



Planning and Development Department Case Information

Case Number: AZ22080009

Meeting Dates: Board of Commissioners 09-13-2022
Current Zoning: B2
Request: Alteration to Zoning Conditions Of Case #Z22020018 – To
Allow Access from Mahlon Smith Road

District 4: Commissioner – Lee Bradford

Applicant/Owner:
Jason Atha
2370 Nunnally Shoals Road
Good Hope, Georgia 30641

Applicant is requesting an alteration to zoning conditions placed on Case Z22020018.
Request is to remove condition #1 (Only) to allow access from Mahlon Smith Road.
Conditions were as follows:

- 1) Realign Mahlon Smith Rd to allow ingress/egress from Hwy 11 only, to be coordinated with GDOT,
- 2) No commercial storage allowed,
- 3) 8' high screened/solid fence around entire perimeter
- 4) Vegetative screen on property adjacent to A1 parcel – additional 100' buffer along rear property abutting C1400090 and site lighting as requested.

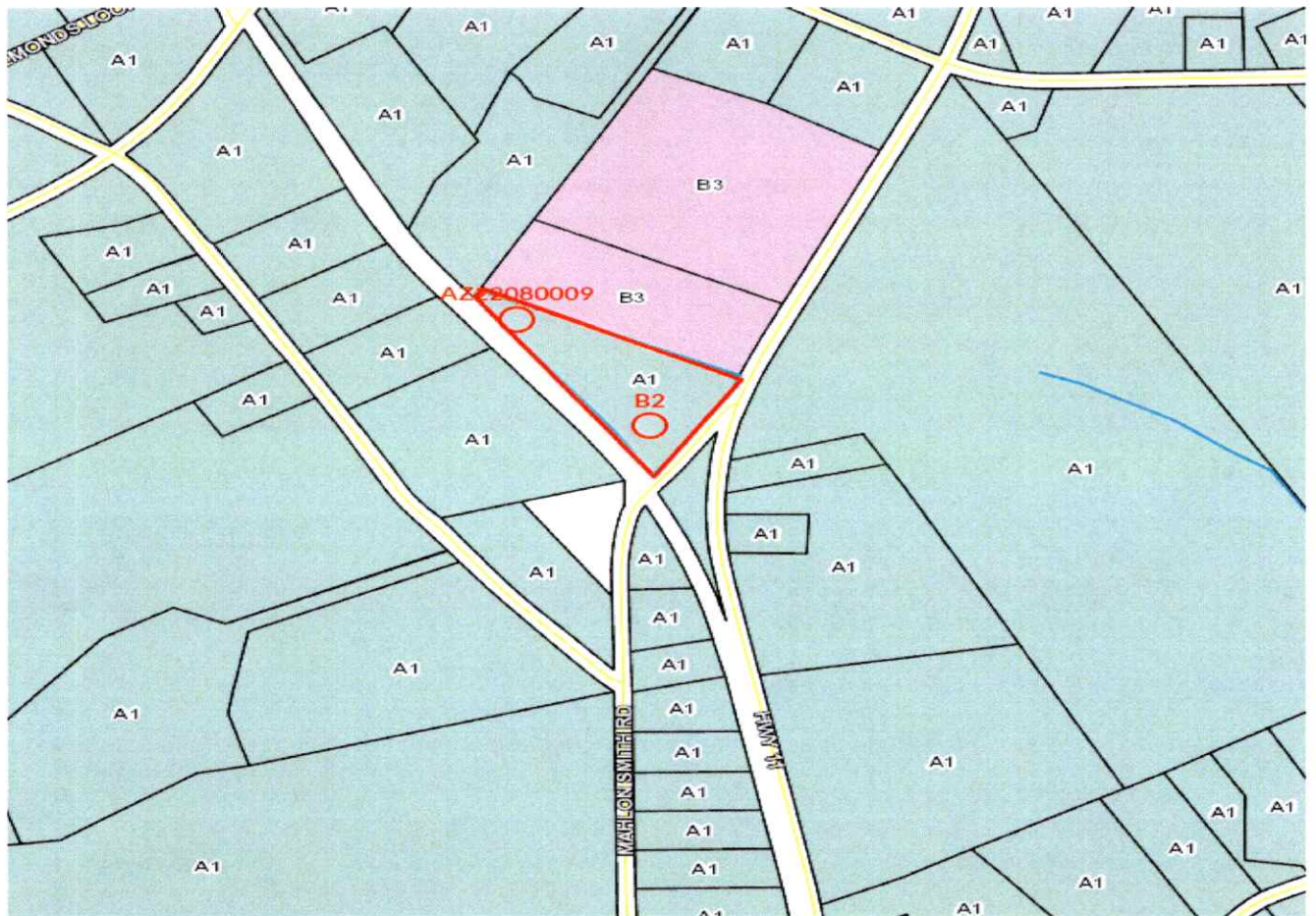


Address: Hwy 11/Mahlon Smith

Map Number: C1400090

Site Area: 8.68 acres

Character Area: Highway Corridor



The surrounding properties are zoned as follows:

North – A1 zoning - C1900091F00 - 9.55 acres – Emily S Clegg

South – A1 zoning – C1400082 – 88.79 acres – Ronald C Grice

South – A1 zoning – C1410009 – 18.38 acres – Marie Smith Bone

East – B3 zoning – C1400090L00 – 10 acres – Blackburn Designs Inc.

West – A1 zoning – C1400090G00 – 11.58 acres – Lonnie & Irene Turner

West – A1 zoning – C1400090F00 – 4.59 acres – W Marcus & Angela Clay

History:

Z22020018	Jason Atha	Outside Storage	C1400090 Ga Hwy 11/Mahlon Smith	Approved w/conditions
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Below are the comments from the last Rezone on June 7, 2022.

Comments and Recommendations from various Agencies:

Public Works: No comment received

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

Water Authority: This is in the City of Monroe service area for water therefore we have no comments.

City of Monroe: No comment received

Fire Department: No issues with this request.

Fire Code Specialist: No comment received

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

Development Inspector: No comment received.

DOT Comments: Will not require DOT coordination.

Alteration To Zoning Conditions -
Rezone Application # AZ 22080009

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

Planning Comm. Meeting Date _____ at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-13-2022 at 6:00PM held at **WC Historical Court House - 2nd Floor**

You or your agent must be present at both meetings

Map/Parcel C1400090

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Jason Atha
2370 Nunnally Shoals Rd.
Good Hope GA, 30641

Jason Atha
2370 Nunnally Shoals Rd.
Good Hope, GA 30641

E-mail address: jason.atha@rental@yahoo.com (If more than one owner, attach Exhibit "A")

Phone # _____

Phone # 770-206-0978 (C)

Location: Hwy 11 + Mahlon Smith Rd. Requested Zoning Change to Conditions Acreage 8.675 Ac

Existing Use of Property: undeveloped, vacant land

Existing Structures: None

The purpose of this rezone is Request change to condition #1 of Rezone case # 20220018 to allow for access from Mahlon Smith Rd.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Well: _____

Public Sewer: N 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 _____ Date 8/12/22 Fee Paid \$ 250.00

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 B2 Surrounding Zoning: North A1 South A1
 East B3 West A1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N

Commission District: 4-Bradford Watershed: Hard Labor Creek UP-2 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;

- B3 adjacent property + railroad frontage
- subject current zoned B-2 w/outdoor storage
for mini-warehouses + boat/RV/campers
- currently vacant undeveloped land
w/ frontage on Hwy 11 + Mahlon Smith Rd.

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

No diminishing value will occur to
any surrounding properties

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

No negative values will be affected

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

providing space for storage + won't
be any hardship imposed on property
owners of adjacent property.

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

Well suited^{as} surrounded by Mahlow Smith Rd
Hwy 11 + railroad tracts + adjacent
to zoned B3 property. Only commercial
property that would ever access off of
of Mahlow Smith.

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

Never been developed

Letter of Intent

0 Hwy 11 Monroe, Ga 30655 Parcel:C1400090

To Whom It May Concern:

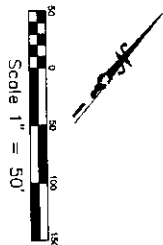
This application is being submitted to request a changing in the condition #1 of rezone case#Z22020018 to allow for access from Mahlon Smith Rd.

Thank you for your time,

Jason Atha

08/12/2022

A handwritten signature in black ink, appearing to read 'Jason Atha', written in a cursive style. The signature is positioned to the right of the typed name and date.

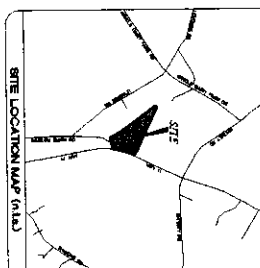
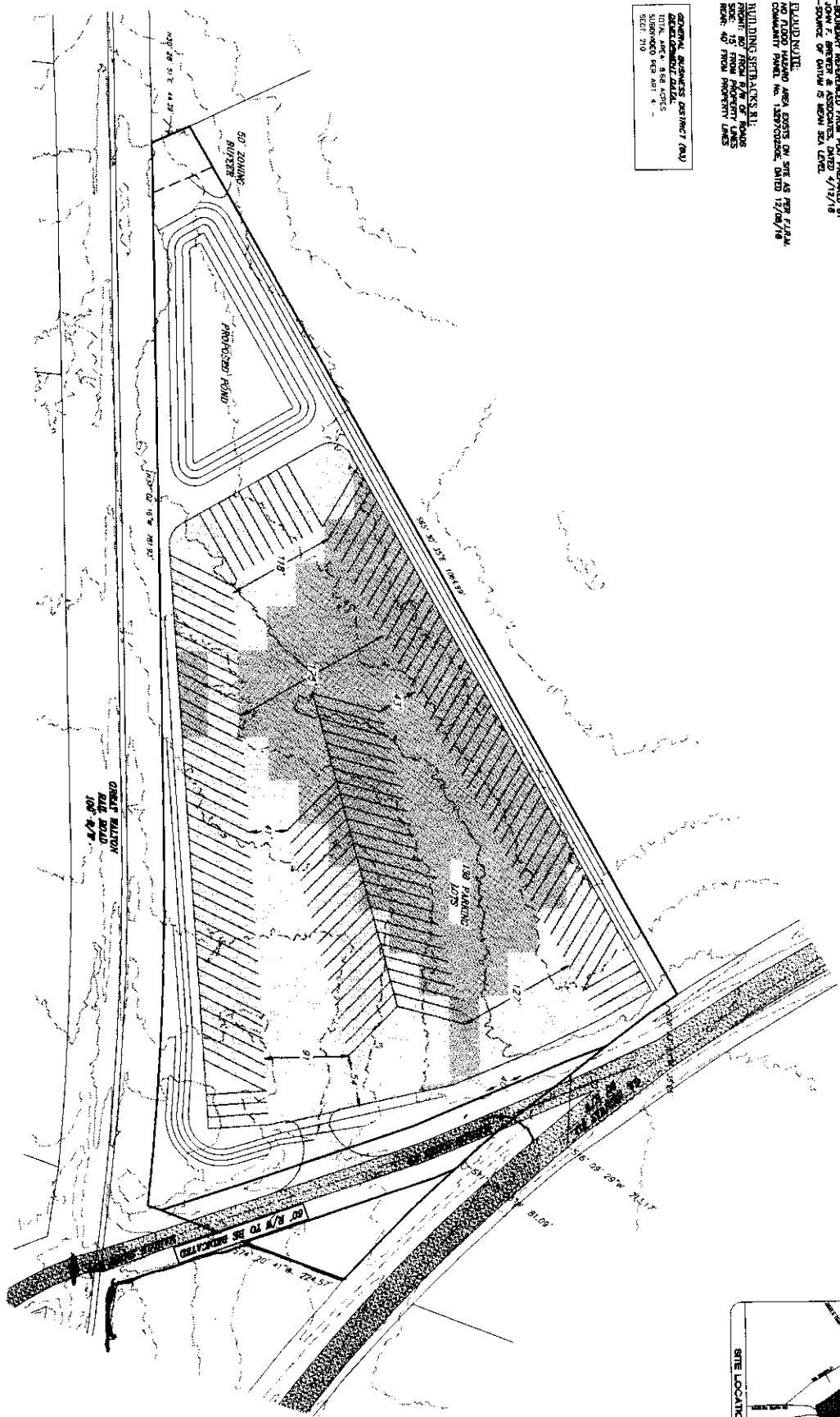


GENERAL NOTES
 - TO BE REVIEWED AT
 BOUNDARY REFERENCED FROM PLAT PROVIDED BY
 JOHN F. SMITH & ASSOCIATES, LAND SURVEYORS
 LICENSE NO. 12000, DATED 12/28/18
 SURVEY OF 2018 IS FROM SEA LEVEL

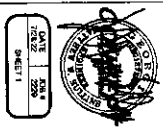
EXPLANATORY:
 NO FLOOD HAZARD AREA EXISTS ON SITE AS PER FEMA
 COMMUNITY PANEL NO. 1200000000, DATED 12/28/18

BUILDING SETBACKS R1:
 FRONT: 10' FROM PROPERTY LINES
 SIDE: 10' FROM PROPERTY LINES
 REAR: 40' FROM PROPERTY LINES

GENERAL BUSINESS DISTRICT (GBU)
 DEVELOPMENT REGULATIONS
 SUBMITTED PER ART. 4 -
 SECT. 210



NOT FOR RECORDING



REZONE PLAN FOR:
HWY 11 SELF STORAGE
 LOCATED IN
 PARCEL C1400096
 WALTON COUNTY, GEORGIA

Sullins Engineering, LLC
 302 WEST HAY STREET
 WINDER, GA. 30680
 PHONE: (878) 887-8219
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS - LAND PLANNERS

ALL SURVEY, CONSTRUCTION AND RECORDING OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL ORDINANCES AND REGULATIONS AND SHALL BE CONDUCTED BY A LICENSED SURVEYOR.
 THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.

DATE	REVISION