



Planning and Development Department Case Information

Case Number: Z22060001

Meeting Dates: Planning Commission 07-07-2022
Board of Commissioners 08-02-2022

Current Zoning: M1

Request: Rezone back to A1 due to non-sale of property

Address: Green Avenue

Map Number: C0090029B00

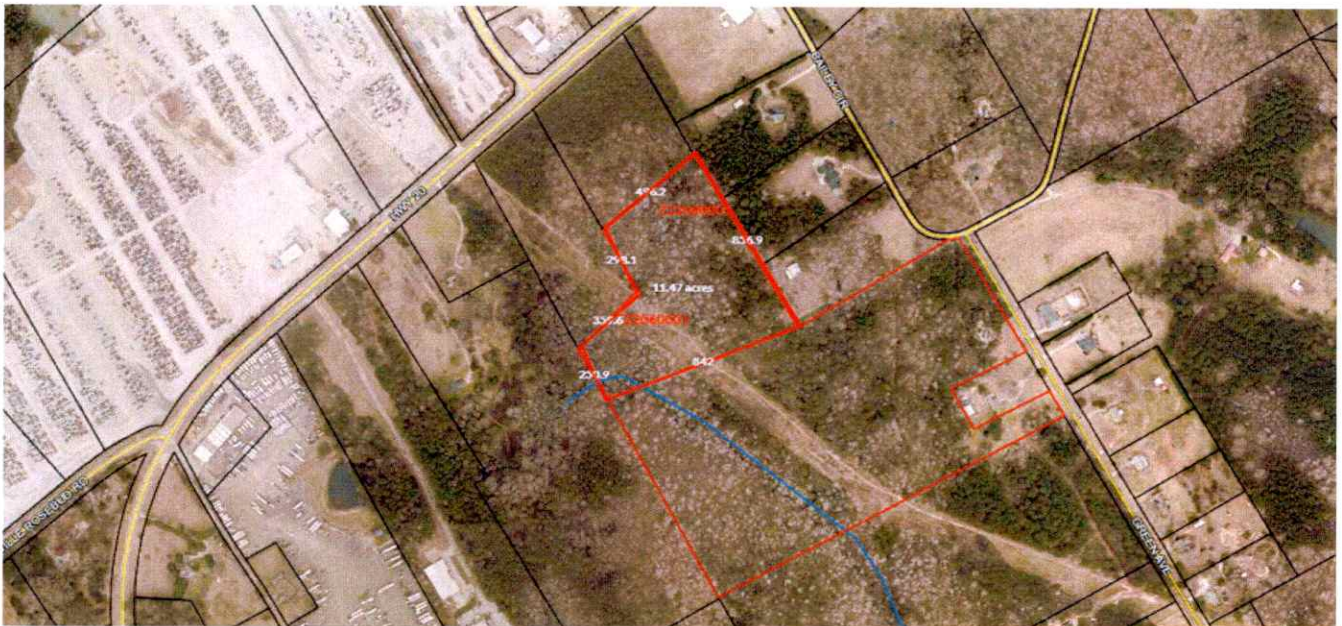
Site Area: 11.40 acres

Character Area: Suburban

District 2: Commissioner – Mark Banks

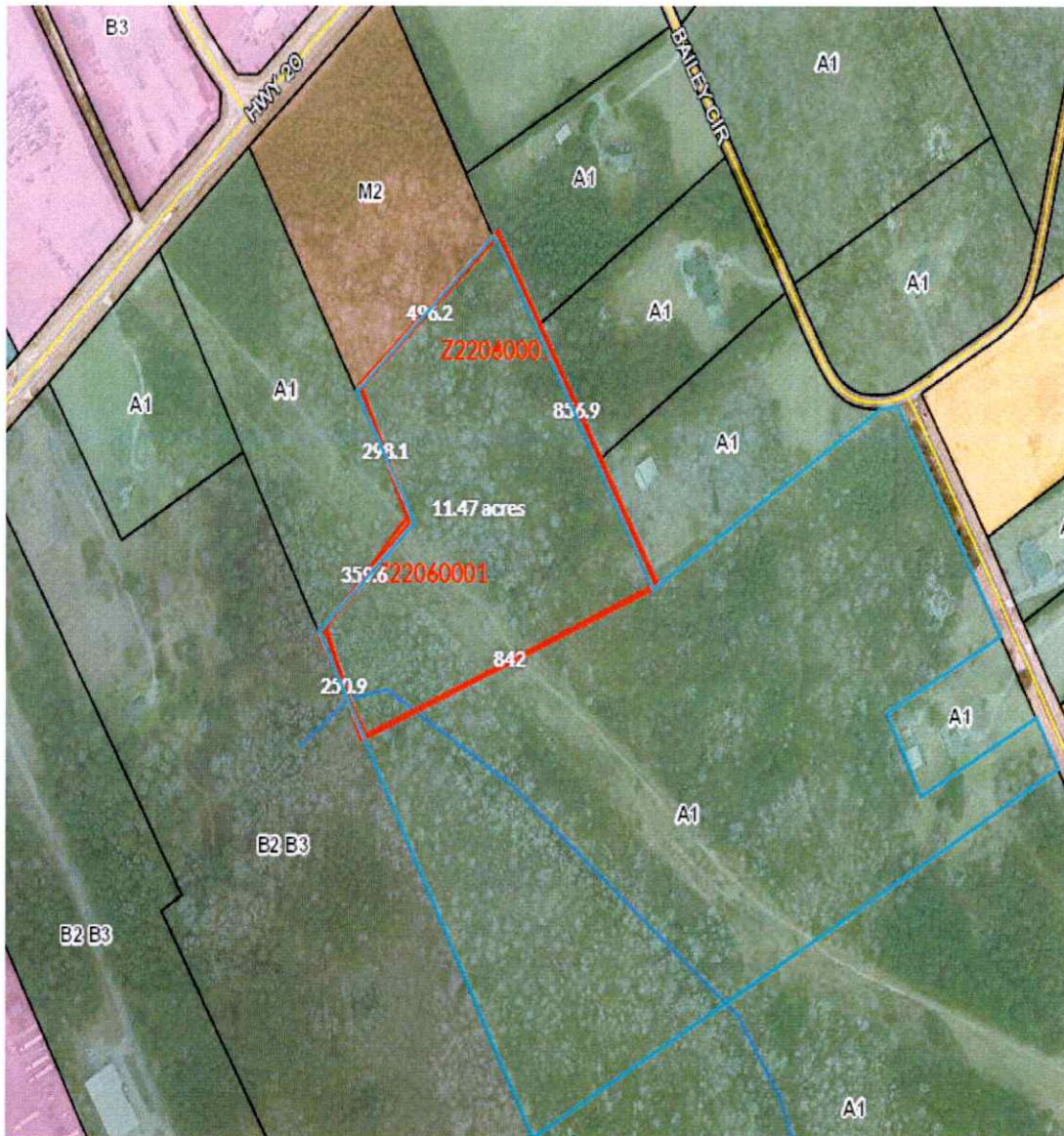
Planning Commission – Pete Myers

Applicant/Owner:
Norma B Billingsley
4030 Bailey Circle
Loganville, Georgia 30052



Existing Site Conditions: This parcel of land is 42.01 acres. On April 5, 2022 11.40 acres of this land was rezoned to M1 for outdoor storage of steel beams and future building for steel fabrication. However, Applicant did not purchase the property. Property owner is now requesting that the property be rezoned back to A1.

The surrounding properties are zoned A1 with several single family residential subdivisions in the area. The property on Hwy 20 C0070015 – 6.73 acres was rezoned 9/7/2021 to M2 for wood product manufacturing and C0090003A00 – 7.00 acres was rezoned 4/5/2022 from A1 to M1 for outdoor storage of steel beans and future building for steel fabrication.



Staff Comments/Concerns:

History:

Z21120008	Henderson Fab LLC	Rezone 18.00 + acres from A1 to M1 for steel fabrication and outside storage	C0090003A00 & 29B00 Green Ave & Ga Hwy 20	Approved w/conditions
AZ22030003	Henderson Fab LLC	Alteration to Zoning Conditions on Z21120008	C0090003 & 31A00 Green Avenue & Ga Hwy 20	

Comments and Recommendations from various Agencies:

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

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

Water Authority: This area is currently served by a 8" water main along Hwy 20 (static pressure: 50 psi, Estimated fire flow available: 1,100 gpm @ 20 psi) and 6" water main along Green Avenue (static pressure: 90 psi, Estimated fire flow available: 470 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comments

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

Development Inspector: No comment received.

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 7/7/2022

1. Rezone – Z22060001 – Rezone 11.40 acres from M1 to A1– Applicant/Owner: Norma B Billingsley -Property located on Green Ave-Map/Parcel C0090029B00 – District 2.

Presentation: Norma Billingsley asked her son, James Billingsley, to represent The case. Mr. Billingsley stated that there was a contract from Johnny Henderson on the 11.40 acres, which is part of a larger piece of property. Mr. Henderson decided not to buy the 11.40 acres and his mother would like the property rezoned back to A1.

Speaking- None

Recommendation: Pete Myers made a motion to recommend approval with a second by Josh Ferguson. The motion carried unanimously.

Rezone Application # Z 22060001
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date July 7 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date Aug 2 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel LDD90029B00

Applicant Name/Address/Phone # Norma Jo Baily Billingsley
Property Owner Name/Address/Phone same Norma B Billingsley

4030 Baily Circle Loganville, GA 30052

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

Phone # 404 309 0639 Phone # _____

Location: Green Ave Loganville 30052 Requested Zoning A1 Acreage 11.4

Existing Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is rezone back to A1 due to non-sale of property

Property is serviced by the following:
 Public Water: N/A Provider: _____ Well: _____
 Public Sewer: N/A Provider: _____ Septic Tank: _____

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 Norma Jo Baily Billingsley Date 5/31/22 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 M1 Surrounding Zoning: North B2 B3 South A1 R1
 East M2 West A1
 Comprehensive Land Use: Suburban **DRI Required?** Y N
 Commission District: 2-Banks Watershed: Big Haynes-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;

M-2, M-1, A-1
This 11 acres was rezoned M-1 and was under
contract. Purchaser did not purchase this 11.4
acres so requesting to rezone back to A-1.

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

I can not determine property values; however all
the adjacent property owners were against
it being rezoned M-1.

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 property was rezoned M-1 in April 2022 and was to be
sold. The sale fell through. All adjacent property owners
were against rezoning to M-1 originally. I believe they
will be pleased it is going back to A-1.

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

The adjacent property owners did not want this
property rezoned M-1 to begin with. There should
be no opposition to this rezone.

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

up until April 2022 this property has been
zoned A-1 ever since Walton County established
their ordinances.

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

It has been zoned M-1 for 3 months.

Z22060001 – Green Avenue

