



Planning and Development Department Case Information

Case Number: Z23010020

Meeting Dates: Planning Commission 03-02-2023

Board of Commissioners 04-04-2023

Current Zoning: R1

Request: Rezone 3.00 acres from R1 to B3 for parking and storage of landscape trucks and supplies

Address: 6720 Highway 20

Map Number: C0020078A00

Site Area: 3.00 acres

Character Area: Highway Corridor

District 2: Commissioner – Mark Banks

Planning Commission – Pete Myers

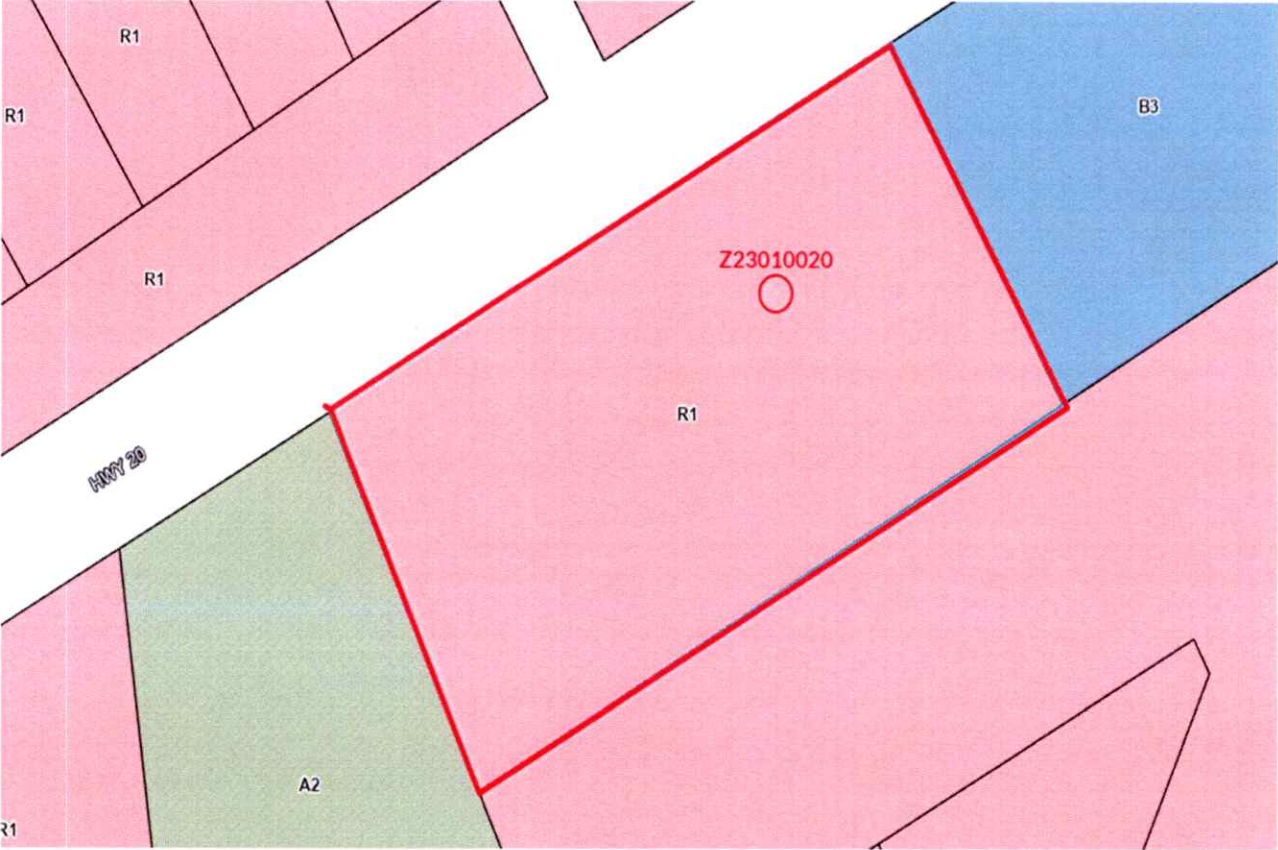
Applicant:
Bryan Wallis
1599 Temple Johnson Road
Loganville, Georgia 30052

Owner:
John B Hicks (Executor of Sandy J Hicks)
6720 Highway 20
Loganville, Georgia 30052



Existing Site Conditions: Property consists of 3 acres.

The surrounding properties are zoned R1, B3 and A2.



Staff Comments/Concerns: If Rezone is approved, Applicant will be required to get with the Development Department to start the Site Development and the Structure being converted to business.

Outdoor Storage of Commercial Vehicles (20)

(Conditional use in B2, allowed by right in B3, M1 and M2) Open storage of Operational recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use, truck and/or trailers, antique cars and other vehicles shall be permitted provided the following conditions are met. (5-3-22)

- (1) The area so designated shall be clearly delineated upon the site plan submitted for approval by the county.

(2) 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.

(3) Vehicles shall not be stored within the area set aside for minimum building setbacks.

(4) 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.

(5) No vehicle shall be allowed to sit and run idle from 7:00pm to 7:00am unless located in an industrial park and not adjacent to any single family dwelling.

(6) 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 site.

c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.

History: No History

Comments and Recommendations from various Agencies:

Public Works: Public Works has No issue with approval of this request on GDOT R/W.

Sheriffs' Department: This case will have no impact on the Sheriff's Office.

Water Authority: This area is served by an existing 6" water main along Highway 20 (static pressure: 55 psi, Estimated fire flow available: 600 gpm @ 20 psi). No system impacts anticipated.

Fire Department/Fire Marshall:

Fire Marshal Review

Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County ordinances.

Fire Hydrant shall be located within 500'ft

Fire Department Review
No Issues Noted

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

Development Inspector: No comment received

DOT Comments: Bryan Wallis would need to coordinate with the Department for the following address: 6720 Highway20.

PC ACTION 3/2/2023:

1. Rezone – Z23010020 – Rezone 3.00 acres from R1 to B3 for parking & outside storage – Applicant: Bryan Wallis/Owner: John B Hicks (Executor of Sandy J Hicks) -Property located on 6720 Hwy 20- Map/Parcel C0020078A00– District 2.

Presentation: Bryan Wallis represented the case. He owns Wallis Landscape Company, and he would like to use this property for storage and parking of his trucks. Tim Hinton asked Mr. Wallis if he would elaborate a little on what he is going to put there. Mr. Wallis advised that he has 9 trucks and 3 spare trucks and a small axle dump truck. He has 6 employees that would go out in the morning and come back in the afternoon. They do work in the Snellville, Loganville and Monroe area. They do have a dump truck delivering gravel once a week. He stated that the only thing that would be stored on the property is pavers and stone.

Speaking: There was no one there to speak against it. However, there was a letter sent in from Jacqueline Griffin that was e-mailed to the Planning Commission prior to the meeting.

Recommendation: Pete Myers made a motion to recommend approval as submitted with staff comments with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # 223010020
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3/2/2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 4/4/2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0020-078A0-0

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Bryan Wallis</u>	<u>John B. Hicks (Executor-Sandy J. Hicks)</u>
<u>1599 Temple Johnson Rd.</u>	<u>6720 Hwy. 20</u>
<u>Loganville, GA 30052</u>	<u>Loganville, GA 30052</u>
E-mail address: <u>vhswing@gmail.com</u>	(If more than one owner, attach Exhibit "A")

Phone # 850-797-0138 Phone # 678-677-3505

Location: 6720 Hwy. 20 Requested Zoning ~~A~~-3 Acreage 3

Existing Use of Property: Vacant Residential Property - Single Family

Existing Structures: 1400 sq. ft. Home / 2 car garage

The purpose of this rezone is Parking and storage of landscape trucks and supplies.

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 Bryan Wallis Date 1-26-23 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 R1 Surrounding Zoning: North R1 South R1
 East B3 West A2

Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N /

Commission District: 2-Banks Watershed: Big Haynes Walton W-P1
 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;

North - Gerogia Hwy. 20

South - R1 Subdivision Green Space

East - B3 Plumbing Company

West - A2 Rental Property (11.1 acres)

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

None

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

None

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

Property will be maintained and landscape with an improved

asthetic appearance.

5. The suitability of the subject property for the zoned purposes; and
storage of landscape trucks and materials.

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

2 years

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: Bryan Wallis

Address: 1599 Temple Johnson Road Loganville, GA 30052

Telephone: (850) 797-0138

Location of Property: 6720 Hwy 20 Loganville, GA 30052

Map/Parcel Number: C0020-078A0-0

Current Zoning: R1 Requested Zoning: M3

Mr. B. Wallis Executor of estate for *Sandy J. Hicks*
Property Owner Signature Property Owner Signature

Print Name: _____ Print Name: _____

Address: 3917 Jacks Creek Rd NW Monroe GA 30655 Address: _____

Phone #: (770) 841-6418 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.

Denise Hicks
Notary Public

11/20/2023
Date

DENISE HICKS
Notary Public, State of Georgia
Walton County
My Commission Expires 12/27/2024

Letter of Intent.

I Bryan Wallis plan to have my
Small Landscape Company on this property
I will have 5-8 Trucks & small Landscape
Trailers, on site. I will also be storing
Gravel & pallets of pavers & wall Block. No
Retail Customers. Back Storage Lot will be
Gravel, Chicken Barre to be used as Storage. & Home
will be used in future as office.

Bryan Wall

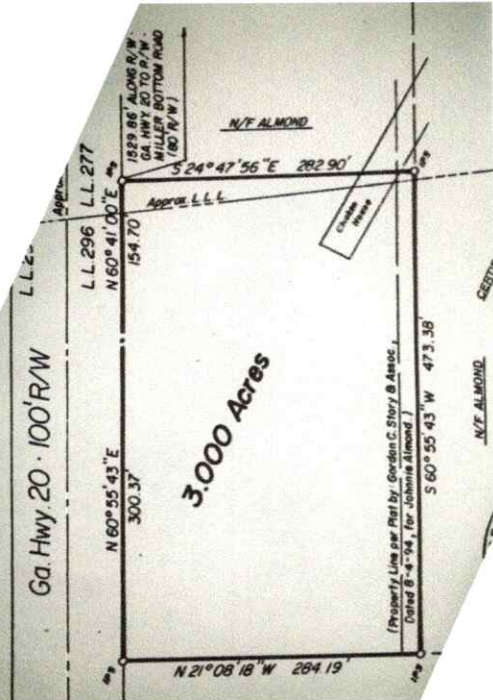
1-26-23

Z23010020 – 6720 Highway 20



Drawings are intellectual property of Visual Building Plans (Darren Smith) and are protected by copyright laws. Do not use without written permission from Visual Building Plans

RELEASED FOR CONSTRUCTION 1-25-2023



NOT FOR FINAL RECORDING
FORMATION TAKEN FROM EXISTING PLAT
SEE THIS PAGE

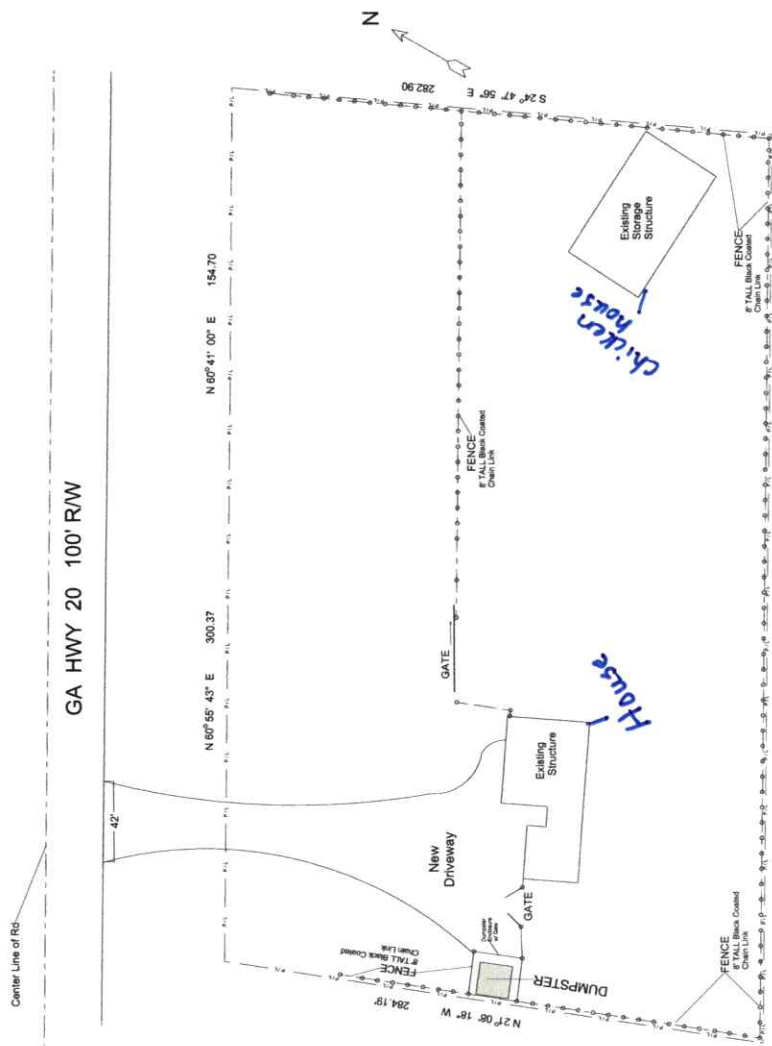
Project: 6720 GA Hwy 20
 Loganville, Ga. 30052
 Drawn for: Bryan Wallis

REVISION TABLE			
NUMBER	DATE	REVISION	DESCRIPTION

FLOOR PLAN
EXISTING SHELL

DRAWINGS PROVIDED BY: DARREN SMITH
 VISUAL BUILDING PLANS
 GAINESVILLE, GA. 30056
 678-467-0734
 darren@visualbuildingplans.com

DATE: 1/25/2023
 SCALE: 1/4" = 1'-0"
 Unless Noted Otherwise.
 SHEET: 2



Parcel ID: C000076400
 Class Code: Residential
 Taxing District: Walton County
 Acres: 3
 Owner: HICKS SANDY J &
 HICKS SANDY D
 230 WINDERMERE DRIVE
 FRANKLIN GA 30052

This Page Scale is 1" = 30' - 0"

February 28, 2023

Attention: Ms. Tracie Malcom
Walton County Planning and Development Commission
303 South Hammond Drive
Monroe, Ga. 30655

Re: Rezone # Z-23010020
6720 GA Highway 20 S.W., Loganville, Ga. 30052

Dear Ms. Malcom,

I find the rezoning of the above mentioned property to be quite disturbing. I am hereby, writing you this letter to be forwarded to each of the members of the Planning and Development Commission.

Mr. Bryan Wallace wants to rezone the parcel at 6720 GA Hwy. 20 SW, Loganville, Georgia, from the current A-2 or Residential zoning to a B-3 zoning. The owners of this property are Mr. & Mrs. Sandy Hicks, and are deceased. This parcel is 3.0 acres as shown on the plat containing a single family home. The home is across the highway from a subdivision containing approximately 172 homes in Walton County and a sizeable number of homes in Gwinnett County. There is a safety issue already due to the neighborhood having only one Entrance/Exit feature at the main entrance. This feature was approved when the neighborhood was first developed. School buses from both counties have to utilize this one and only entrance/exit to accommodate pupils for both area schools. The traffic pattern at this zoning area to be considered, is always extremely busy with the flow of through traffic, the bus traffic and residential traffic. It is dangerously busy at any time of the day and at any hour. Should this be rezoned to B-3, it could cause heavier traffic in this already congested area, but could endanger the lives of motorists and our students who are riding the buses.

I, Ms. Jacqueline Griffin have been a longtime resident of Walton County. My property line begins approximately 700 feet south, at 6799 GA 20 from the proposed rezone. Hopefully, this rezoning will not become a reality. There are many concerns to consider: The traffic already congested, the one and only entrance/exit to the subdivision, the numerous buses going in and

out all day, and it is unsafe to all the homeowners and children living in this area. Adjacent to this area is a parcel containing 11.0 acres. A rezone for B-2 was turned down or withdrawn previously on this parcel. Spot-zoning was in the discussions regarding that request and is still considered the same now. Another subdivision containing 44 homes is about 400 more feet towards the south of the proposed rezoning lot. The adjoining property on GA Hwy 20 to the south has a subdivision containing 55 homes. I live across the highway from that neighborhood at the Walton/Rockdale County border. There are at least 400+ homes in a short distance. A short distance to the north of the parcel up for rezone, has 2 more subdivisions containing 25 and 54 homes respectively. All of the homes mentioned are in the Big Haynes Creed Protected Watershed. Runoff/leakage from the trucks, trailers, dirt moving equipment, etc., placed there for storage will be detrimental for plans to protect this watershed area.

Currently the E.P.D. has on-going investigations a short distance away due to some unlawful activity in the watershed that has caused problems with the water supply in the Rockdale reservoir. This is a serious offense and some very high officials with the E.P.D. are involved and having meetings. Hopefully, Walton County does not want to add to this problem. Co-part has created a lot of run-offs affecting our water table and the once pristine creeks and tributaries in our area. We have lots of heavy traffic with 18-wheeler trucks, Co-Part car carriers, school buses from two counties and a huge amount of commuter traffic. This rezone would add to that issue and will not have any "plus advantage" to our county, the community or the remaining members of the Hicks family. No one would want to buy the home or rent it with all those stored items and unsightly fence that is required.

I cannot attend the meeting on March 2nd, due to having 2 medical procedures scheduled at the Eastside Medical Hospital on the same day. Therefore, I am voicing my concerns to you all in this letter. I do hope that you will consider and vote "No" on this rezoning issue.

Thank you in advance.

Sincerely,

Jacqueline J. Griffin

6965 GA. Hwy 20 SW, Loganville, Ga. 30052

770-466-867