



Planning and Development Department Case Information

Case Number: CU23070023 & AZ23080017

Meeting Dates: Planning Commission 10-05-2023
Board of Commissioners 11-07-2023

Current Zoning: A1

Request: Conditional Use for a fellowship hall and parking
and Alteration to Zoning to request for entrance to be on
Escoe Drive

Address: 6493 Escoe Drive/Rosebud Road, Loganville, Georgia 30052

Map Number: C0020007

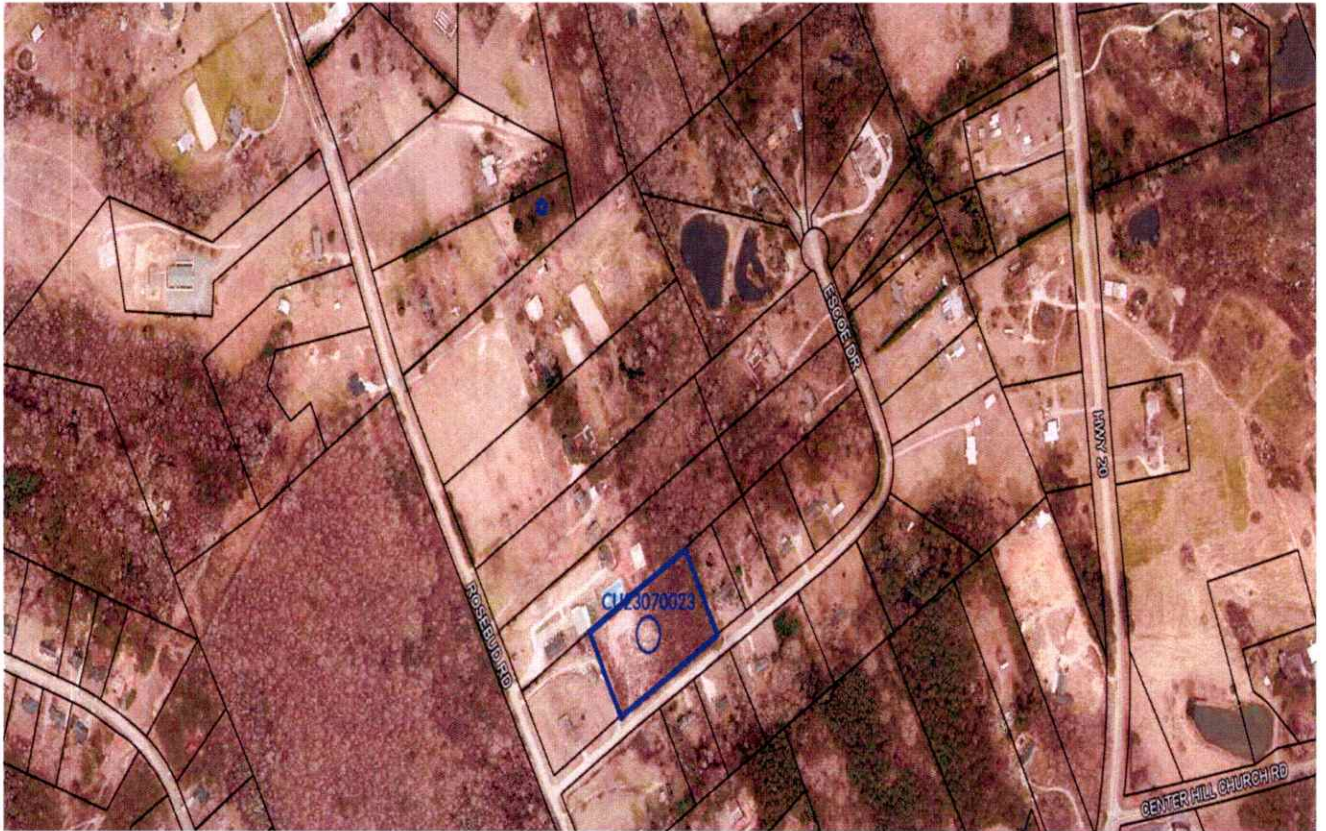
Site Area: 3.00 acres

Character Area: Suburban

District 2: Commissioner – Mark Banks Planning Commission – Pete Myers

Applicant:
Southern Elite Contracting Inc
202 South Madison Avenue
Monroe, Georgia 30655

Owner:
Knanaya Catholic Association of
Georgia
6493 Escoe Drive
Loganville, Georgia 30052



Existing Site Conditions: Property contains 3.00 acres.

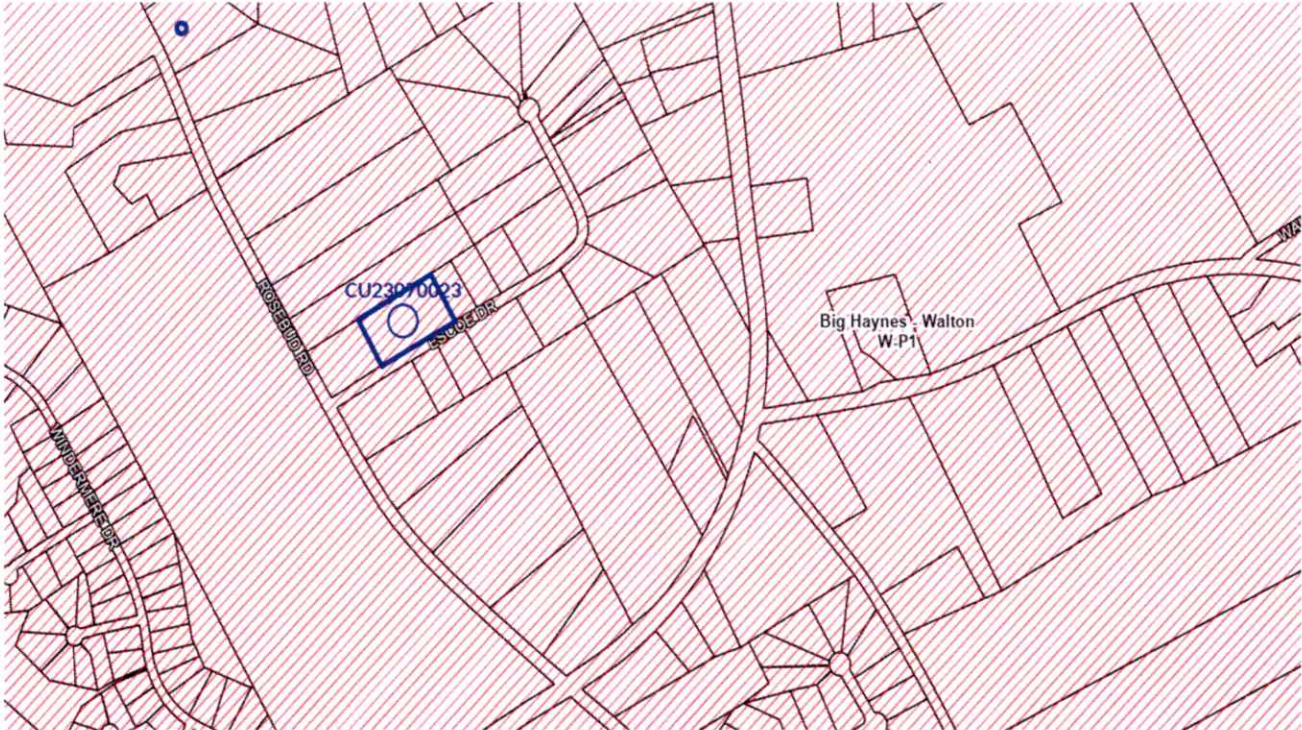


The surrounding properties are zoned A1 and A2.

Subdivisions surrounding property:



Property is in the following Watershed (Big Haynes):



Staff Comments/Concerns:

History:

CU22040021	Jackson Kudilil	CU for recreation and storage	C0020007 6493 Escoe Drive	Approved w/conditions
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Comments and Recommendations from various Agencies:

Public Works: Public Works request that a Commercial Driveway be installed for approved access off Escoe Drive.

Sheriffs' Department: No impact to the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 6" diameter water mains along Rosebud Road and Escoe Drive. (static pressure: 40 psi, Estimated fire flow available: 300 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Fire Hydrant shall be located within 500 ft. Sprinkler and Fire Alarm may be required.

Fire Department Review: Larger call volume for fire and emergency response due to the occupant load.

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

DOT Comments: Will not require GDOT coordination.

PC ACTION 10/5/2023:

CU23070023-Conditional Use for church fellowship hall & AZ23080017 to change entrance to Escoe Dr-Applicant: Southern Elite Contracting Inc-Owner: Knanaya Catholic Association of GA Inc-located on 6493 Escoe Dr & Rosebud Rd-Map/Parcel C0020007-District 2.

Presentation: Devin Smith with Southern Elite Contracting Inc. represented the case. Mr. Smith advised that the Applicant wants to make the land more functional for their needs and they would like to build a fellowship hall for the members that own that property, and they would rather enter off Escoe Drive rather than through the church property. Pete Myers asked was it for the church and Mr. Smith stated that he would have one of the owners of the property to speak to that. One of the owners of the property advised that it is a fellowship hall for the members only and will not be a church fellowship hall.

Speaking: Jack Johnson spoke and stated that he has lived for 40 years at 6454 Escoe Drive. He doesn't believe it will be a church fellowship hall. He stated that this is a residential area. He said that the area at Escoe Drive has 22 houses and 20 are owner occupied. He advised that we were here a year ago at the Planning Commission and stated that the church does not own this property. They had applied previously to build a recreation building but was denied. He would like the property to remain residential use.

Wayne Cannon who lives at 6413 Escoe Drive has lived there for 30 years. The kids can ride their bikes and it is a nice quiet area. He stated that he feels it will be an event venue and we do not need that on Escoe Drive. There are better places in Walton County and the road can't handle the traffic. He also stated this will hurt property values.

Wayne Daniel who lives at 6404 Escoe Drive stated that the biggest issue is Escoe Drive is a minor residential street. Rosebud Road is a major arterial street. Escoe Drive wasn't built to handle larger amounts of traffic. He also advised that there is an assisted living home in the cul-de-sac. If they were allowed to come off Escoe Drive this would affect emergency services getting to the home.

Catherine Marshall stated that she needed to just get some clarification on this. She asked if the county had classifications for how structures are to be used and what is the intended use and Charna Parker, Director, of Walton County Planning & Development advised her that we did.

Tim Hinton read the letter of intent that was turned in and it stated that the fellowship center will be for indoor games, stage programs and meetings and use it for an office.

One of the Trustees of the church stated that they met on October 1, 2023, and read a letter which is attached. The letter stated that Holy Family Knanaya Catholic Church Inc. and Knanaya Catholic Association of Georgia Inc. are two different entities with different administrators, different rules and regulations. The letter also stated that the church administrators never allowed an automobile access or entrance to the property of Knanaya Catholic Association of Georgia Inc. from the Holy Family Knanaya Church property. There was another concern that the proposed name of association hall is named as "Church Fellowship hall" and that is misleading. Currently there is no auto entrance from church, no commitment and no easement from the church, nor will there be.

Applicant came back for rebuttal. One of the owners of the church member's property stated that they have been there for 15 years, and they have tried to never disturb the neighbors. He stated that there are 85 family members and only 50 members are regular. They would only be using the meeting place on the property on Saturday and Sunday. Right now, they have to park their cars in the church parking lot and walk to their property. He stated that they would also like to use it for youth and seminars. The Association means same people go to the church but the property on Escoe Drive is not owned by the church. Timothy Kemp wanted clarification that the fellowship hall will not be rented and not open to the public.

Wesley Sisk stated if we open the entrance to Escoe Drive it could allow more cars.

Keith Prather said that these are all good questions, and will this be used as an office as well as a fellowship hall and he was advised that it would.

Devin Smith and one of the owners of the property came back for rebuttal and advised that for 15 years they have been careful not to disturb the neighbors. There are approximately 85 members and not all of them come on a regular basis. They would only be using the fellowship hall on Saturday and Sundays. He advised that the church is owned by the Diocese and the land is owned by the members and mainly the same members of the church are the same members that own this property.

Wesley Sisk asked about Rosebud Road, and they would only use it on Saturday and Sunday. He thinks they ought to have a 2nd driveway.

Charna Parker, Director of Walton County Planning & Development, advised they should park at the church and walk. An event center needs to be on an arterial or collector road. It is hard to determine where to place this use. As applied for it appears to fall under an event facility which is required to be located on an arterial or collector road.

Tim Hinton asked if they could build a fellowship hall and they were told that they have no access to Rosebud Road and the only way that they can get to that property other than coming off Escoe Drive is to get an easement from the church and Ms. Parker advised that they would need a recorded easement because the property on Escoe Drive is already gated.

Tim Hinton advised that the pertinent thing here is that the church has no intent to grant an easement because this land does not tie to the church and since this leads us to believe that this land has nothing to do with the church and that he thinks it should be set aside and the applicant apply for an event center.

Recommendation: Pete Myers made a motion to recommend denial. Tim Hinton stated that the church has no intent to grant an easement from the church because the property is not owned by the church. John Pringle seconded the motion. The motion carried unanimously.

Conditional Use Application # CU 23070023

Planning Comm. Meeting Date 10-05-2023 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**
 Board of Comm Meeting Date 11-07-2023 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 C0020007

Applicant Name/Address/Phone # <u>Southern elite Contracting Inc</u> <u>202 South Madison Ave</u> <u>Monroe, GA 30655</u>	Property Owner Name/Address/Phone <u>Khanaya Catholic Association of Georgia Inc</u> <u>6493 ESCAPE Drive</u> <u>Logansville GA</u>
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E-mail: Devin@Southernelite.com
 Phone # 770-780-0615 Phone # _____
 (If more than one owner, attach Exhibit "A")

Location 6493 ESCAPE Drive / Rosebud Rd. Present Zoning A1 Acreage 3.00

Existing Use of Property: Storage Lawn mower, Play ground Area
 Existing Structures: Storage Build 1275 Sf.

Property is serviced by:
 Public Water: _____ Provider: _____ Well:
 Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: To Add 60x100 Structure
Fellowship Hall, 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 7-18-23 Fee Paid \$350.00

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 A1 South A1/A2
 East A1 West A1
 Comprehensive Land Use: Suburban
 Commission District: 2-Mark Banks Watershed: Big Haynes - WP-1

I hereby withdraw the above application _____ Date: _____

Alteration To Zoning Conditions Application # AZ 23080017
Application to Amend the Official Zoning Map of Walton County, Georgia

Board of Comm Meeting Date 10/5/2023 11/7/2023 at 6:00PM held at **WC Historical Court House**
You or your agent must attend the meeting

Map/Parcel (0020007)
Applicant Name/Address/Phone # _____ **Property Owner Name/Address/Phone** _____

Southern elite Contracting Inc Kranaya Catholic Association of Georgia Inc
202 South Madison Ave 6453 escoc drive
Monroe LA 70601 Logansville, GA

E-mail address: azinc@southern-elite.com (If more than one owner, attach Exhibit "A")

Phone # 707-780-0615 Phone # _____

Location: 6453 escoc drive / Rosebud Rd. Zoning A1 Acreage 3.00

Existing Use of Property: _____

Existing Structures: Barn

List requested conditions to be removed or changed To change the entrance to escoc drive only.

Property is serviced by the following:
 Public Water: _____ Provider: _____ 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 8-23-23 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 A1/A2
 East A1 West A1
 Comprehensive Land Use: Suburban
 Commission District: 2-Mark Banks Watershed: Big Haynes-WR-1 TMP

I hereby withdraw the above application _____ Date _____

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. CU22040021

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.

**A RESOLUTION ALLOWING A CONDITIONAL USE PERMIT
ON CERTAIN PROPERTY IN 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 for Conditional Use for the proposed use of **RECREATION AREA AND STORAGE BUILDING** on a tract of land containing **3.00** acres located at **6493 ESCOE DRIVE**, Map/Parcel ID **C0020007**; and

WHEREAS, notice to the public regarding said Application for Conditional Use 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 **July 12, 2022** and no objections were filed.


NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application for Conditional Use for **RECREATION AND STORAGE** is hereby **APPROVED WITH THE FOLLOWING CONDITION:**

1. **All church activities to access Rose Bud Road.**

SO ORDAINED, this **12th DAY OF JULY, 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: Southern elite Contracting Inc Deon Smith

Address: 202 South Madison Ave

Telephone: 770-780-0615

Location of Property: 6497 ESCOE Drive Loganville GA

Map/Parcel Number: C0020007

Current Zoning: A1 Requested Zoning: A1

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: Demiric

Print Name: _____

Address: 3235 Kylee Dawn Ct.

Address: _____

Phone #: 678 862 7563

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.

[Signature]
Notary Public

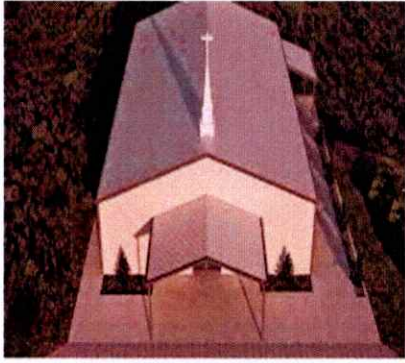
7/18/2023
Date

Standard Review Questions:

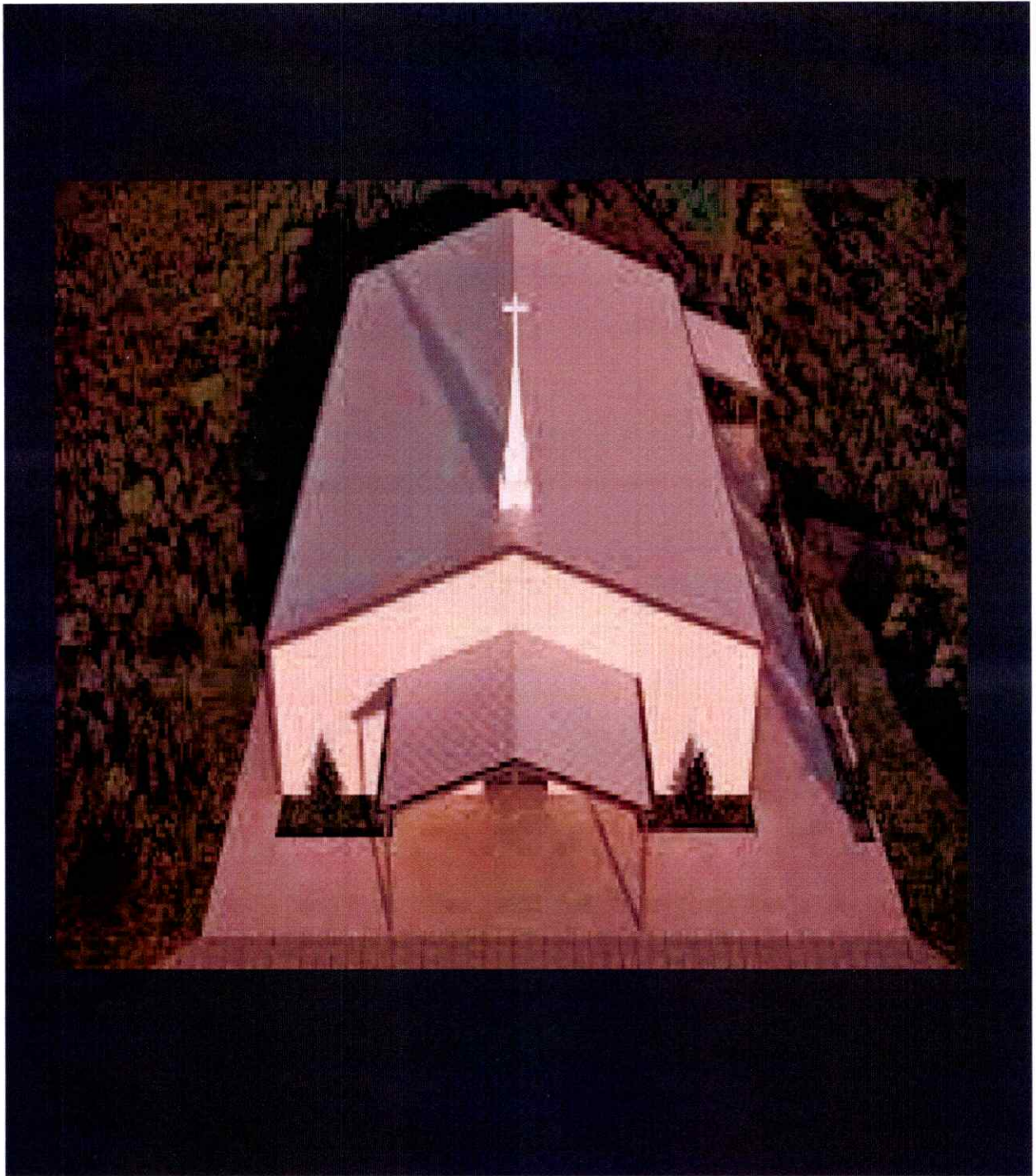
Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

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



This is approximately what the building would look like.





LETTER OF INTENT – CASE #CU23070023

The intention or the purpose of this building is to have a fellowship Center for our members. There are only 100 families, but only 50 to 60 are active.

There are NO religious activities in this building, only social gatherings.

We use it for indoor games, stage programs, and meetings.

Use it as an office for KCAG.

But its usage is mainly limited to weekends only.

Thank you.

Dominic Chackonal (President)

KCAG (Knanaya Catholic Association of Georgia)

Address of lot:

6493 ESCOE DRIVE

LOGANVILLE 30052



HOLY FAMILY KNANAYA CATHOLIC CHURCH

(St Thomas Syro-Malabar Diocese of Chicago)

3885 ROSEBUD RD, LOGANVILLE, GA-30052

Ph: +1 872 305 1345. Email: hfchurchatlanta@gmail.com.

To

Tracie Malcom or whom it may concern,
Zoning Co Ordinator,
Walton County Planning and development.
Oct. 05, 2023.

Ref: Public hearing for CU2300023- conditional use for Church fellowship & AZ230800017 to change the entrance to Escrow dr.

We the undersigned are the administrators of Holy Family Knanaya Catholic Church , 3885 Rosebud Rd, Loganville, GA 30052. Which is adjacent the property in question, Knanaya Catholic Association of Georgia Inc., (6493 Escrow Drive, Loganville GA) As per the decision of the Parish council meeting held on Sunday , October 1, 2023, we inform you the following. Holy Family Knanaya catholic church Inc. and Knanaya catholic Association of Georgia Inc, are two different entities with different administrators, different rules and regulations.

The church administrators never allowed an automobile access or entrance to the property of Knanaya catholic association of Georgia Inc, from the Holy family Knanaya church property. We understand that the request from Knanaya catholic association to close down the current entrance and move it over to Escrow Drive and we have no objection in moving to the Escrow drive.

We have another concern that the proposed name of association hall is named as “Church Fellowship hall “ and that is quiet misleading. As stated in the application, the association hall is not meant for any Holy Family Knanaya Catholic church activities. We request to remove the name “CHURCH” from the name of the building. (Can be called Fellowship hall) .

Yours in Christ Jesus,


Mathew Veliyath

Trustee


Philip Vellapallykuzhy

Trustee


Roshan Pattakandom

Trustee



Fr Joseph Chirappurathu

Pastor.