Staff Analysis

Land Use Application LU15010003
Rezone Z15010004

Commission District: 1-Ayers

Planning Commission Hearing Date: **2-5-15**
Board of Commissioners Hearing Date: 3-**3-15**

Parcel ID: Map C75 Parcel 8A Acreage: 5.83 acres

Applicant:
WH Britt
2880 US Highway 78
Loganville GA 30052

Owner:
New London Land
SAME

Property Location: 173 H D Atha Road

Current Zoning: B-2

Character Area: Neighborhood Residential (R-1, R-2, R-3, O-I, TC, B-1, B-2)

Request:

1) **Change land use from Neighborhood Residential to Highway Corridor**
2) **Rezone 5.83 acres from B-2 to B-3 for commercial business**

Site Analysis: The property has road frontage on Sardis Church Road, Oscar Barton Road and H.D. Atha Road. The only authorized access to property is from H.D. Atha Road.

If approved, department would recommend as a condition: No outside storage of junk, wrecked or dismantled vehicles

Zoning History: **Z02010011 A-1 to B-2 approved 3-5-02**

Character Area: The character area is currently neighborhood Residential described as Traditional residential development with neighborhood-scale businesses scattered throughout.
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 # 215100004

Planning Comm. Meeting Date 2-5-15 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 3-3-15 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 C-75 8A

Applicant Name/Address/Phone #
WH Brit
2880 Hwy 78
Loganville GA 30052

Property Owner Name/Address/Phone
New London Land
2880 Hwy. 78
Loganville
(If more than one owner, attach Exhibit "A")

Phone # 770 972-4200

Phone # 770 972-4200

Location: 173 HD Athens Rd Requested Zoning B3 Acreage 5.83 Ac.

Existing Use of Property: OFFice/Whse

Existing Structures: 3 Buildings

The purpose of this rezone is allow more Commercial uses not allowed in B-2

Property is serviced by:

Public Water: ✓ Provider: Walton Co. 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.

W.H. Brit JAN 6, 15 $

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 A-2 South A-2 R-1 East A-1 West B2

Comprehensive Land Use: Neighborhood Res NAICS Code:

Commission District: 1 Ayers Watershed: N/A

I hereby withdraw the above application Date

Character Area Map Amendment

Application # LU 15010003

Planning Comm. Meeting Date 2-5-15 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 3-3-15 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 C75-8A

Applicant Name/Address/Phone #
WH Brit
2880 Hwy 78
Loganville GA 30052

Phone # 770-972-4200

Property Owner Name/Address/Phone
New London Land
2880 Hwy 78
Loganville
(If more than one owner, attach Exhibit "A")

Phone # 770-972-4200

E-mail Address: _____

Location: 173 HD Atha Rd Acreage 5.83

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? N/A

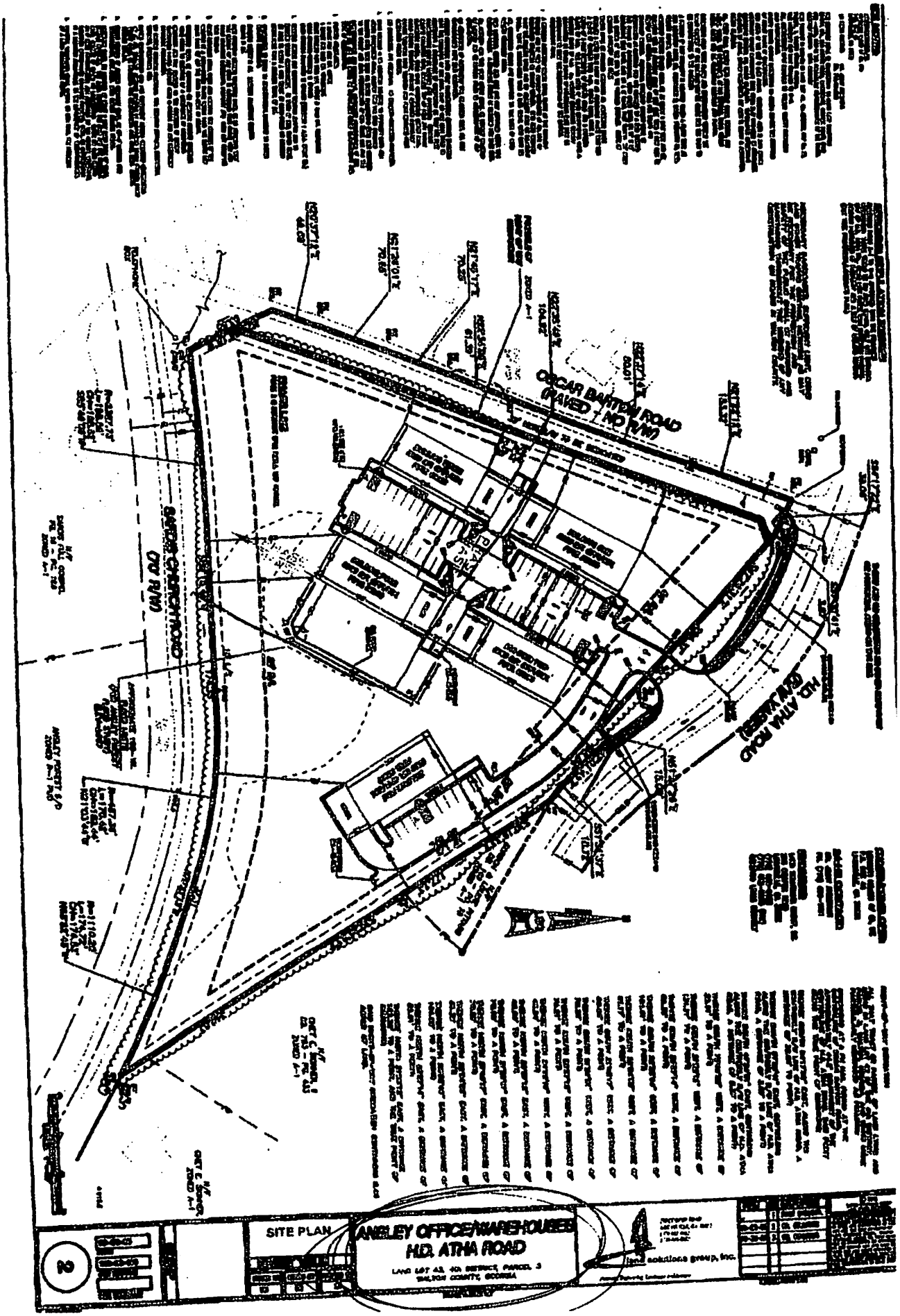
Proposed Development: ____Single-family ____ Multi-family ✓ Commercial ____Industrial

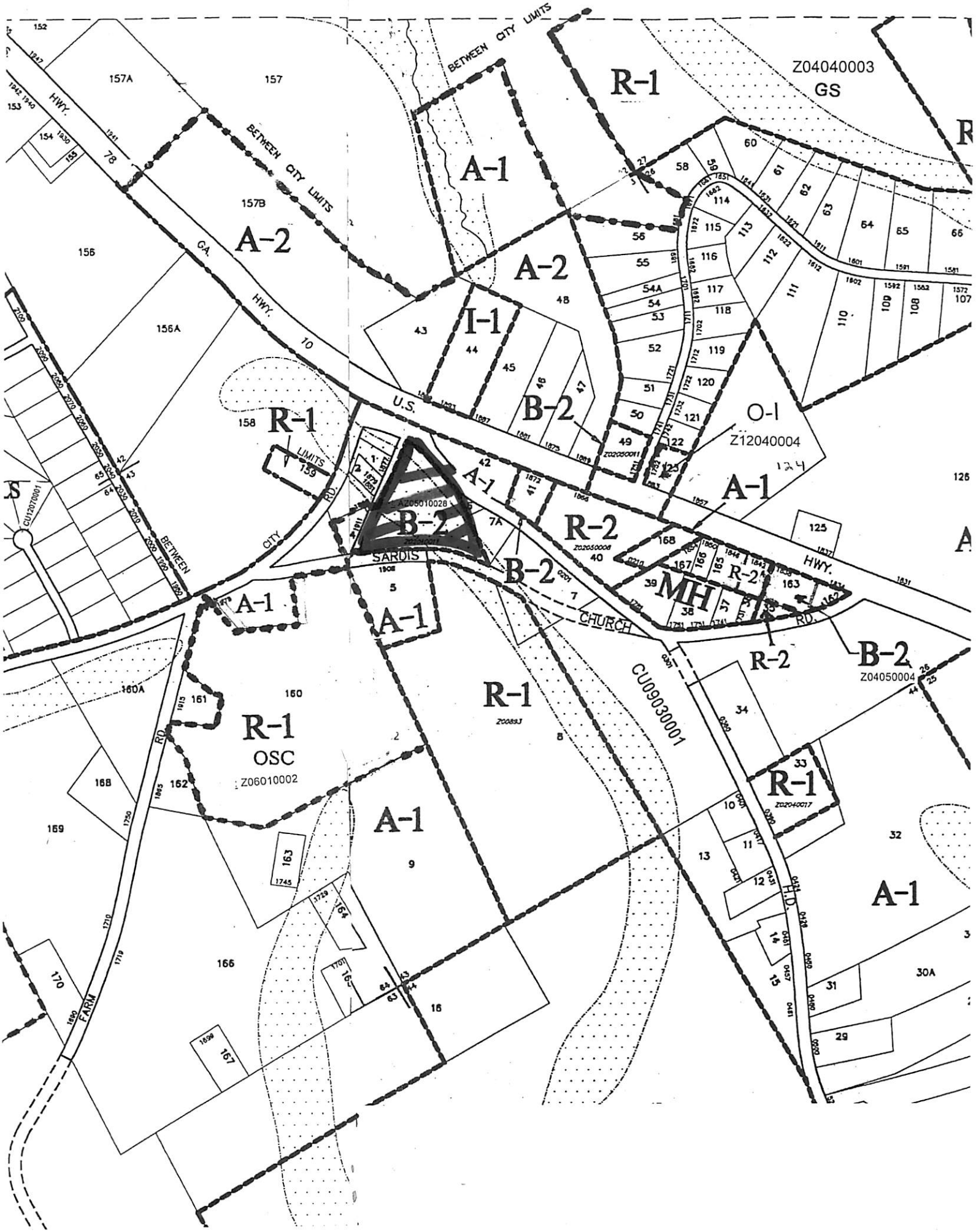
Proposed Zoning: B-3 Number of Lots: 1 Minimum Lot Size: 5.83

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.

W. H. Brit 1-7-15 $_____
Signature Date Fee Paid


OSCAR BARTON ROAD
(PAVED - NO R/W)
H.D. ATHA ROAD
(R/W VARIES)
SARDIS CHURCH ROAD
(70' R/W)
SITE PLAN
ANGLEY OFFICE/WAREHOUSES
H.D. ATHA ROAD
land solutions group, inc.



BETWEEN CITY LIMITS
Z04040003
GS
R-1
A-1
A-2
I-1
B-2
O-I
Z12040004
R-2
MH
OSC
Z06010002
CU09030001
Z04050004
AZ05010028
SARDIS
CHURCH
RD.
U.S.
HWY.
GA.
HWY.
78
10
FARM
RD.
H.D.