

# Rezone Z21120008

## Staff Analysis

Commission District: **2 - Banks**

Planning Commission Hearing Date: **01-06-2022**

Board of Commissioners Hearing Date: **02-01-2022**

Parcel ID: Map C0090003A00

Acreage: 7.00

Parcel ID: Map C0090029B00

Acreage: Appx. 11.383

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**Applicants:**  
**Henderson Fab LLC**  
c/o Johnny Henderson  
2624 Ivory Road  
Loganville, Georgia 30052

**Owner of C0090003A00:**  
**James D & Holly S Billingsley**  
2834 County Line Road  
Loganville, Georgia 30052

**Owner of C0090029B00:**  
**Norma B Billingsley**  
4030 Bailey Circle  
Loganville, Georgia 30052

**Property Location:** Green Avenue (11 acres will be divided out of C0090029B00 but does not touch Green Avenue) & Ga Hwy 20 (a small portion touches Bailey Circle)

**Current Character Area:** Highway Corridor

**Current Zoning:** A1

**Request:** Rezone 18.00 acres from A1 to M1 for outdoor storage of steel beams and in the future construct a building for steel fabrication.

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
332	Fabricated Metal Product Manufacturing															P	P

**Staff Comments/Concerns:** If approved, there should be no access to Green Avenue and Bailey Circle.

**Site Analysis:** The 18.00 + acre tracts are located on Green Avenue & Georgia Hwy 20. The surrounding properties are zoned A1, R1, B2, B3 and M2.

**Zoning History:** No History

**Character Area:** The character area for this property is Highway Corridor.

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends a Commercial Driveway Access Only From GDOT Right of Way of GA Hwy 20 and No Commercial Access from Bailey Circle or Green Avenue.

**Sheriffs' Department:** This 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 comment received

**Board of Education: No comment received**

**Development Inspector: No comment received**

**DOT Comments: Will require coordination/permitting with GDOT.**

**Archaeological Information: No comment received**

**PC ACTION 1/6/2022:**

1. Rezone – Z21120008 – Rezone 18.00+ from A1 to M1 for steel fabrication & outside storage– Applicant: Henderson Fab LLC/Owners: James D, Holly S & Norma B Billingsley– Property located on Green Ave & Ga Hwy 20-Map/Parcel C0090003A00 & 29B00 – District 2.

**Presentation:** Johnny Henderson represented the case. He stated that he owns the property across the street and he just wants to use the property he is asking to be rezoned for steel storage. Pete Myers verified that they would be putting up an 8 ft. privacy fence and would it be the same as what is across the street and Mr. Henderson stated that they were. Mr. Myers also asked about how many times a day would they be going in and out and Mr. Henderson stated maybe 3 or 4 times a day. Timothy Kemp verified that the entrance would be off Highway 20 and they would follow the GDOT guidelines and Mr. Henderson stated that they would.

**Speaking:** Ken Archer who has 17 acres on Green Avenue stated that he has lived there for 26 years. He stated that his land is agriculture and he has horses. He and his neighbors have concerns that the property around there is residential/agriculture and this rezone will affect the property values greatly and his property is worth a lot of money and with him having a horse farm that the rezone will bring the value down.

Trent Pippin lives in Bailey Circle off Highway 20. His property fronts Bailey Circle and Green Avenue. He feels that this rezone is a disregard to the surrounding property owners and he feels that the rezoning is unnecessary. He stated that there are dozens of properties that they can do steel fabrication and outside storage on and that all this area is

residential He feels that the owners are trying to line their pockets. He stated that nobody would want steel in their back yard and he would like the Commission to vote no.

Floyd Harris who lives on Green Avenue stated that property values will be destroyed and that Bailey Circle is strictly residential. He has concerns about noise and traffic and the safety of kids.

Sidney Gordon who lives on Bailey Circle stated that he understands Highway Corridor but he moved here to retire and he is going to be retired this year. He has concerns about the traffic because is already so bad on Highway 20 and he has concerns about the water flow because Sandy Creek starts here.

Ronnie Nagimesi stated that he lives on Green Avenue right at the bottom of Green Avenue. He stated that this house is on a well. He is concerned about pollution and that more traffic going up and down the road at 60 miles an hour. He stated that the people are in a hurry trying to get in an out and this will cause a big danger. He also has concerns about construction and drainage.

Charna Parker, Director of Walton County Planning & Development, showed the plat that was turned in to the adjacent property owners and explained that she thinks the confusion is that the adjacent property owners feel that this will touch Green Avenue.

Mr. Henderson came back for rebuttal and stated that he would be coming off Highway 20 and that he is only going to be storing steel right now and he will be putting up a privacy fence.

James Billingsley stated that 7 acres is on Highway 20 and that there will be 11 acres taken out of the property on Green Avenue but the 11 acres that are being divided does not touch Green Avenue. Mr. Billingsley stated that this was originally a 25-acre piece of land. In 1981, his grandfather had this land and that Bailey Circle is named after his mother. He stated that the property next to this was zoned M2 about 6 months ago. He stated that there would be no access to Green Avenue or Bailey Circle. He stated that this mother lives across the street.

The Applicant stated they understand why a sign was put on Green Avenue. There is a 42-acre tract of land on Green Avenue of which 11 acres are to be divided off, but the 11

acres does not touch Green Avenue. Since this is the parent parcel, a sign needed to be posted.

Recommendation: Pete Myers made a motion to recommend approval with condition that there be a requirement for a 100 ft. buffer around the perimeter with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # Z21R0008

Planning Comm. Meeting Date 1/6/2022 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 2/1/2022 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** ~~C0090-029B0-0~~

C0090003 ADD

**Applicant Name/Address/Phone #**

Henderson Fab, Johnny Henderson, Pres

2624 Ivory Rd.

Loganville, GA 30052

Phone # 770-922-1678

Location: GA Hwy 20 South of Loganville

Existing Use of Property: Vacant Land, zoned A-1

Existing Structures: None

The purpose of this rezone is To allow for outdoor storage of steel beams.

The company, at a later date, may erect a building for steel fabrication.

Property is serviced by the following:

Public Water: Yes Provider: Walton County, WSA Well: No

Public Sewer: No Provider: \_\_\_\_\_ Septic Tank: Not yet

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 12/21

Fee Paid \$ 650

**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 A1 South B3  
East A1 West M2

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

Commission District: 2-Banks Watershed: Big Hammes W-P1 TMP /

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

Exhibit for second land parcel - Owner Norma B. Billingsley

Rezone Application # 221120008

Planning Comm. Meeting Date 1/6/2022 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 2/1/2022 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0090-029B0-0

**Applicant Name/Address/Phone #**

Henderson Fab, Johnny Henderson, Pres

2624 Ivory Rd.

Loganville, GA 30052

Phone # 770-922-1678

Location: GA Hwy 20 South of Loganville Requested Zoning M1 Acreage 11.383+/-

Existing Use of Property: Vacant Land, zoned A-1

Existing Structures: None

The purpose of this rezone is To allow for outdoor storage of steel beams.

The company, at a later date, may erect a building for steel fabrication.

Property is serviced by the following:

Public Water: Yes Provider: Walton County, WSA Well: No

Public Sewer: No Provider: \_\_\_\_\_ Septic Tank: Not yet

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 12/21

Fee Paid \$ No additional fee

**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 B2 B3 South A1 R1  
East A1 M2 West A1

Comprehensive Land Use: \_\_\_\_\_

**DR1 Required?**

Y \_\_\_\_\_ N /

Commission District: 2 - Banks

Watershed: Big Haynes

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: Henderson Fab - Johnny Henderson, Pres.

Address: 2624 Ivory Rd, Loganville, GA 30052

Telephone: 770-922-1678

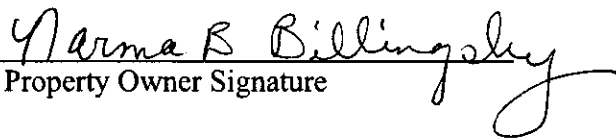
Location of Property: GA Hwy 20, South of Loganville

Loganville, GA 30052

Map/Parcel Number: C0090-003A-0 and C0090-029B0-0

Current Zoning: A-1 and A-1 Requested Zoning: M-1

  
Property Owner Signature

  
Property Owner Signature

Print Name: James D. and Holly S. Billingsley

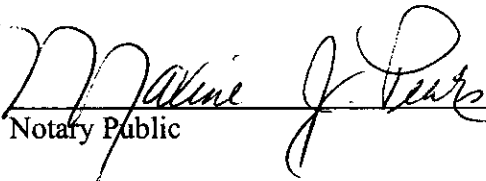
Print Name: Norma B. Billingsley

Address 2834 County Line Rd, Covington, GA 30014 Address: 4030 Bailey Circle, Loganville, GA 30052

Phone #: 770-364-3000

Phone #: 404-309-0639

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

12-2-2021  
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 Proposed manufacturing of wooden floor trusses  
A-1 Agricultural / Residential / Churches  
M-1 Steel Fabrication  
B-3 Outdoor Storage - automobiles / steel beams  
B-2 Tree Service
  
2. The extent to which property values are diminished by the particular zoning restrictions;  
Property values should not be diminished.  
There will be plenty of wooded buffer between this property  
and residential properties.  

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3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;  
This change in zoning will increase the value of this property  
and provide jobs and increased tax revenue.  
This should help improve general welfare of the county without  
hurting the health or safety of the community.  

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4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;  
Use of this land by Henderson Fab shall allow the company  
to grow and add good paying jobs for the community, in addition  
to increasing property tax revenue.  

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5. The suitability of the subject property for the zoned purposes; and  
The property is located conveniently close to our steel fabrication facility. It has direct access to a state highway.

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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\_  
It has been vacant for more than 50 years, possibly as long as as 100 years. There are no high density residential developments nearby. Adjacent properties on the highway and across GA Hwy 20 have been developed for commercial use.

"NOT FOR FINAL RECORDING"

PROPOSED ZONING: M-1  
 PROPOSED USE: OUTDOOR STORAGE OF STEEL  
 & FUTURE FABRICATION BUILDING

Note: Any and all State waters located on this property are subject to State and county buffers.

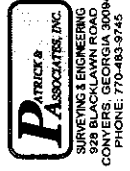
OWNER:  
 PARCELL COMMUNITY & DEVELOPMENT  
 JAMES DANIEL BILLINGSLEY & HOLLY S. BILLINGSLEY  
 4000 W. GARDNER RD. S.W.  
 DUBLIN, GA 30128  
 PHONE: 404.488.1100  
 FAX: 404.488.1101

APPLICANT:  
 JOHNNY HENDERSON  
 4102 BRIDGEVIEW ROAD, NE  
 ATLANTA, GA 30341  
 PHONE: 404.322-4413

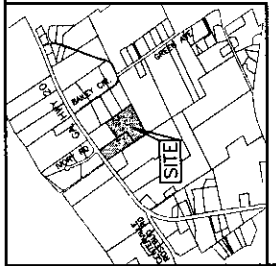


ZONING CONCEPT PLAN FOR  
**JOHNNY HENDERSON**  
 LAND LOT 344 - 4TH DISTRICT  
 WALTON COUNTY, GEORGIA

DATE OF FIELD WORK: 12/14/2021  
 DATE OF PLAN PREPARATION: 12/15/2021  
 EQUIPMENT USED: TRIMBLE 56  
 100 0 100 200 300  
 GRAPHIC SCALE - 1 INCH = 100 FEET



GSB NO. 71-895  
 DMC. NO. 35002



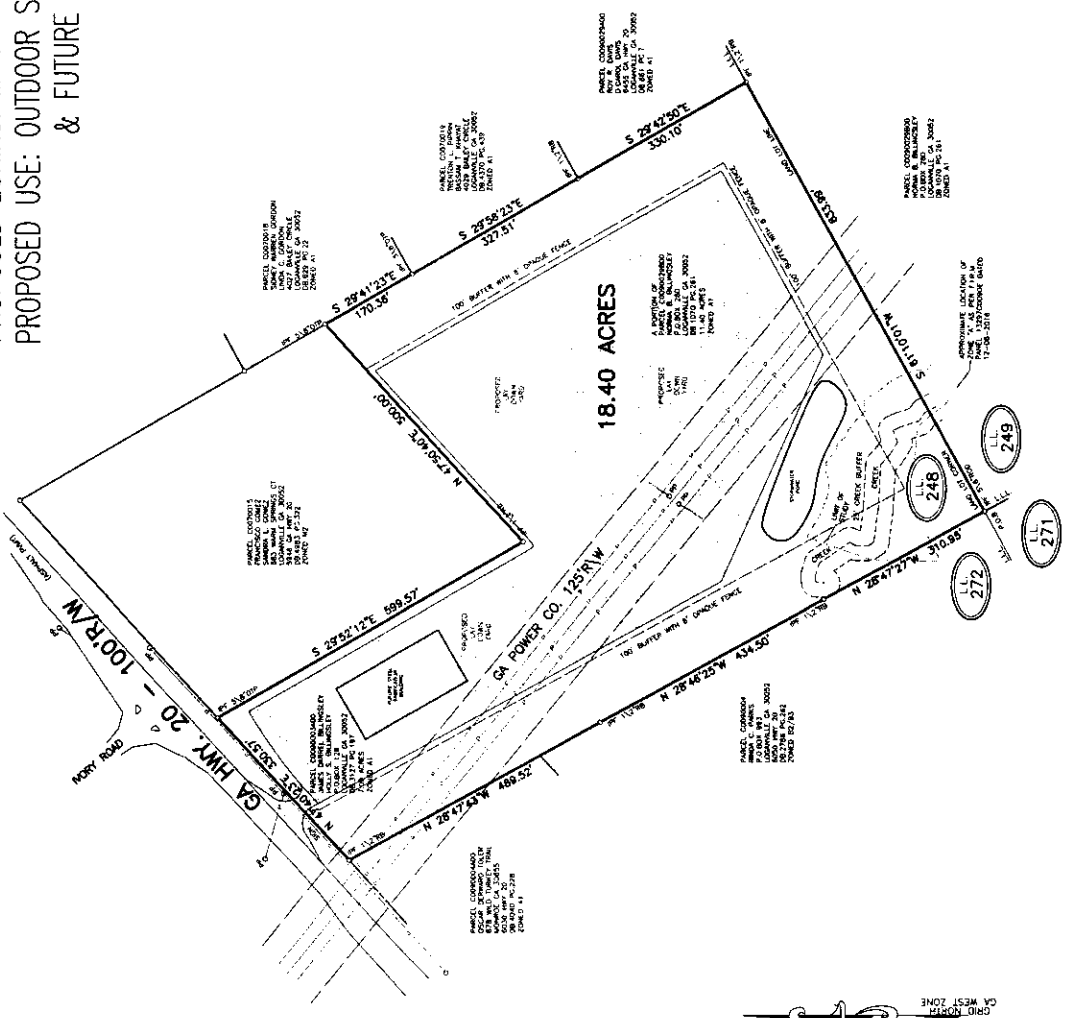
LOCATION MAP

This property is in a ZONE A Federal Flood Area as indicated by the Flood Map No. 13297-G-0000B, District 1-2-90-2016.

- GENERAL NOTES:  
 \* TOTAL NUMBER OF LOTS = 1  
 \* WATER PROVIDED BY WALTON COUNTY  
 \* ZONING: M-1 (GENERAL INDUSTRIAL, SETBACKS)  
 \* BLVD = BLVD  
 \* HWY = HWY  
 \* SUB = SUB

TEXT LEGEND

- IRP IRON PIN FOUND
- OTF OPEN TOP PIPE
- REBAR REBAR
- CONC CONCRETE
- OVHD OVERHEAD POWER
- PP POWER POLE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- BL BUILDING LINE
- CL CENTERLINE
- RTW RIGHT-OF-WAY





**18383 ac. ±**

18,383 Ac. ±



2624 IVORY ROAD LOGANVILLE, GA 30052  
(770) 922-1678, Ext 1006 FAX: (770) 918-8329

December 3<sup>rd</sup> 2021

Henderson Fab, LLC  
2624 Ivory Rd  
Loganville, GA 30052

To whom it may concern,

This letter is to state that we intend and plan to use the land to store steel beams and tubing.

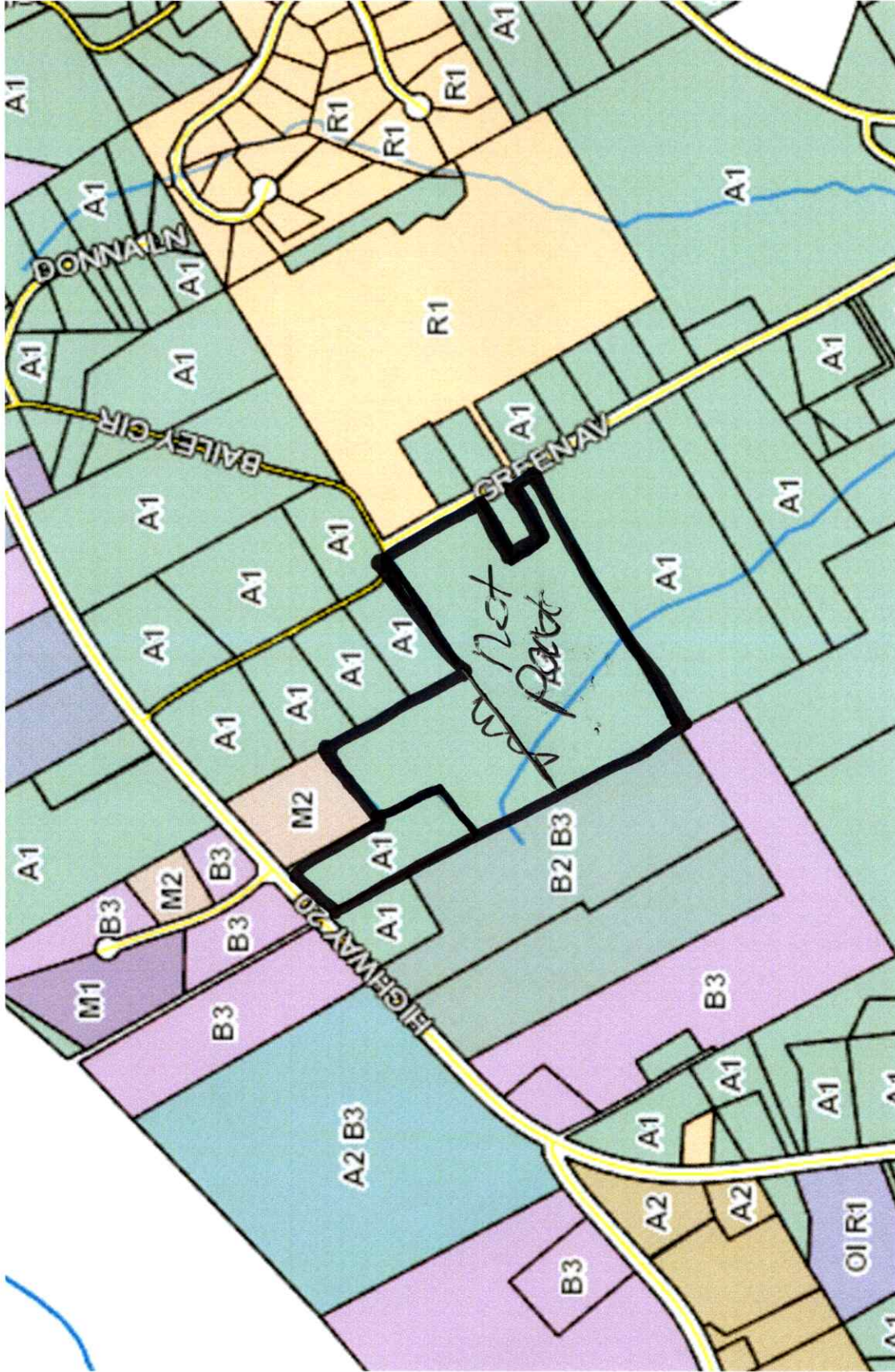
Sincerely,

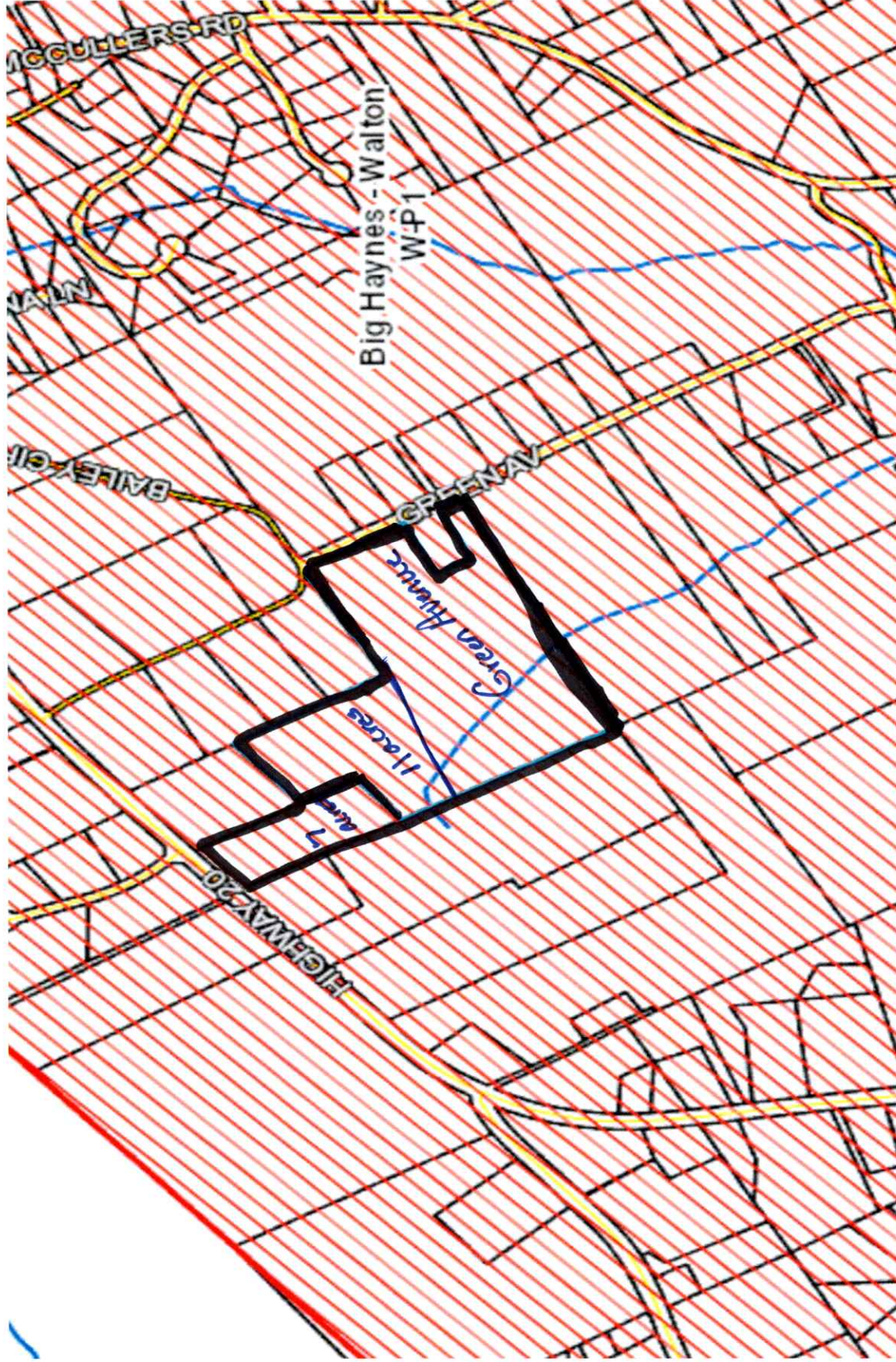
Johnny Henderson

A handwritten signature in black ink, appearing to read "Johnny Henderson", written in a cursive style.

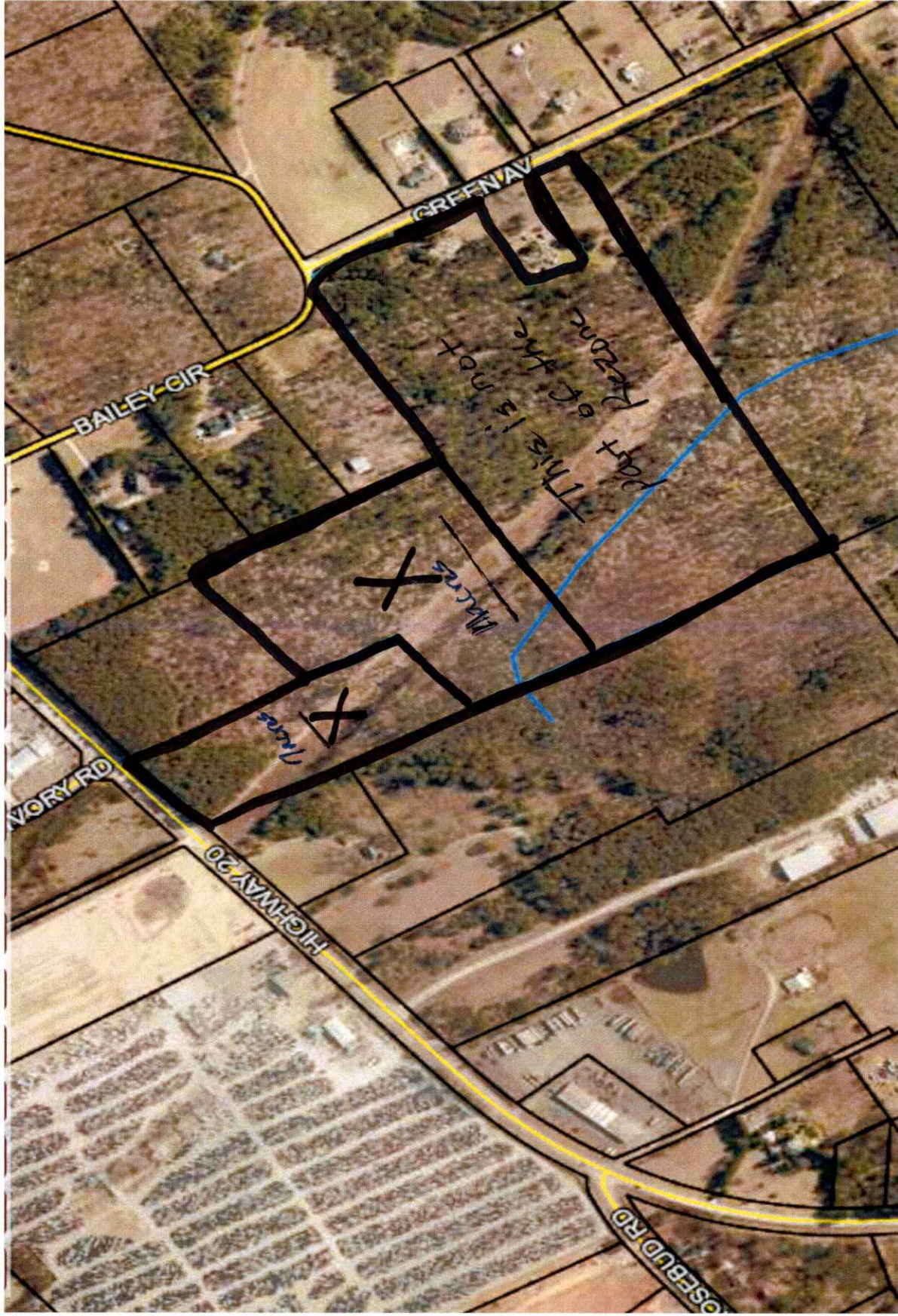
Owner

Henderson Fab, LLC

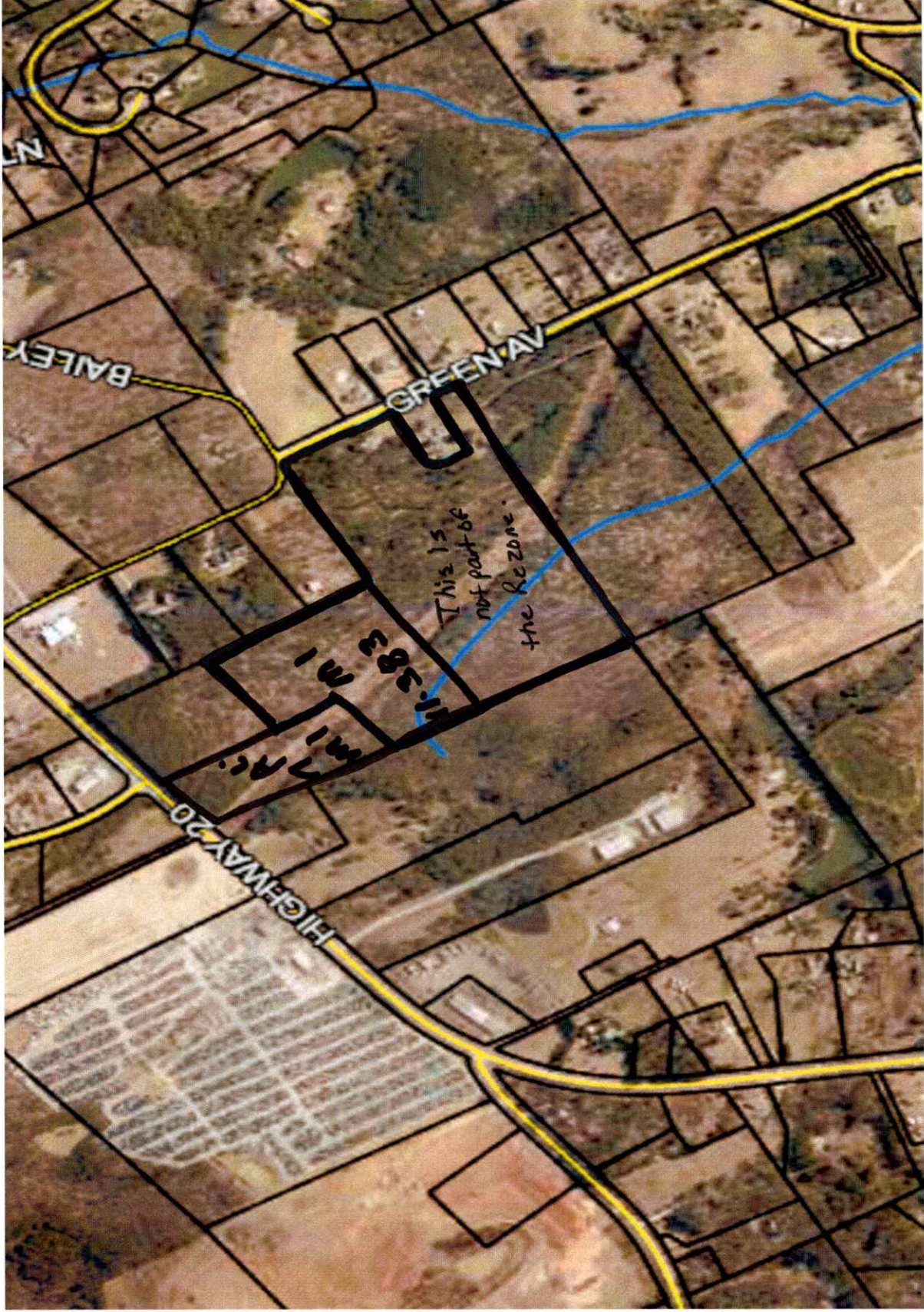




Z21120008 - 0 Green Ave & 0 Hwy 20









Tracie Malcom &lt;tracie.malcom@co.walton.ga.us&gt;

## Bailey Cir ReZoning

1 message

Sonya Pippin <juniorpippinrucking@gmail.com>  
To: tracie.malcom@co.walton.ga.us

Tue, Jan 4, 2022 at 8:59 AM

Planning and Zoning Committee of Walton County,

This is a letter of concern regarding the rezoning of Green Ave and Hwy 20. My name is Trent Pippin and I reside with my family at [4029 Bailey Circle Loganville GA](#). I have very serious concerns when it comes to this rezoning. I understand the rezoning for the portion of the property that fronts Hwy 20 to M2, this portion however, despite the name, doesn't front Hwy 20 at all. This lot fronts Bailey Circle and Green Ave. both streets are solely residential properties. this rezoning is a blatant disregard for all the surrounding residential properties and is an attempt by Mrs. Billingsley to line her own pockets at everyone else's expense. Being she is asking 4x what the property is worth she has decided the only way to get that absurd asking price is to rezone her neighborhood industrial. The problem with that is its going to greatly devalue the surrounding residential properties. No one would want to buy a home next to a steel yard. I stand to lose six figures of equity in my home alone. This track of land should be reserved as residential to uphold the integrity of the value of the residential properties that surrounds that property on three sides. There are several industrial properties within 5 miles of that steel manufacturing company they could acquire. This is an unnecessary and very damaging rezoning request and should be rejected by the board. When you are voting for this disgrace of a proposal ask yourself how you would vote if you lived on Bailey Circle or Green Ave and vote accordingly.

Trent Pippin

770-241-4992

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Trent Pippin Trucking LLC  
[213 Camden Industrial Pkwy Nw](#)  
[Conyers Ga 30012](#)

