

Land Use Application LU15070002

Rezone Z15070003

Commission District: 6-Dixon

Planning Commission Hearing Date: 8-6-15

Board of Commissioners Hearing Date: 9-1-15

Staff Analysis

Parcel ID: Map C166 Parcel 189

Acreage: 2.3 acres

Applicant:

Tony Smith
1991 Moores Ford Road
Bogart GA 30622

Owner:

Jacob Tyler Properties
744 Harry McCarty Road
Bethlehem GA 30620

Property Location: 1269 Old Monroe Madison Hwy

Current Zoning: B-1

Request:

- 1) Change land use from Suburban to Employment Center
- 2) Rezone 2.3acres from B-1 to B-3 for commercial contracting company

Site Analysis: The property is 2.3 acres which has a commercial building that was previously utilized by Hammond Tractor which was a legal non-conforming use in the B-1 zoning. The property is currently surrounded by A-1, A-2 and R-1 zonings. The applicant is also requesting a character area change to accommodate the rezone. The land use proposed is employment center due to the proximity of this land use on the current character area map.

Zoning History: Z93165 rezone from A-2 to B-1 approved 3-2-93

Character Area: The character area is currently neighborhood Suburban which is described as undeveloped land likely to face development pressures for lower density residential land.

Applicant is requesting to change this land use to Employment Center described as areas designated for larger scale commercial including light industry, office, retail and services.

Comments and Recommendations from various Agencies:

Public Works: No Impact

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education: No Impact

DOT Comments: No Impact

Archaeological Information:

Rezone Application # 215070003

Planning Comm. Meeting Date Aug 6 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date Sept 1 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 C11660-189

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Tony Smith</u>	<u>Jacob Tyler Properties</u>
<u>1991 Monroes Ford Rd</u>	<u>74 Hamy McCarty Rd</u>
<u>Bogart, GA 30622</u>	<u>Bethlehem, GA 30620</u>
	<small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>404.456.8169</u>	Phone # <u>404.456.8169</u>
Location: <u>1269 old Monroe Madison Hwy</u>	Requested Zoning <u>B3</u> Acreage <u>2.3 acres</u>
Existing Use of Property: <u>vacant, formerly Hammonds Tractor + Equipment</u>	
Existing Structures: <u>5000 sq ft office/warehouse</u>	
The purpose of this rezone is <u>to move my business operations from Bethlehem to Monroe, centralize equipment storage and office space</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/>	Provider: <u>Walton</u> Well: _____
Public Sewer: _____	Provider: _____ Septic Tank: <input checked="" type="checkbox"/>
<small>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.</small>	
<u>[Signature]</u>	Date <u>6.29.15</u> Fee Paid \$ <u>400.00</u>
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 <u>B-1</u>	Surrounding Zoning: North <u>R-1A2</u> South <u>A 2/A1</u> East <u>A2</u> West <u>A2</u>
Comprehensive Land Use: <u>Suburban</u>	NAICS Code: _____
Commission District: <u>6</u>	Watershed: <u>N/A</u>

I hereby withdraw the above application _____ Date _____

Character Area Map Amendment

Application # LU15070002

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

Board of Comm. Meeting Date Sept 1 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 C1660-189

Applicant Name/Address/Phone #

Tony Smith
1991 Moores Ford Rd.
Bogart, GA 30622

Phone # 404.450.8769

Property Owner Name/Address/Phone

Jacob Tyler Properties
74 Harry McCarty Rd.
Bethlehem, GA 30620
(If more than one owner, attach Exhibit "A")

Phone # 404.450.8769

E-mail Address: tonysmithrestores.com

Location: 1269 Old Monroe Madison Hwy Monroe ³⁰⁶⁵⁵ Acreage 2.3

Existing Character Area: Suburban

Proposed Character Area: Employment Center

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? no

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: B3 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

6.29.15
Date

\$ 200⁰⁰
Fee Paid

SMITH & CO. RESTORATION, INC.
741 HARRY MCCARTY RD. - BETHLEHEM, GA- 30620
WWW.SMITHRESTORES.COM

To whom it may concern:

In 2005 I started my business with a little bit of capital and a whole lot of faith. In the course of 10 years, I have made some money and lost some. I have hired employees and laid them off. I have learned to work hard, to do my best and to speak the truth in everything I do. More than building a business over the past decade, I have built a reputation based on integrity.

It's a blessing to tell you that I have outgrown the space I currently occupy and that my business needs to expand to a place that offers more storage and parking than I currently have. After looking for several months, we found the perfect spot not to far from home in the beautiful and gracious town of Monroe and we look forward to moving our business to it's new home in the near future.

Before we can do that, we need to update the structure on my property which has fallen into disrepair. Additionally, so that we can be sure we are operating with the blessing of all presiding authorities, we need to update the zoning for the property. As it currently stands, the zoning will not allow for my business to operate on this property.

Smith & Co is a fully licensed and insured contracting company. We offer new construction, insurance restoration, remodeling and additions as well as commercial services to metro Atlanta, surrounding areas and most parts of the entire Southeast. I intend to move my office, warehouse and all accompanying equipment to 1269 Old Monroe Madison Hwy. My business as a whole will operate from the facility as our primary place of business.

I look forward to working with Walton County to bringing this property back to it's prime and to making it a functional and valuable part of Monroe once again.

Sincerely,



Tony Smith
Owner
404-456-8769
Tony@smithrestores.com

1269 Old Monroe Madison Hwy - Rezone Information

1. Across the road- 1240 Old Monroe Madison Hwy - Zoned R-1

Next door - 1245 Old Monroe Madison Hwy - Zoned A-2 - This property is under contract and the new owners have given their full blessing on the improvement we will bring in moving our business next door.

Large tracts of land are located to the right and behind subject property, no address could be verified for these properties. Aerial images look as though the land is timber land or pasture.

2. The current zoning would not allow for the operation of the business we would like to run from our property. B1 according to the planning and zoning department would not allow for the operation of my small contracting business.

3. My business and rezoning for this property will have minimal impact on the surrounding community. I run a small contracting business which will be headquartered at this location. There is little to no customer interaction at my business and my employees are the only ones who will come and go as needed to operate my business. If anything, moving my business here will add value to the area by cleaning up a vacant property, repairing it and securing it better than it has been in years. Once my property is rezoned, it will resume similar operations to what the previous owner did for decades.

4. As the zoning stands, my business cannot legally operate on my property. This is a hardship for me. The gain for the community, as mentioned above is the improvement upon a blighted property, the securing of the vacant property and the revenues that will be brought from Barrow Co, where my business currently operates, into Walton. My intention for this property is essentially the same as it was used for many years under the ownership of Hammond Tractor - a small business quietly operating in Walton Co.

5. As currently zoned, almost no small business can operate on this property with the exception of possibly a gas station.

6. The proposed zoning will allow for a small business to operate in a quiet farming community where our operations will blend with the community very easily, and even offer value to the community with the construction services we offer.

7. Most of the land surrounding the subject property- as noted above- appears to be either timber or pasture land. The subject property will be our office space, warehouse space and offer outdoor parking to some of the equipment needed to operate my business. There would be little to no impact to the neighboring properties.

8. When Hammond Tractor operated in this facility, it improved the area by adding revenue to the county, by caring for the premises and by offering services to the community. Our intent is the same with this property.

9. My business has six employees, I do not believe there will be noticeable impact on any public facility with the addition of my business and employees.

10. The structure and property as it has existed since 1972 will remain virtually unchanged with the exception of the improvements made to the structure to bring it to code and to stop the roof leaks. I do not anticipate any impact beyond what has already been made when the structure was first installed.

11. Since most of the surrounding property appears to be vacant timber or pasture land, I do not believe changing the zoning to allow for a small business to operate and function within this community will adversely affect any uses or value to the surrounding land. As mentioned, neighbors located immediately next to the property are in full support of what we are striving to do.

12. Existing regulations, according to Walton Co, should have been modified long ago by the former property owner who operated a fairly similar business to what we are proposing.

13. Prior to our ownership, the subject has been vacant and overgrown. We intend to make repairs, clean up and maintain the property, fence it and make it an attractive structure to work in and to see from the road. We do not intend at this time to make significant changes to the structure or land as it has existed for the past 43 years.

14. We believe the new zoning will be good for the community in the increased revenues from the operation of the business, the increased value in the property itself as it is being saved from blight, and the opportunity for future business to operate and maintain a beautiful piece of property in a wonderful community.

15. When Hammond Tractor opened it's doors on this same property, the business and zoning at that time helped to carry out the purposes of this ordinance. Now, as another family business wants to open it's doors, since the old zoning has long since become obsolete (as previously mentioned the previous owners also should have rezoned in order to continue operations) the new zoning will allow for the legal operation of a business that is proportional to the purposes of this ordinance.

16. To my knowledge no existing or changing conditions would be supporting grounds for the disapproval of this zoning proposal. It is my belief that the new zoning will be beneficial to the subject property in particular and to the community as a whole. It will allow for a small, family owned and operated business to pursue it's mission.

