



## Planning and Development Department Case Information

Case Number: Z23070021

Meeting Dates: Planning Commission 09-07-2023  
Board of Commissioners 10-03-2023

Current Zoning: A1

Request: Rezone 7.91 acres from A1 to B2 with conditional use for outside storage for a landscaping business

Address: 4930 Highway 20, Loganville, Georgia 30052

Map Number: C0060041

Site Area: 7.91 acres

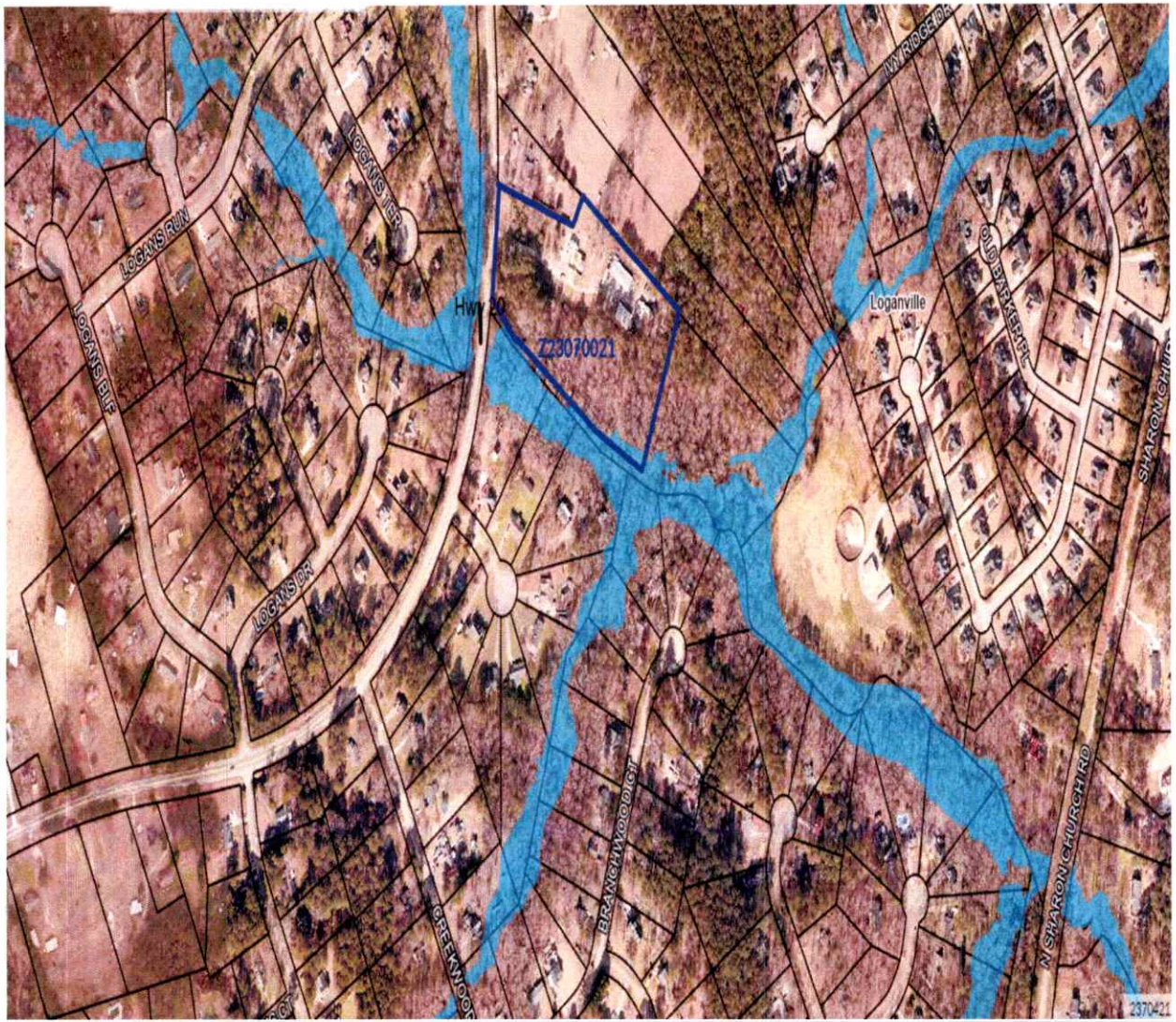
Character Area: Neighborhood Residential

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

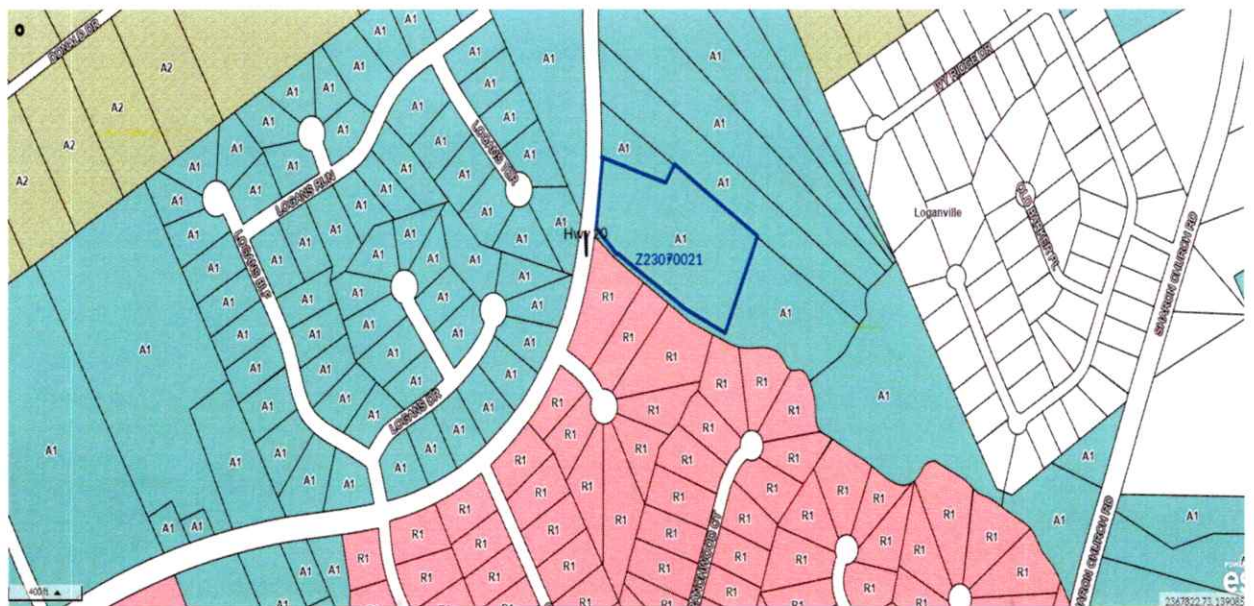
Applicant:  
Advanced Landscape Services Inc  
(Rick Sullivan)  
76 Bay Creek Road, Suite P  
Loganville, Georgia 30052

Owner:  
Shelby GT Properties, LLC  
(Dale Young)  
2423 Thurleston Lane  
Duluth, Georgia 30097





Existing Site Conditions: Property consists of 7.91 acres.







## **Staff Comments/Concerns:**

### **History:**

V03070023	William Stark	Flag lot to give 2 acres to son	C0060041A 4970 Hwy 20	Denied
Z03110007	William Stark	A1 to B2 for minor auto repair & Maint	C0060041A 4970 Hwy 20	Denied
V13100001	Mark & Rochelle Harrison	Red min lot width from 150' to 25' to create a buildable lot	C0060041A 4970 Hwy 20	Approved

## **Comments and Recommendations from various Agencies:**

**Public Works:** Public Works has no issue with approval of this request.

**Sheriffs' Department:** Will not impact the Walton County Sheriff's Office.

**Water Authority:** This property is located within the City of Loganville service area.

**Fire Marshal Review:** Shall comply with current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Structures to be used as business shall be compliant on all fire codes. (I.e...Emergency lighting, fire extinguishers, ADA, and other applicable codes). Commercial fire access road shall be installed.

**Fire Department Review:** Little access with no commercial fire access road.

**Board of Education:** This will have no effect on the Walton County School District.

**DOT Comments:** Will need to coordinate with Georgia DOT.

**City of Loganville:** No comment received.

**PC ACTION 9/7/2023:**

**Z23070021-Rezone 7.91 acres from A1 to B2 with conditional use for outside Storage for a landscaping business-Applicant: Advanced Landscape Services Inc-Owner: Shelby GT Properties LLC-Property located at 4930 Hwy 20-Map/Parcel C0060041-District 2.**

**Presentation:** Rick Sullivan represented the case. He said that his family has been in the landscape business for 32 years. He had a place in Gwinnett County for 5 years but the real estate in Walton County is cheaper. He stated that the property at 4930 Hwy 20 is ideal for what he wants to do and there will be no impact on the traffic. Mr. Sullivan stated that there is a well and a septic tank on the property. He also advised that there are 3 buildings on the property, and he is not going to add any more. He will use the property as it sits. Mr. Sullivan stated that he had trailers and bigger equipment, and he needs somewhere to park them.

**Speaking:** No one

**Recommendation:** Pete Myers made a motion to recommend approval with a second by Josh Ferguson. The motion carried unanimously.



**Rezone Application # Z23070021**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 9-7-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 10-3-2023 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C0060041

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Advanced Landscape Services, Inc.

Shelby GT Properties, LLC / Dale Young

76 Bay Creek Road, Suite P

2423 Thurleston Lane

Loganville, Ga 30052

Duluth, GA. 30097

E-mail address: rick.sullivan1@comcast.net

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

Phone # 404-406-5239

Phone # 678-793-9986

Location: 4930 Ga. Hwy 20, Loganville, GA. Requested Zoning B2/Conditional Use for Outdoor Storage Acreage 7.91

Existing Use of Property: Appears to be no activity. If any personal/friend's <sup>Auto</sup> repair work.

Existing Structures: Metal Building = 2,700 SF (30X90); Metal Building = 400 SF (20X20); 1,200 SF (30X40) Red Iron/Metal Canopy/Covered Storage Area.

The purpose of this rezone is A rezoned would be needed to allow for my landscaping business to operate out of this location. The current improvements on the property, land size, and location make this a perfect setup to operate my landscaping business.

Property is serviced by the following:

Public Water: Y Provider: Walton County Well: N

Public Sewer: N Provider: N/A Septic Tank: Y

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 (Rick Sullivan) Date 07-27-2023 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 A1 Surrounding Zoning: North A1 South A1  
 East A1 West R1

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y N

Commission District: 2-Mark Banks Watershed: Big Haynes-Walton WP-1

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: Advanced Landscape Services, LLC

Address: 76 Bay Creek Road, Suite P, Loganville, GA 30052

Telephone: 404-406-5239

Location of Property: 4930 Georgia Highway 20, Loganville, GA. 30052

Map/Parcel Number: C0060041

Current Zoning: A-1 Requested Zoning: B2 With conditional Use for Outdoor Storage for a landscaping company

  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Dale Young

Print Name: \_\_\_\_\_

Address: 2423 Thurleston Lane, Duluth, GA. 30097

Address: \_\_\_\_\_

Phone #: 678-793-9986

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.

  
Notary Public Date 7/26/2023



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;

The premise currently has a 2,700+/- SF, 400+/- SF & 1,200+/- SF buildings on site. There is not a residential structure on the premise. The site appears to have been used as a custom car facility. Currently all immediate and adjoining property is zoned R1 or A1.

\*\*Please note, 9 parcels to the north is a spot zone of B3 for a septic tank company.

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\_\_\_\_\_

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

By maintaining the A-1 Zoning of the property, the value is diminished as it is unattractive for residential or agricultural use for which A-1 zoning is intended. There is not a residential structure on the premise however there are 3 buildings currently on site that have been used in the past as auto related buildings.

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\_\_\_\_\_

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 Current zoning on the property constitutes a significant destruction of property values, which destruction is not in furtherance of the promotion of the health, safety, morals or general welfare of the public. The current zoning would only promote continued property vacancy and aesthetic blight while the proposed zoning will result in a new and aesthetically pleasing business development of the property for my



landscaping business. I plan to beautify the property to showcase my company's landscaping ability.

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

As a landscaping company we will be beautifying the property which is much more aesthetically pleasing to the surrounding public than the overgrown vacancy currently. Additionally, the property is being used as a car restoration location for privately owned antique cars. I will be cleaning the property up and allowing a private business to operate and employing locals. The public will benefit by increased tax revenue from the zoning change which will increase payment to the school system without the addition of anymore cars or residents on the roadway, since our business currently operates two miles from this location. By not rezoning the property, this will be a hardship imposed on the current individual property owner as it is not being used for it's intended use. My goal is to rezone the property, beautify the property and utilize the current building(s) for my business.

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

Currently the property is not suitable for redevelopment as agriculture or residential as required by the current zoning. In contrast the property is suitable for commercial use as proposed by Applicant because of the structures currently located on site and the Ga. Hwy 20 commercial corridor road frontage.

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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

It appears the property has been vacant for some time and in a state of disinvestment with no apparent prospects willing to re-invest in this property without first rezoning the property for their intended use. Commercial development to the North & South of the subject property along with the widening of Ga. Hwy 20 make the residential or agriculture zoning unattractive. Maintaining the current zoning would only perpetuates vacancy and blight. Approval of the proposed zoning will allow for beautification, additional jobs, and tax base.

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July 28, 2023  
Walton County Planning & Development  
126 Court Street  
Walton County Annex 1  
Monroe, GA. 30655

RE: Letter of Intent for Rezone

Dear Mrs. Charna Parker,

Please find attached the submittal documents for consideration for the rezoning of 7.91+/- acres located at 4930 Ga. Highway 20, Loganville, GA. 30052 (Parcel # C0060041).

My company, Advanced Landscape Services, Inc. is a local family-owned landscaping business of 32 years and we have been in the Loganville community for the last 5 years.

A typical day starts at 7:30 AM when my 6 employees arrive, receive their assignments then leave around 7:45 – 8:00 AM each day. While most crews return around 4:15 PM daily, typically there is no one on-site during the day unless we are making repairs to equipment or resupplying our trucks.

It appears the current buildings have been used for auto-related businesses in the past. These buildings are currently setup perfectly for the storage and repair of our personal landscaping equipment. Additionally, we would be storing landscaping material such as pine straw (inside a conex trailer currently on-site), mulch, etc. along with our landscaping trucks/trailers. Currently there is no need for additional structures to be built on-site as we will use the property AS, IS aside from our plan to landscape the property to showcase our work/ability. This will also be aesthetically pleasing to the traveling public and neighbors.

We will be a great corporate neighbor while beautifying the surrounding area.

Please don't hesitate to reach out with any questions.

Sincerely,

Rick Sullivan



