

Rezone Z21050001

Staff Analysis

Commission District: 1 - Warren

Planning Commission Hearing Date: 06-03-2021

Board of Commissioners Hearing Date: 07-06-2021

Parcel ID: Map C0610163L00

Acreage: 1.29 acres

Applicant:

Stacey Britt

2890 Highway 78
Loganville, Georgia 30052

Owner:

ML Hauling & Recovery LLC

963 Cooper Road
Grayson, Georgia 30017

Property Location: 2710 Lowry Road

Current Character Area: Suburban

Current Zoning: R1

Request: Rezone 1.29 acres from R1 to B3 to be combined with the existing use of adjacent property.

Site Analysis: The 1.29 acre tract of land is located on 2710 Lowry Rd. The surrounding properties are zoned B2, A2, M1 and R1.

Zoning History:

Z18010007	ML Hauling & Recovery LLC Marty Lynn	B2 to R1 for personal residence for 1.29 acres and B2 to M1 for 5 acres for	C0610163K00 Lowery Road	Approved w/conditions
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		outside storage wood processing		
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Character Area: The character area for this property is Suburban.

Staff Comments:

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval.

Sheriffs' Department: Will not impact the WCSO.

Water Authority: This area is served by a 8" water main along Lowry Rd. (static pressure: 70 psi, Estimated fire flow available: 2,200 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: None

Board of Education: Will have no effect on the Walton County School District.

Development Inspector: No comment received

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received

PC ACTION 6/3/2021:

- 1. Rezone – Z21050001– Rezone 1.29 acres from R1 to B3 to be combined with the existing use of adjacent property – Applicant: Stacey Britt/Owner: ML Hauling & Recovery LLC – Property located on 2710 Lowry Rd Rd-Map/Parcel C0610163L00 – District 1.**

Presentation: Stacey Britt represented the case. He is requesting a rezone on 1.29 ac from R1 to B3 to combine with adjacent property. He would like to use this additional property to accommodate run-off and grading that was done on the adjoining parcel which he has purchased and be able to move the transitional buffer up hill on this property.

Speaking: None.

Recommendation: Josh Ferguson made a motion to recommend approval with conditions that the site be in conformance to site plan submitted with buffer & fence with a second by Pete Myers. The motion carried unanimously.

Rezone Application # 22100001
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 6/3/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 7/6/2021 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0610163100

Applicant Name/Address/Phone #

STACEY BRITT
2890 Hwy 78
Loganville, GA 30052

E-mail address: WSB4200@AOL.com

Phone # 770-318-9809

Location: 2710 Lowry Rd.
MONROE, GA 30655

Existing Use of Property: VACANT

Existing Structures: NONE

The purpose of this rezone is Rezone property B-3 to
Be combined with existing use of adjacent
property

Property is serviced by the following:

Public Water: Provider: Walton County 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 [Signature] Date 5/3/2021 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 R1 Surrounding Zoning: North B2 South A2
 East M1 West R1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N

Commission District: 1-Warren Watershed: _____ TMP _____

I hereby withdraw the above application _____ Date _____

**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: STACEY BRITT
Address: 2880 Hwy 78 Loganville, GA 30052
Telephone: 770 - 318-9809

Location of Property: _____
2710 Lowry Rd. Monroe, GA.

Map/Parcel Number: CO610163L00

Current Zoning: R-1 Requested Zoning: B-3

Marty Lynd _____
Property Owner Signature Property Owner Signature

Print Name: Marty Lynd Print Name: _____

Address: 963 Cooper Rd. GAYSON, GA. 30017 Address: _____

Phone #: 678-300-0641 Phone #: _____

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.

Mary K Griffin _____
Notary Public Date 5/3/21



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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

M-1, R-1

2. The extent to which property values are diminished by the particular zoning restrictions;

NONE

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

NONE

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

NONE

5. The suitability of the subject property for the zoned purposes; and

Long narrow property not
ideal residential lot

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

10 years

5/3/21

Letter of Intent

I'm requesting to rezone property at 2710 Lowry Rd Monroe, Ga to B-3 in order to be able to pipe and level ditch that's on adjacent property that is currently zoned M-1

Thanks

St. Bill

Z21050001 - 2710 Lowry Road



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Z21050001 - 2710 Lowry Road

