

City of Walnut Grove

COUNCIL MEETING

PUBLIC HEARING

AGENDA

Thursday, December 10, 2020

6:30 P.M.

Municipal Building -1021 Park St.

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. AGENDA APPROVAL

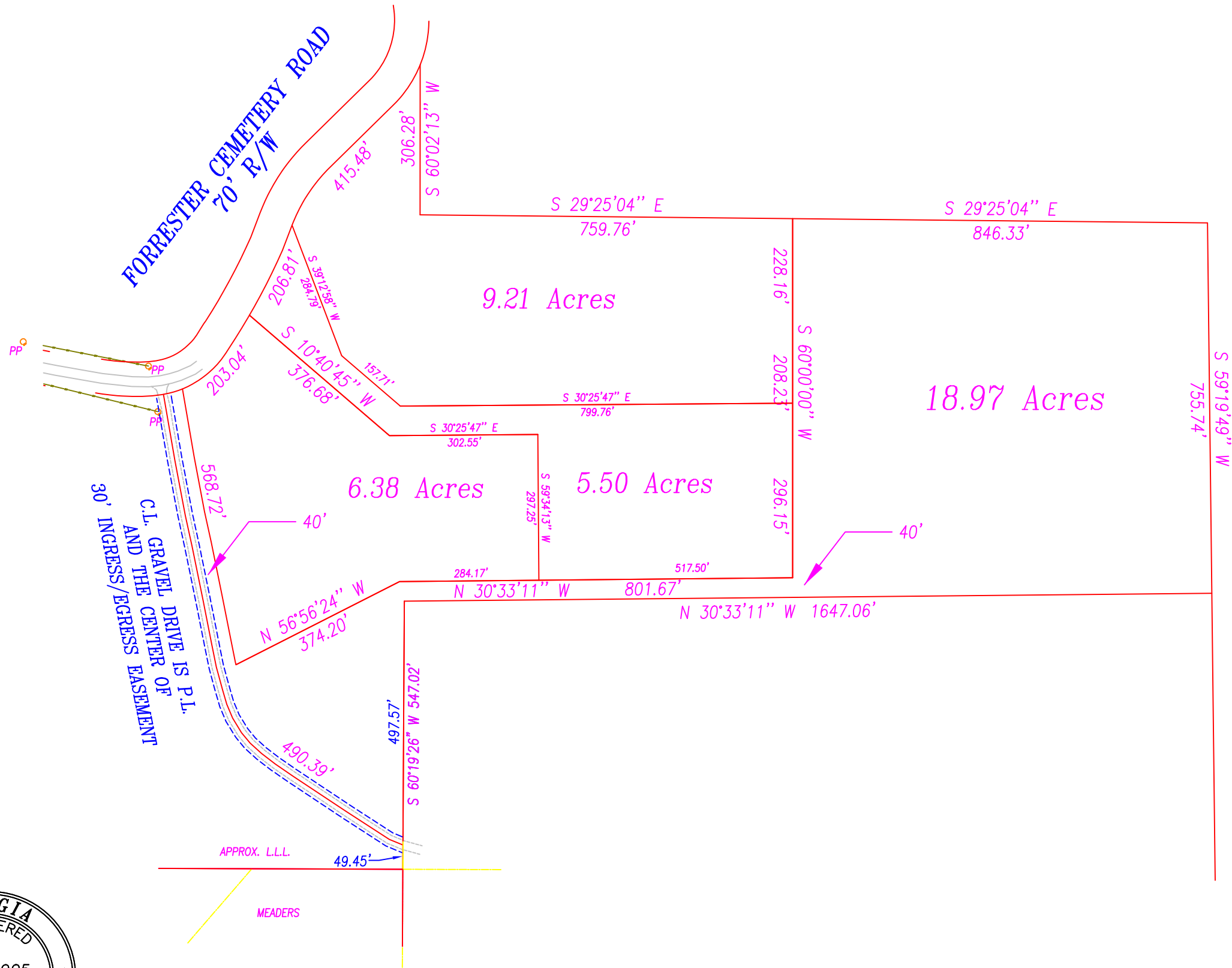
V. PUBLIC HEARING

a. Variance – Albrights Finishing

b. Variance – Derrick Wolf / Wesley Martin

c. Variance – Sundial Enterprises

I. ADJOIN



Sundial Enterprises

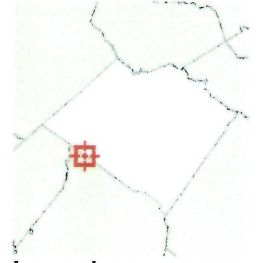
10/29/2020

Being A Division Of
WG010264





Overview



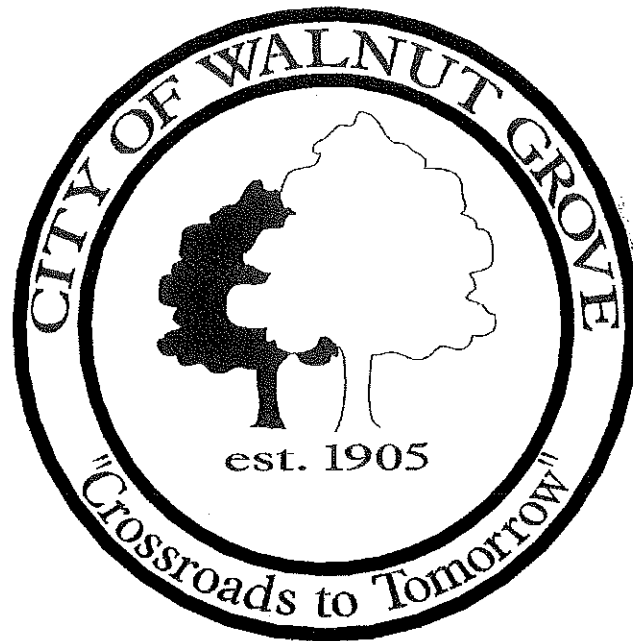
Legend

☐ Parcels

Date created: 10/30/2020
Last Data Uploaded: 10/30/2020 6:30:36 AM

Developed by  **Schneider**
GEOSPATIAL

VARIANCE APPLICATION



CITY OF WALNUT GROVE, GA

2581 LEONE AVENUE

LOGANVILLE, GA 30052

770-787-0046

3) **LEGAL DESCRIPTION**

The legal description must be a "metes and bounds" description. It must establish a point of beginning and from the point of beginning give each dimension bounding the property, calling the directions (such as north, northeasterly, southerly, etc.) which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property.

4) **BOUNDARY SURVEY**

One (1) copy of a boundary survey to scale for the subject property displaying all metes and bounds is required. This is not necessary if the Site Plan (next item) includes this information.

5) **SITE PLAN**

Seven (7) full-size copies and one (1) 8-1/2" by 11" reduction of a Site Plan to scale are required. This site plan must show adequate information as necessary to support the application and show justification and clarification.

6) **LETTER OF INTENT**

One (1) copy of a Letter of Intent

The letter of Intent must give details of the proposed use of the property and should include an explanation, at a minimum, of what is proposed and why the applicant believes the variance request is justified.

7) **NOTARIZED SIGNATURES**

The application form must have notarized signatures of both the property owner(s) and the applicant(s), or an attachment if multiple owners are involved.

8) **VARIANCES IN THE DOWNTOWN OVERLAY DISTRICT (ARTICLE 9, SEC 911.D)**

For applicants wishing to request relief from the provisions of the Downtown Overlay District, please understand the following:

- A. Variance applications for uses prohibited in the DOD will not be accepted.
- B. Variance applications to increase the density of development in the DOD will not be accepted.
- C. Variance applications for relief from the architectural requirements of the DOD must supply additional information outlined below.



VARIANCE APPLICATION

(USE THIS APPLICATION.)

A VARIANCE APPLICATION FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>DERRICK WOLFE</u>	NAME: <u>WESLEY MARTIN</u>
ADDRESS: <u>1720 EHS BRIDGE PKWY SUITE 108</u> <u>#105</u>	ADDRESS: <u>2511 Leone Avenue</u>
CITY: <u>ATHENS</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30606</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>678-362-3181</u>	PHONE: <u>678-410-2572</u>
CONTACT PERSON: <u>DERRICK WOLFE</u> PHONE: <u>678-362-3181</u>	
APPLICANT'S E-MAIL: <u>derrick@vpsignco.com</u>	

APPLICANT IS THE:		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>C2</u> BUILDING OR DEVELOPMENT PERMIT NO.: _____		
PARCEL ID NUMBER: <u>WG0 - 100 - 17</u> ACREAGE: <u>1.57</u>		
ADDRESS OF PROPERTY: <u>2511 Leone Avenue</u>		
SUBDIVISION OR PROJECT NAME: _____ LOT & BLOCK: _____		
PROPOSED DEVELOPMENT: _____		

VARIANCE REQUESTED SECTION 1311 - ILLUMINATION OF SIGNS #4
SECTION 1304 - PROHIBITED SIGNS #6.

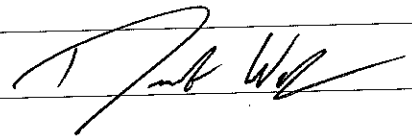
PLEASE ATTACH A LETTER OF INTENT EXPLAINING THE PROPOSED USE AND JUSTIFICATION OR HARDSHIP FOR THIS VARIANCE.

CASE: _____

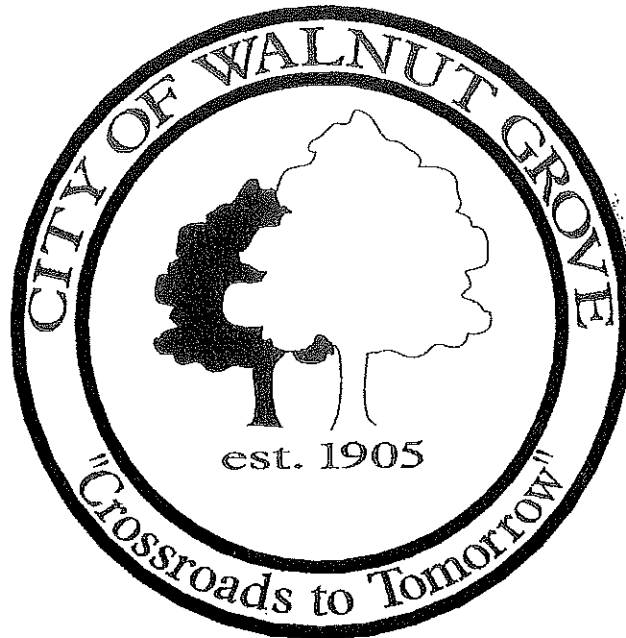
DATE RECEIVED: _____



WE ARE ASKING FOR A VARIANCE REGARDING
A BUSINESS SIGN FOR THE BUSINESS LOCATED AT
2511 Leone Avenue. SECTIONS 1307 + 1311 OF
THE CURRENT ORDINANCE PROHIBIT INTERNAL ILLUMINATION
OF A SIGN. BASED ON DRAWINGS SUBMITTED IN THE
SIGN PERMIT APPLICATION AND FAVORABLE FEEDBACK
AND A DESIRE TO ALLOW SUCH A SIGN, WE WOULD
LIKE TO MOVE FORWARD WITH BEING ABLE TO
FABRICATE AND INSTALL THE PROPOSED SIGN. IT IS
OUR UNDERSTANDING THAT THE ORDINANCE WILL
BE UPDATED TO ALLOW THE PROPOSED SIGN, BUT
SINCE THAT TAKES A UNKNOWN AMOUNT OF TIME, THE
BUSINESS OWNER WOULD LIKE TO BE ABLE TO PROMOTE
THE BUSINESS IN THE MEANTIME.



VARIANCE APPLICATION



CITY OF WALNUT GROVE, GA

2581 LEONE AVENUE

LOGANVILLE, GA 30052

770-787-0046

cell

678-368-
9093

Albright Refinishing
4917 Hwy 138
Loganville, GA 30052

October 22, 2020

Dear Walnut Grove,

Please review the following Variance Application for approval. Albright Refinishing is a small business operating inside the "grey" Downtown Overlay District. I worked for years with large car businesses and decided with my fiancé to take a risk and start my own business. I found this location, applied for license and was given one. Since that time, we have invested everything we have into getting off the ground and making shop into what it is today. We are not a large shop. I operate with 2 full-time employees (one being my fiancé) and one part-time. We are set off from the main road and that is great for us because we do not operate off of drive by traffic. Our business is from local car dealers and personal referrals. For us to have to move would be a hardship on business, myself and my family. I have looked at several locations since I was informed of zoning and the cost of relocating is just something I do not have. I am the sole provider for my family and fiancé, Jenny has left her employment to work with me as well. We have also just purchased our first home in Monroe. So, I ask that you please approve this request and allow us to keep our business open. I do want to add that I have a great relationship with the property owner and he is trying to help me resolve this matter. I am also the property manager and maintain the grounds.

If there are any questions or concerns that I can help you with, please feel free to contact me.

Business: 678-221-6755 Personal: 678-368-9093

Thank you for your time and consideration,


Terrill Albright, Owner

VARIANCE APPLICATION

(USE THIS APPLICATION.)

A VARIANCE APPLICATION FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Albright Refinishing</u>	NAME: <u>AAA Real Estate Investments LLC</u>
ADDRESS: <u>4917 Hwy 138</u>	ADDRESS: <u>575 Lake Front Drive</u>
CITY: <u>Logansville</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>678-221-6755</u>	PHONE: <u>404-944</u>
CONTACT PERSON: <u>Terrill Albright</u> PHONE: <u>678 221 6755 or 678-368-9093</u>	
APPLICANT'S E-MAIL: <u>Terrillalbright2015@gmail.com</u>	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): _____ BUILDING OR DEVELOPMENT PERMIT NO.: _____		
PARCEL ID NUMBER: <u>212</u>		
ADDRESS OF PROPERTY: _____		
SUBDIVISION OR PROJECT NAME: _____		
PROPOSED DEVELOPMENT: _____		

VARIANCE REQUESTED _____

PLEASE ATTACH A LETTER OF INTENT EXPLA
THIS VARIANCE.

CASE: _____

DATE RECEIVED: _____

HARDSHIP FOR



VARIANCE APPLICANT'S DEMONSTRATION

STANDARDS GOVERNING THE MAYOR AND COUNCIL'S POWERS & DUTIES

PURSUANT TO SECTION 1501 OF THE CITY OF WALNUT GROVE ZONING ORDINANCE, IN ORDER TO AUTHORIZE AN APPEAL OF THE ZONING ORDINANCE, THE CITY COUNCIL FINDS THAT A VARIANCE SHALL NOT BE CONTRARY TO THE PUBLIC INTEREST WHERE, OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISIONS OF THIS ORDINANCE WOULD RESULT IN SUBSTANTIAL AND UNNECESSARY HARDSHIP. A VARIANCE FROM THE TERMS OF THE ZONING ORDINANCE SHALL NOT BE GRANTED BY THE ZONING BOARD OF APPEALS UNLESS A WRITTEN APPLICATION FOR A VARIANCE IS SUBMITTED DEMONSTRATING THE FOLLOWING:

(PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY.)

(A) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS OF THE PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE OR TOPOGRAPHY:

(B) SUCH CONDITIONS ARE PECULIAR TO THIS PROPERTY:

(C) THE APPLICATION OF THE ORDINANCE TO THIS PROPERTY WOULD CREATE AN UNNECESSARY HARDSHIP

_____ YES - see attached letter

(D) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER:

_____ NO

(E) A VARIANCE, IF GRANTED, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD NOR IMPAIR THE PURPOSES OR INTENT OF THIS ORDINANCE:

(F) THE ZONING PROPOSAL IS CONSISTENT WITH CONSTRUCTION AND DESIGN STANDARDS AND CRITERIA ADOPTED BY CITY:

(G) THE VARIANCE IS NOT A REQUEST TO PERMIT A USE OF LAND, BUILDINGS, OR STRUCTURES WHICH IS NOT PERMITTED BY RIGHT OR BY CONDITIONAL USE IN THE DISTRICT:



1. Two sets of all floor plans to a minimum of 1/8"=1'-0" scale. The plans should show all dimensions windows, doors, etc.
2. Two sets of all exterior building elevations to minimum of 1/8"=1'-0" scale. Drawings should indicate and label all building materials, features and exterior finish legend.
3. One color drawings showing each exterior side of the building with all materials rendered correctly. If the application is requesting relief from an architectural feature, then the drawings should show what the applicant is proposing instead of the required features (e.g. if a different roof pitch is proposed, then the drawings should show the proposed roof pitch. The Letter of Intent should spell out why the lesser roof pitch is being requested, etc.)
4. One material sample board with all exterior building materials proposed to be used instead of the required materials.



3) **LEGAL DESCRIPTION**

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**CITY OF WALNUT GROVE
VARIANCE PROCESS**

All applications are reviewed by the City Clerk, City Planner and the City Council.

1. An application, complete in all aspects, is submitted to the City Clerk.
2. The City Planner reviews the application and makes both a written recommendation to be presented at the public hearing. The written recommendation is sent to City Council on the Friday prior to the public hearing. Additional copies of the report may be obtained from the City Clerk at (770) 787-0046.
3. The City Clerk will place a legal notice in the Walton Tribune newspaper at least 15 days before the first public hearing.
4. A public hearing sign is erected on the property at least 15 days before the first public hearing. This sign will be erected by a City Hall staff member.
5. The City Council reviews the facts in the case at its scheduled meeting. A recommendation is determined following the public hearing. This recommendation is final with no further appeal. The City Council meets on the second Thursday of the month. Meetings are held at 7:00 p.m. at the Walnut Grove Community Building at 1021 Park St. Loganville, Ga. 30052.
6. Once an application is made, the applicant may withdraw the application without prejudice only before legal advertisement of a public hearing is placed in a newspaper of general circulation in Walton County and/or the City of Walnut Grove. No application may be withdrawn under any circumstances after the legal advertisement of a public hearing has been placed. All applications advertised shall receive final action by the City Council.
7. If an application is withdrawn before placement of the legal advertisement, a refund of the application fee will be made.

REQUIRED ITEMS

1) **APPLICATION FEE**

One (1) check made payable to City of Walnut Grove in the amount of _____.

2) **APPLICATION**

Acceptable payment methods are cash or check. The City of Walnut Grove does not accept credit cards.

