

**Land Use Application LU16100010  
Rezone Z16100011**

**Commission District: 3 Shelnett**

Planning Commission Hearing Date: **12-8-16**  
Board of Commissioners Hearing Date: **1-10-17**

**Staff Analysis**

Parcel ID: Map/Parcel C0540103A

Acreage: 2.00 acres

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**Applicant:**

James E Gross  
4790 H D Atha Rd  
Covington GA 30014

**Owner:**

James E Gross & Allen Jordan  
4890 H D Atha Rd  
Covington GA 30014

**Property Location: GA Highway 81**

**Current Zoning: B2**

**Request:**

- 1) **Change land use from Suburban to Highway Corridor**
- 2) **Rezone 2.00 acres from B2 to B3 for commercial use**

**Site Analysis:** The property consists of 2.00 acres that is bordered by a school to the north, B3 to the west and south, and to the east by a church.

**Zoning History: None**

**Character Area:** The character area is currently Suburban which is described as an area planned to accommodate the majority of new residential growth.

Applicant is requesting to change this land use to Highway Corridor which is described as an area designated for larger-scale commercial including light industry, office, retail and services.

**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 # CU16100010

Planning Comm. Meeting Date 12-8-16 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 1-3-17 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 C54-103A

Applicant Name/Address/Phone #

James E Gross  
4790 H D Atha Rd  
Covington GA 30014

Phone # 404-427-7017

Property Owner Name/Address/Phone

W. Allen Jordan  
4890 H D Atha Rd  
Covington GA 30014  
(If more than one owner, attach Exhibit "A")

Phone # \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Location: GA Hwy 81 Acreage 2

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? Cornish Creek

Proposed Development: \_\_\_\_\_ Single-family \_\_\_\_\_ Multi-family  Commercial \_\_\_\_\_ Industrial

Proposed Zoning: B3 Number of Lots: 1 Minimum Lot Size: 2 ac

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 James E Gross Date 10-27-16 Fee Paid \$ 200<sup>00</sup>

Rezone Application # 216 10 0011

Planning Comm. Meeting Date 12-8-16 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm Meeting Date 1-3-17 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** C54 103A

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>JAMES E. GROSS</u>	<u>W. ALLEN JORDAN</u>
<u>4790 N.D. Atha Rd.</u>	<u>4890 N.D. Atha Rd.</u>
<u>Covington, GA. 30014</u>	<u>Covington, GA. 30014</u>
	(If more than one owner, attach Exhibit "A")
Phone # <u>404-427-7017</u>	Phone # <u>404-925-2249</u>
Location: <u>GA. Hwy. 81</u>	Requested Zoning <u>B-3</u> Acreage <u>2</u>
Existing Use of Property: <u>vacant</u>	
Existing Structures: <u>none</u>	
The purpose of this rezone is <u>to be in same zoning as</u>	
<u>adjoining property owned by James E. Gross</u>	
<u>+ W. ALLEN JORDAN</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/>	Provider: <u>Walton County water</u> Well: _____
Public Sewer: _____	Provider: _____ Septic Tank: <input checked="" type="checkbox"/>
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 <u>[Signature]</u>	Date <u>10/25/16</u> \$ _____ Fee Paid
<b>Public Notice sign will be placed and removed by P&amp;D Office</b>	
Signs will not be removed until after Board of Commissioners meeting	
<b>Office Use Only:</b>	
Existing Zoning <u>B2</u>	Surrounding Zoning: North <u>A1</u> South <u>B3</u>
	East <u>A1</u> West <u>A2 B2</u>
Comprehensive Land Use <u>Suburban</u>	NAICS Code: _____
Commission District: <u>3 Shelnett</u>	Watershed: <u>Cornish Creek</u>

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

1. 422 Hwy.81 office & warehouse to right zoned B-3  
Walnut Grove school to left zoned A-1
  
2. B-2 zoning diminishes the value of B-3 property adjoining
  
3. N/A
  
4. No development is planned for this property
  
5. Zoning will be the same as adjoining property owned by James E. Gross & W. Allen Jordan
  
6. No changes since last recorded plat dated January, 1996

**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: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Location of Property: GA. Hwy. 81 Covington, GA. 30014

Map/Parcel Number: C 54 103A

Current Zoning: B-2 Requested Zoning: B-3

W Allen Jordan  
Property Owner Signature

James E Gross  
Property Owner Signature

Print Name: W Allen Jordan

Print Name: JAMES E. GROSS

Address: 4890 H.P. ATHA Rd  
Covington GA 30014

Address: 4790 H.P. Atha Rd. Covington, GA. 30014

Phone #: 404 925 2249

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.

C. Scott Spencer  
Notary Public

10/6/16  
Date

C SCOTT SPENCER  
NOTARY PUBLIC  
HALL COUNTY, GEORGIA  
MY COMMISSION EXPIRES 8 JULY, 2018



