the members of the church.**

**Jackson Kudilil, Applicant, stated that he agrees with what Ms. Parker had said.**

**Speaking: William Daniel who lives at 6404 Escoe Drive has concerns. He stated that there is no access on Escoe Drive. He stated that there is a 6" water line on Escoe Drive and he is concerned about the traffic. He does not agree with commercial style zoning mixing with residential property. He also feels that this will interfere with the**

quality of life of the neighborhood and feels that traffic will be a risk to them.

Fred Johnson who lives on Escoe Drive stated that this is a dead end road. He stated that he talked to the Pastor and they don't want the entrance from the church side and feels that this land will probably be used for parking. He stated that neighborhood kids ride their bikes and that people walk their dogs and he feels that the road can't handle the traffic.

Thomas Chaney has lived on Escoe Drive since 1982. He stated that there are already a lot of traffic and there is an assisted living home at the end of the road. He is against the parking lot because it is already hard to get out of the road. He stated he has no objection as long as they come off of Rosebud Road.

Jackson Kudilil came back for rebuttal. He stated that this is his first time in the Zoning Department. He is the president of this organization for 2 years and will be out in 7 months. He stated that 6493 Escoe Drive has an entrance. He stated that they have Mass on Sunday and sometimes Saturdays and the kids go to the open field to play. He stated that they are planning on building a 1,300 sq. ft. storage building and a park for the kids and no parking. He stated that the church that is there is inactive. He stated that all members will park at the church.

Pete Myers asked could they bring people in from Rosebud Road and Mr. Kudilil stated that they could. Timothy Kemp asked if the playground was open to the public and Mr. Kudilil stated that no that it was for their church only and that it would be fenced in. Tim Hinton verified they already have a driveway on Escoe Drive and Mr. Kudilil stated that was correct.

**Recommendation:** Pete Myers made a motion to recommend approval with condition that they use the area for a recreation area and storage barn and traffic to come off of Rosebud Road and not Escoe Drive during church activities with a second by John Pringle. The motion carried unanimously.

Conditional Use Application # CU 22040021

Planning Comm. Meeting Date 6-2-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**  
 Board of Comm Meeting Date 7-12-2022 at 6:00PM held at **WC Historical Court House**  
**You or a representative must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

**Map/Parcel** C 0020007

**Applicant Name/Address/Phone #**  
Jackson Kudili  
4318 WEBB MEADOWS  
LOANVILLE  
GA 30052

**Property Owner Name/Address/Phone**  
Kanaya Catholic Assoc. of GA Inc.  
6493 ESCOE DRIVE  
LOANVILLE GA 30052

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

Phone # 404-437-4602 Phone # 404-437-4602

Location LOANVILLE - 6493 Escoc Drive Present Zoning A1 Acreage 3 Acr.

Existing Use of Property: Storage and Equipments Vacant.

Existing Structures: None

Property is serviced by:

Public Water: none Provider: \_\_\_\_\_ Well: none

Public Sewer: none Provider: \_\_\_\_\_ Septic Tank: none

The purpose of this conditional use is: Association material and  
Equipment storage, parking.

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 4-27-2022 \$ 300.00 Fee Paid

**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 A1 South A2  
 East A1 West A1

Comprehensive Land Use: Suburban

Commission District: 2-Banks Watershed: Big Haynes-Walton W-P1

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: Jackson Kudilid.  
Address: 4318 Webb MEADOWS Dr.  
LOGANVILLE GA 30052  
Telephone: 404-437-4602  
Location of Property: 6493 ESCOE Dr.

Map/Parcel Number: C002007

Current Zoning: A1 Requested Zoning: \_\_\_\_\_

Jackson Kudilid  
Property Owner Signature

Property Owner Signature

Print Name: Jackson Kudilid Print Name: \_\_\_\_\_

Address: 4318 Webb meadow Address: \_\_\_\_\_  
Loganville GA 30052

Phone #: 404-437-4602 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.

*I am president of  
KCAL Association.*

\_\_\_\_\_  
Notary Public Date

**GEORGIA**  
DRIVER'S LICENSE

**COMMERCIAL DRIVER'S LICENSE**

CDL



USA  
GA

Governor: *B. Per*

Commissioner: *L. Hester*



*Jackson Mathew*

4d DL NO. **050566517** 3 DOB **10/12/1971**

9 CLASS **B** 4b EXP **10/12/2025**

2 **JACKSON MATHEW**  
1 **KUDILIL**

8 **4318 WEBB MEADOWS DR**  
**LOGANVILLE, GA 30052-7508**  
**GWINNETT**

12 REST **B,K,M**

9a END **P**

4a ISS **01/19/2022**

15 SEX **M**

18 EYES **BLK**

16 HGT **5'-06"**

17 WGT **165 lb**

5 DD **479029853570020000**

### Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

#### Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.

20 Feet from Line.

2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

NO.

3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.

NO.

4. Public facilities and utilities are capable of adequately serving the proposed use.

YES

5. The proposed use will not adversely affect the level of property values or general character of the area.

NO.

carport for church & KCAH Association  
Equipments and storage.



Respected planning Commission, 4-27-22.

6493 ESCOE Drive #3 Acre  
property we are planning to  
clean it up so we can use  
it for our "Holy Family Catholic  
church & K.C.A.G. kids to  
have a play ground on the  
property (recreational) use. ~~the~~ K.C.A.G.  
& Holy Family Catholic church  
next to each other as same  
people. Now we would like  
to put a outdoor pavilion  
type of Building not enclosed  
one on our property for <sup>church</sup> storage  
and Association Equipment, parking  
and recreational purpose.

Thank you Sincerely lit

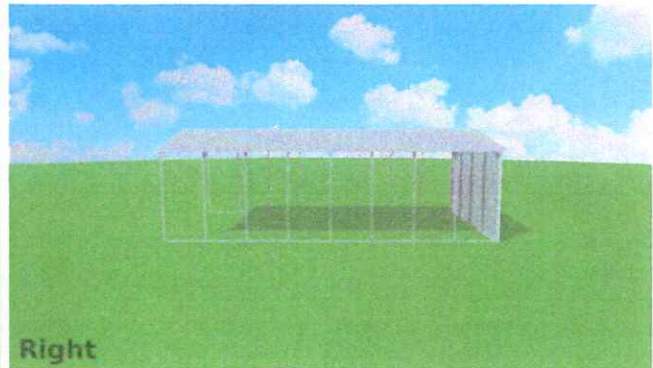
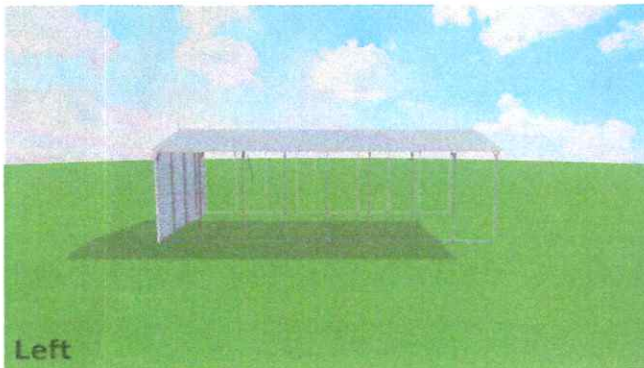
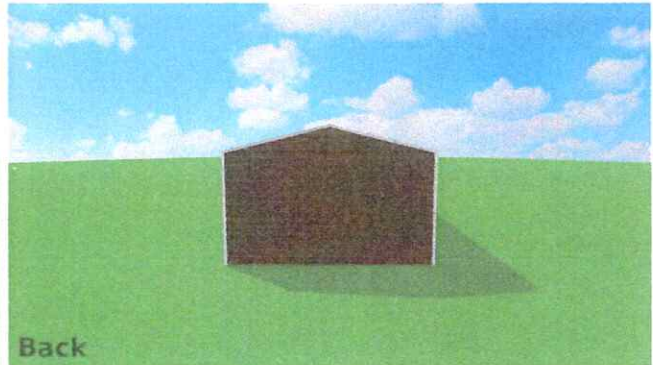
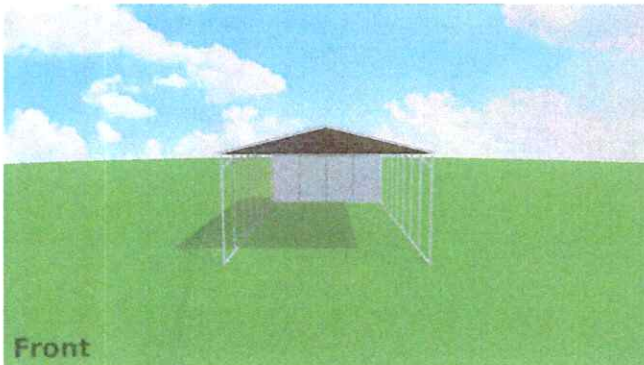


+1-877-272-8276

sales@steelbuildingsandstructures.com

ORDER REFERENCE #	ORDER DATE	BUILDING TYPE
90aca5d9-07a7-40b3-8fd9-241aab2ed0c6	April 25, 2022, 3:14 p.m.	Carport

CUSTOMER INSTALLATION	PHONE	EMAIL	ADDRESS	
Knanaya Catholic Association of GA Knanaya Catholic Association of GA	4044374602	jacksonkudilil@gmail.com	6493 Escoe Drive Loganville, GA 30052	
CUSTOMER BILLING	PHONE	EMAIL	ADDRESS	
KCAG KCAG	4044374602	dkshedsloganville@gmail.com	6493 Escoe Drive Loganville, GA 30052	
DEALER	PHONE	EMAIL	ADDRESS	
Angela R D & K Sheds	17704666619	dkshedsloganville@gmail.com	2985 HWY 78 Loganville, GA 30052	
CUSTOMER NOTES	<th>DEALER NOTES</th>			DEALER NOTES





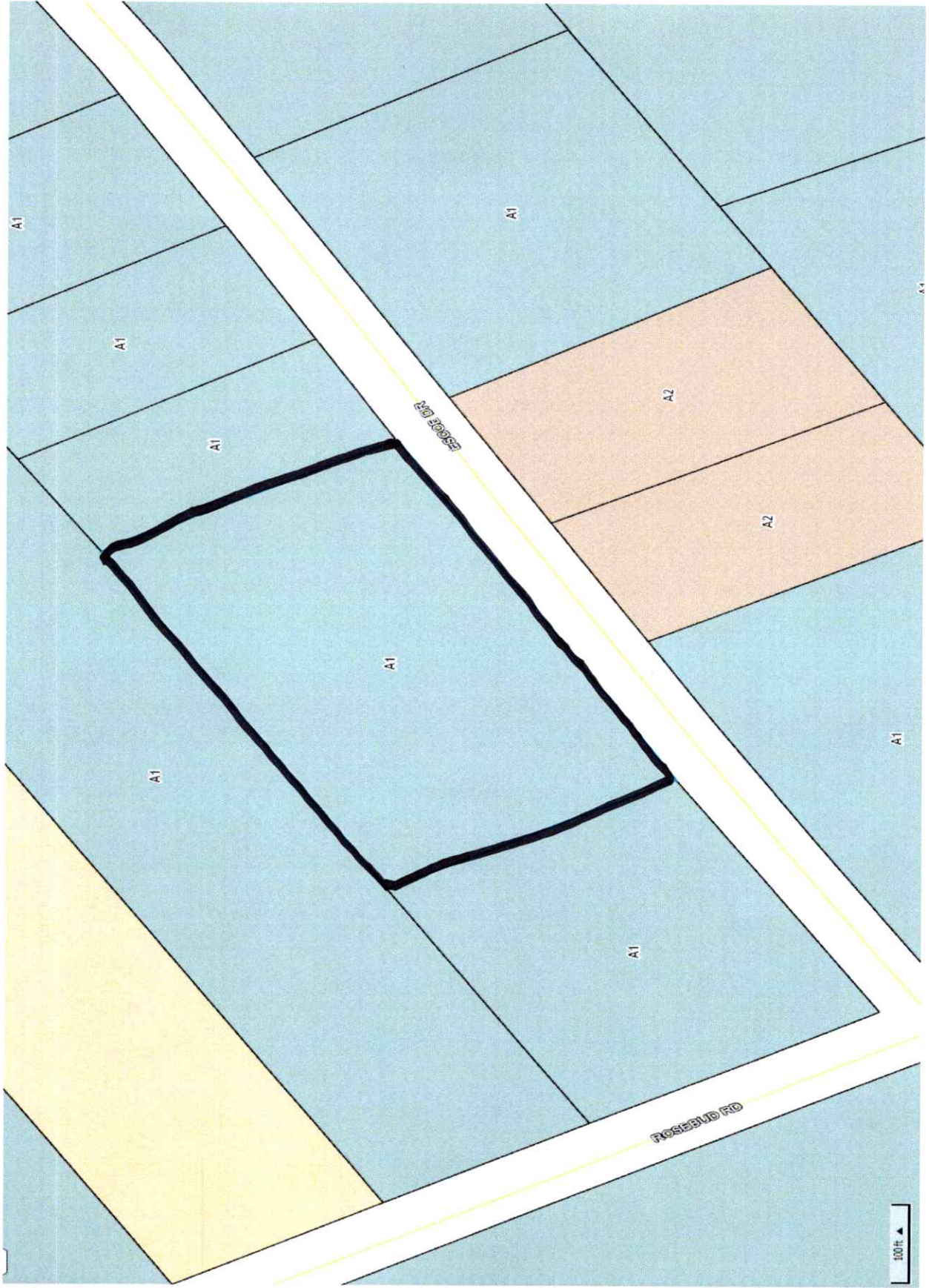
CU22040021 – 6493 Escoe Drive



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