

Rezone Application # 212010001

Planning Comm. Meeting Date 2-2-12 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm Meeting Date 3-6-12 at 6:00PM held at WC Board of Comm. Meeting Room

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C85-109, 109C + 110

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Eason & Lamar Harwell

Same

2412 Hwy 11

3360 Glass St

Manice Co

manice Co 30656

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

Phone # 7702620010

Phone # 4043256227

Location: 2412 Hwy 11

Requested Zoning B-3/M-2

Acreage 5.97

1.10 to B-3
4.97 to M-2

Existing Use of Property: Parts store & used cars

Existing Structures: 2 shops 2 out Buildings 1 House 1 Trailer

The purpose of this rezone is bring property into compliance with

existing use. Property has been used as a salvage

yard since the early 20's. B-3 for front half to
accommodate office and buffer 4.97 M-2 in rear.

Property is serviced by:

Public Water: Provider: _____ 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 Eason & Lamar Harwell

Date 1-3-12

Fee Paid \$400⁰⁰

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 B-2, A-1 Surrounding Zoning: North A-1 South A-1
East B-2 West A-1

Comprehensive Land Use: Highway Corridor

Commission District: 5 Watershed: _____

I hereby withdraw the above application _____ Date _____

Article 4, Part 2, Section 160
Standard Review Questions

- 1) The existing land uses and zoning classifications of nearby property
To the ~~East~~^{East} is pike Electric Zoned Commercial
To the west is Mr Sells Zoned A2 pasture
To the North is Smaller Tract of land Zoned A2 with a home
To the South is smaller Tract Zoned B1 ~~A2~~ with a home and Garage & Salvage yard and Wrecker Service
- 2) The suitability of subject property for the purposes Authorized under the current zoning.
A-2 limits the use to agricultural and Related purposes, and because the land has been used for automobile storage Facility for part's and Dismantling since the late 60's early 70's by my father and Grandfather the current zoning is not to the best use of the property
It is ~~is~~ being asked to rezone for what is ~~is~~ currently being used for
- 3) The extent to which the proposed land use change on the subject property represents a fair balance between the rights of private property and health, safety, and general welfare of the Public.
The proposed change has no effect on the health, safety, and general welfare of the public.

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner. Again I am asking for this change to update the property ^{zoning} as to what it has been used for the past nearly 40 years so that zoning use will be correct. The owner could suffer great economic loss.

5) Whether the subject property has a reasonable economic use as currently zoned!

The property has some economic value as zoned, however, the economic value is much greater if the property is blended with the adjacent property already grandfathered in as used car lot and salvage yard.

6) Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property: The request is suitable in view of the use and development of surrounding property.

7) Whether the proposed zoning will adversely affect the existing use or usability of adjacent and nearby property.

The requested change will not adversely affect the existing use or usability of adjacent and nearby property will only update the current zoning as to what it has been used for since the late 60's early 70's

8) The possible creation of an isolated district unrelated to adjacent and nearby districts:

The request change ~~does~~ does not create an isolated district unrelated to adjacent and nearby districts

9) The possible increase or overloading of public facilities including, but not limited to, schools, utilities, and streets: There would be virtually no change in the use of public facilities if the change is permitted

10) The possible impact on the ~~environment~~ ^{environment}, including but not limited to, loss of natural vegetation drainage, soil erosion and sedimentation, flooding, air quality and water quality. There would be no negative environmental impact with the granting of the proposed rezoning

11) Whether the proposed change will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations?
It does not appear that the change would make a significant difference to the value of adjacent property with existing regulations.

12) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations?
Yes, there are substantial reasons why the property cannot be used in accordance with existing regulations as previously ~~identified~~ identified.

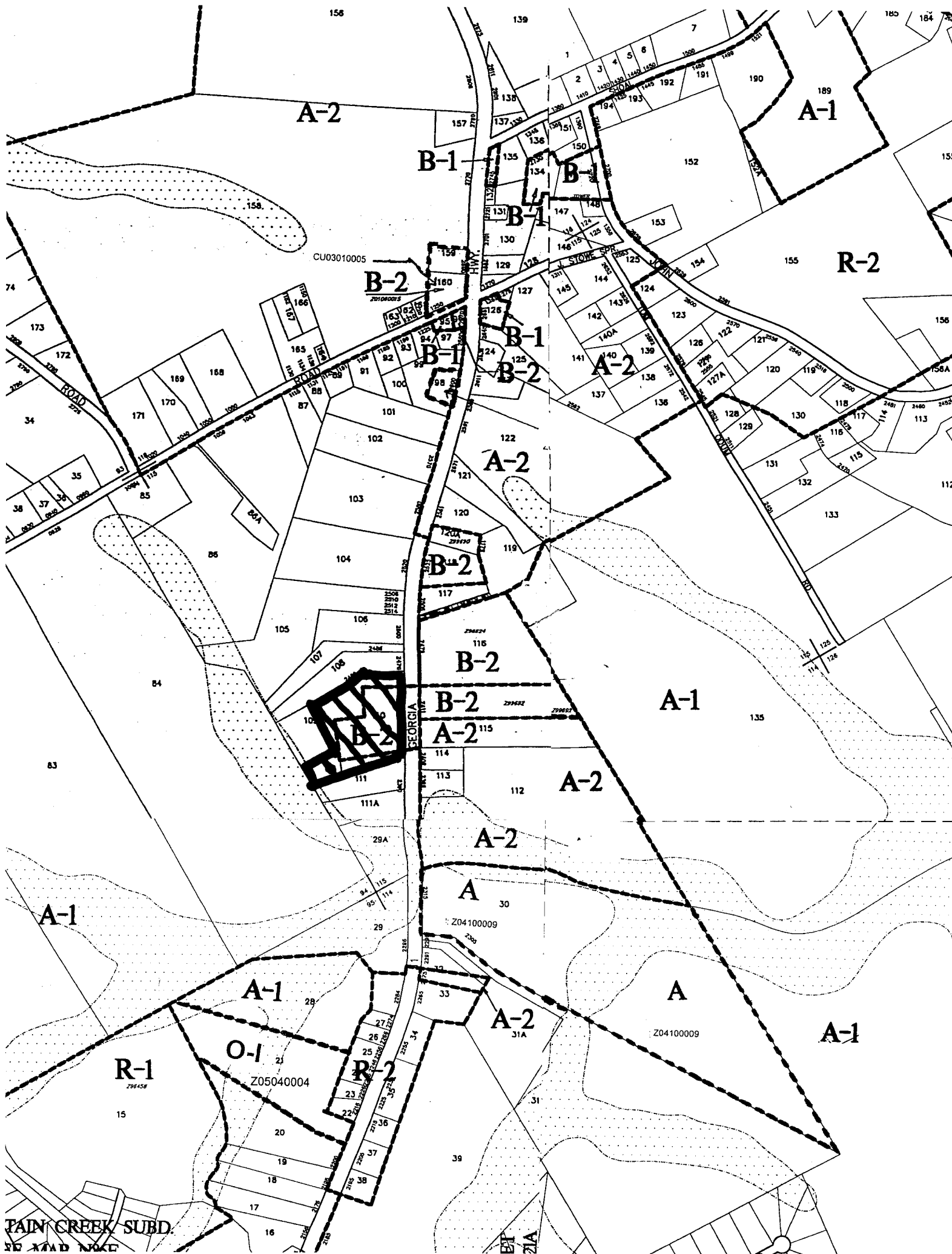
13) The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
The proposed change would, if anything, improve the aesthetic effect of the property as it relates to the community.

14) The possible effects of the proposed change on the character of a zoning district, a particular piece of property, neighborhood or a particular area, of the community.
Given the properties as presently situated it does not appear that there would be

any significant change on the character of the zoning district, any particular piece of property of the neighborhood, any particular piece of property of the area or the community at large.

15) The relation that the proposed change bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change ~~would~~ will help carry out the purposes of this ordinance? Given the adjacent properties as presently situated, the proposed change would in fact benefit the area.

16) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. To the knowledge of the petitioner, there are no proposed changes in this area affecting the rezoning and the existing conditions have been previously addressed.



PAIN CREEK SUBD.
SE 1/4 RD N00E