

# Rezone Z22040001

## Staff Analysis

Commission District: 2 - Banks

Planning Commission Hearing Date: 05-05-2022

Board of Commissioners Hearing Date: 06-07-2022

**Parcel ID: Map C0070007**

**Acreage: 12.79**

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**Applicant:**

**Kofi Kumi**

**2967 Jenkins Drive**

**Snellville, Georgia 30078**

**Owners:**

**Norma B Billingsley&James G Bailey**

**P.O. Box 368**

**4030 Bailey Circle**

**Loganville, Georgia 30052**

**Elaine P Bailey**

**4050 Bailey Circle**

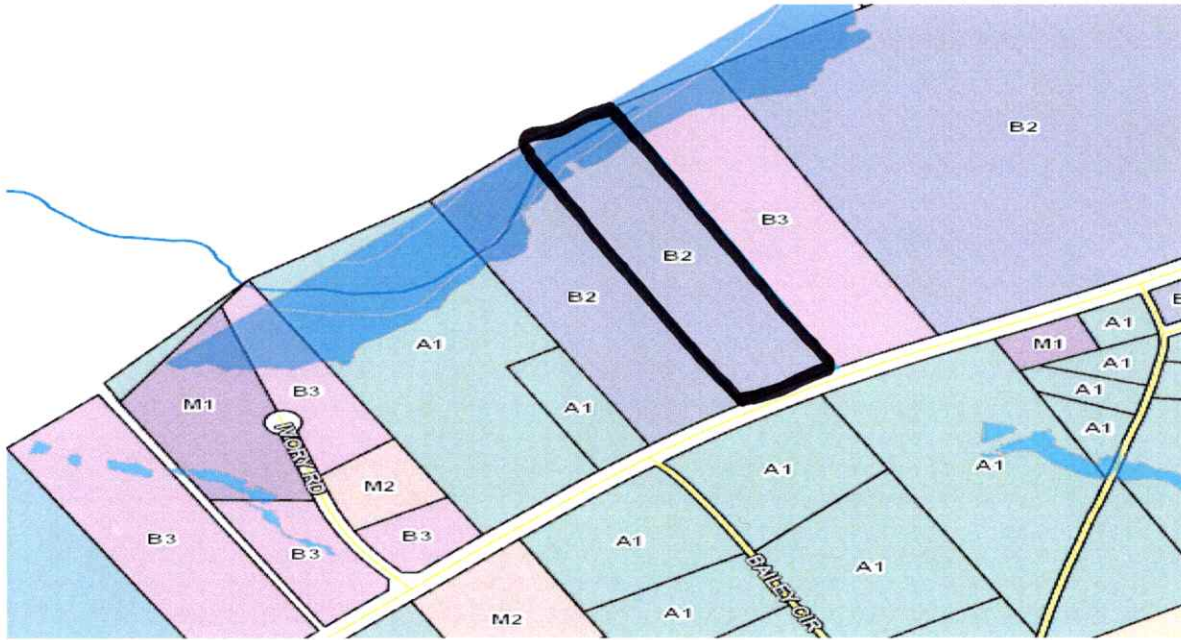
**Loganville, Georgia 30052**

**Property Location:** Highway 20



**Current Character Area:** Highway Corridor

**Current Zoning:** B2



**Request:** Rezone 12.79 acres from B2 to B3 for a facility for storage of automobiles and to ship automobiles overseas.

B3 General Business – Primarily heavy commercial and light industrial uses generally located near population centers which may generate increased traffic and congestion. (Outside storage is allowed within a screened, fenced-in area.)

### **Outdoor Storage (20)**

- A. Outdoor storage yards shall be set back at least 15 feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.

**Staff Comments/Concerns:**

**Site Analysis:** The 12.79 acre tract is located on Highway 20. The surrounding properties are zoned Gwinnett County, A1, B2 and B3.

**Zoning History:** No History

**Character Area:** The character area for this property is Highway Corridor.

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works has no issue with approval of this request it is on GDOT right of way.

**Sheriffs' Department:** Will have no impact on the Walton County Sheriff's Office.

**Water Authority:** This area is served by an existing 8" diameter water main along on Highway 20. (static pressure: 45 psi, Estimated fire flow available: 1,100 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** Walton County Fire Rescue has no issues.

**Fire Code Specialist:** Will not impact the Fire Code Office. Developments will be subject to plan review for meeting Life Safety Codes (2018), International Fire Code (2018), and Georgia amendments 120-3-3, and any Walton County Codes that apply.

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

**Development Inspector:** No comment received.

**DOT Comments:** This will require GDOT coordination.

**Archaeological Information:** No comment received.

**PC ACTION 5/5/2022:**

1. **Rezone – Z22040001 – Rezone 12.79 acres from B2 to B3 for car storage and shipping – Applicant: Kofi Kumi/Owners: Norma Billingsley, James & Elaine Bailey- Property located on Hwy 20-Map/Parcel C0070007 – District 2.**

**Presentation:** Jon Davis represented the case. He is the land planner for the site. There is 12.79 acre site in the county and 4 acres in the back are part of Gwinnett County. Mr. Kumi would like to take vehicles from auto sales and put in containers and ship them overseas. He would like to have a 6,000 sq. ft. building with 5 employees. There will be gravel for storage for approximately 140 cars and if they expand it will be for 300 to 330 cars. Mr. Davis stated that there are also 2 potential commercial “out parcels” along Hwy 20 as shown on the site plan. Mr. Davis stated that they have no issues with the staff report and the conditions are fine. Pete Myers asked about GDOT and Mr. Davis stated that they have already consulted GDOT. Pete Myers asked if they had any problem with the fencing requirement and Mr. Davis stated that they did not.

**Speaking:** None

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

**Rezone Application # 222040001**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 5-5-2022 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 6-7-2022 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0070007

**Applicant Name/Address/Phone #**

Kofi Kumi  
2967 Jenkins Dr.  
Snellville, GA 30078

**Property Owner Name/Address/Phone**

SEE EXHIBIT "A"  
ON NEXT PAGE

E-mail address: KOFIK37@yahoo.com (If more than one owner, attach Exhibit "A")

Phone # (678) 480-6685 Phone # \_\_\_\_\_

Location: Highway 20 Requested Zoning B3 Acreage 12.79

Existing Use of Property: Property is vacant

Existing Structures: NONE

The purpose of this rezone is To allow the development of a facility for the storage of auto's to be shipped overseas through the port of Savannah

Property is serviced by the following:

Public Water: Yes Provider: Walton County 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 [Signature] Date 03/28/22 Fee Paid \$ 650.00

**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 B3 Surrounding Zoning: North City of Loganville A1 South \_\_\_\_\_  
 East B3 West B2

Comprehensive Land Use: Highway Corridor **DRI Required?** Y \_\_\_\_\_ N

Commission District: 2-Banks Watershed: Big Hayes - Walton TMP   
W-P1

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

EXHIBIT A

OWNERS:

NORMA B BILLINGSLEY

P.O. BOX 368

4030 BAILEY CIRCLE

LOGANVILLE, GEORGIA 30052

JAMES G BAILEY

P.O. BOX 368

LOGANVILLE, GEORGIA 30052

ELAINE P BAILEY

4050 BAILEY CIRCLE

LOGANVILLE, GEORGIA 30052

**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: Kofi Kumi & Sara Okyere  
Address: 2967 Jenkins Drive, Snellville, Ga. 30078  
Telephone: 678/480-6685  
Location of Property: GA Hwy 20  
Loganville, GA  
Map/Parcel Number: C0070-007 Walton Co. R4248-003 Gwinnett Co  
Current Zoning: B2 Requested Zoning: B3  
Elaine P. Bailey Norma B. Billingsley  
Property Owner Signature Property Owner Signature  
Print Name: Elaine Bailey Print Name: Norma B. Billingsley  
Address: 4050 Bailey Cir. Address: 4030 Bailey Cir., Loganville, GA  
Phone #: 770-466-1220 Phone #: 404 309 0639

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.

Deborah Caldwell Hagood 3-29-22  
Notary Public 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;**

5835 HWY 20, TEEN CHALLENGE GA. INTERNATIONAL, INC. ZONED B2

PARCEL C0070007A00, VACANT PROPERTY, ZONING B3

4020 BAILEY CR., TRINITY EVANGELICAL PRESBYTERIAN CHURCH, ZONING A1

4050 BAILEY CR., JAMES & ELAINE BAILEY, ZONED A1

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

CURRENT ZONING OF THE SITE (PARCEL #C0070007) ZONING B2 REQUIRES A SPECIAL USE PERMIT

FOR THE PROPOSED USE. A REZONING TO B3 WILL ALLOW THE PROPOSED USE. THE B2 AND B3

HAVE SIMILAR USES WHICH WILL NOT AFFECT THE VALUES.

**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 ZONINGS OF THE LOTS ADJACENT TO THE SITE ARE B2 AND B3. THE A1 ZONED

PROPERTIES ARE ACROSS HWY 20 AND ARE ADDRESSED TO BAILEY CIRCLE SO THEY SHOULD

NOT BE AFFECTED.

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

THE REZONING OF THE SITE WILL ALLOW IT TO BE DEVELOPED AS A COMMERCIAL USE.

THE DEVELOPMENT OF THE SITE WILL CREATE INVESTMENT IN THE VACANT PROPERTY WHICH WILL BRING LAND USES THAT ARE SUPPORTED BY THE FUTURE LAND USE PLANS OF THE COUNTY.



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

THE PROPOSED REZONING TO B3 WILL RESULT IN A USE THAT IS SIMILAR TO OTHER TRACTS ON HWY 20 AND FITS INTO THE EXISTING AND PROPOSED USES IN THE AREA.

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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**

THE PROPERTY WAS ORIGINALLY FARM LAND FOR THE OWNERS. THEY REZONED IT TO B2 IN ~~XXXXXX~~ FOR THE PURPOSE OF SELLING THE TRACT.

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March 23, 2022

Ms. Tracie Malcom

Zoning Coordinator

Walton County Planning & Development

303 S. Hammond Drive, Suite 98

Monroe, GA 30655

Subject: Letter of Intent to develop Parcel #C0070007, 12.79 Acres on GA Hwy. 20

Dear Ms. Malcom,

We are filing the attached rezoning application to allow the change of zoning on this property from its current zoning of B2 to B3. The reason for the request the change to B3 is this zoning will allow the development of an auto storage and shipping center along with additional development.

Marantha Shipping's business model is to purchase autos from auto auctions. The vehicles are then brought to storage facility where they are transferred to 40' shipping containers and forwarded to other buyers overseas.

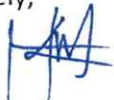
The auto shipping facility will have the following elements:

- 1- The operations building will be a +/- 6,000sf structure with warehouse and storage. The staff that will operate the facility will five people at the opening.
- 2- There will be a storage lot which will allow the storage of 130 to 140 vehicles
- 3- There is an optional area to the east side of the site which will serve as an expanded storage area for approximately 240 cars along with additional storage of 40' container shipping boxes.

There are two lots along the front of the site which will be marketed by Marantha for highway commercial users.

The elements of this letter of intent are described on the attached concept plan for the proposed use of the property.

Sincerely,



Kofik Kumi



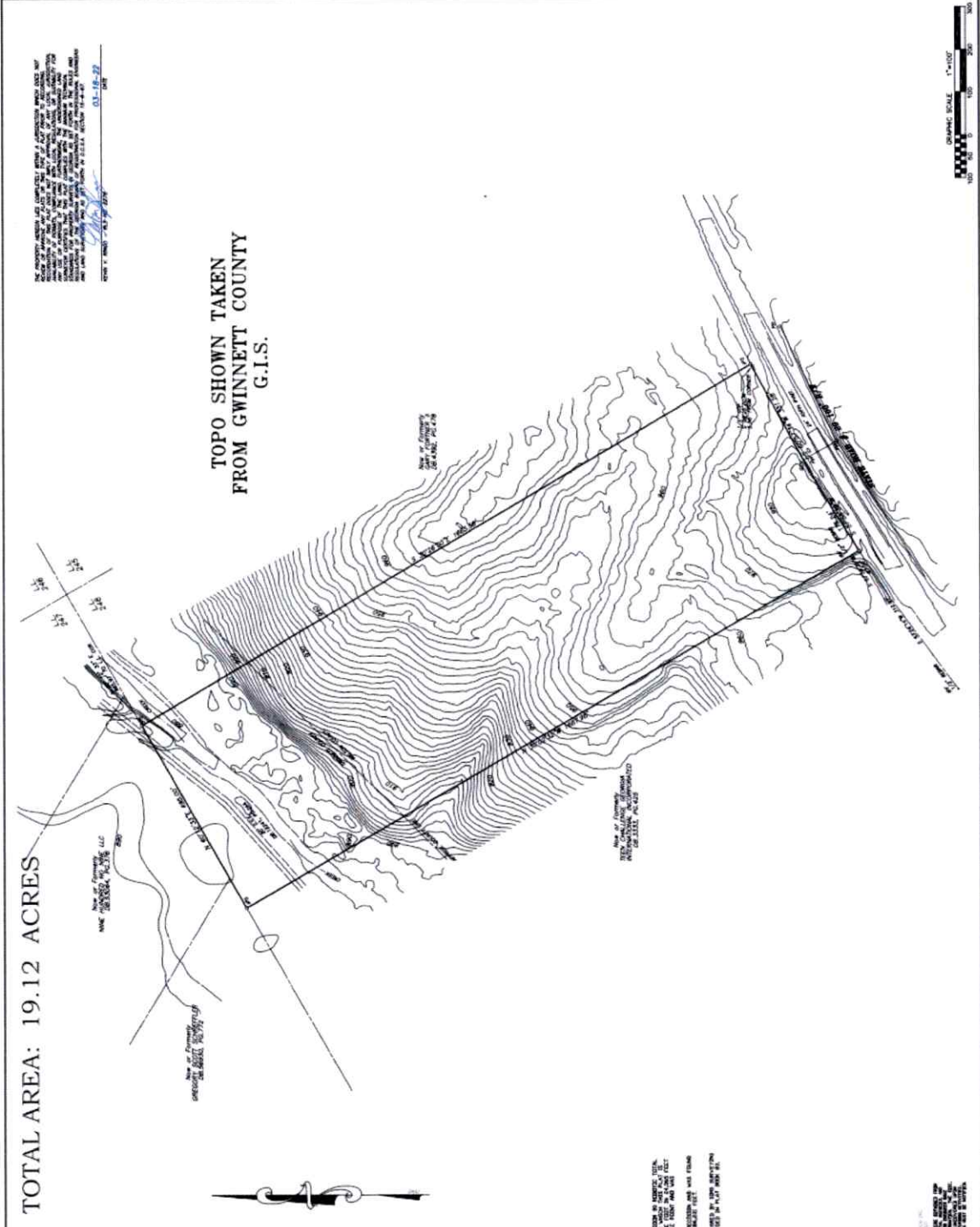
**ABERNATHY & ASSOCIATES**  
 RINGO  
 PLANNERS  
 174 BUCKLE ROAD - SUITE 100  
 PHOENIX (770) 962-8458

**KOPI KUMI**

DATE: 02-18-22  
 SCALE: 1" = 100'  
 JOB NO.: 22022

COUNTY: WALTON & GWINNETT  
 LAND LOT/DISTRICT: 248-4TH  
 PARCEL(S): C0070007

REVISIONS	NO.	DATE



**TOTAL AREA: 19.12 ACRES**

**LEGEND:**  
 --- 1/4" = 100'  
 --- 1/2" = 100'  
 --- 3/4" = 100'  
 --- 1" = 100'  
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 --- 50" = 100'

THIS SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE SHOWN ON THIS MAP. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS MAP. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS MAP. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS MAP.

**811**

GRAPHIC SCALE 1" = 100'  
 0 100 200 300

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**ABERNATHY & ASSOCIATES**  
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 174 BUCKLE ROAD - SUITE 100  
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**ABERNATHY & ASSOCIATES**  
 RINGO  
 PLANNERS  
 174 BUCKLE ROAD - SUITE 100  
 PHOENIX (770) 962-8458

**KOPI KUMI**



SITE LOCATION MAP  
NTE

**PROPERTY OWNERS**  
 TAMIC BAILEY  
 4030 BAILEY CIRCLE  
 LOGANVILLE, GA 30092

**NORMA BILLINGSLEY**  
 4030 BAILEY CIRCLE  
 LOGANVILLE, GA 30092

**DEVELOPER**  
 KOFI KUMI  
 2967 JENKINS ROAD  
 SNELLVILLE, GA 30078



**NATIONAL FLOOD INSURANCE PROGRAM**  
 FLOOD INSURANCE RATE MAP  
 WALTON COUNTY, GEORGIA  
 MAP NO. 90 of 300

**FEMA**

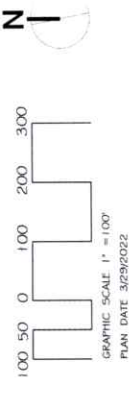
**FIRM PANEL OF SITE**

NOTE: THE FIRM PANEL DATED OCTOBER 2020 IS SHOWING THE FLOOD AREA ON BRUSHY FORK CREEK. THE FLOOD AREA IS IN THE GWINNETT COUNTY DIVISION OF THE SITE. THE MAP WAS DOWNLOADED ON 3/29/2022

PROPOSED ZONING IS B3 AS OUTLINED IN ARTICLE 4 SECTION 2.10 OF THE WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE

NOT FOR FINAL RECORDING  
 PARCEL # C0070007.HIGHWAY 20

**CONCEPT ZONING PLAN**  
 LP-1 Scale: 1" = 100'-0"



**Client:**  
 KOFI KUMI  
 2967 JENKINS DR.  
 SNELLVILLE, GA 30052

**Design:**  
 Date: 3/29/2022  
 Drawn by: jml  
 Checked by: jml

**Stamp:**  
 JMI RLA

**Scale:**  
 1" = 100'

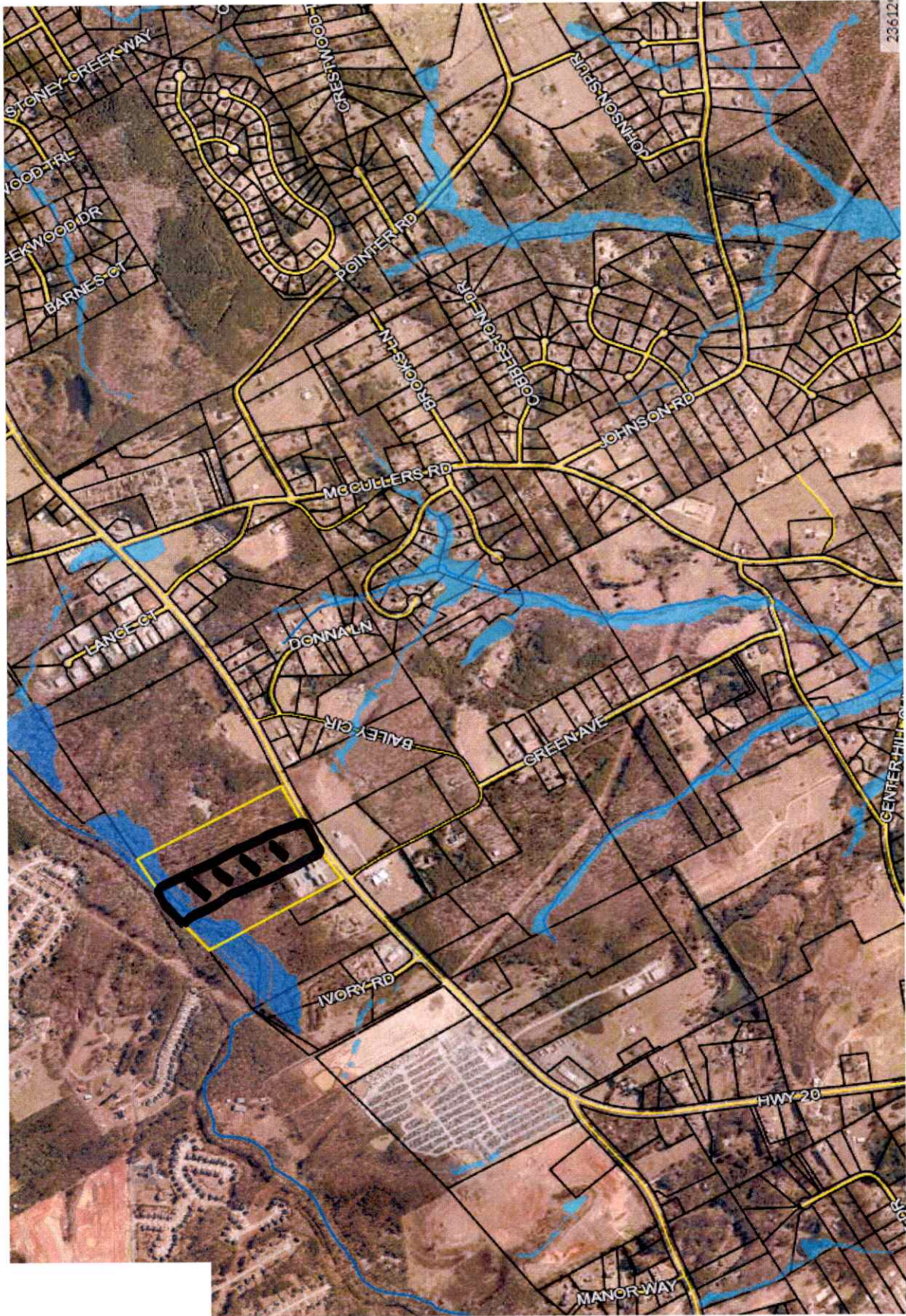
**Plan No.:**  
 LP-1 of 1

**Project:**  
 CONCEPT ZONING PLAN  
 HIGHWAY 20 SITE  
 WALTON COUNTY, GA

**Author:**  
 Jon M. Davis, RJA  
 Landmark Architecture, Inc. - Planning  
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 Suite 1000  
 Atlanta, GA 30309  
 Phone: 478-477-8028  
 Email: jonm.davis@lca.com



Z22040001 – Highway 20



Z22040001 – Highway 20

