



## PLANNING COMMISSION REGULAR MEETING

Thursday, June 05, 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. Z25-0155-Rezone 8.74 acres from A1 to M1 for recycling, reuse and resale of nonmetallic mineral products-Applicant: Danny Cagle/Owner: Pinnacle Sports Academy LLC located at 120 Hwy 78/Parcel C1890002-District 4.
- 4.2. CU25-0153 & Z25-0154-Rezone 8.734 acres from A1 to B2 for parking of commercial vehicles and RV's and conditional use for outside storage-Applicant: Kibrom Moges Kidane/Owner: Next Generation Soccer Partners LLC located at 1890 Hwy 81/Parcel C0510197-District 3.
- 4.3. LU25-0182 & Z25-0181-Land Use Change from Employment Center to Neighborhood Residential and rezone 3.00 acres from A1 to A for dog training with customer contact-Applicant/Owner: Beth A Farr located at 720 Gene Bell Rd/Vasco Adcock Rd/Parcel C1660111-District 6.

#### 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: Z25-0155

Meeting Dates: Planning Commission 06-05-2025

Board of Commissioners 07-08-2025

Applicant:

Danny Cagle  
1880 Randolph Still Road  
Good Hope, Georgia 30641

Owner:

Pinnacle Sports Academy LLC  
1230 Nunn Road  
Bishop, Georgia 30621

Current Zoning: The current zoning is A1.

Request: Rezone 8.74 acres from A1 to M1 for Recycling, Reuse & Resale of Nonmetallic Mineral Products.

Address: 120 Highway 78, Monroe, Georgia 30656

Map Number/Site Area: C1890002

Character Area: Highway Corridor

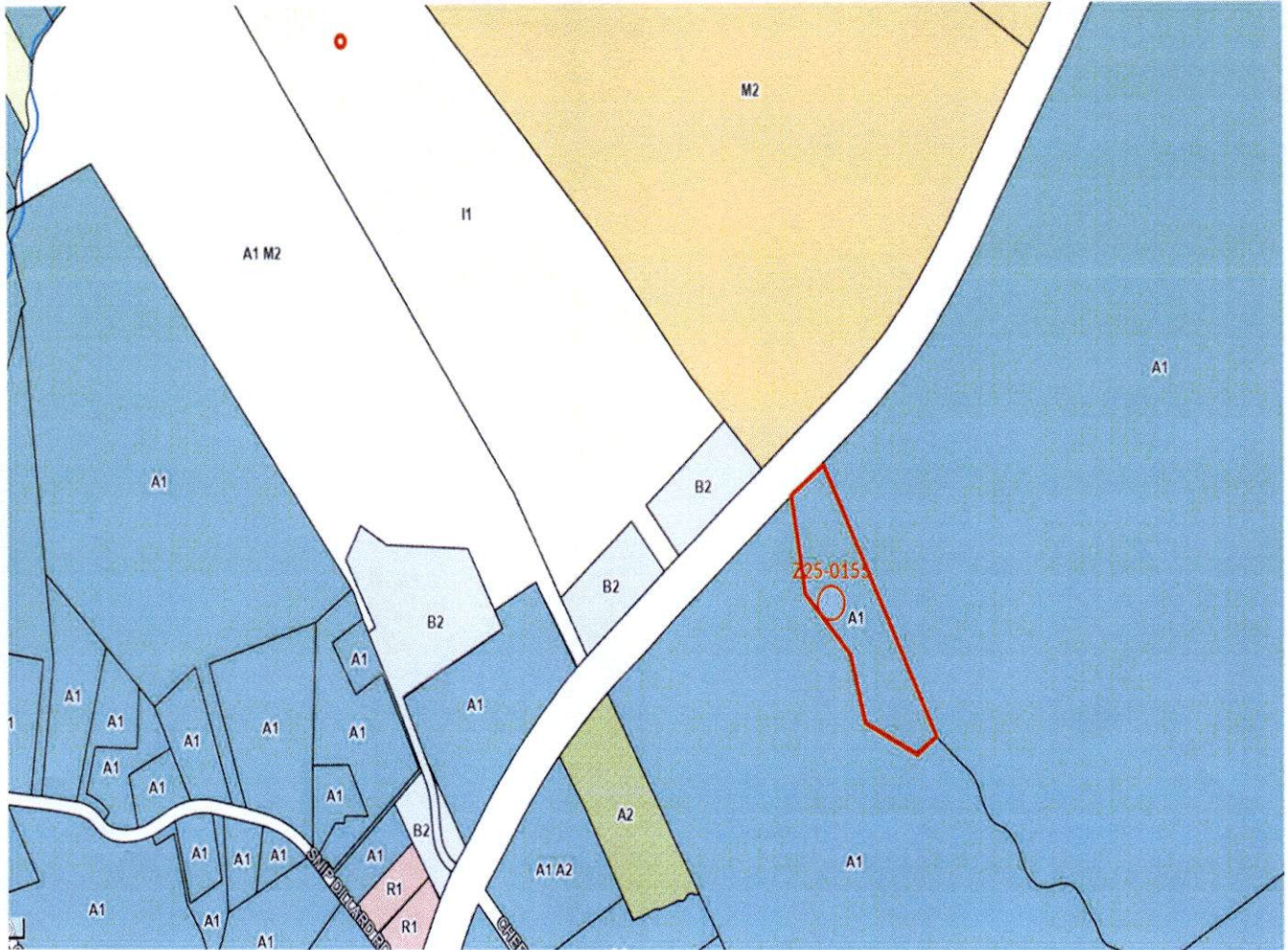
District 4 Commissioner-Lee Bradford

Planning Commission-Michelle Trammel

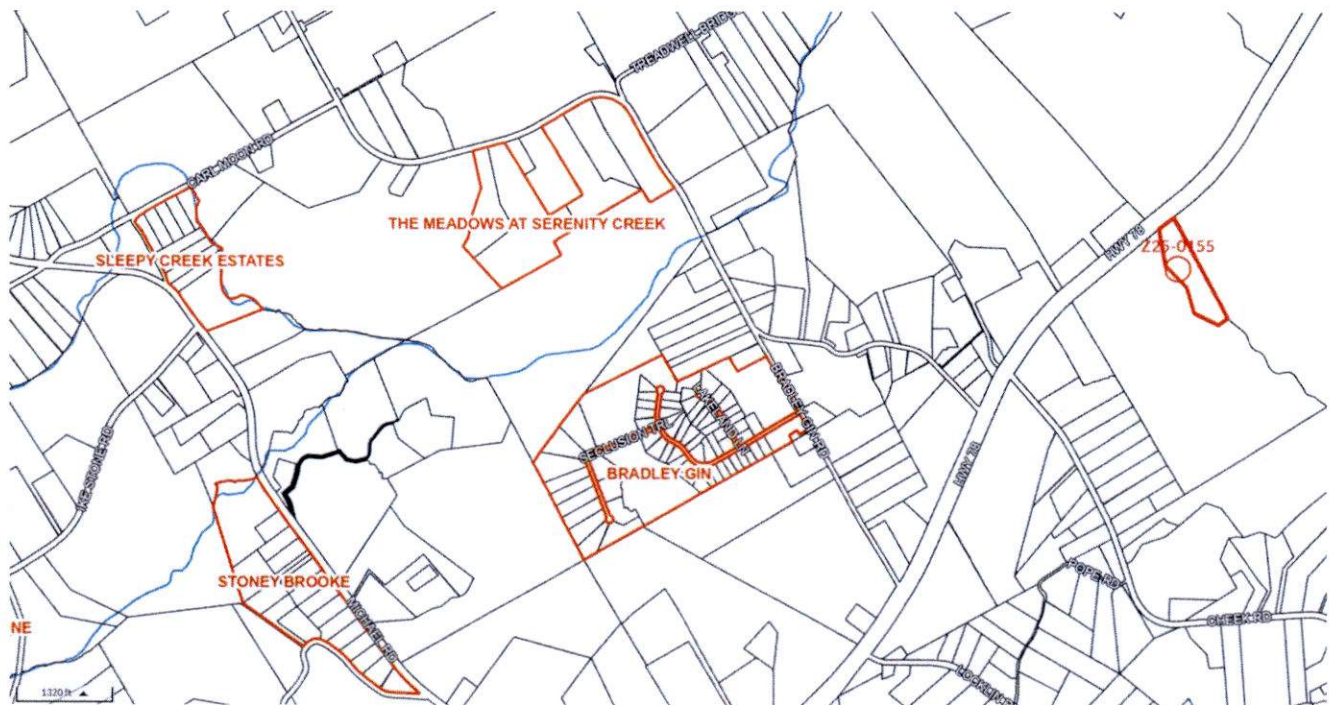
Existing Site Conditions: Property consists of vacant land except for a shed.



The surrounding properties are zoned M2 and A1.

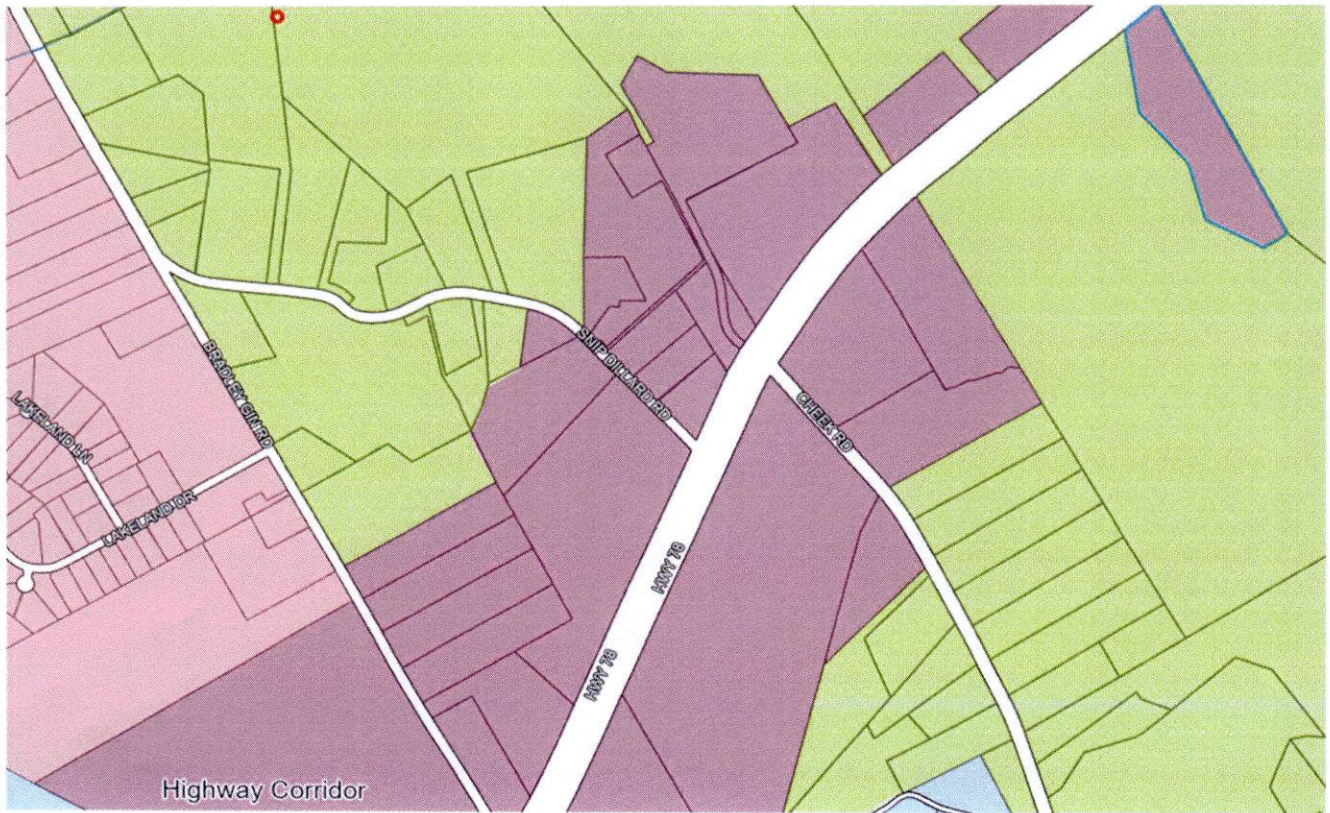


Subdivisions surrounding property:



The property is not in a Watershed.

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



### History:

CU19120006	Perry & Lorey Reeves  Jeff Van DeMark	2 soccer fields	C1890002  120 Highway 78	Approved w/cond
A21030015	Jeff VanDeMark	1 handicapped accessible unisex bathroom and supp restrooms in lieu of having 2 more installed bathrooms	C1890002  120 Highway 78	Approved w/conditions
Z23040021	Grewer Ventures LLC	A1 to B3 for truck parking facility & Variance	C1890002  120 Highway 78	Denied

**Staff Comments/Concerns:**     The Northeast Georgia Regional Commission completed a Development of Regional Impact and the report is attached.



# DEVELOPMENTS OF REGIONAL IMPACT

## Final Report

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • [www.negrc.org](http://www.negrc.org)

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRC’s assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen-day comment period.

The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction’s right to determine for itself the appropriateness of development within its boundaries.

Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

<b>Project I.D.:</b>	DRI #4438
<b>Name of Project:</b>	Hwy 278 Material Storage
<b>Name of Host Jurisdiction:</b>	Walton County

### Background

DRI review was initiated following the developer’s request for rezoning the property from A1 to M1. Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 4/15/2025 to 4/30/2025.

### Proposed Development

Danny Cagle is proposing the construction of an 8.74-acre waste handling and recycling facility on a site in Walton County. According to the applicant, the site would be used for recycling concrete, crushing asphalt, grinding and reselling tree debris, and manufacturing/reselling nonmetallic mineral products. The site plan shows that material and equipment storage as well as the crusher and grinders would be located on site. The back portion of the site, adjacent to an existing pond, would be used for site stormwater management.

The site plan shows the following buffers on site:

- A 25’ zoning buffer along the eastern edge of the site with a required 6-foot opaque fence,
- A 5-foot variance buffer along the western edge of the site with a 3-foot berm and a 6-foot-tall supplemental planting border, and
- A 25-foot state water buffer around the stream and pond onsite.

The proposed development would occupy property along US Highway 78 in Walton County. The parcel number is C1890002. The proposed site would have one entrance along US Highway 78. Currently, the site is primarily cleared and leveled land with forested areas on the southern and eastern edges of the site. A small pond is in the southern portion of the site. The project would be completed in one phase with an estimated completion date in April 2026.

## Compatibility with Existing Plans

### Compatibility with Regional Plan

The site is identified as “Developing” on the Northeast Georgia Regional Plan’s Regional Land Use Map (dated 6/15/2023). The Regional Plan recommends development that

- Enhances economic mobility and competitiveness
- Elevates public health and equity
- Supports and adds value to existing communities
- Creates housing that is diverse, adequate, equitable, and affordable
- Includes transportation choices and is well-connected with existing and planned transportation options, and
- Protects natural and historic resources.

The following table outlines the proposal’s alignment with these recommendations:

REGIONAL PLAN RECOMMENDATIONS	PROPOSED PROJECT’S COMPATIBILITY WITH RECOMMENDATION
<b>Enhances economic mobility and competitiveness</b>	Waste management is a necessary component supporting economic activities that generate waste. The applicant states that the regional workforce is sufficient to fill the demand created by the project.
<b>Elevates public health and equity</b>	There are some rural residential properties around the project site, and a senior living facility is located across the highway. The developer should be mindful to minimize aspects of the facility, such as noise and odors, that could negatively impact surrounding residents.
<b>Supports and adds value to existing communities</b>	By diverting recyclables from the landfill, waste sorting facilities can help extend the life of existing waste disposal infrastructure.
<b>Creates housing that is diverse, adequate, equitable, and affordable</b>	Not applicable for this project type.
<b>Includes transportation choices and is well- connected with existing and planned transportation options</b>	The site’s location along Highway 78 and across the street from existing landfills is ideal for this proposed project.
<b>Protects natural and historic resources</b>	There is a creek and pond located on site, and the project site is within one mile of the Apalachee River. Additionally, the project site is located approximately 1.5 miles from an area the Georgia Environmental Protection Division states is a “probable area of thick soils” and therefore may be a significant water recharge area. Runoff from a waste transfer station can introduce harmful chemicals and pollutants to river systems and could pollute aquifers in the area. The developer should follow the Georgia Environmental Protection Division’s Transfer Station and Collection Guidance (October 2018) to mitigate any effects on environmental resources downstream of the proposed transfer station.

### Compatibility with Regional Resource Management Plan

The chart below summarizes the number of acres within the site area as well as within a one-mile buffer around the site that contains 1) wetlands, 2) conservation land, 3) regionally important resources, and 4) threatened regionally important resources. Please refer to the footnotes for definitions for each of these terms.

	AREA TYPE	AREA (ACRES)	PERCENT OF AREA
<b>SITE AREA (10.6 Acres)</b>	Wetland Acres <sup>1</sup>	0.2	1.6%
	"Conservation Land" <sup>2</sup>	10.6	100.0%
	Regionally Important Resource Land <sup>3</sup>	10.6	100.0%
	Threatened Regionally Important Resource Land <sup>4</sup>	8.6	81.3%
<b>1 MILE BUFFER AROUND SITE (2,439 Acres)</b>	Wetland Acres	356	14.6%
	"Conservation Land"	2,247	92.2%
	Regionally Important Resource Land	2,043	83.8%
	Threatened Regionally Important Resource Land	1,043	42.8%

This acreage is part of the Northeast Georgia Green Infrastructure Network as identified in the Northeast Georgia Resource Management Plan for Regionally Important Resources (dated 8/7/2018). The Northeast Georgia Green Infrastructure Network is intended to serve as a strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value that benefits wildlife and people, supports native species, maintains natural ecological processes, sustains air and water resources, links urban settings to rural ones, and contributes to the health and quality of life for the communities and citizens sharing this network.

The Apalachee River, which is classified as a Regionally Important Resource in the Northeast Georgia Resource Management Plan for Regionally Important Resources, is within one mile of the project site. Therefore, extra measures should be taken by the developer to ensure that low-impact design elements are incorporated into the site plan regarding the storage of materials on-site and stormwater management.

## Potential Interjurisdictional Impacts

### Natural Resources and Stormwater Management

There is an existing pond in the southern portion of the site, which connects to a stream and an associated 100-year flood zone. The applicant states that an estimated 1% of the site would be covered in impervious surfaces. The site plan designates a "stormwater management" area but does not denote what would be in this area. The proposal should be designed to minimize disruption to the existing streams, associated wetlands, and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. Low impact design measures, like bioswales, rain gardens, and other green infrastructure should be incorporated into the project design. At minimum, the project should be in accordance with the latest edition of the Georgia Stormwater Management Manual (Blue Book) and meet all relevant EPD requirements.

The applicant states that the project is unlikely to affect any of the environmental quality factors identified on the DRI Additional Form, including water supply watersheds, groundwater recharge areas, wetlands, protected mountain and river corridors, floodplains, historic resources, and other environmentally sensitive resources. However, it should be noted that there is a floodplain, stream, and pond in the southern part of the site.

### Transportation

No traffic study was submitted for the proposed development. The applicant estimates that the project would produce 10 new daily trips.

<sup>1</sup> Wetland acres are derived from the National Wetland Inventory (NWI)

<sup>2</sup> "Conservation" land is derived from the Northeast Georgia Regional Plan's Conservation and Development Map (6/15/2023).

<sup>3</sup> Regionally Important Resources were identified as a part of the Northeast Georgia Resource Management Plan for Regionally Important Resources (2/15/2018).

<sup>4</sup> This area represents the intersection between Conservation areas (identified on the Conservation and Development Map, 6/15/2023), adopted Regionally Important Resources (RIR), and "Developed" and "Developing" Regional Land Use areas (identified on the Regional Land Use Map, 6/15/2023).

### Water Supply and Wastewater

The project would be served by the Walton County Water Authority with an estimated daily demand of 300 gallons for each system. The applicant states that these demands can be covered by existing capacity and that no water line extensions are anticipated. The application states that there will be no wastewater treatment provider for the site. It is assumed that any wastewater needs for the development will be managed by an on-site septic system.

### Solid Waste

The applicant states that the project will not generate any solid waste and that no hazardous waste will be generated by the development.

### Lifecycle Costs and Revenues

The applicant estimates that the project would be worth \$600,000 at build-out in 2026 and generate \$20,000-\$30,000 in annual local taxes. On a per-acre basis, the project would be worth approximately \$68,650 and generate approximately \$2,288-\$3,432 in tax revenue. Prior to approval, the County should measure the life cycle costs of the infrastructure needed to serve this project to ensure that they would not be committing to more maintenance expenses than the new tax revenue can cover.

### Comments from Affected Parties

*Alan Hood, Airport Safety Data Program Manager, Georgia Department of Transportation Aviation Programs*

This Proposed construction of waste handling facility on an 8.74 - acre tract zoned A1 in Walton County is 7.66 miles from the Cy Nunnally Memorial Airport (D73). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

**Rezone Application #** A25-0145 / 225-0155  
**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 (2<sup>nd</sup> 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** book 75 page 166 C1890002

**Applicant Name/Address/Phone #**

Danny Cagle  
1880 Randolph Still Rd

Goodhope, GA 30641

E-mail address: danny@contourgpa.com

Phone # 770-616-7791

**Property Owner Name/Address/Phone**

Jeff VanderMack (Pinnacle Sports Academy)

1230 Nunn Ln

Bishop, GA 30621

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

Phone # 706-818-0032

Location: 120 Hwy 78 Requested Zoning M1 Acreage 8.74

Existing Use of Property: unused (Vacant)

Existing Structures: Shed

The purpose of this rezone is Agriculture to M1

Recycling, Lease & Resale of Non Metallic Products

Property is serviced by the following:

Public Water: ☒ Provider: Walton County Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 3/28/2025 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 A1 Surrounding Zoning: North M2 South A1  
 East A1 West A1

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

Commission District: 4-Lee Bradford Watershed: / 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: Danny Cagle  
 Address: 1580 Randolph Still Rd, Goodhope GA 30641  
 Telephone: 770-616-7791  
 Location of Property: 74-82 Hwy 78 NW  
Monroe, GA 30655  
 Map/Parcel Number: Plat Book 75 Page 1166  
 Current Zoning: A1 Requested Zoning: M2  
 Property Owner Signature: [Signature] Property Owner Signature: Carrie VanDeMark  
 Print Name: JEFF VANDEMARK Print Name: Carrie VanDeMark  
 Address: 1230 Nunn Ln Bishop, GA 30621 Address: 1230 Nunn Lane, Bishop 30621  
 Phone #: 706-818-0032 Phone #: 706-818-0032

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.

Alayna S Bell 3/6/2029  
 Notary Public Date

ALAYNA S BELL  
 NOTARY PUBLIC  
 Walton County  
 State of Georgia  
 My Comm. Expires January 4, 2027

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;

Adjoining property zoned A1, closed Landfill use  
 Across Street, zoned IS-industrial, Landfill use  
 Across street, zoned B2

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

unusable under current zoning

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

promoting recycling & reuse of aggregates

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

cheaper recycled product provided to public

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

great

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

never been occupied/used previously as zoned

Contour Grading & Pipe  
7726B Hampton Place  
Loganville, GA 30052  
770-616-7791  
Danny@contourgp.com  
March 27<sup>th</sup>, 2025

Planning & Zoning Department  
Walton County Georgia  
303 S Hammond Drive  
Monroe, GA 30655

*120 Highway 78, Monroe*

Subject: Letter of Intent for Rezoning Application – 74-82 Hwy 78 Monroe, GA 30655 Plat Book 75 Page 166

Dear Walton County Planning & Zoning Department,

I am writing to formally submit this Letter of Intent as part of my application to rezone the property located at 74-82 Hwy 78 Monroe, GA 30655 Plat Book 75 Page 166 from A1 Zoning to M1 Zoning. The purpose of this rezoning request is to create a recycle yard for concert, asphalt, and tree debris.

The proposed zoning change aligns with the Walton County long-term land use plan and will contribute positively to the community by recycling waste to save the environment and preventing debris from being buried. This will also create jobs. Additionally, the rezoning will be compatible with the surrounding land uses and will not adversely impact neighboring properties.

I have taken into consideration the necessary infrastructure, traffic patterns, and environmental impact of this rezoning request. If required, I am prepared to work with city/county officials to address any concerns regarding the project.

Thank you for your time and consideration of this request. I look forward to the opportunity to discuss this matter further and will be happy to provide any additional information as needed. Please feel free to contact me at 770-616-7791 or Danny@contourgp.com.

Sincerely,



Danny Cagle  
Contour Grading & Pipe  
7726B Hampton Place  
Loganville, GA 30052  
770-616-7791  
Danny@contourgp.com

<b>SITE DATA</b>	
ADDRESS	IUS 78
PARCEL ID	C189002
TOTAL ACREAGE	8.74
CURRENT OWNER	PINNACLE SPORTS ACADEMY, LLC
OWNER ADDRESS	1230 NUNN RD
OWNER CITY, STATE, ZIP	BISHOP, GA 30621
EXISTING ZONING	A1
PROPOSED ZONING	IM1
MINIMUM LOT SIZE	15,000 SF
MINIMUM LOT WIDTH	100 FT
BUILDING SETBACKS	
FRONT	60'
SIDE	15'
REAR	40'
MINIMUM FLOOR AREA	400 SF
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM COVERAGE	75%
WATER SOURCE	WALTON COUNTY
WASTE WATER MANAGEMENT	NA
STORMWATER MANAGEMENT	ONSITE
TOPOGRAPHY	NOAA

E&A  ENG

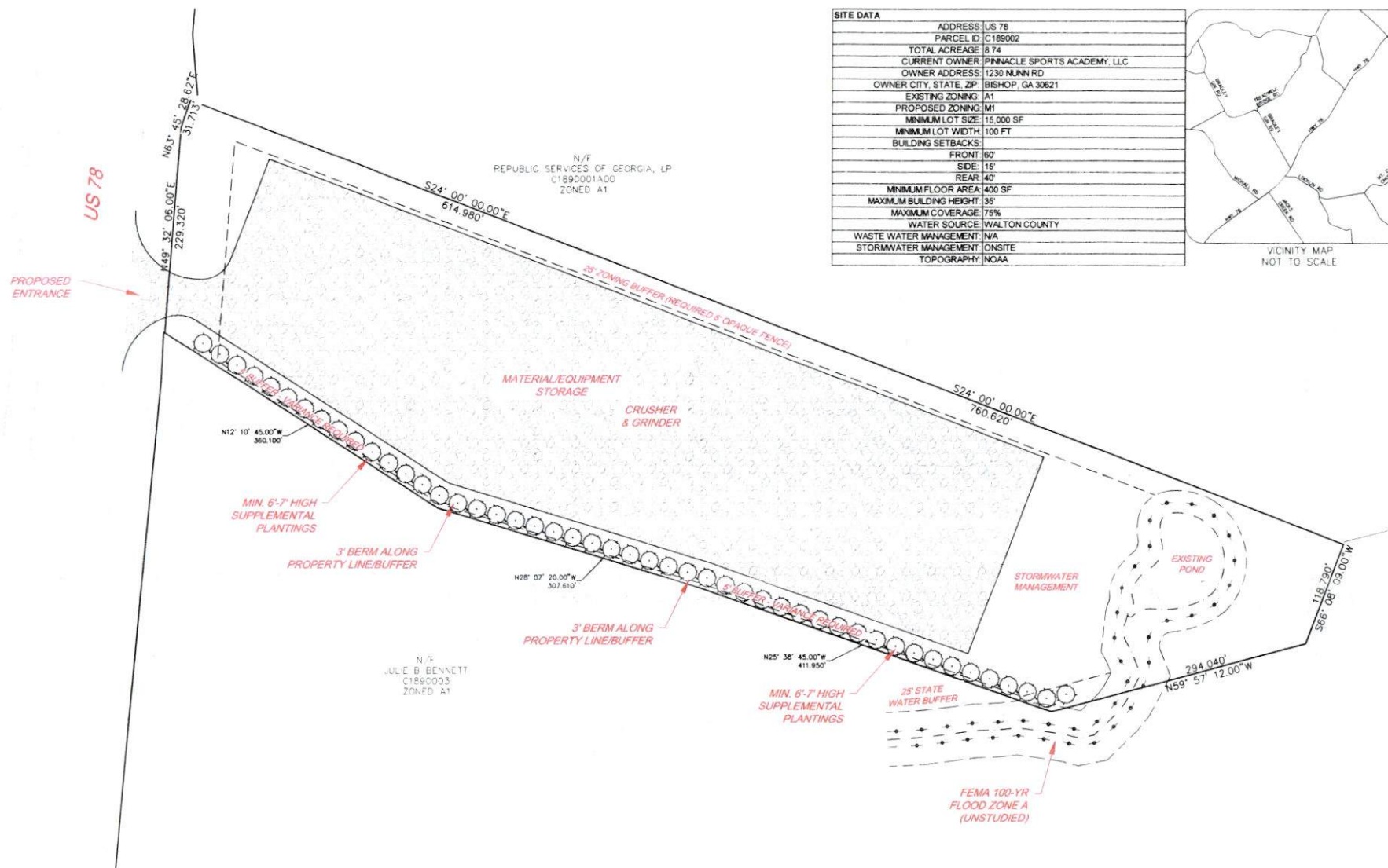
CIVIL ENGINEERING • LAND PLANNING • EROSION CONTROL  
 PO BOX 16  
 WATKINSVILLE, GA 30677  
 (770) 866-2215  
 DWENGE-ADZINGENGINEERING.COM

**LIABILITY DISCLAIMER**  
These plans and specifications have been prepared in accordance with assumptions regarding practices and are intended for the exclusive use of the project owner and their designated contractors. The undersigned engineer assumes no responsibility for any errors or omissions in the construction or implementation of these plans resulting from omissions, unauthorized modifications, or improper installation by others. Any party using these plans does so at their own risk and assumes full responsibility for the results of their application.

**STATEMENT OF PROPRIETARY RIGHTS**  
These design plans and specifications are the intellectual property of EAA Engineering, LLC and are presented to applicable regulatory and institutional property laws. They may not be reproduced, altered or utilized for any purpose other than the specific project without prior written permission. Unauthorised use, alteration, or reproduction of these plans is strictly prohibited and may result in legal action.

**UTILITY LOCATION & EXCAVATION SAFETY GUIDELINES**  
Before commencing any excavation or site work, the contractor is required to contact 811 to request a utility location. Field parties conduct an excavating the location of underground utilities that the provider put in the start of any work. If any conflict or disagreement is discovered during the excavation process, they shall be reported to the nearest utility company for resolution.

**CONSTRUCTION & SAFETY COMPLIANCE STATEMENT**  
All construction work, materials, processes, and safety protocols associated with this project shall be performed in strict accordance with the requirements, standards, and guidelines established by all applicable local, state, and federal agencies. Compliance will relevant construction codes, environmental regulations, all safety standards, and occupational safety standards is maintained throughout the



HWY 78 MATERIAL STORAGE

WALTON COUNTY, GEORGIA 30656

PARCEL: C1890002

[illegible]

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE	03/13/25
MUNICIPALITY	WALTON COUNTY, GA
LAND LOT	252
DISTRICT	3
ACREAGE	0.74

## ZONING CONCEPT

16

Z1

ALL LANDSCAPE, BUFFER, PARKING, & ALL OTHER  
ITEMS WITHIN THE WALTON COUNTY LAND  
DEVELOPMENT ORDINANCE SHALL BE FULFILLED





## Planning and Development Department Case Information

Case Number: CU25-0153 and Z25-0154

Meeting Dates: Planning Commission 06-05-2025

Board of Commissioners 07-08-2025

Applicant:

Kimbrom Moges Kidane  
841 Ashton Oaks Circle  
Stone Mountain, Georgia 30083

Current Zoning: The current zoning is A1.

Owner:

Next Generation Soccer Partners LLC  
P.O. Box 312  
Loganville, Georgia 30052

Request: Rezone 8.734 acres from A1 to B2 for parking of commercial vehicles/RV's and conditional use for outside storage.

Address: 1890 Highway 81, Loganville, Georgia 30052

Map Number/Site Area: C0510197

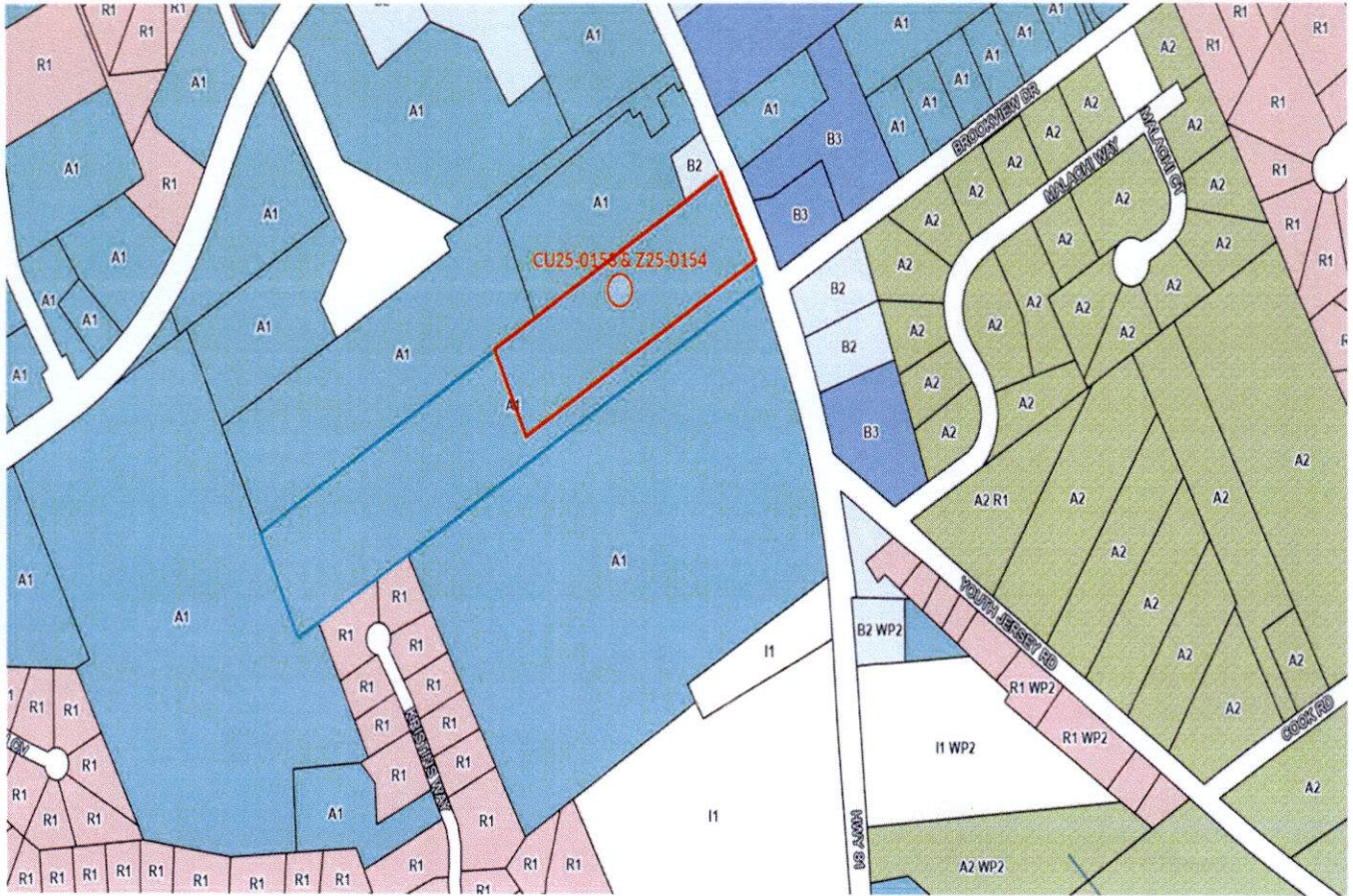
Character Area: Neighborhood Residential

District 3 Commissioner-Timmy Shelnutt      Planning Commission-John Pringle

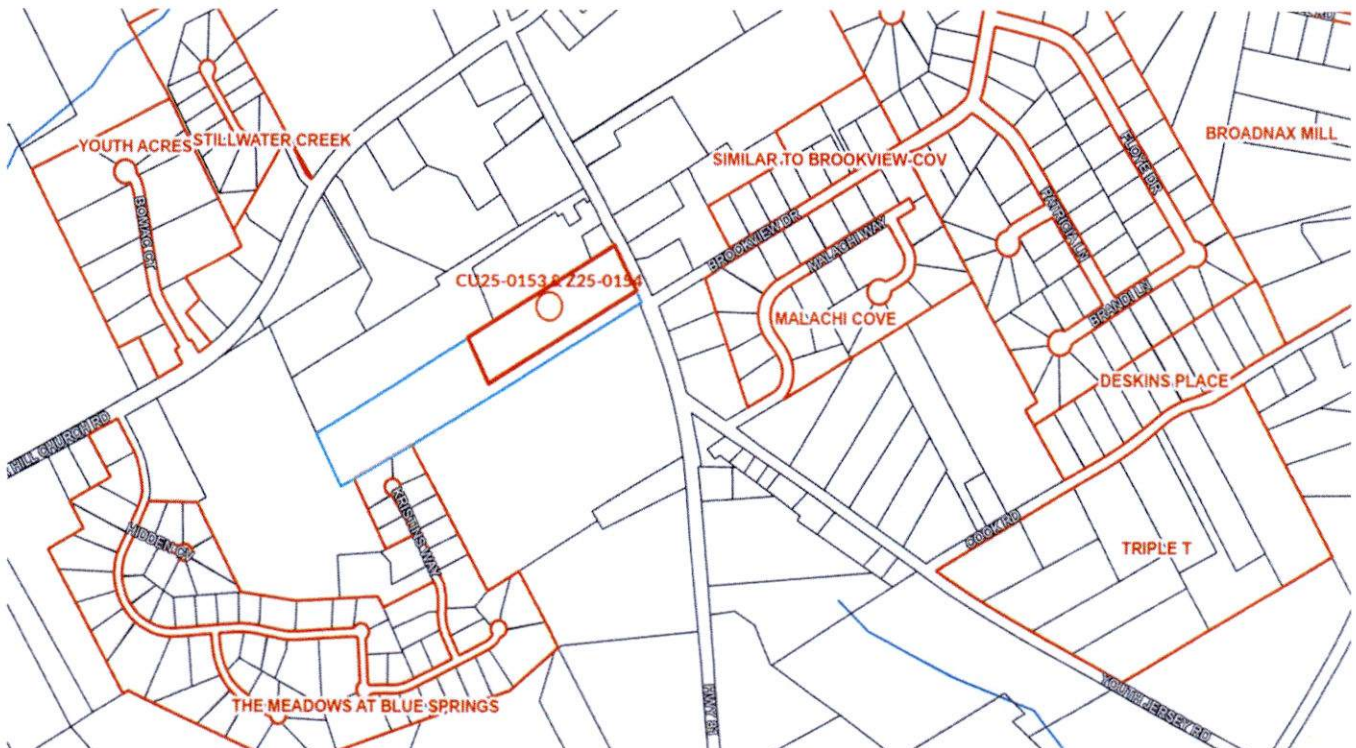
Existing Site Conditions: Property consists of a house.



The surrounding properties are zoned R1, A1, B2 and B3.

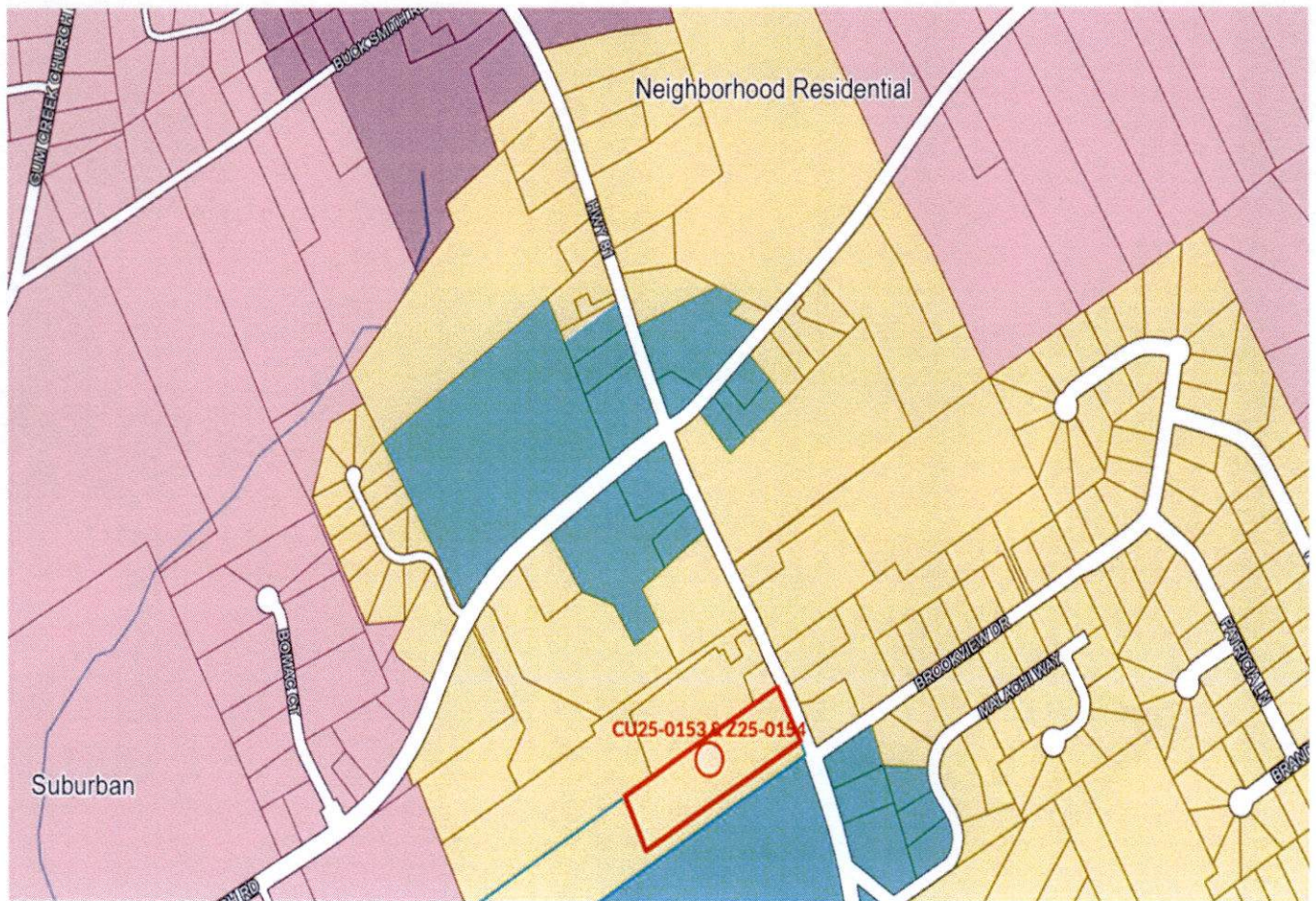


Subdivisions surrounding property:



The property is not in a Watershed.

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



**History:** No History

**Staff Comments/Concerns:**

## Section 6-1-610 Outdoor Storage of Commercial Vehicles (20)

Conditional use in B2, allowed by right in B3, M1 and M2. Open storage of operational truck and/or trailers, antique cars and other vehicles shall be permitted provided the following conditions are met:

1. The site must have direct access to an arterial road.
2. All storage parking areas shall have and maintain a base with a minimum thickness of six (6) inches of #57 stone topped with three (3) inches of crusher run and shall provide a commercial driveway as required by GDOT that extends fifty (50) feet into the property in compliance with County Standard Design and Construction Details 3.15.
3. The area so designated shall be clearly delineated upon the site plan submitted for approval by the County.
4. The storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of an eight-foot-high opaque wall or fence.
5. Vehicles shall not be stored within the area set aside for minimum building setbacks.
6. No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.
7. No vehicle shall be allowed to sit and run idle from 7:00 p.m. to 7:00 a.m. unless located in an industrial park and not within one hundred (100) feet to any single-family dwelling. These regulations will not apply to the use of refrigerant compressors.
8. Outdoor lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
  - a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.
  - b. Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one (1) site.
  - c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.

(5-3-2022; Ord. No. OA24060019-9, 11-5-2024)

## Conditional Use Application

CU25-0153

A25-0168

Planning Comm. Meeting Date 06-05-2025 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe GA (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0510197

**Applicant Name/Address/Phone #**

KIBROM MOGES KIDANE

841 ASHTON OAKS CIR.

STONE MOUNTAIN, GA 30083

Email: kmkexpressllc@gmail.com

Phone # (678) 687-3415

**Property Owner Name/Address/Phone**

NEXT GENERATION SOCCER PARTNERS LLC.

P O BOX 312

LOGANVILLE, GA 30052

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

Phone # (770) 318-8683

Location: 1890 HWY 81 Present Zoning A-1 Acreage 8.734 ACRES

Existing Use of Property: RESIDENTIAL.

Existing Structures: EXISTING HOUSE

Property is serviced by:

Public Water: X Provider: Walton County Water Department Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: X

The purpose of this conditional use is to allow for construction of a Trucks and RVs parking lot within the requested B-2 zoning district.

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 \_\_\_\_\_

Date 04/04/25

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 AL-B2 South R1-A1  
East A1-B3 West A1

Comprehensive Land Use Neighborhood Residential **DRI Required?** Y \_\_\_\_\_ N ✓

Commission District: 3-Timothy Shennett Watershed: ✓

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

225-0154

Rezone Application # A25-0163

Planning Comm. Meeting Date 06-5-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0510197

**Applicant Name/Address/Phone #**

KIBROM MOGES KIDANE

841 ASHTON OAKS CIR.

STONE MOUNTAIN, GA 30083

kmkayprods112@gmail.com

Phone # (678) 687-3415

**Property Owner Name/Address/Phone**

NEXT GENERATION SOCCER PARTNERS LLC.

P O BOX 312

LOGANVILLE, GA 30052

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

Phone # (770) 318-8683

Location: 1890 HWY 81 Requested Zoning B-2 Acreage 8.734 ACRES

Loganville, GA

Existing Use of Property: RESIDENTIAL.

Existing Structures: EXISTING HOUSE

The purpose of this rezone is Requesting a change of zoning from A-1 to B-3 to allow for construction of a Trucks and RVs parking.

Property is serviced by:

Public Water: X Provider: Walton County Water Department 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

*[Signature]*

Date

04/04/25

Fee Paid

\$590.00

**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 A1JB2 South R1J41  
East A1JB3 West A1

Comprehensive Land Use Neighborhood Residential **DRI Required?** Y \_\_\_\_\_ N ✓

Commission District 3-Timothy Shelton Watershed: ✓

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/Variance Application.

Name of Applicant: Kibrom Moges Kidane

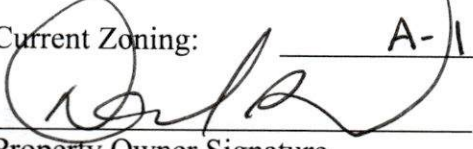
Address: 841 Ashton Oaks Cir. Stone Mountain GA. 30083

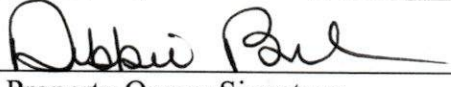
Telephone: 678-687-3415

Location of Property: 1890 Hwy 81  
Loganville GA 30052

Map/Parcel Number: C0510197

Current Zoning: A-1 Requested Zoning: B-3

  
 Property Owner Signature  
 NEXT GENERATION SOCCER PARTNERS, LLC  
 Print Name: DAVID BIRD  
PO Box 312  
 Address: LOGANVILLE GA 30052  
 Phone #: 404-863-9418

  
 Property Owner Signature  
 Print Name: DEBBIE BIRD  
PO Box 312  
 Address: LOGANVILLE GA 30052  
 Phone #: 404-386-9735

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

3/31/2025  
Date



## PROJECT: 8.734 ACRES AT 1890 HWY 81

## ANALYSIS OF ZONING MAP AMENDMENT IMPACT

1. The existing uses and zoning of nearby property.

**The existing uses of nearby property are B-3 directly across Hwy 81. B-2 to the north along Hwy 81. A-1 to the North, West, and South of the subject project. The A-1 zoned property to the south is the Walton School District where Youth Middle School is currently located.**

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

**The owner cannot develop their land to meet their current business demand.**

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

**The proposed facility on the property will be similar to existing business currently in operations along this stretch of Hwy 81.**

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

**If rezoned, the property will be developed in accordance to the B-3 zoning standard, which will create additional jobs, promote growth of this region, and better meet the demand for commercial services of this region.**

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

**The proposed zoning is consistent with the current usage of nearby 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.

**The property has been in its current state, which is residential dwelling, for the past 51 years.**

TO: Walton County Planning and Development  
Suite 98  
126 Court St.  
Monroe, GA 30655

March 31, 2025

SUBJECT: Letter of Intent, 1890 Hwy 81 Rezoning and Conditional Use Permit

To Whom It May Concern,

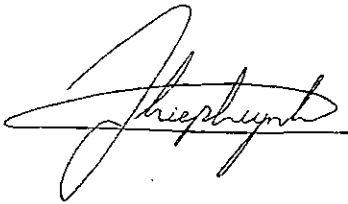
A rezone of 8.734 acres is requested for the subject project, currently shown as Parcels C0510197 on the Walton County Tax Records.

The property is currently zoned A-1. The proposed rezoning request is for B-2 with a Conditional Use Permit to allow for trucks and RVs parking.

We look forward to developing this project in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

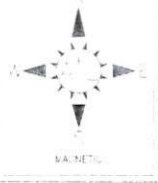
For questions or further information please contact me at 770-466-4002.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thiep Huynh', with a stylized flourish at the end.

Thiep Huynh, PE  
Consultant

BLK 126 PG 16-18  
 Plat and Record  
 Map 7-2023, 02-28-2023  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY, GA  
 Permitted to: 2024-03-04



SCALE: 1" = 100'  
 0 50 100 200  
**TOTAL AREA**  
**18.734 ACRES**  
**816,078 SQ. FEET**

**NOTE:**  
 ABOVE GROUND UTILITIES ARE SHOWN  
 HEREON. NO UNDERGROUND UTILITIES  
 WERE MARKED OR LOCATED.

**CURRENT ZONING:**  
 (DRAFT) PER WALTON COUNTY, GEORGIA  
 ZONED A-1 (RURAL ESTATE DISTRICT)  
 MINIMUM LOT AREA  
 1. MINIMUM LOT AREA SHALL BE  
 TWO (2) ACRES.  
 2. MINIMUM LOT AREA FOR LOTS  
 SERVED BY PUBLIC OR COMMUNITY WATER  
 AND SEWER SHALL BE ONE (1) ACRE (363,000  
 SQ. FT.).  
 3. MINIMUM LOT WIDTH AT BUILDING LINE  
 THE MINIMUM LOT WIDTH AT BUILDING LINE  
 SHALL BE ONE HUNDRED FIFTY (150)  
 FEET WITH PUBLIC WATER. THE MINIMUM LOT  
 (200) FEET WITH WELL AND 100 FEET WITH  
 PUBLIC COMMUNITY WATER AND SEWER.  
 4. MINIMUM YARD REQUIREMENTS  
 (a) FRONT YARD: FIFTY (50) FEET.  
 (b) SIDE YARD: FIFTEEN (15) FEET.  
 (c) REAR YARD: FIFTY (50) FEET.  
 5. MINIMUM HOUSE SIZE: THE MINIMUM FLOOR  
 AREA OF THE PRIMARY DWELLING SHALL BE  
 ONE THOUSAND FIVE HUNDRED (1,500) SQUARE  
 FEET.  
 6. MAXIMUM HEIGHT: THE MAXIMUM HEIGHT OF  
 BUILDINGS SHALL BE THIRTY-FIVE (35) FEET.  
 ZONING INFORMATION SHOWN HEREON  
 TAKEN FROM ZONING MAPS AND  
 MUNICIPAL CODE ONLINE LIBRARY.  
 NO ZONING REPORT PROVIDED FOR  
 THIS SURVEY.  
 ZONING AND SETBACKS SHOULD BE  
 CONFIRMED AND VERIFIED BY PLANNING  
 AND ZONING PRIOR TO DESIGN OR  
 CONSTRUCTION ACTIVITIES.

**FLOOD HAZARD STATEMENT:**  
 THIS PROPERTY DOES NOT LIE WITHIN THE  
 1% ANNUAL FLOOD (100-YEAR FLOOD)  
 FEDERAL FLOOD HAZARD AREA AS  
 SHOWN ON FEMA FLOOD MAPS.  
 DATE: DECEMBER 8, 2018

THIS DETERMINATION WAS MADE BY  
 GRAPHICALLY DETERMINING THE POSITION  
 OF THE SITE ON SAME FIRM MAPS UNLESS  
 OTHERWISE NOTED.

**NOTES:**  
 IN MY OPINION THIS PLAT IS A CORRECT  
 REPRESENTATION OF THE LAND PLATTED  
 AND HAS BEEN PREPARED IN CONFORMITY  
 WITH THE MINIMUM STANDARDS AND  
 REQUIREMENTS OF THE LAW.

THIS SURVEY HAS BEEN PREPARED FOR THE  
 EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED  
 HEREON. NO EXPRESS OR IMPLIED WARRANTIES  
 WITH RESPECT TO THE INFORMATION SHOWN  
 HEREON IS TO BE EXTENDED TO ANY PERSONS  
 OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

NO SURVEY WAS PREPARED IN CONFORMITY WITH THE  
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA  
 AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE  
 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
 ENGINEERS AND LAND SURVEYORS. THE TERM  
 "CERTIFIED" OR "CERTIFICATION" MEANS TO DECLARE  
 PROFESSIONAL OPINION REGARDING THE TECHNICAL  
 OR FINANCIAL DOES NOT CONSTITUTE A WARRANTY  
 OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

PURSUANT TO RULE 180-6-03 OF THE GEORGIA  
 STATE BOARD OF REGISTRATION FOR PROFESSIONAL  
 ENGINEERS AND LAND SURVEYORS, THE TERM  
 "CERTIFIED" OR "CERTIFICATION" MEANS TO DECLARE  
 PROFESSIONAL OPINION REGARDING THE TECHNICAL  
 OR FINANCIAL DOES NOT CONSTITUTE A WARRANTY  
 OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM  
 WALTON COUNTY, GEORGIA. WALTON COUNTY, GEORGIA, AND  
 ALL LANDOWNERS HEREBY WARRANT THAT THE INFORMATION  
 SHOWN ON THIS PLAN IS A CORRECT REPRESENTATION OF THE  
 INFORMATION SHOWN ON THE PLAN. THE INFORMATION SHOWN  
 ON THIS PLAN IS TO BE EXTENDED TO ANY PERSONS  
 OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

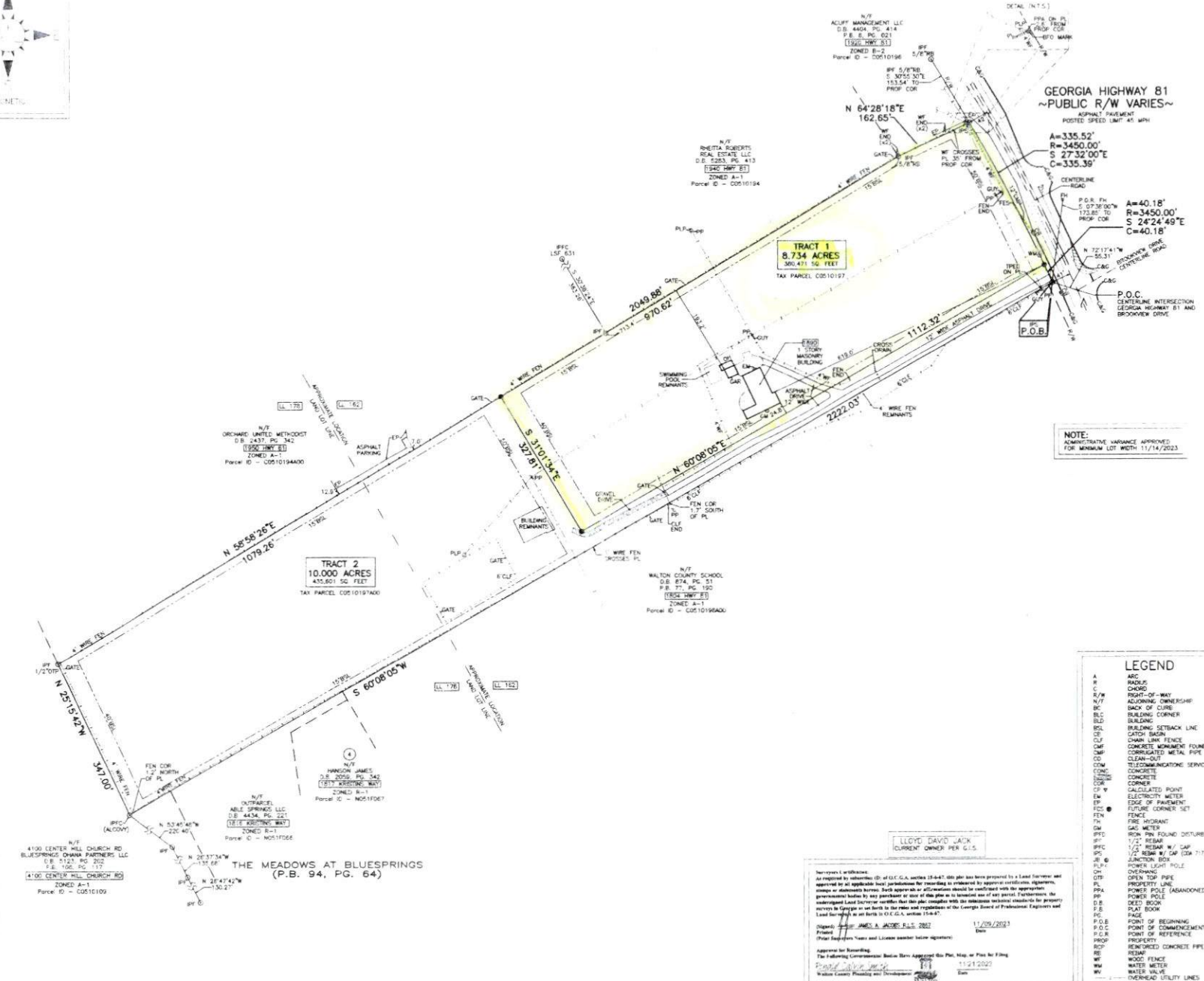
IF YOU DO NOT AGREE  
 WITH THE INFORMATION SHOWN ON THIS PLAN, YOU MAY  
 WITHDRAW FROM THIS SURVEY. IF YOU WITHDRAW FROM  
 THIS SURVEY, YOU WILL BE RESPONSIBLE FOR ALL COSTS  
 OF THIS SURVEY. IF YOU DO NOT WITHDRAW FROM THIS  
 SURVEY, YOU WILL BE RESPONSIBLE FOR ALL COSTS OF  
 THIS SURVEY.

**UTILITIES PROTECTION CENTER**  
**811**  
**IT'S THE LAW!**

PROJECT DESCRIPTION: MINOR SUBDIVISION PLAT FOR  
**DAVID BIRD**  
 1500 GEORGIA HIGHWAY 81, LOGANVILLE, GEORGIA 30052  
 1500 GEORGIA HIGHWAY 81, LOGANVILLE, GEORGIA 30052  
 COUNTY: WALTON DISTRICT: 4TH / 4TH G.M.D.  
 LAND: LOT 105 & 118 SECTION:

**ADAM & LEE LAND SURVEYING**  
 5640 GA. HWY. 20 S.  
 LOGANVILLE, GA. 30052 (770)554-8995  
 www.adamandlee.com COA-LSF#000717

LEGAL REFERENCES  
 D.B. 4434, PG. 414  
 P.B. 77, PG. 117  
 P.B. 106, PG. 117  
 OFFICE: 11/09/2023  
 FIELD: 10/03/2023  
 BY: GPM  
 SCALE: 1"=100'  
 SHEET: 8 OF 1  
 23284



**NOTES:**  
 FIELD INFORMATION FOR THIS SURVEY WAS  
 OBTAINED WITH A 2 SECOND THEODOLITE  
 AND AN ELECTRONIC DISTANCE METER.  
 THE FIELD DATA UPON WHICH THIS MAP  
 OR PLAT IS BASED HAS A CLOSURE  
 PRECISION OF ONE FOOT IN 10,000 FEET  
 AND AN ANGULAR ERROR OF TWO SECONDS.  
 THE ANGLE POINT WAS ADJUSTED BY  
 LEAST SQUARES.  
 TRACTS 1:  
 THIS MAP OR PLAT HAS BEEN CALCULATED  
 FOR CLOSURES AND IS FOUND TO BE  
 ACCURATE WITHIN ONE FOOT IN 10,000 FEET.  
 TRACTS 2:  
 THIS MAP OR PLAT HAS BEEN CALCULATED  
 FOR CLOSURES AND IS FOUND TO BE  
 ACCURATE WITHIN ONE FOOT IN 10,000 FEET.  
 TRACTS 1 & 2:  
 THIS MAP OR PLAT HAS BEEN CALCULATED  
 FOR CLOSURES AND IS FOUND TO BE  
 ACCURATE WITHIN ONE FOOT IN 1,121,872 FEET.  
 ALL HIGH FENCE SET ARE 1/2" REBAR WITH  
 CAP COA-717, UNLESS NOTED.  
 INFORMATION REGARDING THE REPORTED PRESENCE, SIZE,  
 CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES  
 AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY  
 OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE  
 CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.  
 THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES  
 AND STRUCTURES SHOWN HEREON MAY BE INACCURATE, AND  
 UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.  
 THE OWNER HAS EMPLOYED HIS CONSULTANTS AND  
 CONTRACTORS SHALL HEREBY DEFEND, INDEMNIFY AND HOLD  
 THE SURVEYOR NOT RESPONSIBLE FOR THE CORRECTNESS OR  
 SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

**NOTES:**  
 UNLESS STATED OTHERWISE HEREON, ALL EVIDENCE OF EASEMENTS OR  
 INTERESTS IN REAL ESTATE WHICH ARE READILY APPARENT FROM A CASUAL  
 INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR  
 GUARANTEE IS MADE AS TO THE EXISTENCE OF ANY EASEMENTS OR  
 INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN HEREON.  
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY  
 AND HAS FOUND NO EVIDENCE OF EASEMENTS OR INTERESTS IN REAL  
 ESTATE WHICH ARE NOT SHOWN HEREON.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT  
 BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE  
 SURVEYOR FOR LOSS RESULTING TO ANY PARTY THAT MIGHT BE  
 DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THE PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE  
 EXISTENCE OF ANY EASEMENTS OR INTERESTS IN REAL ESTATE WHICH  
 ARE NOT SHOWN HEREON. THE SURVEYOR HAS CONDUCTED A VISUAL  
 INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF  
 EASEMENTS OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN  
 HEREON.

ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL  
 INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR  
 GUARANTEE IS MADE AS TO THE EXISTENCE OF ANY EASEMENTS OR  
 INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OF  
 RECORDING, IF ANY, WHICH MIGHT AFFECT THE USE OF THE  
 PREMISES, WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE  
 SURVEYOR FOR LOSS RESULTING TO ANY PARTY THAT MIGHT BE  
 DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

GOVERNMENTAL JURISDICTIONAL AREAS OF RECORDING, IF ANY, WHICH  
 MIGHT AFFECT THE USE OF THE PREMISES, WERE NOT LOCATED. NO  
 LIABILITY IS ASSUMED BY THE SURVEYOR FOR LOSS RESULTING TO ANY  
 PARTY THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH  
 OF THE PROPERTY.

AS REQUIRED BY SUBSECTION (2) OF O.C.G.A. SECTION 15-6-67,  
 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED  
 BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED  
 BY THE SIGNATURES OF THE SURVEYOR, NOTARIES, AND STATEMENTS HEREON.  
 SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE  
 UNDERGROUND LAND SURVEYOR CERTIFIED THAT THIS PLAT COMPLIES  
 WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN  
 GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA  
 BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND  
 SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE: 11/09/2023  
 PRINTED NAME: JAMES A. JACOBS  
 DATE: 11/09/2023



REZONE REQUEST: CURRENTLY ZONED A-1 (RURAL AGRICULTURE ZONING) REQUESTING R-2 ZONING DISTRICT WITH A CONDITIONAL USE PERMIT TO ALLOW FOR TRUCKS AND RVS PARKING

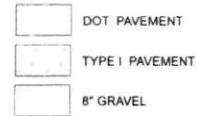
TOTAL SITE AREA = 8.734 ± ACRES

PROPOSED USE = 50 TRUCKS SPACES AND 39 RVS SPACES PARKING

#### NOTES

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY ADAM & LEE SURVEYING, DATED 10/3/2023.
2. THERE NO NW WETLAND ON THE SITE
3. THERE ARE NO STATE WATER ON SITE
4. NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER FIRM PANEL 13297C0125E DATED DEC. 8, 2016

#### PAVEMENT LEGEND



A. 8.0 INCHES OF CRUSHED STONE BASE COURSE OR MILLINGS

B. STABILIZED SUBGRADE (RAW SUBGRADE SOIL OR SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 98% PROCTOR



GRAVEL

- A. 1.5 INCH ASPHALT TOPPING - TYPE "E" OR "T"  
 B. 2.0 INCH ASPHALT BINDER - TYPE "B"  
 C. 8.0 INCHES OF CRUSHED STONE BASE COURSE  
 D. STABILIZED SUBGRADE (RAW SUBGRADE SOIL OR SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 98% OF AASHTO D 1558 DENSITY

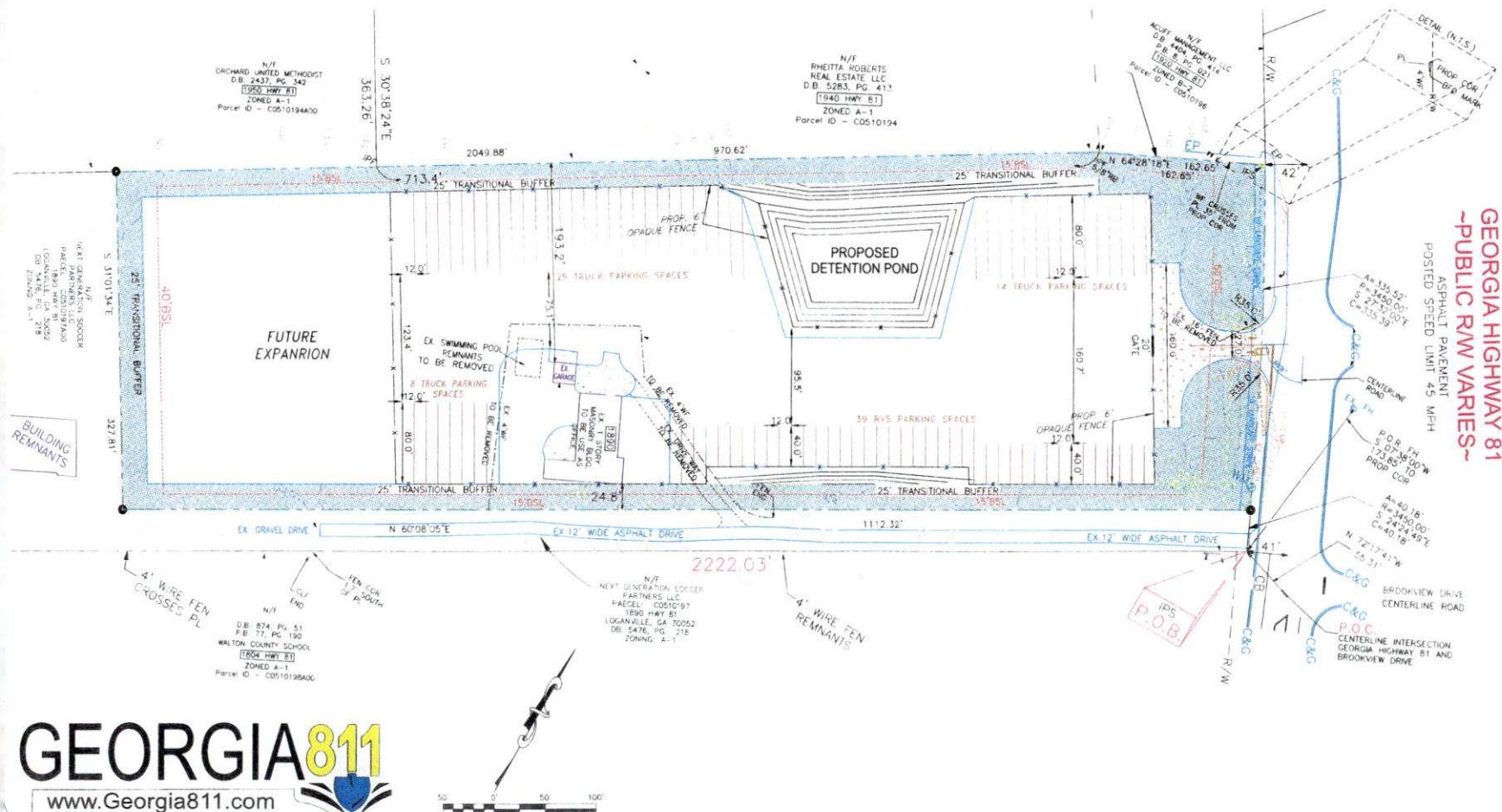


#### TYPE I PAVEMENT

(HEAVY DUTY PAVEMENT FOR TRUCK ACCESS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS) NO SCALE



VICINITY MAP  
N.T.S.



**A.C.E.**  
 ALCOY CONSULTING ENGINEERING  
 AND ASSOCIATES, LLC.  
 P.O. BOX 111111  
 485 Edwards Rd.  
 Oxford, Georgia 30054  
 Phone: 770-466-4002  
 tpac@acellc.com

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#### REZONE REQUEST

#### PROPOSED HWY 81 TRUCKS & RVS PARKING

PARCEL: C0510197  
 LAND LOT: 162  
 DISTRICT: 4TH  
 1890 HWY 81  
 WALTON COUNTY, GA

DATE: 3/31/2025

SCALE: 1" = 50'

#### OWNER

NEXT GENERATION SOCCER  
 PARTNERS LLC  
 P.O. BOX 312  
 LOGANVILLE, GA 30052

#### DEVELOPER

KIBROM MOGES KIDANE  
 841 Ashton Oak Circle, Stone  
 Mountain, GA 30083  
 404-323-7535  
 kmkexpress@gmail.com  
 24 HOUR - EMERGENCY CONTACT  
 KIBROM MOGES KIDANE  
 404-323-7535  
 kmkexpress@gmail.com

#### REVISIONS

NO	DATE	DESCRIPTION

JOB No: R 25-017

RZ-1



## Planning and Development Department Case Information

Case Number: LU25-0182 and Z25-0181

Meeting Dates: Planning Commission 06-05-2025

Board of Commissioners 07-08-2025

Applicant:

Brianne Farr  
720 Gene Bell Road  
Monroe, Georgia 30655

Owner:

Beth A Farr  
720 Gene Bell Road  
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Employment Center to Neighborhood Residential and Rezone 3.00 acres from A1 to A for dog training and customer contact. Variance to waive Section 6-1-470.c as to setbacks and fences.

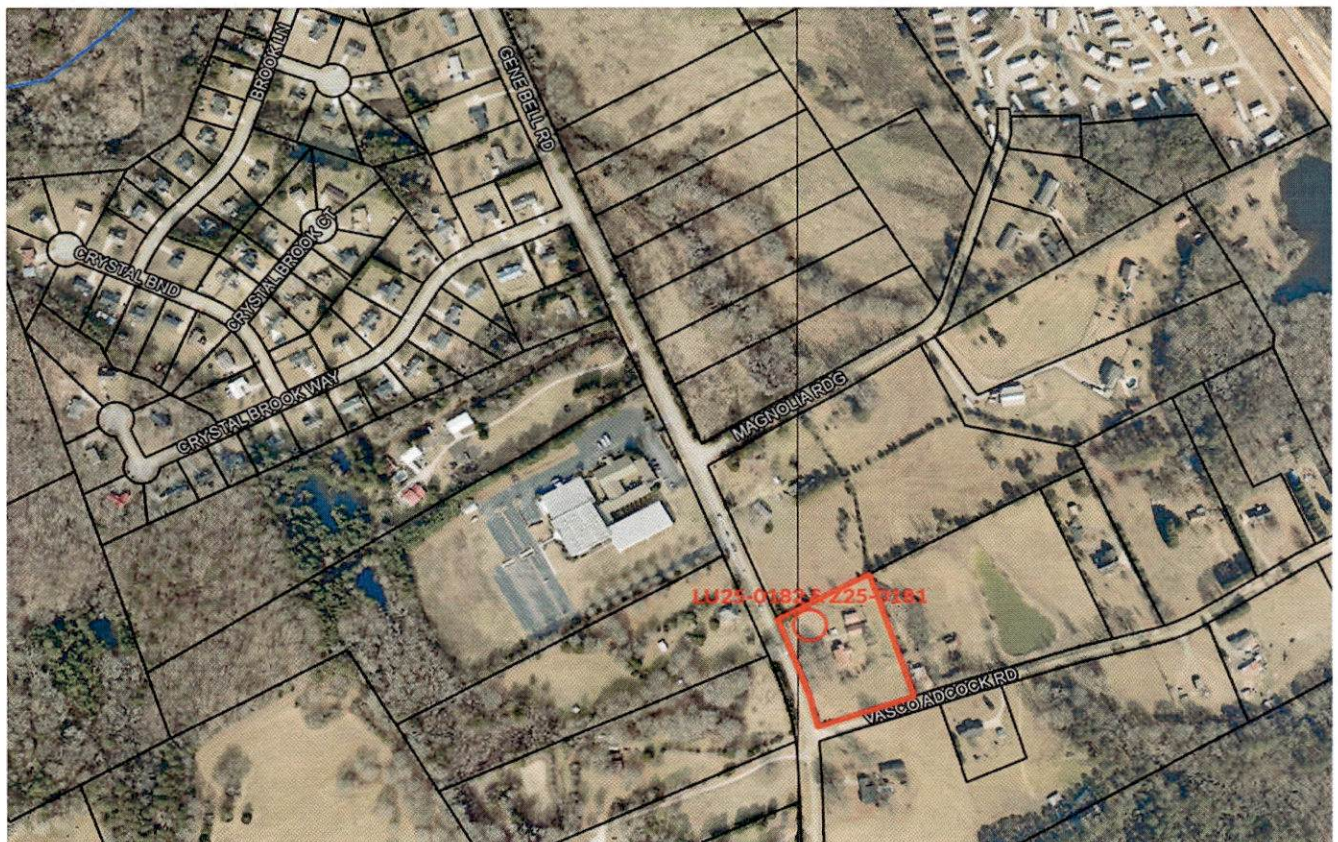
Address: 720 Gene Bell Road, Vasco Adcock Road, Monroe, Georgia 30655

Map Number/Site Area: C1660111

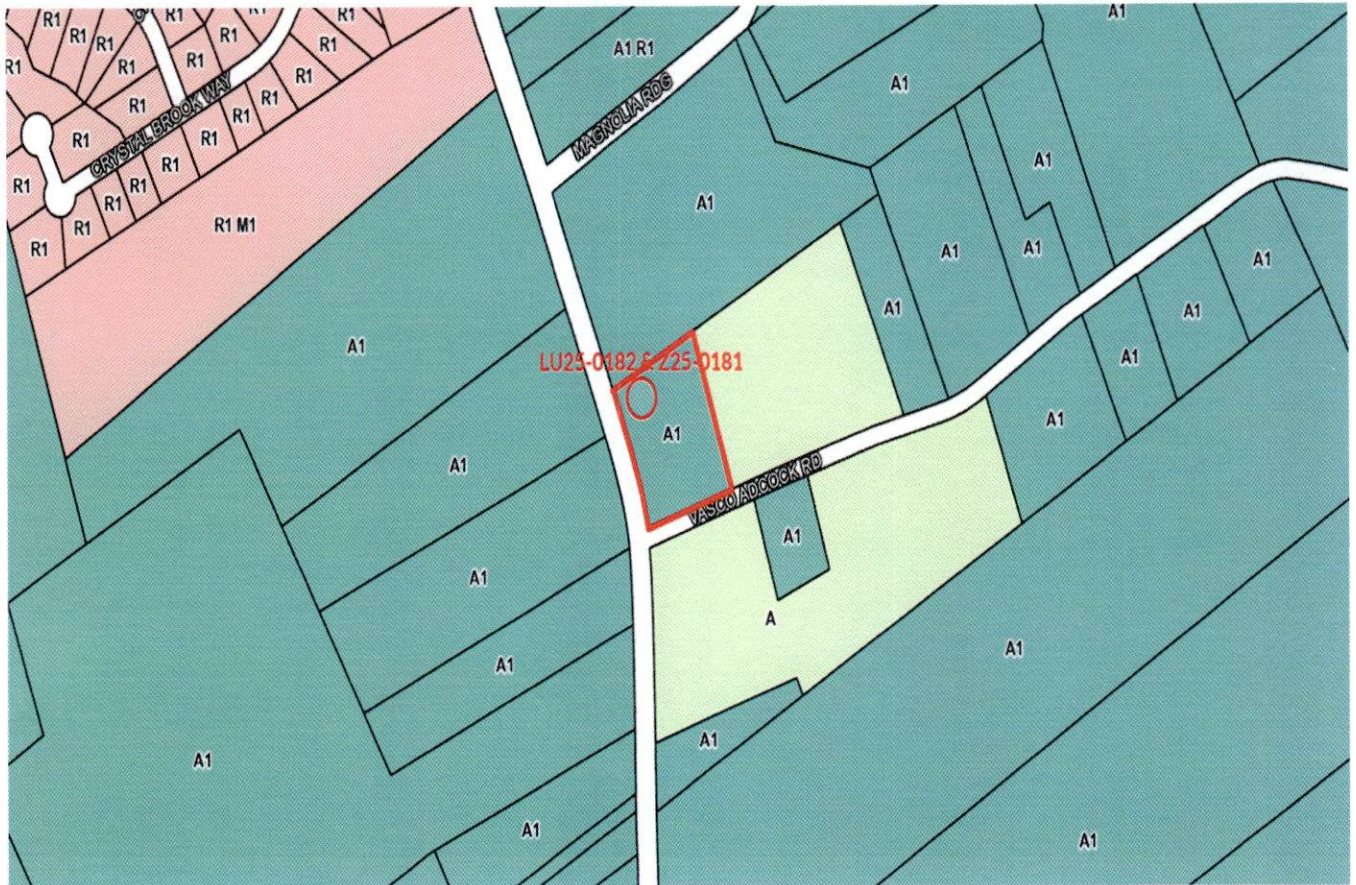
Character Area: Employment Center

District 4 Commissioner-Kirklyn Dixon      Planning Commission-Timothy J Kemp

Existing Site Conditions: Property consists of a house and barn.



The surrounding properties are zoned A1 and A.



Subdivisions surrounding property:





# Character Area Map Amendment

Application # LU25-0182

Planning Comm. Meeting Date 06-05-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**

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

\*\*\*Please Type or Print Legibly\*\*\*

Map/Parcel C1660111

Applicant Name/Address/Phone #

Brianne Farr  
720 Gene Bell Rd  
Monroe, GA 30655

Property Owner Name/Address/Phone

Beth A. Farr  
720 Gene Bell Rd.  
Monroe, GA 30655  
(If more than one owner, attach Exhibit "A")

Phone # 770 540-9128

Phone # 770 335-5724

E-mail Address: BethAFarr@gmail.com

Location: 720 Gene Bell Rd., Monroe Acreage 3

Existing Character Area: Employment Center

Proposed Character Area: Neighborhood Residential

Is this a Major or Minor amendment to the plan? minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? no

Proposed Development: ☒ Single-family ☐ Multi-family ☐ Commercial ☐ Industrial

Proposed Zoning: A Number of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_

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.

Beth A. Farr  
Signature

4/30/2025  
Date

\$ 250.00  
Fee Paid

**Rezone Application #** 225-0181  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 06-05-2025 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 07-08-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1660111

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Brianne Farr

Beth A. Farr

720 Gene Bell Rd.

720 Gene Bell Road

Monroe, GA 30655

Monroe, GA 30655

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

Phone # 770-540-9128

Phone # 770 335-5724

Location: 720 Gene Bell Rd. Monroe Requested Zoning A Acreage 3

Existing Use of Property: Residential

Existing Structures: Single Family House, Garage, Utility Bldg, Fence

The purpose of this rezone is To be able to train dogs on my property as well as meet with clients and their dogs  
Variance to waive Section 6-1-470(c) as to front set back for Commercial Kennel.

Property is serviced by the following:

Public Water: yes Provider: Monroe Well: No

Public Sewer: No Provider: N/A Septic Tank: yes

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 \_\_\_\_\_ 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 A1 Surrounding Zoning: North A1 South A1  
 East A1 West A1

Comprehensive Land Use: Employment Center **DRI Required?** Y    N   

Commission District: 6-Kirklyn Dixon Watershed:    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: Brianne Farr  
 Address: 720 Gene Bell Rd., Monroe, GA 30655  
 Telephone: 770-540-9128  
 Location of Property: 720 Gene Bell Rd.  
Monroe, GA 30655  
 Map/Parcel Number: C1660111  
 Current Zoning: A1 Requested Zoning: A

Beth A. Farr  
 Property Owner Signature

Print Name: Beth A. Farr

Address: 720 Gene Bell Rd.

Phone #: 770-335-5724

Property Owner Signature

Print Name: Beth A. Farr

Address: 720 Gene Bell Rd.

Phone #: 770-335-5724

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.

Steve L. Malco  
 Notary Public

04-30-2025  
 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;

Current zoning is A1 Residential Property with a single family home. Surrounding properties are zoned A and A1. Nearby properties include cattle and goat farming.

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

N/A 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 None

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

Dog training and service dog training for the public of Walton County. No hardship of property owner.

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

Property is currently zoned as A1 want to  
rezone to A. majority of surrounding properties  
are zoned A and A1. Property is  
currently fully fenced.

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

April 30, 2025

Brianne Farr  
720 Gene Bell Road  
Monroe, GA 30655

Walton County Planning and Development  
126 Court Street  
Walton County Annex 1  
Monroe, GA 30655

Dear Walton County Planning and Development,

I am writing to you to request a rezoning of our property at 720 Gene Bell Road.

My name is Brianne Farr, and I have been training dogs since 2005. I am a certified Canine Good Citizen evaluator with the American Kennel Club as well as a Certified Mentor Trainer through Animal Behavior College.

My primary goal as a dog trainer is teaching families responsible dog ownership skills, as well as providing basic obedience instruction. I also specialize in training service dogs, therapy dogs, and creating behavior modification programs for troubled dogs. I am passionate about helping people remedy their dog's behavior problems. I'm also honored to assist disabled individuals through training service dogs for Diabetic Alert, PTSD, cerebral palsy, POTS, and more.

At my residence on Gene Bell Rd., I conduct small group classes consisting of 2-4 people, as well as private, one-on-one lessons. On average I have 4 classes per day, 4 days per week. There are never more than four people at a time attending my group classes, so additional traffic would not be a concern. We have plenty of space for parking on our property to accommodate any student vehicles. I am the only employee and my pet dogs live inside the residence with me.

At this time, I do not offer any boarding or daycare services. However, I would like to request a variance on setback for future boarding services. Going forward, I will apply for a kennel license from the Georgia Department of Agriculture.

**Property: 720 Gene Bell Road, Monroe is currently a residential property with three acres, completely fenced. I am requesting rezoning from A1 to A to meet requirements to work with clients and their dogs on my property.**

Kind Regards,

Brianne Farr

May 5, 2025

Walton County Planning and Development  
126 Court St.  
Walton County Annex 1  
Monroe, GA 30655

To Whom it May Concern:

I am writing to support the rezoning application for Aurora Dog Training, located at 720 Gene Bell Rd. in Monroe.

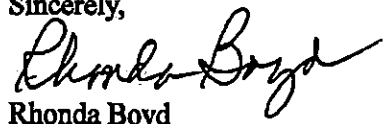
I could say that Aurora Dog Training clients patronize restaurants and other businesses in the Monroe community on their way to and from classes. That is, undoubtedly, true, but there is so much more that Brianne and Aurora Dog Training contribute to the community. She has placed and won with her dogs at the national level, making her a well-known and valuable resource for anyone who wants to compete successfully in dog sports. Students come from all over the greater metro Atlanta area, often multiple times each week, to take her classes, not only to learn and practice new skills, but also to figure out how to better connect with their dogs.

My dog, Gabby, and I first came to Aurora Dog Training over 2 years ago, after I heard what a great trainer Brianne is. She is a certified AKC Canine Good Citizen Evaluator, and having Gabby earn her CGC Good Citizen title was the first step needed in order for us to be certified as a therapy team to visit hospitals, nursing homes, schools, etc. Brianne's own dogs have been certified as therapy dogs, and, through her associations/friendships with other professionals in the local area, she was able to help connect me with an evaluator for Alliance of Therapy Dogs. This is just one small example of her commitment to helping people make a positive impact on the community with their dogs. Gabby is now a therapy dog. In fact, we volunteer with another dog/handler team trained by Brianne, but that was just the beginning of our journey. We have been taking classes in Rally, Obedience, and Scentwork ever since, competing in AKC trials once we gained skill and confidence.

Brianne offers small classes, not only allowing everyone to get lots of instruction and feedback, but also fostering friendships among human class members. In addition to classes at the training facility, we also train in Monroe and the surrounding community, giving our dogs the opportunity to practice being good citizens that everyone can enjoy, while honing new skills.

Please approve the re-zoning application for Aurora Dog Training so that students can continue to benefit from Brianne's training expertise and enthusiasm, and Walton county can continue to benefit from this small business that is committed helping the community thrive.

Sincerely,



Rhonda Boyd

Nancy J. Hammond  
6745 Mill Rock Court  
Hoschton, Georgia 30548

Walton County Planning and Development  
126 Court St.,  
Walton County Annex 1,  
Monroe, GA 30655

Greetings,

I have been a client of Brianne Farr's for ten years. Brianne's training is exceptional and I follow her in her various training venue's. Not only is Brianne a trainer, but she is an advocate of the dog and the relationship between the owner and the dog.

I have owned three Golden Retriever's. Brianne has helped and advised me with their training to be a better therapy dog. All three of my dogs have been certified under the Alliance of Therapy Dogs, Inc. It is through Brianne's guidance that I have formed a better therapy dog as I go to the NGHS Braselton Hospital to be a support to patients, family members and the hospital staff.

Driving to Monroe takes me 45 minutes. Along with my pup in training, we stop in town to refuel, rest and perhaps recharge with some food. A good thing to do in Monroe. It is a distance but it is a beautiful drive and the community is very friendly.

Sincerely,  
Nancy J. Hammond.

**Megan Bohinc**

2120 Heatherton Road  
Dacula, GA 30019  
megan.bohinc@gmail.com  
440-864-2587

May 5, 2025

**Walton County Planning and Development**

126 Court Street  
Monroe, GA 30655

Dear Walton County Planning and Development Committee,

I am writing to express my support for the development and implementation of a community-based dog training program within Walton County. I believe that such a program would offer numerous benefits not only for pet owners but for the community as a whole.

A well-structured dog training program can significantly enhance public safety. Trained dogs are less likely to exhibit aggressive behavior, wander off-leash, or act unpredictably in public spaces. This leads to fewer incidents involving bites or altercations, ultimately reducing the burden on animal control and emergency services.

Moreover, a community dog training initiative can strengthen the bond between residents and their pets. Through positive reinforcement and responsible pet ownership education, dog owners gain the tools necessary to manage their pets effectively, creating a more harmonious living environment.

Importantly, dog training classes can also have a positive impact on the mental health of community members. The companionship of well-behaved pets has been shown to reduce stress, anxiety, and feelings of isolation. Participating in structured training gives pet owners a sense of purpose, accomplishment, and routine—elements that are especially beneficial to individuals struggling with mental health challenges. Additionally, group classes promote social interaction and connection among residents, helping to combat loneliness and foster a sense of community belonging.

Aurora Dog Training Team has impacted my life for the last six years, and I am truly grateful for all they have done. I urge the county to consider supporting the development of a community dog training program. Such an initiative aligns with public safety interests, promotes responsible pet ownership, supports mental and physical health, and enhances community engagement.

Thank you for your attention to this matter. I would be happy to assist in any way or participate in future discussions on the topic.

Sincerely,

Megan Bohinc, LPC, PCC-S, MFT

Licensed Clinical Counselor and Marriage and Family Therapist

Alison Nairn  
404 Lindmar Ct.  
Athens, GA 30605

April 28, 2025

Walton County Planning and Development  
126 Court Street  
Walton County Annex 1  
Monroe, GA 30655

Dear Planning and Development Commission:

This letter is in support of the application to rezone the property at 720 Gene Bell Rd., Monroe, GA, 30655, to an agricultural business. I have been a student at the Aurora Dog Training Facility for the past 2 years. The breadth of training offered at this facility is far superior to training that I have received at facilities closer to my home in Athens, GA. I have enrolled in classes for dog Conformation, classical and Rally obedience, as well as having private lessons with Ms. Farr to work on specific behavioral issues. Having well-behaved dogs is extremely important to my family and an asset to the community in general.

Traveling between Athens and Monroe, I have also contributed to the local Monroe economy by purchasing gas and visiting restaurants in the area. I have also referred other dog enthusiasts in Athens-Clarke and Oconee counties to the Aurora Dog Training Facility which further supports the Walton County economy.

While taking classes at Aurora Dog Training Facility, I have seen Ms. Farr educating and certifying other dog trainers, who are then able to spread their knowledge to other businesses, which encourages responsible dog ownership in the community. Also, by offering a selection of "board and train" or "in-home training", Ms. Farr assists members of the community who cannot travel to her facility.

Thank you for your consideration in this matter.

Sincerely,



Alison Nairn

April 26, 2025

Dear Walton County Planning and Development,

I've been to Aurora Dog Training for classes to help me help my dog to live in my community, being an obedient companion who is a nuisance to no one. Brianne Farr and her Aurora Dog Training classes have helped me achieve that. My dog is a wonderful companion in public and in my home. I've been successful in American Kennel Club obedience trials at the most difficult level. I drive over an hour from Norcross each way, often stopping for lunch and gas each week.

I look forward to continuing training my new puppy and future puppies there.

Joan Dickerson

April 29, 2025

Dear Walton County Planning and Development,

I am writing you in support of Brianne Farr and Aurora Dog Training about their request for a change in zoning. Aurora Dog Training has been instrumental in providing training for both of my dogs. Both of my dogs have completed Brianne's Canine Good Citizen program, which has helped me train my dogs to behave in such a way that I can take them to parks and dog-friendly businesses. Our classes sometimes meet in the green spaces in Monroe, and we are always asked questions by others in the space, which encourages others to be responsible dog owners, as well.

Aurora Dog Training benefits Monroe and Walton County in more ways than just helping to create well behaved dogs. Coming to class several times a week has also allowed me to get to know the town of Monroe better and make friends in the area. Although I do not live far away, I was previously unaware of many of the businesses in Monroe that I now frequent.

Sincerely,

Michelle Hilton



