



## Planning and Development Department Case Information

Case Number: Z24-0059

Meeting Dates: Planning Commission 02-06-2025

Board of Commissioners 03-04-2025

Applicant/Owner:

FIZCO Limited  
105 Arcado Road  
Lilburn, Georgia 30047

Current Zoning: The current zoning is OI/R1.

Request: Rezone 9 acres from OI/R1 to be B2 for office buildings with associated storage for commercial purposes.

Address: 6285 Hwy 20, Loganville, Georgia 30052

Map Number/Site Area: C0010018

Character Area: Highway Corridor

District 2 Commissioner-Pete Myers

Planning Commission—Chris Alexander

Existing Site Conditions: Property consists of 9.00 acres and is vacant land.



**History:**

Z04020011	FIZCO LTD	A1 to R1 & B3 Retail/Office/Res 6 lots	C01-18 Georgia Highway 20	Approved w/cond R1, OI
Z05070029	Fizco Limited/Hafiz	R1; OI to OI; B2 O-I – 5.75 B-2 3.30 Bus Park	C01-18 Georgia Highway 20	Denied

**Z04020011 Conditions:**

- 1. Approved for the 6.051 acres to R1 and 3.00 acres to O&I with conditions – 1. Planted buffer of 7 ft Leyland cypress planted on 6 ft centers to be maintained by the property owner.**
- 2. Any lighting that is put up will be directed inwardly and all lighting except for security will be turned off by 8:00 or 9:00 p.m.**

**Staff Comments/Concerns: If approved, staff would recommend approval with conditions regarding the Architectural accents as noted in the Letter of Intent:**

They will have architectural accents of natural stone and/or brick and varying horizontal and vertical fenestration elements will define the individual retail units and improve aesthetic appeal. Other architectural elements including columns and canopies will be employed as well. The office/warehouse buildings will also be attractive and include front facades with glass entry doors and exterior materials to include stucco, brick and/or stone. No metal siding will be used. The rear of the office/warehouse buildings will include loading bays.

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

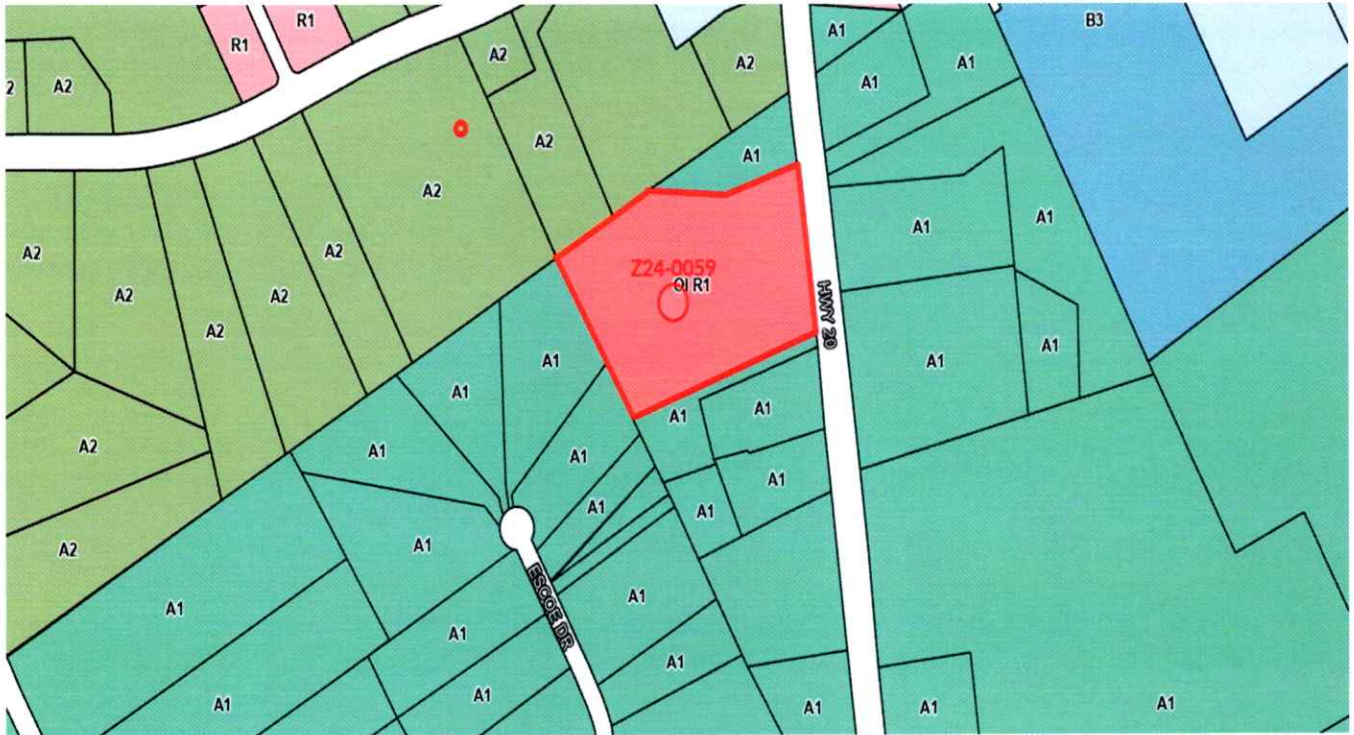
**Fire Department Review:**

**Board of Education:**

**DOT Comments:**

**City of Monroe:**

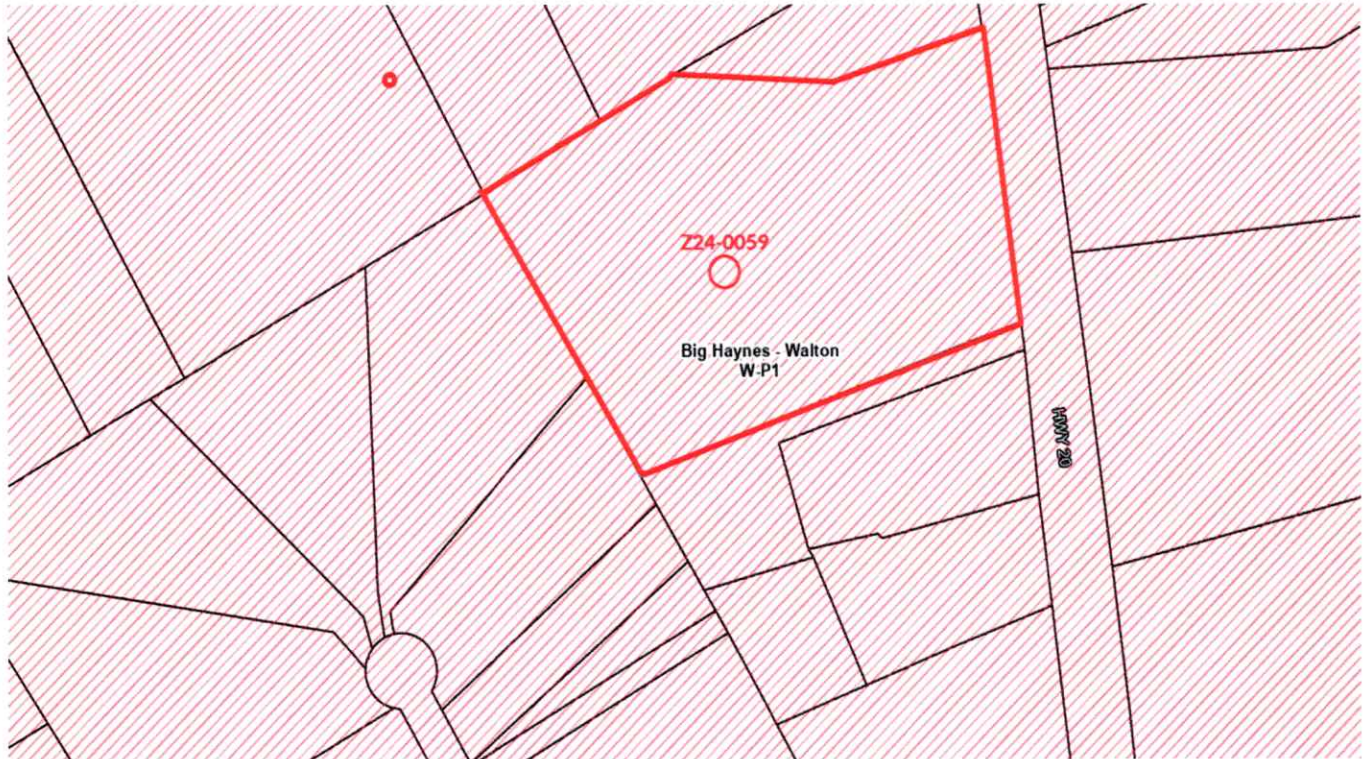
The surrounding properties are zoned A1 and A1/A2.



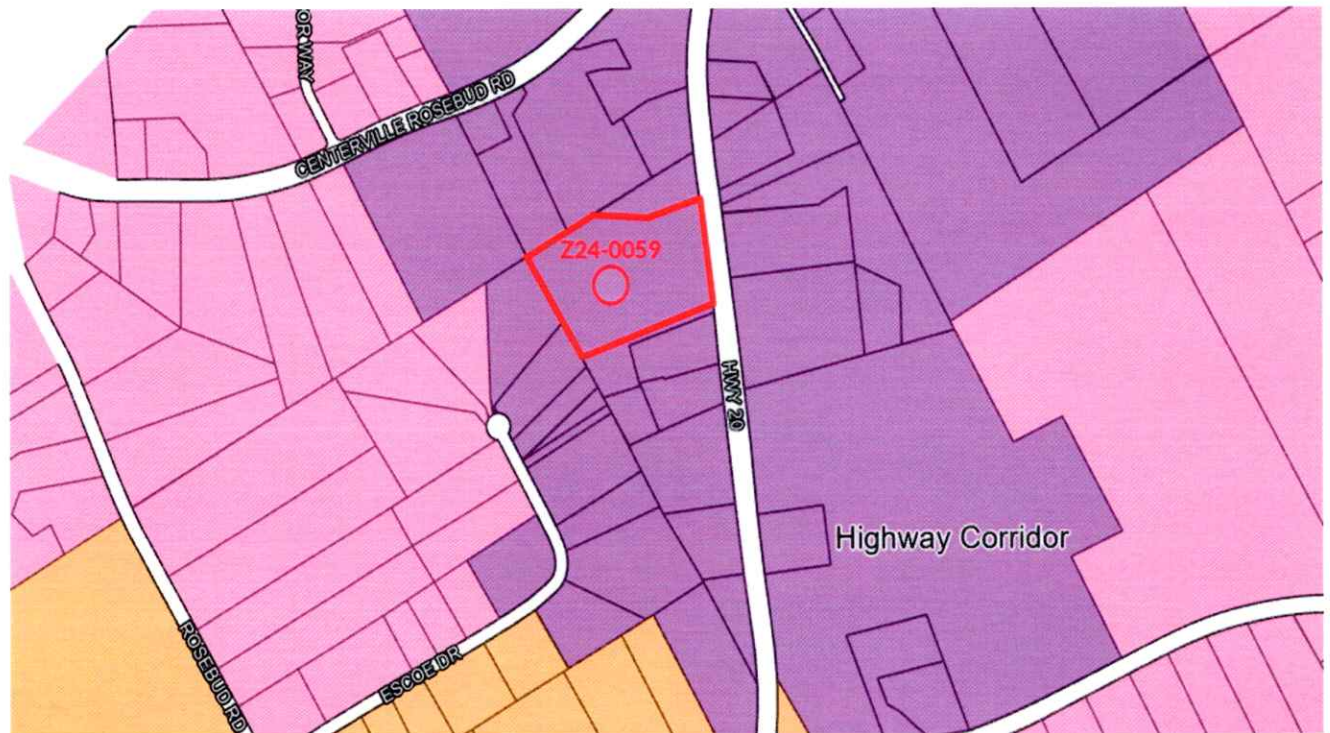
Subdivisions surrounding property:



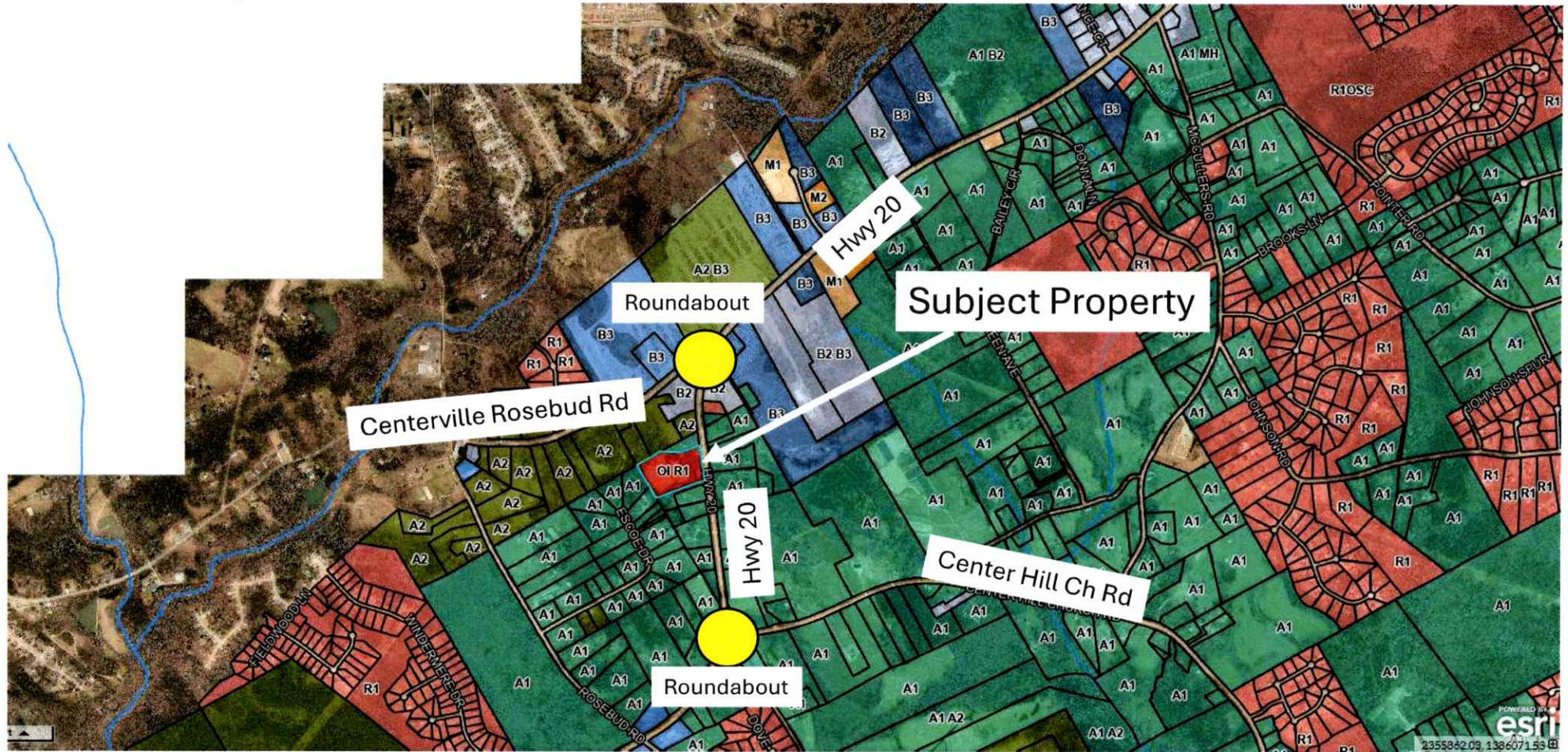
The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Highway Corridor.



# Location Map



**Rezone Application # 224-0059**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 2-6-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**  
 Board of Comm Meeting Date 3-4-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0010018

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>FIZCO Limited</u>	<u>Same as Applicant</u>
<u>105 Arcado Road</u>	<u></u>
<u>Lilburn, GA 30047</u>	<u></u>
<u>E-mail address: rhafiz@bellsouth.net</u>	<u>(If more than one owner, attach Exhibit "A")</u>
<u>Phone # 404-782-2060</u>	<u>Phone #</u>
<u>Location: 6285 Hwy 20, Loganville</u>	<u>Requested Zoning B2</u> <u>Acreage 9</u>
<u>Existing Use of Property: Vacant</u>	
<u>Existing Structures: None</u>	

The purpose of this rezone is -to construct office buildings with associated storage for commercial operations

Property is serviced by the following:

Public Water: X Provider: Walton County Well:

Public Sewer:  Provider:  Septic Tank: X

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] 12/04/24 \$ 550.00

**Signature** **Date** **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 OI/R1 Surrounding Zoning: North A1/A2 South A1  
 East A1 West A1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y  N ✓

Commission District: 2-Pete Myers Watershed: Big Haynes<sup>W-P1</sup> Walton TMP

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

**AGENT AUTHORIZATION**

Date: 12/18/24 Tax Map and Parcel Number(s): C0010018

PROPERTY ADDRESS: 6285 Hwy 20  
Loganville, Georgia

PROPERTY OWNER: FIZCO Limited  
105 Arcado Road  
Lilburn, GA 30047

APPLICANT: FIZCO Limited  
105 Arcado Road  
Lilburn, GA 30047

ATTORNEY/AGENT: Andrea P. Gray, LLC  
300 E Church Street  
Monroe, GA 30655  
(678) 364-2384

ACTION: Rezone 9 acres from OI-R1 to B2 for a commercial development.

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein.

**ATTORNEY/AGENT**

*Andrea P. Gray*

BY: Andrea Gray

Sworn to and subscribed before me this 18 Day of December 2024

*Kaye Pickens*  
NOTARY PUBLIC



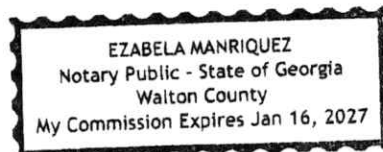
**APPLICANT: FIZCO Limited**

*Rashid Hafiz*

BY: Rashid Hafiz

Sworn to and subscribed before me this 4 Day of December 2024

*Ezabela Manriquez*  
NOTARY PUBLIC





**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: FIZCO Limited

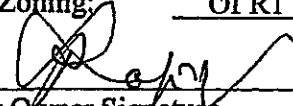
Address: 105 Arcado Road, Lilburn, GA 30047

Telephone: 404-569-4221

Location of Property: 6285 Hwy 20, Loganville, GA

Map/Parcel Number: C0010018

Current Zoning: OI R1 Requested Zoning: B2

  
Property Owner Signature

same as owner  
Property Owner Signature

Print Name: Rashid Hafiz

Print Name: \_\_\_\_\_

Address: 105 Arcado Rd, Lilburn GA 30047

Address: \_\_\_\_\_

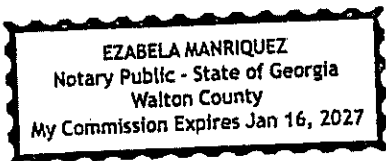
Phone #: 404-782-2060

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

12-4-24  
Date



## **Supplemental Responses to Application**

### **A. Article 4, Part 4, Section 160 Standard Review Questions:**

1. Existing uses and zoning of nearby property.

The Property is located at 6285 Highway 20 in Loganville, Georgia just south of the intersection of Centerville Rosebud Road and Hwy 20. Applicant purchased the property in 1998 with the intent to develop it in the future. Over recent years, the area has transitioned significantly to include many commercial uses including the Copart business which is less than 1/3 mile driving or 800 feet between property lines. The Property is directly bordered to its south, west and north by vacant or residentially occupied properties which are zoned A1 or A2. These properties are owned by Roy Lester, Jr. to the south, Smeu Iovescu and the Estate of Jerry Screws to the west, and Jeremy and Kimberly Hartzog, Didier and Andrea Madison, and Hannah Mitchell to the north. The Property is in the Highway Corridor Character Area which is suitable for B2 development and is located less than 1/10 mile from other property zoned B2 and owned by the Mitchell family.

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

The current OI/R1 zoning does not allow the uses which are already in place and developing in this transitional area. This area is transitioning to more commercial and industrial-support type uses as demonstrated by the Copart operations. The roundabout on Hwy 20 will also contribute to this transition. The Property's value as a residential/office development has been diminished as the area transitions. A B2 zoning would create consistency in the area and allow the Property to be used in a more desirable way.

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

The applicant's development will provide retail and office/warehouse options for local business owners and serve the surrounding residential areas. This area of the County has long been lacking in basic variety of retail options. The office/warehouse development is also in high demand by businesses that complement or support the surrounding area. The development will increase

property values and the tax base for the County. It will also provide jobs, generate sales tax, and generally support the local economy.

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

Applicant's development will add a needed variety to retail/office/warehouse options in this portion of Walton County as stated in response to question 3 above. This is a very desirable location for commercial development which includes high quality buildings that will add to the aesthetics of the area and provide convenience for nearby residents and generate revenues and jobs for the area.

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

This Property is suitable for B2 zoning given the transitioning nature of the area. It is less than 1/3 mile driving or 800 feet between property lines from the B3-zoned Copart operations. The Property is in the Highway Corridor Character Area which is suitable for B2 development and is located less than 1/10 mile from other property zoned B2 and owned by the Mitchell family. The proposed development will utilize less than half of the 9-acre parcel leaving ample buffering for adjoining properties.

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

Applicant has owned the Property since 1998. It is vacant and undeveloped. It previously had rental homes which fell into disrepair and were removed by the Applicant. Later, Applicant housed goats on the Property. The Property includes mature, wooded buffers and pasture areas in the center.



**Andrea P. Gray** LLC

Attorney at Law

December 20, 2024

Ms. Charna Parker  
Director  
Walton County Planning and Development  
303 S Hammond Drive  
Suite 98  
Monroe, GA 30655

Re: Applicant: FIZCO Limited  
Property Location: 6285 Hwy 20, Loganville, Georgia  
Tax Parcel: C0010018  
Request to rezone 9 acres from OI-R1 to B2

Dear Ms. Parker:

Fizco Limited (“Applicant”) is a long-time property owner in Walton County and seeks to develop its 9-acres at 6285 Highway 20 in Loganville designated as Tax Parcel C0010018 (the “Property”). The Property is in the highway corridor character area and in a location which is transitioning to more commercial uses. The Property is currently vacant but was previously occupied by rental houses. Applicant seeks to rezone the property to B2 to allow for the development of a retail commercial building fronting on Hwy 20 and office/warehouse buildings in the rear of the Property. The Property is located just south of the planned roundabout at Hwy 20 and Centerville Rosebud Road, just north of the planned roundabout at Hwy 20 and Center Hill Church Road, and just south and west of multiple properties zoned B2 and B3 which are set for future development or part of the Copart or SE Parking, LLC operations. Applicant’s proposal fits well within the developing area.

The proposed development will include one commercial retail building with ten units and two office/warehouse buildings with ten units each. The retail building will total approximately 12,000 sf and the office/warehouse buildings will total 24,000 sf. The retail buildings will be attractive and of high quality. They will have architectural accents of natural stone and/or brick and varying horizontal and vertical fenestration elements will define the individual retail units and improve aesthetic appeal. Other architectural elements including columns and canopies will be employed as well. Shop tenants will be determined based on market demand and will fit within



300 E Church Street, Monroe, GA 30655  
(678) 364-2384 [www.andreapgray.com](http://www.andreapgray.com)

the allowed B2 uses. The office/warehouse buildings will also be attractive and include front facades with glass entry doors and exterior materials to include stucco, brick and/or stone. No metal siding will be used. The rear of the office/warehouse buildings will include loading bays. Office/warehouse tenants will be determined based on market demand and will fit within the allowed B2 uses.

The development will be buffered from adjoining properties by a mature, wooded buffer and undeveloped area which will accommodate the septic field area. The development/impervious areas are less than half the site and is concentrated on the property closest to the road with the remaining acreage consisting of existing tree cover or septic field area. There is a 50-foot transitional buffer abutting all sides of the property except the road frontage, which road frontage has a 50-foot building setback and a stormwater pond.

The development will be an asset to the community through the creation of jobs, investment in the community, generation of sales and property taxes, and generally supporting the economy in the County. It is in an appropriate location near other commercial businesses and is consistent with the designated character area.

Applicant respectfully requests that the Property be rezoned from OI-R1 to B2 to allow for the construction of a high-quality commercial and office/warehouse development.

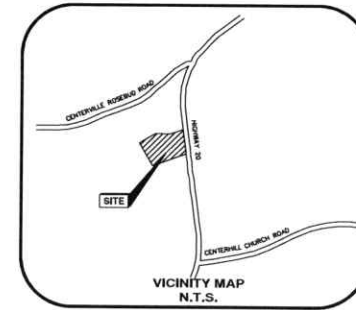
Please let me know if you have any questions.

Sincerely,



Andrea Gray  
Applicant's Representative





**MINIMUM DEVELOPMENT STANDARDS FOR B-2 COMMERCIAL DEVELOPMENTS**

- SETBACKS:**  
 FRONT YARD SETBACK = 40 FEET (ALONG LOCAL STREET)  
 50 FEET (ALONG ARTERIAL)  
 SIDE YARD SETBACK = 15 FEET  
 REAR YARD SETBACK = 40 FEET

PROPERTY DEVELOPMENT STANDARDS SHALL BE AS PERMITTED UNDER THE B-2 ZONING DISTRICT AS FOLLOWS:

1. MIN. LOT SIZE = 25,500 SQUARE FEET
2. MIN. FRONTAGE = 100 FEET
3. MAX. IMPERVIOUS COVERAGE = 75%

**REZONING FROM R1/O1 TO B-2**

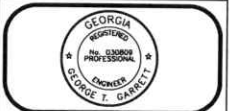
TOTAL SITE AREA = 9.0 ± ACRES  
 PROPOSED USE = RETAIL, OFFICE/WAREHOUSE  
 MINIMUM LOT SIZE = 25,500 S.F.  
 APPLICABLE ORDINANCE: ARTICLE 4 - PART 4 SECTION 200

PROPOSED BUILDINGS:  
 36,000 SF TOTAL  
 12,000 SF RETAIL  
 24,000 SF OFFICE / WAREHOUSE

**NOTE:**  
 NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0090E DATED 12-8-2016.



**AT CIVIL**  
 11 El Monte Farms, Marietta, Georgia 30067 Phone: 678-415-2066 Fax: 678-415-2068  
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**REZONE PLAN**

**WEST WALTON COMMERCIAL**

9.00 ACRES  
 PARCEL ID: C0010018  
 LAND LOTS 271  
 4TH LAND DISTRICT  
 6285 HWY 20  
 WALTON COUNTY, GEORGIA

11/19/2024  
 SCALE: 1" = 50'

**OWNER**  
 FIZCO LIMITED  
 105 ARCADO ROAD  
 LILBURN, GA 30047

**APPLICANT**  
 FIZCO LIMITED  
 105 ARCADO ROAD  
 LILBURN, GA 30047

24 HOUR - EMERGENCY CONTACT  
 RAHDUL HAFIZ  
 404-782-2060

**REVISIONS**

DATE	DESCRIPTION
1	

JOB: 6285 HWY 20  
**SHEET RZ-1**

## Representative photos of buildings

Commercial Retail Spaces will have architectural accents of natural stone and/or brick and varying horizontal and vertical fenestration elements will define the individual retail units and improve aesthetic appeal. Other architectural elements including columns and canopies will be employed as well.





Office/Warehouse spaces entries will have stucco/stone/brick exteriors with glass doors. The rear of the buildings will include loading bays. No metal siding.







**Andrea P. Gray** LLC

Attorney at Law

December 20, 2024

## **Notice of Preservation of Constitutional Objections**

Re: Applicant/Owner: FIZCO Limited  
Property: 6285 Hwy 20, Loganville, Georgia  
Tax Parcel: C0010018  
Request to zone 9 acres from OI/R1 to B2

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant's assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the below and hereby incorporates all of the information and documents contained in its complete zoning application and any materials later added to the application record.

The current zoning of the Subject Property restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Subject Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.



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