

Rezone AZ15120009

Staff Analysis

Commission District: 1 Ayers

Planning Commission Hearing Date: 2-4-16

Board of Commissioners Hearing Date: 3-1-16

Parcel ID: Map C62-156C

Acreage: .89 acres

Applicant:

Mark E Yarbrough

1911 Oscar Barton Road

Monroe GA 30655

Owners:

Marbin Properties LLC

SAME

Property Location: Youth Monroe Road/Sardis Church Road

Current Character Area: Neighborhood Residential

Current Zoning: OI

Request: Alteration to Rezone Z14120002 conditions that a berm be installed on the side facing Middleton Place Subdivision. The applicant would request that the requirement for the berm be removed. The remaining conditions in regard to tree plantings will remain in place.

Site Analysis: The property is located at the intersection of Youth Monroe Road and Sardis Church Road and contains a commercial office building.

Zoning History: Rezone Z14120002 from A1 to OI approved by the Board of Commissioners on February 3, 2015 with condition that a berm is installed on the side facing Middleton Place Subdivision, a line of tree screening will be placed in accordance with the guidelines of the Planning Commission and that the trees will be perpetually maintained by the owner.

Character Area: The character area for this property is Neighborhood Residential.

Staff Comments/Concerns: None

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

PC Action:

Rezone Application # A215 120009

Planning Comm. Meeting Date 2-4-16 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 3-1-16 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

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

Existing Use of Property: O-I

Existing Structures: Single story building

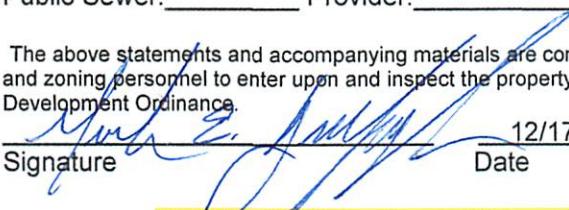
The purpose of this rezone is to delete berm from February 3rd 2015 commissioners meeting as
it will create water issues at Sardis Church road. We will still plant screening trees.

Property is serviced by:

Public Water: Provider: Walton County Water Authority 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  Date 12/17/15 Fee Paid \$ 200.00

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 OI Surrounding Zoning: North _____ South RI AI
East B2 West AI

Comprehensive Land Use: Neighborhood Res NAICS Code: _____

Commission District: 1 Watershed: N/A

I hereby withdraw the above application _____ Date _____

February 3, 2015

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, February 3, 2015 at 6:00 p.m. at the Historic Walton County Courthouse, 111 South Broad Street, Monroe, Georgia. Those present included Chairman Kevin Little, Commissioners Clinton Ayers, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Leta Talbird, County Attorney Chris Atkinson, Finance Director Linda Hanna, Human Resources Director Karen Fraser and Planning Director Mike Martin. A list of citizens and other employees in attendance at this meeting is on file in the auxiliary file under this meeting date. Commissioner Banks did not attend the meeting.

PRESENTATIONS

The Board recognized the Central South Walton GRPA 12 & Under Football State Champions.

The Board recognized Walton County 4-H'ers recently recognized at the state and national level.

MEETING OPENING

Chairman Little called the meeting to order at 6:19 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

ADOPTION OF AGENDA

Motion: Commissioner Dixon made a motion to adopt the agenda as presented. Commissioner Adams seconded the motion. The motion carried unanimously.

PLANNING COMMISSION RECOMMENDATIONS

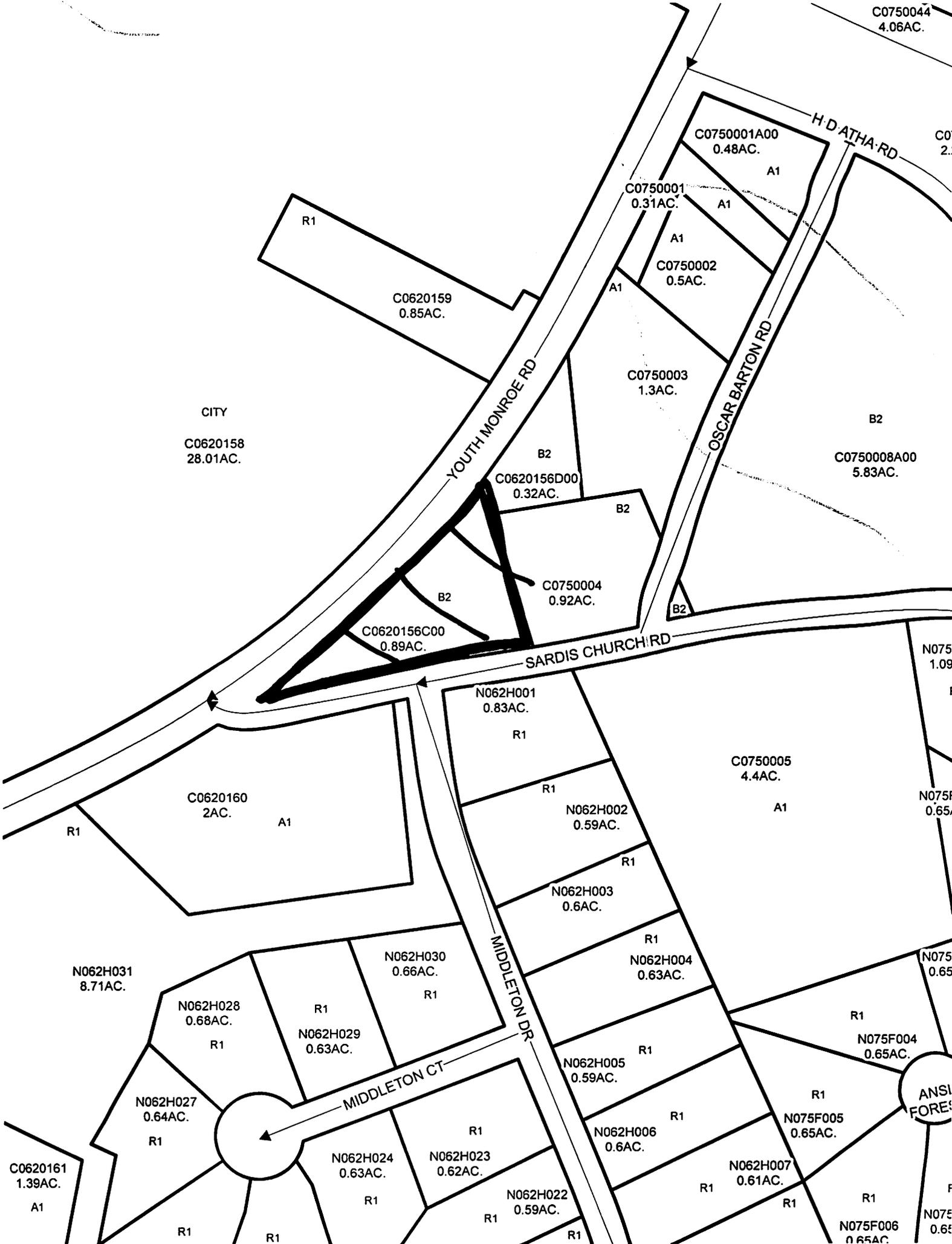
Denial of LU14120001 Land Use Amendment - Change land use from neighborhood residential to highway corridor (O-I zoning is an allowed use in the neighborhood residential character area) and Approval of Z14120002 Rezone .89 acres from A-1 to O-I for single story office/storage building - Applicant: Mark E Yarbrough - Youth Monroe Road - Property Owner: Marbin Properties, LLC - Map C62 Parcel 156C - District 1

Chairman Little opened the public hearing on the matter. Applicant Mark Yarbrough came before the Board in support of the rezone. Alex Dale requested that the Board require the applicant to install a perpetually maintained border along the side of the property adjacent to Middleton Place Subdivision. Chairman Little closed the public hearing on the matter.

Motion: Commissioner Ayers made a motion to approve the rezone only and not the Land Use Amendment with the stipulation that a berm is installed on the side facing Middleton Place Subdivision, a line of screening trees will be placed in accordance with the guidelines of the Planning Commission and that the trees

will be perpetually maintained by the owner. Commissioner Adams seconded the motion. All voted in favor.

Approval of LU14120006 and Rezone Z14120003 - Change land use from neighborhood residential to highway corridor and rezone 1.001 acres from A-1 to B-2 to allow a commercial business - Applicant: Michael Bledsoe - ITC



C0750044
4.06AC.

C0750001A00
0.48AC.
A1

H.D. ATHA RD

C0750001
0.31AC.
A1

C0750002
0.5AC.
A1

R1
C0620159
0.85AC.

C0750003
1.3AC.
B2

CITY
C0620158
28.01AC.

B2
C0750008A00
5.83AC.

YOUTH MONROE RD

C0620156D00
0.32AC.
B2

OSCAR BARTON RD

C0750004
0.92AC.
B2

C0620156C00
0.89AC.
B2

SARDIS CHURCH RD

N075
1.09

N062H001
0.83AC.
R1

C0750005
4.4AC.
A1

C0620160
2AC.
R1
A1

N075F
0.65

R1
N062H002
0.59AC.

R1
N062H003
0.6AC.

R1
N062H004
0.63AC.

N062H031
8.71AC.

N062H028
0.68AC.
R1

R1
N062H029
0.63AC.

N062H030
0.66AC.
R1

R1
N062H005
0.59AC.

R1
N075F004
0.65AC.

N062H027
0.64AC.
R1

N062H024
0.63AC.
R1

N062H023
0.62AC.
R1

R1
N062H006
0.6AC.

R1
N075F005
0.65AC.

C0620161
1.39AC.
A1

N062H022
0.59AC.
R1

R1
N062H007
0.61AC.

ANSI FOREST

R1

R1

R1

R1

R1

R1

R1

N075F006
0.65AC.

N075
0.65

MIDDLETON CT

MIDDLETON DR