



Planning and Development Department Case Information

Case Number: CU25-0153 and Z25-0154

Meeting Dates: Planning Commission 06-05-2025

Board of Commissioners 07-08-2025

Applicant:

Kimbrom Moges Kidane
841 Ashton Oaks Circle
Stone Mountain, Georgia 30083

Current Zoning: The current zoning is A1.

Owner:

Next Generation Soccer Partners LLC
P.O. Box 312
Loganville, Georgia 30052

Request: Rezone 8.734 acres from A1 to B2 for parking of commercial vehicles/RV's and conditional use for outside storage.

Address: 1890 Highway 81, Loganville, Georgia 30052

Map Number/Site Area: C0510197

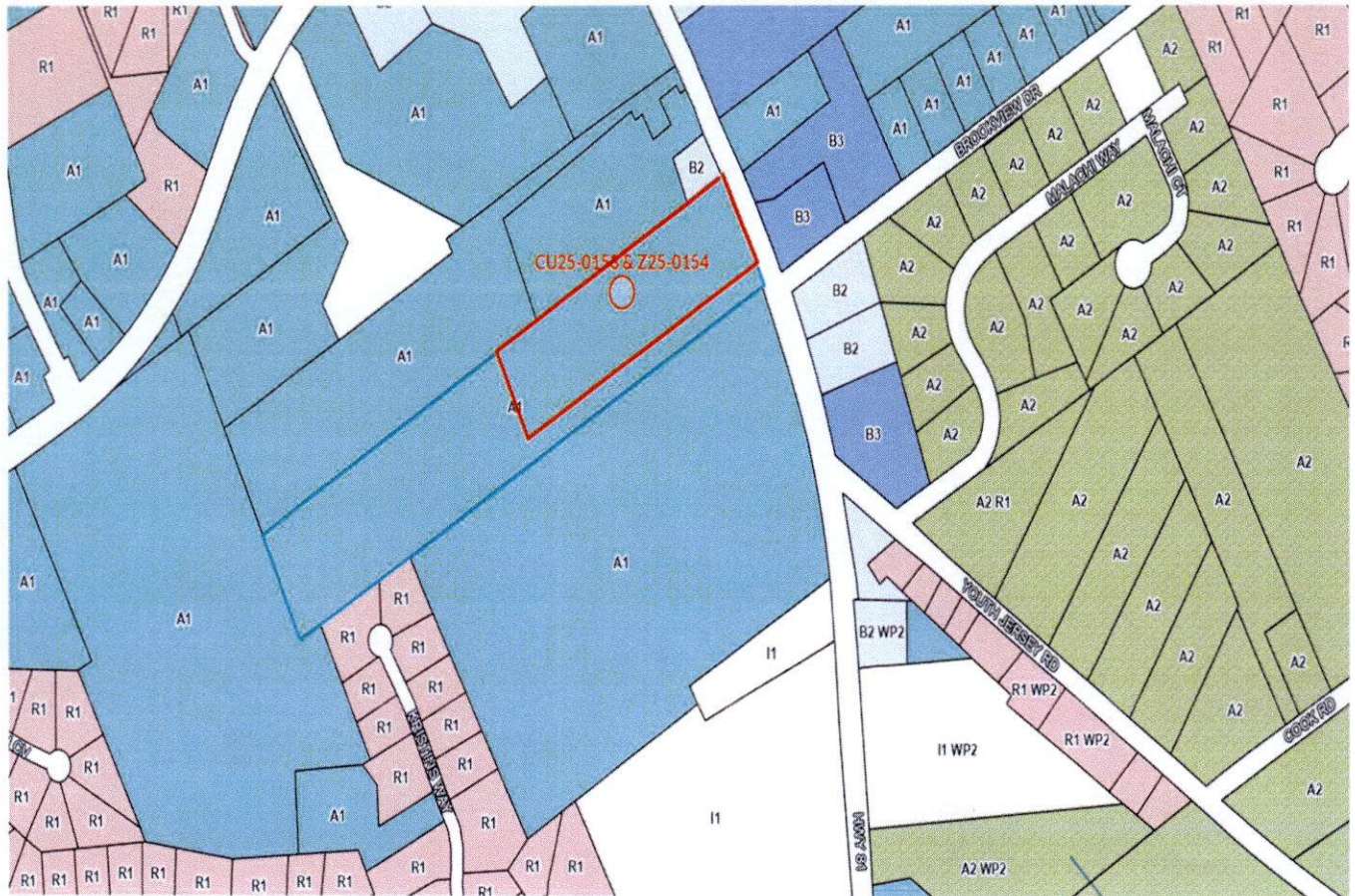
Character Area: Neighborhood Residential

District 3 Commissioner-Timmy Shelnutt Planning Commission-John Pringle

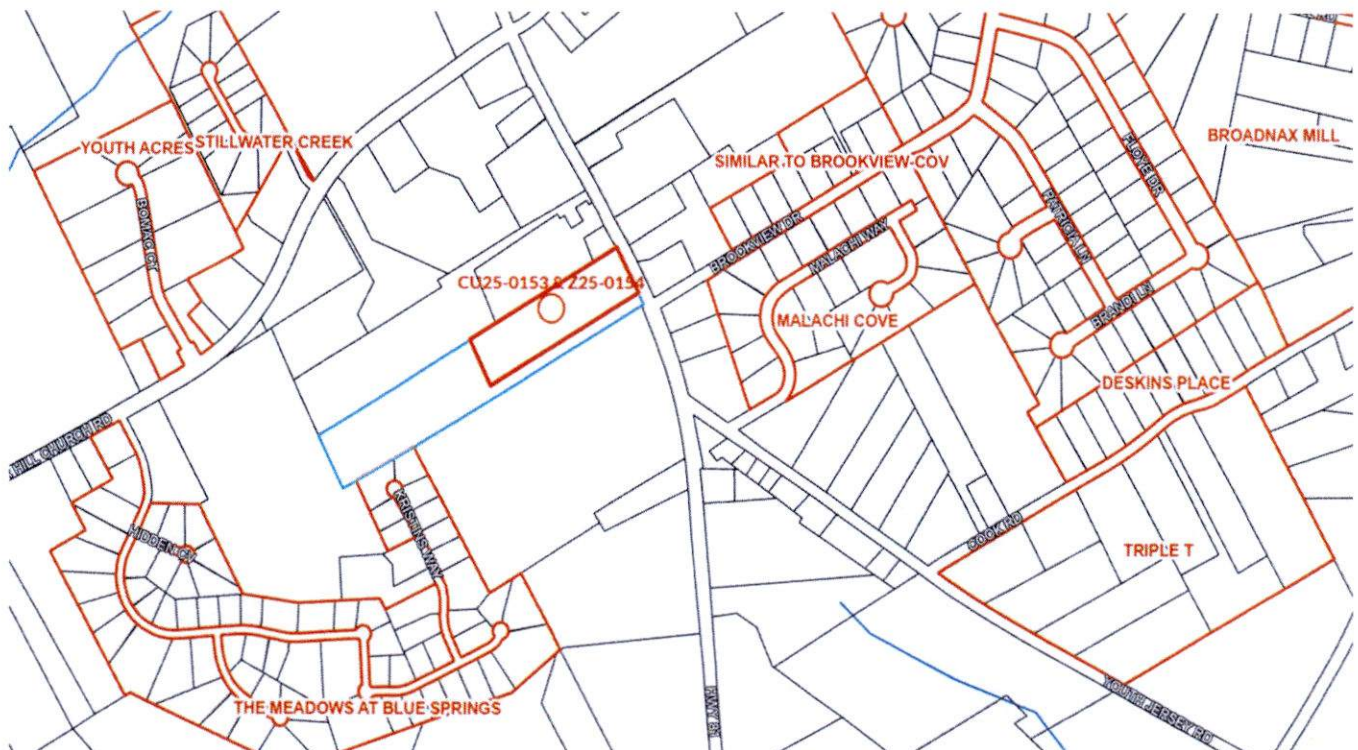
Existing Site Conditions: Property consists of a house.



The surrounding properties are zoned R1, A1, B2 and B3.

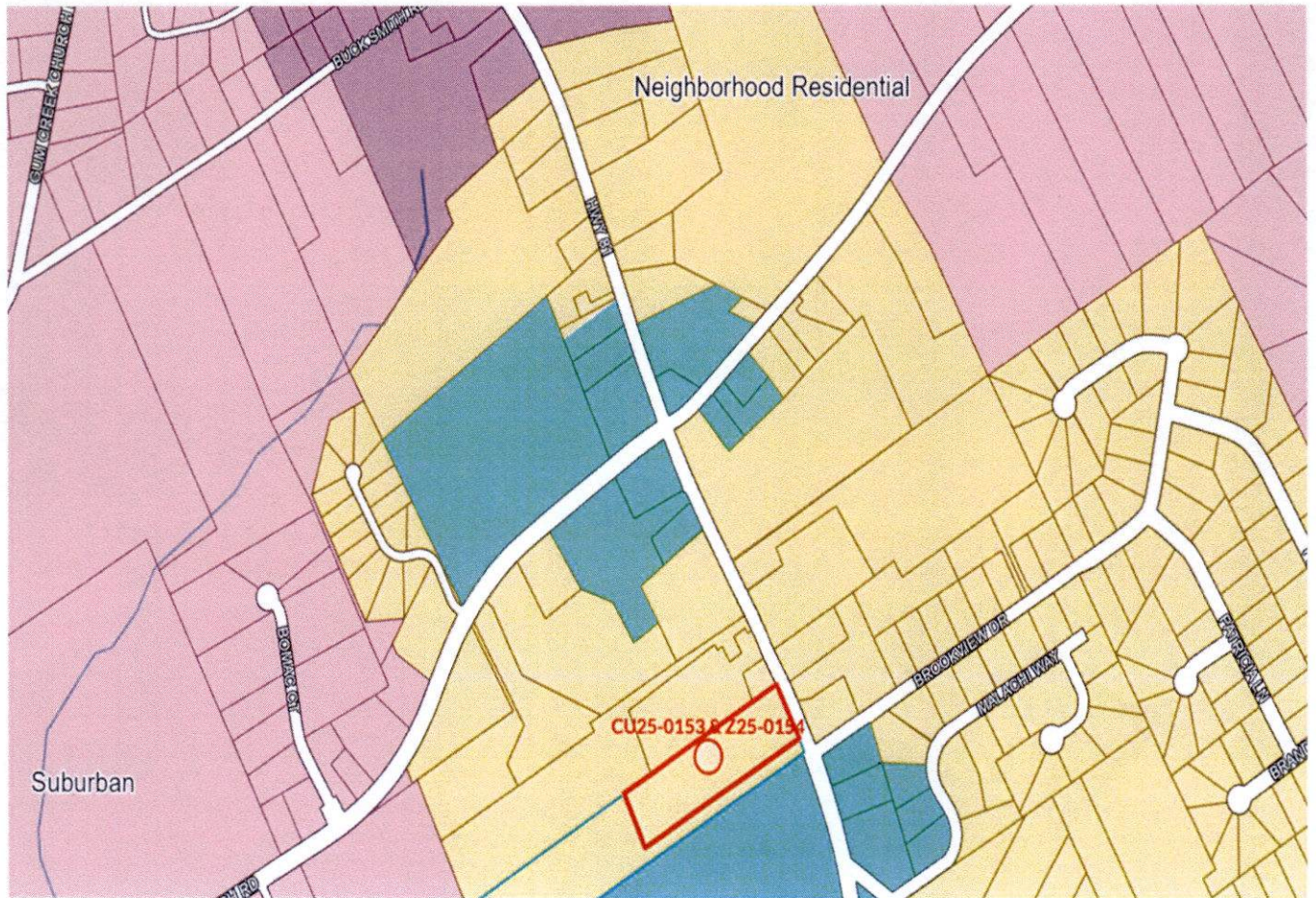


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Neighborhood Residential.



History: No History

Staff Comments/Concerns:

Section 6-1-610 Outdoor Storage of Commercial Vehicles (20)

Conditional use in B2, allowed by right in B3, M1 and M2. Open storage of operational truck and/or trailers, antique cars and other vehicles shall be permitted provided the following conditions are met:

1. The site must have direct access to an arterial road.
2. All storage parking areas shall have and maintain a base with a minimum thickness of six (6) inches of #57 stone topped with three (3) inches of crusher run and shall provide a commercial driveway as required by GDOT that extends fifty (50) feet into the property in compliance with County Standard Design and Construction Details 3.15.
3. The area so designated shall be clearly delineated upon the site plan submitted for approval by the County.
4. The storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of an eight-foot-high opaque wall or fence.
5. Vehicles shall not be stored within the area set aside for minimum building setbacks.
6. No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.
7. No vehicle shall be allowed to sit and run idle from 7:00 p.m. to 7:00 a.m. unless located in an industrial park and not within one hundred (100) feet to any single-family dwelling. These regulations will not apply to the use of refrigerant compressors.
8. Outdoor lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
 - a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.
 - b. Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one (1) site.
 - c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.

(5-3-2022; Ord. No. OA24060019-9, 11-5-2024)

Conditional Use Application

CU25-0153

A25-0168

Planning Comm. Meeting Date 06-05-2025 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe GA (2nd Floor)**

Board of Comm Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C0510197

Applicant Name/Address/Phone #

KIBROM MOGES KIDANE

841 ASHTON OAKS CIR.

STONE MOUNTAIN, GA 30083

Email: kmkexpressllc@gmail.com

Phone # (678) 687-3415

Property Owner Name/Address/Phone

NEXT GENERATION SOCCER PARTNERS LLC.

P O BOX 312

LOGANVILLE, GA 30052

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

Phone # (770) 318-8683

Location: 1890 HWY 81 Present Zoning A-1 Acreage 8.734 ACRES

Existing Use of Property: RESIDENTIAL.

Existing Structures: EXISTING HOUSE

Property is serviced by:

Public Water: X Provider: Walton County Water Department Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

The purpose of this conditional use is to allow for construction of a Trucks and RVs parking lot within the requested B-2 zoning district.

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

04/04/25

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 ALB2

South R1A1

East A1B3

West A1

Comprehensive Land Use Neighborhood Residential

DRI Required?

Y

N

Commission District: 3-Timothy Shattuck

Watershed: —

I hereby withdraw the above application _____ Date _____

225-0154

Rezone Application # A25-0163

Planning Comm. Meeting Date 06-5-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0510197

Applicant Name/Address/Phone #

KIBROM MOGES KIDANE

841 ASHTON OAKS CIR.

STONE MOUNTAIN, GA 30083

kmkayprods112@gmail.com

Phone # (678) 687-3415

Property Owner Name/Address/Phone

NEXT GENERATION SOCCER PARTNERS LLC.

P O BOX 312

LOGANVILLE, GA 30052

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

Phone # (770) 318-8683

Location: 1890 HWY 81 Requested Zoning B-2 Acreage 8.734 ACRES

Loganville, GA

Existing Use of Property: RESIDENTIAL.

Existing Structures: EXISTING HOUSE

The purpose of this rezone is Requesting a change of zoning from A-1 to B-3 to allow for construction of a Trucks and RVs parking.


Property is serviced by:

Public Water: X Provider: Walton County Water Department Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

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



Date

04/04/25

Fee Paid

\$590.00

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 A1JB2 South R1J41
East A1JB3 West A1

Comprehensive Land Use Neighborhood Residential DRI Required? Y _____ N ✓

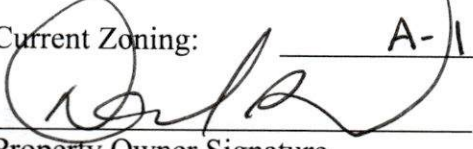
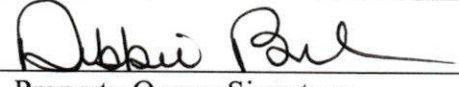
Commission District 3-Timothy Shelton Watershed: ✓

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.

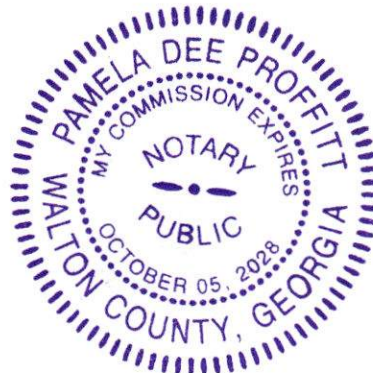
I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use/Variance Application.

Name of Applicant: Kibrom Moges Kidane
Address: 841 Ashton Oaks Cir. Stone Mountain GA. 30083
Telephone: 678-687-3415
Location of Property: 1890 Hwy 81
Loganville GA 30052
Map/Parcel Number: C0510197
Current Zoning: A-1 Requested Zoning: B-3
 
Property Owner Signature Property Owner Signature
NEXTGENERATION SOCCER PARTNERS, LLC
Print Name: DAVID BIRD Print Name: DEBBIE BIRD
PO Box 312 PO Box 312
Address: LOGANVILLE GA 30052 Address: LOGANVILLE GA 30052
Phone #: 404-863-9418 Phone #: 404-386-9735

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

3/31/2025
Date



ANALYSIS OF ZONING MAP AMENDMENT IMPACT

1. The existing uses and zoning of nearby property.

The existing uses of nearby property are B-3 directly across Hwy 81. B-2 to the north along Hwy 81. A-1 to the North, West, and South of the subject project. The A-1 zoned property to the south is the Walton School District where Youth Middle School is currently located.

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

The owner cannot develop their land to meet their current business demand.

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

The proposed facility on the property will be similar to existing business currently in operations along this stretch of Hwy 81.

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

If rezoned, the property will be developed in accordance to the B-3 zoning standard, which will create additional jobs, promote growth of this region, and better meet the demand for commercial services of this region.

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

The proposed zoning is consistent with the current usage of nearby properties.

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 has been in its current state, which is residential dwelling, for the past 51 years.

TO: Walton County Planning and Development
Suite 98
126 Court St.
Monroe, GA 30655

March 31, 2025

SUBJECT: Letter of Intent, 1890 Hwy 81 Rezoning and Conditional Use Permit

To Whom It May Concern,

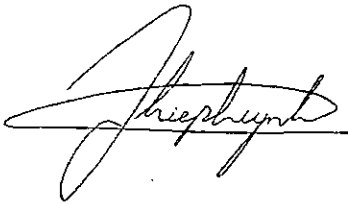
A rezone of 8.734 acres is requested for the subject project, currently shown as Parcels C0510197 on the Walton County Tax Records.

The property is currently zoned A-1. The proposed rezoning request is for B-2 with a Conditional Use Permit to allow for trucks and RVs parking.

We look forward to developing this project in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

For questions or further information please contact me at 770-466-4002.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thiep Huynh', with a stylized, flowing script.

Thiep Huynh, PE
Consultant

REZONE REQUEST: CURRENTLY ZONED A-1 (RURAL AGRICULTURE ZONING) REQUESTING R-2 ZONING DISTRICT WITH A CONDITIONAL USE PERMIT TO ALLOW FOR TRUCKS AND RVS PARKING

TOTAL SITE AREA = 8.734 ± ACRES

PROPOSED USE = 50 TRUCKS SPACES AND 39 RVS SPACES PARKING

NOTES

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY ADAM & LEE SURVEYING, DATED 10/3/2023.
2. THERE NO NW WETLAND ON THE SITE
3. THERE ARE NO STATE WATER ON SITE
4. NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER FIRM PANEL 13297C0125E DATED DEC. 8, 2016

PAVEMENT LEGEND

- DOT PAVEMENT
- TYPE I PAVEMENT
-

A. 8.0 INCHES OF CRUSHED STONE BASE COURSE OR MILLINGS

B. STABILIZED SUBGRADE (OR SUBGRADE OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 98% PROCTOR



GRAVEL

- A. 1.5 INCH ASPHALT TOPPING - TYPE "E" OR "F"
- B. 2.0 INCH ASPHALT BINDER - TYPE "B"
- C. 8.0 INCHES OF CRUSHED STONE BASE COURSE
- D. STABILIZED SUBGRADE (OR SUBGRADE OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 98% OF AASHTO D 1558 DENSITY

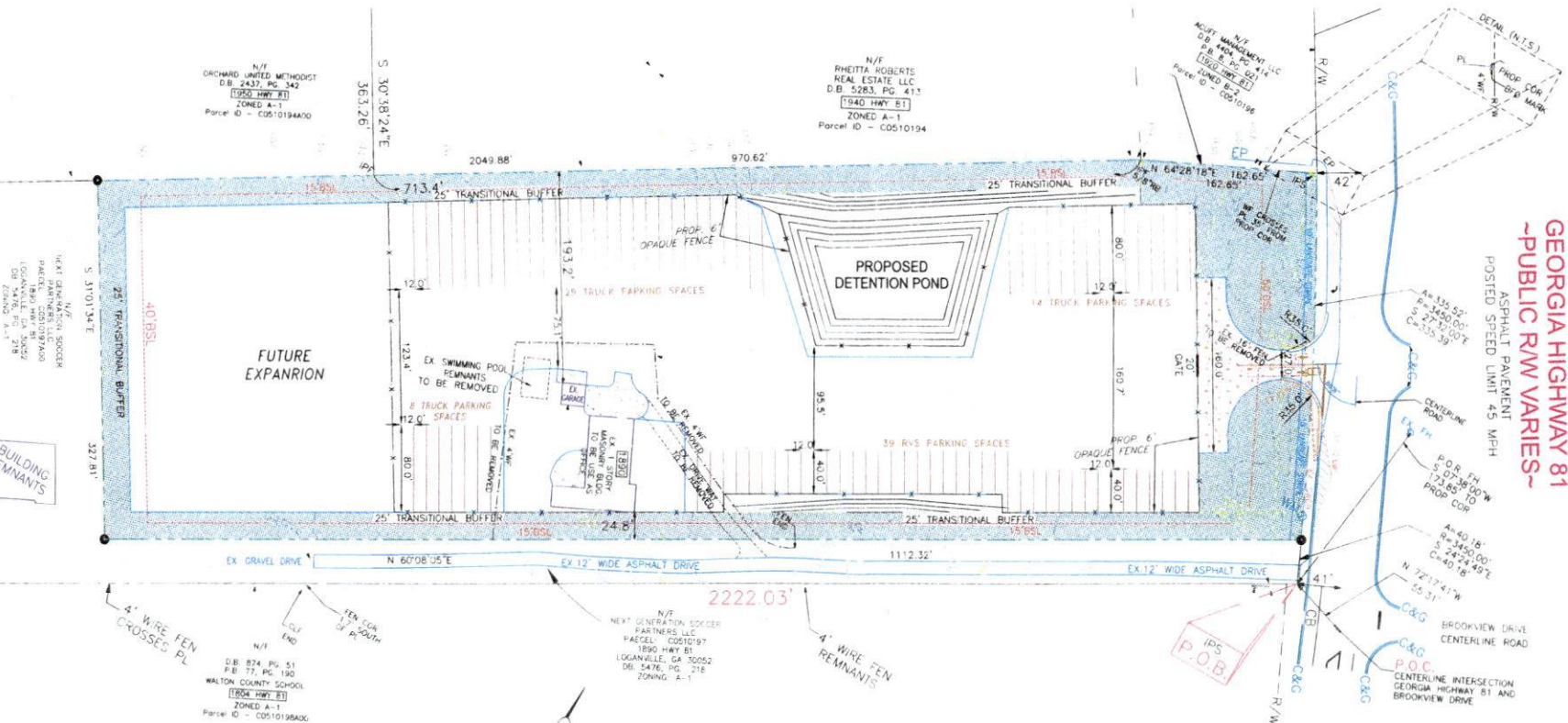


TYPE I PAVEMENT

(HEAVY DUTY PAVEMENT FOR TRUCK ACCESS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS) NO SCALE



VICINITY MAP
N.T.S.



GEORGIA HIGHWAY 81
~PUBLIC RM VARIES~

A.C.E.
ALCOY CONSULTING ENGINEERING AND ASSOCIATES, LLC.
P.O. BOX 312
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-466-4002
tpacell@gmail.com
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REZONE REQUEST

**PROPOSED
HWY 81
TRUCKS & RVS
PARKING**

PARCEL: C0510197
LAND LOT: 162
DISTRICT: 4TH
1890 HWY 81
WALTON COUNTY, GA

DATE: 3/31/2025
SCALE: 1" = 50'

OWNER
NEXT GENERATION SOCCER PARTNERS LLC
P.O. BOX 312
LOGANVILLE, GA 30052

DEVELOPER
KIBROM MOGES KIDANE
841 Ashton Oak Circle, Stone Mountain, GA 30083
404-323-7535
kmbexpress@gmail.com

24 HOUR - EMERGENCY CONTACT
KIBROM MOGES KIDANE
404-323-7535
kmbexpress@gmail.com

REVISIONS		
NO	DATE	DESCRIPTION

JOB No: R 25-017
RZ-1

