



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 with Variance to allow storage within the required front building line (as currently stored).

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

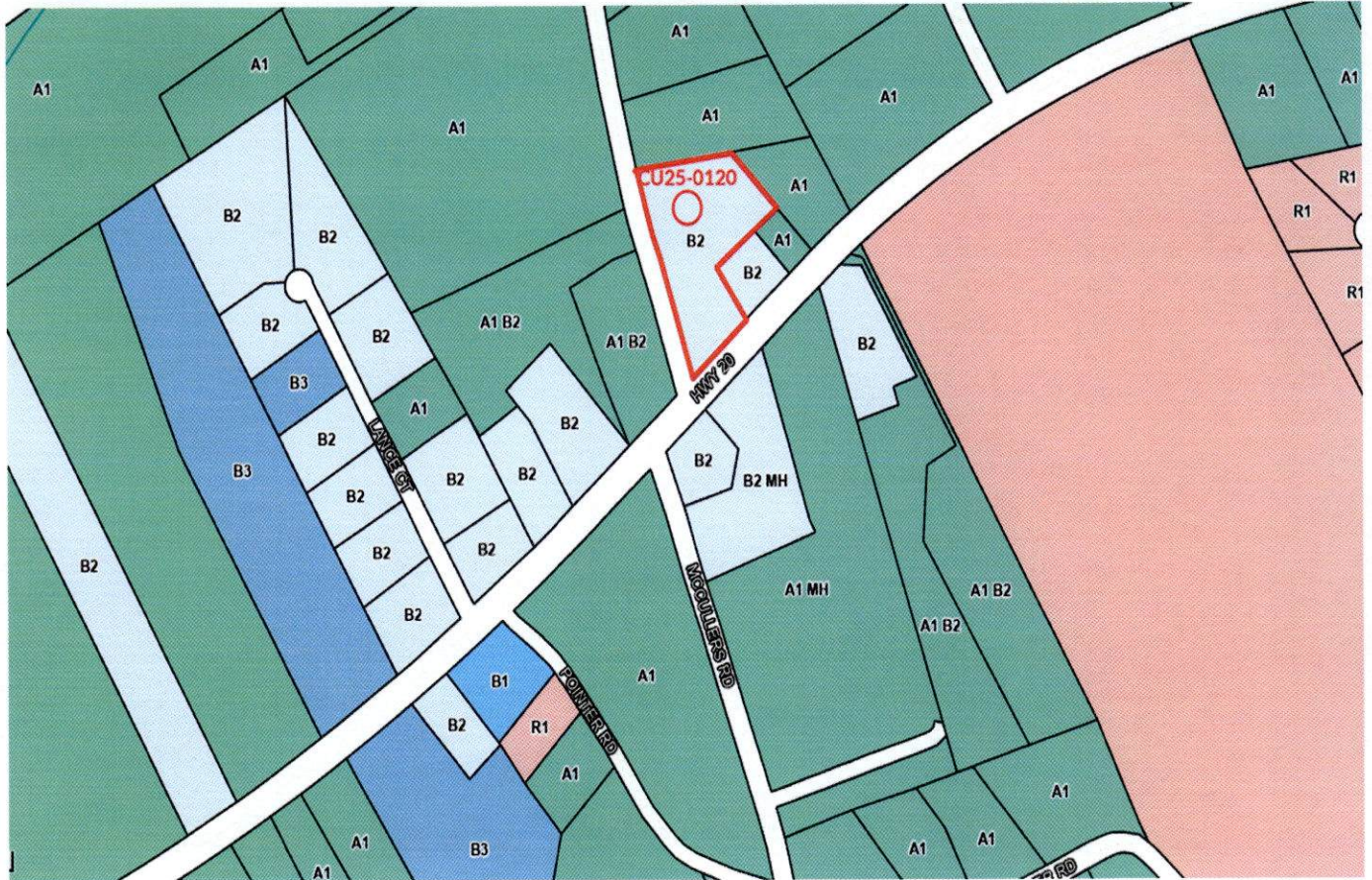
Map Number/Site Area: C0080003 Character Area: Village Center

District 2 Commissioner-Pete Myers Planning Commission-Chris Alexander

Existing Site Conditions: Property consists of 3.79 acres.



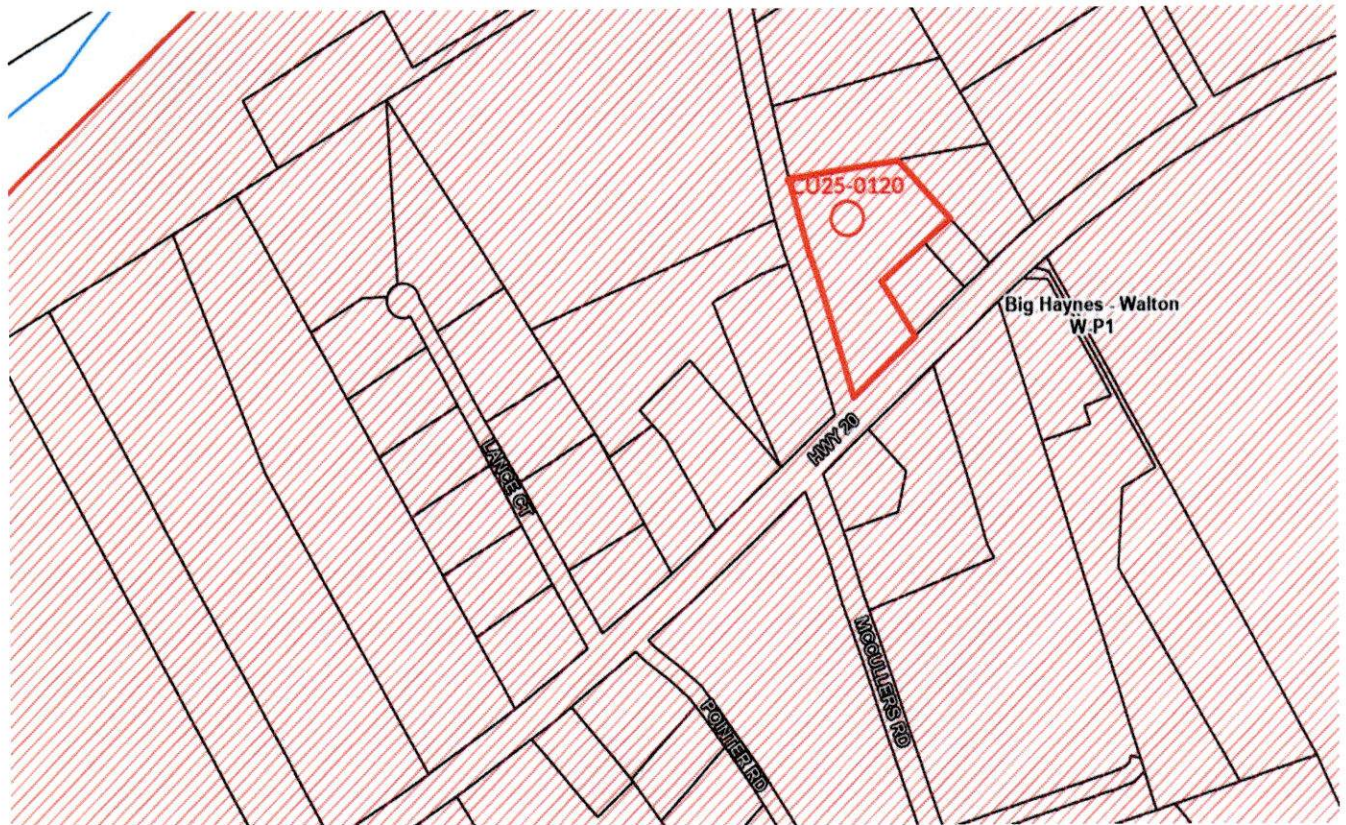
The surrounding properties are zoned A1/B2, A2/B2, and B2.



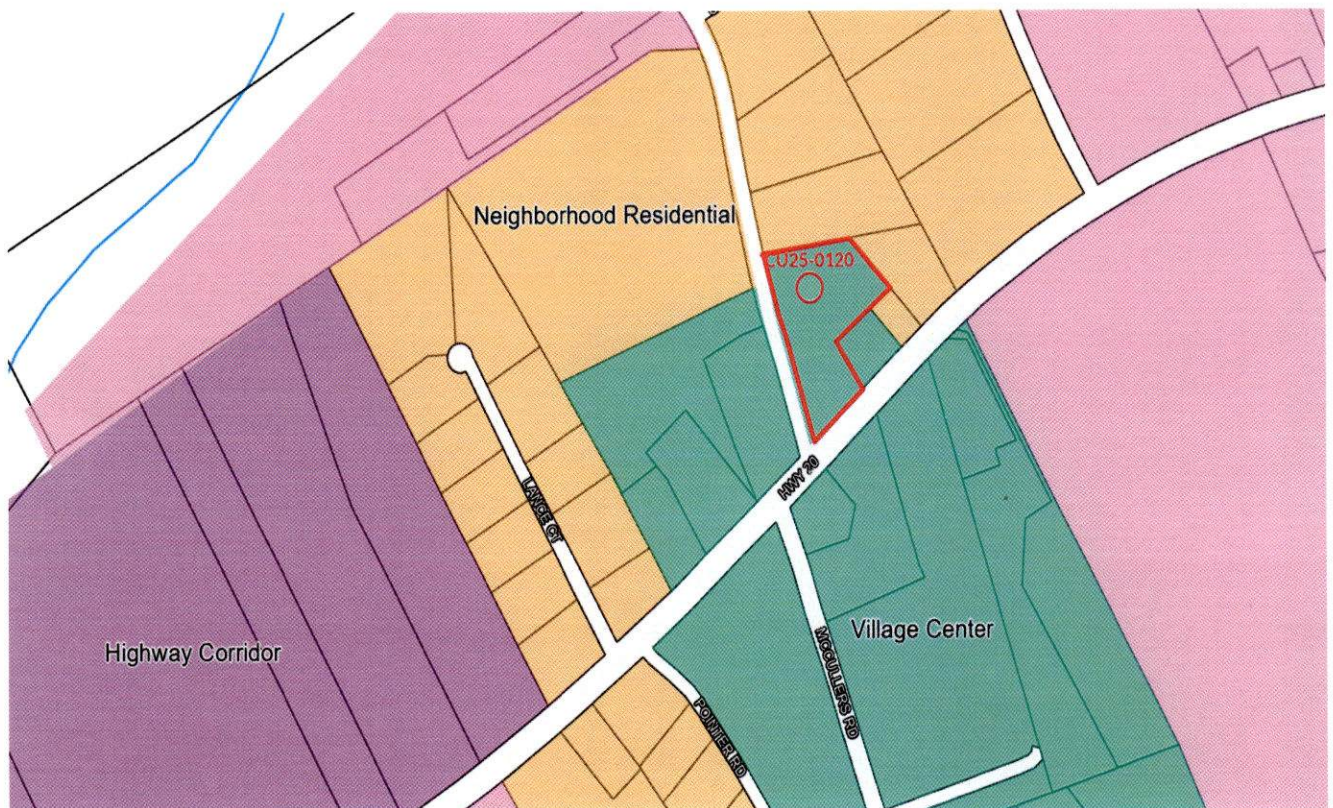
Subdivisions surrounding property:



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.
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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
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Staff Comments/Concerns:

Roll offs and dumpsters are currently stored on site within the front building line. This conditional use is being requested to bring property into compliance.

Section 6-1-600 Outdoor Storage (20)

- A. Outdoor storage yards shall be set back at least fifteen (15) feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.

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 #

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

Property Owner Name/Address/Phone

Same

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

Fee \$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

I hereby withdraw the above application

Date: _____

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.*











CONDITIONAL USE

McCullers Rd.

CASE# CU25-0120

Location of Property: 5395 Hwy 20
McCullers Rd

Present Zoning: B2

Proposed Use: outdoor
Storage

Planning Commission hearing will be held on

5/1/2025

at 6:00 p.m. In the

Walton County Board of Comm. Meeting Room

Located at 111 South Broad St. Monroe, Georgia

Board of Commissioners hearing will be held on

6/3/2025

at 6:00 p.m. In the

Walton County Board of Comm. Meeting Room

Located at 111 South Broad Street, Monroe, Georgia

WALTON COUNTY PLANNING AND DEVELOPMENT

For more information call 770 267-1485

CONDITIONAL USE

Hwy 20 CASE# CU25-0120

Location of Property: 5395 Hwy 20
McCallers Rd

Present Zoning: B2

Proposed Use: Outside
Storage

Planning Commission hearing will be held on
5/1/2025

at 6:00 p.m. In the

Walton County Board of Comm. Meeting Room
Located at 111 South Broad St. Monroe, Georgia

Board of Commissioners hearing will be held on
6/3/2025

at 6:00 p.m. In the

Walton County Board of Comm. Meeting Room
Located at 111 South Broad Street, Monroe, Georgia

WALTON COUNTY PLANNING AND DEVELOPMENT

For more information call 770 267-1485



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.



☐ YES IS
☐ NOT A BUILDABLE RESIDENTIAL LOT
☐ WITH COMMENTS NOTED BELOW

DATE 7-21-06 NAME [Signature]

UTILITIES PROTECTION CENTER, INC.

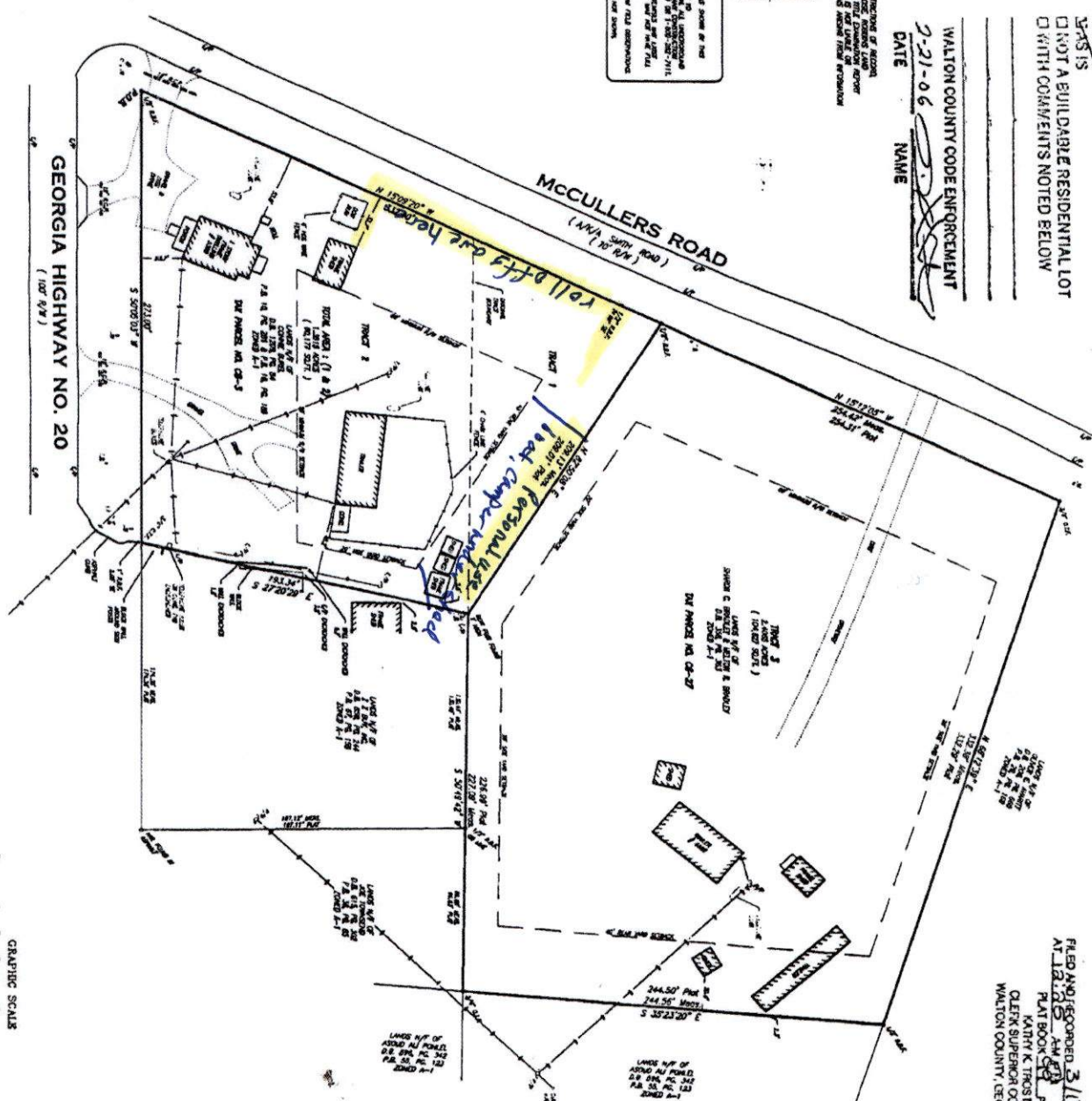


CALL FIRST
BROADBAND SERVICE
1-800-262-7111

ask for JANE COLLIER (m) 255-300
JANE COLLIER, 255-300
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FILED AND RECORDED 3/17/06
AT 12:05 AM
PLAT BOOK 69 PAGE 3
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA
W9

GRAPHIC SCALE

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1.7000 ACRES
(TRACT 1 & TRACT 2)
1.7000 ACRES
(TRACT 20 & 21)

BOUNDARY SURVEY
FOR
MARK A. LITTLE
LAND LOT 245 - 4th DISTRICT
BUNCOMBE G.M.D.
COUNTY OF WALTON STATE OF GEORGIA

RLS ROBBINS LAND SURVEYING, INC.
P.O. BOX 1692
LOGANVILLE, GEORGIA 30052-5298
TEL. 770-854-6616 FAX 770-854-6786



PROJECT NO.
62-081
SCALE:
1" = 30'
DESIGNED/DRAWN BY:
K.S.R./K.S.R.
FIELD WORK DONE:
MAY 24, 2002
PLAT MADE:
MAY 26, 2002

NO/NOX :		
NO	DATE	BY
1.	9-12-02	K.S.A.