



Planning and Development Department Case Information

Case Number: Z23020024

Meeting Dates: Planning Commission 04-06-2023
Board of Commissioners 05-02-2023

Current Zoning: A1

Request: Rezone 2.00 acres from A1 to R1 on one acre with existing house and B2 on one acre to combine with adjoining B2 lot.

Address: 206 H D Atha Road/Highway 78

Map Number: C0750040A00

Site Area: 2.00 acres

Character Area: Neighborhood Residential

District 3: Commissioner – Timmy Shelnett Planning Commission – John Pringle

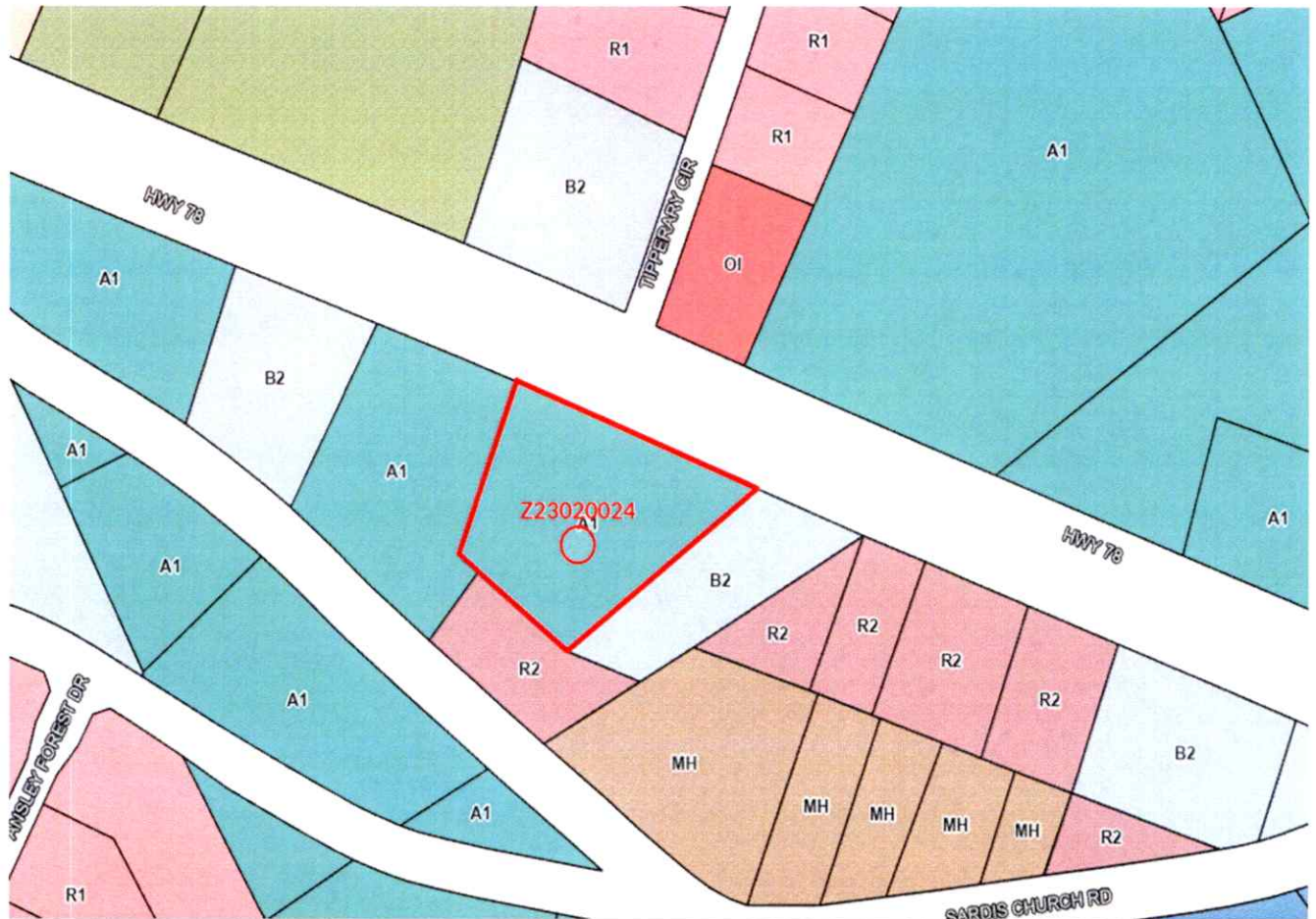
Applicant:
Farrukh Khan
4285 Eddie Byrd Lane
Loganville, Georgia 30052

Owner:
Ricky Cobb
206 HD Atha Road
Monroe, Georgia 30655



Existing Site Conditions: Property consists of 2 acres.

The surrounding properties are zoned B2, OI, A1 and R2.



Staff Comments/Concerns: Applicant already owns the property to the east that is zoned B2. He would like to combine this 1 acre with his parcel. Mr. Cobb will keep the 1 acre to be rezoned to R1 for his single family home.

History:

LU19030015 & Z19020020	Danny & Ricky Cobb	Change Land Use from Highway Corridor to Suburban & Rezone from R2 to A1 to allow for chickens	C0750040 & C0750040A00 1866 US Hwy 78 & 206 HD Atha Road	Approved w/conditions that chickens must be behind a 6 ft opaque fence
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Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: Will not impact the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 10" water main along Highway 78 (static pressure: 75 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: If building is erected or used for business purposes the following shall apply: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County ordinances. Fire hydrant shall be located within 500 ft.

Fire Department Review: Access off Highway 78 will cause safety concerns for responding units without decel lane if building is erected.

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

Development Inspector: No comment received.

DOT Comments: Would need to coordinate with the Department for the following address: 206 HD Atha Road. If any work occurs within the R/W.

PC ACTION 4/6/2023:

- 1. Rezone – Z23020024 – Rezone 2.00 acres – 1 acre to R1 and one acre to B2 – Applicant: Farrukh Khan/Owner: Ricky Cobb -Property located on 206 HD Atha Rd & Hwy 78- Map/Parcel C0750040A00– District 3.**

Presentation: Ricky Cobb stated that he wants to sell 1 acre and stop paying taxes on it and he doesn't use it, so he wanted to sell to Farrukh Khan.

John Pringle asked so all you want to do is to rezone to sell, and Mr. Cobb stated yes.

Farrukh Khan stated that he owns the property next door to the property and wants to do a car lot there.

Speaking: None

Recommendation: John Pringle made a motion to recommend approval as submitted with a second by Timothy Kemp. The motion carried unanimously.

Rezone Application # Z23020024
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-6-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**
 Board of Comm Meeting Date 5-2-2023 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C0750040A00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>FARRUKH J KHAN</u>	<u>Ricky Cobb</u>
<u>4285 EDDIE BYRD LN</u>	<u>206 HD Atha Rd.</u>
<u>LOGANVILLE, GA 30052</u>	<u>Monroe, Ga - 30655</u>

E-mail address: FARRUKH.KHAN@HOTMAIL (If more than one owner, attach Exhibit "A")

Phone # 706 284 0602 Phone # _____

Location: 206 HD Atha Rd. Hwy 78 Requested Zoning R1/B2 Acreage 2.00 ONE

Existing Use of Property: Residential

Existing Structures: House

The purpose of this rezone is Split property in half (one ACR)
R1 and One Acre B2

Property is serviced by the following:

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 [Signature] Date 07/23/2023 Fee Paid \$ 450.00

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 A1 Surrounding Zoning: North B2/I/A1 South R2/A1
 East B2 West A1

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y _____ N

Commission District: 3-Shelburne Watershed: _____ TMP _____

I hereby withdraw the above application _____ Date _____

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;

B2 East Side
Residential and office Industrial

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

Not diminished

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

N/A

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

Gain to the public

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

Suitable because B2 is beside it/here

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

N/A

**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: FARRUKH KHAN
Address: 4285 EDNIE BYRD LN. LOGANVILLE GA 30052
Telephone: TEL 284 0602

Location of Property: _____

Map/Parcel Number: _____

Current Zoning: _____ Requested Zoning: _____

* Ricky Cobb
Property Owner Signature

Property Owner Signature

Print Name: Ricky Cobb

Print Name: _____

Address: 206 HD Athard Rd

Address: _____

Phone #: 470 598-6493

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.

Tracie S. Malca
Notary Public

2/27/2023
Date



