



PLANNING COMMISSION MEETING

Thursday, May 01, 2025 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

AGENDA

1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

3. OLD BUSINESS

4. NEW BUSINESS

- 4.1. CU25-0120-Conditional Use for outside storage-Applicants/Owners: Thomas Alan & Susan Atha located on 5395 Hwy 20 & McCullers Rd-Map/Parcel C0080003-District 2
- 4.2. Z25-0148-Rezone 2.00 acres from A2 to B3 for towing company & vehicle storage-Applicant: Jody Whitlock/Owner: Ted Whitlock Towing LLC located on 3275 Broadnax Mill Rd/Parcel C0440003-District 1
- 4.3. Z25-0153-Rezone 7.52 acres from A1 to A for commercial kennel with Variance-Applicant/Owner: Michelle Brooks located on 689 Gene Bell Rd/Parcel C1660006-District 6
- 4.4. CU25-0157 & Z25-0158-Rezone 1.00 acre from A1 to B2 for minor auto repair and conditional use for outside storage-Applicant: Michael Greenlee/Owner: Emily Jamshedi located on 5495 Hwy 20 & Lance Ct/Parcel C0070004-District 2
- 4.5. OA25-159-Amendments to the Walton County Land Development Ordinance as per Amendment sheet dated 4/1/2025.

5. **DISCUSSION**
6. **PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*
7. **ANNOUNCEMENTS**
8. **EXECUTIVE SESSION**
9. **ADJOURNMENT**

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.



Planning and Development Department Case Information

Case Number: CU25-0120

Meeting Dates: Planning Commission 05-01-2025
Board of Commissioners 06-03-2025

Applicants/Owners:
Thomas Alan & Susan Atha
1540 Overlook Pass Road
Monroe, Georgia 30655

Current Zoning: B2

Request: Conditional use for outside storage.

Address: 5395 Hwy 20/McCullers Road, Loganville, Georgia 30052

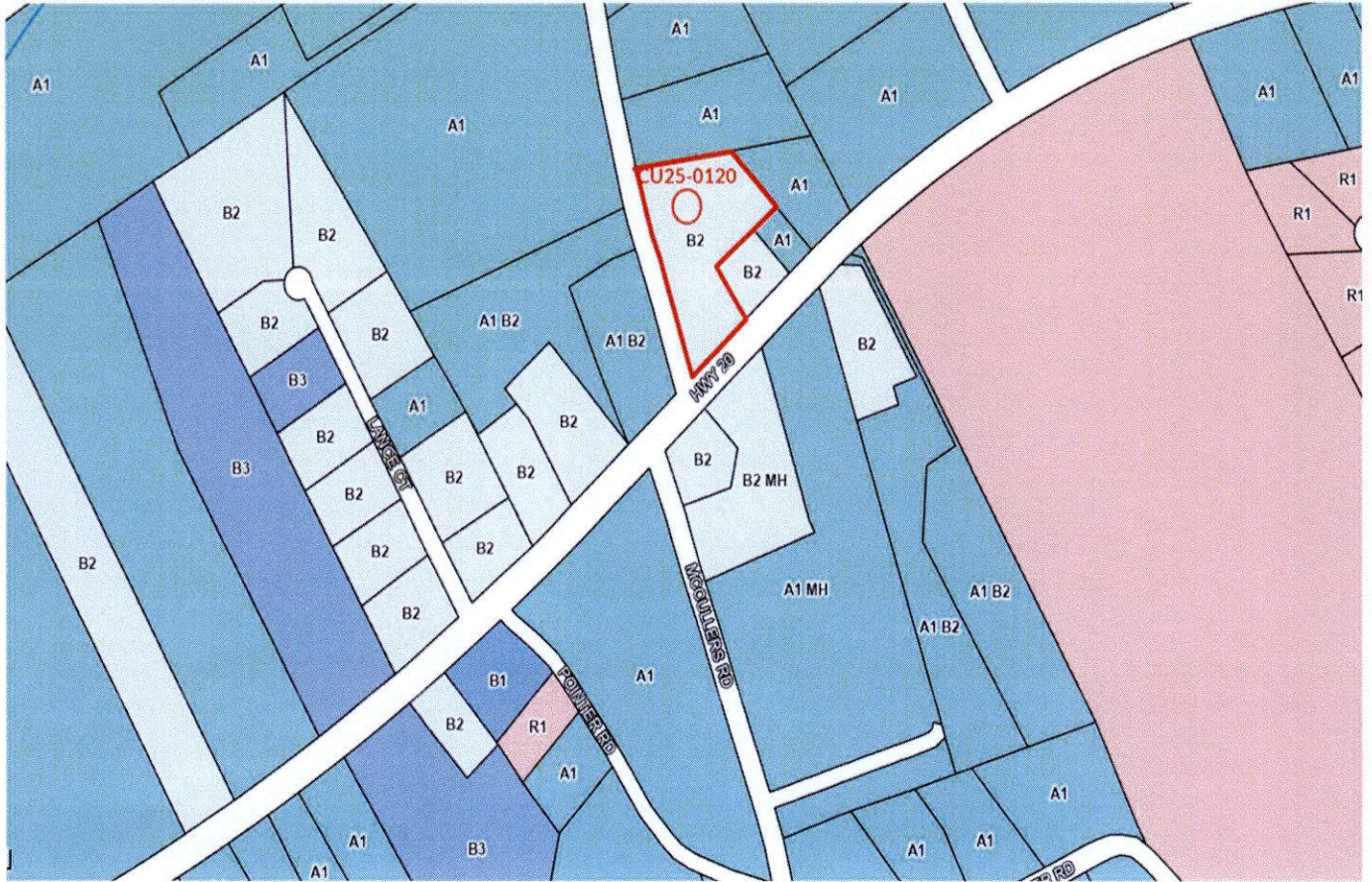
Map Number/Site Area: C0080003 Character Area: Village Center

District 2 Commissioner-Pete Myers Planning Commission–Chris Alexander

Existing Site Conditions: Property consists of 3.79 acres.



The surrounding properties are zoned A1/B2, A2/B2, and B2.



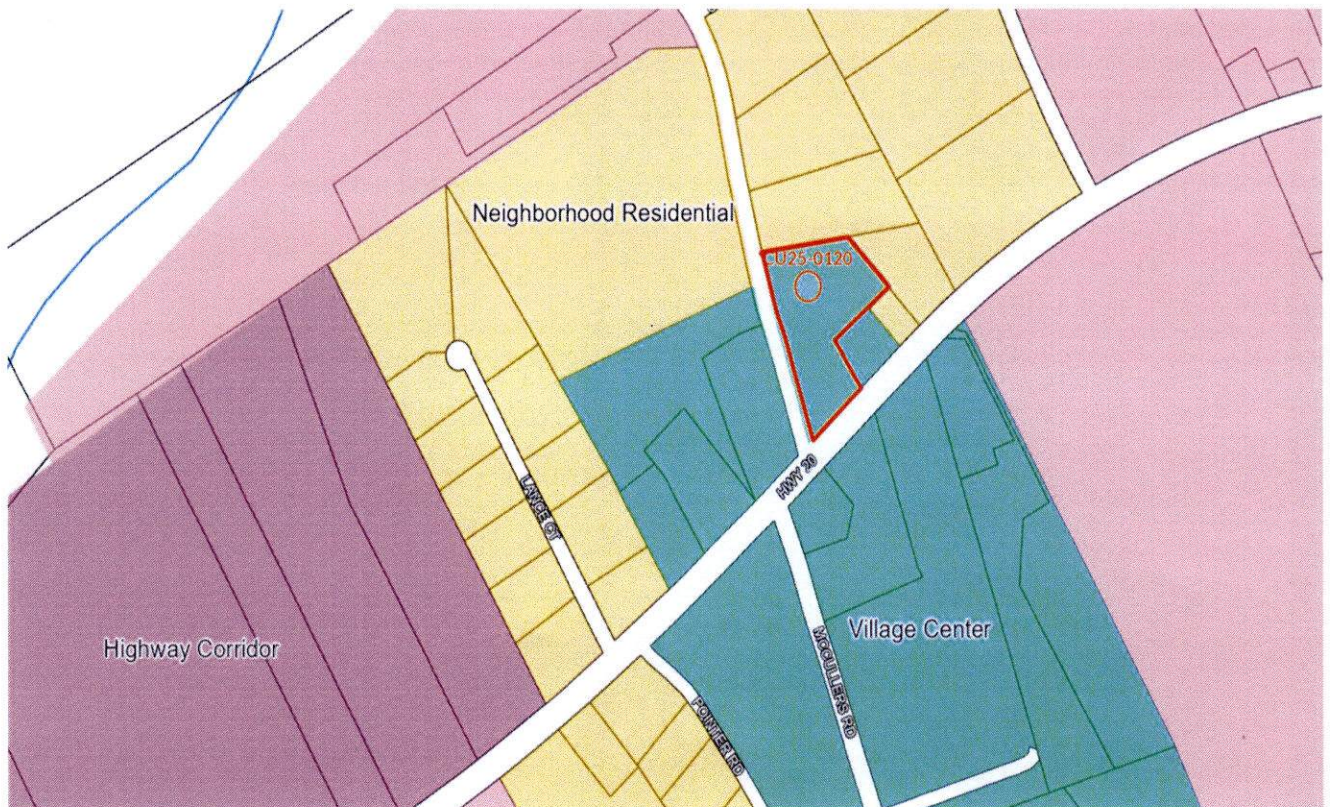
Subdivisions surrounding property:



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Village Center.



History:

Z02060006	Mark Little	A-1 to B-2 Landscape Business	C0080003 C6-27 Highway 20 at McCullers	Approved Cond.
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Conditions: Rezone is approved with condition that parcel be used for Landscape Business only.

Z13020005	Susan W. Atha	Alteration B-2 to B-2	C08-3 53905 Georgia Highway 20	Approved to remove conditions
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Staff Comments/Concerns:

Conditional Use Application # CU25-0120

Planning Comm. Meeting Date 5-1-2025 at 6:00PM held at WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 6-3-2025 at 6:00PM held at WC Historical Court House
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0080003

Applicant Name/Address/Phone # Property Owner Name/Address/Phone

Thomas Alan Atha & Susan W. Atha Same
1540 Overlook Pass Rd.
Monroe, GA. 30655

E-mail athak262@gmail.com (If more than one owner, attach Exhibit A)
Phone # 404-313-6318 Phone # 404-313-6318

Location 5395 Hwy 20 Loganville, GA. Present Zoning B2 Acreage 3.79
& McCullers Rd.

Existing Use of Property Plumbing & Safety Services office

Existing Structures office building & Warehouse

Property is serviced by:
Public Water Provider _____ Well _____
Public Sewer _____ Provider _____ Septic Tank

The purpose of this conditional use is: Property is already zoned B2 for business - Requesting a conditional use for outside storage. Already has a chain link fence.

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.
Susan Atha 3-7-25 \$ 350.00
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 B2 Surrounding Zoning North A1 South B2 & A2
East A1 & B2 West A1 & B2
Comprehensive Land Use Village Center
Commission District 2-Pete Myers Watershed Big Haynes

Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors. *Property has been zoned B2 since 8/6/2002.*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. *Commercial Property - since 2002 No new buildings to be added.*
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use. *They are adequate.*
4. Public facilities and utilities are capable of adequately serving the proposed use. *They are sufficient. Business has been there.*
5. The proposed use will not adversely affect the level of property values or general character of the area. *This will not affect the character area or property values.*

APPROVED FOR RECORDING

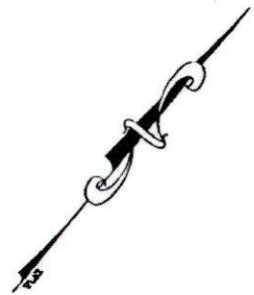
- AS IS
- NOT A BUILDABLE RESIDENTIAL LOT
- WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT

DATE 7-21-06

NAME

FILED AND RECORDED 3/17/06
 AT 12:26 P.M.
 PLAT BOOK 99 PAGE 3
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA



NOTE:
 THIS SITE IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD,
 WHICH AN ACCURATE TITLE EXAMINATION MAY DISCLOSE. ROBBINS LAND
 SURVEYING, INC. HAS NOT BEEN PROVIDED WITH A TITLE EXAMINATION REPORT
 AS OF THIS DATE. ROBBINS LAND SURVEYING, INC. IS NOT LIABLE OR
 RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ARISING FROM INFORMATION
 DISCLOSED IN SAID REPORT.

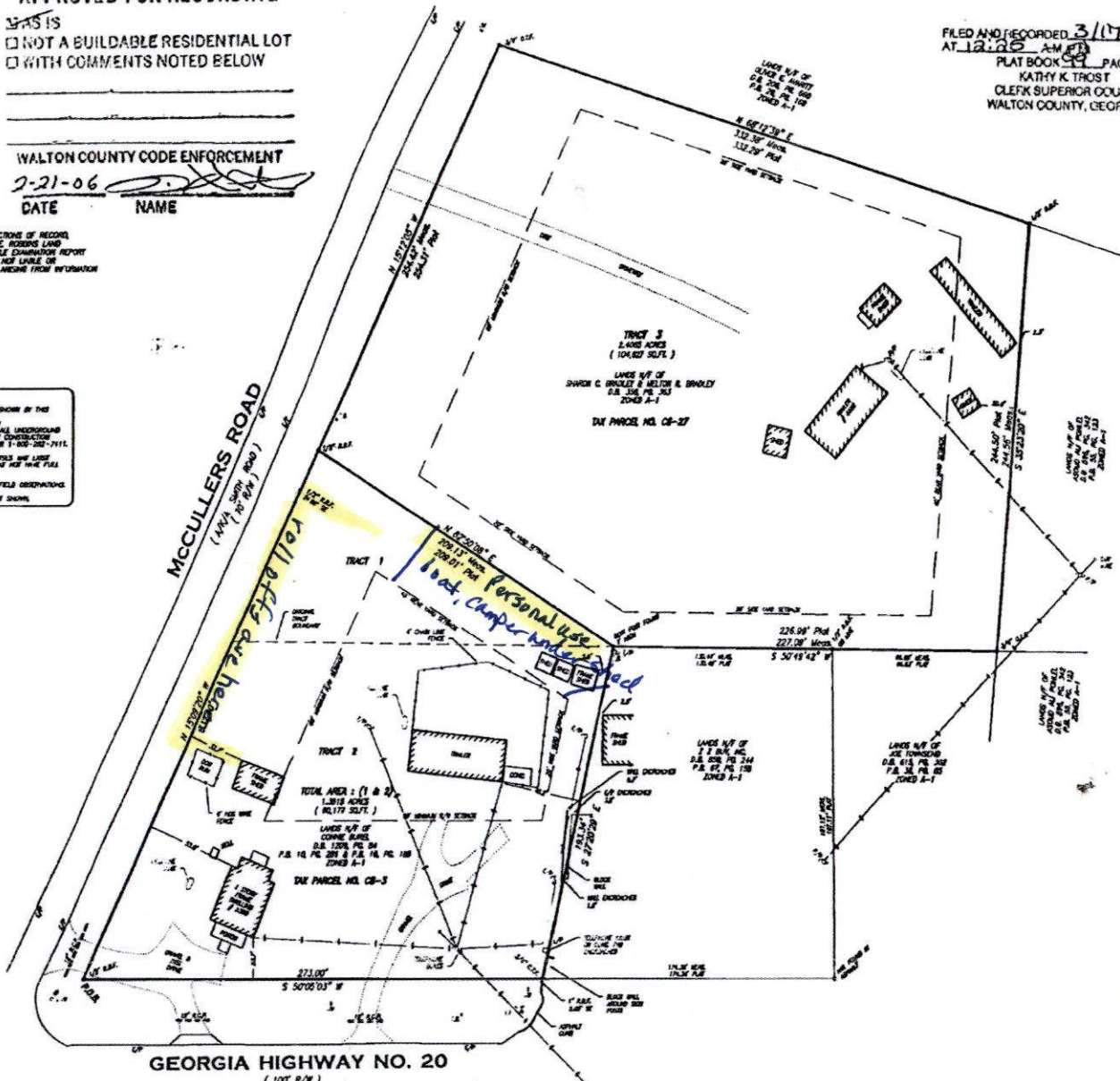
UTILITIES PROTECTION CENTER, INC.



CALL FREE
 TROUBLESHOOTING SERVICE
 1-800-282-7111

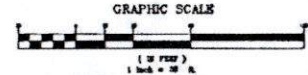
UTILITY NOTE:
 APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN BY THIS
 SURVEY ARE BASED UPON FIELD OBSERVATION ONLY.
 ROBBINS LAND SURVEYING, INC. IS LIMITED TO THE
 ACCURACY OF COMPLETION OF THIS INFORMATION. ALL UNDERGROUND
 UTILITY LOCATIONS SHOWN ON THIS SURVEY FROM THE DATE THIS SURVEY WAS
 BY THE UTILITY PROTECTION CENTER AT 404-232-5000 OR 1-800-282-7111.
 UNDERGROUND UTILITIES BEARING OR OTHERWISE IDENTIFIED ON THIS
 PLAN AND THE LOCATIONS, ADDRESS, LAND SURVEYING, INC. HAS NOT MADE FULL
 DISCOVERY OF ALL UNDERGROUND UTILITIES.
 ABOVE SHOWN UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS.
 UNDETERMINED UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.

- LEGEND:
- P.A. PART OF RECORDING
 - L.L. LAND LOT
 - R.F. RIGHT OF WAY
 - N.F. NEW OR FORECLOSED
 - D.B. DEED BOOK
 - C.T.C. COMP. TOP FOUND
 - R.F.P. REBAR FOUND
 - O.T.C. OTHER TOP FOUND
 - A.C.F. ANGLE FOUND
 - A.S.F. ANGLE NOW FOUND
 - R.L.C. BUILDING SPINE FOUND
 - N.T.C. NAIL & JACK FOUND
 - N.F. NAIL FOUND
 - S.F.C. SCREW & SET FOUND
 - N.M.F. NAIL & JACK FOUND
 - S.C.S. SCREW & SET
 - N.M.S. NAIL & JACK SET
 - A.C.S. ANGLE & JACK SET
 - N.S. NAIL SET
 - N.H. NAIL SHORER
 - R.M. REBAR MARK
 - C.M.P. CORRUGATED METAL PIPE
 - C.C.P. REINFORCED CONCRETE PIPE
 - D.P. DUCTILE IRON PIPE
 - P.C. POLYETHYLENE GLASS FIBER REINFORCED CONCRETE PIPE
 - C.B. CATCH BASIN
 - C.I. CURB INLET
 - D.I. DRAIN INLET
 - R.B. REAR SIGN
 - J.B. JUNCTION BOX
 - F.E.S. FLAGGED END SECTION
 - N.H. NAIL HOLE
 - N.H.S. NAIL HOLE SET
 - S.B.M. SHAWNTY BRICK MARK
 - C.O. CLEAN OUT
 - S.O. STAIR OUT
 - I.M. IRON
 - E.A. ELECTRIC ANCHOR
 - E.O. ELECTRIC OUTLET
 - V.P. VOLLEY POLE
 - U.P. UNDERGROUND POWER LINE
 - G.W. GROUND WIRE
 - E.M. ELECTRIC METER
 - P.P. POWER POLE
 - T.M. TRANSFORMER
 - L.P. LIGHT POLE
 - L.H. LINE HOOKUP
 - C.C. CIRCULAR CONTROL VALVE
 - W. WALKER LINE
 - W.M. WALKER METAL
 - W.W. WALKER WIRE
 - S.H. SPANDREL HEAD
 - H.H. HOSE HOLE
 - W.H. WIRE HANGER
 - H.P. HANDICAPPED PARKING
 - S.P. SIGN POST
 - S.C. SHAWNTY CONNECTION
 - C.M. C&G METER
 - C.G. C&G WIRE
 - C.W. C&G WIRE
 - T.L. TELEPHONE LINE
 - T.A. TELEPHONE ANCHOR
 - T.R. TELEPHONE ROD
 - C. CABLE LINE
 - C.B. CABLE BOX
 - B.L. BUILDING LINE
 - C. CENTERLINE
 - E.P. EDGE OF PAVEMENT



FLOOD PLAIN STATEMENT:
 BY GRAPHIC PLATTING ONLY, THIS SITE DOES NOT LIE
 WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD
 AREA FOR FULTON, WALTON COUNTY, GEORGIA IN
 INCORPORATED AREAS. COMPARTMENT PANEL NO. 123700000 B
 PANEL NO. 60 OF 225.
 PANEL BEARS AN EFFECTIVE DATE OF FEBRUARY 16, 1994.
 THIS SITE LIES WITHIN THE LIMITS OF ZONE X.

FIELD DATA STATEMENT:
 THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED
 WAS A CLOSE PROXIMITY OF ONE FOOT IN 32,800 FEET,
 AN ANGULAR ERROR OF 02" PER HOLE POUND AND WAS
 ADJUSTED USING LEAST SQUARES.
 A TOPCON AND SERIES INSTRUMENT WAS USED TO OBTAIN THE
 LINEAR AND ANGULAR MEASUREMENTS FOR THE PROPRIETOR OF
 THIS PLAN.
 THIS PLAN HAS BEEN CALCULATED FOR CLOSE AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOUR TH (1/4) OF 1/32".
 IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION
 OF THE LAND PLATTED AND HAS BEEN PREPARED IN
 ACCORDANCE WITH THE UNWRITTEN STANDARDS AND
 REQUIREMENTS OF LAW.
 Kenneth S. Robbins
 KENNETH S. ROBBINS
 GA. REGISTERED PROFESSIONAL LAND SURVEYOR # 2778



ROBBINS LAND SURVEYING, INC.
 1000 W. 10TH ST.
 COLUMBIA, GEORGIA 30602-3578
 TEL: 770-326-8810 FAX: 770-326-4786

BOUNDARY SURVEY FOR
 MARK A. LITTLE
 LAND LOT 348 - 4th DISTRICT
 1st QUARTER, SECTION 34
 COUNTY OF WALTON, GEORGIA

DATE	NO.	REVISION

PLAT BOOK 99 PAGE 3
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA









Alan & Susan Atha
1540 Overlook Pass Rd
Monroe, GA 30655

March 10, 2025

RE: 5395 Hwy 20 &
Loganville, GA 30052
Letter of Intent

I am applying for amending my
zoning to allow outside storage.

We ARE allowing Southern Sanitation to
store construction roll-off containers on
our property. They are placed here until they
are placed on construction site. They are neat
and orderly. We do have other things that we
store on the property. All this is inside
chain-link fence.





Planning and Development Department Case Information

Case Number: Z25-0148

Meeting Dates: Planning Commission 05-01-2025

Board of Commissioners 06-03-2025

Applicant:

Jody Whitlock
5045 Fawn Drive
Loganville, Georgia 30052

Owner:

Ted Whitlock Towing LLC
5045 Fawn Drive
Loganville, Georgia 30052

Current Zoning: The current zoning is A2.

Request: Rezone 2.00 acres from A2 to B3 to be combined with 0.93 acres that was already rezoned on 5/9/2017 to B3 for a wrecker service/holding lot.

Address: 3275 Broadnax Mill Road, Loganville, Georgia 30052

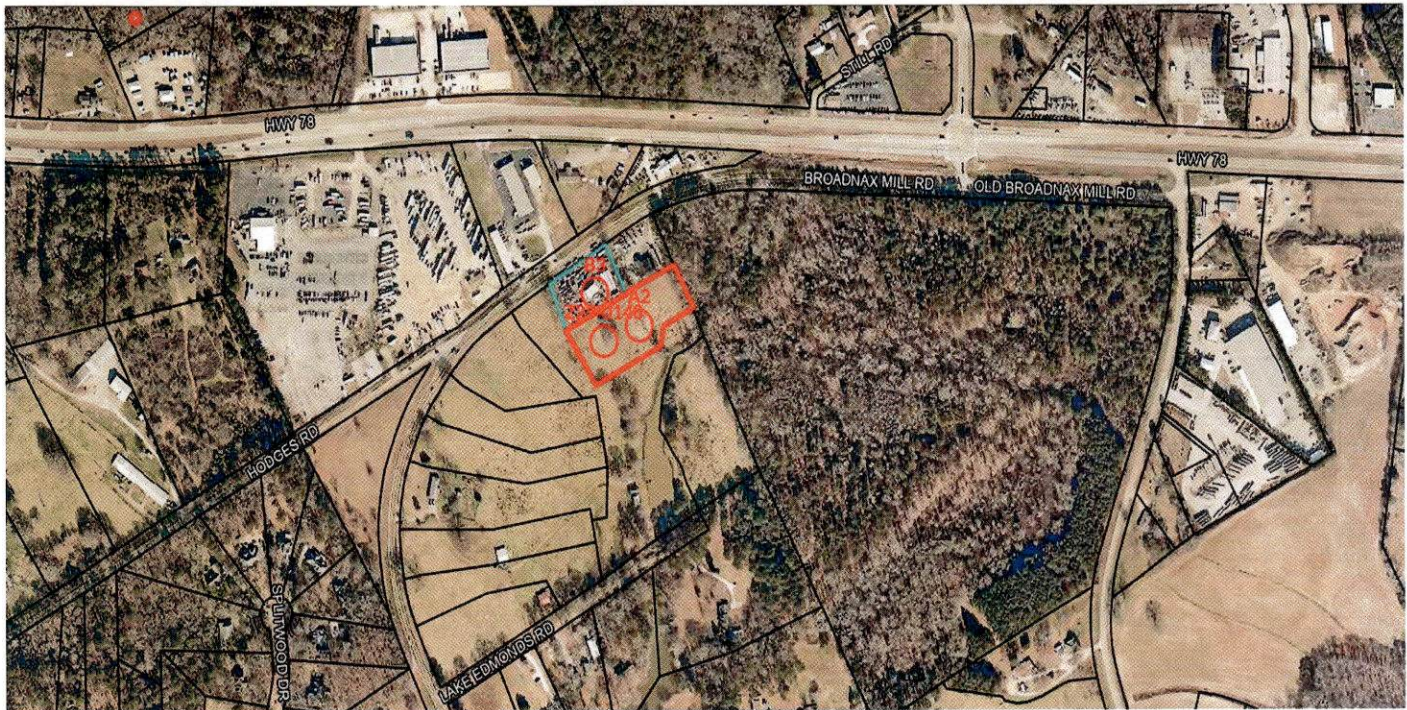
Map Number/Site Area: C0440003

Character Area: Highway Corridor

District 1 Commissioner-Bo Warren

Planning Commission-Josh Ferguson

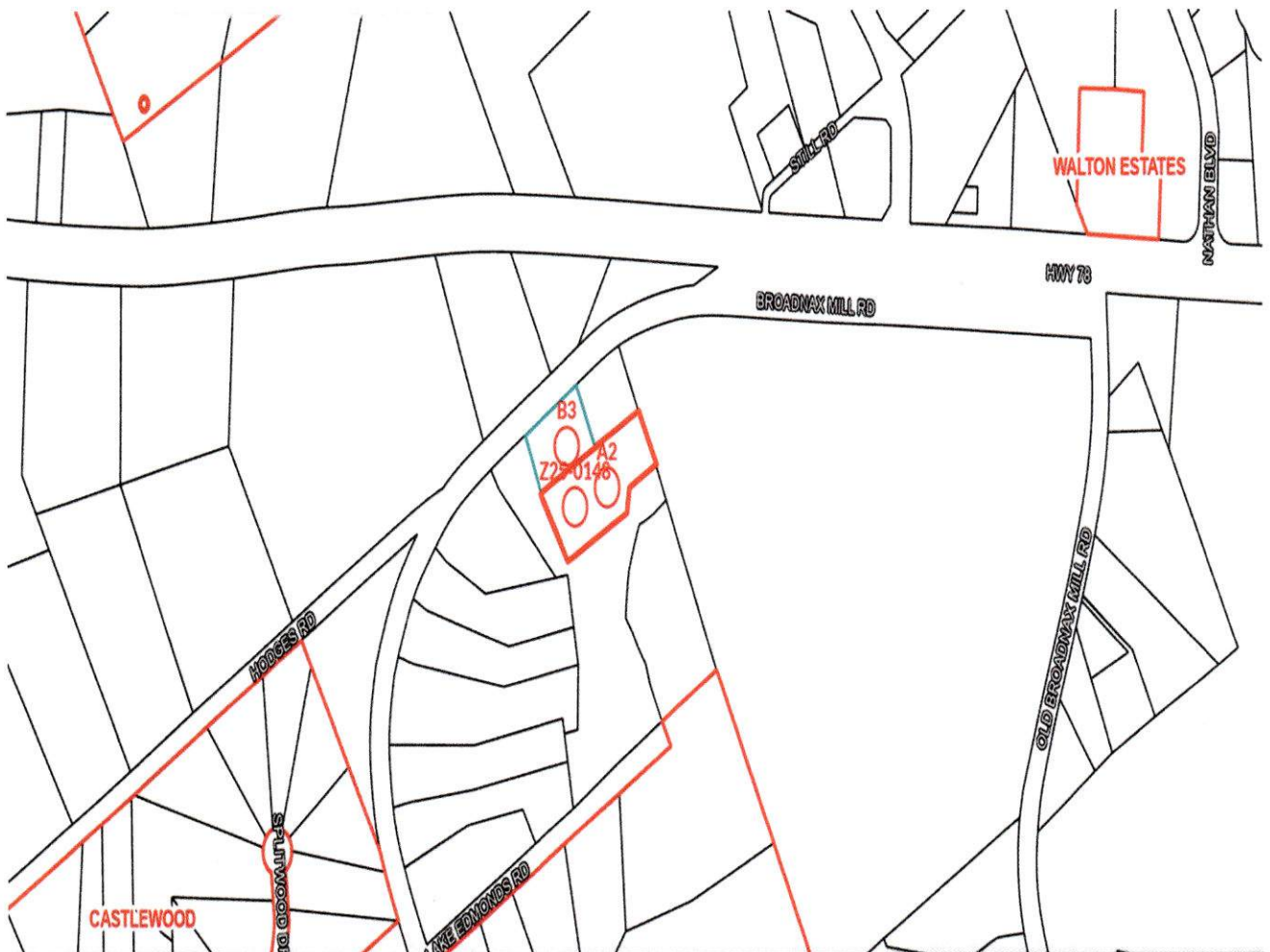
Existing Site Conditions: Property containing 2.00 acres is vacant.



The surrounding properties are zoned B3, B2 and A2.

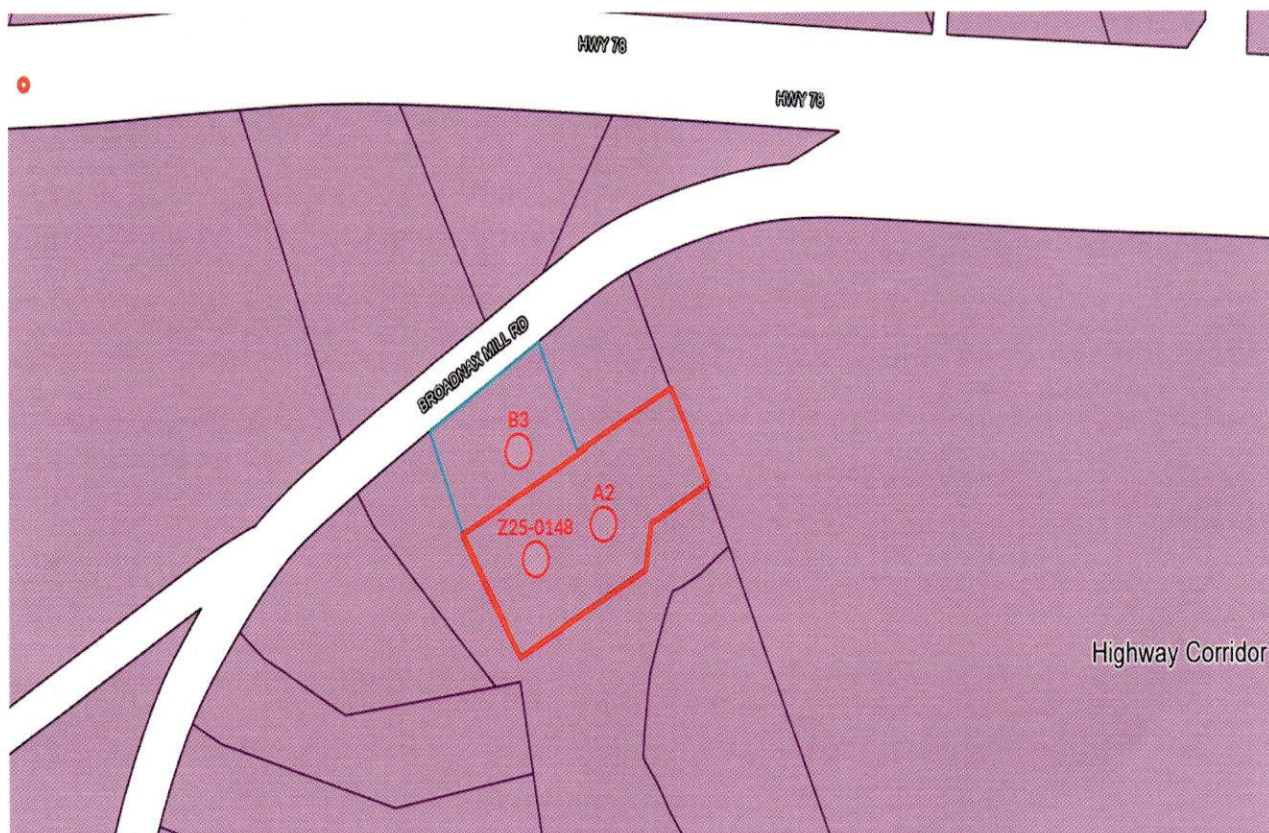


Subdivisions surrounding property:



The property is not in a Watershed.

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



History:

17020011	Richard J Garner	Rezone from B1 to B3 wrecker service/holding lot	C044-30 3275 Broadnax Mill Road 0.93 acres	Approved
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Staff Comments/Concerns: The front property 0.93 acres was approved for rezone to B3 on May 9, 2017 for a wrecker service/holding lot. Ted Whitlock Towing LLC has been in business since 2017. Mr. Whitlock recently purchased 2.00 acres in the back of his property to be combined with the 0.93 acres to have more acres for his business. This will make a total of 2.93 acres. The 2.00 acres is being requested to be rezoned to B3.

Rezone Application # 225-0148 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 5-1-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 6-3-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0440003

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

*Ted Whitlock
Towing LLC*

Jody Whitlock
3275 Broadmax Mill Rd.

Jody + Ted Whitlock
3275 Broadmax Mill Rd.

678-993-8537 Loganville 30052

678-993-8537 Loganville 30052

E-mail address: jodywhitlockse@comcast.net

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

Phone # 678-993-8537

Phone # 678-993-8537

Location: behind our property Requested Zoning B3 Acreage 2.00

Existing Use of Property: farming & agricultural

Existing Structures: No structures

The purpose of this rezone is vehicle storage - Towing

This property was combined with 0.93 acres that was rezoned 5/9/2017 for wrecker service.

Property is serviced by the following:

Public Water: NO Provider: NO Well: NO

Public Sewer: NO Provider: NO Septic Tank: NO

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 Jody Whitlock Date 3-23-2025 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 A2 Surrounding Zoning: North B3/B2 South A2
East A2 West A2

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

Commission District: 1-Bo Warren Watershed: — TMP —

*3245 Lawn
Valley Drive
Loganville, Ga.
30052*

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: Jody & Ted Whitlock DBA Whitlock Towing
 Address: ~~3275 Bro~~ 5045 Fawn Valley Dr, Loganville, GA 30052
 Telephone: 678-993-8537
 Location of Property: 3275 Broadmax Mill Road
Loganville, GA, #30052

Map/Parcel Number: C0440003
 Current Zoning: B-3 Requested Zoning: B-3

Jody Whitlock Property Owner Signature Ted Whitlock Property Owner Signature

Print Name: Jody Whitlock Print Name: Ted Whitlock
 Address: 5045 Fawn Valley Dr. Address: 5045 Fawn Valley Dr.
 Phone #: 678-993-8537 Phone #: 770-480-7129

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.

Tracie S. Malcom Notary Public 3/28/2025 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;

Granite Counter, mechanics,
truck storage, storage buildings
Atlanta East Auto Auction

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

NONE

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

NONE

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

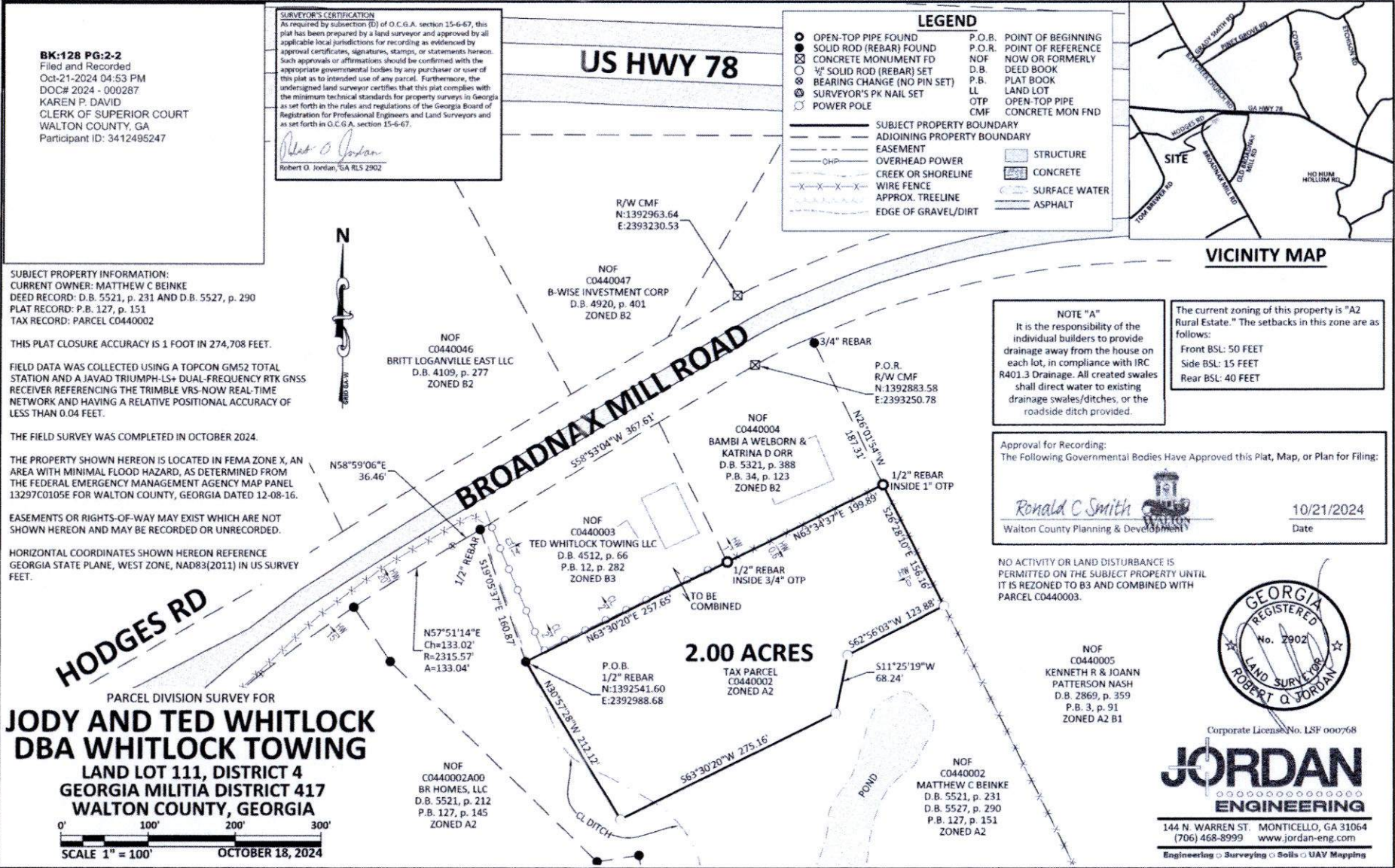
NONE > It's a storage
facility for vehicles of doing
police calls.

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

It's an extra storage to
store vehicles while working
with the police department.

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

It was vacant since
December of 2023, I purchased
the 2 acres in December of
2024.



S:\SURVEY\WHITLOCK, JODY - 3275 BROADNAX MILL RD. - 2AC SURVEY.DWG\WHITLOCK, JODY - 3275 BROADNAX MILL RD - 2AC SURVEY R1.DWG October 18, 2024





**Walton County
Planning and Development**

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

OCCUPATIONAL TAX CERTIFICATE

BUSINESS LICENSE NUMBER : 62066

Pursuant to the provisions of the Walton County Comprehensive Land Development Ordinance

**JODY MARIE WHITLOCK DBA WHITLOCK TOWING
3275 BROADNAX MILL RD, LOGANVILLE**

Has been duly licensed by the County of Walton to engage in the business of:
Transportation
Towing

Description, Limitations, Notes: TOWING COMPANY

The Issuance of an Occupational Tax Certificate shall not be interpreted that such business is in compliance with State or Federal Statutes and Regulations or Deed Covenants.

*****POST THIS CERTIFICATE IN A CONSPICUOUS LOCATION***
THIS LICENSE IS NOT TRANSFERABLE AND IS SUBJECT TO BE REVOKED IF ABUSED**

**CONNIE CHASTAIN
Permit Tech**



EFFECTIVE DATE
December 20, 2017

EXPIRATION DATE
December 31, 2025

March 28, 2025

I would like the 2.00 acres I bought in the back to be added to my property in order to expand my business.

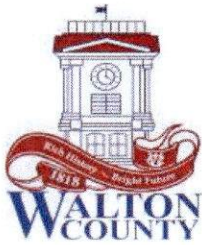
The front part of the property 0.93 has been zoned B3 but the 2.00 acres I bought November 2024 is still residential.

The 0.93 acres was zoned to B3 for a wrecker service/holding lot in 2017.

I have been in business since December 2017.

Thank you

Ted Whitlock



Planning and Development Department Case Information

Case Number: Z25-0153

Meeting Dates: Planning Commission 05-01-2025

Board of Commissioners 06-03-2025

Applicant/Owner:

Michelle Brooks
689 Gene Bell Road
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Rezone 7.52 acres from A1 to A for a commercial kennel and request Variance on commercial kennel setbacks.

Address: 689 Gene Bell Road, Monroe, Georgia 30655

Map Number/Site Area: C1660006

Character Area: Neighborhood Residential

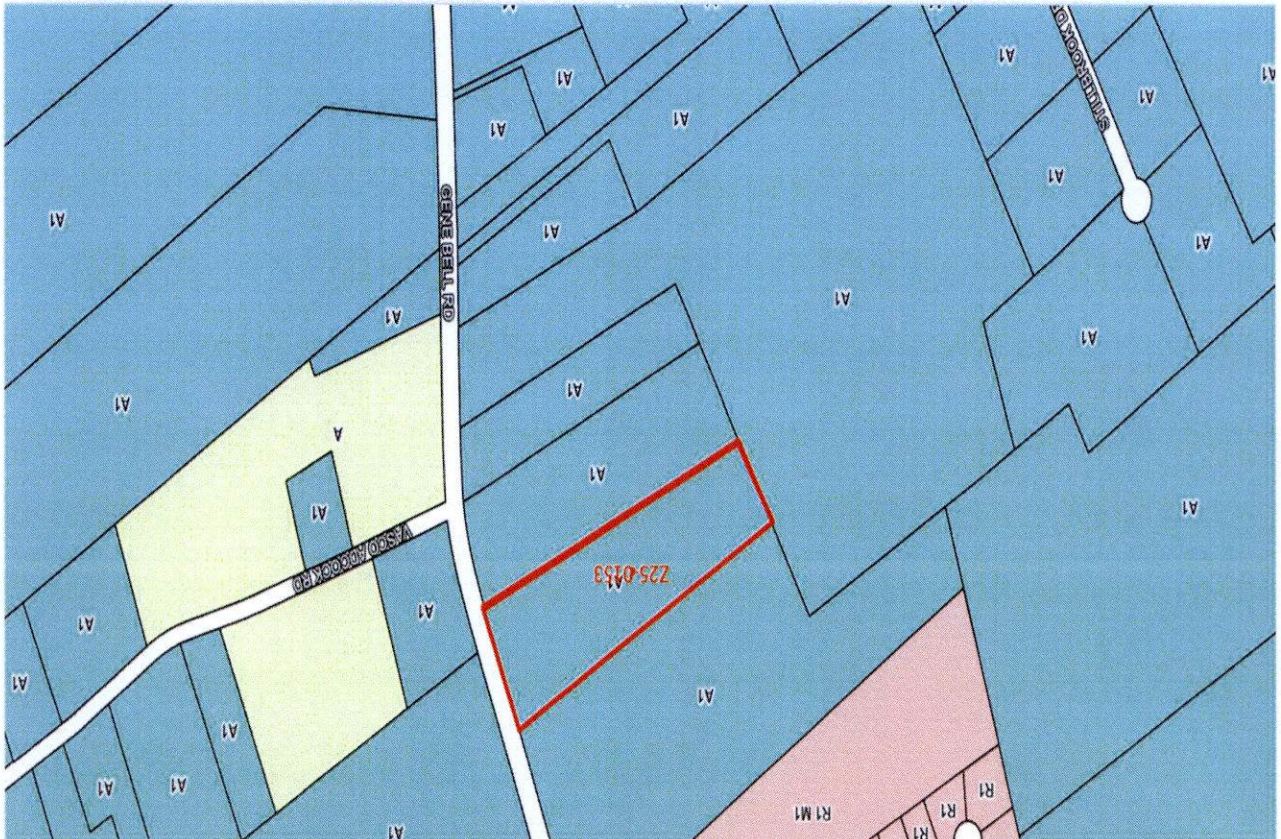
District 6 Commissioner-Kirklyn Dixon Planning Commission-Timothy Kemp

Existing Site Conditions: Property containing 7.52 acres.





Subdivisions surrounding property:



The surrounding properties are zoned A1.

Kennel, Commercial (20)

- A. The lot size shall be no less than two (2) acres.
- B. Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 100 feet.
- C. All areas maintaining animals outside shall be completely enclosed by walls or fences at least six (6) feet in height, and shall be located no closer than 200 feet from property lines or street right-of-way.
- D. No commercial kennel shall be located within 500 feet of a residential district.

Rezone Application # 225-0153 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 5-1-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**
Board of Comm Meeting Date 6-3-2025 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C1660006

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>MICHELLE BROOKS</u>	<u>MICHELLE BROOKS</u>
<u>689 GENE BELL Rd</u>	<u>689 GENE BELL Rd</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>
E-mail address: <u>cowboyupmac@hotmail.com</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>404-395-1252</u>	Phone # <u>404-395-1252</u>

Location: 689 GENE BELL Rd Requested Zoning A Acreage 7.52

Existing Use of Property: RESIDENTIAL

Existing Structures: HOUSE, GARAGE, BARN

The purpose of this rezone is to REQUEST COMMERCIAL KENNEL LICENSE & request Variance on setbacks for a Commercial Kennel

Property is serviced by the following:

Public Water: Provider: City of Monroe 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: Michele Brooks Date: 31 MAR 2025 Fee Paid: \$ 350.00

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 A1
East A1 West A1

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y _____ N

Commission District: 6-Kirklyn Dixon 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;

church on ONE side
house with dog training
residential

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

NONE

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

N/A

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

GAIN, NO hardship

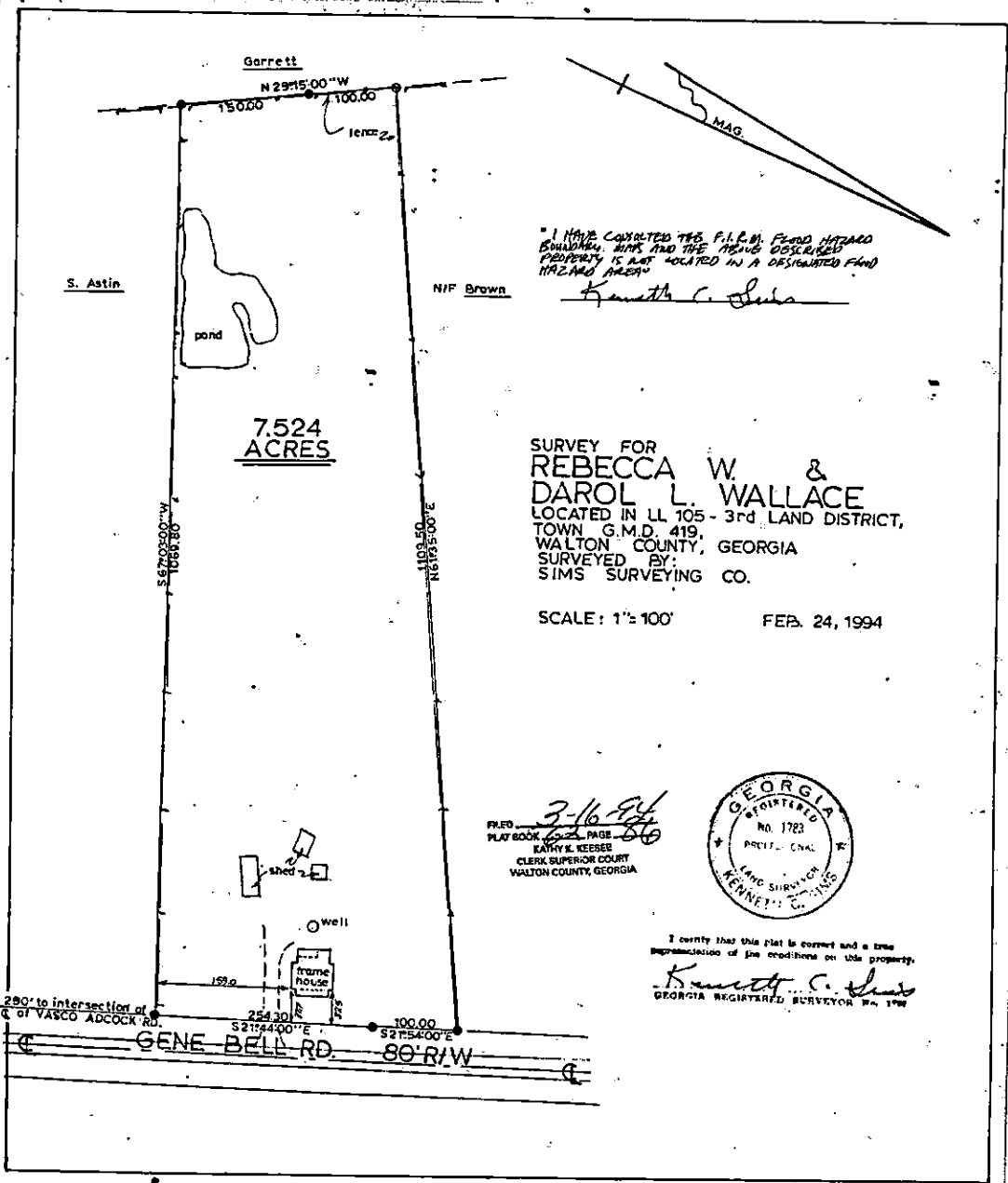
5. The suitability of the subject property for the zoned purposes; and

YES SUITABLE

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

N/A





"I HAVE CONSULTED THE F.I.R.M. FLOOD HAZARD
EVALUATION MAPS AND THE ABOVE DESCRIBED
PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD
HAZARD AREA"
Kenneth C. Sims

SURVEY FOR
**REBECCA W. &
DAROL L. WALLACE**
LOCATED IN LL 105 - 3rd LAND DISTRICT,
TOWN G.M.D. 419,
WALTON COUNTY, GEORGIA
SURVEYED BY:
SIMS SURVEYING CO.

SCALE: 1" = 100' FEB. 24, 1994

FILED *3-16-94*
PLAYBOOK PAGE *50*
KATHY K. KEESER
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA



I certify that this plat is correct and a true
representation of the conditions on this property.
Kenneth C. Sims
GEORGIA REGISTERED SURVEYOR No. 1782

RECORDED: MAR 16 1994
KATHY K. KEESER, CLERK

I am requesting to rezone my property from "A1" to "A" in order to request a commercial kennel license to stay in compliance with Walton County.

I have been breeding for about 6 yrs and have verified with my neighbors who also have animals that they are ok with me doing so.

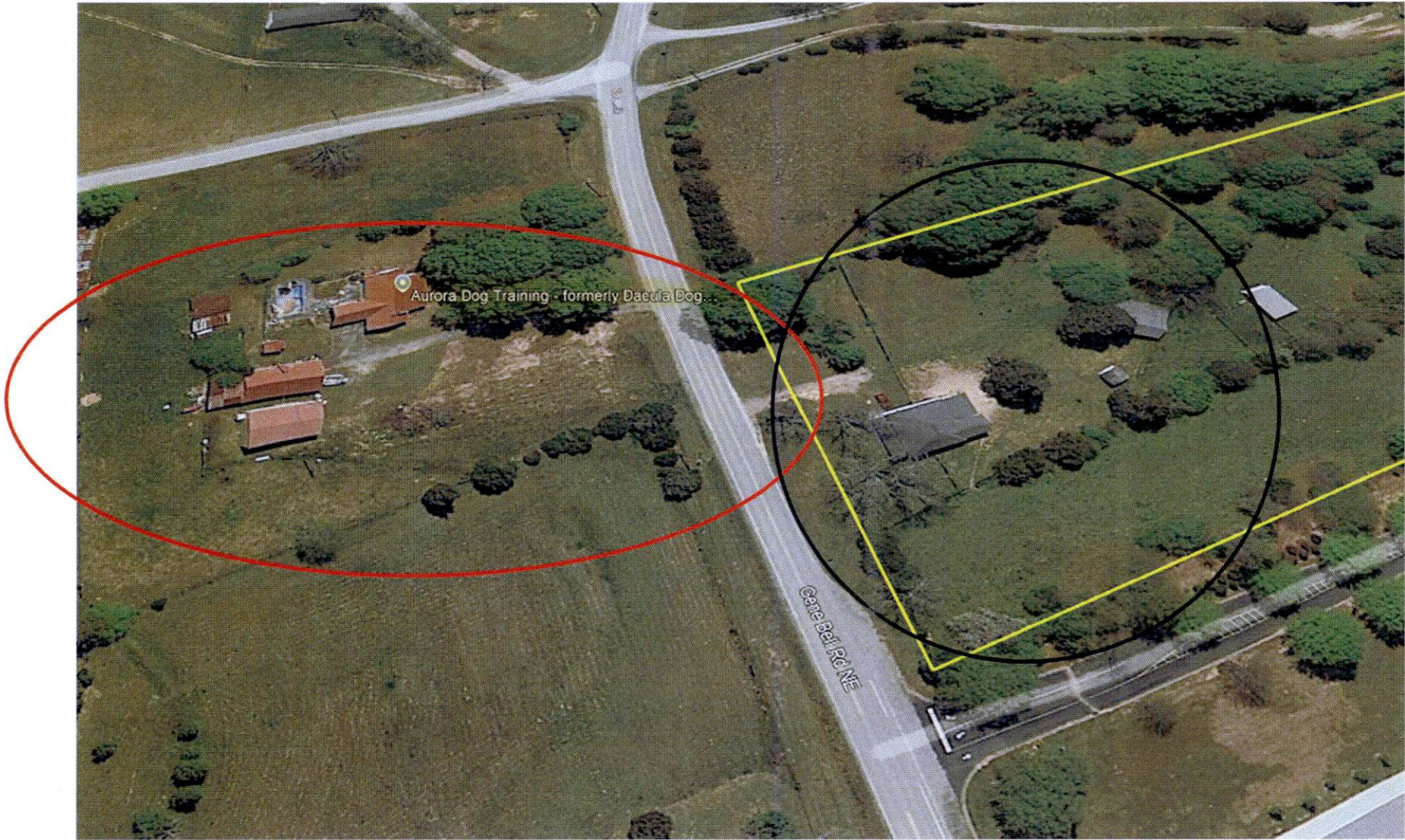
My dogs are kept in the house and are only outside to play and use the bathroom within my fenced yard.

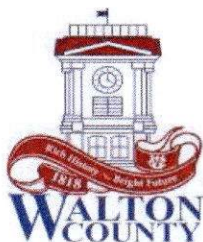
Right now I have 10 dogs.

I am requesting a variance on the setback of the structure since it does not comply with the ordinance.

Michelle Brooks

Z25-0153 – 689 Gene Bell Road





Planning and Development Department Case Information

Case Number: CU25-0157 and Z25-0158

Meeting Dates: Planning Commission 05-01-2025

Board of Commissioners 06-03-2025

Applicant:

Michael Greenlee
1586 Mars Hill Road, Suite A
Athens, Georgia 30677

Current Zoning: The current zoning is A1.

Owner:

Emily Jamshedi
3461 Skyland Ridge Court
Loganville, Georgia 30052

Request: Rezone 1.00 acre from A1 to B2 for minor auto repair and conditional use for outdoor storage.

Address: 5495 Hwy 20/Lance Court, Loganville, Georgia 30052

Map Number/Site Area: C0070004

Character Area: Neighborhood Residential

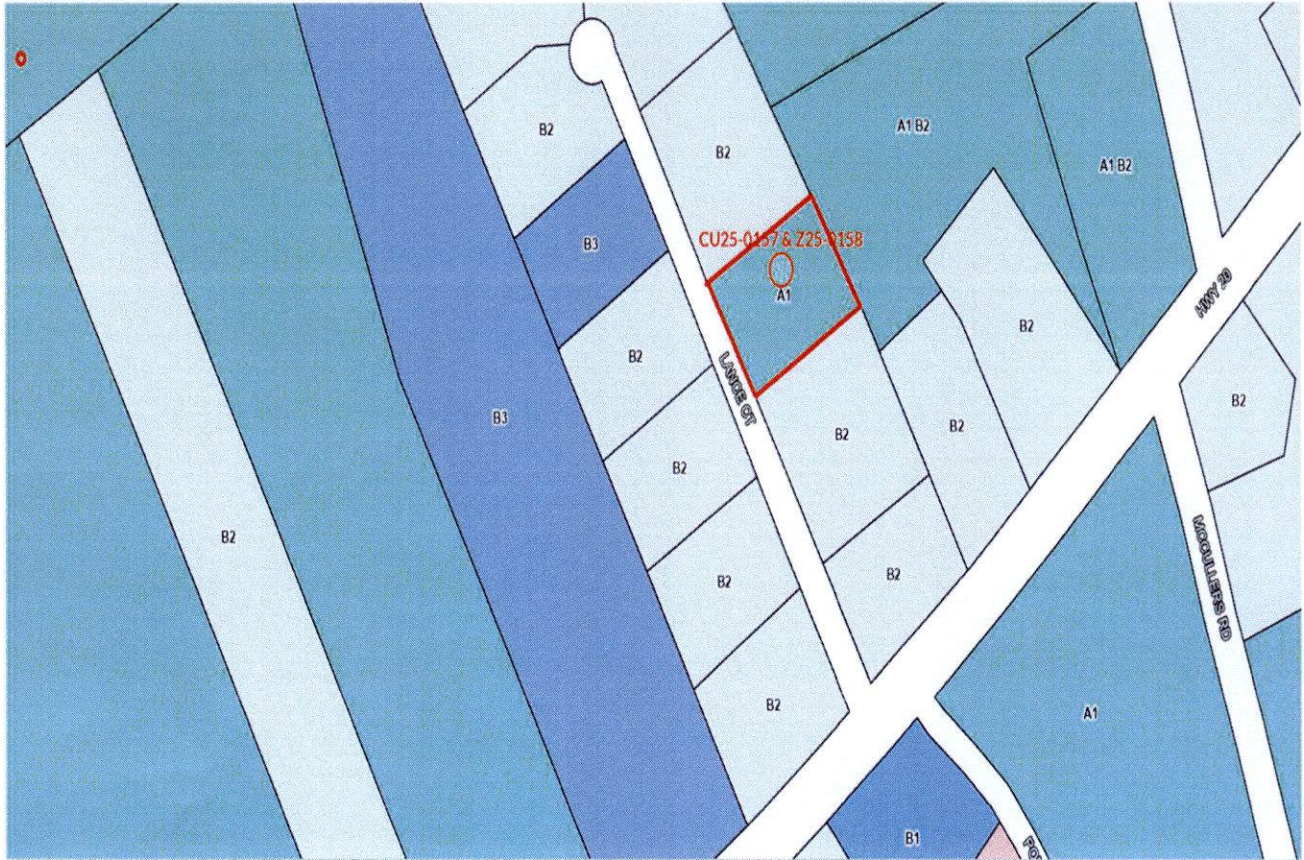
District 2 Commissioner-Pete Myers

Planning Commission–Chris Alexander

Existing Site Conditions: Property containing 1.00 acre and presently has a house on it that will be demoed.



The surrounding properties are zoned A1, B2 and B3.



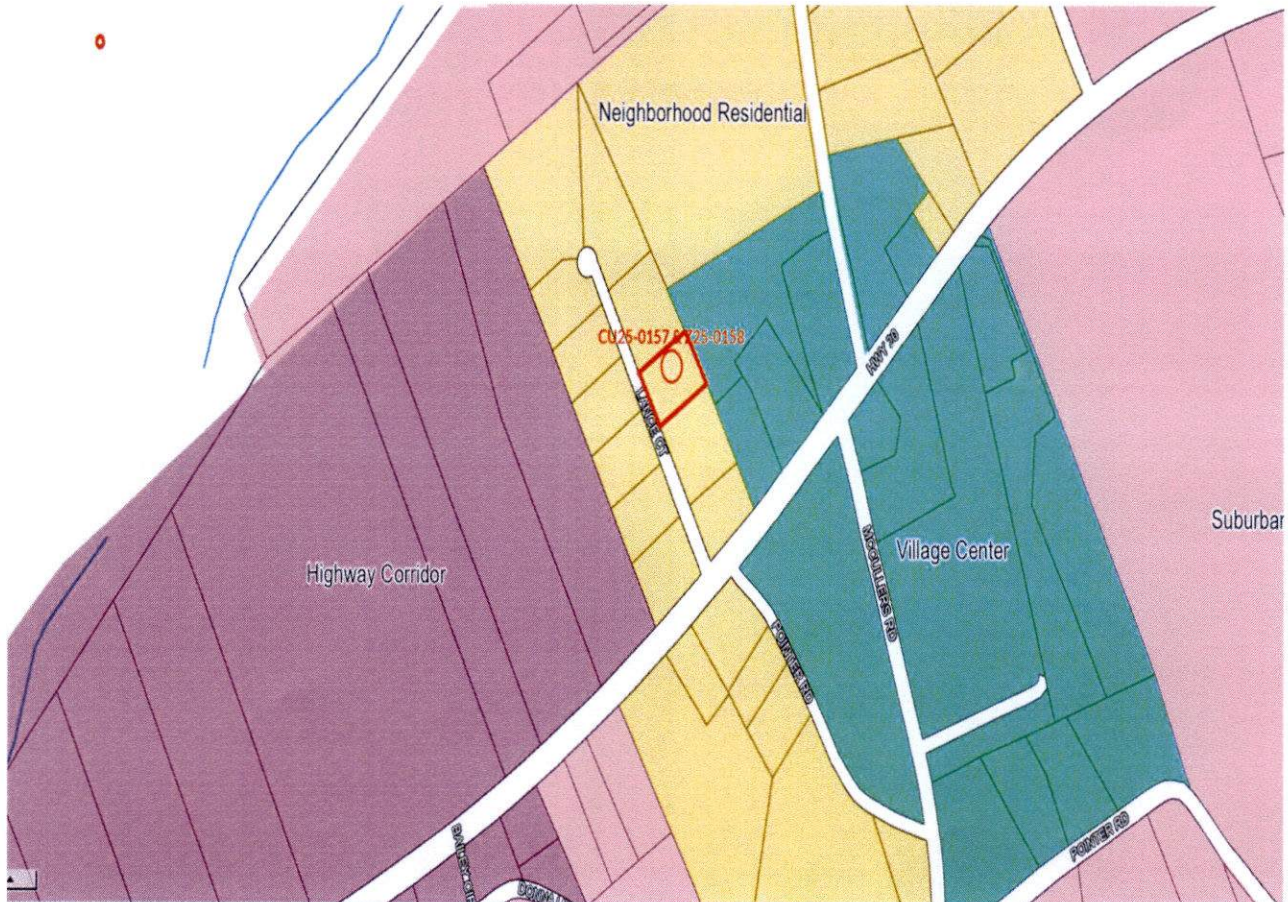
Subdivisions surrounding property:



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Neighborhood Residential.



History: No History

Staff Comments/Concerns:

Automotive, Minor Repair and Maintenance (20)

- A. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- B. There shall be no outdoor storage.

Rezone Application # 225-0158 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 05-01-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 06-03-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0070004

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Michael Greenlee

Emily Jamshedi

1586 Mars Hill Road, Suite A

3461 Skyland Ridge Court

Athens, GA 30677

Loganville, GA 30052

E-mail address: mgreenlee@travispruitt.com (If more than one owner, attach Exhibit "A")

Phone # 706-310-1551

Phone # (510) 962-4747

5495 Highway 20

Location: (Lance Court), Loganville, GA 30052 Requested Zoning B2 (CU) Acreage 1.017

Existing Use of Property: Single Family Residential

Existing Structures: Residential House, accessory buildings, garage

The purpose of this rezone is Demolish exiting buildings, provide temporary outdoor storage (conditional use in B2), and then construct a permanent building for automotive minor repair and maintenance.

Property is serviced by the following:

Public Water: (available) Provider: Walton County Well: Y

Public Sewer: N Provider: Not Available Septic Tank: Y

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 3/27/2025 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 A1 Surrounding Zoning: North B2 South B2
East A1 & B2 West B2 & B3

Comprehensive Land Use: Neighborhood Residential DRI Required? Y N ✓

Commission District: 2-Pete Myers Watershed: Big Hornes 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: Michael Greenlee

Address: 1586 Mars Hill Road, Suite A, Athens, GA 30677

Telephone: 706-310-1551

Location of Property: 5495 GA Hwy 20 (Lance Court),
Loganville, GA 30052

Map/Parcel Number: C0070004

Current Zoning: A1 Requested Zoning: B2 (CU)

Emily
Property Owner Signature

Property Owner Signature

Print Name: Emily Jamshedi
3461 Skyland Ridge Court,
Address: Loganville, GA 30052

Print Name: _____
Address: _____

Phone #: (510) 962-4747

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.

Jean Carlos C
Notary Public

04/01/2025
Date

JEANCARLOS CUEVAS GUTIERREZ
Commission # 50214317
Notary Public, State of New Jersey
My Commission Expires
October 5, 2028

Performed by means of audio-video communication with NotaryLive.com

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;
 - South-2405 Lance Court. Signage & Graphics Zoned B2
 - North-2413 Lance Court. Electrical Wholesale Zoned B2
 - East-5449 McCullers Road. Telecommunications Tower Zoned A1
 - West-Lance Court Right-of-Way

- 2. The extent to which property values are diminished by the particular zoning restrictions;
 - The property is zoned A1 and was previously used as a single family residence. Within the Lance Court commercial development, the subject property-as the only non-commercial lot on Lance Court-is underutilized. The value of the commercial use exceeds that of the current residential use.

- 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 existing zoning does not promote the health, safety, morals, or general welfare of the public because all of the other properties within the Lance Court development are commercial. There is no corresponding benefit to the harm done to property values because of the overwhelming nature of the commercial development of these adjacent properties.

- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
 - The public will benefit from additional commercial options within a location already developed for commercial use. There is no benefit to the public for maintaining the residential nature of this one parcel, and it is unlikely any other owner would want to occupy this lot for residential purposes in the mist of commercial development. The hardship would be unjustified as to the current owner and would not benefit the public

- 5. The suitability of the subject property for the zoned purposes; and
Subject property is 1.0 acres and, as a commercial property, will provide adequate space for the outdoor storage (conditional use) and the future automotive minor maintenance and repair land use with the building and required parking, septic system and stormwater facility.

 - 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
Lance Court S/D took place in 2002. The subject property was reserved as a residence as A1 Zoning. Since 2002, the commercial lots (B2) on Lance Court have been developed as commercial businesses.
-

I. INTENDED USE

The subject property is approximately 1.017 acres of land located at 5495 Ga Highway 20 on the north side of Lance Court in unincorporated Walton County ("Property"). The Property consists of Tax Parcel C0070004. The Property is currently zoned A1 (Rural Estate District). The Property currently includes a single-family residential building with 4 accessory buildings.

This request includes the rezoning of the property from A1 to B2. Ten of the existing 12 lots on Lance Court are zoned B2, one is zoned B3 and the subject property is currently zoned A1. The requested rezoning of the Property from A1 to B2 is consistent with the zoning of the commercial subdivision.

The proposed rezone requires a transitional buffer of 50' between the Property and the A1/B2 property to the north. The A1/B2 property has a current use as a cell tower which will not benefit from the transitional zoning. A reduction from a 50' planted transitional buffer to a 25' planted transitional buffer with an opaque fence has been proposed.

The Owner, Temur Jamshedi ("Owner") and Authorized Representative, Travis Pruitt & Associates (Representative), request the Property be granted a rezone to B2 zoning (Highway Commercial Zoning) with a conditional use (B2 (CU)) to develop an outdoor storage facility in accordance with the Supplemental Use Regulations in Article 6 of the Walton County Comprehensive Land Use Development Ordinance. The following requirements will be met:

- A. Outdoor storage yards shall be set back at least 15 feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.

The development will consist of a gravel storage area, a concrete driveway apron with access to Lance Court, a stormwater management facility, and an 8' solid fence, and vegetative screening between the fence and the property line.

A future development of the site will include a use allowed within the B2 zoning. At the time that the property is redeveloped, construction and building plans will be submitted for review.

Applicant's requested Rezone of the property from A1 to B2 with a Conditional Use of the Property should be approved as the proposed improvements are in accordance with the supplemental standards set forth in the Comprehensive Land Development Ordinance and Subdivision Regulations for Walton County Georgia. Applicant's proposed use is consistent with the vision for the County's future development and Character Area Map as presented in the Comprehensive Plan as adopted on June 7, 2022. The B2 zoning is compatible with the Neighborhood Residential character area and the commercial land use is determined to be an appropriate land use. The proposed land use will support a local business located on Lance Court. Additionally, the development will comply with all zoning and development regulations including for B2 properties. For all of these reasons and satisfaction of the zoning criteria, Applicant respectfully requests that a conditional use of the Property be approved by Walton County.

II. CONCLUSION

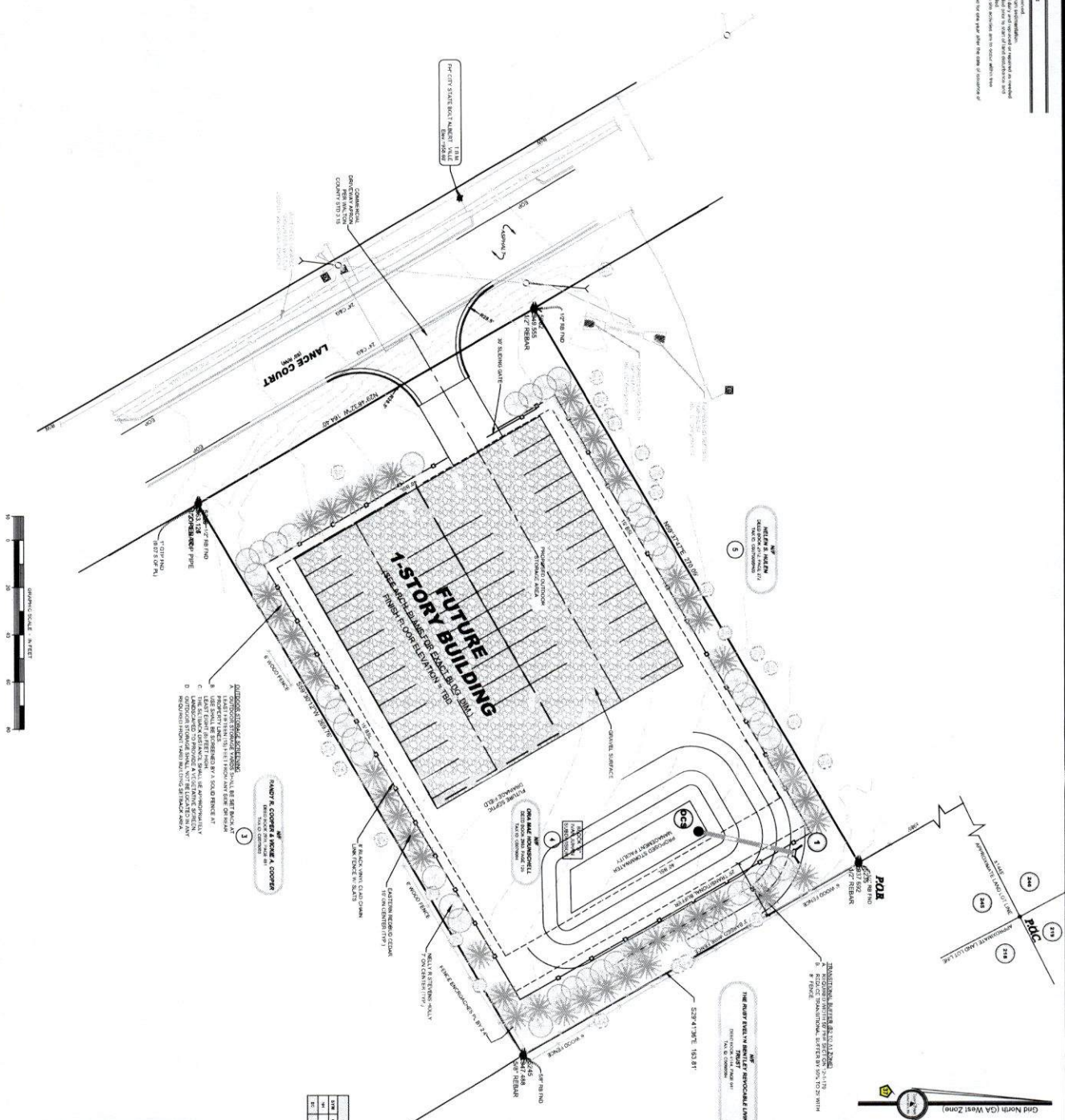
For the foregoing reasons, the Applicant respectfully requests that this request be granted as requested by the Applicant and the rezone request and conditional use approved. If there are any questions about this request, you may contact me at 706.310.1551 or mgreenlee@travispruitt.com.

Sincerely,



Michael Greenlee, PE, PTOE
Travis Pruitt & Associates
Applicant on Behalf of Owner

- TREE PRESERVATION NOTES:**
1. Show and locate on site all trees to be preserved.
 2. All trees to be preserved shall be measured and located by a certified arborist or person of equivalent experience.
 3. All trees to be preserved shall be measured and located by a certified arborist or person of equivalent experience.
 4. All trees to be preserved shall be measured and located by a certified arborist or person of equivalent experience.
 5. All trees to be preserved shall be measured and located by a certified arborist or person of equivalent experience.
 6. All trees to be preserved shall be measured and located by a certified arborist or person of equivalent experience.



ADDITIONAL GENERAL NOTES:

- A. ALL PLANTINGS SHALL BE SET BACK 5 FEET FROM THE EXISTING CURB OR SIDEWALK.
- B. ALL PLANTINGS SHALL BE SET BACK 10 FEET FROM THE EXISTING DRIVEWAY OR DRIVE.
- C. ALL PLANTINGS SHALL BE SET BACK 15 FEET FROM THE EXISTING SIDEWALK.
- D. ALL PLANTINGS SHALL BE SET BACK 20 FEET FROM THE EXISTING DRIVEWAY OR DRIVE.



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2018
2	REVISIONS	
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT DESCRIPTION:
 PROJECT NAME: JET AUTO SALES EXPANSION
 PROJECT ADDRESS: 5485 GA HWY 20, WYOMING, MISSISSIPPI
 PROJECT CONTACT: MICHAEL GREENLEE
 PROJECT PHONE: (770) 310-1789
 PROJECT FAX: (770) 310-1789
 PROJECT EMAIL: MICHAEL@JETAUTO.COM

PLANNING NOTES:

1. The site of proposed improvements is shown and located on the site plan.
2. All proposed improvements shall be constructed in accordance with the applicable zoning ordinance.
3. All proposed improvements shall be constructed in accordance with the applicable zoning ordinance.
4. All proposed improvements shall be constructed in accordance with the applicable zoning ordinance.
5. All proposed improvements shall be constructed in accordance with the applicable zoning ordinance.
6. All proposed improvements shall be constructed in accordance with the applicable zoning ordinance.
7. All proposed improvements shall be constructed in accordance with the applicable zoning ordinance.
8. All proposed improvements shall be constructed in accordance with the applicable zoning ordinance.
9. All proposed improvements shall be constructed in accordance with the applicable zoning ordinance.
10. All proposed improvements shall be constructed in accordance with the applicable zoning ordinance.

COMING NOTES:

1. Proposed 1st floor expansion of 10,000 sq. ft.
2. Proposed 2nd floor expansion of 10,000 sq. ft.
3. Proposed 3rd floor expansion of 10,000 sq. ft.
4. Proposed 4th floor expansion of 10,000 sq. ft.
5. Proposed 5th floor expansion of 10,000 sq. ft.
6. Proposed 6th floor expansion of 10,000 sq. ft.
7. Proposed 7th floor expansion of 10,000 sq. ft.
8. Proposed 8th floor expansion of 10,000 sq. ft.
9. Proposed 9th floor expansion of 10,000 sq. ft.
10. Proposed 10th floor expansion of 10,000 sq. ft.

TREE DENSITY LIMITS REQUIRED:

Minimum: 1 tree per 100 sq. ft.
 Maximum: 1 tree per 50 sq. ft.

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

GEORGINA

1586 Main Hill Road, Suite A
 Watkinsville, Georgia 30677
 Phone: (706) 310-1551
 Fax: (770) 310-1789
 www.georgina.com
 CONTACT PERSON: MIKE GREENLEE
 e-mail: mgreenlee@georgina.com

Conditional Use Application # CUAS-0157

Item 4.4.

Planning Comm. Meeting Date 05-01-2025 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**
Board of Comm Meeting Date 06-03-2025 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0070004

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Michael Greenlee</u>	<u>Emily Jamshedi</u>
<u>1586 Mars Hill Road, Suite A</u>	<u>3461 Skyland Ridge Court</u>
<u>Athens, GA 30677</u>	<u>Loganville, GA 30052</u>
E-mail: <u>mgreenlee@travispruitt.com</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>706-310-1551</u>	Phone # <u>(510) 962-4747</u>

Location 5495 GA Hwy 20 (Lance Court), Loganville, GA 30052 Present Zoning A1 Acreage 1.017
Existing Use of Property: Single Family Residential

Existing Structures: 1 Primary and 4 Accessory Structures

Property is serviced by: Walton County (Available on Lance Court)
Public Water: N/A Provider: Lance Court Well: Y
Public Sewer: N/A Provider: Not Available Septic Tank: Y

The purpose of this conditional use is: To provide outdoor storage.

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 3/27/2025 Fee Paid \$ 350.00

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 B2 South B2
East A1/B2 West B2/B3
Comprehensive Land Use: Neighborhood Residential
Commission District: 2-Pete Myers Watershed: Big Haynes

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: Michael Greenlee

Address: 1586 Mars Hill Road, Suite A, Athens, GA 30677

Telephone: 706-310-1551

Location of Property: 5495 GA Hwy 20 (Lance Court),
Loganville, GA 30052

Map/Parcel Number: C0070004

Current Zoning: A1 Requested Zoning: B2 (CU)

Emily
Property Owner Signature

Property Owner Signature

Print Name: Emily Jamshedi
3461 Skyland Ridge Court,
Address: Loganville, GA 30052

Print Name: _____
Address: _____

Phone #: (510) 962-4747

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.

Jeancarlos C
Notary Public

04/01/2025
Date

JEANCARLOS CUEVAS GUTIERREZ
Commission # 50214317
Notary Public, State of New Jersey
My Commission Expires
October 5, 2028

Performed by means of audio-video communication with NotaryLive.com

CU

Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.
 - An 8' high solid fence shall be installed in order to screen adjacent properties from the proposed outdoor storage. The outdoor storage also falls within the appropriate setbacks in accordance with the Walton County Comprehensive Land Development Ordinance. An administrative reduction of the required 50' transitional buffer between the proposed B2 zone and the A1/B2 zoned property to the north is proposed. The proposed reduction will be 25' of planted width with an opaque fence with a height of 8'. The adjacent property currently has a cell tower located on the property.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
 - A concrete apron will be added as an access to enter and exit the proposed outdoor storage. There will be no impacts that would hinder or endanger vehicular or pedestrian movement.
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.
 - All proposed site elements were designed in accordance with the Walton County Comprehensive Land Development Ordinance.
4. Public facilities and utilities are capable of adequately serving the proposed use.
 - Public water and sewer are not needed to serve the proposed outdoor storage. However, Walton County water is available to serve the site. The future redevelopment of the site will utilize Walt County water and a septic system for sewerage.
5. The proposed use will not adversely affect the level of property values or general character of the area.
 - The subject property is surrounded by properties of similar use, therefore the proposed use will not affect the level of property values or general character of the area. In addition, the proposed screening fence will provide an additional layer of protection for adjacent properties.

Letter of Intent

Walton County

Rezone and Conditional Use Application

Applicant:

Jet Auto Sales

c/o Travis Pruitt & Associates

Property:

+/- 1.017 acres at 5495 GA Hwy 20 (Lance Court)

Submitted for Applicant by:

Michael Greenlee, PE

TRAVIS PRUITT & ASSOCIATES

1586 Mars Hill Road

Watkinsville, Georgia 30677

706.310.1551

mgreenlee@travispruitt.com

I. INTENDED USE

The subject property is approximately 1.017 acres of land located at 5495 Ga Highway 20 on the north side of Lance Court in unincorporated Walton County ("Property"). The Property consists of Tax Parcel C0070004. The Property is currently zoned A1 (Rural Estate District). The Property currently includes a single-family residential building with 4 accessory buildings.

This request includes the rezoning of the property from A1 to B2. Ten of the existing 12 lots on Lance Court are zoned B2, one is zoned B3 and the subject property is currently zoned A1. The requested rezoning of the Property from A1 to B2 is consistent with the zoning of the commercial subdivision.

The proposed rezone requires a transitional buffer of 50' between the Property and the A1/B2 property to the north. The A1/B2 property has a current use as a cell tower which will not benefit from the transitional zoning. A reduction from a 50' planted transitional buffer to a 25' planted transitional buffer with an opaque fence has been proposed.

The Owner, Temur Jamshedi ("Owner") and Authorized Representative, Travis Pruitt & Associates (Representative), request the Property be granted a rezone to B2 zoning (Highway Commercial Zoning) with a conditional use (B2 (CU)) to develop an outdoor storage facility in accordance with the Supplemental Use Regulations in Article 6 of the Walton County Comprehensive Land Use Development Ordinance. The following requirements will be met:

- A. Outdoor storage yards shall be set back at least 15 feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.

The development will consist of a gravel storage area, a concrete driveway apron with access to Lance Court, a stormwater management facility, and an 8' solid fence, and vegetative screening between the fence and the property line.

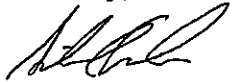
A future development of the site will include a use allowed within the B2 zoning. At the time that the property is redeveloped, construction and building plans will be submitted for review.

Applicant's requested Rezone of the property from A1 to B2 with a Conditional Use of the Property should be approved as the proposed improvements are in accordance with the supplemental standards set forth in the Comprehensive Land Development Ordinance and Subdivision Regulations for Walton County Georgia. Applicant's proposed use is consistent with the vision for the County's future development and Character Area Map as presented in the Comprehensive Plan as adopted on June 7, 2022. The B2 zoning is compatible with the Neighborhood Residential character area and the commercial land use is determined to be an appropriate land use. The proposed land use will support a local business located on Lance Court. Additionally, the development will comply with all zoning and development regulations including for B2 properties. For all of these reasons and satisfaction of the zoning criteria, Applicant respectfully requests that a conditional use of the Property be approved by Walton County.

II. CONCLUSION

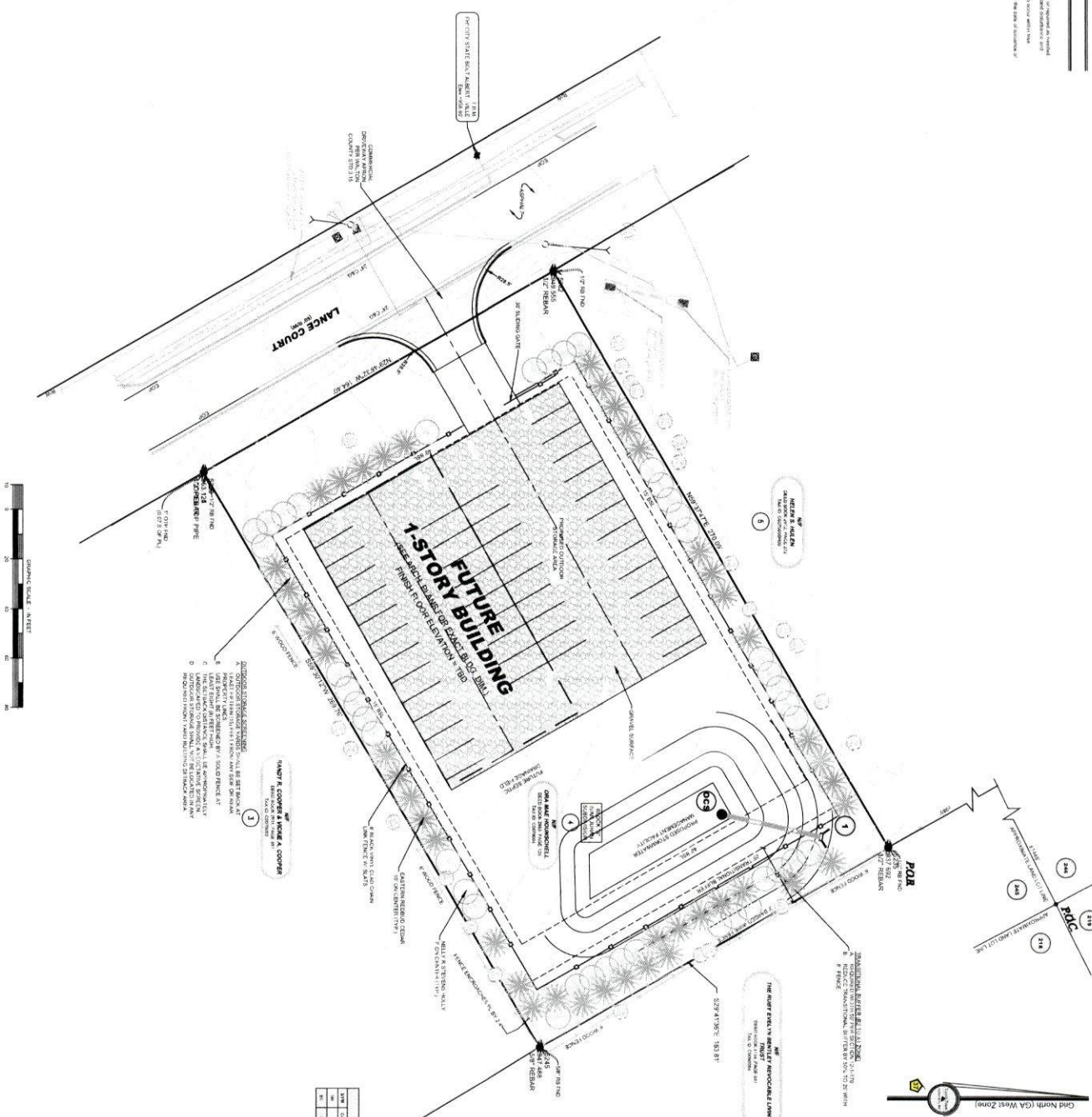
For the foregoing reasons, the Applicant respectfully requests that this request be granted as requested by the Applicant and the rezone request and conditional use approved. If there are any questions about this request, you may contact me at 706.310.1551 or mgreenlee@travispruitt.com.

Sincerely,



Michael Greenlee, PE, PTOE
Travis Pruitt & Associates
Applicant on Behalf of Owner

- THE PRESERVATION NOTES**
1. From 1/1/2017 to 12/31/2017, the project shall be completed.
 2. The project shall be completed within the time frame specified in the contract.
 3. The project shall be completed within the time frame specified in the contract.
 4. The project shall be completed within the time frame specified in the contract.
 5. The project shall be completed within the time frame specified in the contract.
 6. The project shall be completed within the time frame specified in the contract.
 7. The project shall be completed within the time frame specified in the contract.
 8. The project shall be completed within the time frame specified in the contract.
 9. The project shall be completed within the time frame specified in the contract.
 10. The project shall be completed within the time frame specified in the contract.



EMILY JAMSHEDI
 OWNER / DEVELOPER
 1586 Mars Hill Road, Suite A
 Watkinsville, Georgia 30677
 Phone: (706) 210-1551
 Fax: (770) 346-1786
 www.travispruff.com
 CONTACT PERSON: MIKE GREENLEE
 email: mjgreenlee@travispruff.com

PERMIT INFORMATION CENTER
 1586 Mars Hill Road, Suite A
 Watkinsville, Georgia 30677
 Phone: (706) 210-1551
 Fax: (770) 346-1786
 www.travispruff.com

LOCATION MAP
 NORTH IS SCALE

SITE ZONING: PROPOSED B2 (CU)
SITE AREA: 1.877 ACRES
DISTURBED AREA: 0.11 ACRES
PAX PARCEL ID: 00070004
BUILDING SETBACK LINES: 10 FT FRONT, 10 FT SIDE, 10 FT REAR, 10 FT CORNER

PLANNING NOTES:

1. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
2. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
3. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
4. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
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7. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
8. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
9. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
10. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

PROJECT DESCRIPTION: TRAVIS PRUFF ARCHITECTURE, 1586 MARS HILL ROAD, SUITE A, WATKINSVILLE, GA 30677

PERMIT INFORMATION CENTER: 1586 MARS HILL ROAD, SUITE A, WATKINSVILLE, GA 30677

PLANNING NOTES:

1. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
2. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
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8. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
9. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.
10. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

THE DENSITY LIMITS REQUIRED:

1. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

2. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

3. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

4. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

5. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

6. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

7. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

8. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

9. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

10. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

TYPE	DATE	DESCRIPTION
PERMIT	10/15/2015	PERMIT TO CONSTRUCT
REVISION	10/15/2015	REVISION 1
REVISION	10/15/2015	REVISION 2
REVISION	10/15/2015	REVISION 3
REVISION	10/15/2015	REVISION 4
REVISION	10/15/2015	REVISION 5
REVISION	10/15/2015	REVISION 6
REVISION	10/15/2015	REVISION 7
REVISION	10/15/2015	REVISION 8
REVISION	10/15/2015	REVISION 9
REVISION	10/15/2015	REVISION 10

THE DENSITY LIMITS REQUIRED:

1. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

2. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

3. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

4. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

5. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

6. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

7. The applicant shall provide a site plan showing the proposed building footprint, parking lot, and all other improvements to be constructed on the site.

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LOCATION MAP
 NORTH IS SCALE

SITE PLAN

JET AUTO SALES EXPANSION

LANCE COURT (S485 GA HWY 20), LAND LOT 245 5TH DISTRICT WALTON, GEORGIA

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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 10/15/2015
 TIME: 1:30 PM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO.: 03.1

AN ORDINANCE OF WALTON COUNTY, GEORGIA OA25-0159

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 5-3-16 and amended as per attached errata dated 04/01/2025.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, and it hereby ordained by the authority of the same, following a duly held and advertised Public Hearing by the Walton County Planning Commission and the Walton County Board of Commissioners to amend the Walton County Land Development Ordinance adopted 5-3-16, as amended as per errata sheet dated 04/01/2025.

AMENDMENTS TO LAND DEVELOPMENT ORDINANCE AS PER AMENDMENT SHEET DATED 4/1/2025.

Approved by the Walton County Board of Commissioners on this 3rd day of June, 2025.

David G Thompson, Chairman
Walton County Board of Commissioners
Walton County, Georgia

Attest:

Rhonda Hawk, County Clerk
Board of Commissioners
Walton County, Georgia

Charles Ferguson
County Attorney
Walton County, Georgia