

Rezone Z21120007

Staff Analysis

Commission District: **4 - Bradford**

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

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

Parcel ID: Map C1780050

Acreage: 1.50

Parcel ID: Map C1780048A00

Acreage: 0.76

Applicants/Owners:

Ben & Kylie Myers

1523 Roscoe Davis Road

Monroe, Georgia 30656

Property Location: 587 Hwy 78 & Tommy Dillard Road

Current Character Area: Highway Corridor

Current Zoning: A1

Request: Rezone 2.26 acres from A1 to B3 for a pest control company and outside storage. Ingress and Egress will be coming off of Tommy Dillard Road and not Highway 78.

NAICS Code	Principal Uses	Suppl . Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
561710	Exterminating & Pest Control Services											P	P			P	P

Staff Comments/Concerns:

Any outside storage should be within a fenced/screen area.

Site Analysis: The 2.26 acre tracts are located on 587 Highway 78 and Tommy Dillard Road. The surrounding properties are zoned A1, A2, B2 and B3.

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 if possible a Commercial Driveway be installed from the GDOT Right of Way of Highway 78, and or the Existing Driveway off Tommy Dillard be Completely removed and upgrade the storm drain pipe and install a Commercial Driveway.

Sheriffs' Department: The Walton County Sheriff's Office routinely checks businesses on main thoroughfares two times per night shift. This will be an additional 730 business checks per year.

Water Authority: This area is currently served by a 12" water main along Hwy 78. (static pressure: 100 psi, Estimated fire flow available: 940 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 – Z21120007 – Rezone 2.26 acres from A1 to B3 for pest Control Company & outside storage– Applicants: Ben & Kylie Myers/Owners: Howard & Brenda Bodkin– Property located on 587 Hwy 78 & Tommy Dillard Rd-Map/Parcel C1780050 & 48A – District 4.

Presentation: Ben Myers represented the case. He stated that he owns a small business called Pest Force and he would like to rezone this property to put his business there. He stated that there are two entrances to this land. One is on Highway 78 and the other one is on Tommy Dillard Road. He stated that they are going to use the rear entry off Tommy Dillard Road in lieu of Highway 78. Mr. Myers states that he would like to clear the back lot, put up fencing, and put ground cover milling for parking. There is a garage on the property that they would be working for and the house they will use for an office. Mr. Kemp asked if they had to get verification from GDOT and it was stated that since they will be using the Tommy Dillard Road entrance then they would not need to do that.

Speaking: None

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

21120007 PM

Rezone Application # 21120007

Planning Comm. Meeting Date 01-06-2022 at 6:00PM held at WC Board of Comm. Meeting Room - 3rd Floor Gov. Building
Board of Comm Meeting Date 02-01-2022 at 6:00PM held at WC Historical Court House - 2nd Floor 111 S. Broad Street

You or your agent must be present at both meetings

Map/Parcel C1780-050 + C1780-048A0-0
C1780050 C1780048A00

Applicant Name/Address/Phone # Bent + Kylie Myers
Property Owner Name/Address/Phone Howard + Brenda Bodkin

1523 Roscoe Davis Rd Monroe, GA PO Box 2895
30656 678-227-1031 Loganville, GA 30052
(If more than one owner, attach Exhibit "A")

Phone # 678-618-3062 Phone # 770-554-8057
587 Hwy 78 Monroe

Location: Tommy Dillard Rd Requested Zoning B3 Acreage 2.2 acres

Existing Use of Property: rental property, residential

Existing Structures: 1 Small 2 bedroom house + metal building

The purpose of this rezone is to be able to use as a pest control office and ability to have outside storage.

We do not plan to build additional structure/s and ingress and egress would be off Tommy Dillard Rd not Hwy 78.
Property is serviced by the following:

Public Water: Provider: Walton County Water Dept 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 Kylie Myers Date 12/3/21 Fee Paid \$ 450.00

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 A1/A2 South A2
East B3 West B2

Comprehensive Land Use: Highway Corridor DRI Required? Y _____ N

Commission District: 4-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: Ben and Kylie Myers

Address: 1523 Roscoe Davis Road, Monroe, Ga 30656

Telephone: 678 227-1031

Location of Property: 587 Highway 78, and Tommy Dillard Road
Monroe, GA 30655

Map/Parcel Number: C1780-050 and C1780-048A0-0

Current Zoning: A1 Requested Zoning: B3 outside storage

Howard U. Bodkin
Property Owner Signature

Brenda D. Bodkin
Property Owner Signature

Print Name: Howard U. Bodkin

Print Name: Brenda D. Bodkin

Address: PO Box 2895, Loganville, Ga 30052 Address: PO Box 2895, Loganville, GA 30052

Phone #: 770-554-8057

Phone #: 770 554-8057

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.

Marsha Harrell
Notary Public

11-29-2021
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;

There are 3 parcels that touch the 2 landlots we'd like to rezone. One is b2 and they sell outbuildings and the second is B3 and is used for outside storage. The last parcel is A1 and I believe it's a rental property.

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

We do not believe property values will be diminished given the neighboring properties are zoned according to a similar scope of work.

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

We do not believe this rezoning will cause a destruction of property values but will improve aesthetics by renovating current structures and by maintaining the lands.

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

Public gain we believe to be a properly maintained structure & improved aesthetics from Hwy 78. Additionally, we believe having a small local company who is and plans to be highly invested in the county's general welfare is a gain as well.

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

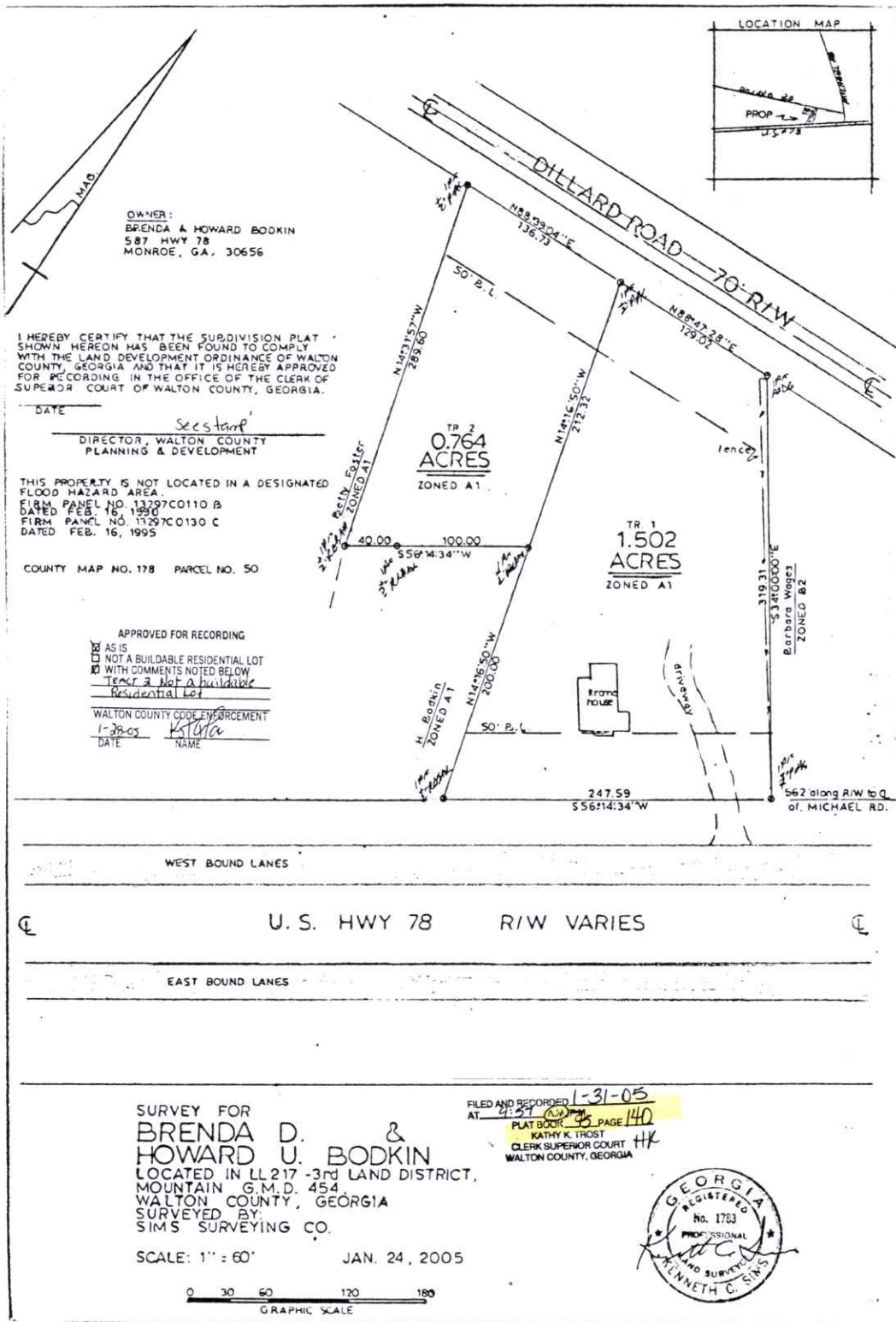
The double access rd frontage from Hwy 78 + Tommy Dillard provide easy access without affecting flow of traffic on Hwy 78. The property has a structure that we would renovate to become our main pest control office. The land is flat and will allow for outside storage. For these reasons we

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 main structure was built in 1945 and the metal outbuilding in 2006. Since then no additional structures have been built on either plot.

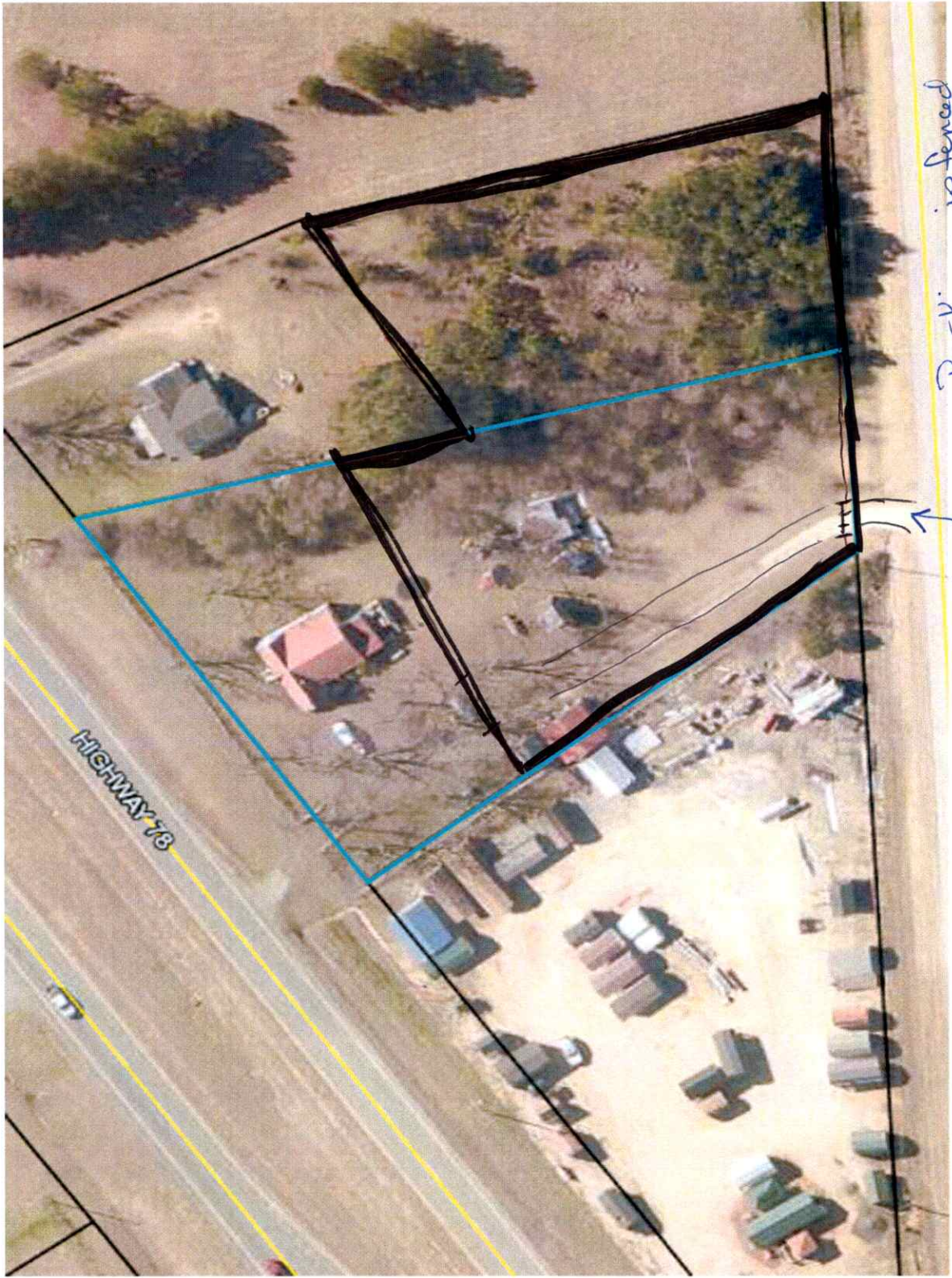
5. com'd

believe the suitability for zoned purposes is excellent.



Site Plan

We do not intend to build any additional structures.



Parking is fenced
Black area

Drive

Highway 78

November 30, 2021
Letter of intent

Dear Walton County Planning Commission,

Thank you for consideration of our rezoning application for 587 Hwy 78 and the adjacent lot off of Tommy Dillard Rd in Monroe. Our intent for this 2.2 acre property is to rezone the property to be B-3. We would like renovate the current residential structure and use it as our primary office for our small pest & termite control company, Pest Force. The tentative plan for that renovation would be approximately 5 years before significant renovations occurred and we would follow guidance from the county office regarding regulations in this conversion. In the immediate future we would like to use the back of 587 Hwy 78 and adjacent lot off of Tommy Dillard Rd for outside storage.

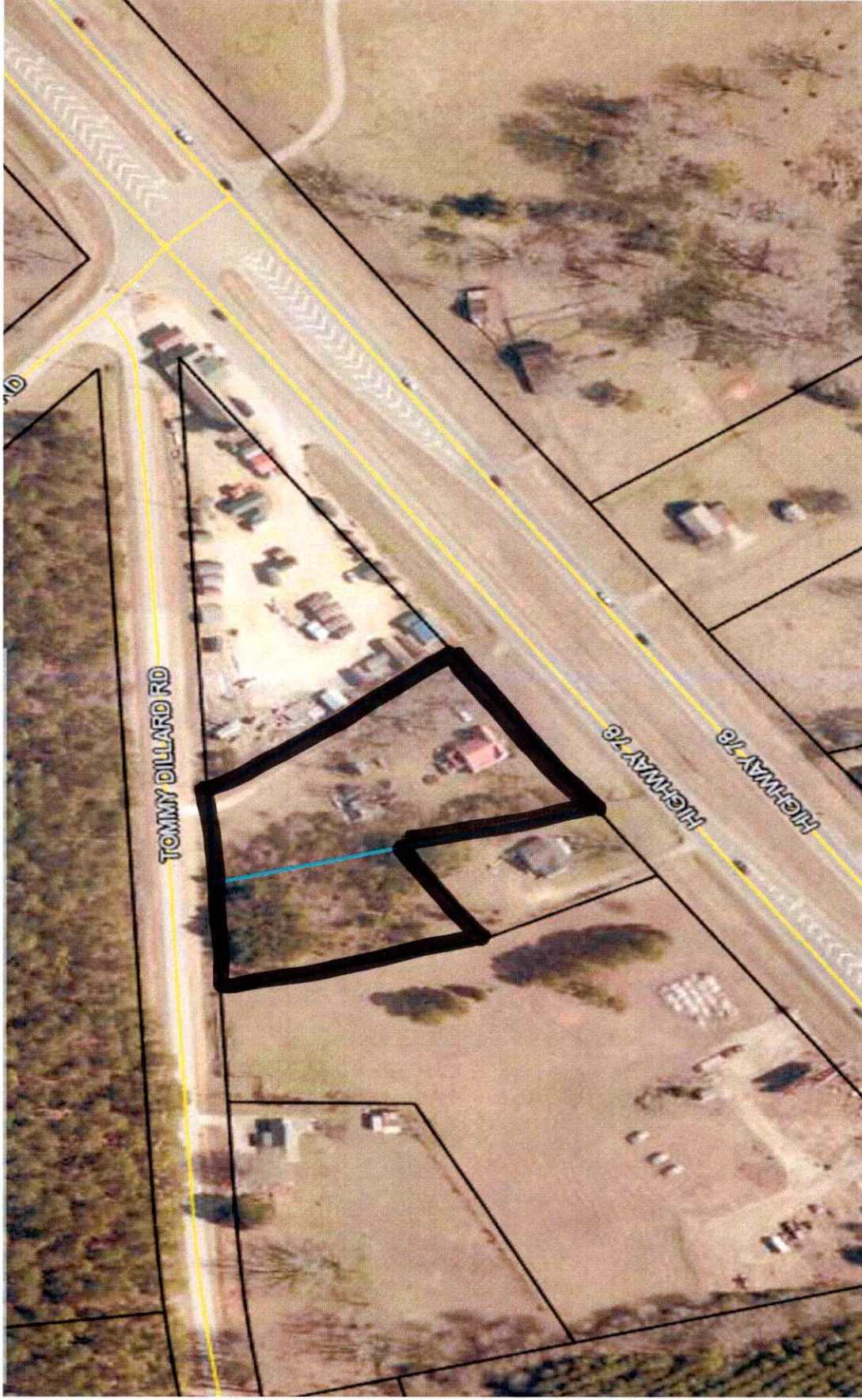
According to qpublic the neighboring parcels on left & right are zoned B2 & B3 and are currently being used to sell products such as outbuildings & outside storage.

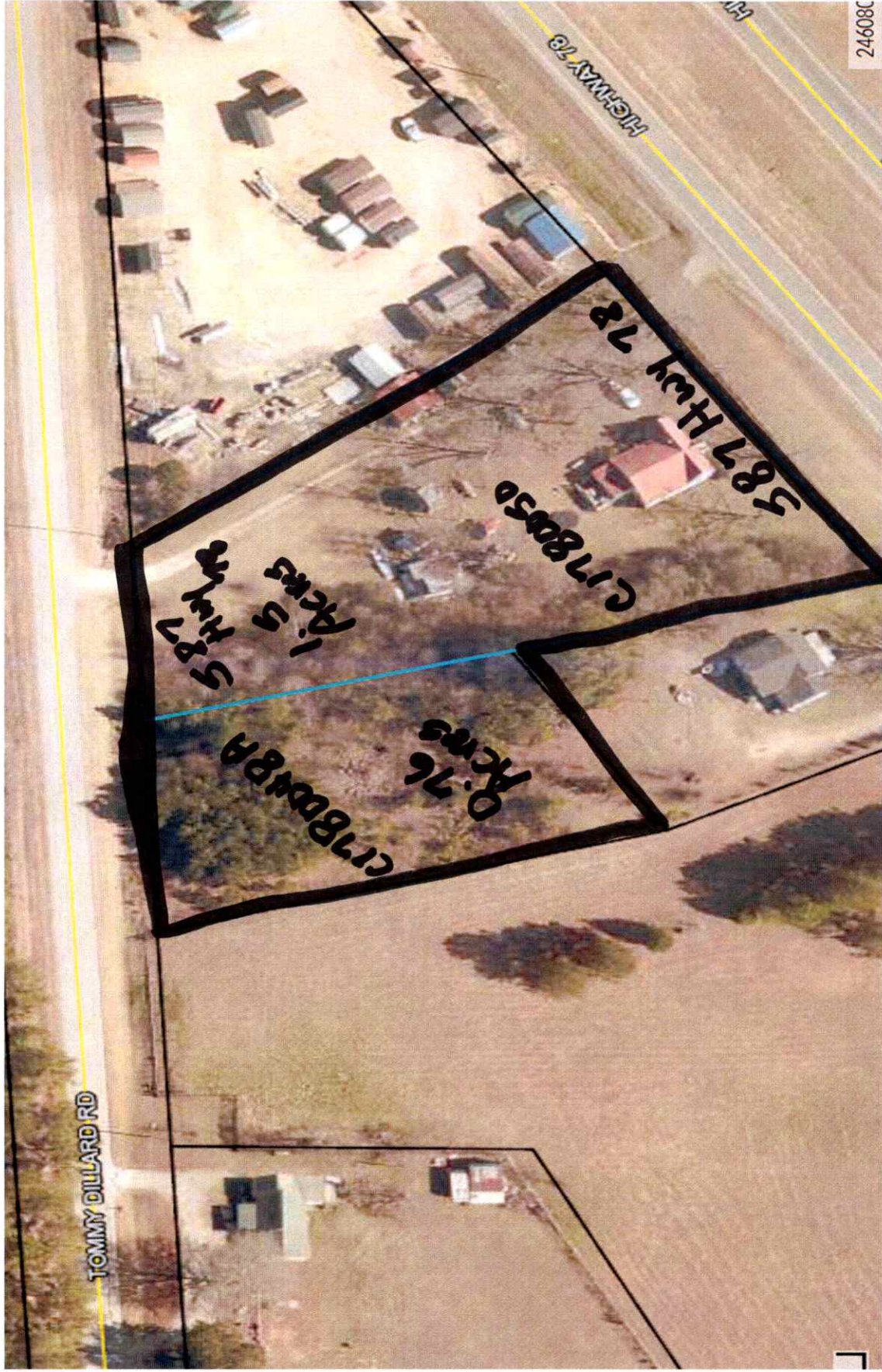
For both uses of property the ingress & egress access would not be off Hwy 78 but off of Tommy Dillard Rd.

Thank you for your consideration,

Ben & Kylie Myers

Z21120007 - 0 Tommy Dillard & 587 Hwy 78





Z21120007 - 0 Tommy Dillard & 587 Hwy 78

