



Planning and Development Department Case Information

Case Number: CU25-0120

Meeting Dates: Planning Commission 05-01-2025

Board of Commissioners 06-03-2025

Applicants/Owners:

Thomas Alan & Susan Atha
1540 Overlook Pass Road
Monroe, Georgia 30655

Current Zoning: B2

Request: Conditional use for outside storage.

Address: 5395 Hwy 20/McCullers Road, Loganville, Georgia 30052

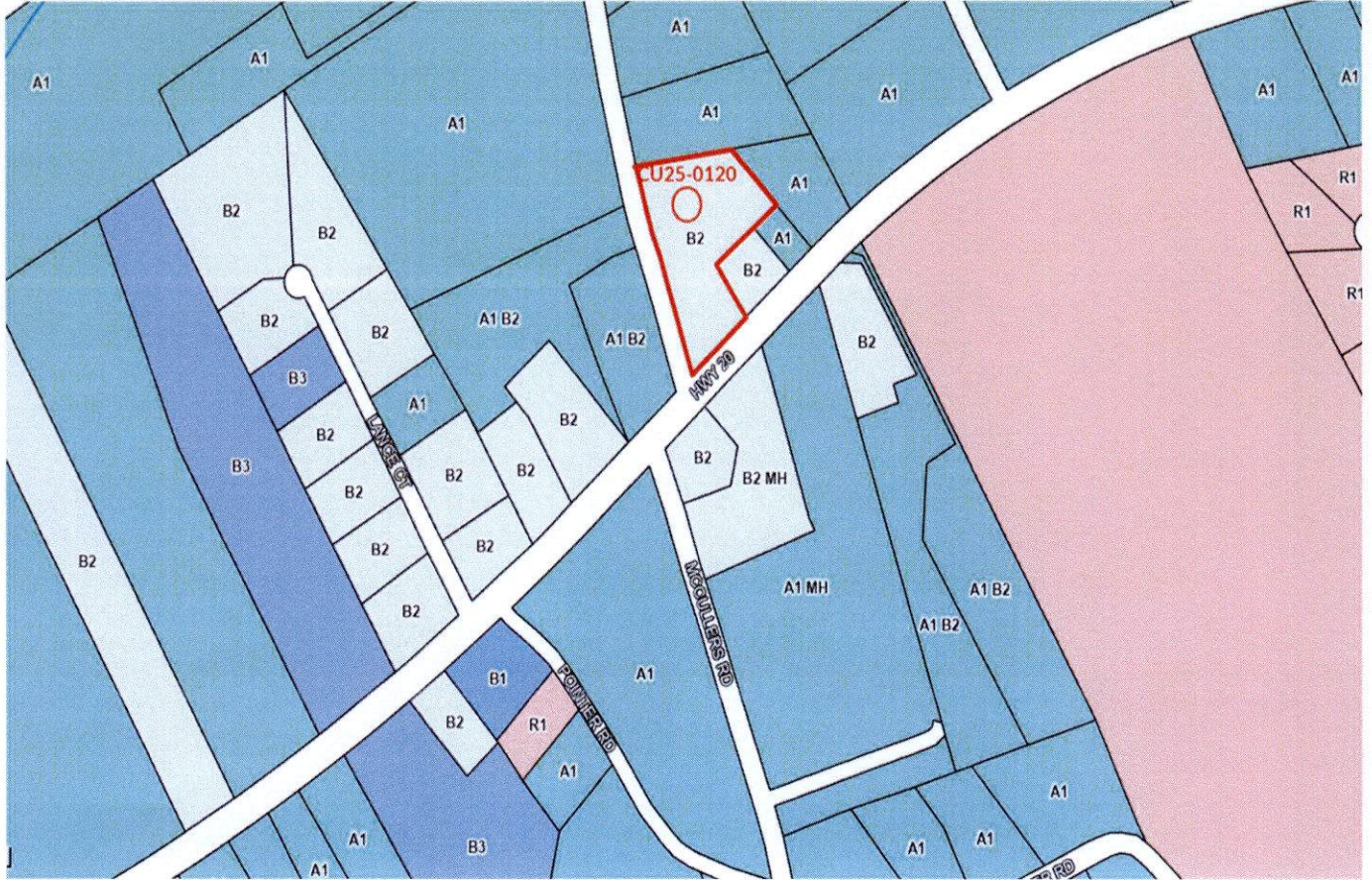
Map Number/Site Area: C0080003 Character Area: Village Center

District 2 Commissioner-Pete Myers Planning Commission—Chris Alexander

Existing Site Conditions: Property consists of 3.79 acres.



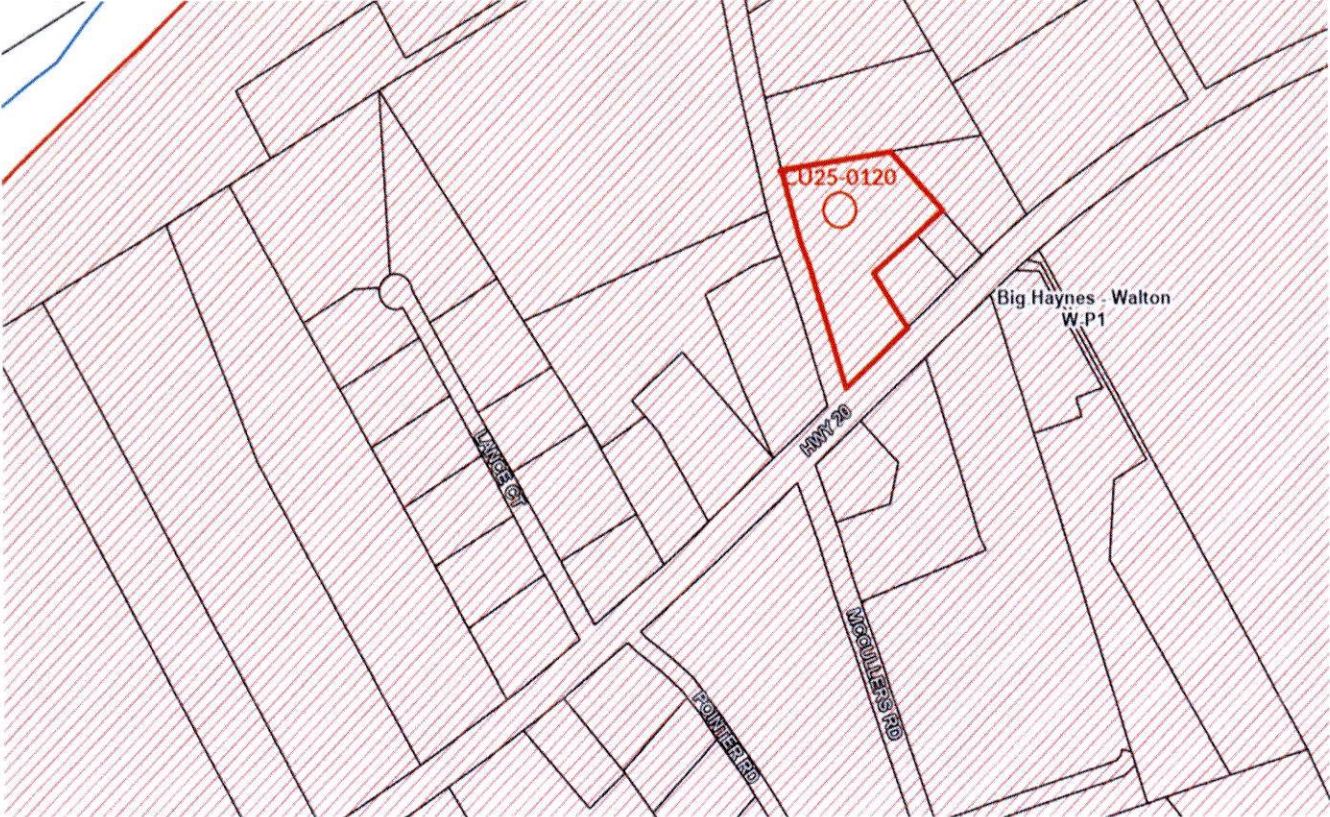
The surrounding properties are zoned A1/B2, A2/B2, and B2.



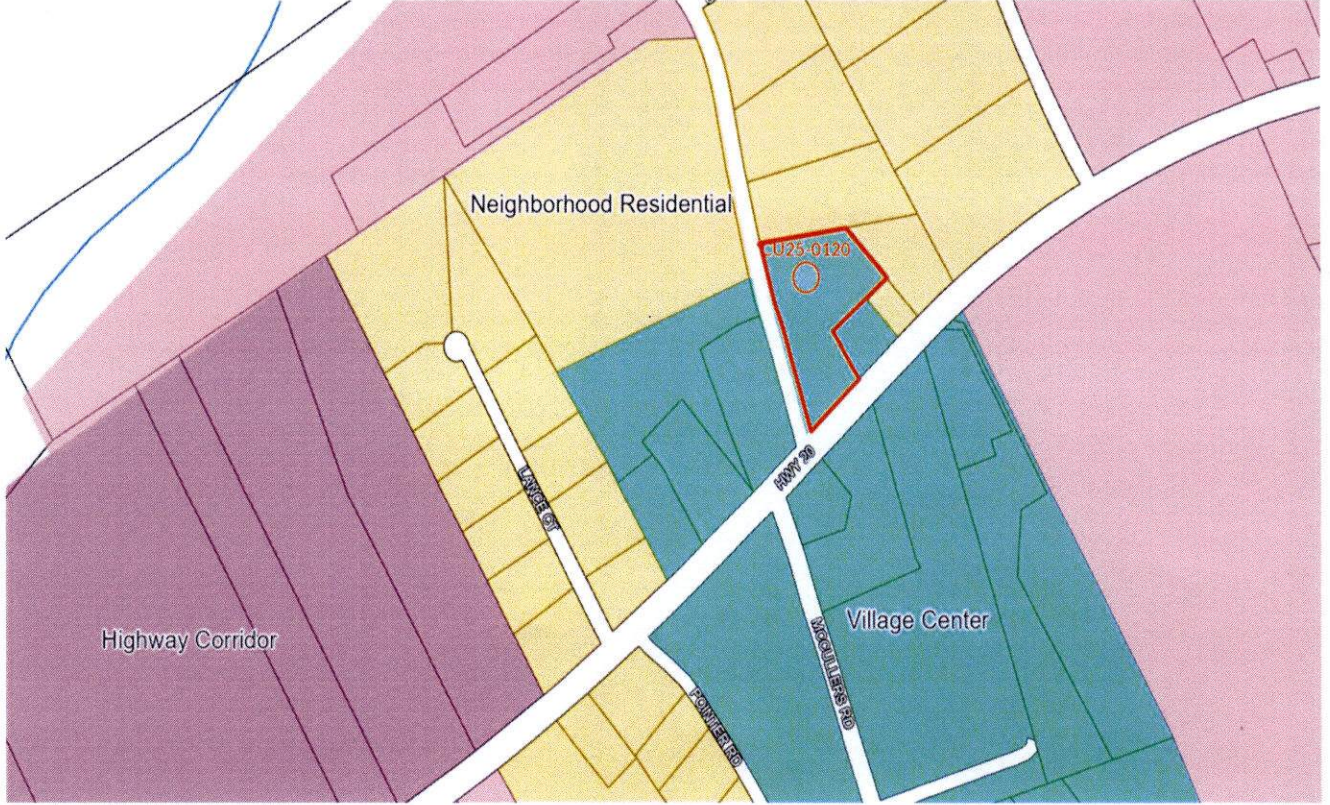
Subdivisions surrounding property:



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Village Center.



History:

Z02060006	Mark Little	A-1 to B-2 Landscape Business	C0080003 C6-27 Highway 20 at McCullers	Approved Cond.
-----------	-------------	----------------------------------	---	----------------

Conditions: Rezone is approved with condition that parcel be used for Landscape Business only.

Z13020005	Susan W. Atha	Alteration B-2 to B-2	C08-3 53905 Georgia Highway 20	Approved to remove conditions
-----------	---------------	--------------------------	--------------------------------------	----------------------------------

Staff Comments/Concerns:

Conditional Use Application # CU25-0120

Planning Comm. Meeting Date 5-1-2025 at 6:00PM held at WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 6-3-2025 at 6:00PM held at WC Historical Court House

You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0080003

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Thomas Alan Atha & Susan W. Atha

Same

1540 Overlook Pass Rd.

Monroe, GA. 30655

(If more than one owner, attach Exhibit A)

E-mail atha6262@gmail.com

Phone # 404-313-6318

Phone # 404-313-6318

Location 5395 Hwy 20 Loganville, GA. Present Zoning B2 Acreage 3.79

Existing Use of Property Plumbing & Safety Services office

Existing Structures office building & Warehouse

Property is serviced by:

Public Water Provider: _____ Well _____

Public Sewer _____ Provider: _____ Septic Tank

The purpose of this conditional use is: Property is already zoned B2 for business - Requesting a conditional use for outside storage. Already has a chain link fence.

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 Susan Atha Date 3-7-25 \$ 350.00 Fee Paid

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 B2 Surrounding Zoning North A1 South B2 & A2
East A1 & B2 West A1 & B2

Comprehensive Land Use Village Center

Commission District 2-Pete Myers Watershed Big Haynes

Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors. *Property has been zoned B2 since 8/6/2002.*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. *Commercial Property - since 2002 No new buildings to be added.*
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use. *They are adequate.*
4. Public facilities and utilities are capable of adequately serving the proposed use. *They are sufficient. Business has been there.*
5. The proposed use will not adversely affect the level of property values or general character of the area. *This will not affect the character area or property values.*

APPROVED FOR RECORDING

- BASIS
 NOT A BUILDABLE RESIDENTIAL LOT
 WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT

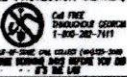
DATE 7-21-06

NAME

FILED AND RECORDED 3/17/06
 AT 12:26 A.M.
 PLAT BOOK 99 PAGE 3
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA

NOTE:
 THIS SITE IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD,
 WHICH AN ACCURATE TITLE EXAMINATION MAY DISCLOSE. ROBBINS LAND
 SURVEYING, INC. HAS NOT BEEN PROVIDED WITH A TITLE EXAMINATION REPORT
 AS OF THIS DATE. ROBBINS LAND SURVEYING, INC. IS NOT LIABLE OR
 RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ARISING FROM INFORMATION
 DISCLOSED IN SAID REPORT.

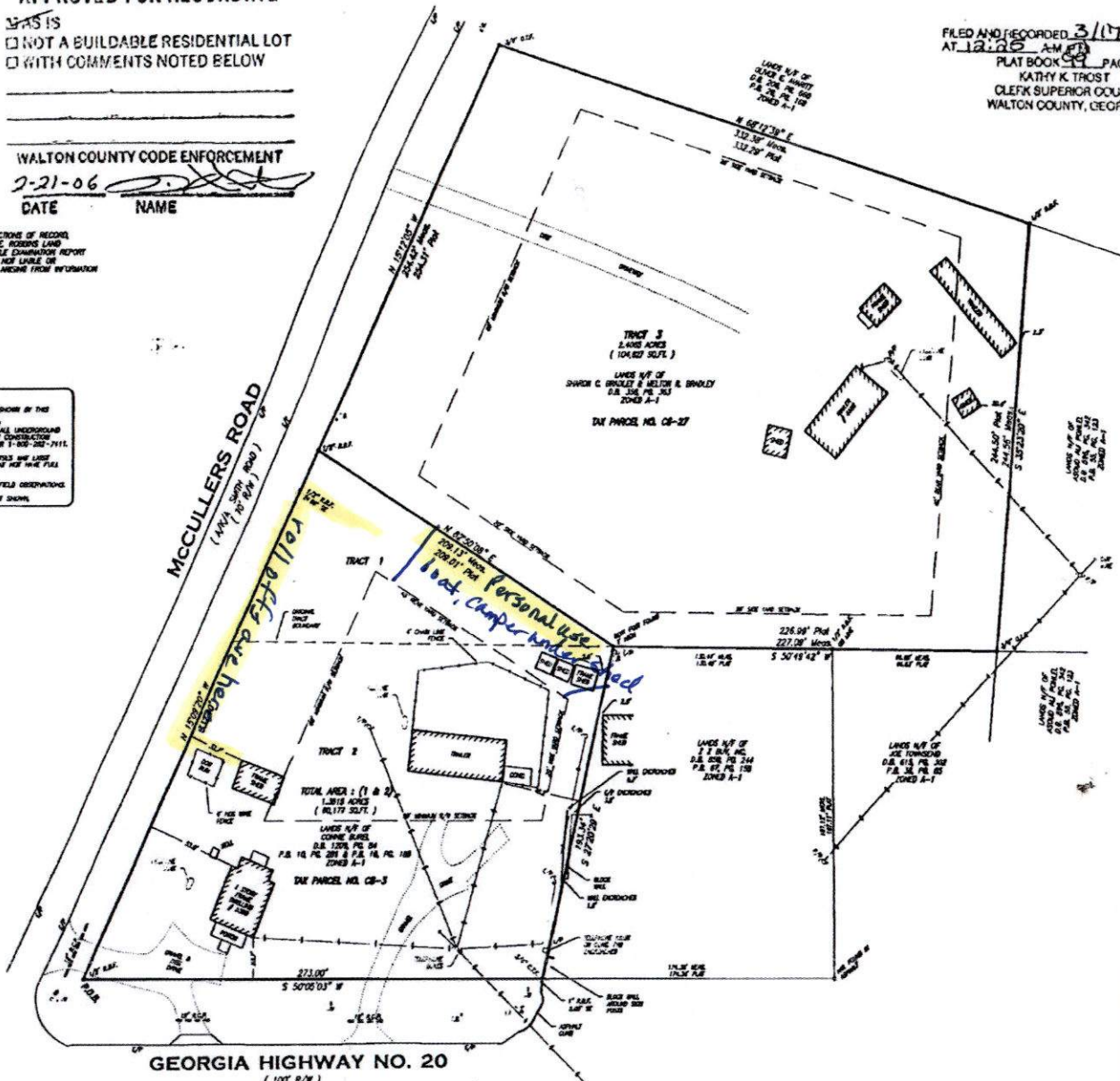
UTILITIES PROTECTION CENTER, INC.



CALL FREE
 TROUBLESHOOTING SERVICE
 1-800-282-7111
 BE SAFE ON YOURS (WATS)-282
 MAKE ROOMING AND BEFORE YOU GO
 IT'S THE WAY

UTILITY NOTE:
 APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS
 SURVEY ARE BASED UPON FIELD OBSERVATION ONLY.
 ROBBINS LAND SURVEYING, INC. IS LIMITED TO THE
 ACCURACY OF COMPLETION OF THIS INFORMATION. ALL UNDERGROUND
 UTILITY LOCATIONS SHOWN ON THIS SURVEY WERE MADE BY THE DESIGNER
 BY THE UTILITY PROTECTION CENTER AT 404-232-5000 OR 1-800-282-7111.
 UNDERGROUND UTILITIES BEARING OR OTHERWISE IDENTIFIED ON THIS
 PLAN AND THE LOCATIONS, ADDRESS, LAND SURVEYING, INC. HAS NOT MADE FULL
 DISCOVERY OF ALL UNDERGROUND UTILITIES.
 ABOVE SHOWN UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS.
 UNDETERMINED UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.

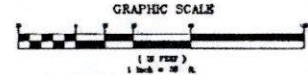
- LEGEND:**
- P.A.A. PLAT OF RECORDING
 - L.L. LAND LOT
 - R.O.P. RIGHT OF WAY
 - N.O.P. NOW OR FORMERLY
 - D.B. DEER BOUND
 - C.T.C. CORNER TOP FOUND
 - R.B.P. REBAR FOUND
 - O.T.C. OTHER TOP FOUND
 - A.L.C. ANGLE FOUND
 - A.S.F. ANGLE NOW FOUND
 - R.L.C. BUILDING CORNER FOUND
 - N.T.C. NAIL & NAIL FOUND
 - N.F. NAIL FOUND
 - S.F.C. SCREW & FOUND
 - N.A.F. NAIL FOUND
 - R.S.C. REBAR SET
 - S.S.C. SCREW SET
 - N.N.S. NAIL & NAIL SET
 - N.S. NAIL SET
 - N.H. NAIL SHORER
 - R.H. REBAR SHORER
 - C.M.P. CORRUGATED METAL PIPE
 - R.C.P. REINFORCED CONCRETE PIPE
 - D.P. DUCTILE IRON PIPE
 - P.M.C. POLYETHYLENE GLASS FIBER REINFORCED CONCRETE PIPE
 - C.B. CATCH BASIN
 - C.I. CURB INLET
 - D.I. DRAIN INLET
 - R.B. REBAR INLET
 - J.B. JUNCTION BOX
 - F.E.S. FLARED END SECTION
 - N.H. NAIL HEAD
 - N.H.S. NAIL HEAD SET
 - S.B.N. SHAWNSHANK NAIL
 - C.O. CLEAN OUT
 - S.O. STUB OUT
 - I.M.C. IRON MANHOLE
 - E.A.N. ELECTRIC MANHOLE
 - O.P.O. OVERHEAD POWER LINE
 - E.O. ELECTRIC OUTLET
 - V.P. VULCANIZED RUBBER
 - U.P. UNDERGROUND POWER LINE
 - G.W. GROUND WIRE
 - E.M. ELECTRIC METER
 - P.P. POWER POLE
 - T.M.S. TRANSFORMER
 - L.P. LIGHT POLE
 - L.H. LINE HOOKUP
 - C.C. CIRCULAR CONTROL VALVE
 - W. WALKER LINE
 - W.M. WALKER METAL
 - W.W. WALKER WIRE
 - S.H. SPANNER HEAD
 - H.H. HOSE END
 - W.H. WIRE HANGER
 - H.P. HANGING PAVING
 - S.P. SIGN POST
 - S.C. SHANK CONNECTION
 - C.M. C&M METER
 - C.W. C&M WIRE
 - C.L. C&M LINE
 - T.L. TELEPHONE LINE
 - T.A. TELEPHONE ANCHOR
 - T.R. TELEPHONE ROD
 - C. CABLE LINE
 - C.B. CABLE BOX
 - B.L. BULLDOG LINE
 - C.L. CENTERLINE
 - C.P. CURB OF PAVEMENT



TOTAL AREA:
 (TRACT 1 & TRACT 2)
 3.7886 ACRES
 (160,004 SQ. FT.)

FLOOD PLAIN STATEMENT:
 BY GRAPHIC PLATTING ONLY, THIS SITE DOES NOT LIE
 WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD
 AREA PER F.I.R.M., WALTON COUNTY, GEORGIA. A
 RECONSTRUCTION MAPS COMPARISON PANEL NO. 125700000 B
 PANEL NO. 60 OF 225.
 THIS PLAN BEARS AN EFFECTIVE DATE OF FEBRUARY 16, 1994.
 THIS SITE LIES WITHIN THE LIMITS OF ZONE "X".

FIELD DATA STATEMENT:
 THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED
 WAS A CLOSELY PROXIMITY OF ONE FOOT IN HORIZONTAL FEET,
 AN ANGULAR ERROR OF 02" PER HOLE POUND AND WAS
 ADJUSTED USING LEAST SQUARES.
 A TOPCON BOSS SERIES INSTRUMENT WAS USED TO OBTAIN THE
 LINEAR AND ANGULAR MEASUREMENTS FOR THE PROPRIETOR OF
 THIS PLAN.
 THIS PLAN HAS BEEN CALCULATED FOR CLOSEURE AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOURTH (1/4) OF AN INCH.
 IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION
 OF THE LAND PLATTED AND HAS BEEN PREPARED IN
 CONFORMITY WITH THE UNIFORM STANDARDS AND
 REQUIREMENTS OF LAW.
 Kathryn S. Robbins
 ROBBINS LAND SURVEYING, INC.
 2778



ROBBINS LAND SURVEYING, INC.
 2778
 WALTON COUNTY, GEORGIA 30457-3578
 (LOCAL) 770-331-8100
 (TOLL FREE) 1-800-331-8100
 FAX 770-331-8196

BOUNDARY SURVEY FOR
 MARK A. LITTLE
 LAND LOT 348 - 4th DISTRICT
 BULLDOG SUBDIVISION
 COUNTY OF WALTON
 STATE OF GEORGIA

DATE	11-13-06	SCALE	AS SHOWN
BY	K.S.R.	CHECKED	K.S.R.
DATE	11-13-06	SCALE	AS SHOWN
BY	K.S.R.	CHECKED	K.S.R.

ROBBINS LAND SURVEYING, INC.
 2778
 WALTON COUNTY, GEORGIA 30457-3578
 (LOCAL) 770-331-8100
 (TOLL FREE) 1-800-331-8100
 FAX 770-331-8196









12/15/2015

Alan & Susan Atha
1540 Overlook Pass Rd
Monroe, GA 30655

March 10, 2025

RE: 5395 Hwy 20 &
Loganville, GA 30052
Letter of Intent

I am applying for Amending my
zoning to allow outside storage.

We ARE allowing Southern Sanitation to
store construction roll-off containers on
our property. They are placed here until they
are placed on construction site. They are neat
and orderly. We do have other things that we
store on the property. All this is inside
chain-link fence.

