

Land Use Application LU15070010

Rezone Z15070006

Commission District: 3 Shelnutt

Planning Commission Hearing Date: 9-3-15

Board of Commissioners Hearing Date: 10-6-15

Staff Analysis

Parcel ID: Map C54 Parcel 103

Acreage: 4.43 acres

Applicant:

James E Gross

4790 H D Atha Road
Covington GA 30014

Owner:

James E Gross &
Walter A Jordan
4890 H D Atha Road
Covington GA 30014

Property Location: 422 GA Hwy 81

Current Zoning: B2

Request:

- 1) Change land use from Suburban to Highway Corridor
- 2) Rezone 4.43 acres from B2 to B3 for automotive paint and body repair shop

Site Analysis: The property is a 4.43 acre tract with an existing 40X100 warehouse/office building fronting on GA Highway 81. The property is currently surrounded by B-1, B-2, A-1 and A-2 zonings.

Zoning History: Z98203 rezone from A-1 to B-2 approved 6-3-93

Staff Comment/Concerns: Should the Board approve the request, the Department would recommend the driveway and parking area be paved.

Character Area: The character area is currently Suburban.

Applicant is requesting to change this land use to Highway Corridor described as Accommodating commercial and industrial development; appropriate for major thoroughfares.

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Rezone Application # Z 1507 0006

Planning Comm. Meeting Date 9-3-15 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 10-6-15 at 6:00PM held at WC Board of Comm. Meeting Room @
Downtown Historical Courthouse
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0540103

Applicant Name/Address/Phone # <u>James E. Cross</u> <u>4790 H.D. Atha Rd.</u> <u>Covington, GA. 30014</u> Phone # <u>404.427.7017</u>	Property Owner Name/Address/Phone <u>See Exhibit A</u> <u>James E Cross &</u> <u>Walter Allen Jordan</u> (If more than one owner, attach Exhibit "A") Phone # <u>404.925.2249</u>
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Location: 422 Hwy. 81 Cov. Ga. 30014 Requested Zoning B-3 Acreage 4.43
Existing Use of Property: warehouse/office
Existing Structures: 40 x 100 metal building
The purpose of this rezone is to build 50 x 100 metal building
for automotive paint + body repair shop

Property is serviced by:
Public Water: Provider: Watson Co WTS 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.

James E. Cross 7-20-2015 \$ 400.00 CK# 1355
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 B2 Surrounding Zoning: North B1+ South B-2/A-2
East A-1 West A-2
Comprehensive Land Use: Suburban NAICS Code: _____
Commission District: 3 Watershed: N/A

I hereby withdraw the above application _____ Date _____

Character Area Map Amendment

Application # LU15070010

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 Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C 54-103

Applicant Name/Address/Phone # <u>James E Gross</u> <u>4790 H D Atha Rd</u> <u>Covington GA 30014</u> Phone # <u>404-427-7017</u> E-mail Address: _____	Property Owner Name/Address/Phone <u>James E Gross</u> <u>+</u> <u>Walter A. Jordan</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # <u>404-925-2249</u>
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Location: 422 GA Hwy 81 Acreage 4.43

Existing Character Area: Suburban

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? _____

Proposed Development: ___ Single-family ___ Multi-family Commercial ___ Industrial

Proposed Zoning: B3 Number of Lots: 1 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.

James E Gross Signature Date 7-24-15 \$ _____ Fee Paid
by James E Gross

EXHIBIT "A"

**PROPERTY LOCATED AT 422 HIGHWAY 81, (WALTON COUNTY)
COVINGTON, GA. 30014 IS OWNED BY:**

**JAMES E. GROSS
4790 H. D. ATHA ROAD
COVINGTON, GA, 30014
404-427-7017**

AND

**WALTER ALLEN JORDAN
4890 H. D. ATHA ROAD
COVINGTON, GA. 30014
404-925-2249**

July 20, 2015

Walton County Planning & Zoning

As owners of the property located at 422 Highway 81, Covington, Ga.
(Walton County) 30014, we are requesting a change of zoning.

Our request is a change from **B-2 to B-3**. We plan to build a 50 x 100
Building to be used for an automotive paint & body repair shop.

Regards,

James E. Gross

Walter Allen Jordan

1) See attached

2) Current zoning is suitable for current use but not for proposed business.

3) Land use change would give more flexibility for use of property & would not affect the health, safety or welfare of the public.

4) General public would benefit from the proposed business services without imposing any hardship upon individual property owners.

5) Yes

6) Yes

7) No

8) No

9) None

10) Building site does not require much clearing or loss of trees, & should not cause any problems to air or water quality.

11) No

12) B-2 zone does not allow for automotive paint & body repair.

13) The visual effect of the property will be greatly improved with another building and will be comparable to other property use in that area.

14) Zone change could be a plus for that area.

15) B-2 will only allow minor automotive repair but does not allow for outdoor storage or automotive paint & body repair, B-3 will allow property to be used in accordance with the ordinance.

16) None

fax 770.267.1407

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: James E Cross
 Address: 4790 H.D. Atha Rd, Covington, GA 30014
 Telephone: 404.427.7017
 Location of Property: 422 GA Hwy 81, Covington, GA 30014
 Map/Parcel Number: C54-103
 Current Zoning: B2 Requested Zoning: B3

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: W Allen Jordan
 Address: 4890 H.D. ATHA Rd
Covington GA 30014
 Phone #: 404 925 2249

Print Name: James E Cross
 Address: 4790 H.D. Atha Rd
Covington, GA 30014
 Phone #: 404.427.7017

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.



X [Signature] 7/20/15
Notary Public Date

C SCOTT SPENCER
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES 8 JULY, 2019

I Walton Co. Plan & Dev (MON) JUL 20 2015 9:12/ST. 9:11/No. 7624752798 P 1



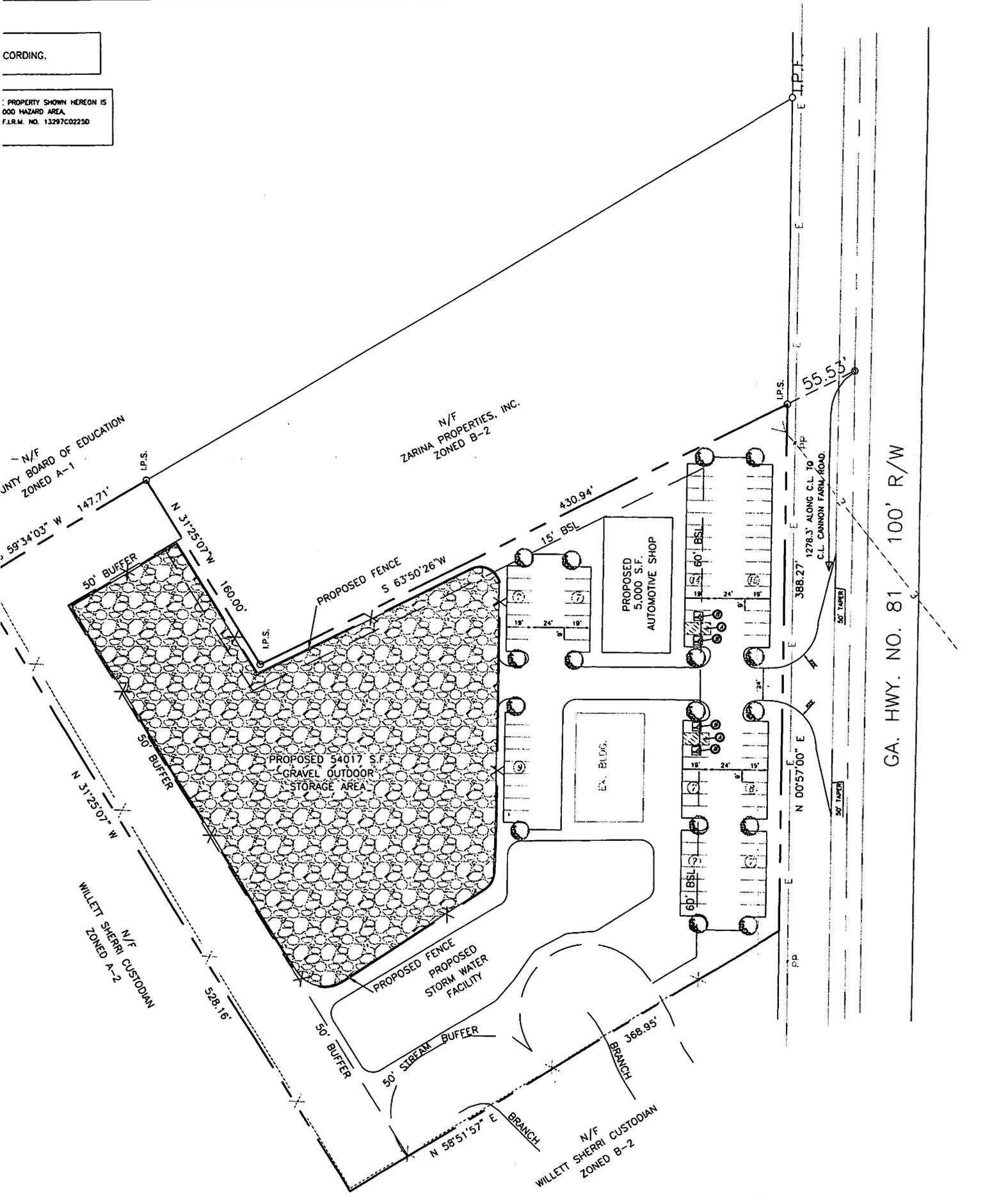
CORDING.

PROPERTY SHOWN HEREON IS
000 HAZARD AREA.
F.I.R.M. NO. 13297C02250

N/F
COUNTY BOARD OF EDUCATION
ZONED A-1

N/F
ZARINA PROPERTIES, INC.
ZONED B-2

GA. HWY. NO. 81 100' R/W



Walton County GA · 2015 · Commercial Bldg Photos · Parcel:**C0540103** · Pin:**c272**

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Photo Name: c272 Taken In: August of 2011

