

Rezone Z16100001

Staff Analysis

Commission District: 4 Bradford

Planning Commission Hearing Date: 11-3-16

Board of Commissioners Hearing Date: 12-6-16

Parcel ID: Map C1390024

Acreage: 1.42 acres

Applicant:

Max Laseter and Jack Laseter
935 Gratis Rd P O BOX 984
Monroe GA 30656 Covington GA 30015

Owners:

Same

Property Location: 516 GA Highway 11

Current Character Area: Neighborhood Residential

Current Zoning: B2

Request: Rezone 1.42 acres from B1 to B2 to allow highway businesses.

Site Analysis: The property is located on state highway 11. The property is adjacent to Pleasant Valley United Methodist Church and is bordered in the rear by a B2 zoning.

Zoning History: None

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:

Rezone Application # 216100001

Planning Comm. Meeting Date 11-3-16 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 12-6-16 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 C1390024

Applicant Name/Address/Phone # <u>Max H. Laseter + Jade Laseter</u> <u>935 Gratis Rd NW</u> <u>Monroe GA 30655</u> Phone # <u>404-759-0515</u>	Property Owner Name/Address/Phone <u>Same + Jack Laseter</u> <u>935 Gratis Rd / POBox 984</u> <u>Monroe / Collington GA 30015</u> (If more than one owner, attach Exhibit "A") Phone # _____
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Location: 516 GA Hwy 11 Requested Zoning B2 Acreage 1.42
Existing Use of Property: Comm. Bldg + 1 SFD
Existing Structures: Comm Bldg + 1 SFD
The purpose of this rezone is allow comm. uses. current B-1 restricts many highway Business Uses

Property is serviced by:
Public Water: Provider: _____ 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 JACK A. LASETER Date 10-3-16 Fee Paid \$ 400⁰⁰

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 R2 South R2
East A2 West B2
Comprehensive Land Use: Neighborhood Res NAICS Code: _____
Commission District: 4 Watershed: HLC

I hereby withdraw the above application _____ Date _____

Article 4, Part 2, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below”

1. Existing uses and zoning of nearby property;
Nearby properties are a mix of commercial and residential. The property adjacent is a church.
2. The extent to which property values are diminished by the particular zoning restrictions;
The current B1 zoning greatly limits the viability of the property.
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 is no benefit to the public by leaving the property zoned B1.
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
The gain to the public is to have viable B2 highway corridor uses. To leave the property zoned as is limits the uses.
5. The suitability of the subject property for the zoned purposes; and
The property is located off a state highway and has been used for various commercial uses over the years.
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 been vacant approximately 6 months and all interested parties require a B2 zoning.





