

**Rezone Z21060020  
Staff Analysis**

Commission District: 5- Adams

Planning Commission Hearing Date: 08-05-2021

Board of Commissioners Hearing Date: 09-07-2021

**Parcel ID: Map C1350019J00**

**Acreage: 2.00**

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**Applicant:**

**Godlove Fomuteh**

**809 N Broad St., Suite B**

**Monroe, Georgia 30656**

**Owner:**

**Goma Discount Tires (Godlove Fomuteh)**

**809 N Broad St., Suite B**

**Monroe, Georgia 30656**

**Bryan B Fomuteh**

**3077 Overlook Hill Pass**

**Dacula, Georgia 30019**

**Property Location: 873 Adamson Drive**

**Current Character Area: Employment Center**

**Current Zoning: I1**

**Request: Rezone 2.00 acres from I1 to M2 for Salvage Operation Yard, Junk Yard, Recyclable Material Wholesale Yard and requesting a Variance for land requirement from 5 acres to 2 acres.**

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
	WHOLESALE TRADE	(7)															
421930	Salvage Operation, Junk Yard, Recyclable Material Wholesalers	Yes															P

## Salvage Operation Yard, Junk Yard, Recyclable Material Wholesale Yard (7)

- A. The yard is to be located no closer than 300 feet to a residential, O-I or commercial zoning district boundary line.
- B. The yard is to be completely enclosed with a solid fence of not less than 8 feet high and no closer than 15 feet from the right-of-way of any adjoining roadway. In no case shall the fence be less than a height necessary to screen effectively all storage and other operations from view.
- C. The yard is to be located no closer than 100 feet from the right-of-way of any major arterial roadway as defined by Walton County.
- D. The yard is a minimum of five acres with a maximum slope of 5%.

### Staff Comments/Concerns:

**Site Analysis:** The 2.00 acre tract is located on 873 Adamson Drive. The surrounding properties are zoned I1.

**Zoning History:** No History

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

### Comments and Recommendations from various Agencies:

**Public Works:** No comment received.

**Sheriffs' Department:** This will not impact the Walton County Sheriff's Office.

**Water Authority:** This property is located within the City of Monroe service area.

**Fire Department:** The only concern would be bulk storage of tires in the event of a fire. Ensure a fire hydrant is within 500 ft.

**Fire Code Specialist:** No comment

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

**Development Inspector:** No comment received

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

**Archaeological Information:** No comment received

**PC ACTION 8/5/2021:**

1. Rezone – Z21060020– Rezone 2.00 acres from I1 to M2 for salvage operation yard, junk yard, recyclable material wholesale yard and Variance to waive acreage requirement– Applicant: Godlove Fomuteh/Owner: Bryan & Godlove Fomuteh and Goma Discount Tires – Property located on 873 Adamson Dr/Map/Parcel C1350019J00 – District 5.

**Presentation:** Godlove Fomuteh represented the case. He wants to rezone the 2.0 acre property to M2 for a salvage/junk yard and only wants to use 1 acre of it. Tim Hinton verified the property was only 2 acres and he was requesting a variance as to the acreage as well. Mr. Hinton stated the minimum requirement for a salvage/junk yard was 5 acres and the property width is only 120 ft. Tim Kemp verified salvage only and asked how many cars at a time. Mr. Fomuteh stated only about 20 cars and they would

come and go. Mr. Fomuteh also said there would be no dismantling of cars on site. There were no questions from the board.

**Speaking:** None

Tim Hinton stated this lies in an area set aside where this type of use is appropriate however due to the size and width of the property he has concerns.

**Recommendation:** Tim Hinton made a motion to recommend denial with a second by John Pringle. The motion carried unanimously.

**Rezone Application #** 221060020

Planning Comm. Meeting Date 8/5/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 9/7/2021 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1350019J00

**Applicant Name/Address/Phone #**

Godlove Fomuteh  
809 N Broad St #B  
Monroe GA 30656

Phone # 404-433-3345

Location: 873 Adamson DR

Existing Use of Property: none

Existing Structures: None

The purpose of this rezone is to M-2 Salvage, Junk, Recycling  
I requesting a Variance from 5 acres to 2 acres

Property is serviced by the following:

Public Water: \_\_\_\_\_ Provider: \_\_\_\_\_ 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.

Godlove K Fomuteh  
 Signature

06/28/2021  
 Date

\$ 400.00  
 Fee Paid

**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 I1

Surrounding Zoning: North I1 South I1  
 East I1 West I1

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

Commission District: 5- Adams 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;

Industrial uses  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

not known  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Safety precaution  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Self-employment by saving employment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

for Salvage, Junk, Recycling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

many years  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Gama Discount Tires  
Bryan Formateh

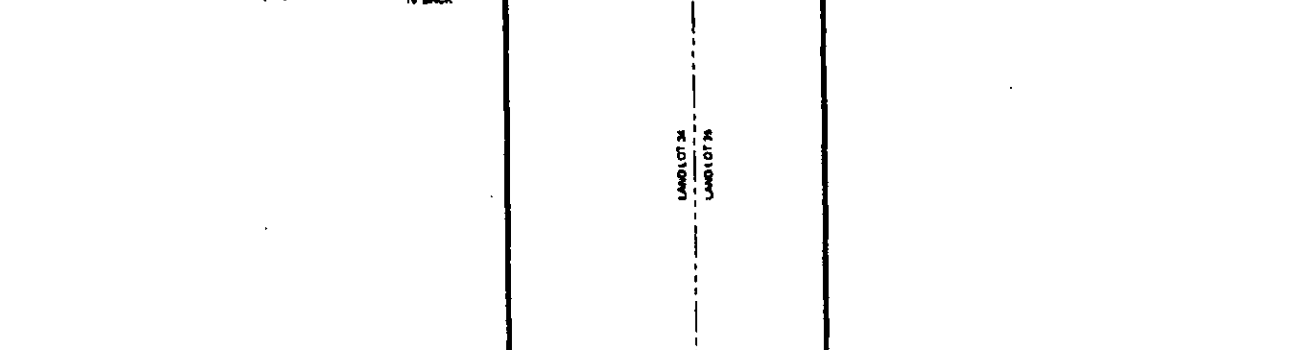
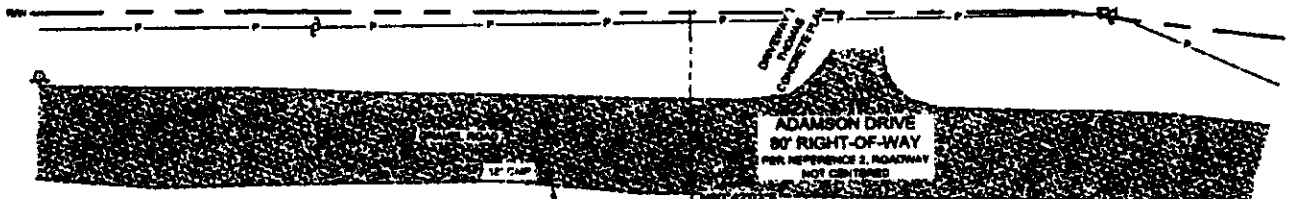
809 N Broad St #B  
Mable GA 30656

06/28/2021

We will be using the two acres at 873  
Adamson Drive Mable GA 30656  
for Salvage, Junk or Recycling use.

Graham K Formateh





N/R  
 C:158019650  
 JON L. BARTS & RONALD J. HANMON  
 D.B. 709, PG. 37  
 P.B. 72, PG. 103

**1.994 ACRES**  
 N/R  
 C:158019650  
 NEAL S. & FLORENCE HANMON  
 D.B. 2841, PG. 87

N/R  
 C:158019650  
 JON L. BARTS & RONALD J. HANMON  
 D.B. 709, PG. 37  
 P.B. 72, PG. 103

WATER BOUNDARY IS  
 SUBJECT TO CHANGE  
 DUE TO NATURAL  
 CAUSES AND THAT IT  
 MAY OR MAY NOT  
 REPRESENT THE  
 ACTUAL LOCATION OF  
 THE LAST OF TITLE.

APPROXIMATE FEMA  
 100-YEAR FLOOD HAZARD AREA

N/R  
 C:158019650  
 COLLENS ENTERPRISES, INC.  
 D.B. 4244, PG. 80





Z21060020 - 873 Adamson Drive



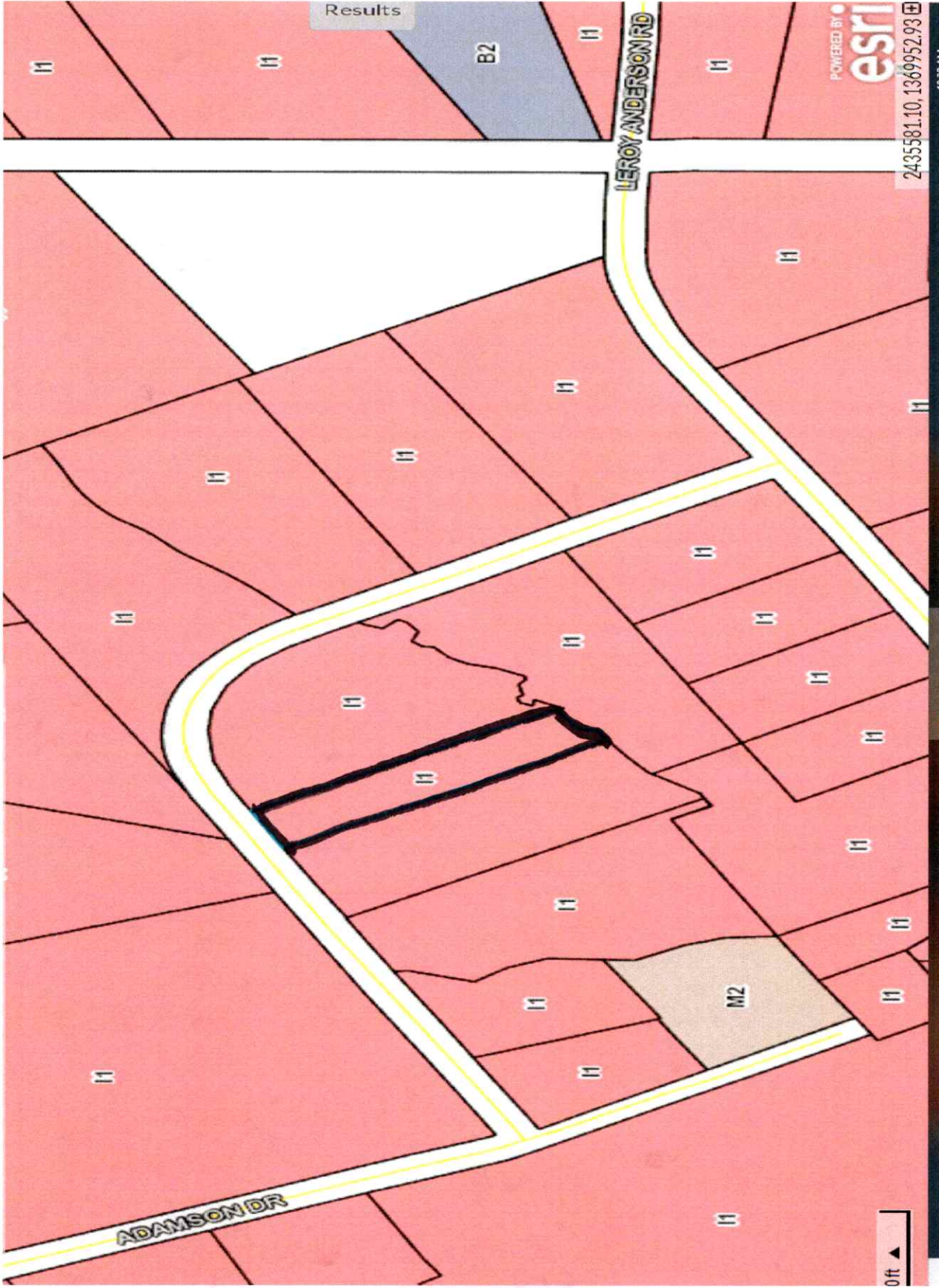


Z21060020 – 873 Adamson Drive





Z21060020 – 873 Adamson Drive







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

## Fwd: PC cases for meeting 8/5/2021 & BOC meeting 9/7/2021

1 message

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

Thu, Aug 5, 2021 at 1:36 PM

To: Brad Bettis <jbballsouth@bellsouth.net>, John Pringle <jahombspringle@msn.com>, Josh Ferguson <jdawgs15@gmail.com>, Pete Myers <pete@georgiahydrantservices.com>, Tim Hinton <hintontim01@gmail.com>, Tim Kemp <TJKemp59@gmail.com>, Wesley Sisk <wesley@brownoilcompany.com>, charna parker <cparker@co.walton.ga.us>

See below comment from the Craig League with the Fire Department on the very first case for tonight.

----- Forwarded message -----

From: **Craig League** <cleague@co.walton.ga.us>

Date: Thu, Aug 5, 2021 at 1:29 PM

Subject: Re: PC cases for meeting 8/5/2021 &amp; BOC meeting 9/7/2021

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

Tracy, In reference to the rezone request for 873 Adamson Drive Monroe, Georgia

On Saturday July 30th, 2021, Walton County Fire Rescue was staging at the command post for the Landfill fire at 805 Adamson Drive. Smoke was spotted coming from the property at 873 Adamson Drive. Thinking it was possibly started from a falling ember Firefighters investigated the source of the fire. The property owner/occupant was found to have cut trees on this property and had piled the trees up to burn. There was also a pile of trash found burning, including tires and a mattress. The fire was extinguished and Ga Forestry and Ga EPD notified. Ga EPD is issuing a citation for illegal burning. The property owner/occupant did not have a burning permit and was burning during the burn ban, as well as burning illegal materials.

On Tue, Jul 20, 2021 at 10:39 AM Tracie Malcom <tracie.malcom@co.walton.ga.us> wrote:

Just checking back with you to see if you have any comments for the attached 3 cases.

----- Forwarded message -----

From: **Tracie Malcom** <tracie.malcom@co.walton.ga.us>

Date: Fri, Jul 9, 2021 at 11:51 AM

Subject: Fwd: PC cases for meeting 8/5/2021 &amp; BOC meeting 9/7/2021

To: Bo Warren (dwwarr@gmail.com) <dwwarr@gmail.com>, Chip Ferguson <cferguson@atkinsonferguson.com>, Cody Shubert <cshubert@atkinsonferguson.com>, David Thompson <davidg.thompson@co.walton.ga.us>, Donna Hawk <donna.hawk@co.walton.ga.us>, Jeremy Adams <dradams@adamsclinicchiro.com>, Kirklyn Dixon <kirklyndixon@yahoo.com>, Lee Bradford <bradford4walton@gmail.com>, Mark Banks <markbanks5689@yahoo.com>, Rhonda Hawk <rhawk@co.walton.ga.us>, Savanna McMichael <smcmichael@atkinsonferguson.com>, Timmy Shelnett <timmy@andersongrading.com>, Brad Bettis <jbballsouth@bellsouth.net>, John Pringle <jahombspringle@msn.com>, Josh Ferguson <jdawgs15@gmail.com>, Pete Myers <pete@georgiahydrantservices.com>, Tim Hinton <hintontim01@gmail.com>, Tim Kemp <TJKemp59@gmail.com>, Wesley Sisk <wesley@brownoilcompany.com>

ATTACHED ARE THE UPCOMING CASES FOR THE 8/5/2021 PLANNING COMMISSION MEETING AND THE 9/7/2021 BOARD OF COMMISSIONERS MEETING. PLEASE ADVISE IF YOU NEED ADDITIONAL INFORMATION.

----- Forwarded message -----

From: **Tracie Malcom** <tracie.malcom@co.walton.ga.us>

Date: Fri, Jul 9, 2021 at 11:49 AM

Subject: PC cases for meeting 8/5/2021 & BOC meeting 9/7/2021

To: Barbara Schlageter <bschlageter@socialcirclega.com>, Bruce Clark <bclark@walton.k12.ga.us>, Caleb Wade <caleb.wade@co.walton.ga.us>, Carol Hanson <chanson@co.walton.ga.us>, charna parker <cparker@co.walton.ga.us>, Craig League <cleague@co.walton.ga.us>, Darren Drake <ddrake@waltonemc.com>, Gregory Yevick <gregory.yevick@walton.k12.ga.us>, Jason Dykes <jdykes@dot.ga.gov>, John Allman <jallman@co.walton.ga.us>, Johnny Pritchett <jpritchett@co.walton.ga.us>, Jonathan Peevy <jppeevey@dot.ga.gov>, Keith Brooks <kbrooks@co.walton.ga.us>, Kevin Haney <khaney@co.walton.ga.us>, Morris Jordan <morris.jordan@co.walton.ga.us>, Ray Johnson <rjohnson@co.walton.ga.us>, rmiddlebrooks <rmiddlebrooks@monroega.gov>, Rob Goss <804rg@ppi.us>, Ronnie Almand <ralmand@co.walton.ga.us>, Sue Peters <speters@walton.k12.ga.us>

## Walton County Planning and Development Request for Information

JuLY 9, 2021

**3 Cases Attached - On Case #2 Z21070002 - DOT wanted them to move their entrance across from Ivory Road so they will be submitting a revised site plan.**

**HOW WILL THE ATTACHED REZONES/CONDITIONAL USE APPLICATIONS AFFECT YOUR DEPARTMENT IN SERVICING WALTON COUNTY?**

Please return your comments back to me as soon as possible. Your comments are vital to the decision making process for the Planning & Development Department, The Planning Commission, and Board of Commissioners in making a fair decision for the applicant and all citizens of Walton County.

If you have received these requests in error or if they should be forwarded to the attention of another, please advise. If your department is not affected by the request, please overlook the correspondence.

Please email your comments back or you can fax your comments to my attention at 770-267-1407.

Thanks for your assistance,  
Tracie Malcom  
Zoning Coordinator  
Walton County Planning and Development  
tracie.malcom@co.walton.ga.us

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**Tracie Malcom**  
Zoning Coordinator  
Walton County Planning & Development  
303 S Hammond Drive, Suite 98

Monroe, GA 30655  
770/267-1319  
Fax#770/267-1407  
tracie.malcom@co.walton.ga.us  
www.waltoncountyga.gov

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**Tracie Malcom**

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Craig League  
Assistant Chief  
Walton County Fire Rescue  
770-267-1315

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**Tracie Malcom**

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

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**Fwd: Rezone Request 873 Adamson Drive**

1 message

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**Tracie Malcom** <tracie.malcom@co.walton.ga.us>

Thu, Aug 5, 2021 at 1:37 PM

To: Brad Bettis <jbballsouth@bellsouth.net>, John Pringle <jahombspringle@msn.com>, Josh Ferguson <jdawgs15@gmail.com>, Pete Myers <pete@georgiahydrantservices.com>, Tim Hinton <hintontim01@gmail.com>, Tim Kemp <TJKemp59@gmail.com>, Wesley Sisk <wesley@brownoilcompany.com>, charna parker <cparker@co.walton.ga.us>

See pictures that go with the first case for tonight on Adamson Drive.

----- Forwarded message -----

From: **Craig League** <cleague@co.walton.ga.us>

Date: Thu, Aug 5, 2021 at 1:33 PM

Subject: Re: Rezone Request 873 Adamson Drive

To: Tracie Malcom <tracie.malcom@co.walton.ga.us>







# REZONE

CASE# 221060020

Location of Property: 873 Adamson Drive

Present Zoning: I1 Proposed Zoning: M2

Proposed Use: Salvage & junk yard, recyclables & waive acreage requirement

Planning Commission hearing will be held on 8/5/2021 at 6:00 p.m. In the

Walton County Board of Comm. Meeting Room  
Located at 303 South Hammond Drive, Monroe, Georgia

Board of Commissioners hearing will be held on 9/7/2021 at 6:00 p.m. In the

Walton County Board of Comm. Meeting Room  
Located at 111 South Broad Street, Monroe, Georgia

WALTON COUNTY PLANNING AND DEVELOPMENT  
For more information call 770-267-1485







On Thu, Aug 5, 2021 at 1:32 PM Craig League <[cleague@co.walton.ga.us](mailto:cleague@co.walton.ga.us)> wrote:

Tracie, enclosed area the photos from a recent illegal burn at 873 Adamson Drive. I emailed you a statement on this fire in your original comment emails sent to each department.

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Craig League  
Assistant Chief  
Walton County Fire Rescue  
770-267-1315

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Craig League  
Assistant Chief  
Walton County Fire Rescue  
770-267-1315

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*Tracie Malcom*  
Zoning Coordinator  
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[www.waltoncountyga.gov](http://www.waltoncountyga.gov)