

Rezone Application # 214120003

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 C75-168

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Michael Bledsoe</u>	<u>Bank of Madison</u>
<u>P.O. Box 1224</u>	<u>P.O. Box 271</u>
<u>Watkinsville, GA 30677</u>	<u>Madison, GA 30650</u>
	<small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>706-769-5259</u>	Phone # <u>706-342-1953</u>

Location: US Hwy 78/SR10 Requested Zoning B-2 Acreage 1.001
 Existing Use of Property: A-1, Vacant
 Existing Structures: None
 The purpose of this rezone is Allow property to be developed as a commercial business.

Property is serviced by:
 Public Water: Provider: Walton County Water Auth. 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] 12.2.14 \$ _____
 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 0-1-A1 South R-2
 East R-2 West R-2

Comprehensive Land Use: Neighborhood Res NAICS Code: _____

Commission District: 1 Watershed: _____

I hereby withdraw the above application _____ Date _____

LU14120006 Neighborhood Res. to Highway Corridor

Character Area Map Amendment

Application # LU 14120006

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 Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C75-168

Applicant Name/Address/Phone #

Planning & Dev Dept
303 SHAMMARD Dr
Monroe GA 30655

Property Owner Name/Address/Phone

East of Madison
PO Box 271
Madison GA 30650
(If more than one owner, attach Exhibit "A")

Phone # _____

Phone # _____

E-mail Address: _____

Location: US Hwy 278 Acreage 1.001

Existing Character Area: Neighborhood Residential

Proposed Character Area: Highway Corridor - to be consistent with previous character area changes

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? N/A

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: _____ 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.

[Signature]
Signature

Date

\$ _____
Fee Paid

**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: Michael Bledsoe

Address: P.O. Box 1224, Watkinsville, GA 30677

Telephone: 706-769-5259

Location of Property: US Hwy 78/SR10

Map/Parcel Number: C75-168

Current Zoning: A-1 Requested Zoning: B-2

Bank of Madison
by A. Vinson De Laige its S.O.P.

Property Owner Signature

Property Owner Signature

Print Name: Bank of Madison

Print Name: _____

P.O. Box 271

Address: Madison, GA 30650

Address: _____

Phone #: 706-342-1953

Phone #: _____

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.

Elizabeth S. Martin
Notary Public

12/2/14
Date



THE ENGINEERING GROUP
INCORPORATED

December 2, 2014

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

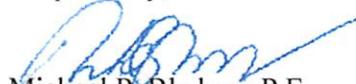
Ref: Rezone to B-2
Parcel # C75-168

Dear respected Boards and Staff;

This letter is in reference to parcel C75-168 on US Highway 78/S.R. 10 in unincorporated Walton County, west of Monroe. It is our intent to request a zoning change from A-1 to B-2. The property is owned by the Bank of Madison. All interest in the property have been commercial in nature. The current Character Map and nearby properties have B-2 zoning and should not be negatively impacted by the proposed rezone.

We would appreciate your consideration in the proposed rezone. Should you have any questions or concerns, please do not hesitate to call.

Respectfully,



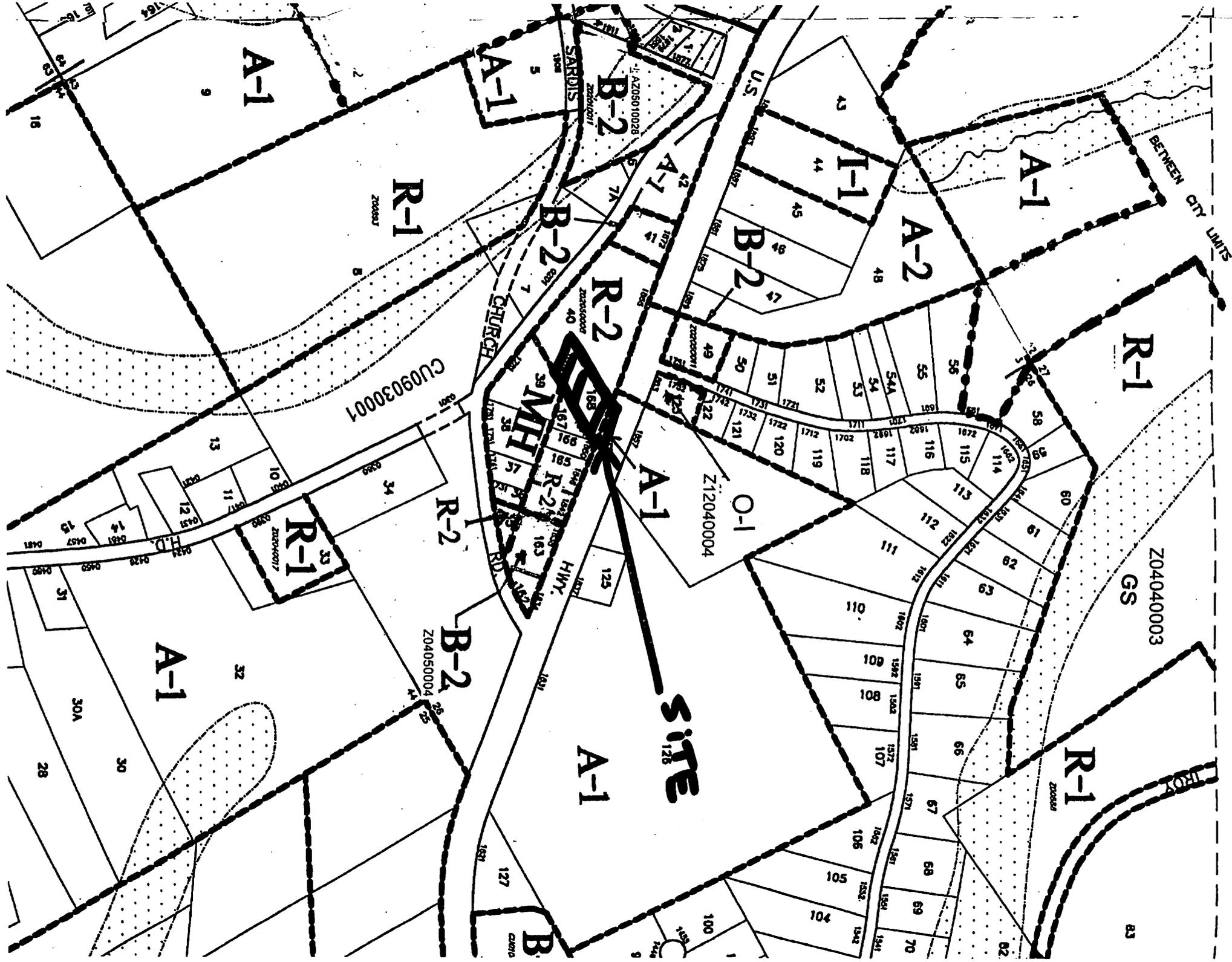
Michael P. Bledsoe, P.E.
Agent
Bank of Madison

THE ENGINEERING GROUP

INCORPORATED

Article 4, Part 2, Section 160
Standard Review Question Answers
Parcel # C75-168 proposed Rezone to B-2

1. The existing land uses of nearby properties include churches, Glass Repair, Conveyance Store, Auto Sales, office warehouse and residential. The zoning classification of nearby properties include; A1, A2, B2, I1, MH, R2, and OI. For the purpose of this response, nearby is considered to be 1,500 feet.
2. The current zoning is A1. The stated minimum lot size for Rural Estate is 2 acres. The current lot size is 1.0 acres and no longer reflects the intended character of A1.
3. We feel there would be a fair balance to the area for residential and commercial as there are currently both types of uses in the immediate area.
4. The property is currently vacant. The land to the west is vacant and the land to the east is operating as a glass business. The land directly across the highway is serving the public as a church. The proposed rezone will allow the property to match the surrounding area and further serve to benefit the public in a more positive way than any hardship that may be imposed if left vacant.
5. We see no economical use of the property as is currently zoned.
6. The proposed zoning is consistent with nearby properties and the approved Character Map.
7. The proposed zoning should not adversely affect the existing or nearby property.
8. The property is currently zoning A-1 and is non-conforming due to lot size. The proposed rezone to B-2 will likely eliminate the existing isolated district.
9. The proposed zoning should not have any negative impact on schools, utilities, or streets.
10. The property appears to have been an overgrown field with trees along the property lines. The slopes are gently sloping and high. Setback and buffer requirements will preserve the existing property line trees and the nature of the topography reduces the potential natural impacts of flooding or drainage concerns.
11. The proposed B-2 zoning will likely enhance the value of the area.
12. The property does not currently meet the minimum lot size requirements for the existing zoning.
13. The proposed zoning will allow for improvements that will provide a positive aesthetic effect on the property.
14. There should be a fair and balanced look to the area.
15. The property only has frontage on US Hwy 78/S.R.10 and is a commercial area.
16. We are not aware of any existing or changing conditions.



A-1

R-1

B-2

R-2

I-1

A-2

A-1

R-1

R-1

R-2

R-2

A-1

O-1

A-1

B-2

A-1

site

GS

R-1

BETHEN CITY LIMITS

Z04040003

83

16

9

5

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

1268

1269

1270

1271

1272

1273

1274

1275

1276

1277

1278

1279

1280

1281

1282

1283

1284

1285

1286