



Planning and Development Department Case Information

Case Number: LU24100004 and Z24100005

Meeting Dates: Planning Commission 11-07-2024
Board of Commissioners 12-03-2024

Applicant:
James White
3645 Anglin Road
Loganville, Georgia 30052

Owners:
James & Glenda White
2680 Highway 81
Loganville, Georgia 30052

Current Zoning: A2

Request: Land Use Change from Suburban to Highway Corridor and Rezone 7.63 acres
from A2 to B2 for office and baseball facility

Address: 2681 Highway 81 & Gum Creek Church Road, Loganville, Georgia 30052

Map Number: C0490024

Site Area: 7.63 acres

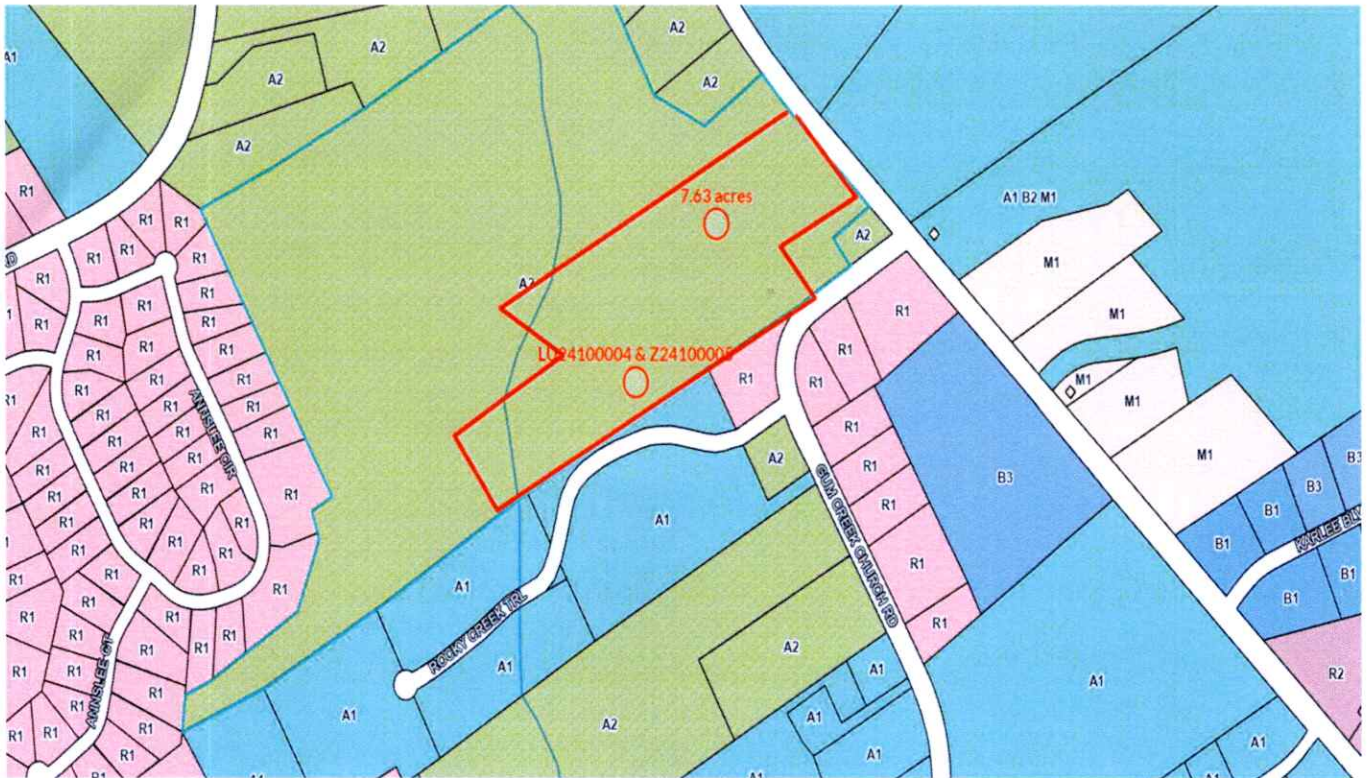
Character Area: Suburban

District 2: Commissioner–Mark Banks Planning Commission –Vacant

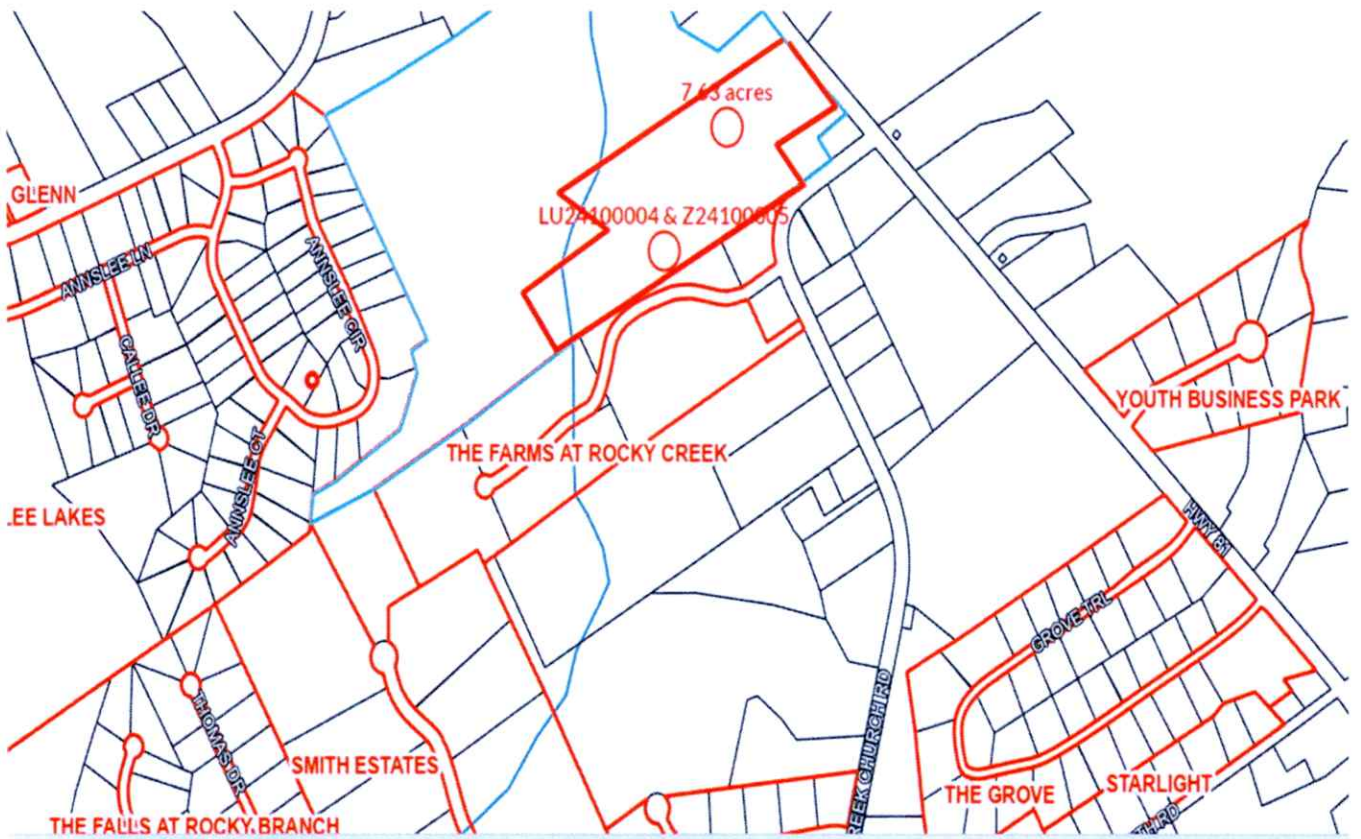
Existing Site Conditions: Property consists of a total of 7.63 acres.



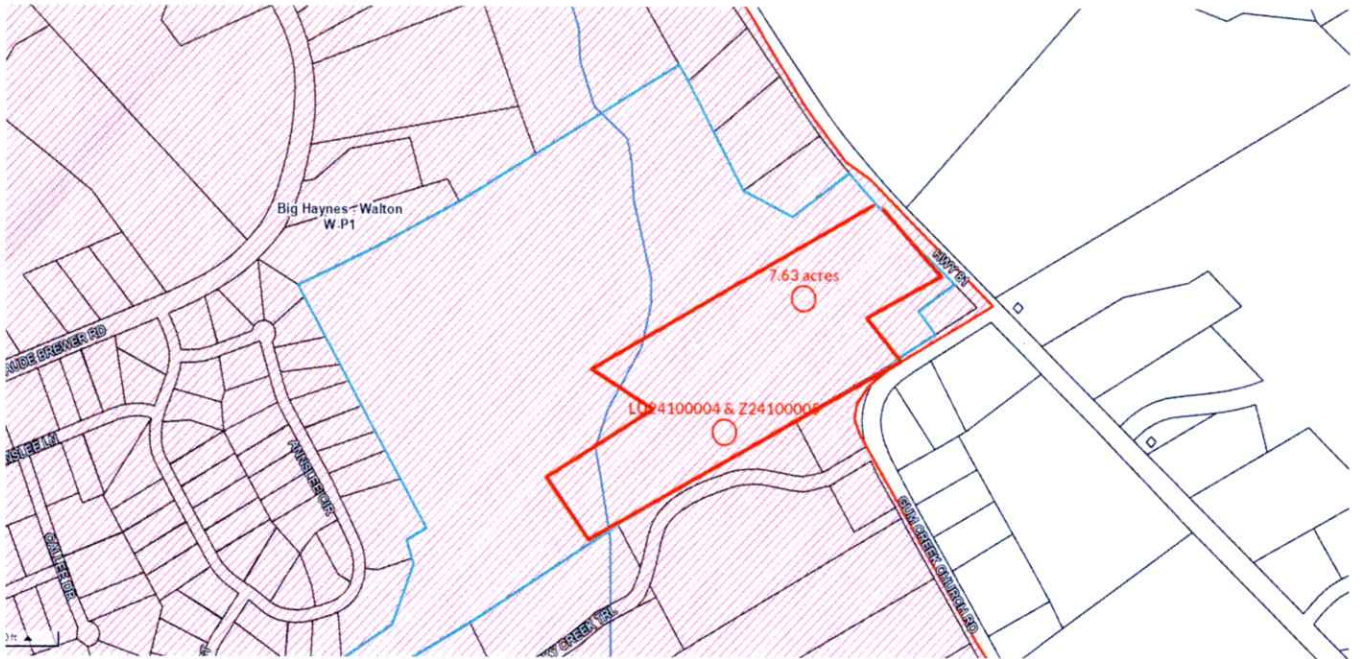
The surrounding properties are zoned A1, A2 and R1.



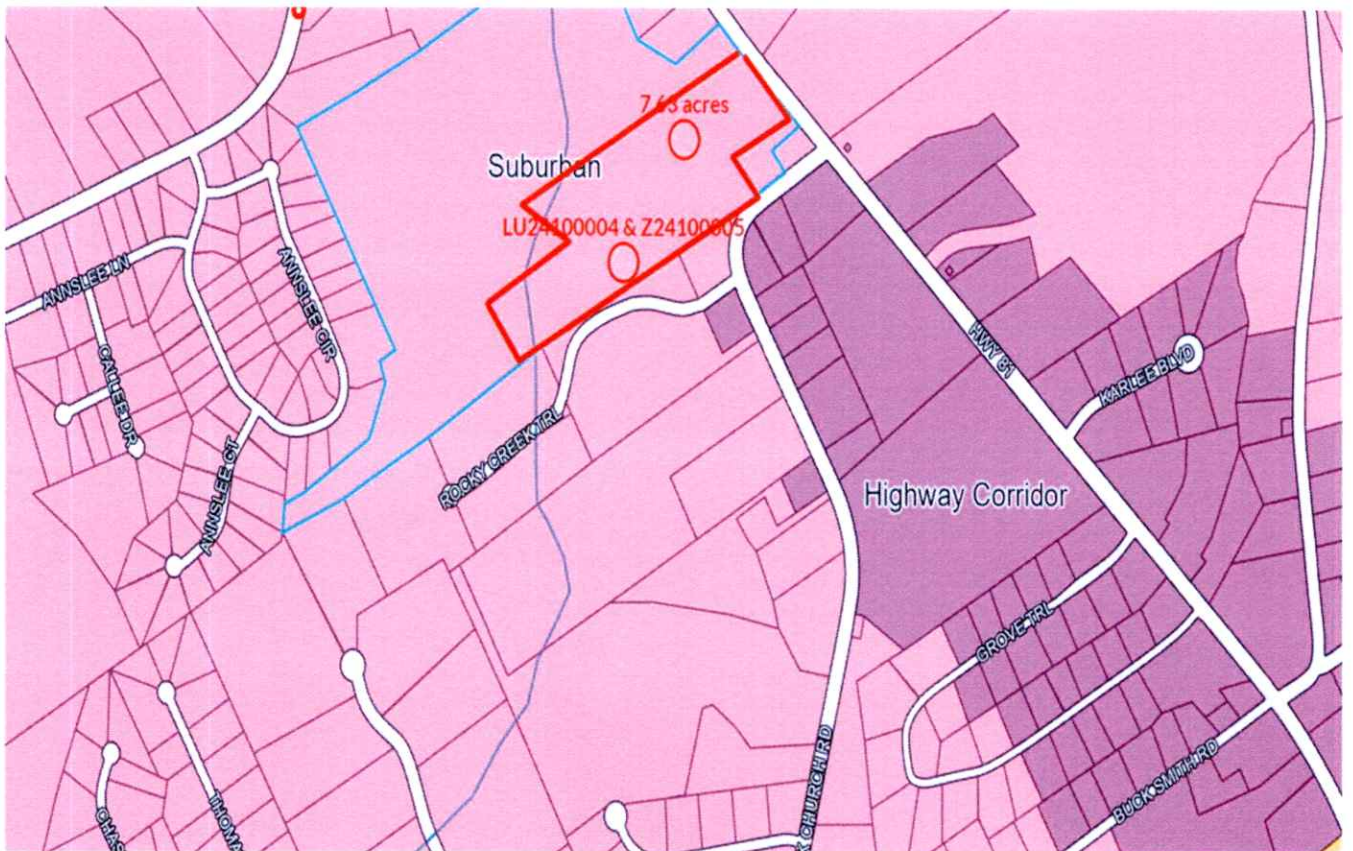
Subdivisions surrounding property:



This property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Suburban. The applicant is requesting this be changed to Highway Corridor.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends that a Traffic Study be conducted to evaluate the need for a possible center-turn lane due to volume and entrance location related to sight distance and safety concerns on Gum Creek Church Road, and a Decel Lane and A-cell taper be installed.

Sheriffs' Department: Minimal impact is expected.

Water Authority: This area is served by an existing 12" diameter water main along Highway 81 and an existing 6" diameter water main on Gum Creek Church Road. (static pressure: 50 psi, Estimated fire flow available: 1,300 gpm@20 psi). **A new 8" water main will be required to distribute water within the development. Please coordinate with WCWD.**

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire hydrants shall be located within 500'ft of all areas of the building. Provide fire apparatus access road. Assembly Occupancies may be required to add fire sprinkler systems based on occupancy load.

Fire Department Review: Increased EMS response with athletic injuries.

Board of Education: No issues with the Walton County School System.

DOT Comments: Will require coordination with Georgia DOT. Please have applicant coordinate with CHash@dot.ga.gov, JDestin@dot.ga.gov, AAlvarez@dot.ga.gov

PC Action 11/7/2024:

- 1. LU24100004 and Z24100005-Land Use Change from Suburban to Highway Corridor and Rezone 7.63 acres from A2 to B2 for office and baseball facility-Applicant: James White/Owner: James & Glenda White-Property located on 2680 Hwy 81 & Gum Creek Rd/Map/Parcel C0490024-District 2.**

Presentation: James White whose address is 2680 Highway 81, represented the case as well as his son n law, Niles Davis. Mr. Davis is the assistant principal at Loganville High School, and he wants a positive place for kids. Mr. White would like to build an indoor baseball facility and future retail space.

Tim Hinton asked the size of the indoor baseball facility and would the batting cages and turf field be inside and Mr. Davis stated that would be correct.

Niles Davis spoke and stated that this facility will be great because there is a shortage of indoor training facilities. There are competitive kids and Walton County is growing. Most athletes are going to Gwinnett or Oconee County to training facilities. This will be something positive.

Tim Hinton asked whether this would be 7 days a week and Mr. Davis said it would be 2:00 p.m. to 9:00 p.m. or 10:00 p.m. for weekdays and 9:00 a.m. to 9:00 p.m. on the weekends.

Speaking: John McKee who lives at 540 Harold Gower Lane spoke about Gum Creek Church Road. He is representing himself and the neighbors at Windward Estate. Mr. Hinton asked if he had something signed by the neighbors and Mr. McKee stated he did not, but he was the president of the homeowner's association. Mr. Hinton said that he would be representing himself. Mr. McKee stated that he is not opposed to the training facility and retail space but is concerned about safety and congestion off Gum Creek Road is a concern. At the entrance gate on Gum Church Road there is a 90 degree turn and the traffic backs up and there is traffic coming both ways. There are 95 parking spaces with 60 participants and there will be a lot of cars.

Tim Hinton asked how many homes there are in Windward Estates and Mr. McKee said 12. He also verified that the entrance off Highway 81 will go all the way through to Gum Creek Church Road.

Tim Hinton asked about the retail space and Mr. White said it would be for White's Pools and the hours of operation would be Monday through Saturday 10:00 a.m. to 5:00 p.m.

Timothy Kemp asked about the fee for baseball training and would there be a package for families and Mr. Davis stated that they haven't discussed the fees. He stated that some athletes may come 3 to 4 times a week. The maximum number at any given hour would be 60 to 80 but it is all depending on the need.

Tim Hinton asked if the training facility was going to be for softball and baseball and for teams to come when there is bad weather, and Mr. Davis stated that was correct.

John Pringle asked where the people who would be entering the baseball facility would be from Gum Creek Church Road and was advised that the baseball training facility would enter from Gum Creek Church Road and for the retail space, they would be entering off of 81 with a decel lane. John Pringle stated that public works asked that a traffic study be done. As far as the site distances, Public Works recognizes this issue.

Kevin Meyers who is Mr. McKee's neighbor spoke and stated that he lives at 550 Harold Gower Lane and has lived there for 25 years and he is in agreement with what Mr. McKee has said but he has no objection to the facility, his concern is about the entrance off of Gum Creek Church Road. He stated that even if they put up a traffic light, he doesn't feel that would help. He said that there is a dangerous curve there and the traffic is his main concern.

Susan Boyette who lives at 2488 Smith Drive spoke and she lives in the neighborhood behind Falls at Rocky Branch which has 170 homes. She went on to say how can there already be an entrance there before the rezone sign went up. Tim Hinton stated they can have an entrance to the property.

Helen Pulaski who lives at 2251 Gum Creek Church Road, spoke and has lived there for 55 years. She doesn't mind the baseball facility, but she is concerned about traffic. There are 55 houses and 3 subdivisions. One subdivision has 170 houses, another one 12 houses and another one about 12 houses. She stated that it is already a congested area, and she is hoping they will consider coming off Highway 81.

It was brought up that with Loganville Christian Academy being there and there is a real traffic nightmare.

Timothy Kemp stated that there has been growth in the last 45 years. He stated that Loganville was a small county, and change is going to occur. He stated that having a facility there will be good for 60 to 80 kids. He stated that athletes try to be responsible.

Tim Hinton stated most schools practice on site, but this would be a good place if the weather is bad or during Christmas holidays or wintertime.

Daniel Leahr who lives at 4007 Rocky Creek Trail, spoke. He stated that he was the first of 4 homes in his neighborhood. He stated that the baseball facility will have 60 to 80 cars and there will be teenagers there until 7 or 8 at night and he has concerns something will go wrong, and this will be a nuisance.

Tim Hinton asked Timothy Kemp how many students drive to school, and he stated about 3 to 400 students.

Applicant came back for rebuttal. Mr. White stated that there is a gate on Gum Creek Church Road there now and this entrance will be converted for the entry to the training facility.

It was asked how long someone will be at the facility and Mr. Davis stated for an individual lesson it may be 1 hour and routine practice 2 hours and for a team maybe 2 hours.

Tim Hinton stated that on Highway 81 the county has no control over that. He stated that the county will do a traffic study. He went on to say that 236 home sites were created and if you add 2 drivers not including kids that we ourselves created and the average home has 3 people then that comes to 700 people that has already been created. He went on to say that people have a vision for the county and the opportunity is being seized.

Tim Hinton said that he certainly understands that. He asked how many homes there are in the neighborhood, and he said 12 and he wondered why there is no red light there. He said in the drawing you can see the curve.

Recommendation: John Pringle made a motion to recommend approval of the Land Use Change and the Rezone with conditions and that the recommendations of Public Works be followed which are a traffic study be completed to evaluate the need for a possible center-turn lane due to volume and entrance location related to site distance and safety concerns on Gum Creek Church Road and a DeCell Lane and A-cell taper be installed with a second by Tim Hinton. The motion carried unanimously.

Character Area Map Amendment

Application # LU 24100004

Planning Comm. Meeting Date 11-7-2024 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm. Meeting Date 12-3-2024 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0490024

Applicant Name/Address/Phone #

James White

3645 Anglin rd

Logansville Ga 30052

Phone # 678-898-9539

Property Owner Name/Address/Phone

James & Glenda White

2680 Hwy 81

Logansville Ga 30052

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

Phone # 678-898-9539

E-mail Address: Jamespodman@aol.com

Location: 2680 Hwy 81 Logansville Ga ^{2 Gum Creek Church Rd} Acreage 7.63 ~~71.26~~

Existing Character Area: 71.26 Acres - Suburban

Proposed Character Area: Lot A 2.94 acres Lot C 4.69 Acres - Highway Corridor

Is this a Major or Minor amendment to the plan? Minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? NO

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: Number of Lots: _____ Minimum Lot Size: _____

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.

James White
Signature

10-2-24
Date

\$250.00
Fee Paid

Rezone Application # Z 24100005
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-7-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-3-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0490024

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>James White</u>	<u>James & Glenda White</u>
<u>3645 Anglin Rd</u>	<u>3645 Anglin Rd</u>
<u>Loganville, GA 30052</u>	<u>Loganville, GA 30052</u>
E-mail address: <u>gamespodman@aol.com</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>678-898-9539</u>	Phone # <u>678-898-9539</u>
Location: <u>2680 Hwy 81 / Gum Creek Church Rd.</u>	Requested Zoning <u>B2</u> Acreage <u>2.94 + 4.69</u>
Existing Use of Property: <u>agriculture</u>	<u>= 7.63</u>
Existing Structures: <u>none</u>	
The purpose of this rezone is <u>Commercial & Agriculture</u>	
<u>Building For White's Pools Inc + Baseball Facility</u>	

Property is serviced by the following:

Public Water: yes Provider: WCWD Well: _____

Public Sewer: no Provider: _____ Septic Tank: yes

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 James White Date 9/30/24 Fee Paid \$ 550.00

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 A2 Surrounding Zoning: North A2 South A1, R1, A2
 East A1 West R1

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

Commission District: 2 - Mark Banks Watershed: Big Haynes WPI 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;

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

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

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

See Attached

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

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

Walton County Planning and Development:

1. Existing uses and zoning and nearby property:

The property includes single family homes, small businesses, gas stations, and a private school.

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

Property value is predicted to increase due to higher volumes of people coming to Walton County to utilize a recreational center to develop young people. It is also going to be a new retail location for White's Pools, which is a small business that heavily invests in the community. White's Pools is a member of the Walton County Chamber of Commerce and gives to local schools' clubs and sports teams.

3. The extent to which the destruction of property values of the plaintiffs promoted the health, safety, morals or general welfare of the public:

The land will provide space for the recreational center and other local businesses to benefit the community.

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

The recreational center will allow young people to grow physically and mentally as well as prepare for their respective sports. White's Pools new retail space will provide a newer building for community members to test their water, which keeps their pool safe for swimming and eventually the ability to build lasting memories with family and friends.

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

The property will have vehicles coming and going at least six days per week, however, it will not cause loud noise for surrounding residents. This will be controlled in that individuals and teams will have to reserve field and cage space. There will be no loitering allowed, which will keep the facility and property safe for customers and the community.

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 land was previously used for agriculture as the owner kept livestock on the property.



Letter of Intent

White's Pools
1000 Karlee Blvd.
Loganville, GA 30052
(770) 466-2376
Jamespoolman1@aol.com
September 30, 2024

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

Subject: Letter of Intent for Rezoning Agricultural Property (A2) to Commercial Property (B2) for White's Pools, a reputable business specializing in the construction, maintenance, and serving of pools in Loganville in Walton County. Additionally, the Field, a baseball facility, will also be constructed on the property. We are submitting this Letter of Intent as part of our request to rezone the property located at 2680 Hwy 81, Loganville, GA 30052 from its current agricultural zoning classification to commercial zoning.

The proposed rezoning is necessary to support the growth and operation of White's Pools labeled by Lot A in the site plan. Lot A is 2.94 acres and will serve as a convenience center. It will be 7,200 square ft (60' x 120') including 36 parking spaces. There will be a decel lane off Hwy 81 that will serve as an entrance to the property. This decel lane will lead to the driveway that enters the property. We intend to use the property for the development of a new commercial office space and showroom. This rezoning will allow us to better serve capacity and provide a location for our customers to visit and consult with us.

The rezoning is also necessary to support the vision for the Field, a local baseball training facility for the youth of Walton and surrounding counties labeled by Lot C in the site plan. Lot C is 4.69 acres including 20,000 square ft (100' x 200') and 91 parking spaces. There will also be an entrance to the Field from Gum Creek Church Rd.

Justification for rezoning:

1. **Economic Benefits:** Rezoning the property will contribute to local economic growth by creating jobs and increasing business activity. Our expansion will generate employment opportunities and stimulate local commerce through partnerships with young athletes, schools, as well as suppliers and contractors.

2. **Community Demand:** There is an increasing demand for field space for local sports teams, especially when weather does not permit outdoor practice. There is also an increasing demand for residential and commercial pool services in the area. The Field aims to meet the demand of field space in Walton County by providing young athletes a place to train and grow. White's Pools aims to meet this demand by expanding our operations. Our services have been well-received by the community, and we believe this development will benefit local homeowners and businesses.
3. **Compatible Use:** The property in question is adjacent to existing commercial developments, making it a suitable candidate for rezoning. The intended use aligns with the area's development trends, and our operation will not negatively impact neighboring properties.
4. **Site Suitability:** The location of the property is ideal for commercial use due to its proximity to major roads and easy accessibility for both our customers and suppliers. We plan to develop the site in accordance with all local zoning and environmental requirements, ensuring minimal disruption to the surrounding area.

We are committed to working closely with the city planning staff and local officials to address any concerns and ensure that this rezoning request complies with all relevant regulations and planning policies. We believe this project will have a positive impact on the community, and we look forward to collaborating with you throughout the rezoning process.

Thank you for your consideration of this request. We are available to provide additional information or attend any meetings necessary to support our application.

Sincerely,

James White
Owner
White's Pools

(678) 898-9539
Jamespoolman1@aol.com

Glenda White
Owner

White's Pools
(770) 616-0796
gwhite5045@aol.com

