



## Planning and Development Department Case Information

Case Number: CU25-0153 and Z25-0154

Meeting Dates: Planning Commission 06-05-2025 – Tabled to 07-10-2025

Board of Commissioners 08-05-2025

Applicant:

Kimbrom Moges Kidane  
841 Ashton Oaks Circle  
Stone Mountain, Georgia 30083

Owner:

Next Generation Soccer Partners LLC  
P.O. Box 312  
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 8.734 acres from A1 to B2 for parking of commercial vehicles/RV's and conditional use for outside storage.

Address: 1890 Highway 81, Loganville, Georgia 30052

Map Number/Site Area: C0510197

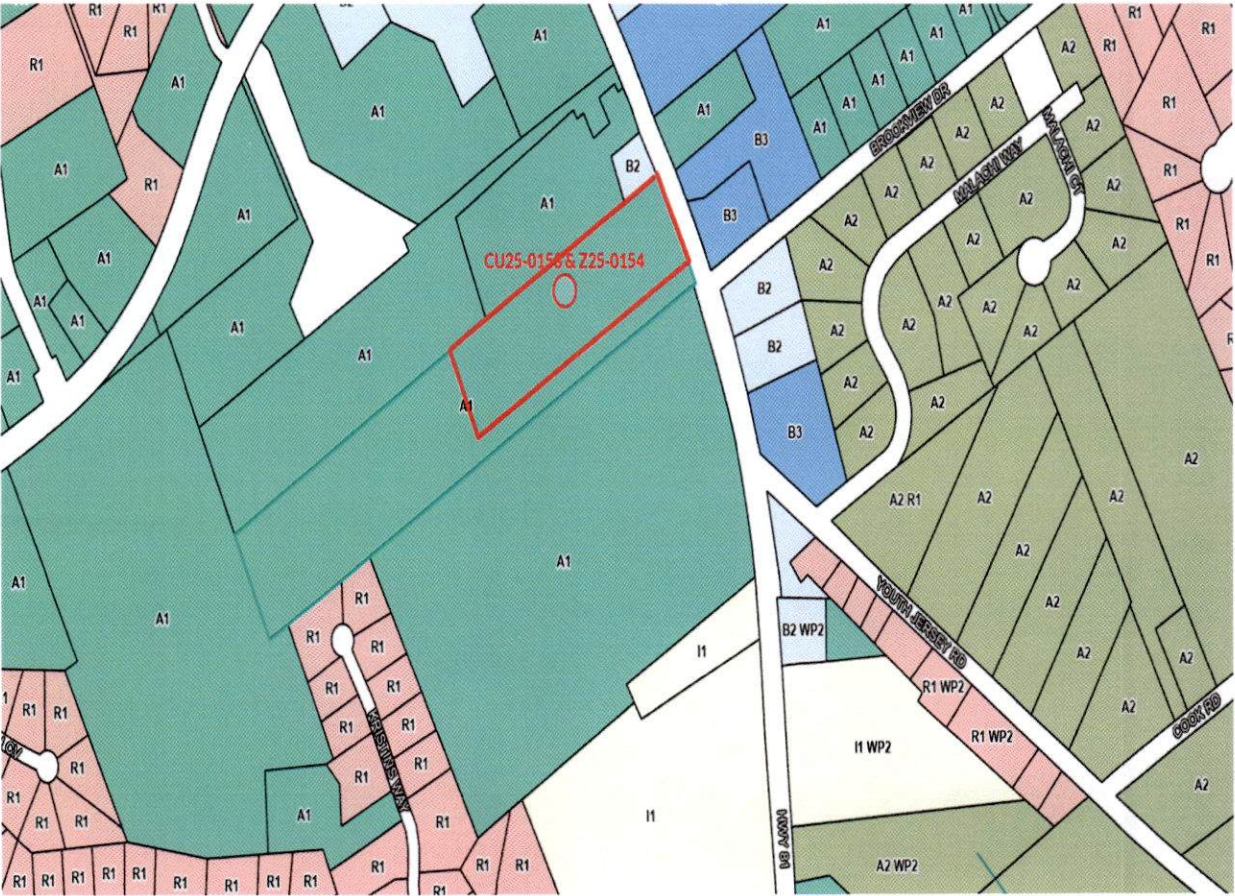
Character Area: Neighborhood Residential

District 3 Commissioner-Timmy Shelnett Planning Commission—John Pringle

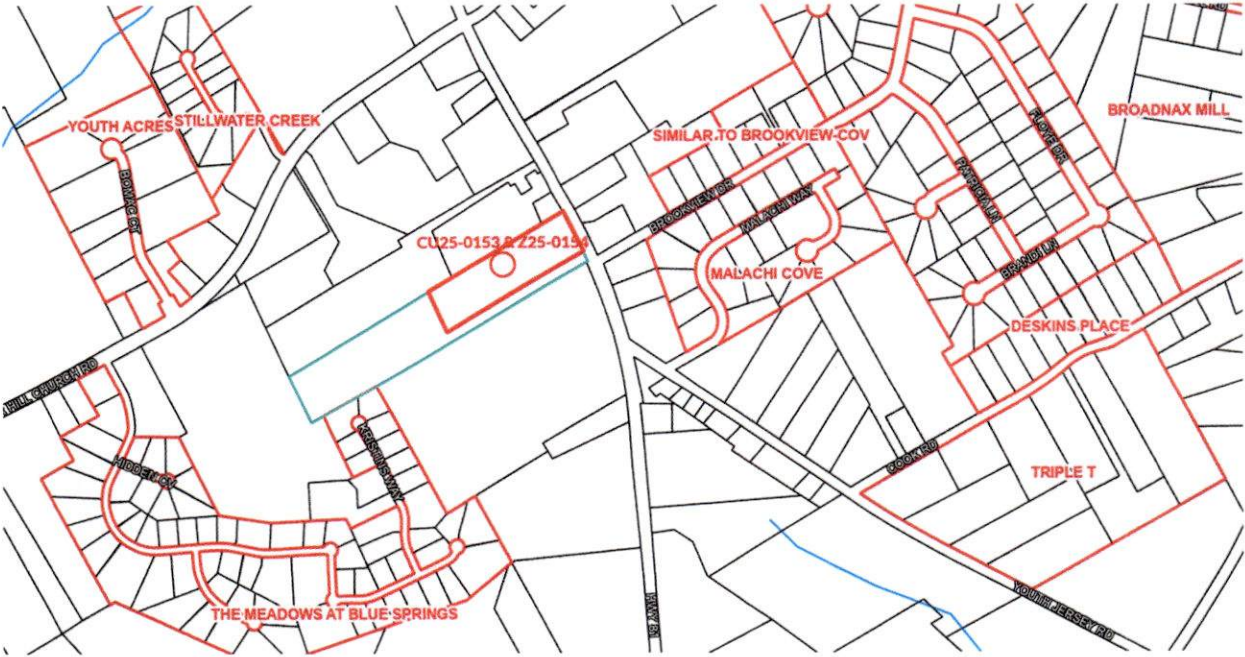
Existing Site Conditions: Property consists of a house.



The surrounding properties are zoned R1, A1, B2 and B3.

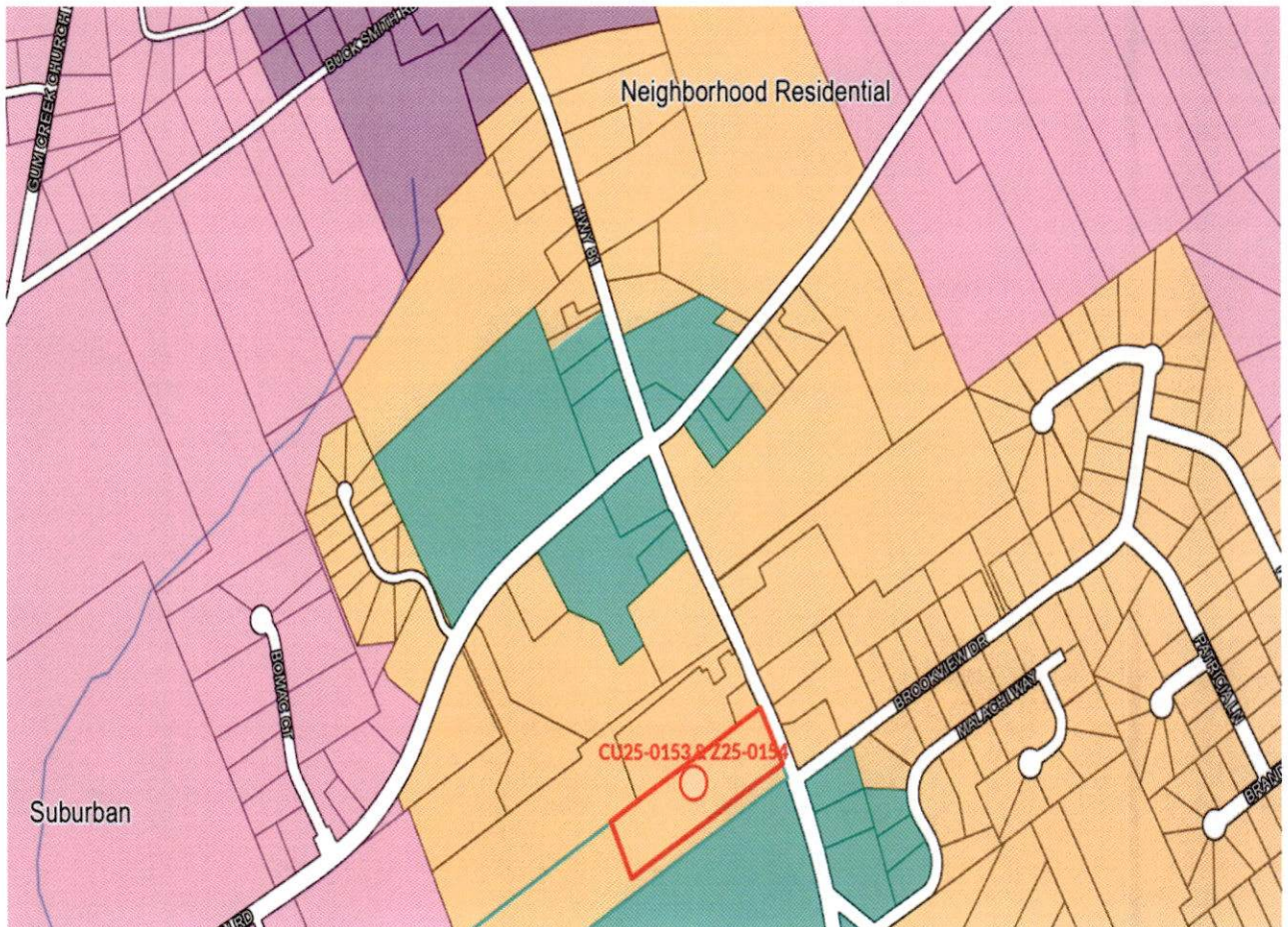


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Neighborhood Residential.



**History:** No History

**Staff Comments/Concerns:**

CU25-0153 & Z25-0154-Rezone 8.734 acres from A1 to B2 for parking of commercial vehicles and RV's and conditional use for outside storage-Applicant: Kibrom Moges Kidane/Owner: Next Generation Soccer Partners LLC located at 1890 Hwy 81/Parcel C0510197-District 3.

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

**Sheriffs' Department:** Storage lots of any business type will require law enforcement checks and increased service calls. This will tax existing services.

**Water Authority:** This area is served by an existing 12" and 20" diameter water mains along Hwy 81. (static pressure: 130 psi, Estimated fire flow available: 2,300 gpm @ 20 psi). No system impacts anticipated.

**Fire Marshal Review:** Property shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code. Fire hydrants shall be provided on the property for fire suppression efforts.

**Fire Department Review:** No comments

**Board of Education:** Will have no affect on the Walton County Schools.

**GDOT:** Will require coordination with Georgia DOT. The driveway does not meet spacing requirements. Joint use will need to be explored through adjacent parcels. Access's will need to be combined and provided for both parcels where there is only 1 access to SR81. (A joint use agreement for both parcels will need to be provided). Center lane on SR 81 will need to be milled and inlayed and converted to a two-way-left-turn-lane. Radius's will need to be increased from 35' to 75' to accommodate larger vehicles. A 200 FT first internal movement is required.

**City of Monroe:** No issues for City of Monroe Utilities Department.

**PC Action 6/5/2025:**

1. CU25-0153 & Z25-0154-Rezone 8.734 acres from A1 to B2 for parking of

**commercial vehicles and RV's and conditional use for outside storage-  
Applicant: Kibrom Moges Kidane/Owner: Next Generation Soccer Partners  
LLC located at 1890 Hwy 81/Parcel C0510197-District 3.**

**Presentation: Tip Huynh with Alcovy Consulting Engineering at 485  
Edwards Road in Oxford represented the case for the Applicant. The  
Applicant is not present, but the property owner is present. They would  
like to rezone the property from A1 to B2 for parking of commercial  
vehicles and conditional use for outside storage. He did get a comment  
from GDOT to have an existing 12' driveway on the south. GDOT wants  
them to combine both driveways, and he understands this will not be an  
issue because you can't make a turn into the driveway.**

**Tim Hinton stated that the Board was made aware of the comments from  
GDOT, and they would need to be explored further.**

**John Pringle stated that he understood that you can't use a residential  
driveway for commercial development.**

**It was brought up if the owner was going to half the 40.15 strip and one part  
be commercial and the other part being residential or if they rezoned the  
strip to commercial.**

**Mr. Hinton stated that they would need to add all the information for  
presentation and have the access attached and you may can just do a legal  
description for that part. He stated that GDOT will work out something and  
the new revised request needs to be made a part of this Rezone.**

**Josh Ferguson stated that he has concerns about this and asked what  
about dual zoning.**

**Mr. Hinton stated that since we do not have a vehicle access point clarified  
that he does not think the Board can make a recommendation on this.**

**Speaking:** No one

**Recommendation:** John Pringle made a motion to table the case for Applicant to submit a revised site plan and request as to the entrance to the property and was seconded by Josh Ferguson. The Motion carried unanimously.

**6/23/2025 E-mail from Hunter Boyle with GDOT:** After some discussion we've decided that if a driveway cannot be located off the side road the north (The Church Driveway), then we do not think a full access drive will be acceptable. We are okay with a Right-in-right-out directly across from the Dollar General, as there is a safety concern with the lack of there being adequate space to provide a proper left turn lane for the trucks/RVs to make a safe maneuver. It would also require such things as a large concrete island to ensure drivers are not tempted to use it improperly and make an illegal left turn.

**GDOT comments 7/10/2025 –** I spoke with DTE and I've convinced him to agree to the full movement under the assumption that it will be lower traffic volumes and that everything else will be up to standard per the driveway encroachment manual and that everything we will require will be provided. I have attached a rough sketch of what we would need in order to approve the driveway. The ONLY waiver is he is willing to sign is the driveway spacing waiver since it won't meet from the next side of the road. Sight Distance profiles will be required as well. He would also like a little more clarification on the expansion and if there is a possibility that it will not ultimately be residential off the small driveway to the south.

**PC ACTION 7/10/2025**

**CU25-0153 & Z25-0154 – Conditional Use & Rezone Request**

**Request:** Rezone 8.734 acres from A1 to B2 for commercial vehicle and RV parking; Conditional Use for outside storage

**Applicant:** Kibrom Moges Kidane

**Owner:** Next Generation Soccer Partners LLC

**Location:** 1890 Hwy 81 | Parcel C0510197 | District 3

**Presentation:**

**Tip Huynh (Alcovy Consulting Engineering)** represented the request stating

**GDOT has granted access with conditions of an increased greenspace at the front of the property and that the engineer provide a site distance profile which they will comply with. There will be 43 truck spaces and 30 RV spaces. John Pringle verified that the use is for trucks and RVs only. Chris Alexander asked if there would be anyone staying overnight in the vehicles to which Mr. Huynh stated he was not aware of anyone staying overnight but that he would inquire about this and have an answer at the BOC meeting.**

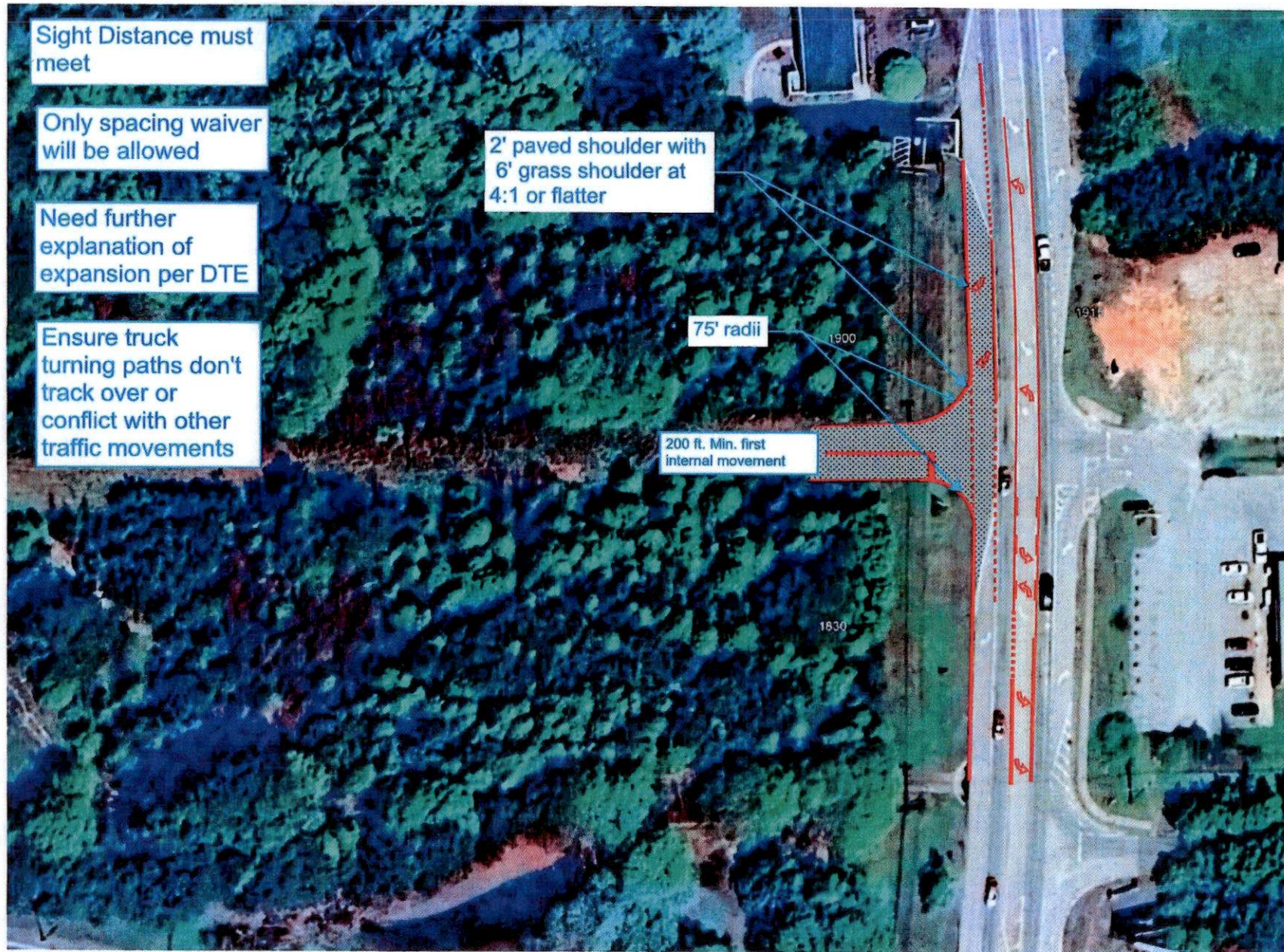
**Public Comment:  
None**

**Recommendation:  
Motion by John Pringle to recommend approval. Due to the lack of a second the Chairman asked for another motion.**

**Motion by Josh Ferguson to deny the request with a second by Tim Kemp. All members voted in favor of the motion except John Pringle.**

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from GDOT 7/10/2025



Not to scale

# Conditional Use Application

CU25-0153

A25-0168

225-0154

Tabbed to  
7/10/2025

8/5/2025

Planning Comm. Meeting Date 06-05-2025 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe GA (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**  
You or your agent must be present at both meetings

Map/Parcel C0510197

Applicant Name/Address/Phone #

KIBROM MOGES KIDANE

841 ASHTON OAKS CIR.

STONE MOUNTAIN, GA 30083

Email: kmkexpressllc@gmail.com

Phone # (678) 687-3415

Property Owner Name/Address/Phone

NEXT GENERATION SOCCER PARTNERS LLC.

P O BOX 312

LOGANVILLE, GA 30052

(If more than one owner, attach Exhibit "A")

Phone # (770) 318-8683

Location: 1890 HWY 81 Present Zoning A-1 Acreage 8.734 ACRES

Existing Use of Property: RESIDENTIAL.

Existing Structures: EXISTING HOUSE

Property is serviced by:

Public Water: X Provider: Walton County Water Department Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: X

The purpose of this conditional use is to allow for construction of a Trucks and RVs parking lot within the requested B-2 zoning district.

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

04/04/25

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 A1

Surrounding Zoning: North ALB2 South R1A1  
East A1B3 West A1

Comprehensive Land Use Neighborhood Residential **DRI Required?** Y \_\_\_\_\_ N ✓

Commission District: 3-Timothy Shattuck Watershed: ✓

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

225-0154

Rezone Application # A25-0163 CU25-0153

Planning Comm. Meeting Date 06-3-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0510197

**Applicant Name/Address/Phone #**

KIBROM MOGES KIDANE

841 ASHTON OAKS CIR.

STONE MOUNTAIN, GA 30083

kmk@prossllc@gmail.com

Phone # (678) 687-3415

**Property Owner Name/Address/Phone**

NEXT GENERATION SOCCER PARTNERS LLC.

P O BOX 312

LOGANVILLE, GA 30052

(If more than one owner, attach Exhibit "A")

Phone # (770) 318-8683

Location: 1890 HWY 81 Requested Zoning B-2 Acreage 8.734 ACRES

Loganville, GA

Existing Use of Property: RESIDENTIAL

Existing Structures: EXISTING HOUSE

The purpose of this rezone is Requesting a change of zoning from A-1 to B-3 to allow for construction of a Trucks and RVs parking.

Property is serviced by:

Public Water: X Provider: Walton County Water Department 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 \_\_\_\_\_

Date 04/04/25

Fee Paid \$590.00

**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 A1

Surrounding Zoning: North A1JB3 South R1J41  
East A1JB3 West A1

Comprehensive Land Use Neighborhood Residential **DRI Required?** Y \_\_\_\_\_ N ✓

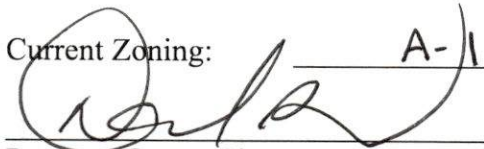
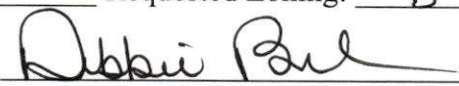
Commission District 3-Timothy Shelton Watershed: ✓

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/Variance Application.

Name of Applicant: Kibrom Moges Kidane  
Address: 841 Ashton Oaks Cir. Stone Mountain GA. 30083  
Telephone: 678-687-3415  
Location of Property: 1890 Hwy 81  
Loganville GA 30052  
Map/Parcel Number: C0510197  
Current Zoning: A-1 Requested Zoning: B-3  
   
Property Owner Signature Property Owner Signature  
NEXT GENERATION SOCCER PARTNERS, LLC  
Print Name: DAVID BIRD Print Name: DEBBIE BIRD  
PO Box 312 PO Box 312  
Address: LOGANVILLE GA 30052 Address: LOGANVILLE GA 30052  
Phone #: 404-863-9418 Phone #: 404-386-9735

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

3/31/2025  
Date



## ANALYSIS OF ZONING MAP AMENDMENT IMPACT

1. The existing uses and zoning of nearby property.

**The existing uses of nearby property are B-3 directly across Hwy 81. B-2 to the north along Hwy 81. A-1 to the North, West, and South of the subject project. The A-1 zoned property to the south is the Walton School District where Youth Middle School is currently located.**

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

**The owner cannot develop their land to meet their current business demand.**

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

**The proposed facility on the property will be similar to existing business currently in operations along this stretch of Hwy 81.**

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

**If rezoned, the property will be developed in accordance to the B-3 zoning standard, which will create additional jobs, promote growth of this region, and better meet the demand for commercial services of this region.**

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

**The proposed zoning is consistent with the current usage of nearby properties.**

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 has been in its current state, which is residential dwelling, for the past 51 years.**

TO: Walton County Planning and Development  
Suite 98  
126 Court St.  
Monroe, GA 30655

March 31, 2025

SUBJECT: Letter of Intent, 1890 Hwy 81 Rezoning and Conditional Use Permit

To Whom It May Concern,

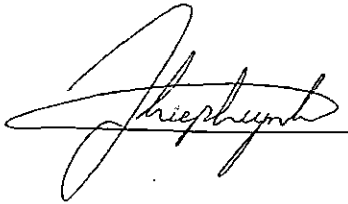
A rezone of 8.734 acres is requested for the subject project, currently shown as Parcels C0510197 on the Walton County Tax Records.

The property is currently zoned A-1. The proposed rezoning request is for B-2 with a Conditional Use Permit to allow for trucks and RVs parking.

We look forward to developing this project in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

For questions or further information please contact me at 770-466-4002.

Sincerely,

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

Thiep Huynh, PE  
Consultant

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## Section 6-1-610 Outdoor Storage of Commercial Vehicles (20)

Conditional use in B2, allowed by right in B3, M1 and M2. Open storage of operational truck and/or trailers, antique cars and other vehicles shall be permitted provided the following conditions are met:

1. The site must have direct access to an arterial road.
2. All storage parking areas shall have and maintain a base with a minimum thickness of six (6) inches of #57 stone topped with three (3) inches of crusher run and shall provide a commercial driveway as required by GDOT that extends fifty (50) feet into the property in compliance with County Standard Design and Construction Details 3.15.
3. The area so designated shall be clearly delineated upon the site plan submitted for approval by the County.
4. 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.
5. Vehicles shall not be stored within the area set aside for minimum building setbacks.
6. 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.
7. No vehicle shall be allowed to sit and run idle from 7:00 p.m. to 7:00 a.m. unless located in an industrial park and not within one hundred (100) feet to any single-family dwelling. These regulations will not apply to the use of refrigerant compressors.
8. 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 (1) site.
  - c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.

(5-3-2022; Ord. No. OA24060019-9, 11-5-2024)

4. NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER  
F.I.R.M. PANEL 13297C0125E DATED DEC. 8, 2016

(HEAVY DUTY PAVEMENT FOR TRUCK ACCESS  
CAPABLE OF SUPPORTING THE IMPOSED LOAD OF  
FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.)  
NO SCALE



Tracie Malcom <tracie.malcom@co.walton.ga.us>

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## **Fwd: Meeting Number 25-0067 Application Number 25-0163 Meeting 25-0070**

1 message

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**Tracie Malcom** <tracie.malcom@co.walton.ga.us>

Tue, May 27, 2025 at 7:40 AM

To: Josh Ferguson <jdawgs15@gmail.com>, Chris Alexander <Chrisalex1700@gmail.com>, John Pringle <jahombspringle@msn.com>, Wesley Sisk <wesley@brownoilcompany.com>, Tim Hinton <hintontim01@gmail.com>, Michelle Trammel <michelletrammel81@gmail.com>, Tim Kemp <TJKemp59@gmail.com>, Ben Hammond <ben.hammond@co.walton.ga.us>

Attached is a letter that was e-mailed to me on the 2nd case for next week.

----- Forwarded message -----

From: **Perry Acuff** <PAcuff@acufffinancial.com>

Date: Mon, May 26, 2025 at 9:34 PM

Subject: Meeting Number 25-0067 Application Number 25-0163 Meeting 25-0070

To: [tracie.malcom@co.walton.ga.us](mailto:tracie.malcom@co.walton.ga.us) <[tracie.malcom@co.walton.ga.us](mailto:tracie.malcom@co.walton.ga.us)>

Cc: [timmy@andersongrading.com](mailto:timmy@andersongrading.com) <[timmy@andersongrading.com](mailto:timmy@andersongrading.com)>

As the property owner next door to Parcel Number C0510197 located at 1890 Hwy 81 which is up before the planning commission and board of commissioners for rezoning, I would like to state concerns about the property being zoned for Truck and RV Parking going from classification A1 to B3.

I do believe in the right of the individual in this country to be free to work hard and make a living in America through the free enterprise system much like I have done in Loganville for the past 38 years specifically in the Youth Community. Equal to this right is the sacred idea of "Community" where you not only make decisions to benefit yourself through your business decisions, but you also serve others in the community through decisions that may benefit them as well. That sets the stage for what working in "Community" should look like.

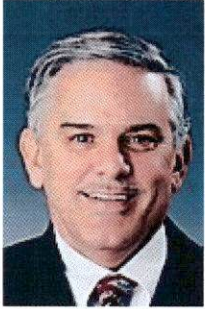
My concerns for this zoning change should come as no surprise to anyone driving down Hwy 81 during school time in the morning between 6:45AM and 7:45AM and in the afternoon between 2:15pm and 3:00pm. The intersection of Youth Jersey Road with HWY 81 and the Youth Middle School entrance is a nightmare at best. Traffic backs up in three directions and specifically all the way back to the red light at Youth Monroe Road at these times. I CAN'T IMAGINE ALLOWING TRACTOR TRAILERS AND RV'S TO PULL OUT ON TO HWY 81 DURING THESE SCHOOL HOURS RIGHT NEXT DOOR TO THE SCHOOL WHERE THE BUSES ARE EXITING AND ENTERING. Not to mention when there is after school activities and parent and student functions to be attended WHEN THERE IS NO POLICE PRESENCE FOR TRAFFIC CONTROL.

Unless the county is willing to provide an alternative exit at the rear of the property owned by the applicant of this rezoning which would utilize Centerhill Church Road I see unimaginable problems allowing large semi-trucks entry onto Hwy 81 from that spot.

Also does allowing Truck and RV Parking give a green light to individuals lodging overnight in said vehicles and what would be the protocol for policing such if it is not allowed? Understandably with the high cost of living these days it would be enticing for someone to live in the vehicles while parked.

I would appreciate consideration for a natural buffer of trees some 20 to 30 feet between our office and the applicant should the commission decide to approve this rezone request.

I am out of town on June 5, 2025 but would appreciate consideration of my concerns and I would like to be communicated with regarding your thoughts to what I bring to your attention through this email.



**Perry Acuff** Tax Accountant

Acuff Financial Services

**p:** 770-554-8344 **f:** 770-554-8338

**w:** [www.acufffinancial.com](http://www.acufffinancial.com)

**e:** [pacuff@acufffinancial.com](mailto:pacuff@acufffinancial.com)

**a:** 1920 Hwy 81, Loganville, GA 30052



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**Tracie Malcom**  
Zoning Specialist