

Rezone Z21070002

Staff Analysis

Commission District: **2 - Banks**

Planning Commission Hearing Date: **08-05-2021**

Board of Commissioners Hearing Date: **09-07-2021**

Parcel ID: Map C0070015

Acreage: 6.73

Applicant:

Francisco Gomez

683 Warm Springs Court

Loganville, Georgia 30052

Owner:

Jeffrey Kurt Billingsley

531 Green Settlement Road

Gray, Georgia 31032

Property Location: Georgia Highway 20

Current Character Area: Highway Corridor

Current Zoning: A1

Request: Rezone from A1 to M2 to allow wood product manufacturing (assembling wooden floor trusses).

Site Analysis: The 6.73 tract of land is located on Georgia Highway 20. The surrounding properties are zoned A1 and B3.

Zoning History: No History

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

Staff Comments/Concerns: Applicant will be purchasing the lumber and Bringing the lumber to the location to cut into trusses – not a sawmill.

Comments and Recommendations from various Agencies:

Public Works: No comment received.

Sheriffs' Department: Walton County Sheriff's Office regularly conducts business checks on main corridors twice per night shift. The business has to be accessible for deputies to check.

Water Authority: This area is served by a 8" water main along Highway 20 (static pressure: 50 psi, Estimated fire flow available: 1,100 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues – just ensure the 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 – Z21070002– Rezone 6.73 acres from A1 to M2 for wood product manufacturing– Applicant: Francisco Gomez/Owner: Jeffrey Kurt Billingsley – Property located on GA Hwy 20/Map/Parcel C0070015 – District 2.

Presentation: Francisco Gomez represented the case. He wants to rezone from A1 to M2 for floor truss manufacturing company. He also stated he wanted the property conditioned for this use only. Pete Myers asked if the wood would be cut there or brought in. Mr. Gomez stated brought in and that it would not be a saw mill. Timothy Kemp asked about the scrap materials. Mr. Gomez stated the scrap materials it would be taken away in a truck and not stored on site. Brad Bettis asked if the work would be done inside or outside of a building. Mr. Gomez said he plans on building an 80' x 100' building so everything would be done inside.

Speaking: Sid Gordon owns 5 acres adjacent to the property and spoke in opposition to the rezone. He has concerns with traffic and feels that this is not a good location for this rezone and business.

Pete Myers verified with Mr. Gomez that he would have no problem with conditions for the hours of operation being from 8:00 am to 5:00 pm. Mr. Gomez stated no.

Recommendation: Pete Myers made a motion to recommend approval with condition to allow wood product manufacturing of floor trusses only with the hours of 7:00 AM to 5:00 PM with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # 221070002

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 C0070-015

Applicant Name/Address/Phone #

Francisco Gomez
683 Warm Springs Ct.
Loganville, GA 30052

Property Owner Name/Address/Phone

Jeffrey Kurt Billingsley
531 Green Settlement Rd.
Gray, GA 31032

(If more than one owner, attach Exhibit "A")

Phone # 404-392-4733

Phone # 478-973-2058

Location: GA Hwy 20 Requested Zoning M-2 Acreage 6.73

Existing Use of Property: Vacant Land

Existing Structures: None

The purpose of this rezone is In order to start a new business assembling wooden floor trusses.

The business will employ 8 to 10 people.

Property is serviced by the following:

Public Water: Provider: Walton County Water 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 Francisco Gomez Date 6-30-21 Fee Paid \$500.00

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 South B3
East A1 West A1

Comprehensive Land Use: Highway Corridor DRI 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: Francisco Gomez

Address: 683 Warm Springs Ct, Loganville, GA
30052

Telephone: 404-392-4733

Location of Property: GA Hwy 20

Loganville, GA
30052

Map/Parcel Number: C0070-015

Current Zoning: ~~Residential~~ AI Requested Zoning: M2


Property Owner Signature

Property Owner Signature

Print Name: Jeffrey Kurt Billingsley

Print Name: _____

Address: 531 GreenSettlement Rd,
Gray, GA 31032

Address: _____

Phone #: 478-973-2058

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.

Brandi Pritchett
Notary Public

6/11/21
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;

Davey Tree Company, B3, Tree Service & Lawn Care

Copart, B3, Auto salvage auction yard

J & D Henderson, B3, Residential/commercial construction

Teen Challenge, B2, Non-profit residential care center

Hope Community Church, A1, Church

Residences A-1, Vacant Land A-1

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

Approval of this wood products facility will make the land more valuable

and generate more tax revenue than the current vacant land that is zoned A-1.

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

There will not be any destruction of property values.

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

This new facility will provide jobs and generate additional property tax revenue

to Walton County.

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

This facility will have very low or no environmental impact on this area. No solvents,

adhesives, paints, or any other chemicals will be used on site. No air pollution will

be generated. It should be compatible with area business activities in the area.

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 land has been vacant 50+ years.

June 29, 2021

Walton County Board of Commissioners

Walton County Planning Commission

303 S. Hammond Dr.

Monroe, GA 30655

To Whom It May Concern:

I am requesting this rezoning because I am purchasing this 6.73-acre tract of land with plans to build a facility to make wooden floor trusses for the residential construction industry. I plan to employ 8 to 10 people when I start the business and grow from there. There should be no adverse environmental impact, but there should be a positive impact on tax revenue and economic activity for Walton County. This facility should fit in well with the surrounding business operations.

Based on the feedback from GDOT I will have the site plan redrawn to move the driveway where they recommend. There was not time to have that done by the date we needed to submit the application package. I will provide the revised site plan as soon as I can get it done, definitely by the time of the Planning Commission meeting in August.

Thank you for considering my application.

Sincerely,

Francisco Gomez

Francisco Gomez

FG&S Carpentry and General Contracting

683 Warm Springs Ct.

Loganville, GA 30052

"NOT FOR FINAL RECORDING"

TOTAL AREA
293,158 SF
6.730 AC.



BILLINGSLEY JAMES DARREL
BILLINGSLEY HOLLY S
P O BOX 128
LOGANVILLE, GA 30052
TAX PARCEL # C009003A
ZONED: A-1

OWNER:
NAME: JEFFREY KURT BILLINGSLEY
531 GREEN SETTLEMENT ROAD
GRAY, GA 31032

APPLICANT:
NAME: FRANCISCO GOMEZ
683 WARM SPRINGS COURT
LOGANVILLE, GA 30052
PH: 404-392-4733
EMAIL: FSGCARPENTRY@GMAIL.COM

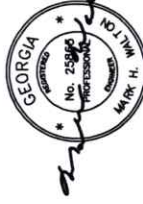
ZONING CONCEPT FOR:
FRANCISCO GOMEZ
LAND LOT 248- 4th DISTRICT
WALTON COUNTY, GEORGIA
6-14-2021

HOPE COMMUNITY
FELLOWSHIP INC
4037 BAILEY CIRCLE
LOGANVILLE, GA 30052
TAX PARCEL # C0070016
ZONED: A-1

1. HOUSE SIZE AND LOCATION PER BUILDER'S DIRECTION.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS PANEL #13297C0090E, DATED: 12/08/2016.
3. BOUNDARY, TOPOGRAPHY, AND SOILS INFORMATION SHOWN ON THIS PLAN WERE PROVIDED BY OTHERS. NO WARRANTY IS MADE TO THEIR ACCURACY.
4. BUILDER IS RESPONSIBLE FOR DESIGN, INSTALLATION, AND MAINTENANCE OF EROSION CONTROL MEASURES.
5. ZONED A-1
6. TAX PARCEL # C0070015
7. FINAL PLAT RECORDED IN PLAT BOOK 33, PGS 16

New Revised Plan

GORDON SIDNEY WARREN &
GORDON LINDA C
4027 BAILEY CIRCLE
LOGANVILLE, GA 30052
TAX PARCEL # C0070018
ZONED: A-1



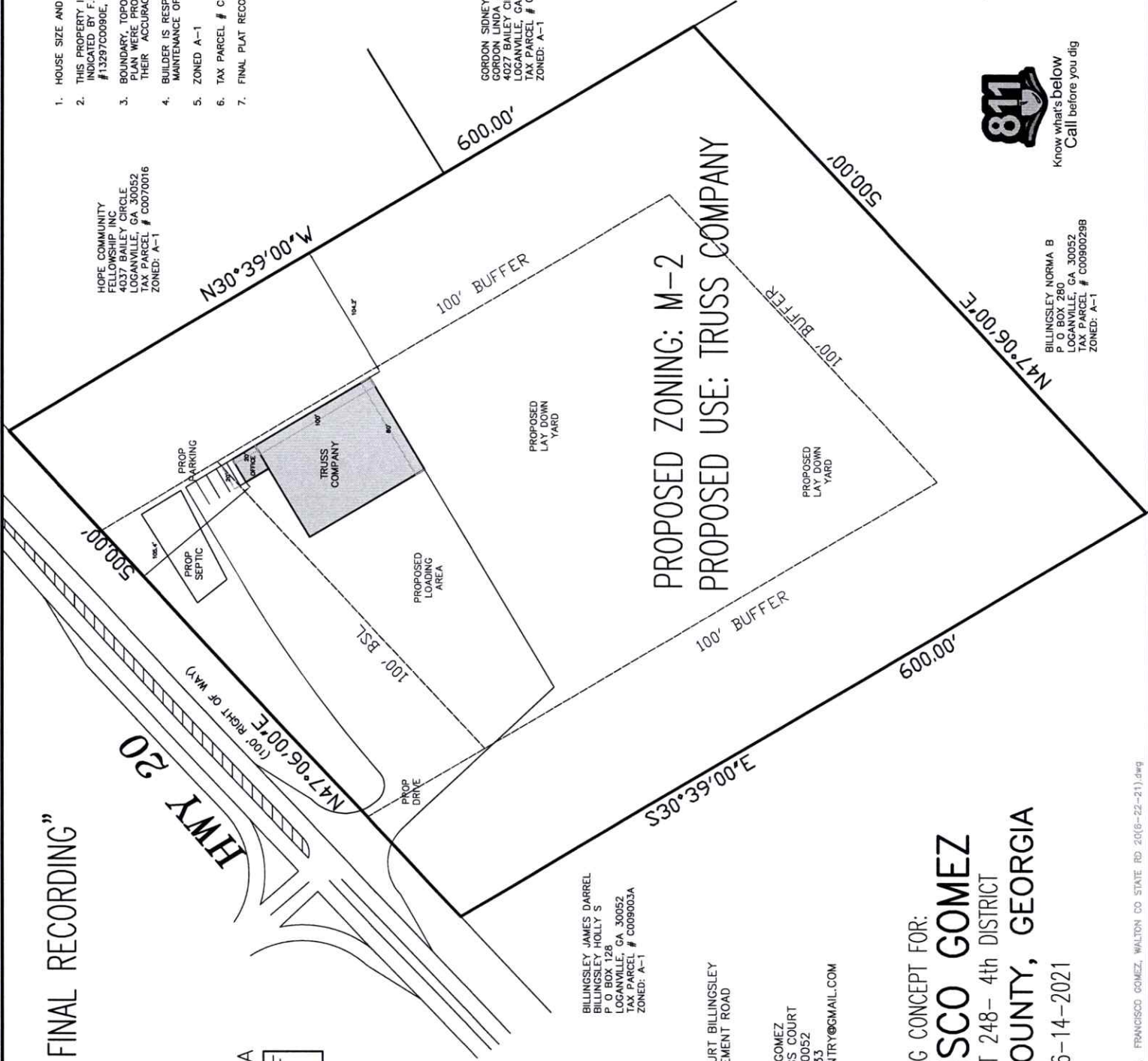
DWG #: 34544
JOB NO. 21-590



Know what's below
Call before you dig

BILLINGSLEY NORMA B
P O BOX 280
LOGANVILLE, GA 30052
TAX PARCEL # C00900298
ZONED: A-1

PROPOSED ZONING: M-2
PROPOSED USE: TRUSS COMPANY





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

Case #2 - Z21070002

Fwd: Rezone Application #Z 2107002 -GA Hwy 20 -Tax Parcel ID# C0070015

1 message

Charlie Eavenson <charlie5576@gmail.com>
 To: Tracie Malcom <tracie.malcom@co.walton.ga.us>
 Cc: fsgcarpentry@gmail.com

Tue, Jul 27, 2021 at 10:59 AM

Tracie,

We sent the revised site plan to GDOT for their comments. I'm forwarding their email to you for distribution to the Planning Commission members. I also spoke with the person at GDOT, Parker Niebauer, and verbally confirmed that this revised site plan would meet their requirements to get a permit. His comments are all referring to markings that would need to be made in the highway. You should have received the revised site plan earlier this month. I sent it in an email and Mr. Gomez said he took the 11" x 17" copy to you.

Let me know if you need anything else from us.

Thanks for all your help,

Charlie Eavenson / 770-815-6028

***Buying or Selling? Check with Charlie!***

Home Gold Realty
 545 Oak Ridge Dr.
 Oxford, GA 30054

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

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>

Date: Tue, Jul 27, 2021 at 9:34 AM

Subject: RE: GA Hwy 20 - Walton County Tax Parcel ID# C0070015

To: Charlie Eavenson <charlie5576@gmail.com>

Cc: fsgcarpentry@gmail.com <fsgcarpentry@gmail.com>, Brisendine, Brian L <BBrisendine@dot.ga.gov>, Young, Priscilla V <PYoung@dot.ga.gov>

- from DOT

Good morning,

We have reviewed the plans and have the following conceptual comments which should be sufficient for the planning commission meeting on 8/5.

- Hatch out/stripe out the tapers with a radius. The tapers may remain to accommodate truck maneuvers
- Provide as much left turn lane storage as feasible in the existing hatched median
- Ensure there is sufficient room to stage a truck in the D/W without impacting the state route

Please reach out to Brian and Priscilla when you are ready to submit your permit application, and they can provide instructions

Thank you,

Parker Niebauer*DITO Traffic Operations Supervisor*



District 1 Traffic Operations

1475 Jesse Jewell Pkwy
Suite 100

Gainesville, GA, 30501

770.533.8275 office

From: Charlie Eavenson <charlie5576@gmail.com>
Sent: Wednesday, July 21, 2021 9:28 AM
To: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Cc: Giles, Shane <shgilles@dot.ga.gov>; fsgcarpentry@gmail.com
Subject: GA Hwy 20 - Walton County Tax Parcel ID# C0070015

Parker,

On June 28th you sent to me your comments on the site plan for the proposed rezoning of this property. Based on your recommendations, the applicant had the site plan redrawn. Attached is the revised site plan. The planning commission meeting is August 5. We would like to get your comments on this site plan before that date if at all possible.

Thank you,

Charlie Eavenson / 770-815-6028



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545 Oak Ridge Dr.

Oxford, GA 30054

Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.

Site Plan - Revised Moved Driveway.pdf
638K

GA Hwy 20 - Walton County Tax Parcel ID# C0070015

Niebauer, Parker J <PNiebauer@dot.ga.gov>
To: Charlie Eavenson <charlie5576@gmail.com>
Cc: "Peevy, Jonathan" <jpeevey@dot.ga.gov>

Mon, Jun 28, 2021 at 7:04 PM

Good morning,

We understand the development will be low volume, but have some concerns with the size of the trucks that will be using the development.

With the current layout, a full access driveway would not be permittable at this location.

GDOT could work with you to permit a full-access D/W lined up directly across from Ivory Rd.

Please let me know if you have any questions

Thank you,

Parker Niebauer

DITO Traffic Operations Supervisor



District 1 Traffic Operations

1475 Jesse Jewell Pkwy
Suite 100

Gainesville, GA, 30501

770.519.3223 cell

[Quoted text hidden]

2 attachments

 **Site plan reduced.pdf**
164K

 **Aerial View.pdf**
236K

"NOT FOR FINAL RECORDING"

TOTAL AREA
293,158 SF
6.730 AC.



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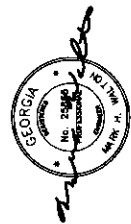
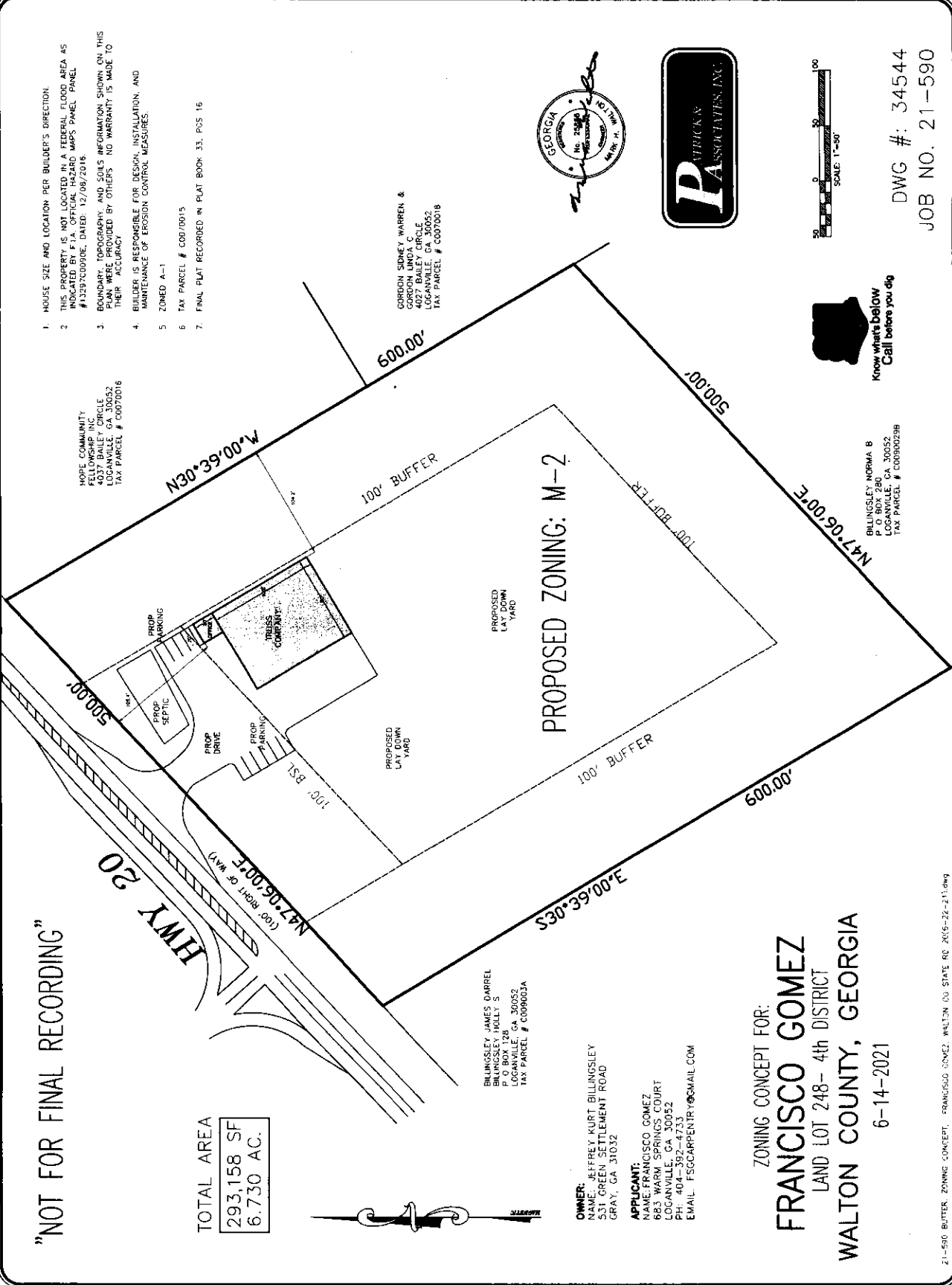
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BILLINGSLEY, JAMES DARRYL
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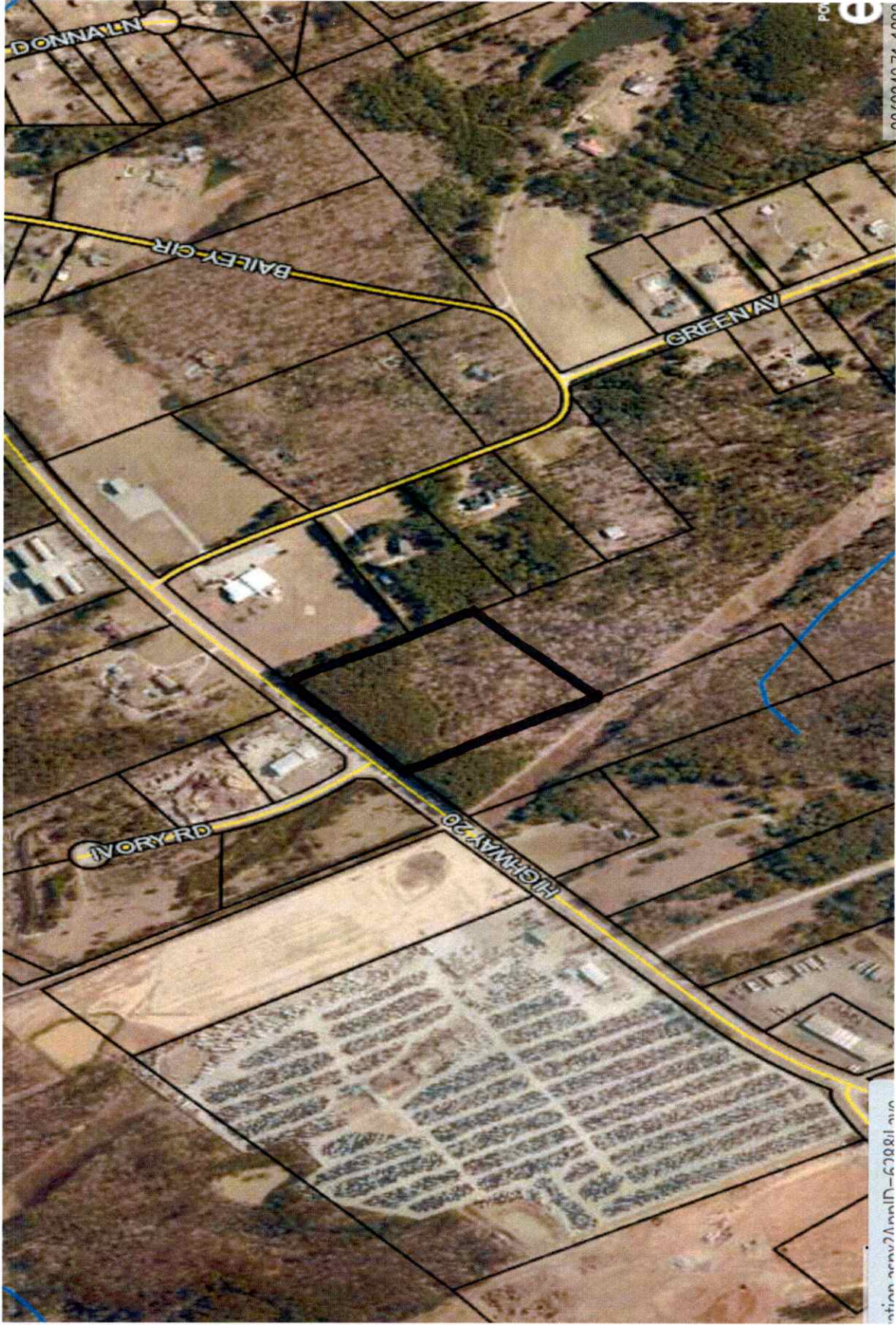
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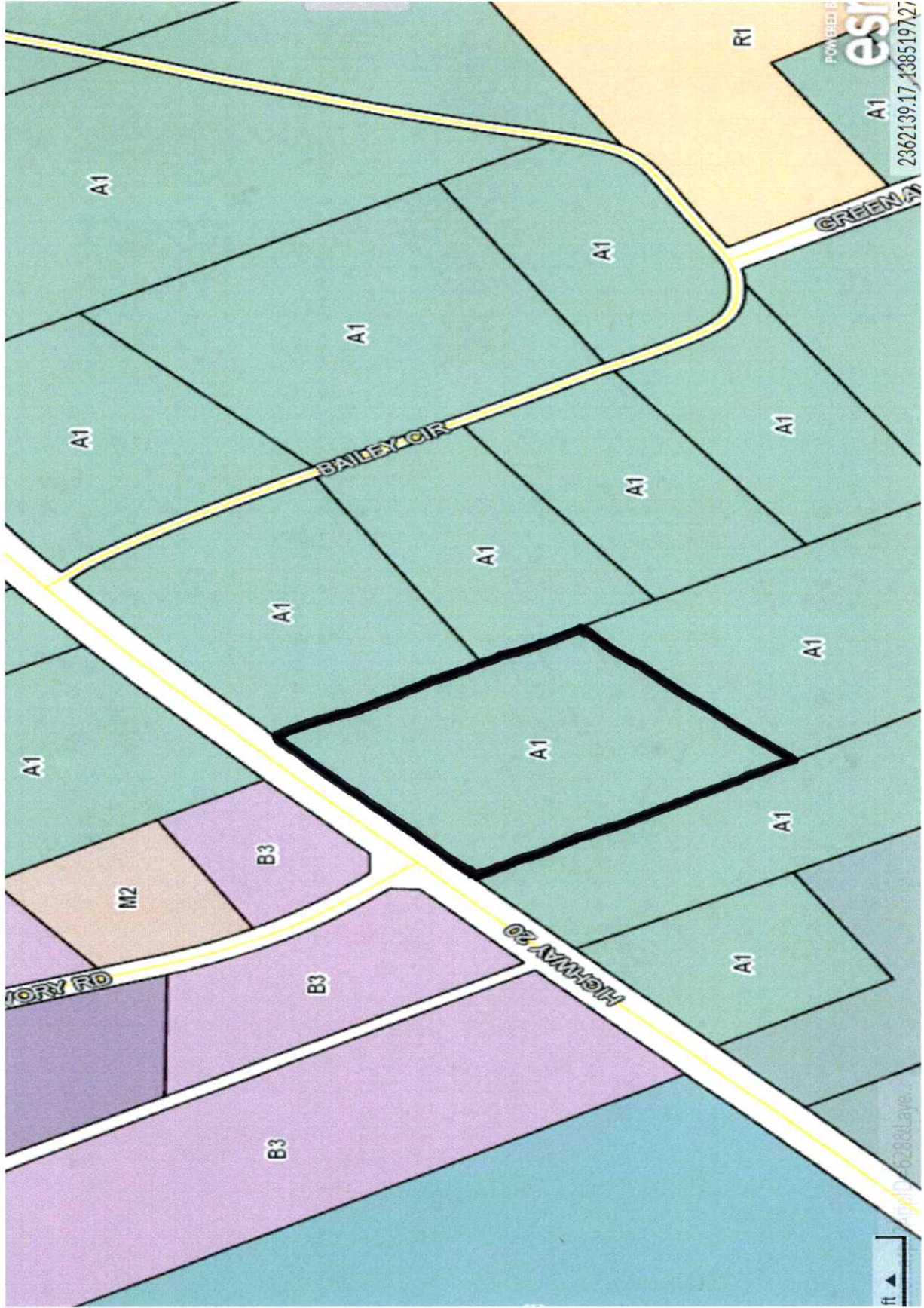


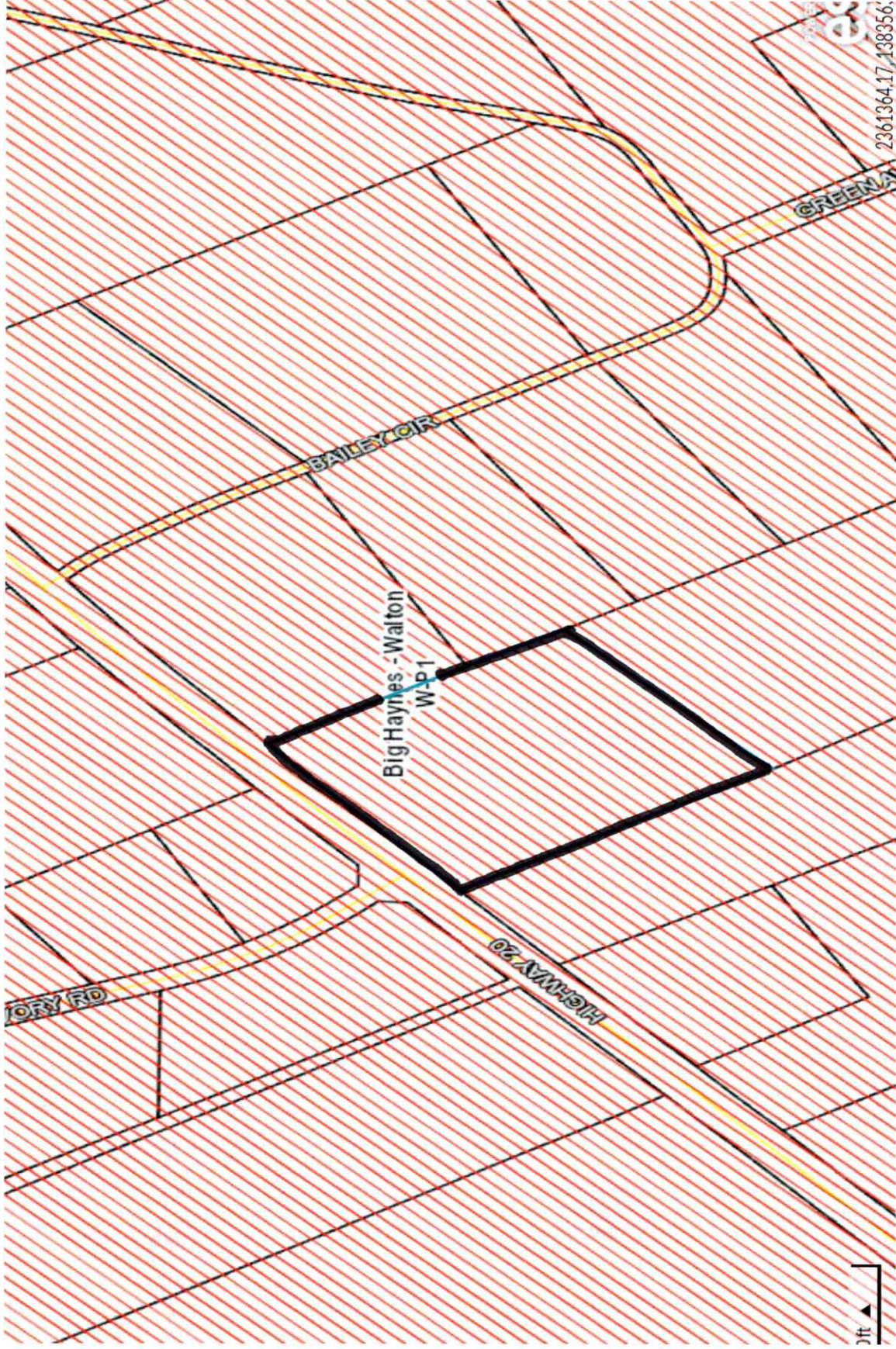
BILLINGSLEY, NORMA B
P O BOX 280
LOGANVILLE, GA 30052
TAX PARCEL # C0090029B

DWG #: 34544
JOB NO. 21-590











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

Notes from DOT on Case #2 Z21070002

1 message

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

Wed, Jul 28, 2021 at 2:01 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>


Attached are notes that DOT has sent to the Applicant as to Case #2 - Z21070002 for the meeting on August 5th. I got this after the packages were mailed out to you.

Let me know if you have any questions.

--

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

 **img07282021_0007.pdf**
249K



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

Case#2 - Z21070002

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1 message

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 **Site Plan - Revised Moved Driveway.pdf**
638K



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

Z21070002

Case Z21070002

1 message

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

Mon, Jul 19, 2021 at 3:54 PM

To: gord4045@comcast.net

Mr. Gordon: Attached is Case #Z21070002 - Highway 20. Let me know if you have any questions.


We have this case on our website. Just FYI. You would go to Waltoncountyga.gov/Departments/Planning & Development/Planning Commission/Agendas/Look for August 5th and you would pull up WEBZ21070002.

Have a great day.

--

Tracie Malcom

Zoning Coordinator
Walton County Planning & Development
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Monroe, GA 30655
770/267-1319
Fax#770/267-1407
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 **WEB Z21070002.pdf**
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