Rezone Application # Z14120002

Planning Comm. Meeting Date 1-8-15 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 2-3-15 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 C0620156C00

Applicant Name/Address/Phone #	**Property Owner Name/Address/Phone**
Mark E. Yarbrough	Marbin Properties, LLC
1911 Oscar Barton Road	1911 Oscar Barton Road
Monroe, GA 30655	Monroe, GA 30655
	(If more than one owner, attach Exhibit "A")
Phone # 404-391-8624 cell	Phone # 770-267-7946 office

Location: Youth-Monroe Road Requested Zoning O&I Acreage .89

Existing Use of Property: A1

Existing Structures: None

The purpose of this rezone is to build a new single story office/storage building comparable to our office/storage building adjacent to this property.

Property is serviced by:

Public Water: X Provider: Walton County Water Authority 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.

Mark E. Yarbrough 11/21/14 $ 400.00

Signature Date Fee Paid

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A-1 Surrounding Zoning: North City South R-1 A-1 East B-2 West A-1

Comprehensive Land Use: LU14120001 NAICS Code: _____

Commission District: 1 Watershed: None

I hereby withdraw the above application _____ Date _____

Character Area Map Amendment

Application # LU14120001

Planning Comm. Meeting Date _____ at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date _____ 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 C0620156C00

Applicant Name/Address/Phone #

Mark E. Yarbrough
1911 Oscar Barton Road
Monroe, GA 30655

Phone # 404-391-8624 cell

Property Owner Name/Address/Phone

Marbin Properties, LLC
1911 Oscar Barton Road
Monroe, GA 30655
(If more than one owner, attach Exhibit "A")

Phone # 770-267-7946 office

E-mail Address: myarbrough@marbincompanies.com

Location: Youth-Monroe Road Acreage 0.89

Existing Character Area: Neighborhood Residential

Proposed Character Area: Highway Corridor

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? Not to my knowledge

Proposed Development: ____Single-family ____ Multi-family X Commercial ____Industrial

Proposed Zoning: O&I Number of Lots: One Minimum Lot Size: 0.89

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: Mark E. Yarbrough Date: 11/21/14 Fee Paid: $ 200.00

Marbin Properties

LLC

1911 Oscar Barton Road
Monroe, GA 30655
770-267-7946 office
770-267-2638 fax

November 20, 2014

Walton County Planning and Zoning
303 S. Hammond Drive
Suite 98
Monroe, GA 30655

RE: Rezone to B2

Dear respected boards and staff,
This letter is in reference to parcel C62-156C on Youth-Monroe Road in Monroe. We are requesting a zoning change from A1 to B2. We recently purchased this piece of property with the intent to build a new office and parking area which adjoins our current parcel and is currently zoned B2. As our company has been growing in the past few years we have a need for a larger building and would like to build it on this site to keep our properties together. This property is located across from the Walton County water tower on Youth-Monroe Road. We would appreciate your due diligence in expediting this rezone change. Please feel free to contact me with any questions or concerns that you may have.

Respectfully,

Mark E. Yarbrough
Managing Member

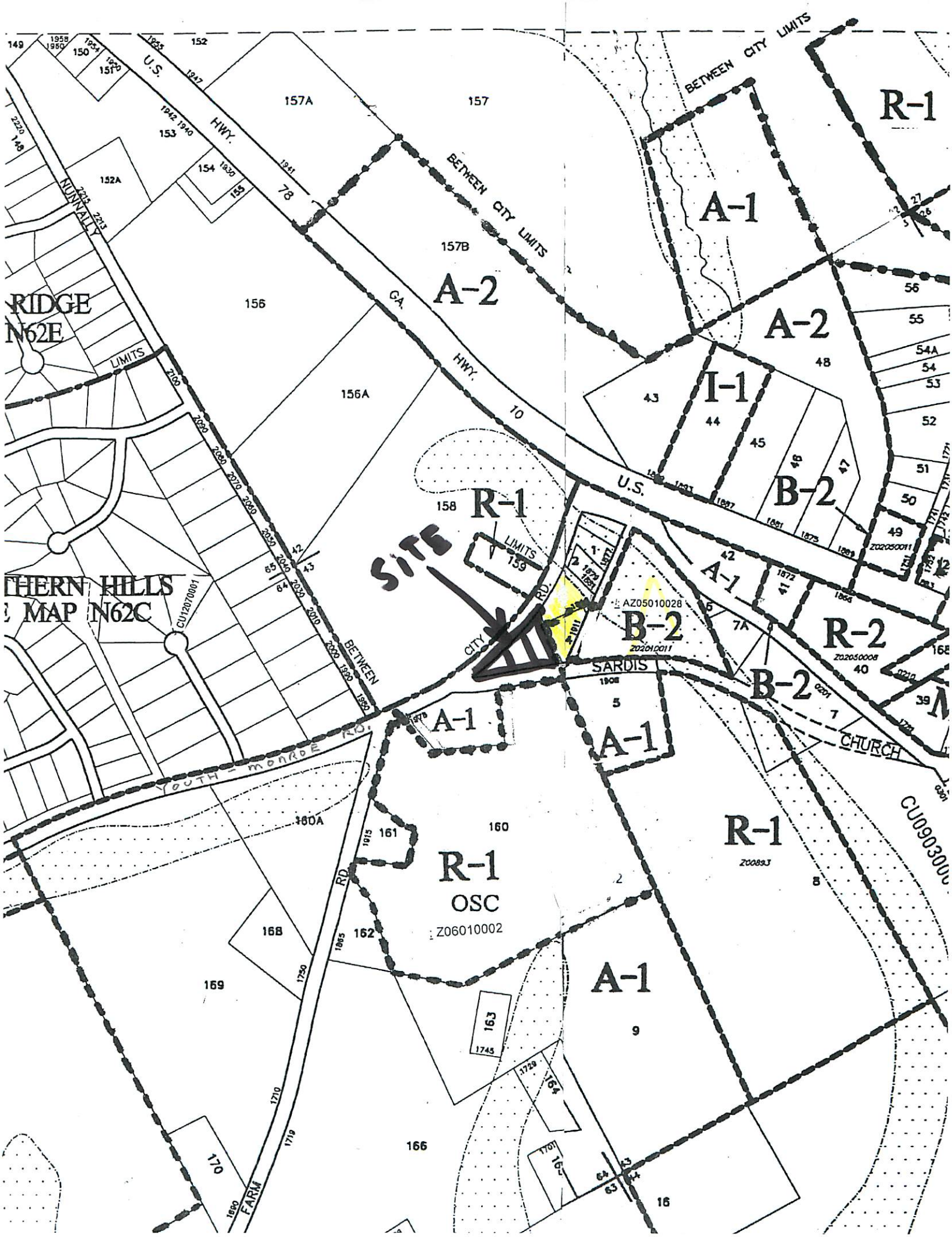
LEXINGTON RIDGE
SEE MAP N62E
SOUTHERN HILLS
SEE MAP N62C
MIDDLETON PLACE
N62H
SPRING CREEK
SEE MAP N62G
BETWEEN CITY LIMITS
U.S. HWY. 78
GA. HWY. 10
CHURCH RD.
HOPE
BETWEEN CITY LIMITS
AUTUMNALLY
BELMONT DR.
RICHMOND HILL ROAD
WINGATON WAY
CHARLESTON COURT
SHENANDOAH DR.
SOUTHERN HILLS DRIVE
MIDDLETON RD.
MIDDLETON CT.
WHIPPORWILL COVE
SPRING CREEK WAY
SPRING CREEK PLACE
WILLOWBEND DRIVE
FARM RD.
(PART OF C61-91)
(PART OF C62-87)
132 10.00 AC.
133 2.64 AC.
133A 2.37 AC.
133DP 5.23 AC.
134 1.64 AC.
135 5.93 AC.
136 5.09 AC.
137 5.09 AC.
138 44.62 AC.
138B 2.75 AC.
139 2.44 AC.
140 1.82 AC.
143 11.22 AC.
144 2.94 AC.
145 31.44 AC.
146 1.18 AC.
147 0.92 AC.
148 0.85 AC.
149
150
151
152 5.89 AC.
152A 2.54 AC.
153 8.30 AC.
154
155
156 20 AC.
156A 9.00 AC.
156B 2.00 AC.
156C
156D
157A 8.06 AC.
157B 18.03 AC.
158 28.01 AC.
159
160 2.00 AC.
160A 8.21 AC.
161 1.39 AC.
162 2.31 AC.
163 1.00 AC.
164 1.00 AC.
165 1.00 AC.
166 38.10 AC.
167 1.00 AC.
168 2.00 AC.
169 31.60 AC.
169A .72
170 2.00 AC.
171 153.17 AC.
171A 11.29 AC.
87 160.43 AC.
86 2.00 AC.
105 1.50 AC.
106
107 1.00 AC.
108 2.04 AC.
109 2.40 AC.
110 1.10 AC.
111 1.50 AC.
112 2.00 AC.
113A 4.16 AC.
113B 5.10 AC.
113C 4.40 AC.
113D 3.74 AC.
114 17.35 AC.
115 10.34 AC.
116 9.29 AC.
117 9.29 AC.
119C 3.86 AC.
(TR1)
(TR2)
(TR3)
(TR4)
(TR5)
(TR6)
141
140
110
103
64
70
71
FLAGSHIP GIS
0 200 400 600 800
SCALE IN FEET
TAX YEAR - 2014
www.WaltonCountyMaps.com
WALTON COUNTY
MAP 75
DISCLAIMER
TTHIS MAP IS MAINTAINED BY WALTON COUNTY TAX ASSESSORS OFFICE. THE COUNTY AND / OR FLAGSHIP GIS, INC. ASSUME NO RESPONSIBILITY FOR THE LEGAL ACCURACY OF THE INFORMATION CONTAINED HEREIN.
N
TAX MAP
062

Marbin Properties LLC

1911 Oscar Barton Road
Monroe, GA 30655
770-267-7946 office
770-267-2638 fax

Article 4, Part 2, Section 160 Standard Review Questions

Question #	
1)	Our property adjoining the proposed property is B2. Three other buildings within a block are B2. Other properties in the area are B2 as well.
2)	We feel that a residential dwelling would not be suitable on this lot due to the water towers and other commercial properties surrounding it.
3)	We feel that there would be a fair balance between commercial and residential properties in this area.
4)	As we will build a very appealing building comparable to our current building this will enhance the look of the entire area.
5)	We see no economical use of the property as is zoned.
6)	The property will adjoin our B2 property
7)	We own both properties that adjoin this parcel and should have no impact on any others.
8)	This parcel adjoins other commercial property and would give a good mix to the area.
9)	This zoning should not have any impact on public facilities, schools, etc.
10)	We will preserve as much natural area as possible and should have no impact on flooding or drainage.
11)	The B2 zoning will enhance the value of the area.
12)	The property is adjoined by commercial property and is across the street from the two Walton County water towers.
13)	We will enhance the property with a new brick and stone building as to match our existing building adjacent to the property.
14)	The character of this area is a mix of commercial and residential properties. The triangle that this property is in lends itself well to the Hwy. 78 corridor.
15)	It has been discovered in the past few years by Walton County that the need for more residential properties in this area are not needed but is leaning toward a mix of commercial and residential as the trends are in other areas.
16)	We are not aware of any existing or changing conditions.



BETWEEN CITY LIMITS
R-1
A-1
A-2
I-1
B-2
R-2
SITE
AZ05010028
Z02010011
Z02050008
Z02050011
SARDIS
CHURCH
CITY RD.
YOUTH - MONROE RD.
FARM RD.
U.S. HWY. 78
GA. HWY. 10
U.S.
NUNNALLY
LIMITS
RIDGE
N62E
THERN HILLS
E MAP N62C
CU12070001
CU0903000
OSC
Z06010002
Z00893
157A
157
157B
156
156A
158
159
160
160A
161
162
163
164
166
168
169
170
152
152A
153
154
155
149
150
151