

Rezone Z21080001

Staff Analysis

Commission District: **4 - Bradford**

Planning Commission Hearing Date: **09-02-2021—cancelled & continued to 9-9-2021**
Tabled case until 10-07-2021

Board of Commissioners Hearing Date: **11-02-2021**

Parcel ID: **Map C1610052**

Acreage: **4.79**

Applicant:

SW North Monroe, LLC
4151 Ashford Dunwoody Road
Atlanta, Georgia 30319

Owner:

Jessica Elizabeth Byrd
536 Walton Drive
Bethlehem, Georgia 30620

Property Location: 2971 Gratis Road

Current Character Area: Village Center

Current Zoning: R1

Request: Rezone from R1 to B1 to allow a Dollar General Store.

Site Analysis: The 4.79 acres tract of land is located on 2971 Gratis Road. The surrounding properties are zoned R1 and A2.

Zoning History: No History

Character Area: The character area for this property is Village Center.

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: The location of the Proposed Entrance/Exit area of this Development may need to have additional intersection payment alignment improvements to facilitate a safe environment.

Sheriffs' Department: The Walton County Sheriff's Office regularly conducts business checks throughout the county on main thoroughfares. Business checks are conducted twice per night shift when time permits. The addition of this business would be 730 additional checks per year

Water Authority: This area is served by a 6" water main along Gratis Rd. (static pressure: 100 psi, Estimated fire flow available: 950 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues – Ensure hydrant within 500'.

Fire Code Specialist: Building shall comply with state and local building and fire codes. A fire hydrant shall be located within 500 ft. of the building.

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

Development Inspector: No comment received.

DOT Comments: Will not require DOT coordination.

Archaeological Information: No comment received.

PC ACTION 9/9/2021:

1. Rezone – Z21080001– Rezone 4.79 acres from R1 to B1 for a Dollar General Store– Applicant: SW North Monroe LLC/Owner: Jessica Byrd – Property located on 2971

Gratis Rd/Map/Parcels C1610052 – District 4.

Presentation: Kit Creighton and Collin Edwards represented the case. Kit Creighton stated that they are requesting the property to be rezoned from R1 to B1 for a Dollar General. She stated they do research and find suitable areas for development. Collin Edwards stated that the 2017 Comprehensive Plan says that the area is Village Center. In this area, there is already a store and a church across the street. This Dollar General will be bigger than most Dollar General Stores in the county. It will be 10,640 sq. ft. with 50 parking spaces with access off Gratis Road. The location is more than 6 miles from a regular grocery store. They are working on an architectural design, which will show the store being brick with accent columns. The site plan showed a 50 ft. buffer but they will be increasing the buffer to 100 ft. on the rear which abuts Gratis Heights Subdivision and to the west; and the store will be on septic. They will also leave dense growth on the site for buffering. The request for a Dollar General is in line with the Future Land Use Map. Mr. Edwards stated most Dollar Generals lack having produce and fresh perishables – This store will be participating in the Feeding America Program (Which is a program where they place a store in areas known as “Food Deserts”- where there are no places close by to get produce and fresh perishables). This Dollar General will have 80% fresh produce and enhanced coolers for cold cuts, eggs etc. This is a new concept to the Dollar General stores. They did not just willy nilly out of the blue pick this spot that there was a study and there is a lack of a grocery store in the area. They are asking for a Dollar General only for this 4-acre lot.

Brad Bettis asked about how many trucks would be coming to this store and Mr. Edwards said once per week for an 18-wheeler. GDOT stand hard to handle site distance.

Timothy Kemp asked if they communicated with the people in the area. He stated that there is no concept to bring a grocery store to the area because there is a grocery store and it has been a part of the Gratis Community for as long as he can remember. This grocery store does a great job and the owner has a relationship with the community that lives there.

Blake Davis who lives in the Gratis area spoke. He stated that the notification of the rezone should have one sign on each street frontage. He stated there is only one sign on the largest area of the lot but there is no sign on Mt. Vernon Road. Mr. Davis also stated that there are 11 Dollar General Stores in the county. He also stated that there is no right of way on the corner where the existing Gratis Store is and the pumps go all the way up to the street. He said if a Dollar General is placed here that it could create issues for updating roads. Mr. Davis stated that this would be the 12th Dollar General Store. He stated that there are 7 stores within 15 miles of where they want to put this Dollar General. Mr. Davis also stated that Monroe was getting a new Publix in the area. He said that there is a

Dollar General in every bare corner around the State and over the past 10 years the Board of Commissioners has allowed these stores here and they have unhealthy boxed stuff. He also stated that due to Covid and lack of staff and lack of maintenance, the detention ponds are not being taken care of. He stated he is a certified pest control person and that the detention ponds cause mosquitos and other insects. He also stated that the roadway is a concern. Where they want to put this Dollar General, it is not a state road or highway. He stated that it would increase trucks and increase traffic. The store would create problems in the future. In Gratis Heights, there are 7 residences that abut this property and the home values will diminish. The store will also affect the quality of life of the neighbors because of the location of the detention; it could cause severe problems such as flies and rodents. Gratis Store has created friends and this will affect this small business. The people here take pride in their community and pride in life. He requests the Board to deny the Dollar General.

Tim Hinton asked the Applicant if they wanted to come back for rebuttal and they stated no.

Recommendation: Tim Hinton made a motion to Table the case until next month so that the signage issue can be corrected with a second by John Pringle. The motion carried unanimously.

Rezone Application # Z 2108 000 1
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 9-2-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 10-5-2021 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1610052

Applicant Name/Address/Phone #

SW North Monroe, LLC
4151 Ashted Dunwoody Road, Atlanta, GA 30319
404-475-9000

Property Owner Name/Address/Phone

Jessica Elizabeth Byrd
536 Walton Drive, Bethlehem, GA 30620

E-mail address _____

(if more than one owner, attach Exhibit A)

Phone # 404/475-9000

Phone # _____

Location: 2971 Gratis Road Requested Zoning **B1** Acreage 4.79

Existing Use of Property Currently there is a house on the property & 3 barns

Existing Structures Currently there is a house on the property & 3 barns

The purpose of this rezone is to achieve Commercial Zoning to construct a new, 10,640 square foot Dollar General store

Property is serviced by the following:

Public Water Yes Provider Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank Yes

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 7/30/21 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 R1 Surrounding Zoning North R1 South R1
 East R1 West A2 R1

Comprehensive Land Use Village Center **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: Jack Carvalho

Address: 4151 Ashford Dunwoody Road NE, Atlanta, GA 30319

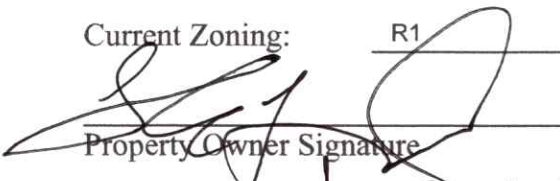
Telephone: 404-475-9000

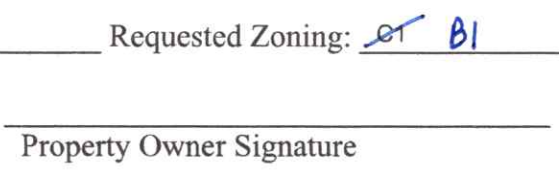
Location of Property: 2971 Gratis Road

Monroe, GA 30656

Map/Parcel Number: C1610052

Current Zoning: R1 Requested Zoning: BT B1


Property Owner Signature


Property Owner Signature

Print Name: JESSICA BYRD Print Name: _____

Address: 567 536 WALTON DR. BETHLEHEM, GA 30620 Address: _____

Phone #: 770 415 2764 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

30-July-2021
Date



My Commission Expires
19-July-2025

Article 4, Part 4, Section 160 Standard Review Questions

1) The existing land uses and zoning of nearby property.

Currently, this site is zoned R1 and has a house and two barns on the property. The neighboring property to the west is vacant land with frontage on Gratis Road and is zoned R1. At the rear property line, we neighbor four houses that are a part of the Gratis Heights subdivision. The land across Gratis Road is a church zoned R1. The property caddy corner to us is a convenience store zoned B1. The property across Mt. Vernon Road is a tract currently zoned A2R1 with two houses on it.

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

Property values are not at their highest potential in this village center node as there is only one retail option currently available. With the surrounding land serving as a residence, it prevents growth in value of the current commercial businesses along Gratis Road, such as the Gratis Store caddy corner to our site. Due to the village center designation of this intersection, properties here would be at their highest value with a greater concentration of retail to support the surrounding residential pieces.

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

Zoning to B1 along Gratis Road is in accordance with the village center development plan and includes appropriate buffers, landscaping, and traffic safety measures to mitigate risks on the public. The land currently generates minimal tax revenue whereas a Dollar General retail store will generate a steady long-term source of tax dollars for public use. Additionally, the residents of the subdivision to our rear will not be adversely affected as this site will adhere to a fifty-foot undisturbed buffer. This fifty-foot buffer will also be incorporated on the western property line of the subject parcel, so that Dollar General will have as minimal an impact on the vacant land neighboring our site as possible. The buffer and screening measures should minimize any impact on adjacent properties.

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

The gain to the public includes tax revenue for the county plus 10 jobs for citizens of the surrounding area. Access to convenient retail goods and groceries in an underserved part of the county will save citizens time and money. Dollar General has begun utilizing a new 10,640 square foot prototype that is larger than their older 9,100 square foot model. The additional 1,540 square feet allows for these stores to incorporate an additional thirty-eight coolers and more fresh food available for purchase. A Dollar General at the corner should not change the characteristics of the area.

5) The suitability of the subject property for the zoned purposes.

Current site has a house and two buildings that were built prior to the introduction of the Walton County Zoning code. The building in the northeast corner of the property, at the intersection of Gratis Road and Mt. Vernon Road, was formerly the Gratis Country Store. The former store shows that this site has previously supported a commercial use, and we would like to give this community that option again. Now that the county has adopted their code and established a future vision for this intersection, rezoning this parcel for a commercial use would allow for the county to begin moving toward its land use designation for this area. The Dollar General store is a compatible neighbor at the corner to the church and the convenience store at two of the surrounding corners. In consideration of the subdivision to the rear, this store will adhere to the county's commercial zoning requirements, and it will provide a viable retail option for those residents as well.

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 we are attempting to rezone has been occupied by a single-family home since 1920. The additional structures on the property have been there since 1900 according to the county tax assessor. The building on the property that sits almost right on the intersection was previously used commercially as the Gratis Country Store. Since those buildings were constructed, the surrounding parcels have undergone a good deal of change. The other corners at this parcel have been filled with new construction in the time since our property was developed. In comparison to the era in which our property was originally developed, there are more residents in this area than there were then. Those households are currently underserved in terms of retail, and access to convenient retail, home decor and grocery goods in an underserved part of the county will save citizens time and money.

4151 Ashford Dunwoody Road, NE
Suite 155
Atlanta, GA 30319
404.475.9000 • 404.475.9600 (Fax)

July 27, 2021

Walton County Commissioners

Re: Letter of Intent to rezone +/- 4.79 acres of property at 2971 Gratis Road SW corner of Gratis Road and Mt. Vernon Road (caddy corner to the Gratis Store and across Gratis Road from Center Hill Baptist Church of Gratis) from R1 to B1.

To whom it may concern,

As the applicant for this rezoning, SW North Monroe LLC is respectfully requesting approval to rezone an approximately 4.79 acres of land from R1 to B1 at 2971 Gratis Road sitting on the SW corner of Gratis Road and Mt. Vernon Road in Walton County, Georgia. This parcel previously housed the Gratis Country Store prior to its closing. Since that store shut its doors, there has not been a viable retail option to take its place. The property is located caddy corner to the Gratis Store and across Gratis Road from Center Hill Baptist Church of Gratis. The developed corners are currently zoned B1, R1, and A2/R1 in accordance with the Walton County Future Development Map. The applicant is requesting the rezoning to build a 10,640 sq. ft Dollar General retail store.

The property behind the proposed site is the Gratis Heights subdivision which is zoned R1. To the west of the property along Gratis Road is vacant land zoned R1. The site will have a 50 ft buffer to shield the store from neighbors. It should be noted that the closest house is approximately 375ft from where the Dollar General building would be situated. Future land use at this intersection calls for an activity center at this intersection that would be comprised of uses including retail.

The proposed Dollar General building would be constructed of brick with varying architectural accents on the front and two sides. The front and two sides of the building will also incorporate parapets to screen the rooftop HVAC units. All building lights would be full-cutoffs (shielded) to direct the light downward and not outward, while the two or three parking lot lights would be "shoe-box" type fixtures directing the light downward. This will ensure there is minimal light pollution from the store. The site will be served by septic, as county sewer is not available. The site would be served by county water. The store will operate from 8am to 10pm and create approximately 10 new jobs for citizens of the surrounding area. Dollar General has recently begun utilizing a larger prototype for their new stores. In contrast to their older model 9,100 square foot stores, they now are building larger, 10,640 square foot stores. The additional 1,540 square feet allow for Dollar General to provide more coolers (38 in total) to stock more refrigerated grocery items as well as a larger amount of fresh produce. Along with the new coolers, there will be additional rows providing even more grocery products. The attached exhibits can better showcase that.



We would appreciate your positive consideration of our rezoning request. Should you need any additional information or have questions regarding our rezoning request, please reach me through phone at 404-475-9000 or via email at jack@sullivanwickley.com

Sincerely,

Jack Carvalho
SW North Monroe, LLC

PROJECT NO.	DATE	BY	SCALE
DWGS - JONES & ASSOCIATES, INC. CIVIL ENGINEERS & ARCHITECTS PHONE: (770) 468-8878 FAX: (770) 468-8188 1000 W. MARKET STREET, SUITE 100 WILTON, GEORGIA 30181			
WALTON COUNTY OFFICE LAND USE & PLANNING DIVISION 1000 W. MARKET STREET, SUITE 100 WILTON, GEORGIA 30181			



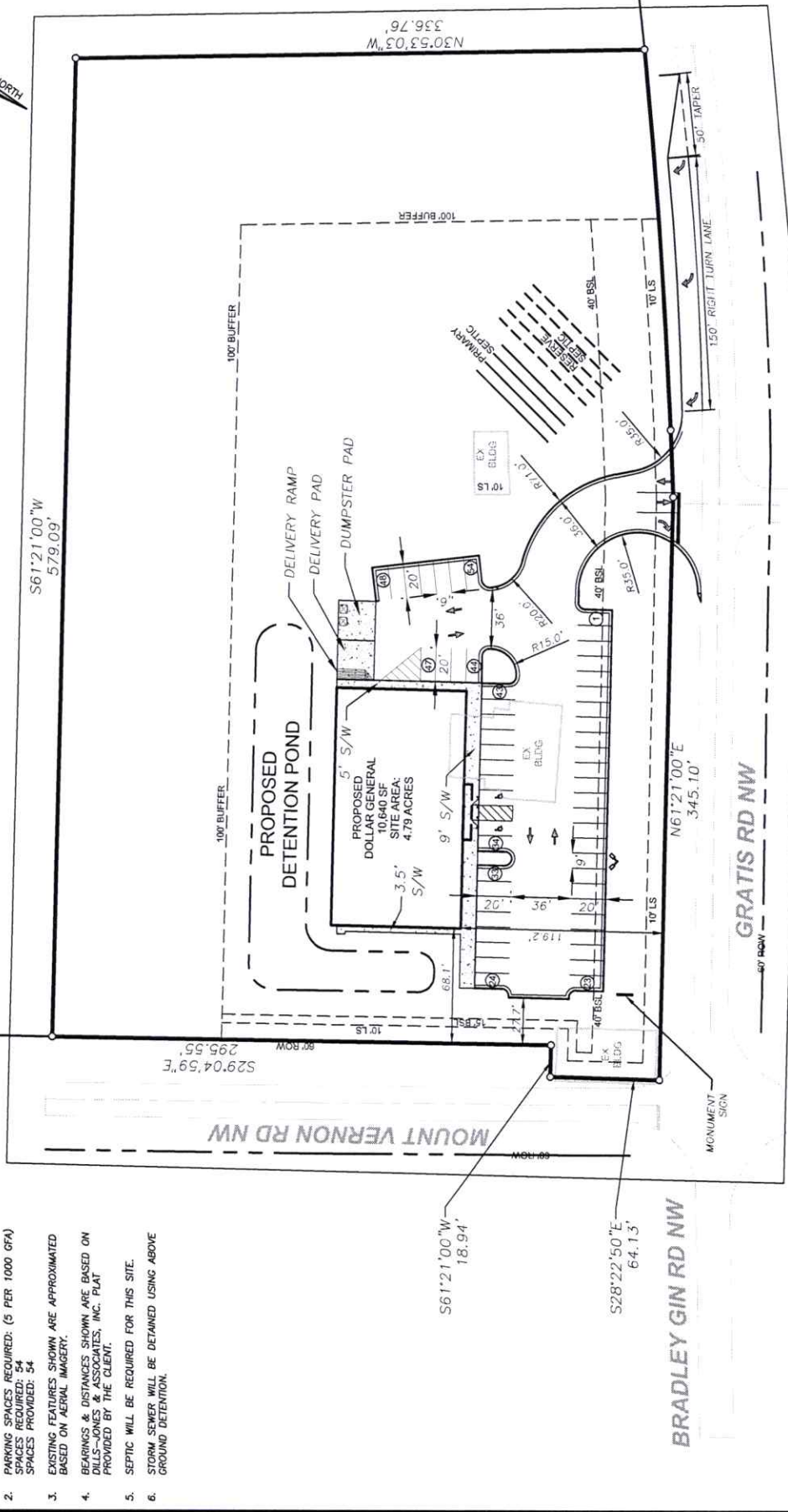
THE STATE PLANNING BOARD

Amended Site Plan 9/1/2022

PRELIMINARY SITE PLAN		COUNTY/STATE - STREET: WALTON COUNTY, GA - 2971 GRATIS RD	
PROTOTYPE: 10,640 - D+ BLDG/SALES SF: 10,640 GFA 8,526 SALES	DEVELOPER COMPANY: SW NORTH MONROE, LLC ROCHESTER & ASSOC.	DESIGNER COMPANY: ROCHESTER & ASSOC.	DATE: 9/1/2021
ACREAGE: 4.79	NAME: BRIAN SULLIVAN	NAME: FLETCHER SIEGFRIED	PHONE #: (770) 718-0600
PARKING SPACES: 54	PHONE #: (404) 475-9000		

NOTES:

1. ZONING: EXISTING R1
REQUIRED **R1**
2. PARKING SPACES REQUIRED: (5 PER 1000 GFA)
SPACES REQUIRED: 54
SPACES PROVIDED: 54
3. EXISTING FEATURES SHOWN ARE APPROXIMATED
BASED ON AERIAL IMAGERY.
4. BEARINGS & DISTANCES SHOWN ARE BASED ON
DILLS-JONES & ASSOCIATES, INC. PLAT
PROVIDED BY THE CLIENT.
5. SEPTIC WILL BE REQUIRED FOR THIS SITE.
6. STORM SEWER WILL BE DETAINED USING ABOVE
GROUND DETENTION.



Amended Site Plan 9/1/2021



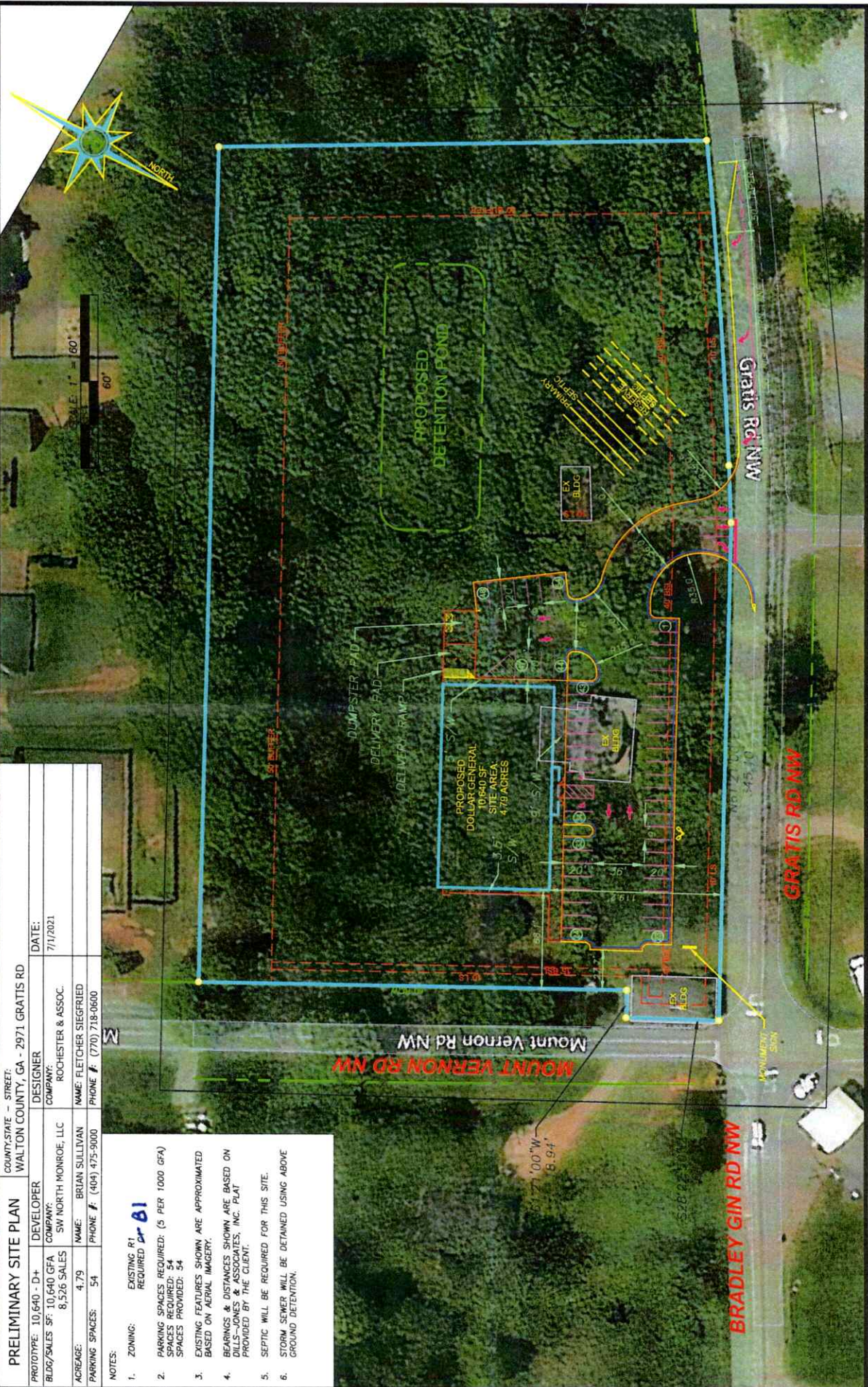
PRELIMINARY SITE PLAN		COUNTY/STATE - STREET: WALTON COUNTY, GA - 2971 GRATIS RD	
PROTOTYPE: 10,640 - D+	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10,640 GFA 8,526 SALES	SW NORTH MONROE, LLC	ROCHESTER & ASSOC.	9/1/2021
ACREAGE: 4.79	NAME: BRIAN SULLIVAN	NAME: FLETCHER SIEGFRIED	PHONE #: (770) 718-0600
PARKING SPACES: 54	PHONE #: (404) 475-9000		

- NOTES:
- ZONING: EXISTING B1
REQUIRED: **B1**
 - PARKING SPACES REQUIRED: (5 PER 1000 GFA)
SPACES REQUIRED: 54
SPACES PROVIDED: 54
 - EXISTING FEATURES SHOWN ARE APPROXIMATED
BASED ON AERIAL IMAGERY.
 - BEARINGS & DISTANCES SHOWN ARE BASED ON
DILLS-JONES & ASSOCIATES, INC. PLAT
PROVIDED BY THE CLIENT.
 - SEPTIC WILL BE REQUIRED FOR THIS SITE.
 - STORM SEWER WILL BE DETAINED USING ABOVE
GROUND DETENTION.

7/1/2021 Site Plan

PRELIMINARY SITE PLAN		COUNTY/STATE - STREET: WALTON COUNTY, GA - 2971 GRATIS RD
PROTOTYPE: 10,640 - D+	DEVELOPER	DESIGNER
BLDG/SALES SF: 10,640 GFA 8,526 SALES	SW NORTH MONROE, LLC	ROCHESTER & ASSOC.
ACREAGE: 4.79	NAME: BRIAN SULLIVAN	PHONE #: (770) 718-0600
PARKING SPACES: 54	PHONE #: (404) 475-9000	

- NOTES:
1. ZONING: EXISTING B1
REQUIRED **B1**
 2. PARKING SPACES REQUIRED: (5 PER 1000 GFA)
SPACES REQUIRED: 54
SPACES PROVIDED: 54
 3. EXISTING FEATURES SHOWN ARE APPROXIMATED
BASED ON AERIAL IMAGERY.
 4. BEARINGS & DISTANCES SHOWN ARE BASED ON
EXISTING SURVEYS BY WILSON, INC. PLAN
PROVIDED BY THE CLIENT.
 5. SEPTIC WILL BE REQUIRED FOR THIS SITE.
 6. STORM SEWER WILL BE DETAINED USING ABOVE
GROUND DETENTION.



Z21080001 – 2971 Gratis Road



Z21080001 – 2971 Gratis Road



Z21080001 - 2971 Gratis Road

