



Planning and Development Department Case Information

Case Number: Z22070003

Meeting Dates: Planning Commission 08-04-2022
Board of Commissioners 09-13-2022

Current Zoning: M1

Request: Rezone to B3 for a VFW Meeting Hall

Address: 1700 Snows Mill Road

Map Number: C165/002

Site Area: 17.223 acres

Character Area: Employment Center

District 6: Commissioner – Kirklyn Dixon Planning Commission – Timothy J Kemp

Applicant:
Walton County Veterans Association
420 Laura Drive
Monroe, Georgia 30655

Owner:
Development Authority of Walton County
132 East Spring Street
Monroe, Georgia 30655



Existing Site Conditions: This 17.223 acre property was subdivided from a 72 acre tract owned by the Development Authority of Walton County. The 17.223 acres is being requested to be rezoned to B3. The majority of the property is in the floodplain which makes it unsuitable for large industrial development.

The surrounding properties are zoned as follows:

North (City of Monroe) – M028003A00 42.6 acres – Development Authority of Walton Co.

South – A1 zoning - N165A001 – 5.39 acres – Ryan & Rachel Turgeon

South – A1 zoning – N165A002 – 2.20 acres – Thomas & Martha Harlan

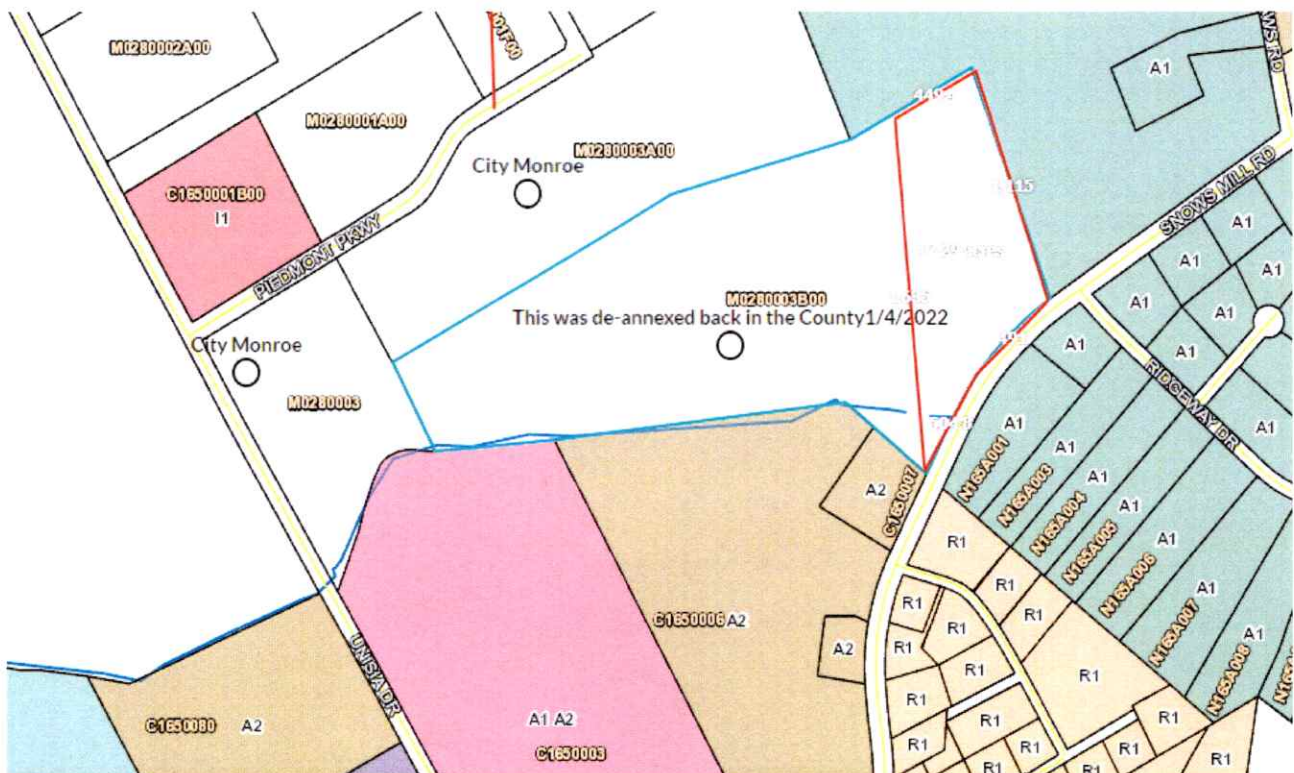
East – A1 zoning – C1650008 – 98.71 acres – Ray A Nash Trust (Todd & Mark Nash)

West – A2 zoning – C1650007 – 3.36 acres – Timothy & Pamela Arnold

West – A2 zoning – C1650006 – 53.5 acres – Kay Little Hannah, James Keith Little & Kenneth Little

West – A/A2 zoning – C1650003 – 70.66 acres – Merely Adams

West – City of Monroe – M0280003 – 17.5 acres – Duro Hilex Poly LLC



Staff Comments/Concerns:

History: No History

Comments and Recommendations from various Agencies:

Public Works: No comment received

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

Water Authority: This is in the City of Monroe service area for water therefore we have no comments.

City of Monroe: No comment received

Fire Department: No issues with this request.

Fire Code Specialist: No comment received

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

Development Inspector: No comment received.

DOT Comments: Will not require DOT coordination.

PC ACTION 8/4/2022:

1. **Rezone – Z22070003 – Rezone 17.223 acres from M1 to B3 for a VFW Meeting Hall - Applicant: Walton Co Veterans Assoc/Owner: Development Authority of Walton Co - Property located on 1700 Snows Mill Rd-Map/Parcel C165/002 – District 6.**

Presentation: Andrea Gray, Attorney for the VFW – Walton County Veteran’s Association. Ms. Gray handed the Planning Commission a packet about the Rezone. She stated that the second page shows the history of the property. The 17.223 acres were divided out of a 72-acre parcel. This property is owned by the Development Authority of Walton County. This property was formerly part of the Walton County Industrial Park but was not large enough for an industry due to half of the property being in a flood plain. This property was in the City of Monroe but was de-annexed to the County in June 2022. The property currently has no zoning designation which is one reason they are going before the Board. The zoning page and subdivision plat page shows a zoning of M1 but the land is not suitable for industrial use. The VFW intends to build a 5,000 square foot building with additional patio, barbeque shed and parking. There will be a 40 ft. undisturbed buffer along adjacent properties. They would like to request that the 17.223 acres be zoned to B3 for a VFW meeting hall.

Timothy Kemp asked about how many events and Ms. Gray stated that she was not sure but she did know that they had monthly meetings.

Speaking: Rachel Turgeon spoke and stated that she lives across the street from the proposed VFW and she does not want this in the neighborhood. She presented a Petition with 29 signatures against the rezone. Ms. Turgeon stated that she has the upmost respect for Veterans. Her concerns are what this will do the property values of the homes, the noise of construction, noise of events and the lights in the parking lot.

Gary Daut spoke and stated that he was going down Highway 53 in Athens/Clarke County and Bogart and there were signs all over that said “Please don’t Gwinnett our County”. He stated that the infrastructure is not suitable for this type of purpose. Mr. Daut stated that there is already a problem with the traffic with three subdivisions in the area and this will add to the traffic. He stated that at Unisia there is only one stop sign, which is an issue. He is a retired Veteran and he knows that they serve alcoholic beverages and they do bingo a few times a week and the VFW is not an appropriate thing for this area. He also stated that there is a blind curve there and there has already been one death on Jacks Creek.

Andrea Gray came back for rebuttal and stated that she is sensitive to the concerns. She stated that this use is less than what could have been put there. If an industrial

park was there, then there would be fumes and the VFW would not be a 24-hour operation like an industry. She stated that there is a 200 foot wooded buffer from Snows Mill Road. The only additional traffic would be for the Veterans driving their own vehicles and there would not be any significant noise. As far, as lights that it would be the normal lights that are used in a parking lot and not the ones that are used in an industrial park.

Tim Hinton confirmed that the properties that are owned by the Development Authority are for commercial use and Ms. Gray stated that was correct. Mr. Hinton also asked about lighting and would Ms. Gray's client be okay with downward face lighting. She believes that the down lighting is standard but not sure if it is more expensive or not. Timothy Kemp asked about what time the events end and Ms. Gray stated that right now they meet at a building close to the Historic Courthouse and as far as she knows there has been no issue. Ms. Gray also stated that there is a 200 ft. wooded buffer on the front of the land and Mr. Kemp stated that there is flood plain to the left and asked would it be a problem for it to stay there. Josh Ferguson mentioned that there is a detention pond within the 200 ft. on one side of the driveway.

Recommendation: Timothy Kemp made a motion to recommend approval with the following conditions:

- 1. Lighting to be downward**
 - 2. 200 ft. buffer to remain on right side of driveway (as shown on site plan)**
 - 3. All outside activities to end by 11:00 p.m.**
- with a second by Wesley Sisk. The motion carried unanimously.**

Rezoning

~~Conditional Use~~ Application # 222070003

Planning Comm. Meeting Date 8-4-2022 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-6-2022 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

C1650/002
Map/Parcel TBD - Formerly M0280-00360-0/18473

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Walter County Veterans Assoc</u>	<u>Development Authority of Walter Co.</u>
<u>420 Laura Drive</u>	<u>132 E. Spring Street</u>
<u>Monroe, GA 30655</u>	<u>Monroe, GA 30655</u>
E-mail: <u>andrea@andreaugray.com</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>770-235-1083</u>	Phone # <u>678-634-6276</u>
Location <u>1700 Snows mill road</u>	Present Zoning <u>M1</u> Acreage <u>17.223</u>
Existing Use of Property: <u>vacant</u>	
Existing Structures: <u>none</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/>	Provider: <u>City of Monroe</u> Well: _____
Public Sewer: <u>No</u>	Provider: _____ Septic Tank: _____
The purpose of this ^{zoning} conditional use is: <u>The VFW seeks to build a new meeting facility for its members, and requests a B3 zoning.</u>	
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 <u>[Signature]</u>	Date <u>6/30/22</u> \$ <u>/</u> Fee Paid <u>/</u>
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 <u>M1</u>	Surrounding Zoning: North <u>City of Monroe</u> South <u>A1</u> East <u>A1</u> West <u>A1/A2</u>
Comprehensive Land Use: <u>Employment Center</u>	<u>City of Monroe</u>
Commission District: <u>6-Dixon</u>	Watershed: <u>/</u>

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;

Applicant's proposal is consistent with the existing surrounding uses and zoning. The Property was subdivided from a 72-acre tract owned by the Development Authority of Walton County and de-annexed from the City of Monroe on June 14, 2022. It was zoned for industrial use by the City and remains adjacent to property zoned for such. It is also adjacent to property zoned A1 and A2. The proposed use as a VFW meeting facility will not unduly impact the adjacent properties.

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

The property is currently not zoned within the County which renders it undevelopable. Inability to use the property for any use renders the property without value.

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 health, safety, morals and general welfare of the public will benefit from the VFW meeting hall given the low impact of the use and its purpose to serve local veterans.

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

There is no public gain if the property is left unzoned yet there is a substantial hardship to the property owner from not being able to develop the property for any use. The proposed B3 zoning and proposed use as a VFW meeting hall will have fewer impacts on the public as compared to the

previous designation as industrial.

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

The property is suitable for the proposed B3 zoning and is large enough to accommodate the meeting hall and avoid disturbances to the large floodplain area. The property also allows for ample parking and a 40-foot undisturbed buffer from the property to the east.

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 is not developed in part due to the fact that the substantial floodplain area will not accommodate the industrial uses for which it was previously zoned when within the City of Monroe. The VFW meeting hall is a much better fit for the property and will benefit the community.

AGENT AUTHORIZATION

Date: 7-1-22 Tax Map and Parcel Number(s): TBD, formerly M0280-003B0-0/18473

PROPERTY ADDRESS: 17.223 acres on Snows Mill Road
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County
132 E Spring Street
Monroe, Georgia 30655

APPLICANT: Walton County Veterans Association, Inc.
420 Laura Drive
Monroe, Georgia 30655

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Zone recently de-annexed property to B3 to allow for a VFW meeting hall.

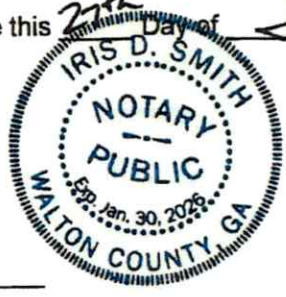
The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning with conditional use of the property referenced herein.

THE DEVELOPMENT AUTHORITY OF WALTON COUNTY

[Signature]
BY: [Signature]

Sworn to and subscribed before me this 27th Day of June 2022

[Signature]
NOTARY PUBLIC



ATTORNEY/AGENT
[Signature]
BY:

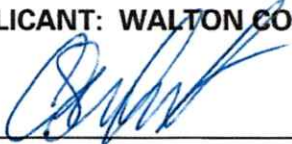
Sworn to and subscribed before me this 1 Day of July 2022

[Signature]
NOTARY PUBLIC



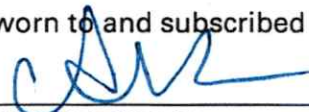
NOTARY PUBLIC

APPLICANT: WALTON COUNTY VETERANS ASSOCIATION



BY:

Sworn to and subscribed before me this 29th Day of June 2022



NOTARY PUBLIC





Andrea P. Gray LLC

Attorney at Law

July 1, 2022

Ms. Charna Parker
Director
Walton County Planning and Development
303 S Hammond Drive
Suite 98
Monroe, GA 30655

Re: 1700 Snows Mill Road
Request to zone 17.223 acres to B3

Dear Ms. Parker:

The Walton County Veterans Association (“Applicant”) is a non-profit organization that serves the veterans in Walton County. Applicant currently owns a meeting facility at 204 S Midland Avenue, Monroe GA but desires to expand its meeting space capacity and to sell its existing building to Walton County. In coordination with the Development Authority of Walton County, it identified 17.223 acres which were part of the Authority’s industrial park (the “Property”). The majority of the Property is floodplain which makes it unsuitable for large industrial development but it will adequately accommodate the Applicant’s proposed meeting facility.

Applicant requests that the Property be zoned B3 which will accommodate its civic/social club meeting space. The Property is currently not zoned because it was de-annexed from the City of Monroe on June 14, 2022. Prior to being de-annexed, the property was zoned for industrial use (M1). The B3 designation fits within the transitional nature of the area with industrial property abutting its western border and agricultural property bordering its eastern border.

The VFW meeting facility will be approximately 5,000 square feet with an additional patio and cooking shed. Ample parking will be included as required under the Walton County Development Ordinance. There will be a 40-foot undisturbed buffer on the eastern border and nearly 10-acres of floodplain separating the meeting hall from the industrial property to the west. The meeting facility will be more than 200 feet back from Snows Mill Road. Daily traffic would be minimally impacted with the only potential high volume of traffic occurring when large events are held.



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

Applicant respectfully requests that the 17.223-acres at 1700 Snows Mill Road be zoned to B3 to allow for a VFW meeting hall consistent with the plans included herewith. Please let me know if you have any questions.

Sincerely,



Andrea Gray
Applicant's Representative





PRECISION
Planning Inc.
SCALE: 1" = 200'

VFW
VETERANS OF FOREIGN WARS



40' Undisturbed Buffer

VFW Hall
5,000 SF
(40' x 125')

Patio & BBQ
Shed

Parking

Detention
Pond

100 Year Flood plain

Tract Nine
17,223 Acres

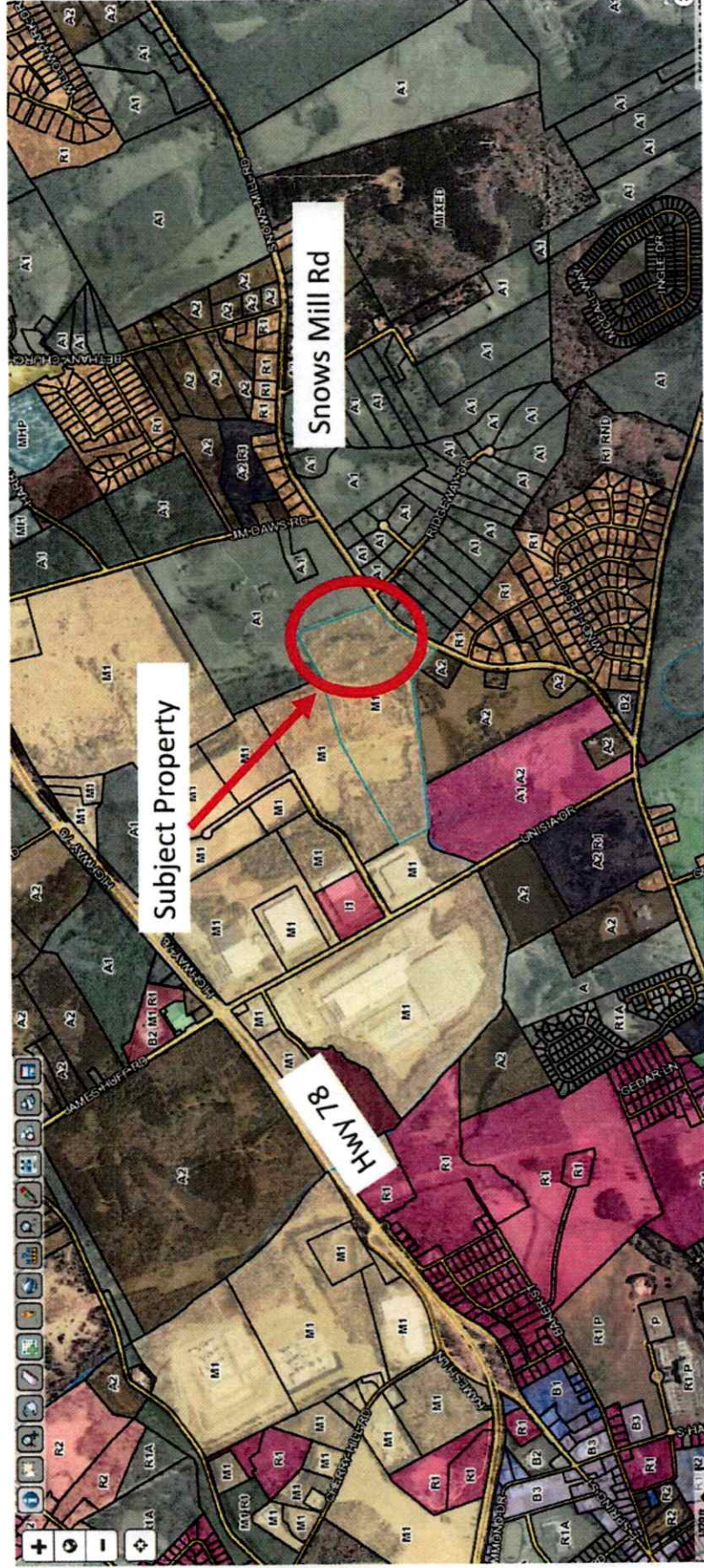
JM DAW'S RD

3000 S MILL RD

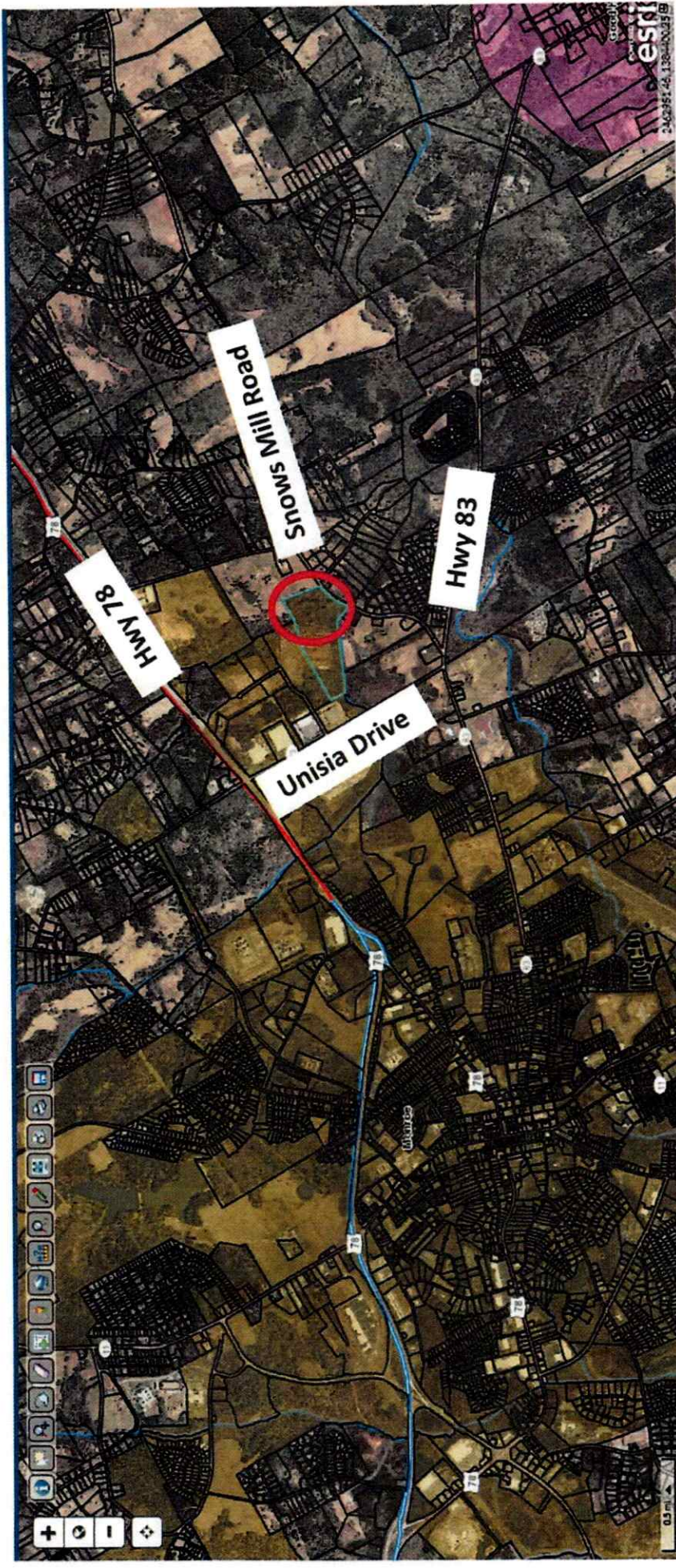
RI DGE CREST DR

RI DGEWAY DR

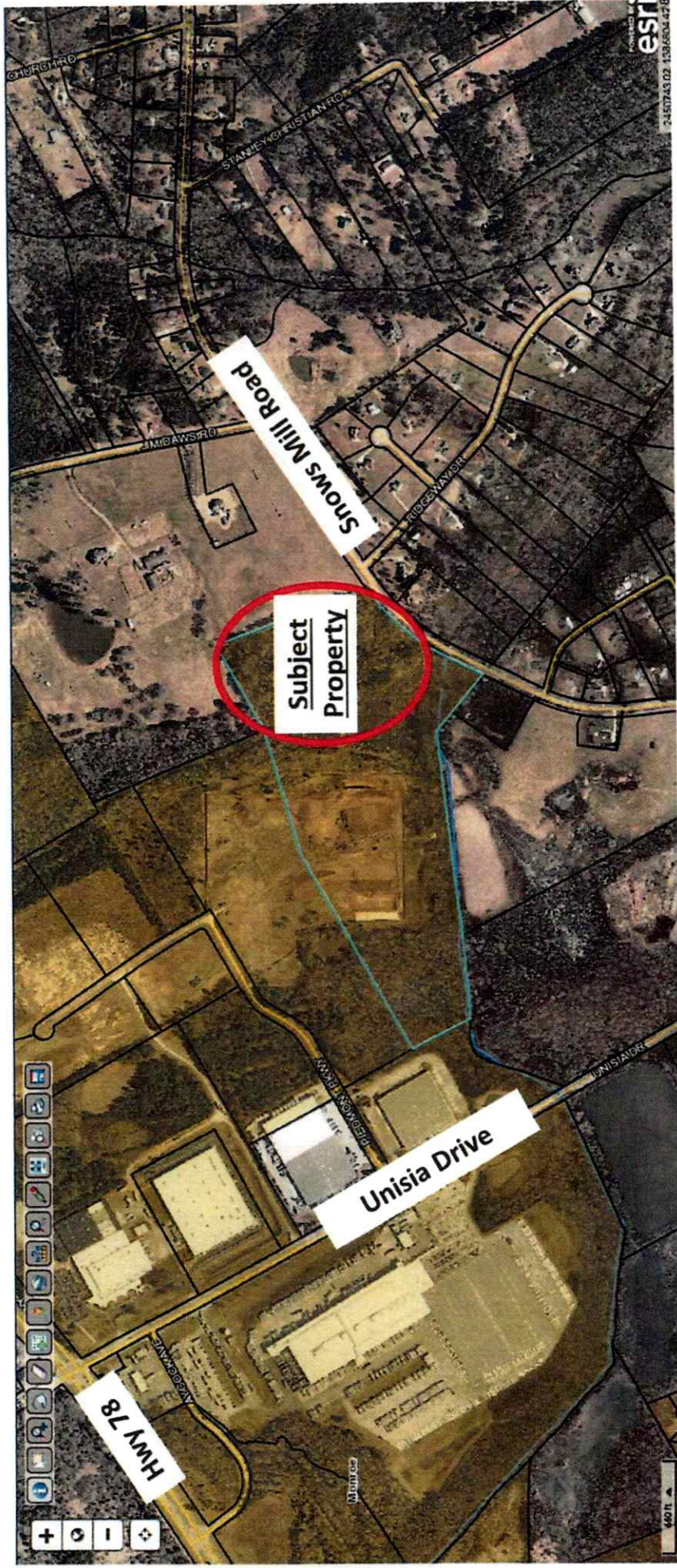
Zoning Map



Location



Subject Property- 17.223 acres



Presented By Andrea Gray to Planning Commission
8/4/2022

Request to Zone
17.223 acres on Snows Mill Road
to B3 for VFW Meeting Hall

Walton County Veteran's Association

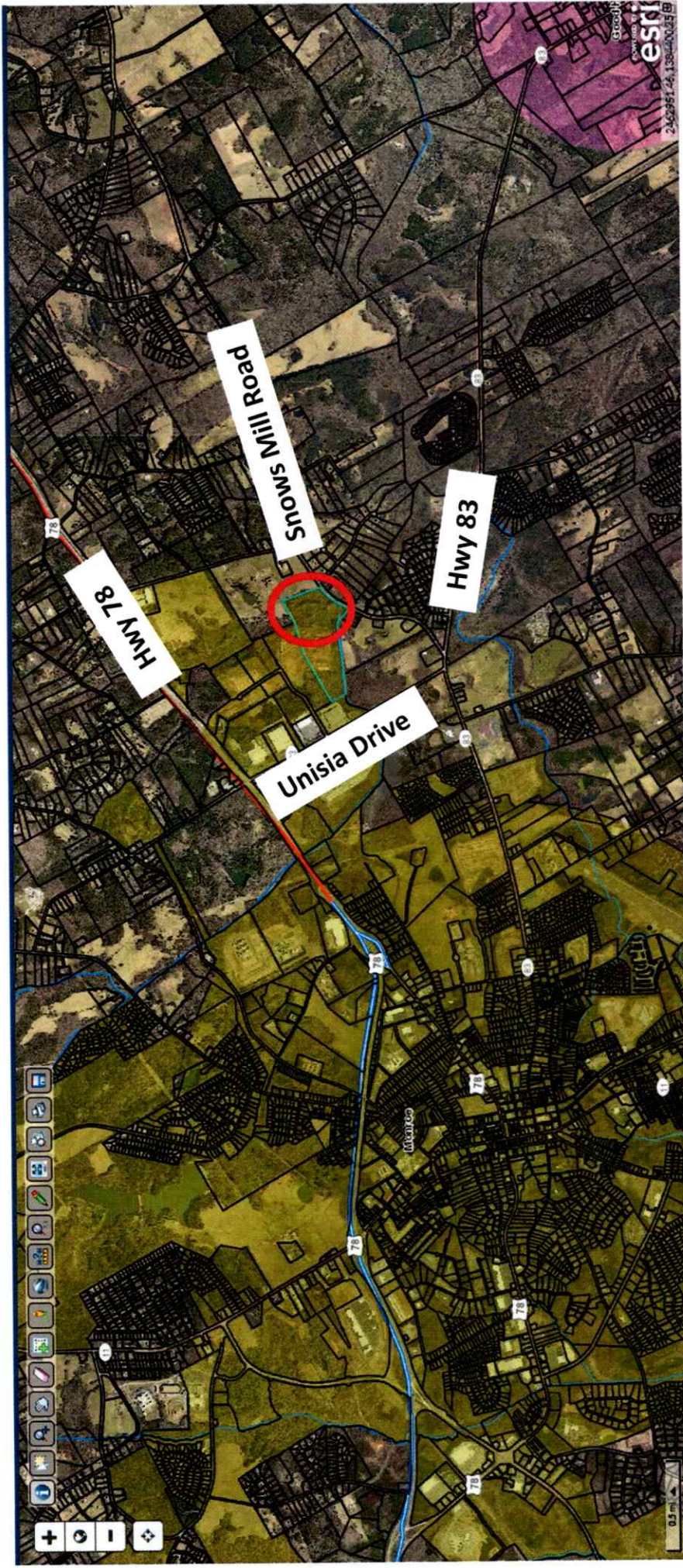
Walton County Planning Commission

August 4, 2022

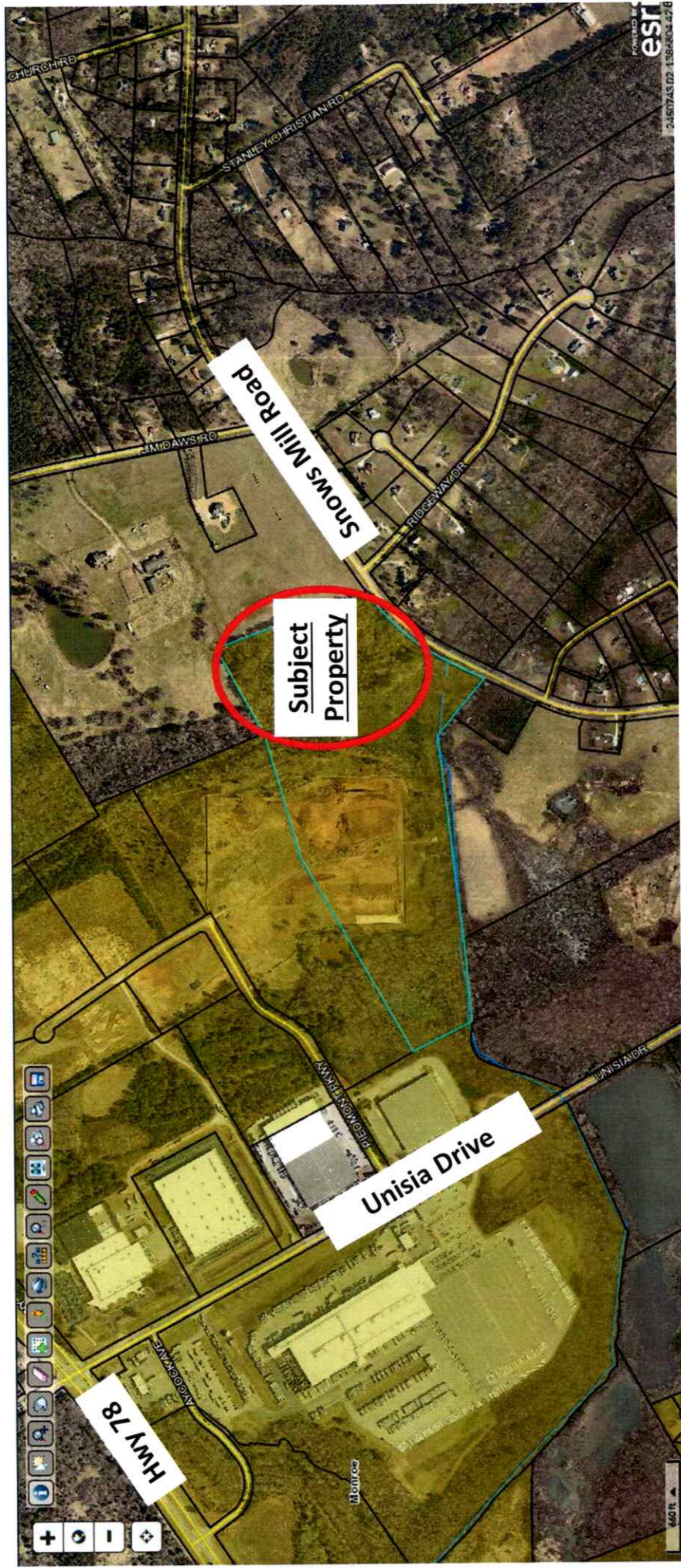
Property

- Currently owned by the Development Authority of Walton County and under contract to be purchased by the Walton County Veterans Association
- Subdivided from a 72-acre parcel in 2022
- De-annexed by the City of Monroe at the request of the Authority in June 2022
- Formerly part of the Walton County Industrial Park and was zoned for industrial use when within the City
- Currently it has no zoning designation
- Veteran's Association intends to construct a meeting hall for its members

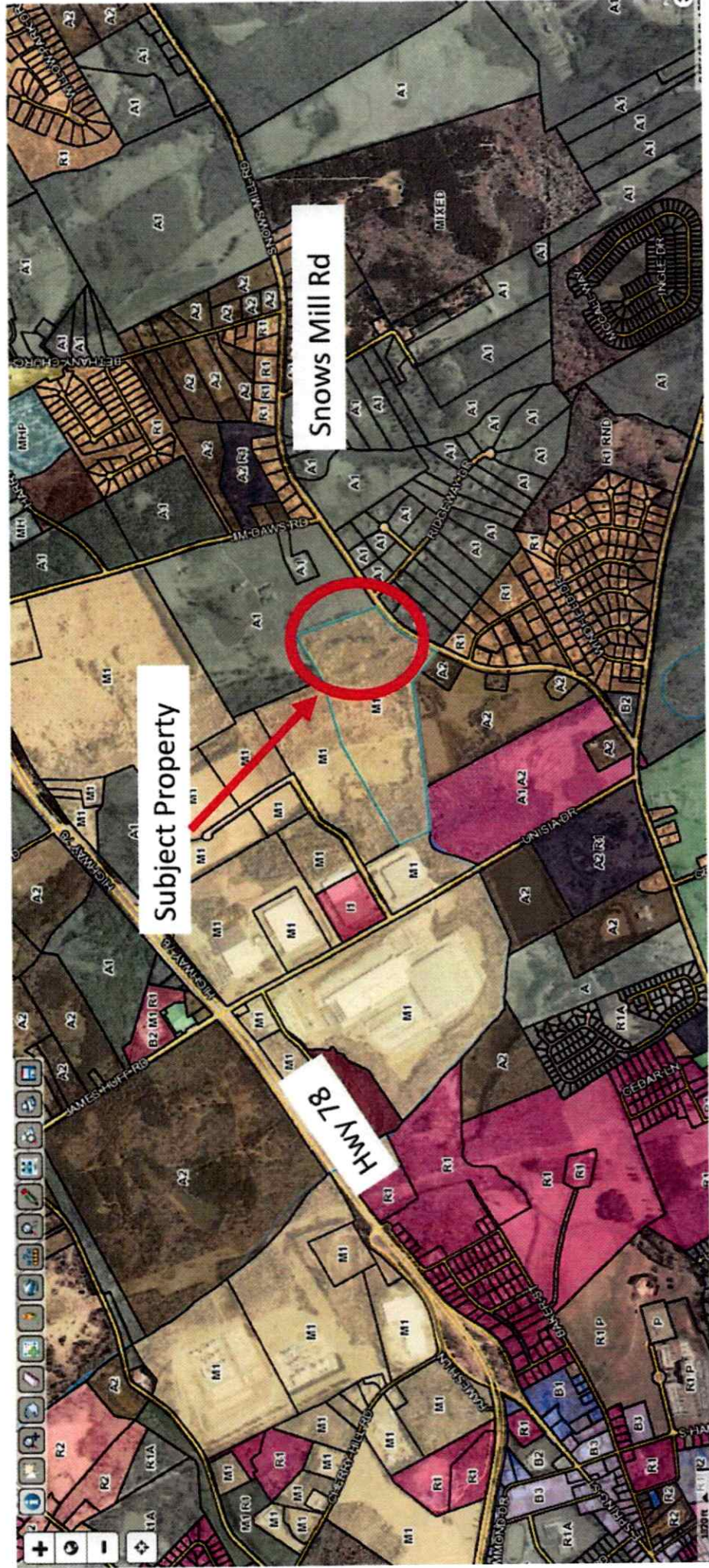
Location



Subject Property- 17.223 acres



Zoning Map



Site Plan





Request

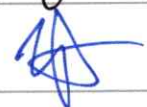
- Approve a Zoning designation of B3 which allows for the VFW meeting hall
- Questions?


For 8/4/2022 Meeting -


This is a petition against rezoning Z22070003 - rezone
17.223 from M1 to B3 for a VFW Meeting Hall. Property
located on 1700 Snows Mill Rd Map/Parcel C165/002 -
District 6

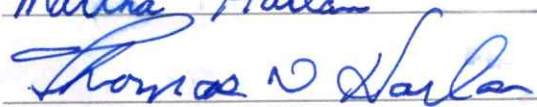
Ryan Turgeon  1713 Snows Mill Rd, Monroe 603-858-9911


Rachel Turgeon  1713 Snows Mill Rd, Monroe (603) 229-9863

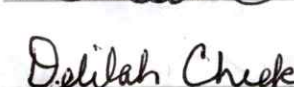
Zach Snoddy  83 Ridgeway Dr, Monroe (470) 445-9241


Sarah Snoddy  83 Ridgeway Drive. (912) 414-1638

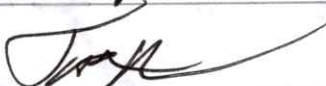
Martha Harlan  83 Ridgeway Drive 404 934 2302

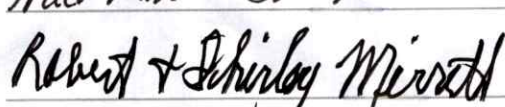
Thomas V Harlan  83 Ridge Way Dr 404 934 2302


David Cheek  123 Ridge Way Drive 770 267 0809

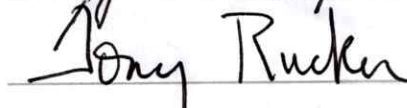
Delilah Cheek  Delilah Cheek 123 Ridge Way Dr. 770-267-0809

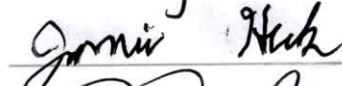
Philp Mison  183 Ridgeway Dr. (770) 557-8010


Traci Mison  183 Ridgeway Dr. (770) 310-2454

Robert & Shirley Mirovich  182 RIDGEWAY DR 770-207-5433

Alonso Haber Jr.  140a Ridgeway Dr. (770) 685-9159

Tony Rucker  1780 Ridgecrest Dr. 770-601-3345

Jamir Heck  162 Ridgeway Dr. 770-317-5035

 243 Ridgeway Dr. 770-359-9725

**This is a petition against rezoning Z22070003 - rezone
17.223 from M1 to B3 for a VFW Meeting Hall. Property
located on 1700 Snows Mill Rd Map/Parcel C165/002 -
District 6**

Abby Nash	Abby Nash	163 Ridgeway Drive	71408-8759
Andy Nash	Andy Nash	163 Ridgeway Drive	71408-8759
Peggy Morris		243 Ridgeway Dr	71855-2359
Shirley Loggins		283 Ridgeway Dr.	770-267-6408
Jerry L. Cant		322 Ridge Way DR	770-685-5241
Coy Lee		303 Ridge Way Dr	404-787-8906
Thomas R Parke		282 RIDGEWAY DR.	770-267-6996
Rodney Shellnut		262 Ridgeway Dr	706-207-6422
Kelly Atkinson		202 Ridgeway Dr	770-267-9009
Alex M Crawford		1760 Ridgecrest Dr	770-780-0261
Carri Marcus		143 Ridgeway Dr	678-937-3005
Brandon Marcus		143 Ridgeway Dr	678-557-2383
Bob Baker		1273 Snows Mill Rd	770-597-9101
Bert Mobley	Kenneth Mobley	1693 Snowmill Rd	770-207-4784