

Variance V15040006

Staff Analysis

Board of Appeals Hearing Date: 5-19-15

Parcel ID: Map C43 Parcel 3

Acreage: 1.81 acres

Applicant

Henry Hall

P O BOX 1101
Grayson GA 30017

Owner:

Danny B Sorrells

2394 Bold Springs Road
Monroe GA 30656

Property Location: 3307 US Highway 78

Current Zoning: I-1 (B-3)

Request: Variance to reduce transitional buffer requirement for impound lot from required 1,000' to proposed 650'.

Site Analysis:

The property is located on US Highway 78 and is surrounded by commercial/industrial properties. The applicant is proposing to open an impound lot which requires a 1000 foot transitional buffer. Although the property is surrounded by commercial, there is a single family residence located approximately 650 feet from the proposed lot. The entire area is transitional and properties along this corridor are being rezoned to accommodate those commercial uses normally found along this type corridor.

Regulations for an Impound Lot in the Land Development Ordinance are as follows:

Automobile Impound Lot

- A. The use shall be enclosed by a fence, which is not less than eight (8) feet in height, which provides visual screening.
- B. No dismantling, repair or other activity shall be conducted on the premises.
- C. The use shall be located at least one thousand feet (1,000) from any residential district.
- D. Automobiles shall not be held longer than provided by state and county law.

Staff Analysis:

In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V15040006

Board of Appeals Meeting Date 5-19-15 at 6:00PM held at WC Board of Comm. Meeting Room

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed Survey Plat Site Plan Proof of Paid Property Taxes

Map/Parcel C-43-3 Zoning District: 1-1(M-1) Commission District: 2

Applicant Name/Address/Phone #

Henry Hall
P.O. Box 1101
Grayson, GA 30017
Phone # 404-304-5086

Property Owner Name/Address/Phone

Danny B. Sorells
2394 Bold Springs
Monroe, GA 30656
Phone # 770-267-6869

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 3307 Hwy 78 Loganville, GA 30052 Acreage 1.81

Describe Variance/Special Exception/Appeal: Requesting a variance to reduce the required distance from any residential district from required 1000ft to 650 feet.

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

This ordinance creates a level of practical difficulty in which half our company could not operate. Also, if granted would not cause any detriment to public good.

Public Water: Well: Public Sewer: Septic Tank:

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

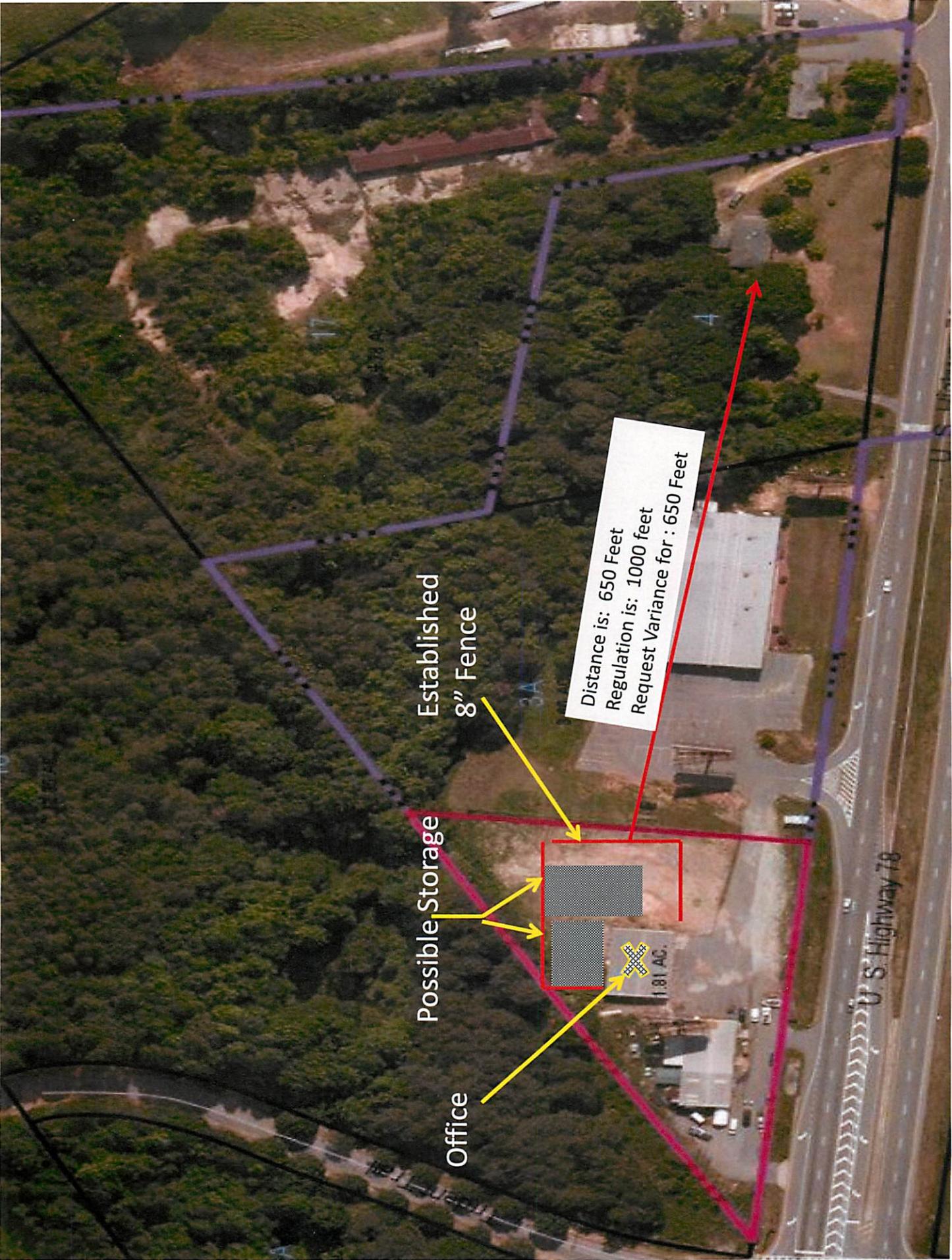
Signature [Signature] Date 15 APR 15 Fee Paid: \$ 150.00

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____



Established
8" Fence

Distance is: 650 Feet
Regulation is: 1000 feet
Request Variance for : 650 Feet

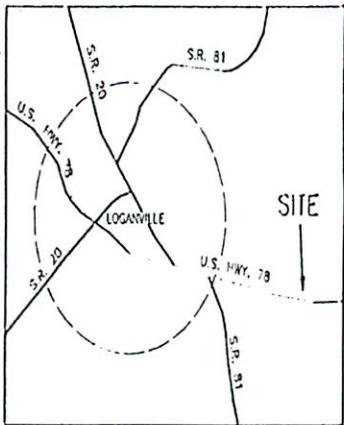
Possible Storage

Office



1.81 AC.

U.S. Highway 78



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DATE _____

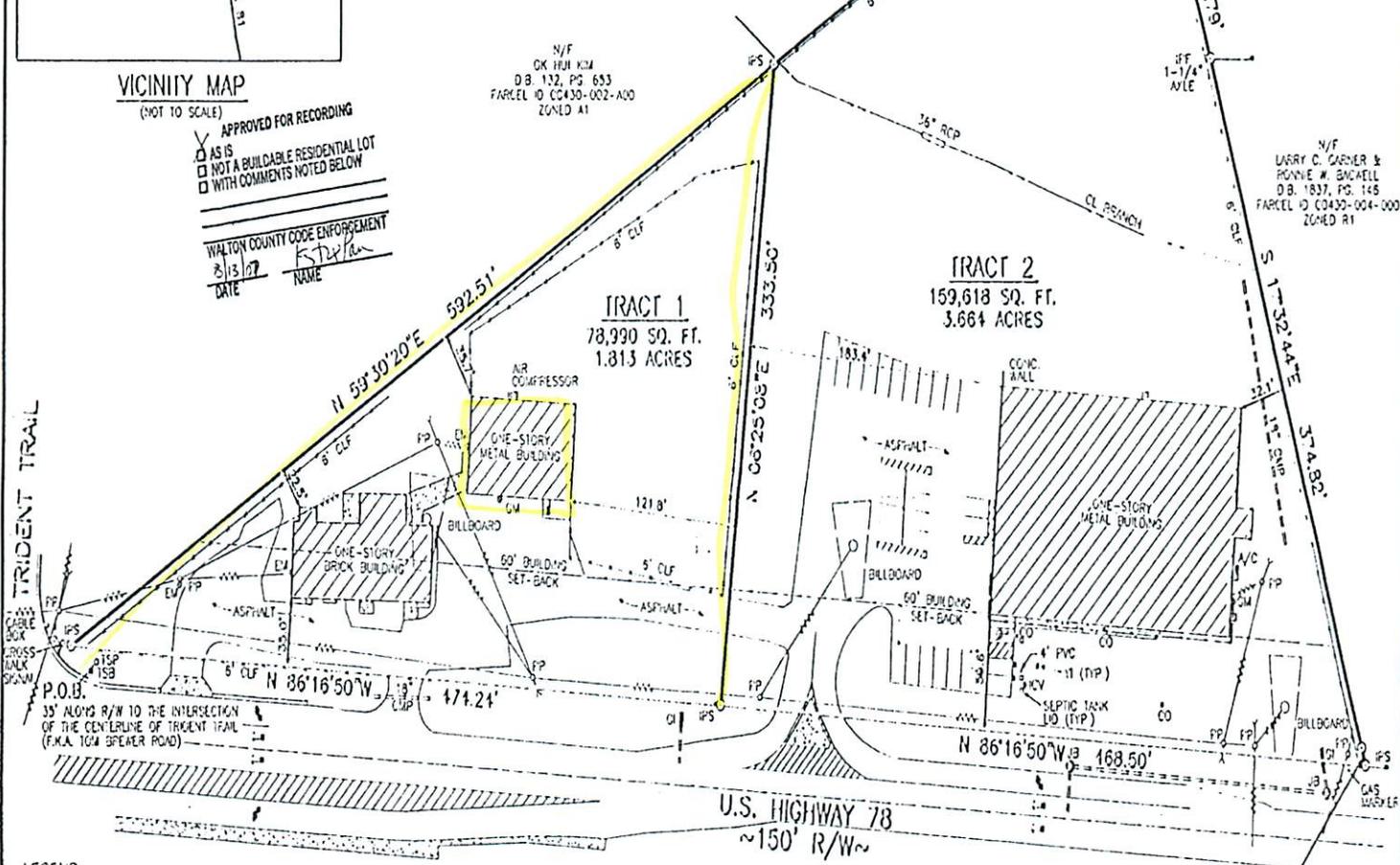
APPROVED FOR RECORDING
 AS IS
 NOT A BUILDABLE RESIDENTIAL LOT
 WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT
 DATE 8/13/07 NAME *K. DePina*

N/F
 DK HUN KIM
 D.B. 112, PG. 653
 PARCEL ID 00430-002-000
 ZONED A1

N/F
 DONALD A. BROWN SR.
 D.B. 72, PG. 653
 PARCEL ID 00430-065-000
 ZONED RMB

N/F
 LARRY C. GARDNER &
 RONNIE W. BACWELL
 D.B. 1837, PG. 145
 PARCEL ID 00430-004-000
 ZONED R1



LEGEND:

- A ARC
- R RADIUS
- C CHORD
- R/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- IPS IRON PIN SET
- IFF IRON PIN FOUND
- JB JUNCTION BOX
- CO CLEAN-OUT
- NV WATER VALVE
- WM WATER METER
- GM GAS METER
- EM ELECTRIC METER
- GI GRADE INLET
- YI YARD INLET
- SSWH SANITARY SEWER MANHOLE
- CWP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- CLF CHAIN LINK FENCE
- PVC POLYVINYL CHLORIDE
- RCV REGULATION CONTROL VALVE
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- FP POWER POLE
- DB SEED BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- FB REBAR
- OT OPEN TOP PIPE
- FENCE
- OVERHEAD POWER LINE

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 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 73,728 FEET AND AN ANGULAR ERROR OF 05 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 62,749 FEET.

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED.

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PARCEL NO. 1322700690 B, DATED FEBRUARY 18, 1990.

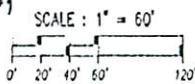
PROPERTY IS ZONED M1.
 MINIMUM SET-BACK REQUIREMENTS:
 FRONT - 60 FEET
 SIDE - 15 FEET
 REAR - 40 FEET

OWNER:
 DANNY B. SORRELLS
 2334 BOLD SPRINGS ROAD
 MOUNTAIN, GEORGIA 30558

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW

TOTAL AREA
 TRACTS 1 & 2
 238,608 SQ. FT.
 5.477 ACRES

FILED AND RECORDED 12-19-08
 AT DISTRICT CLERK'S OFFICE
 PLAT BOOK 104 PAGE 1102
 KATHY K. TRUST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA



		MAJOR SUBDIVISION PLAT FOR: DANNY B. SORRELLS	
3299, 3307 & 3315 U.S. HIGHWAY 78 LOGANVILLE, GEORGIA 30052 PARCEL ID 00430-003-000 D.B. 424, PG. 130		COUNTY: WALTON LAND LOT: 119 DISTRICT: 4TH SECTION: (G.M.O. 417) SCALE: 1"=60' FIELD: 8-2-07 BY: SS OFFICE: 8-3-07 BY: GSG REVISED:	
ADAM & LEE LAND SURVEYING 5810 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8935		07175	

CITY ZONING

A-1

LOGANVILLE CITY LIMITS

LOGANVILLE CITY LIMITS

LOGANVILLE CITY LIMITS

2A
A-1

3A
B-3
Z10020003

R-1

B-2

GA.

HWY.

B-2

B-3
Z14030009

M-1

Z12100001

DEERFIELD CITY LIMITS

HWY.

78

RD.
151 118
150 119

TOM

BREWER

RD.

LAKES

CITY ZONING