



## Planning and Development Department Case Information

Case Number: Z24100006

Meeting Dates: Planning Commission 11-07-2024

Board of Commissioners 12-03-2024

Applicant:

Rich Wade  
3846 West Deer Mtn Drive  
Riverton, Utah 84065

Owner:

Wade Nation LLC  
3846 West Deer Mtn Drive  
Riverton, Utah 84065

Current Zoning: A2

Request: Rezone 2.40 acres from A2 to B2 for an industrial building to lease

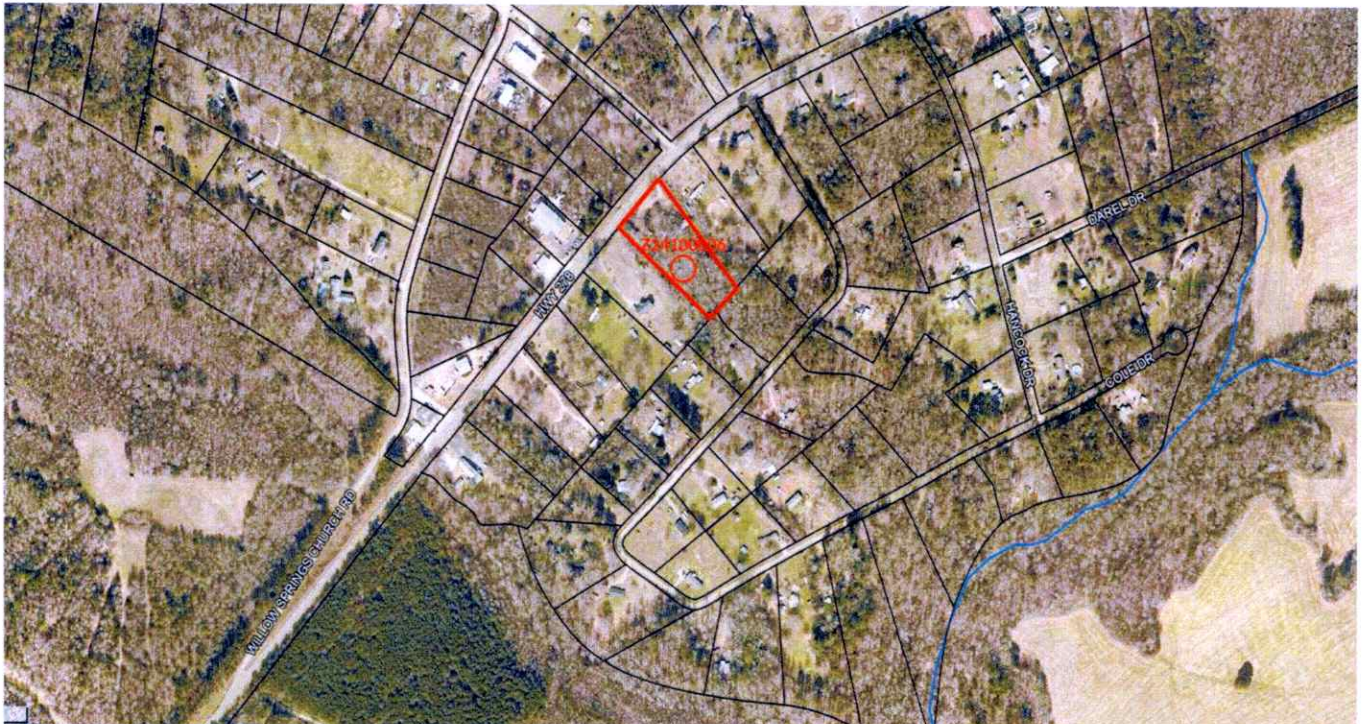
Address: 2384 Highway 278, Social Circle, Georgia 30025

Map Number/Site Area: C1580022

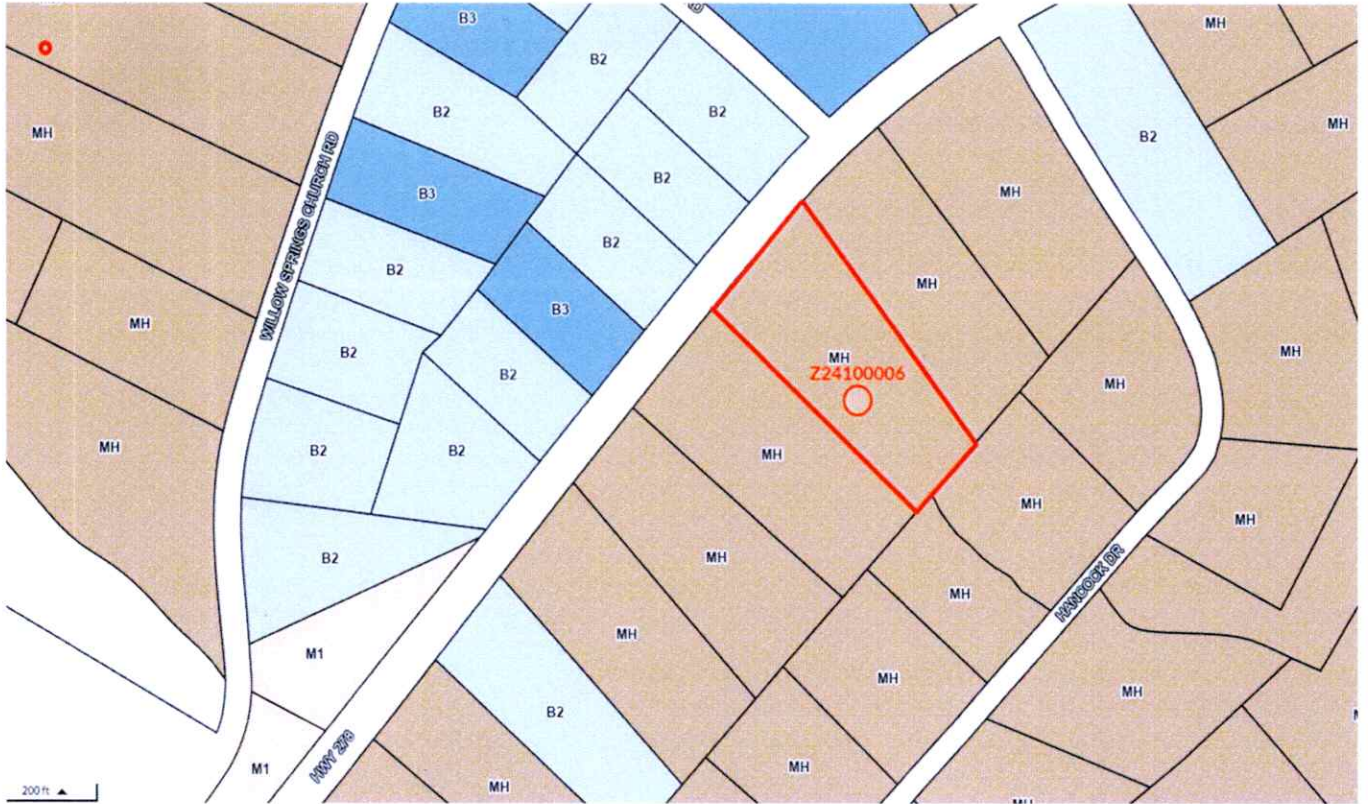
Character Area: Employment Center

District 4 Commissioner-Lee Bradford Planning Commission-Michelle Trammel

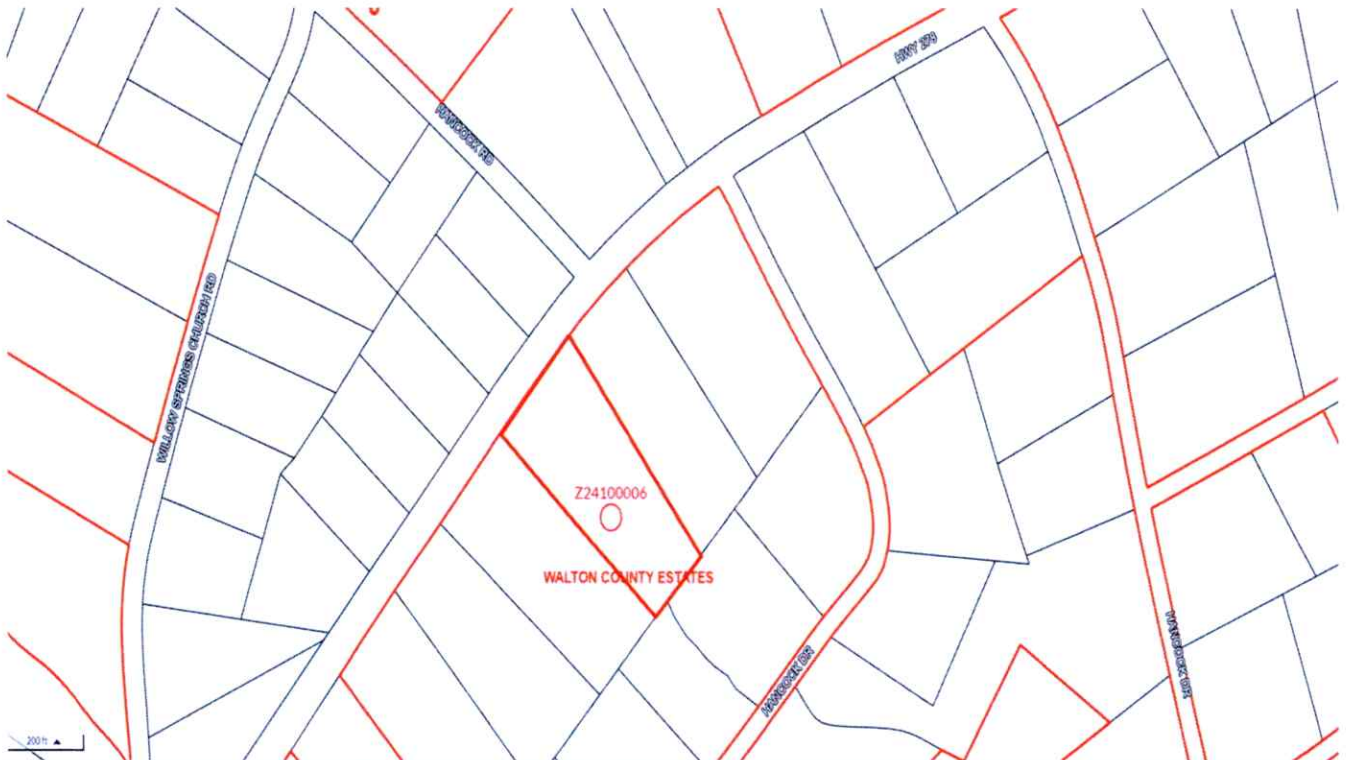
Existing Site Conditions: Property consists of 2.40 acres and has a mobile home on the property.



The surrounding properties are zoned B2 and A2.

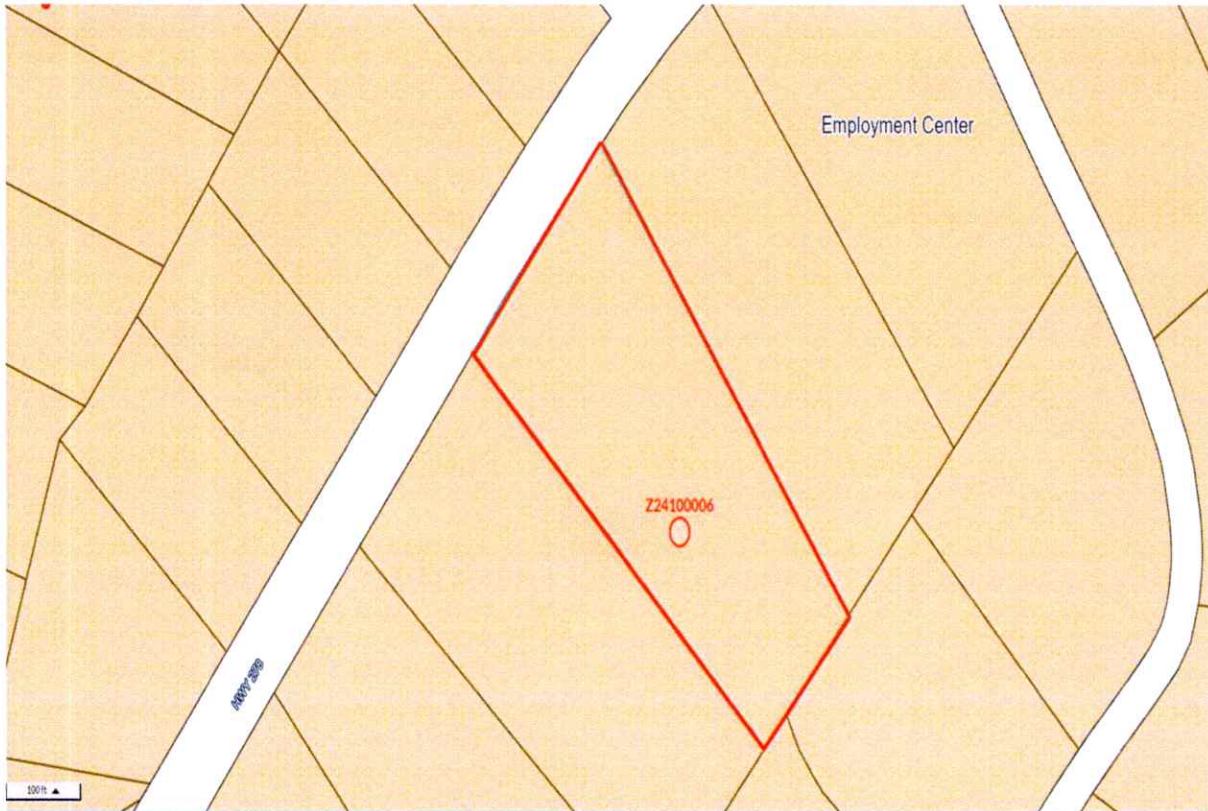


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Employment Center.



**History:**

Z23100006	Richard Wade	A-2 to B3 for truck parking laydown lot and outside storage	C15800022 2384 Hwy 278	Denied
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**Staff Comments/Concerns:** Walton County Code Enforcement has a case on this property. (See attached)

**Comments and Recommendations from various Agencies:**

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

**Sheriffs' Department:** Minimal impact is expected.

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

**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.

**Fire Department Review:** Added fire risk with large combustible materials.

**Board of Education:** Will have no impact on the Walton County School System.

**DOT Comments:** Will require coordination with Georgia DOT. Please have applicant coordinate with [CHash@dot.ga.gov](mailto:CHash@dot.ga.gov); [JDestin@dot.ga.gov](mailto:JDestin@dot.ga.gov); [AAlvarez@dot.ga.gov](mailto:AAlvarez@dot.ga.gov)

**PC Action 11/7/2024:**

1. Z24100006-Rezone 2.40 acres from A2 to B2 for industrial building to lease-Applicant: Rich Wade/Owner: Wade Nation LLC-Property located on 2384 Hwy 278/Map/Parcel C1580022-District 4.

**Presentation:** Cole Inman represented the case in Rich Wade's place. Mr. Inman lives in Covington, Georgia but has been working with the Applicant. Mr. Inman stated that there will be a steel building put on the property for industrial use and maybe some outdoor storage and the building will be used for an office space, maybe for a heating and air company or a grading company. He said it is a speck building, but it is not for any specific company.

Tim Hinton asked so this will be built for lease space and Mr. Inman stated that it was correct.

Ms. Parker, Director of Walton County Planning & Development, stated that the Applicant did not request conditional use for outdoor storage and if this is being requested the case will need to be advertised correctly.

Michelle Trammel asked about the plans for fencing and Mr. Inman stated that they would put up a black chain link or vinyl fencing.

**Tim Hinton asked what parking in the back would be like and Mr. Inman stated it would be for tenants for that building and strictly for that company so this will not be a laydown lot so this will not be outdoor storage.**

**Michelle Trammel asked if he was aware that there was a Code Enforcement case.**

**Mr. Inman stated that the property has not been touched since Mr. Wade purchased it.**

**Mr. Hinton asked Charna Parker, Director of Walton County Planning & Development, about the code violations and Ms. Parker stated that it was for litter, excessive trash and debris and they sent citations asking that the property be cleaned up.**

**Mr. Hinton asked how long-ago Mr. Wade purchased the property and it was stated he purchased the property on December 1, 2023.**

**Mr. Inman stated that putting an industrial building there will 100 percent enhance the property because right now there is an old, dilapidated house there.**

**Speaking: John Dooley who lives at 2412 Hancock Drive spoke and stated that he bought his property in February 2024 and his property backs up to this property. He feels that this will hurt his quality of life and he has a 4 year old niece that stays there and he is concerned based on what is going in there. He stated he would like a privacy fence and Mr. Hinton stated that it is in the county code for this, and the lighting is also in the code.**

**Recommendation: Tim Hinton made a motion to recommend denial with the following conditions that a new application cannot be made until all citations have been paid and all code violations are addressed. The Board of Commissioners can waive applying for a new application once the property is cleaned up. Mr. Hinton stated that he is giving Applicant a month to have the property cleaned up with a second by Michelle Trammel. The motion carried unanimously**

**Rezone Application # 224100006**  
**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 (2<sup>nd</sup> 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 C1580022

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

WADE NATION, LLC c/o RICH WADE

(Same)

3846 W. DEER MOUNTAIN DR.,

RIVERTON, UT 84065

E-mail address: richwade2@gmail.com (If more than one owner, attach Exhibit "A")

Phone # 801.755.8080

Phone # \_\_\_\_\_

Location: 2384 Hwy 278 Requested Zoning B2 Acreage 2.4

Existing Use of Property: RUR

Existing Structures: MH

The purpose of this rezone is TO BUILD AN INDUSTRIAL BUILDING & LEASE IT OUT - HELPING FULFILL DEMAND FOR THIS NEED IN THE AREA

Property is serviced by the following:

Public Water: X Provider: Walton County WATER AUTH. 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 [Signature] Date 10.1.24 Fee Paid \$ 450.00

**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 B2 South A3  
 East A2 West B2

Comprehensive Land Use: Employment Center DRI Required? Y \_\_\_\_\_ N ✓

Commission District: 4-Lee Bradford Watershed: \_\_\_\_\_ 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;

B2 + B3 ON HOLY 270 - DIRECTLY ACROSS  
THE STREET.

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

PROPERTY VALUES WILL INCREASE

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

IT WOULD NOT N/A

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

IT WOULD BENEFIT EVERYONE AROUND.

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

IT IS SUITABLE & WILL FIT IN WITH THE  
COMMERCIAL & INDUSTRIAL ZONING.

\_\_\_\_\_  
\_\_\_\_\_

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

NOT VACANT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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: Rich Wade

Address: 3846 W. DEEP MOUNTAIN DR, RIVERTON, UT 84065

Telephone: 801.755.8080

Location of Property: 2304 Hwy 27B, Social Circle, GA

Map/Parcel Number: C15B0022

Current Zoning: RUR Requested Zoning: B2

[Signature]  
Property Owner Signature

[Signature]  
Property Owner Signature

Print Name: RICH WADE

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

Address: 3846 W. DEEP MOUNTAIN DR  
RIVERTON, UT 84065

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

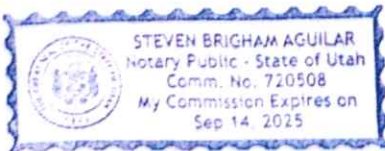
Phone #: 801.755.8080

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.

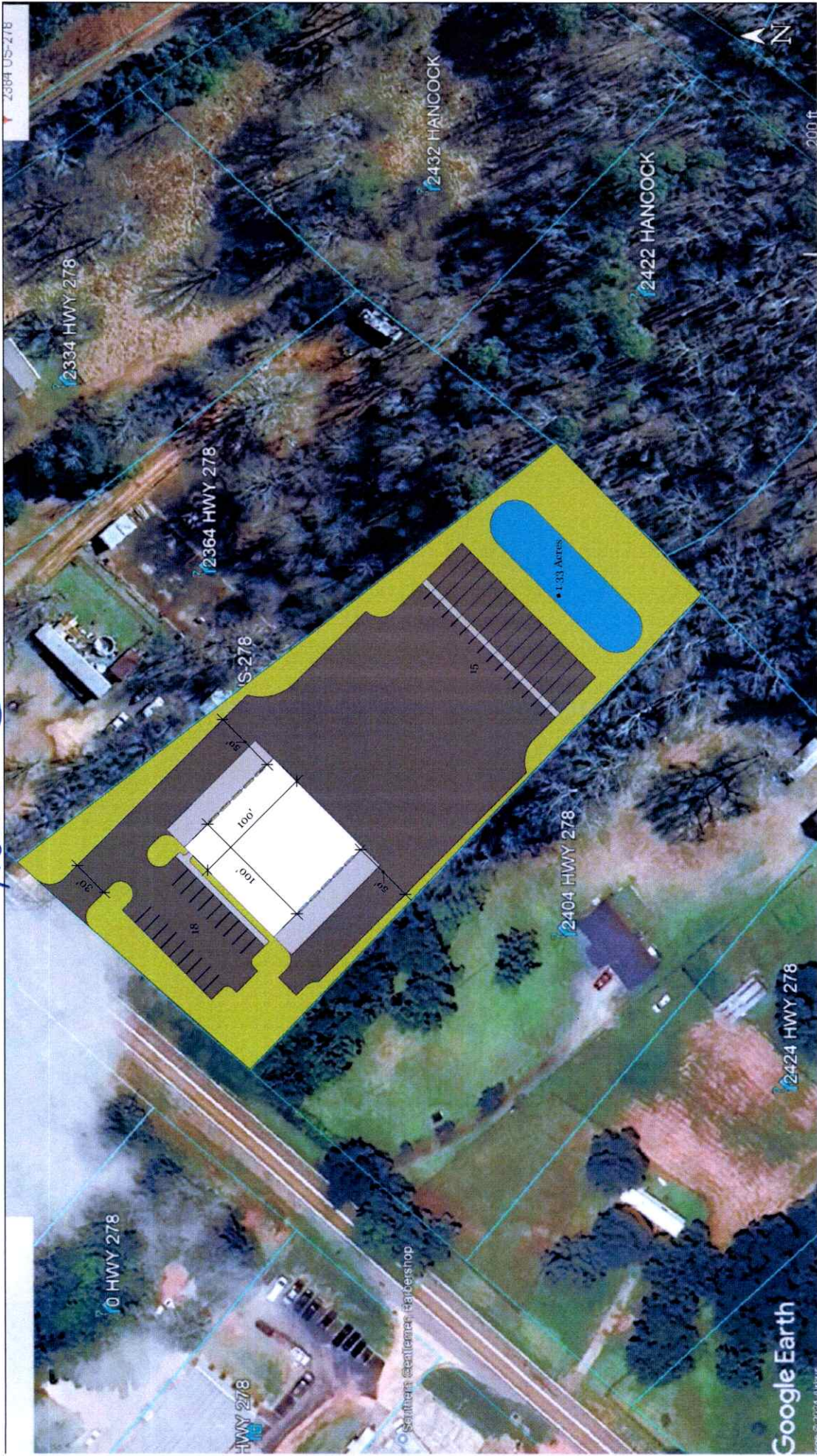
[Signature]  
Notary Public

10-1-2024  
Date





*Revised Site Plan*



10 V

NO.	DATE	REVISIONS	REMARKS
1	09/25/2024		
2			
3			
4			
5			

2384 Hwy 278 Social Circle, GA  
 10k SF Industrial Outdoor Storage Facility

**Wednesday, October 2, 2024**

**To:**

**Walton County Planning Department**

**From:**

**Wade Nation LLC, Rich Wade**

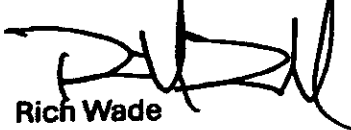
**3846 W Deer Mountain Dr, Riverton, UT**

**Subject: Letter of Intent**

**We intent to develop our property into a Class A Industrial Building. Presently there is a mobile home and if approved, it will be demoed, and the property will be developed.**

**We look forward to adding a prize new construction property to Walton County and encourage all development in the area.**

**Thank you,**

A handwritten signature in black ink, appearing to read 'Rich Wade', written over a horizontal line.

**Rich Wade**

**c. 801.755.8080**



# Reporting System

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## Codes Violated

**Category:** Land Development Ordinance

**Law/Reason:** Section Article 11 Part 6: Sub-Section: Section 120 Litter, Burning

**Offense:** It shall be unlawful for any person or persons, whether the owner of such property or not, to dump, deposit, throw, or leave or to cause or permit the dumping, depositing, placing, throwing, burning or leaving of litter on any public or private property in Walton County or any waters in Walton County

**Penalty:**

**Resolve by date:**

**Closed date:**

**Conditions Observed/Corrective Action Required:** Excessive trash litter debris,

All trash and litter needs to be removed and properly disposed of properly

Multiple notices posted to property



# Reporting System

## Inspections

Inspection #	Inspection Type	Status	Date	Inspection Notes	Inspector
24-0030	Code Enforcement Inspection	Failed	April 8, 2024		Josh Prophett
R24-0030-01	Code Enforcement Inspection	Failed	May 14, 2024	Some minor cleanup, property still in non compliance with trash litter and debris	Josh Prophett
R24-0030-02	Code Enforcement Inspection	Failed	May 30, 2024	Some minor cleanup, property still in non compliance with trash litter and debris	Josh Prophett
R24-0030-03	Code Enforcement Inspection	Failed	July 10, 2024	Some minor cleanup, property still in non compliance with trash litter and debris, property is for sale, property owner not in state	Josh Prophett
R24-0030-04	Code Enforcement Inspection	Failed	July 1, 2024	Some minor cleanup, property still in non compliance with trash litter and debris, property is for sale, property owner not in state	Josh Prophett
R24-0030-05	Code Enforcement Inspection	Failed	September 5, 2024	Some minor cleanup, property still in non compliance with trash litter and debris, property is for sale, property owner not in state	Josh Prophett

**VIOLATION COURT PACKET**  
September 6, 2024

Violation Number : 24-0019	Original Complaint Number:
Parcel Number: C1580022	Original Failed Inspection Number:
Owner Name: RAMAGE RONALD E	Required Resolve By Date: August 31, 2024
Occupant Name:	Violation Status: Violation Notice Sent    Violation Type: Code Enforcement
Parcel Address: 2384 HWY 278 - Unit ID:	Violation Date: April 8, 2024    Violation Time: 02:40PM

List of all Inspection conducted :

24-0030	April 8, 2024 03:45PM	Code Enforcement Inspection	Fail
R24-0030-01	May 14, 2024 11:00AM	Code Enforcement Inspection	Fail
R24-0030-02	May 30, 2024 11:05AM	Code Enforcement Inspection	Fail
R24-0030-03	July 10, 2024 09:20AM	Code Enforcement Inspection	Fail
R24-0030-04	July 1, 2024 01:25PM	Code Enforcement Inspection	Fail
R24-0030-05	September 5, 2024 12:00PM	Code Enforcement Inspection	Fail

Violation Description: Trash litter debris, notice to previous tenant

**Code Book:** Land Development Ordinance - **Code Title:** Section Article 11 Part 6: Sub-Section: Section 120 Litter, Burning - **Code Section:** Article 11 Part 6

**Ordinance:** It shall be unlawful for any person or persons, whether the owner of such property or not, to dump, deposit, throw, or leave or to cause or permit the dumping, depositing, placing, throwing, burning or leaving of litter on any public or private property in Walton County or any waters in Walton County

**Conditions Found and Corrective Action Required:** **Excessive trash litter debris,**

**All trash and litter needs to be removed and properly disposed of properly**

**Multiple notices posted to property**

Listing of All Actions Related to Violation Number: 24-0019  
December 20, 2023 07:50AM **Case Created in Old system**

February 27, 2024 07:50AM **Certified mail**  
multiple attempts to reach property owner via certified mail  
01/17/2024 and 02/27/2024 both returned un successful

April 8, 2024 07:50AM **Notice of Violation Issued**  
Issued notice to previous resident who was on site removing some material from site and stated he would clean up property

April 8, 2024 02:37PM **Violation Created**  
Violation Created For Parcel #C1580022

April 8, 2024 02:47PM **Inspection #24-0030 Result - Fail**  
Inspection #24-0030 has been scheduled for this violation.

May 13, 2024 07:46AM **Inspection #R24-0030-01 - Scheduled**  
Inspection #R24-0030-01 has been scheduled for this violation.

May 14, 2024 10:08AM **Inspection #R24-0030-01 Result - Fail**  
Inspection #R24-0030-01 was marked as failed for this violation.

May 14, 2024 10:08AM **Inspection #R24-0030-02 - Scheduled**  
Inspection #R24-0030-02 has been scheduled for this violation.

May 30 2024 11:19AM **Inspection #R24-0030-02 Result - Fail**

May 30, 2024 11:19AM **Inspection #R24-0030-03 - Scheduled**  
Inspection #R24-0030-03 has been scheduled for this violation.

May 30, 2024 12:30PM **Notes**

The property is for sale, the current property owner lives in Utah and i have been unable to contact him. Certified Mail has not been delivered. i have re posted property in two locations with Notice of violations.  
The previous tenant/resident/occupant does not reside at property. i was able to talk with him once on the property and issue him also a Notice as he stated he felt obligated to clean up property even though he didn't own the property  
There has been some very minor cleanup, the previous tenant does not live in Walton County.

July 10, 2024 08:58AM **Inspection #R24-0030-03 Result - Fail**  
Inspection #R24-0030-03 was marked as failed for this violation.

July 10, 2024 08:58AM **Inspection #R24-0030-04 - Scheduled**  
Inspection #R24-0030-04 has been scheduled for this violation.

August 1, 2024 01:27PM **Inspection #R24-0030-04 Result - Fail**  
Inspection #R24-0030-04 was marked as failed for this violation.

August 1, 2024 01:28PM **Inspection #R24-0030-05 - Scheduled**  
Inspection #R24-0030-05 has been scheduled for this violation.

September 5, 2024 09:53AM **Court Ticket #24-0019**

Excessive Trash and Litter. Property is unoccupied and after multiple notices posted to property, property has not come into compliance.

September 5, 2024 11:00AM **Inspection #R24-0030-05 Result - Fail**  
Inspection #R24-0030-05 was marked as failed for this violation.

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Listing of All Tickets Issued:

Court Date: November 5, 2024 09:00AM **Ticket #24-0019**

**Court:** Magistrate Court

**Judge:**

**Notes:** Excessive Trash and Litter. Property is unoccupied and after multiple notices posted to property, property has not come into compliance.

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Listing of All Images on File Relating to Case:

**Tax Parcel #:** C1580022

**Address:** 2384 HWY 278

**Inspection #:** 24-0030

**Date:** April 8, 2024 02:47PM





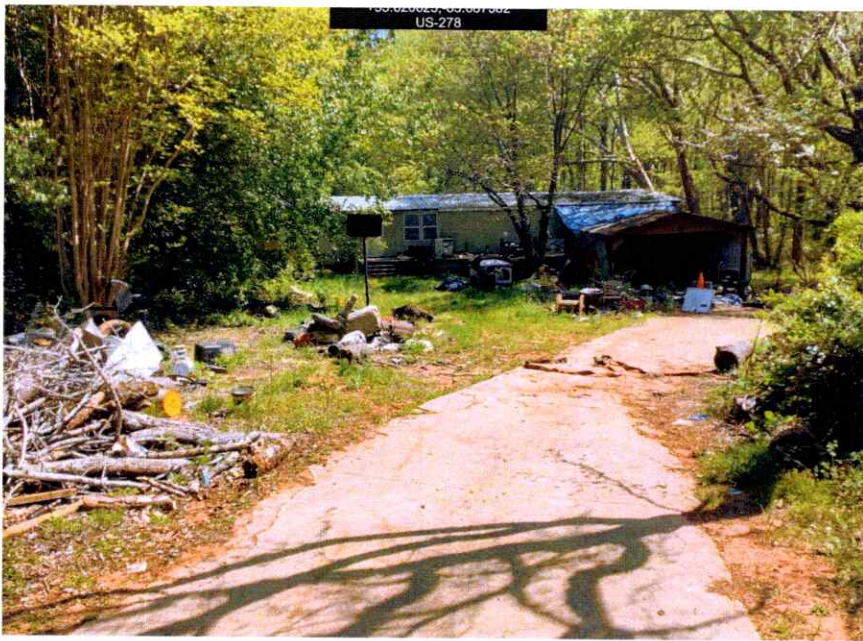
**Inspection #:** 24-0030  
**Date:** April 8, 2024 02:47PM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** 24-0030  
**Date:** April 8, 2024 02:47PM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** 24-0030  
**Date:** April 8, 2024 02:47PM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:06AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:06AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:06AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:06AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:06AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:06AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:06AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:07AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:07AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-01  
**Date:** May 14, 2024 10:07AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-02  
**Date:** May 30, 2024 11:18AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-02  
**Date:** May 30, 2024 11:18AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-03  
**Date:** July 10, 2024 08:57AM

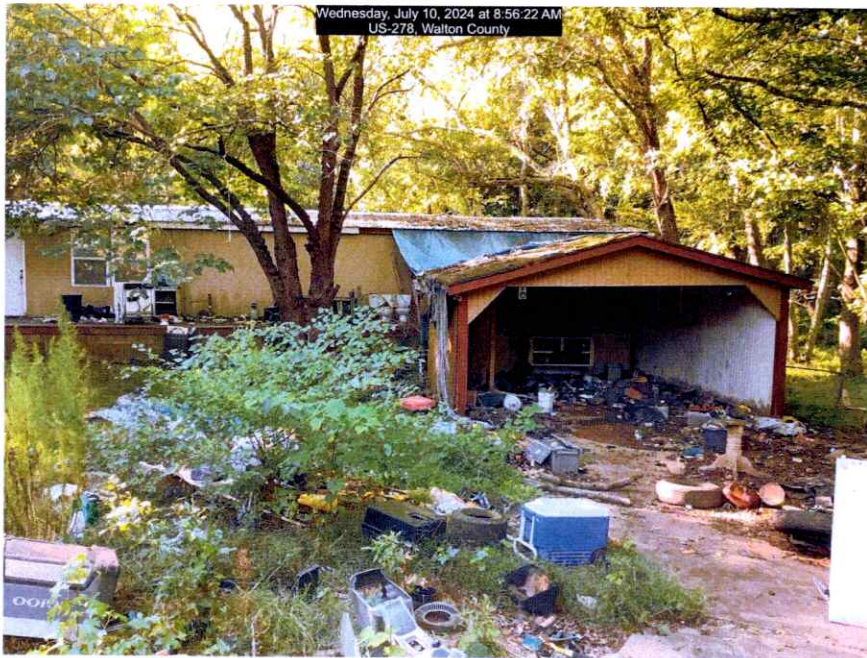


**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-03  
**Date:** July 10, 2024 08:57AM





**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-03  
**Date:** July 10, 2024 08:57AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-03  
**Date:** July 10, 2024 08:57AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-03  
**Date:** July 10, 2024 08:57AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-04  
**Date:** August 1, 2024 01:27PM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-04  
**Date:** August 1, 2024 01:27PM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-04  
**Date:** August 1, 2024 01:27PM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-05  
**Date:** September 6, 2024 08:16AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-05  
**Date:** September 6, 2024 08:16AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278

**Date:** September 6, 2024 08:16AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-05  
**Date:** September 6, 2024 08:16AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-05  
**Date:** September 6, 2024 08:16AM



**Tax Parcel #:** C1580022  
**Address:** 2384 HWY 278  
**Inspection #:** R24-0030-05  
**Date:** September 6, 2024 08:16AM



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Signature of Person Preparing Packet

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Date



# Reporting System

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## Violation Information

<b>Violation Number</b>	24-0019	<b>Location</b>	2384 HWY 278
<b>Tax Parcel #</b>	C1580022	<b>Inspector</b>	Josh Prophett
<b>Owner Name</b>	RAMAGE RONALD E	<b>Email</b>	
<b>Owner Address</b>	, WARNER ROBINS, GA 310886521	<b>Phone</b>	Na
<b>Safety Issue</b>	No	<b>Reason</b>	
<b>Description</b>	Trash litter debris, notice to previous tenant		
<b>Violation Type</b>	Code Enforcement	<b>Status</b>	Citation Issued
<b>Ticket Number</b>	24-0019	<b>Hearing Date</b>	November 5, 2024 09:00AM
<b>Court</b>	Magistrate Court	<b>Judge</b>	N/A