

# Rezone Z21060005

## Staff Analysis

Commission District: 4-Bradford

Planning Commission Hearing Date: 07-01-2021

Board of Commissioners Hearing Date: 08-03-2021

**Parcel ID: Map C0760036A00**

**Acreage: 4.71**

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**Applicant:**

**Roger Dieujuste**

**2432 Indian Bluffs Drive**

**Dacula, Georgia 30019**

**Owner:**

**Gregory & Teresa Thompson**

**P.O. Box 317**

**Good Hope, Georgia 30641**

**Property Location: 2032 Highway 138**

**Current Character Area: Highway Corridor**

**Current Zoning: B2**

**Request: Rezone from B2 to B3 to allow major automotive repair and motor vehicle sales and waive requirement that use shall not be established on any lot which is either adjacent to or directly across from any residentially zoned district.**

### **Automotive, Major Repair and Maintenance (20)**

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|---|
| <p>A. The use shall not be established on any lot which is either adjacent to or directly across from any residentially zoned district.</p> <p>B. The use shall not be within one hundred feet of a residential district.</p> <p>C. All repair and maintenance activities shall be carried on entirely within an enclosed building.</p> |
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D. Outdoor storage is limited to twenty-five (25%) percent of the total lot and shall comply with the outdoor storage regulation in this ordinance.

## Motor Vehicle Sales (8)

All vehicle sale lots or vehicle lots that are increasing in acreage must comply with the following. Within the districts permitting vehicle sale lots, the following requirements shall apply:

- A. Exterior lighting shall be arranged so that it is deflected away from adjacent properties.
- B. Parking areas shall be hard surfaces with concrete or asphalt and grass must be maintained on the remainder of the lot.
- C. Each vehicle parking space shall be no less than 180 sq. ft., excluding area for egress and ingress and maneuverability of vehicles.
- D. Vehicle sales and storage activity is not permitted on public rights of way or in any parking area that is needed to satisfy the off-street parking requirements of this ordinance.

**Staff Comments/Concerns:** Any outside storage of vehicles for repair would require vehicles to be screened by a solid fence at least eight (8) feet high.

**Site Analysis:** The 4.71 tract of land is located on 2032 Highway 138. The surrounding properties are zoned R1, B2 and A1.

### **Zoning History:**

Z00894	Greg/Teresa Thompson	R-1 to B-2	C076-36spl Hwy 138	
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**Character Area:** The character area for this property is Highway Corridor.

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

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

**Sheriffs' Department:** The Walton County Sheriff's Office conducts business checks on main thoroughfares in the County. These checks are conducted twice per night shift where access is granted to the property.

**Water Authority:** The area is served by a 10" water main along Highway 138. (static pressure: 150 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** No concerns

**Fire Code Specialist:** A fire hydrant shall be located within 500 ft. of the building and the building shall meet building and fire code requirements.

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

**Development Inspector:** No comment received

**DOT Comments:** Will require GDOT coordination.

**Archaeological Information:** No comment received

**PC ACTION 7/1/2021:**

1. Rezone- Z21060005– Rezone 4.71 acres from B2 to B3 for major automotive repair & motor vehicle sales– Applicant: Roger Dieujuste/Owners: Gregory & Teresa Thompson – Property located on 2032 Hwy 138-Map/Parcel C0760036A00 – District 4.

**Presentation:** Roger Dieujuste represented the rezone. He owns a small auto repair shop in a location that he is leasing. He wants to rezone this property to have his repair shop and auto sales lot on Highway 138. Brad Bettis asked if he would be working on or selling over the road trucks. Mr. Dieujuste stated no autos only. Brad Bettis asked if all activity was take place inside fenced area. Mr. Dieujuste stated the car sales would be between the gas line and building. Tim Hinton questioned whether there would be adequate space for the car lot to be on the font of the property due to the pipeline easement. Mr. Dieujuste stated there would be. Brad Bettis asked if he would just have 11 cars for sale in the parking spaces shown in front of the building. Mr. Dieujuste said he wouldn't have many cars for sale. Brad Bettis asked if he had a problem parking the cars for sale & repair in the fenced in area. Mr. Dieujuste said that was fine. There were no additional questions from the board.

**Speaking:** None.

**Recommendation:** Brad Bettis made a motion to recommend approval with conditions for automotive repair and automotive sales only, all to be contained within fenced area as shown on site plan with a second by Timothy Kemp. The motion carried unanimously.

**Rezone Application # 221060005**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 07-01-2021 at 6:00PM held at WC Board of Comm. Meeting Room - <sup>3rd floor Gov. Building</sup>

Board of Comm Meeting Date 08-03-2021 at 6:00PM held at WC Historical Court House - <sup>2nd floor 111 S. Broad Street</sup>

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

**Map/Parcel** C0760036A00

**Applicant Name/Address/Phone #**

ROGER DIEGJUSTE  
2432 Indian Bluffs Drive  
Dacula Georgia 30019  
 E-mail address: rogdiejes@aol.com  
 Phone # 954 297-4656

**Property Owner Name/Address/Phone**

Gregory A. & Teresa A. Thompson  
P.O. Box 317 / 3560 Hwy 186  
Good Hope GA. 30641  
 (If more than one owner, attach Exhibit "A")  
 Phone # 770/207-6321

Location: 2032 Hwy 138 Requested Zoning B3 Acreage 4.71

Existing Use of Property: VACANT ZONED B-2

Existing Structures: NONE

The purpose of this rezone is TO REZONE TO B-3 TO BUILD AN  
AUTO BODY SHOP. I have motor vehicle sales  
and waive requirement that use shall not be established on any lot which is either  
adjacent to or directly across from any residentially zoned district

Property is serviced by the following:

Public Water:  Provider: WALTON COUNTY WATER Well: \_\_\_\_\_  
 Public Sewer: \_\_\_\_\_ 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 [Signature] Date 05/25/2021 Fee Paid \$ 400.00

**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 B2 Surrounding Zoning: North R1 South B2/R1  
 East B2/A1 West A1  
 Comprehensive Land Use: Highway Corridor **DRI Required?** Y \_\_\_\_\_ N   
 Commission District: 4-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;

PROPERTY EAST A-1 WITH HOMES ON PROPERTY, SOUTH  
R-1 WITH HOUSES IN SUBDIVISION, WEST A1 & B2 WITH  
HOME & CELL TOWERS & VACANT OFFICE BLDG. NORTH  
HWY 138 AND LOT B-2 ACROSS ROAD.

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

NO PROPERTY VALUES WOULD NOT DIMINISH WITH  
POSSIBLE 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;

NEW PROPERTY OWNER WITH HAVE TREE BUFFER ON  
EAST & WEST SIDE OF BLDG, AND WILL NOT  
AFFECT ANY ISSUES.

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

LOCATION OF NEW SHOP WOULD BENEFIT PUBLIC  
DUE TO LESS TRAFFIC OF A SHOPPING CENTER  
LOCATION

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

AUTO BODY SHOP WOULD HAVE LESS TRAFFIC  
ACCESS AS A CONVIENCE STORE.

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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

20 YRS

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**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: ROGER DIEJUSTE  
Address: 2432 INDIAN BUFF DR. DACULA, GA. 30019  
Telephone: 954 297-4656  
Location of Property: 2032 HWY 138 MONROE, GA. 30655  
Map/Parcel Number: C0760036A00

Current Zoning: B2 Requested Zoning: B3

Property Owner Signature \_\_\_\_\_  
Print Name: GREG THOMPSON  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

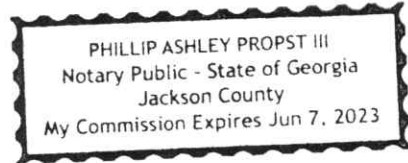
  
Property Owner Signature \_\_\_\_\_  
Print Name: TERESA THOMPSON  
Address: 7445 MOCKINGBIRD LN. FLOWERY BRANCH,  
Phone #: 770 316-2844

FLOWERY  
BRANCH,  
GA  
30542

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

05-19-2021  
Date





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Current Zoning: B2 Requested Zoning: B3

[Signature]  
Property Owner Signature

[Signature]  
Property Owner Signature

Print Name: GREG THOMPSON

Print Name: TERESA THOMPSON

Address: 3560 HWY 186 GOOD HOPE  
GA 30641

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

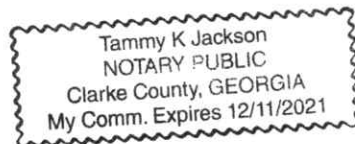
Phone #: 770 207-6321

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

5/19/21  
Date



June 7th, 2021

Dieujuste Automotive LLC

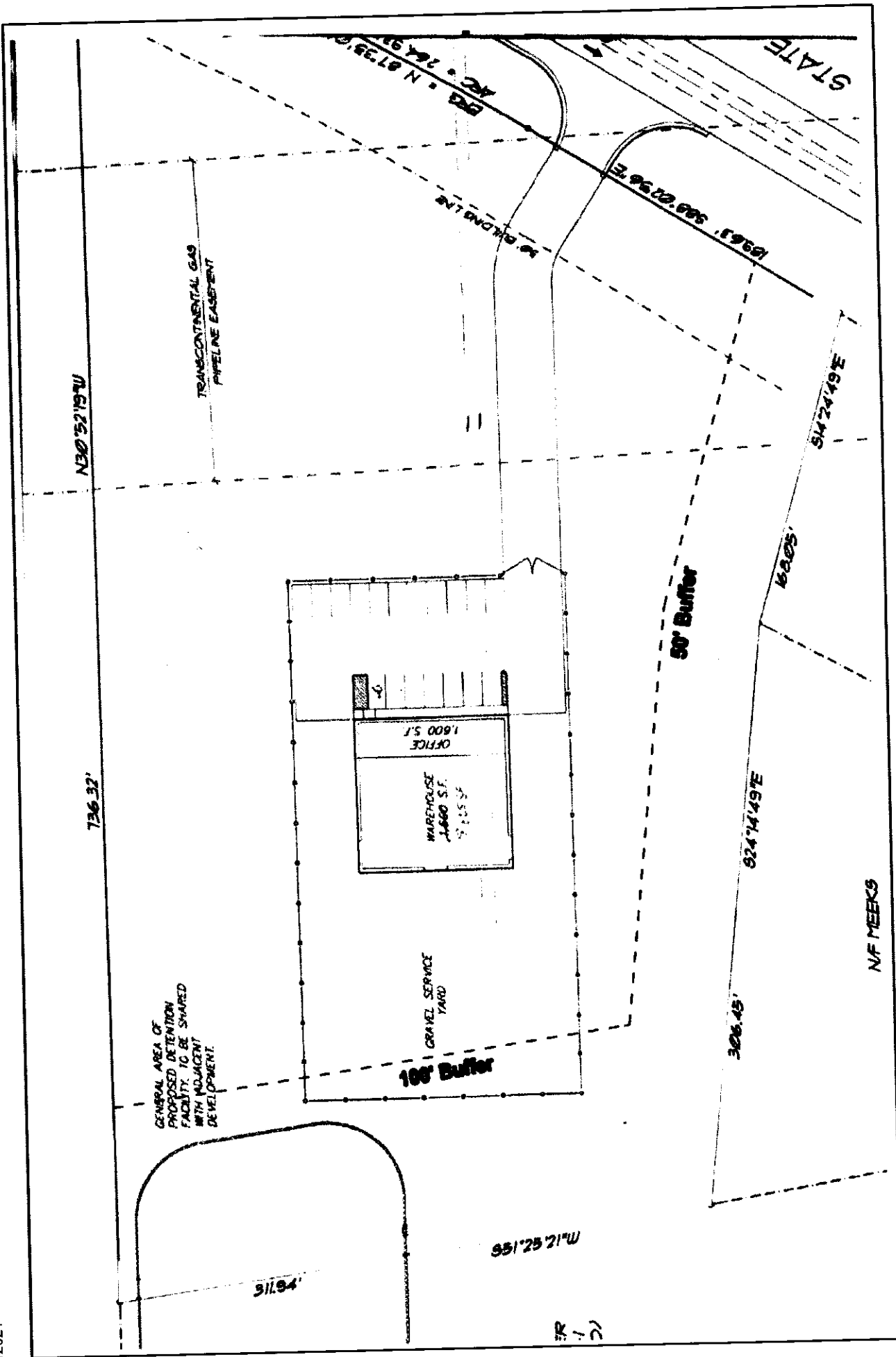
780 Harry McCarthy Rd, Bethlehem, GA, 30620

Phone Number: 954-297-4656

To whom it may concern,

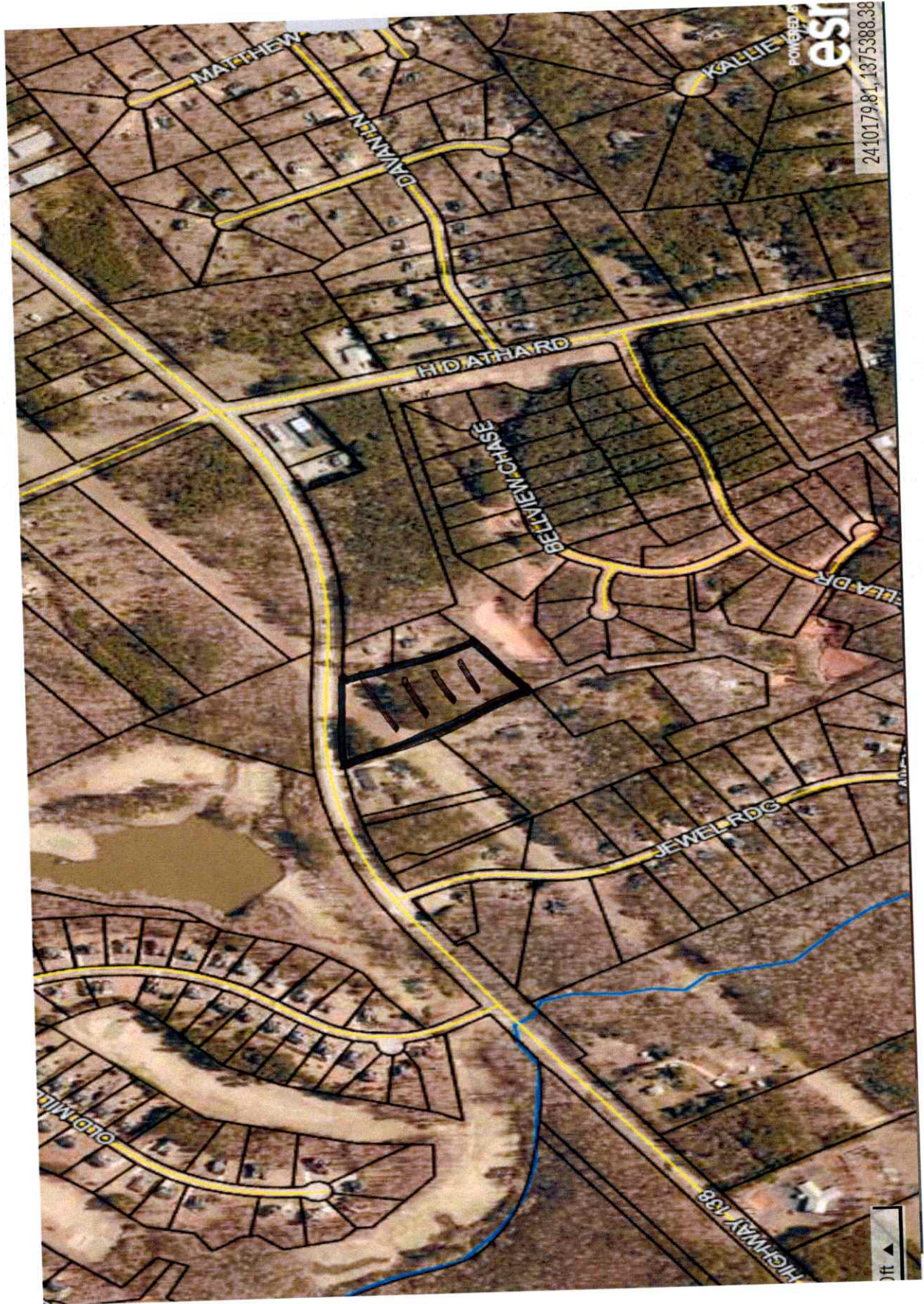
I intend to bring my business to this location 2032 Hwy 138, Monroe, GA, therefore it requires rezoning B3. I intend to build an auto body shop and that could be a great place for an automotive complex. Since it's 4.71 acres I would like to put my dealer lot in the front portion of the property facing the mid highway because that would be a great location for a small dealership.

I look forward to bringing my business into the great county of Walton. I do hope the Board of Rezoning allows my business to be established in such a wonderful community. Dieujuste Automotive looks forward to being one of Walton County's businesses. Thank you, hear from you soon!





Z21060005 - 2032 Highway 138





Z21060005 - 2032 Highway 138





Z21060005 - 2032 Highway 138

