

# Rezone Z21090018

## Staff Analysis

Commission District: **2- Banks**

Planning Commission Hearing Date: **11-04-2021**

Board of Commissioners Hearing Date: **12-07-2021**

Parcel ID: **Map C0020078**

Acreage: **2.40**

---

**Applicant/Owner:**

**Kevin Barrett**

**7060 Green Ridge Drive**

**Loganville, Georgia 30052**

**Property Location: 6670 Highway 20**

**Current Character Area: Highway Corridor**

**Current Zoning: R1**

**Request: Rezone 2.40 acres from R1 to B3 and reduce 50' transitional buffer to 25' with an 8 ft opaque fence for a plumbing office & outside storage. Applicant will use the existing house on the property for his office.**

**Staff Comments/Concerns:**

### **Section 160 Outdoor Screening**

A. In B2, B3, M1, M2 and MUBP districts, outdoor storage of materials, and outdoor servicing activities shall be enclosed by a wall or fence of solid appearance or

visually continuous evergreen hedge not less than eight (8) feet high when adjacent to A, A1, A2, R1, R2, R3, or MHP.

- B. In any district where reference is made requiring adequate screening of a specified operation, such screening shall be a wall or fence of solid appearance or visually continuous evergreen hedge not less than eight (8) feet in height. (7-6-2021)

**Site Analysis:** The 2.40-acre tract is located on 6670 Highway 20. The surrounding properties are zoned R1, A1 and B2.

**Zoning History:** No History

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

**Comments and Recommendations from various Agencies:**

**Public Works:** No issues with approval of this request.

**Sheriffs' Department:** The Walton County Sheriff's Office regularly conducts business checks on main thoroughfares twice per night shift. This will be an additional 730 business checks per year.

**Water Authority:** This area is served by a 6" water main along Highway 20. (static pressure: 60 psi, Estimated fire flow available: 650 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** No issues

**Fire Code Specialist:** No comment received

**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 11/4/2021:**

1. Rezone – Z21090018 – Rezone 2.40 acres from R1 to B3 & reduce 50' transitional buffer from 50' to 25' with an 8 ft. opaque fence for plumbing office & outside storage– Applicant/Owner: Kevin Barrett – Property located on 6670 Hwy 20/Map/Parcel C0020078 – District 2.

**Presentation:** Kevin Barrett represented the case and stated that he owns a business in downtown Loganville and wants to move his business to 6670 Highway 20. There is a house there and he wants to convert it into his office. Mr. Barrett stated that he would have outside storage for his trucks and equipment. He stated that he would be putting two buildings up behind the business to store pipes and other plumbing supplies. Pete Myers asked about the reduction of the 50' buffer to 25' that Mr. Barrett was requesting and Mr. Barrett stated it was due to the state waters. Mr. Myers also asked if he was fencing it all in with an 8 ft. opaque fence and Mr. Barrett stated that he was.

**Speaking:** None

**Recommendation:** Pete Myers made a motion to recommend approval and reduce the transitional buffer from 50' to 25' with 8 ft. opaque fence as submitted with a second by Josh Ferguson. The motion carried unanimously.

**Rezone Application #** 221090018

Planning Comm. Meeting Date Nov 4<sup>th</sup> <sup>11-4-2021</sup> at 6:00PM held at WC Board of Comm. Meeting Room -  
 Board of Comm Meeting Date Dec 7<sup>th</sup> <sup>12-7-2021</sup> at 6:00PM held at WC Historical Court House -  
 You or your agent must be present at both meetings

3rd Floor Hammond Drive  
2nd Floor 1115. Broad Street

**Map/Parcel** C0020078

**Applicant Name/Address/Phone #**  
Kevin Barrett  
7060 Green Ridge Dr  
Loganville, GA 30052  
404) 200-5179  
 Phone # \_\_\_\_\_

**Property Owner Name/Address/Phone**  
Kevin Barrett  
7060 Green Ridge Dr  
Loganville, GA 30052  
 (If more than one owner, attach Exhibit "A")  
 Phone # 404 200-5179

Location: W670 Hwy 20 Requested Zoning B3 Acreage 2.367 <sup>(2.40)</sup>

Existing Use of Property: Residential

Existing Structures: 1 House 2, wood Barns (will Demo)

The purpose of this rezone is to utilize property and  
now as office space, parking for company  
vehicles, and storing company material.

Property is serviced by the following:  
 Public Water:  Provider: Walton Co 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 9-24-21 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 R1 Surrounding Zoning: North R1 South A1  
 East R1 West B2  
 Comprehensive Land Use: Highway Corridor DRI Required? Y      N       
 Commission District: 2 - Banks Watershed: Big Haynes TMP       
Walton W-P1

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;

Vacant Residential Property.

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

N/A

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

Yes, and we will increase property value.

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

it would be a gain to the public

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

It is Suitability  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Property has been Vacant for approx  
2 and 1/2 years.  
New owner purchased 9/23/21  
\_\_\_\_\_





Date September 24<sup>th</sup>, 2021

I Kevin Barrett owner of Right Price Plumbing & Septic, LLC, am requesting to rezone Property 6670 Hwy 20 Loganville, GA 30052 to B3. I would like to utilize this property as the office for my plumbing and septic business. We plan to occupy the current home as an office space for daily business operations as well as utilize the land for parking of company vehicles. We will demo 2 of the outdoor wooden barns on the property, and have a new storage shed for the purpose of holding business materials such as piping etc.

Respectfully,  
Kevin M. Barrett

A handwritten signature in black ink that reads 'Kevin M. Barrett'.

404-200-5179

Rightpriceplumbing.septic@gmail.com

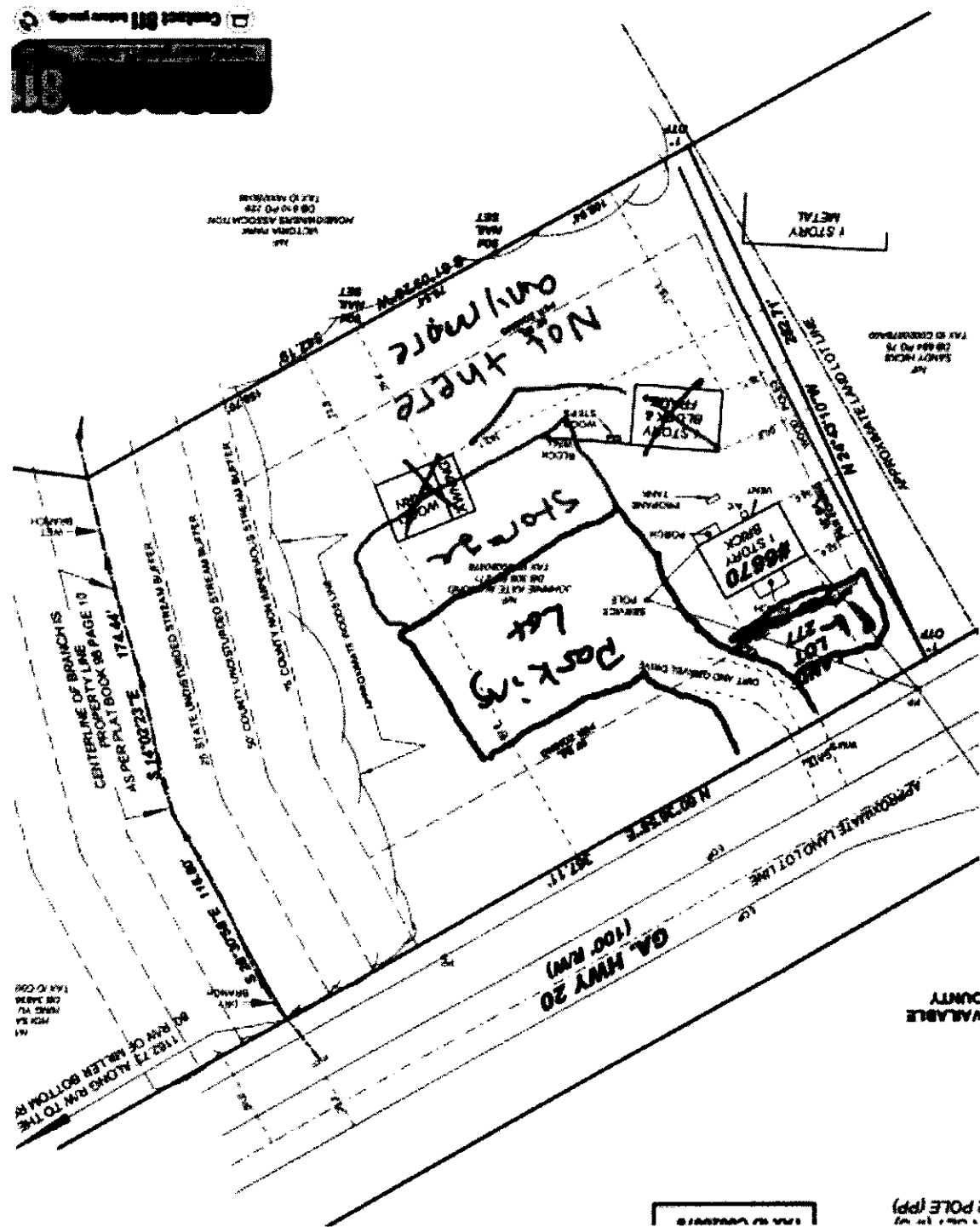
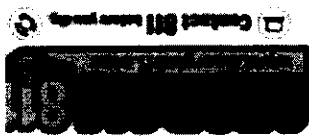
www.rightpriceplumbing.com

7060 Greenridge Dr Loganville, GA 30052





**AARROW SURVEYING**  
 LICENSE NO. LSF000595  
 2245 COUNTRY WALK  
 SNELLVILLE, GEORGIA 30039  
 PH. AND FAX 770-982-9900



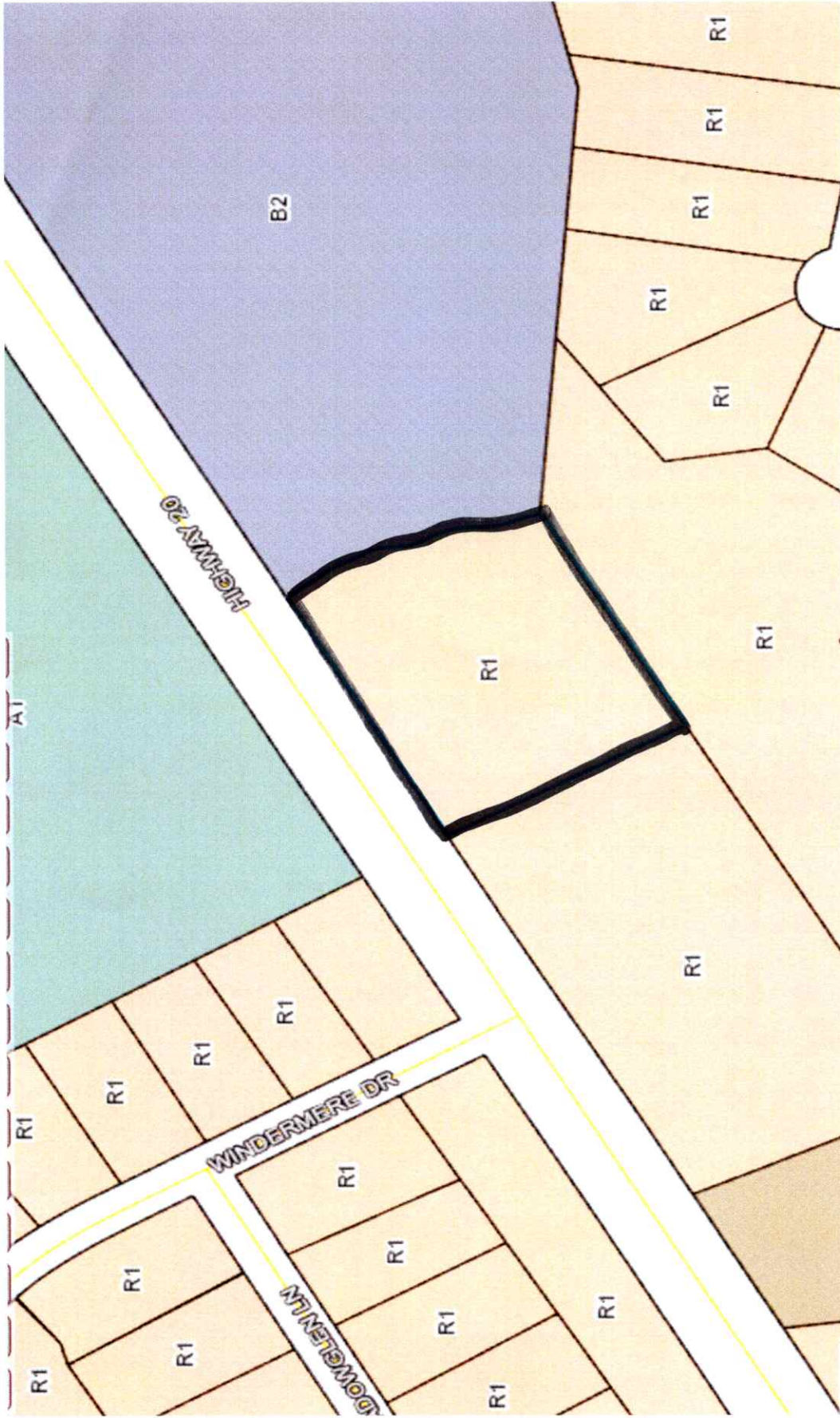
Z21090018 - 6670 Hwy 20



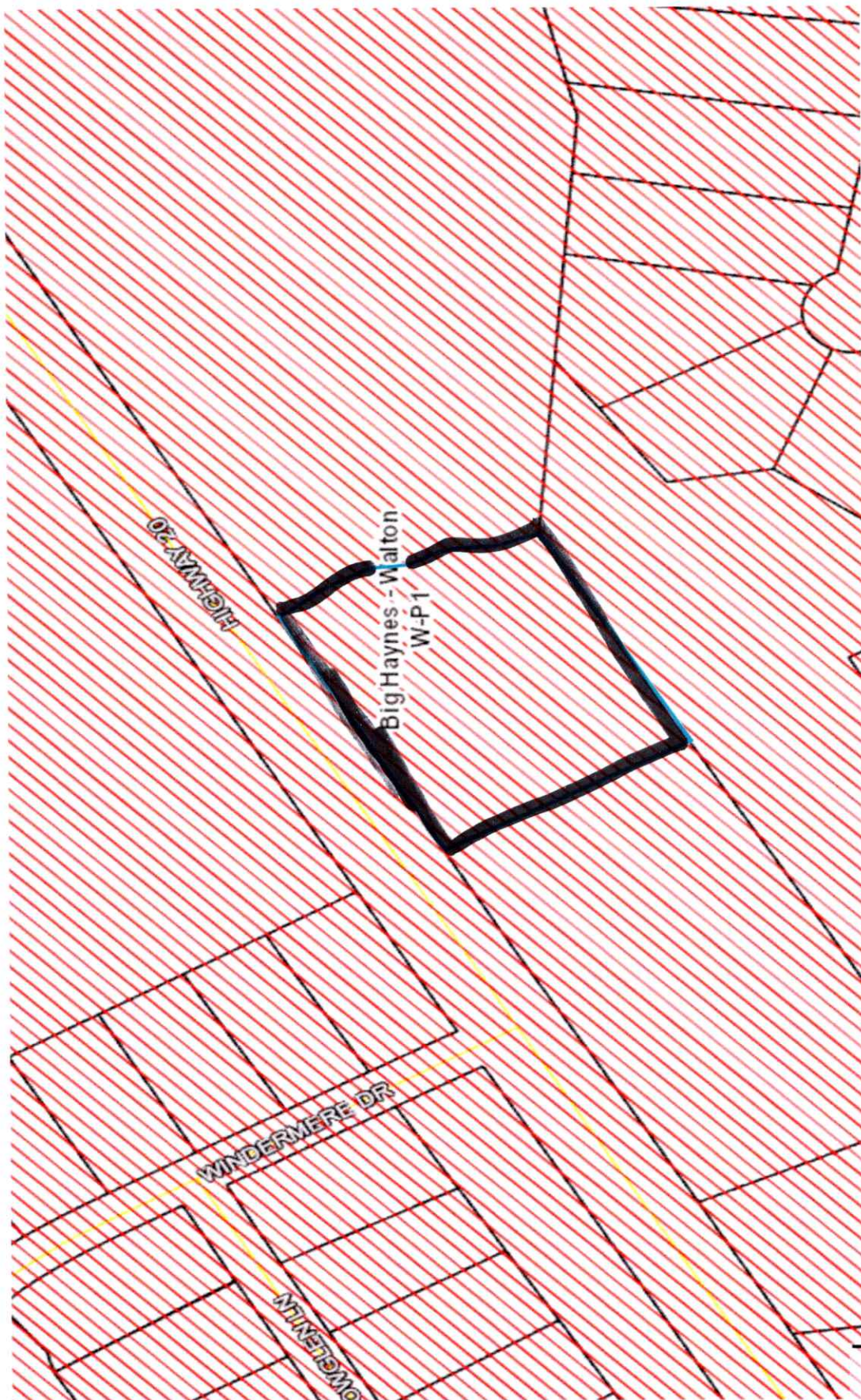
Z21090018 - 6670 Hwy 20



Z21090018 - 6670 Hwy 20



Z21090018 - 6670 Hwy 20



# LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

**IMPROVING UTILITY FOR OWNER**  
 The plat has been prepared for the exclusive use of the owner and is not to be construed as a warranty of title or as a representation of the accuracy of the information shown hereon. The owner and applicant are advised that the plat is subject to the provisions of the Georgia Surveying Act, Chapter 103, Official Code of Georgia Annotated, and the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors.

**PLAT CERTIFICATION NOTICE**  
 THE PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE OWNER AND IS NOT TO BE CONSTRUED AS A WARRANTY OF TITLE OR AS A REPRESENTATION OF THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE OWNER AND APPLICANT ARE ADVISED THAT THE PLAT IS SUBJECT TO THE PROVISIONS OF THE GEORGIA SURVEYING ACT, CHAPTER 103, OFFICIAL CODE OF GEORGIA ANNOTATED, AND THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**STATE WATERS NOTICE**  
 THE SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR UNDER THE SURVEYED LAND. THE SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO THE EXISTENCE OF ANY COUNTY UNDISTURBED STREAM BUFFER OR COUNTY NON-IMPERVIOUS STREAM BUFFER. THE SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO THE EXISTENCE OF ANY APPROXIMATE WOODS LINE. THE SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO THE EXISTENCE OF ANY APPROXIMATE LAND LOT LINE.

**ACCORDING TO THE WALTON COUNTY RECORDS THIS SITE IS ZONED R1.**  
 NOTE THAT ANY BUILDING SETBACKS SHOWN ARE SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM ZONING INFORMATION OR PLATS OF RECORD. THESE SETBACKS ARE NOT TO BE CONSTRUED AS A WARRANTY BY THE LOCAL GOVERNING AUTHORITY.

**PERMITS TO THE OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 44-1-11 IT IS UNLAWFUL FOR ANY PERSON TO FULLY OR PARTIALLY CONSTRUCT OR TO CAUSE TO BE CONSTRUCTED ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE AUTHORITY OF A REGISTERED LAND SURVEYOR.**

**LOT AREA**  
 2.397 ACRES +/-  
 103,107 SQ. FT. +/-

**IMPERVIOUS LOT AREA**  
 4230 SQ. FT. OR  
 4.15% OF LOT

**SURVEYORS CERTIFICATION**  
 This plat is a true and correct copy of the original field notes and documents on file with the Surveyor. The survey was conducted in accordance with the Georgia Surveying Act, Chapter 103, Official Code of Georgia Annotated, and the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors. The survey was conducted on the 15th day of May, 2011, at 10:00 AM. The survey was conducted by Kevin Barrett, a Registered Land Surveyor, License No. LSF000395. The survey was conducted in accordance with the Georgia Surveying Act, Chapter 103, Official Code of Georgia Annotated, and the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors.

**WATERS OF TITLE ARE EXCEPTED**  
 COPYRIGHT ARROW SURVEYING 2011

**NOTE: THE APPROXIMATE STREAM BUFFER IS SHOWN HEREON FOR INFORMATION ONLY. THE EXACT LOCATION OF THE STREAM BUFFER SHALL BE DETERMINED BY THE LOCAL GOVERNING AUTHORITY.**

**SUBJECT LOT IS TAX ID: 0020078**

**LEGEND**  
 REBAR FOUND OR SET (RBF) (RBS)  
 CORNER CALCULATED OR SET (RCS)  
 LIGHT POLE (LP) / POWER POLE (PP)  
 WATER METER (WM)  
 GAS METER (GM)

**SITE REFERENCES:**  
 1) DEED BOOK 304 PAGE 271  
 2) DEED BOOK 304 PAGE 75  
 3) DEED BOOK 810 PAGE 238  
 4) DEED BOOK 810 PAGE 27  
 5) PLAT BOOK 78 PAGE 14  
 6) PLAT BOOK 78 PAGE 10  
 7) TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE WALTON COUNTY WEBSITE.

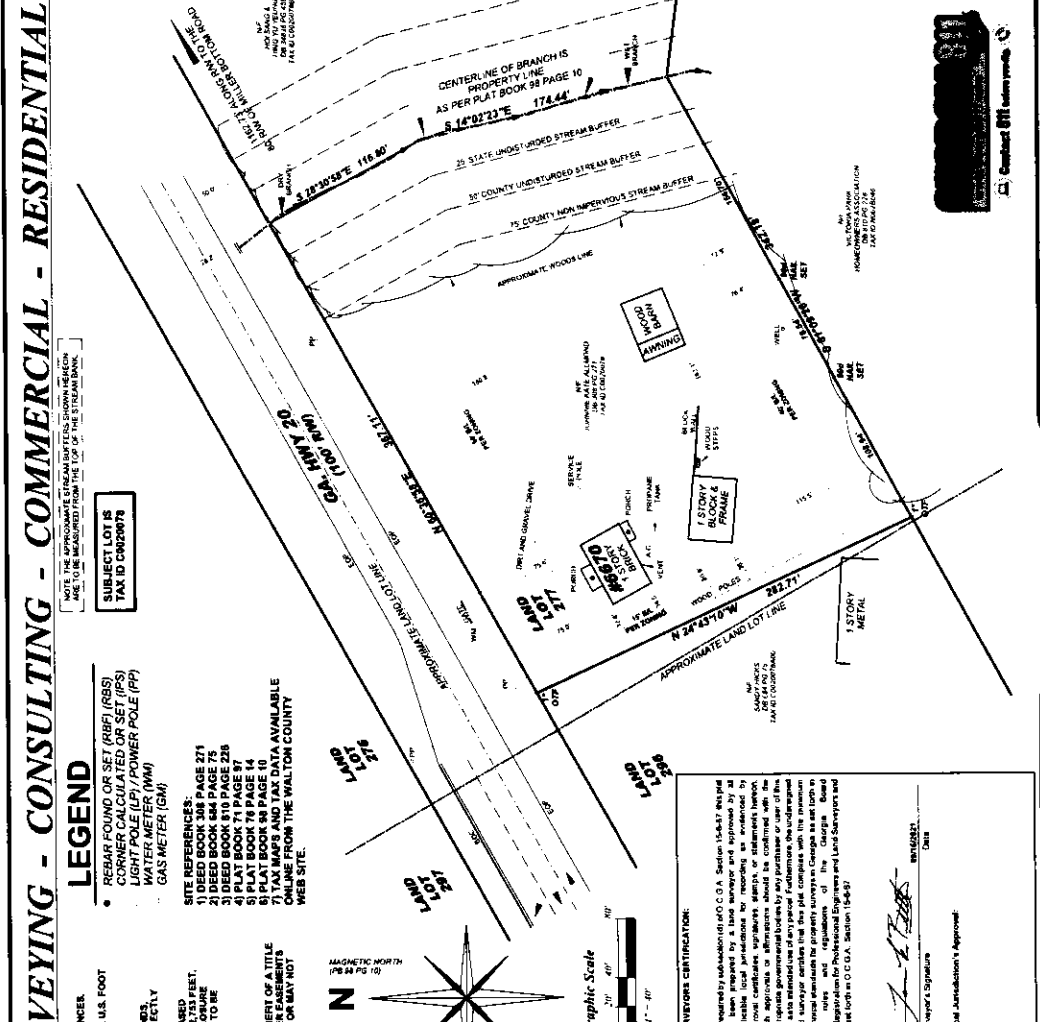
**THE PLAT HAS BEING FIELD SURVEYED.**  
 THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 103, OFFICIAL CODE OF GEORGIA ANNOTATED, AND THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**THE SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR UNDER THE SURVEYED LAND.**

**THE SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO THE EXISTENCE OF ANY COUNTY UNDISTURBED STREAM BUFFER OR COUNTY NON-IMPERVIOUS STREAM BUFFER.**

**THE SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO THE EXISTENCE OF ANY APPROXIMATE WOODS LINE.**

**THE SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO THE EXISTENCE OF ANY APPROXIMATE LAND LOT LINE.**



**ARROW SURVEYING**  
 LICENSE NO. LSF000395  
 2245 COUNTRY WALK  
 SNELLVILLE, GEORGIA 30039  
 PH. AND FAX 770-982-9900

**REVISIONS:**

**SHEET 01 OF 01**

**BOUNDARY/ASBUILT SURVEY FOR:**

**KEVIN BARRETT**

**LOCATED AT:**

**#6670 GA. HWY 20  
 LAND LOT 277 OF THE 4TH DISTRICT  
 BUNCOMBE (417) G.M.D.  
 WALTON COUNTY, GEORGIA**

**JOB NUMBER: 210051  
 SCALE: 1" = 40'  
 DATE: 09/15/21 DISTRICT: 4TH  
 DRAWN BY: KB G.M.D. 417  
 PL. RB. IF. KB COUNTY: WALTON  
 CHECKED BY: KB STATE: GEORGIA  
 ARROW PLOT DATE: 09/16/21**

**NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 130700000E PARCEL #4 OF 240 COVERING WALTON COUNTY, GEORGIA DATED DECEMBER 06, 2011.**

**ARROW SURVEYING**