



Planning and Development Department Case Information

Case Number: Z23050019

Meeting Dates: Planning Commission 07-06-2023

Board of Commissioners 08-01-2023

Current Zoning: A2

Request: Rezone 19.28 from A2 to B3 for a business park with entrance off Jacks Creek Road

Address: Jacks Creek Road and Highway 78, Monroe, Georgia 30655

Map Number: C1780033

Site Area: 19.28 acres

Character Area: Highway Corridor

District 4: Commissioner – Lee Bradford Planning Commission – Brad Bettis

Applicant/Owner:

John Mark Mazzawi
1281 Hebron Church Road
Statham, Georgia 30666



Existing Site Conditions: Property consists of 19.28 acres.



The surrounding properties are zoned A2, A1 and R1.

Staff Comments/Concerns: All surrounding properties are zoned A1 or A2. Approximately 600' up Highway 78 from the proposed site there are several B3 properties.

History: No History

Comments and Recommendations from various Agencies:

Public Works: Public Works Recommends that a Commercial Driveway and Commercial/Industrial Road Street be Installed per the Letter of Intent Proposed for the Site with Proper Deceleration Lane and Tapers.

Sheriffs' Department: The Walton County Sheriff's Office conducts regular business checks on main thoroughfares twice per night shift depending on the calls for service volume. This business park would increase on average 730 checks per year.

Water Authority: This area is served by an existing 12" water main along Hwy 78 (static pressure: 115 psi, Estimated fire flow available: 900 gpm @ 20 psi). A new 12" water main will be required from Hwy 78 to the business park entrance and a new 8" water main will be required to distribute water within the development. Please coordinate with WCWD.

Per Morris Jordan with Water Authority: Z23050019 - No water is available on that section of Jack's Creek Road. A twelve inch main is located on the opposite side of Hwy 78. The project will require the developer to extend the main underneath Hwy 78 and down Jack's Creek Road to get water to the development. A water allocation request and fire flow study will have to be completed and approved before full plans are submitted for review.

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 Department Review: No added issues

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

Development Inspector: No comment received.

DOT Comments: Will need to coordinate with GDOT.

PC ACTION 7/6/2023:

1. Rezone Z23050019 – Rezone 19.28 acres from A2 to B3 for a business park- Applicant/Owner: John Mark Mazzawi - Property located at Jacks Creek Rd & Hwy 78, Map/Parcel C1780033 – District 4.

Presentation: John Mark Mazzawi represented the case. Mr. Mazzawi purchased this property in 2001 and would like to develop an office park. This would be for electricians, dentists etc.

He would like to do this to serve local business owners that can't afford to have their own property for a business. There will be roll up buildings for electrical supply companies.

Kathleen Woodruff, a civil engineer, also represented the case. Her client would like to develop a small business park for landscape and storage. There is some flood on the property. She stated that there should be no negative impact on the flood plan and no additional traffic. Ms. Woodruff stated that there is water available, and it is served by a 12' water main. They know that they would need to get a Land Disturbance Permit and follow all the guidelines from the Department of Transportation. The Walton County Ordinance requires a buffer around the property, and this will help the older residences in the area.

Mr. Mazzawi stated that the office park will be a brick façade with roll-up doors in the rear.

Timothy Kemp asked about small commercial businesses or a small business park.

Mr. Mazzawi advised that it will be a small business park with 1 to 3 acre lots for plumbers, landscapers, etc. and all of this will be on septic because sewer is not available.

This office park will be like the Garmon office park on Highway 78. The office park will provide jobs and will have no impact on Highway 78. Mr. Mazzawi stated that the office park will look nice and will not be an eyesore.

Speaking: Terry Nash lives at 1149 Jacks Creek Road spoke in opposition. He owns a lake that joins this property. He is concerned about the drainage and runoff from these office buildings. He understands that change is coming, but this is not correct planning. If this happens it will be catastrophic and there are times when the water draining from the Highway already causes standing water in the flood plain. There are 2 concerns – the first one is the overflow to the pond and the change in waterflow. He feels that the Corp of engineers should do a study of the area. There is also another lake that will have massive runoff. The second concern is the entrance on Jacks Creek Road; that this is Highway Corridor and if this rezone is passed then it needs to be off Highway 78. He feels that the case should be tabled and allow entrance only on Highway 78.

Mark Pazol also spoke and stated that he was speaking on behalf of his in-laws; Billy & Margaret Williams own a 19-acre farm adjacent to this. He had questions about how far from Jacks Creek and from the Williams Farm this will be. How deep into the woods will develop go and what will the impact be flood wise to their property and he feels this will create an eyesore. It would be a shame to tear down the trees.

Kathleen Woodruff came back for rebuttal. She stated that she is a registered civil engineer, and she works with FEMA and the Corp of engineers on different projects. The natural buffer

will remain intact. The forest will remain, and it is not their intent to encroach in the flood plain. As for the current flood plain, it will remain undisturbed, and the building will be 1000 ft. in front of Jacks Creek. As to drainage there are 3 culverts that were put in by GDOT. They will the water and pipe it to the flood plain. Water flow must be reduced per State law, and this will improve water flow.

The DOT made improvements by the State which has caused some flooding.

Mr. Mazzawi stated that he drives by this property every day and does not want it to be an eyesore. He stated that if needed they would have a master detention pond and larger buffers. This property is on the Highway Corridor and people don't want to live off Highway 78, so this is the perfect place.

Kathleen Woodruff also stated that the water issues will be addressed during the Land Disturbance Permit.

Josh Ferguson asked other than the curb cut is there any reason why access isn't off Highway 78. Kathleen advised that access is determined by GDOT. GDOT will not allow based on traffic study. Mr. Ferguson asked if they had a letter to that effect and Ms. Woodruff stated that she did not.

Tim Hinton stated that we hear the concerns about drainage issues and traffic issues, however the duties of this Board are to look at the use of property and is it appropriate in the area. We have no control over drainage or traffic. There are laws and ordinances in effect to deal with those issues.

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

Mr. Hinton advised the people that this case will go to the Board of Commissioners Meeting next month – August 1st and if people wanted to come and voice their concerns there.

Rezone Application # Z23050019
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-6-2023 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)
 Board of Comm Meeting Date 8-1-2023 at 6:00PM held at WC Historical Court House *(Same as above)*
 You or your agent must be present at both meetings

Map/Parcel C178 0033
 Applicant Name/Address/Phone # JOHN MARK MAZZAWI Property Owner Name/Address/Phone JOHN MARK MAZZAWI
1281 HEBRON CHURCH RD. 1281 HEBRON CHURCH RD.
STATHSW GA. 30666 STATHSW GA. 30666
 E-mail address: mark.mazzawi@yahoo.com (If more than one owner, attach Exhibit "A")
 Phone # 770 605 2520 Phone # 770 605 2520
 Location: JACKS CREEK RD / HWY 78 Requested Zoning R33 Acreage 19.28
 Existing Use of Property: CONSERVATION, WOODED
 Existing Structures: N/A
 The purpose of this rezone is TO PROVIDE COMMERCIAL SERVICES ALONG THE HWY 78 CORRIDOR

Property is serviced by the following:
 Public Water: Provider: WALTON CO. 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 John Mazzawi Date 5/15/2023 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 A2 Surrounding Zoning: North A2 South A2
 East A1R1 West A1A2
 Comprehensive Land Use: Highway Corridor DRI Required? Y _____ N
 Commission District: 4-Lee Bradford Watershed: - TMP

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 Application.

Name of Applicant: _____

Address: _____

Telephone: _____

Location of Property: JACKS CREEK RD / HWY 78
MOORE, GA 30

Map/Parcel Number: C 1780033

Current Zoning: A Requested Zoning: B3



Property Owner Signature

NA

Property Owner Signature

Print Name: JOHN MARINI

Print Name: _____

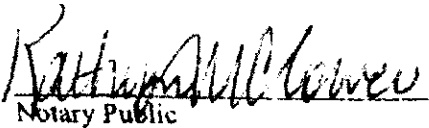
Address: 1281 WEBER CREEK RD
STATION, MOORE, GA 30646

Address: _____

Phone #: 770 605 25 20

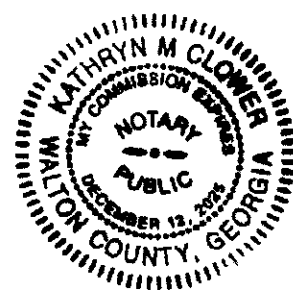
Phone #: _____

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.



Notary Public

5/24/23
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;

A-1 & A-2 TO THE SOUTH & WEST.
RESIDENTIAL HOMES ON LARGE LOTS

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

NO DEPRECIATION EXPECTED
ADJACENT PROPERTIES ARE
BUFFERED WITH MATURE WOODLANDS.

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

NO DESTRUCTION OF PROPERTY VALUES
ANTICIPATED

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

FUTURE BUSINESSES WILL PROVIDE
JOB OPPORTUNITIES AND SERVICES
TO THE COMMUNITY.

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

THE PROPOSED DEVELOPMENT IS ALONG
THE HUY 72 CORRIDOR AND WILL PROVIDE
JOBBS & SERVICES TO A RURAL AREA
ALONG THE CORRIDOR

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 IS MATURE WOODLANDS,
UNDEVELOPED & UNCULTIVATED FOR
DECADERS

LETTER OF INTENT

Jack's Creek Crossing

Parcel ID #C1780033

The general intent is to rezone the subject property to B3- General Business District and provide for the development of new businesses along a rural stretch of the Hwy. 78 corridor. The 19.28 acre tract will be custom subdivide for individual business to develop individually on this tract. Attached is a concept plan to illustrate the "potential" subdivision of the land.

We anticipate that the business along the Hwy. 78 frontage will be more commercial oriented due to the exposure along the highway. Each business/lot, three total, will be required to have inter-parcel connectivity and a single driveway access to Jack Creek Road. The inter-parcel driveway will be at the back of the lot, this placement allowing for an appropriate deceleration lane, and vehicle stacking on Jack Creek Road to the Hwy. 78 intersection.

The businesses off the highway and in the back of the development will be along a proposed industrial classified road as a second driveway access to Jacks Creek Road. We envision this portion of the development to be similar to the Garmon Park Ct. development in Loganville. Office/Warehouse/Service types of business with ranging in 10-50 employees.

The density of the development will be minimized due to fact that there isn't any public sewer system in the area. All the business will require septic sewer systems and the individual lots sizes dependent on the water use/septic drain field for each business. In addition, there is floodplain and soils unsuitable for septic use on the western side of the property. Water main service will have to be extended from the north side of Hwy. 78, across Hwy. 78 to the subject property.

It is our opinion that this proposed development will beneficial to the community by providing much needed commercial services, and job opportunities to the area. There will be a mature woodland buffer to screen and protect the A-1/A-2 zoned properties to the south and west. In addition to significant patches of green

space, septic field, areas throughout the development that will reduce the development impact on the property.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

X yes ~~no~~

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

DAVID THOMPSON COMMISSIONER \$500.00

RECEIVED
FORWARDED

This disclosure must be filed when the application is submitted.

GIVEN 5/18/23

[Signature] 5/15/2023
Signature of Applicant/Date

Check one: Owner Agent

LEVEL 1 (CONCEPT PLAN) INITIAL



PREPARED BY
Land Solutions Associates, LLC
700 West 15th
Suite 100
Tulsa, OK 74107
(918) 437-1333
www.landsolutions.com

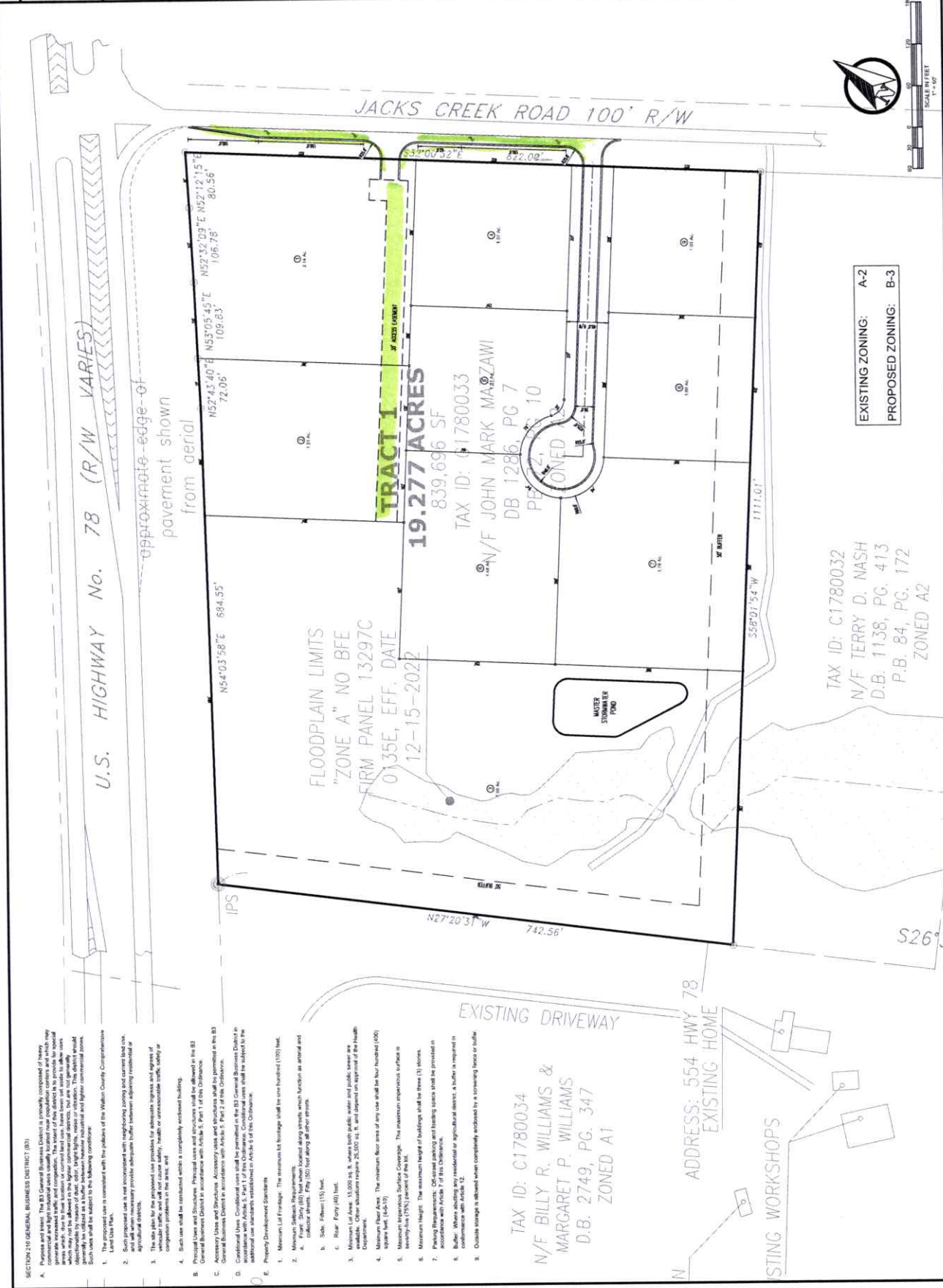
CONVEYANCE PREPARED BY
JOHN MARK MAZZAWI
ATTORNEY
MONROE, GA 30655
markmazzawi@yahoo.com

JACK'S CREEK CROSSING
LAND LOT 217 - 3rd DISTRICT - GMD #54
PARCEL ID: 01780033
WALTON COUNTY, GEORGIA
CONCEPT PLAN
SHEET TITLE



Table with columns for DATE, REVISION, and other project details.

C-0
DRAWN BY: JAK
CHECKED BY: JAK
DATE: 17-May-23
23-011



SECTION 110 GENERAL BUSINESS DISTRICT (B3)
Purpose and Intent: The B3 General Business District is primarily composed of heavy commercial uses...
1. The proposed use is consistent with the policies of the Walton County Comprehensive Land Use Plan.
2. Such proposed use is not inconsistent with neighboring zoning and current land use...
3. The proposed use will be provided with adequate parking...
4. Such use shall be consistent with a completely enclosed building.
5. Principal Uses and Structures: Principal uses and structures shall be allowed in the B3 General Business District in accordance with Article 5, Part 1 of this Ordinance.
6. Accessory Uses and Structures: Accessory uses and structures shall be permitted in the B3 General Business District in accordance with Article 5, Part 1 of this Ordinance.
7. Conditional Uses: Conditional uses shall be permitted in the B3 General Business District in accordance with Article 5, Part 2 of this Ordinance.
8. Additional use standards established in Article 4 of this Ordinance.
9. Property Development Standards:
A. Minimum Lot Frontage: The minimum lot frontage shall be one hundred (100) feet.
B. Minimum Lot Width: The minimum lot width shall be one hundred (100) feet.
C. Minimum Lot Area: 15,000 sq. ft. where both public water and public sewer are available. Other situations require 25,000 sq. ft. and depend on approval of the Health Department.
D. Maximum Floor Area: The maximum floor area of any use shall be four hundred (400) square feet (100% of lot area).
E. Maximum Building Height: The maximum height of buildings shall be three (3) stories.
F. Parking: Minimum parking spaces shall be provided in accordance with Article 11 of this Ordinance.
G. Buffer: Where adjacent to residential or agricultural districts, a buffer is required in accordance with Article 11 of this Ordinance.
H. Outside Storage: is allowed when completely enclosed by a screening fence or buffer.

TAX ID: C1780034
N/F BILLY R. WILLIAMS &
MARGARET P. WILLIAMS
D.B. 2749, PG. 347
ZONED A1

ADDRESS: 554 HWY 78
EXISTING HOME
EXISTING DRIVEWAY
STING WORKSHOPS

TAX ID: C1780032
N/F TERRY D. NASH
D.B. 1138, PG. 413
P.B. 84, PG. 172
ZONED A2

EXISTING ZONING: A-2
PROPOSED ZONING: B-3

