

# Rezone ZCU16110002

## Staff Analysis

Commission District: 1

Planning Commission Hearing Date: 12-8-16

Board of Commissioners Hearing Date: 1-10-17

**Parcel ID: Map C01600028**

**Acreage: 27.00 acres**

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**Applicant:**

**Mark Watson**

4926 GA Hwy 81 N  
Loganville GA 30052

**Owners:**

**Same**

**Property Location:** 4926 GA Hwy 81

**Current Character Area:** Neighborhood Residential

**Current Zoning:** A2

**Request:** Rezone 3.4 acres from A2 to B2 with conditional use for mini storage with outside storage. **\*\*Applicant is requesting a 25' buffer reduction to facilitate proposed driveway location.\*\***

**Site Analysis:** The property contains a single family dwelling that the applicant would like to convert into an office.

**Zoning History:** None

**Character Area:** The character area for this property is Neighborhood Residential which is described as Traditional residential development with neighborhood-scale businesses scattered throughout.

**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:

**Rezone Application #** ZCU/6110002

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** C16-28

**Applicant Name/Address/Phone #**

Mark Watson  
4926 Hwy 81 N  
Loganville, Ga. 30052

Phone # (678) 898-5615

**Property Owner Name/Address/Phone**

Mark Watson  
4926 Hwy 81 N  
Loganville, Ga. 30052

(If more than one owner, attach Exhibit "A")

Phone # (678) 898-5615

Location: 4926 Hwy 81 N Requested Zoning B2 Acreage 3.4

Existing Use of Property: Farm

Existing Structures: House

The purpose of this rezone is mini storage units  
with outside storage

Property is serviced by:

Public Water:  Provider: Walco Water A 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 Mark Watson

Date 11-4-16

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 A2

Surrounding Zoning: North A2 South A2  
East A2 West A2

Comprehensive Land Use: Neighborhood Res NAICS Code: \_\_\_\_\_

Commission District: 1 Watershed: North Oconee River

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

- ① Farm - A1
- ② Will increase
- ③ N/A should not decrease the value around it, but increase it.
- ④ N/A - Gives a needed service. and will give 2 to 5 jobs.
- ⑤ It is on a high way with no use under current zoning.
- ⑥ Been zoned A-2 from 1972. To much traffict to be any use as is. ~~Not been farmed for a living~~

**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: Mark Watson  
Address: 4926 Hwy 81 N Loganville, Ga 30052  
Telephone: (678) 898-5615  
Location of Property: 4926 Hwy 81 N Loganville, Ga 30052  
Map/Parcel Number: \_\_\_\_\_

Current Zoning: A-1 Requested Zoning: B-2

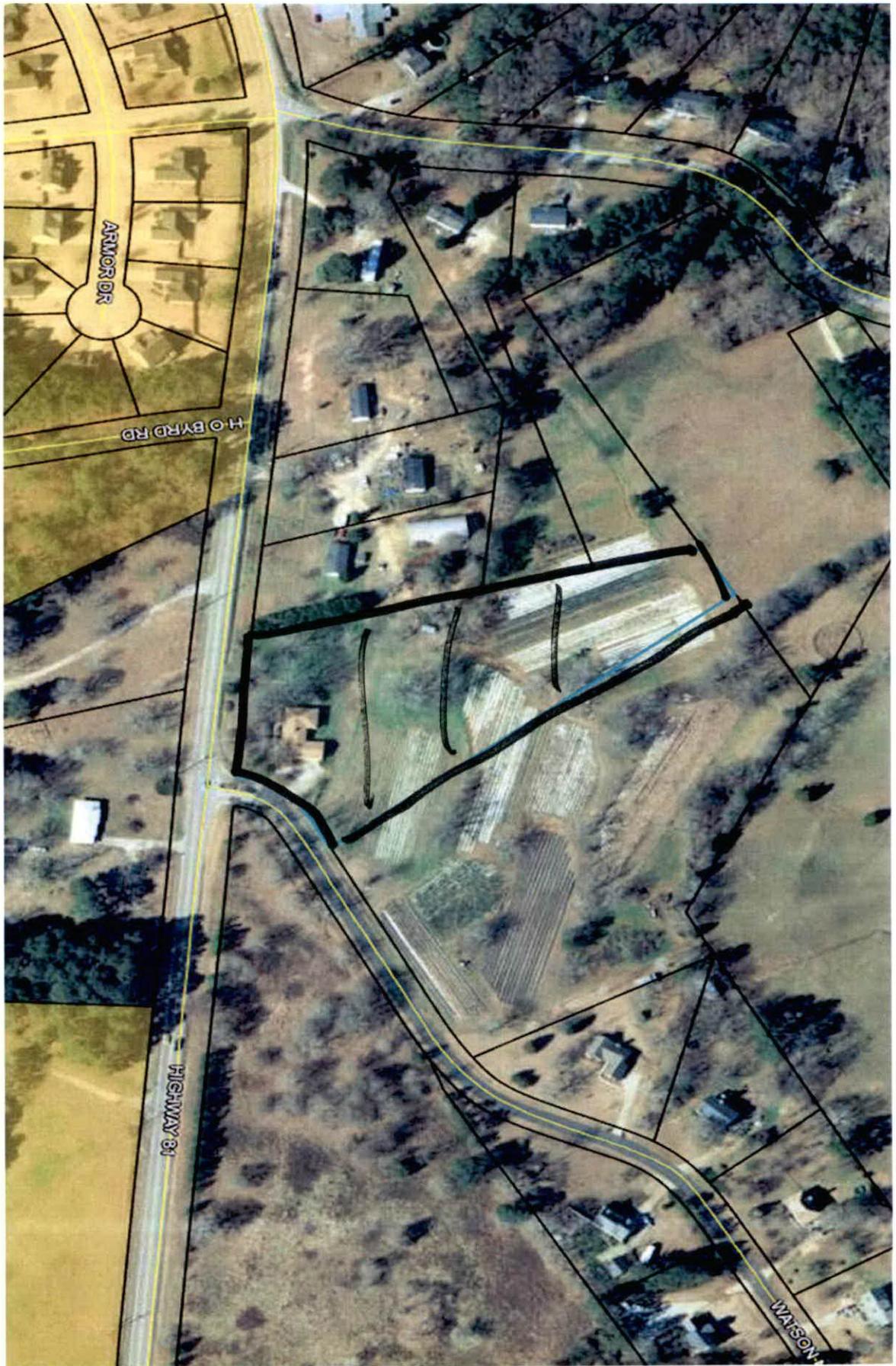
Mark Watson Property Owner Signature      Jenny B. Watson Property Owner Signature

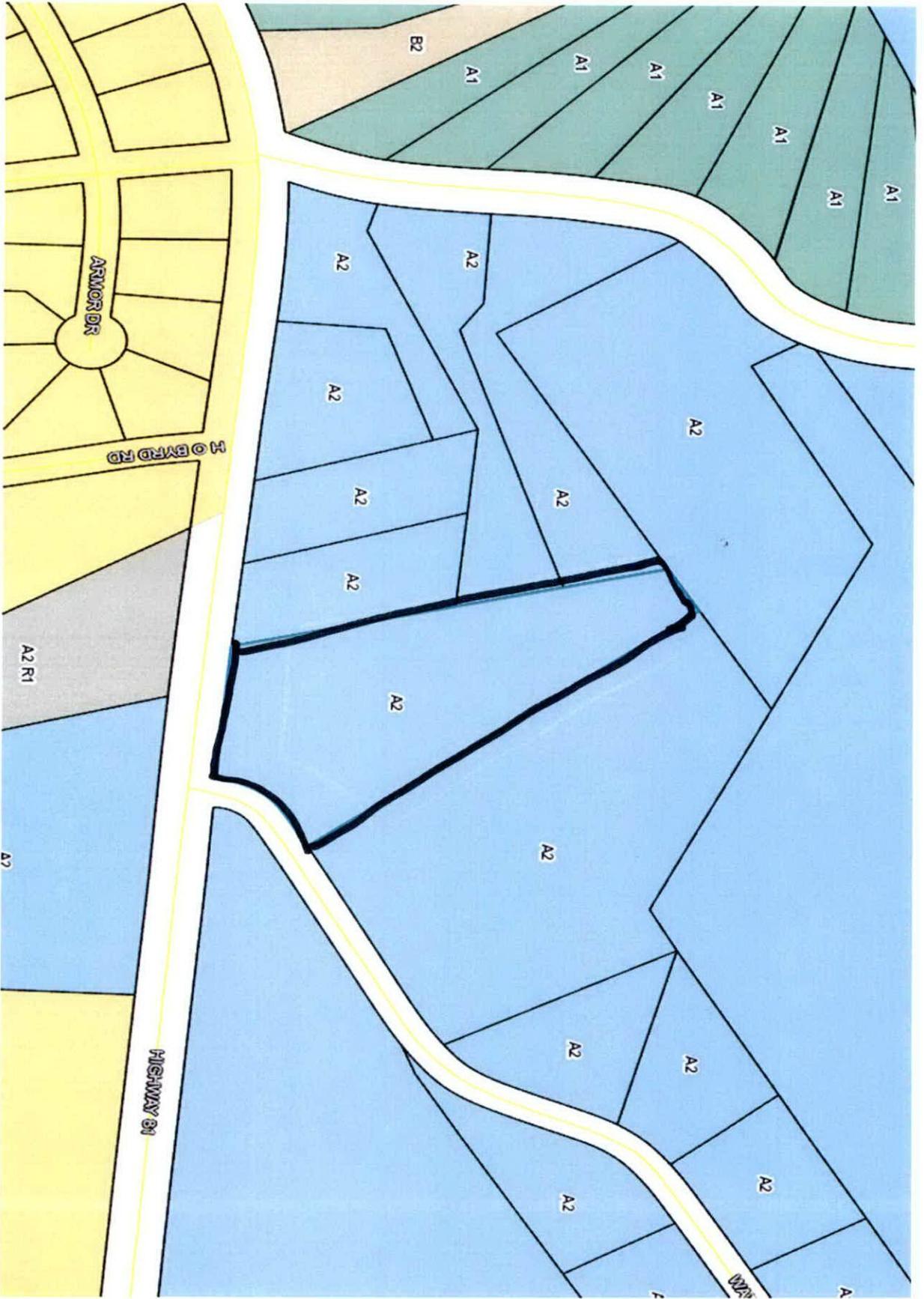
Print Name: Mark Watson      Print Name: Jenny B. Watson  
Address: 4926 Hwy 81 N      Address: 4926 Hwy 81 N  
Phone #: (678) 898-5615      Phone #: (678) 414-6997

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.

Sonya P. Laseter Notary Public      11/4/16 Date











Google Earth

