

Land Use Application LU16080010 Rezone Z16080007

Commission District: 6 Adams

Planning Commission Hearing Date: 9-1-16
Board of Commissioners Hearing Date: 10-4-16

Staff Analysis

Parcel ID: Map/Parcel C1200149& C0850134 spl Acreage: 1.95 acres

Applicant:

Thomas L Greene

3175 Rosewood Way
Loganville GA 30052

Owner:

Richard Greene
Executor to Estate of John L Greene
2730 John Stowe Road
Monroe GA 30656

Property Location: 2720 John Stowe Road

Current Zoning: B1

Request:

- 1) Change land use from Neighborhood Residential to Highway Corridor
- 2) Rezone 1.95 acres from B1 to B3 for welding fabrication/machine shop/auto repair

Zoning History: Rezoned to B1 4-6-93

Site Analysis: The request involves (1) 1.37 acre parcel and a portion of the adjoining parcel (.589). The applicant's father has had a business on this property for many years as a legal non-conforming use. The applicant would like to have the property rezoned to B3 to bring into compliance with current zoning and he is asking to waive the requirement for the transitional buffer due to existing grandfathered use. A screening fence will be added.

The property is currently surrounded by B-1 and A-2 zonings. However the property does fall within the 1200 foot corridor of GA Highway 11 which has several commercial uses in the area.

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:

Character Area Map Amendment

Application # LU 16 08 0010

Planning Comm. Meeting Date 9-1-16 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm. Meeting Date 10-4-16 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 120-149
C 85-134

Applicant Name/Address/Phone # <u>Thomas L. Greene</u> <u>3175 Rosewood Way</u> <u>Loganville GA 30052</u> Phone # <u>678-365-6525</u> E-mail Address: _____	Property Owner Name/Address/Phone <u>Richard Greene</u> ^{Executor to Est. John L. Greene} <u>2730 John Stowe Rd</u> <u>Monroe GA 30686</u> (If more than one owner, attach Exhibit "A") Phone # _____
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Location: 2720 John Stowe Rd Acreage 1.85

Existing Character Area: Neighborhood Residential

Proposed Character Area: Highway Corr

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: B1 Number of Lots: 2 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 \$ _____

Rezone Application # 216080007

Planning Comm. Meeting Date 9-1-16 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm Meeting Date 10-4-16 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 C12/149
C120-149 } C85-134 split

Applicant Name/Address/Phone #

Thomas L. Greene
3175 Rosewood way
Logansville Ga 30052

Property Owner Name/Address/Phone

EXECUTOR TO ESTATE OF JOHN L. GREENE
Richard Greene
2730 JOHN STOWE RD.
MONROE, GA. 30656
(If more than one owner, attach Exhibit "A")

Phone # 678-365-6529

Phone # _____

Location: Campton, Walton Co. Requested Zoning B3 Acreage 1.95

Existing Use of Property: Welding, Fabrication machine shop, Auto Repair, Heavy Egn

Existing Structures: Old Cotton Gin Shop -

The purpose of this rezone is existing grandfathers state of property
with variance to eliminate transitional buffer with the
addition of a privacy fence.

Property is serviced by:

Public Water: Provider: City of Walnut Grove - walton 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: Thomas L. Greene, CDS

Date: 9-1-16

Fee Paid: \$ 400.00

Public Notice sign will be placed and removed by P&D Office
Signs will not be removed until after Board of Commissioners meeting

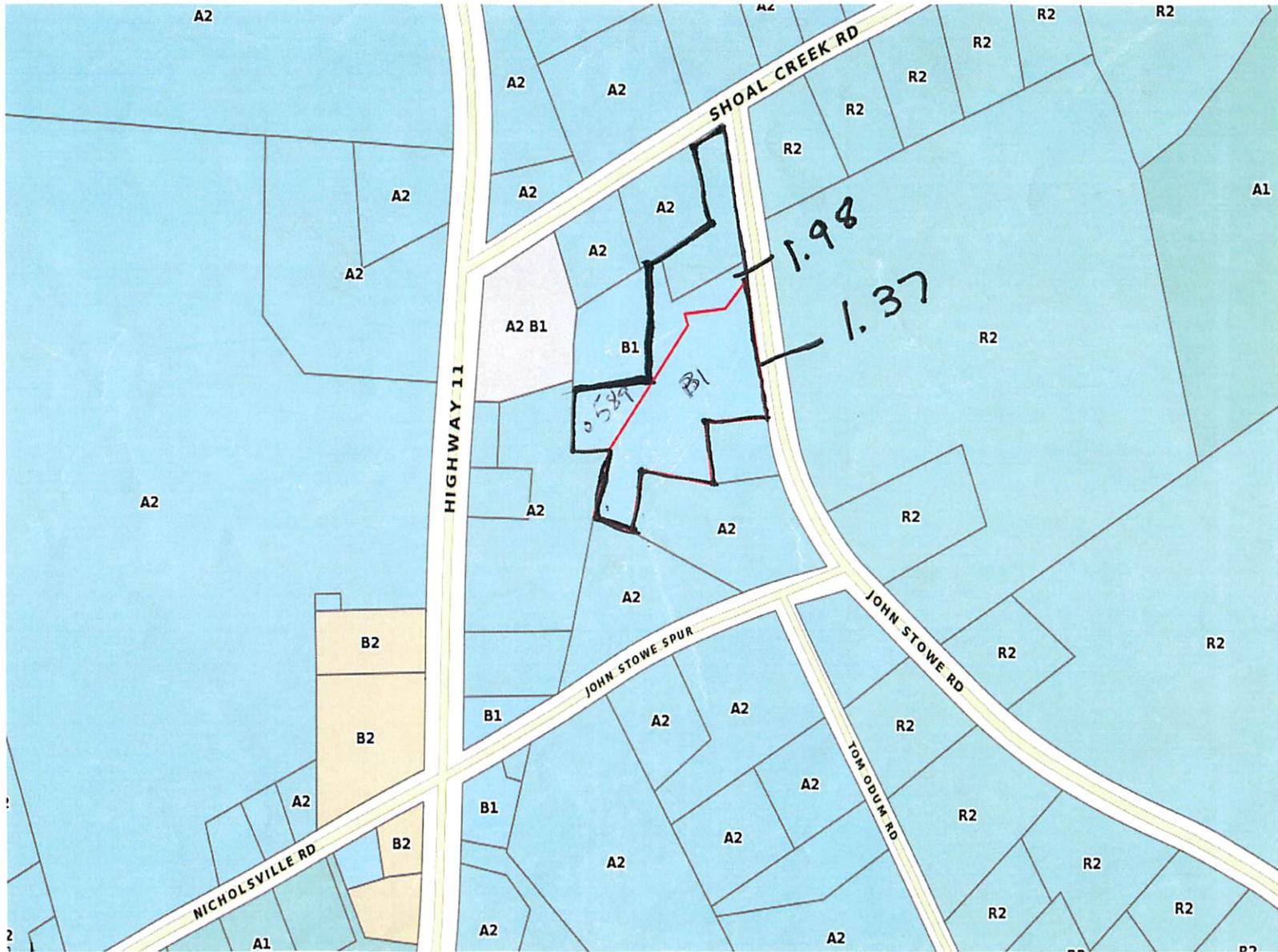
Office Use Only:

Existing Zoning B1 Surrounding Zoning: North _____ South _____
East _____ West _____

Comprehensive Land Use: Neighborhood Residential NAICS Code: _____

Commission District: 06 Watershed: None

I hereby withdraw the above application _____ Date _____



$$\begin{array}{r} 1.37 \\ 1.589 \\ \hline 1.85\frac{1}{2} \end{array}$$

Rezone 1.95 acres to B3 ^{eliminate}
 with variance to ~~create~~ transitional Buffer
~~due to~~ due to existing grandfathered status
 of property (will add screening fence)

$$\begin{array}{r} 1.37 \\ 1.98 \\ \hline 3.35 \end{array}$$

We would like a Rezone for address

~~2730 Rosewood~~

2730 John Stowe Rd.
Monroe, GA
30656

1.37 acres
to B3 with Variance to eliminate transitional
Buffer due to existing grandfathered state
of property. (will add screening fence.)

**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: ~~Thomas L. Greene~~
Address: 2730 John Stowe Rd 30656
Telephone: 678 365 6529
Location of Property: 2730 John Stowe Rd. (Campton Ga)
Monroe Ga 30656
Map/Parcel Number: 601C

Current Zoning: B1 Requested Zoning: B3

~~Thomas L. Greene~~
Property Owner Signature

Richard Greene, EXECUTOR
Property Owner Signature
EXECUTOR OF ESTATE OF JOHN LITTLETON GREENE, SR

Print Name: ~~Thomas L. Greene~~

Print Name: RICHARD GREENE

Address: ~~3175 Peachtree Way~~
Wynntonville Ga 30082

Address: P.O. Box 25 BRASELTON, GA. 30517

Phone #: ~~678-365-6529~~

Phone #: 706-654-4880

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.

Annabelle B. Spence 8-4-16
Notary Public Date



Rezone

In ruling on any application for a zoning map amendment or conditional use permit, the Planning Commission and the Board of Commissioners shall act in the best interest of the health, safety, morals, and general welfare of the County. In doing so, the Planning Commission in its consideration of and recommendations concerning a petition requesting a zoning map amendment or conditional use permit, and the Board of Commissioners in its consideration and final decision concerning a petition requesting a zoning map amendment or conditional use permit, will consider the following factors as they may be relevant to the application:

1. Existing uses and zoning of nearby property;
There are several B-1 and B-2 Zonings in close proximity to this parcel located along Hwy 11.
2. The extent to which property values are diminished by the particular zoning restrictions;
The property is currently grandfathered in with a B1 zoning district. To adhere to B1 regulations would diminish the property values.
3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
There will be no real change to the property other than bringing the zoning category into compliance.
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
There is no relative gain to the public to leave the property zoned B1. However the hardship for the property owner is that no change in the property can be made due to the use being grandfathered in.
5. The suitability of the subject property for the zoned purposes; and
The property is suitable for the B3 zoning as this is what the property has been utilized as for many years. There was no B3 zoning when the property was originally rezoned for the commercial use.
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property
The property has not been vacant but has been in use as a B3 business.

