

**Rezone Z21120002
Staff Analysis**

Commission District: **1 - Warren**

Planning Commission Hearing Date: **01-06-2022**

Board of Commissioners Hearing Date: **02-01-2022**

Parcel ID: **Map C0440013L00**

Acreage: **1.00**

Applicants/Owners:
Xhevdet & Linda Islami
36 Shadowhill Lane
Loganville, Georgia 30052

Property Location: Nathan Boulevard

Current Character Area: Highway Corridor

Current Zoning: B1

Request: Rezone 1.00 acre from B1 to M1 for stone fabrication for countertops.

Staff Comments/Concerns:

Site Analysis: The 1.00 acre tract is located on Nathan Boulevard. The surrounding properties are zoned A1, R1, M1 and B3.

Zoning History: No History

Character Area: The character area for this property is Highway Corridor.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a commercial driveway be installed if approved.

Sheriffs' Department: The Walton County Sheriff's Office routinely checks business two times per night shift where access is granted.

Water Authority: This area is served by an existing 8" diameter water main along on Nathan Blvd. (static pressure: 60 psi, Estimated fire flow available: 1,300 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comment received

Board of Education: No comment received

Development Inspector: No comment received

DOT Comments: No comment

Archaeological Information: No comment received

PC ACTION 1/6/2022:

1. Rezone – Z21120002 – Rezone 1.00 acres from B1 to M1 for stone fabrication– Applicants/Owners: Xhevdet & Linda Islami – Property located on Nathan Blvd- Map/Parcel C0440013L00 – District 1.

Presentation: Xhevdet Islami represented the case. He stated that he bought this land on Nathan Boulevard. He owns a fabrication shop and they do granite counter tops. He would like to have his business in Loganville because he feels it is a good area.

Speaking: None

Recommendation: Pete Myers made a motion to recommend approval for the stone fabrication for countertops with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # 2 2112 0002

Planning Comm. Meeting Date 01-06-2023 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 02-01-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C044/13L
C0440013L00

Applicant Name/Address/Phone #
LINDA Islami and Xhevdet
36 Shadowhill Lane
Loganville, GA 30052
404 483 4748
Phone # lindaXheti@hotmail.com

Property Owner Name/Address/Phone
LINDA and Xhevdet Islami
0 Nathan Blvd Loganville, GA 30052
404 483 4748
(If more than one owner, attach Exhibit "A")
Phone # _____

Location: Nathan Blvd. **Requested Zoning** M1 **Acreage** 1

Existing Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is to be used for stone fabrication /
kitchen and bath labor.

Property is serviced by the following:
Public Water: L **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** 12/1/2021 **Date** \$ 450.00 **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 B1 **Surrounding Zoning:** North A1 R1 South B3
East M1 West B3
Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N ✓
Commission District: 1-Warren **Watershed:** Alcovy W-P1 **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;

Commercial/Industrial

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

N/A

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;

Yes, relative gain to the community and public would be more employment opportunities for people and faster and more quality work for our customers.

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

Its suitable

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

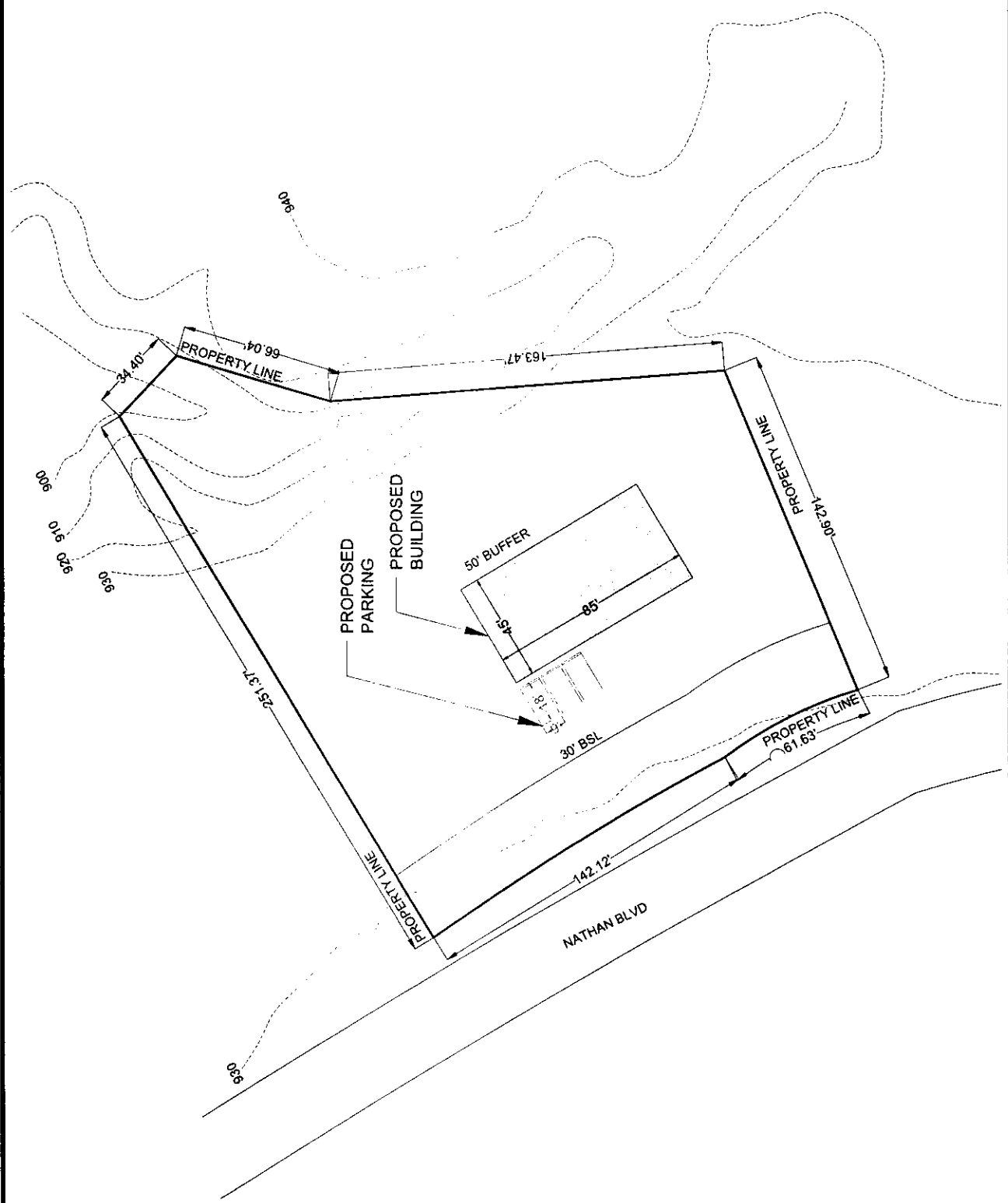
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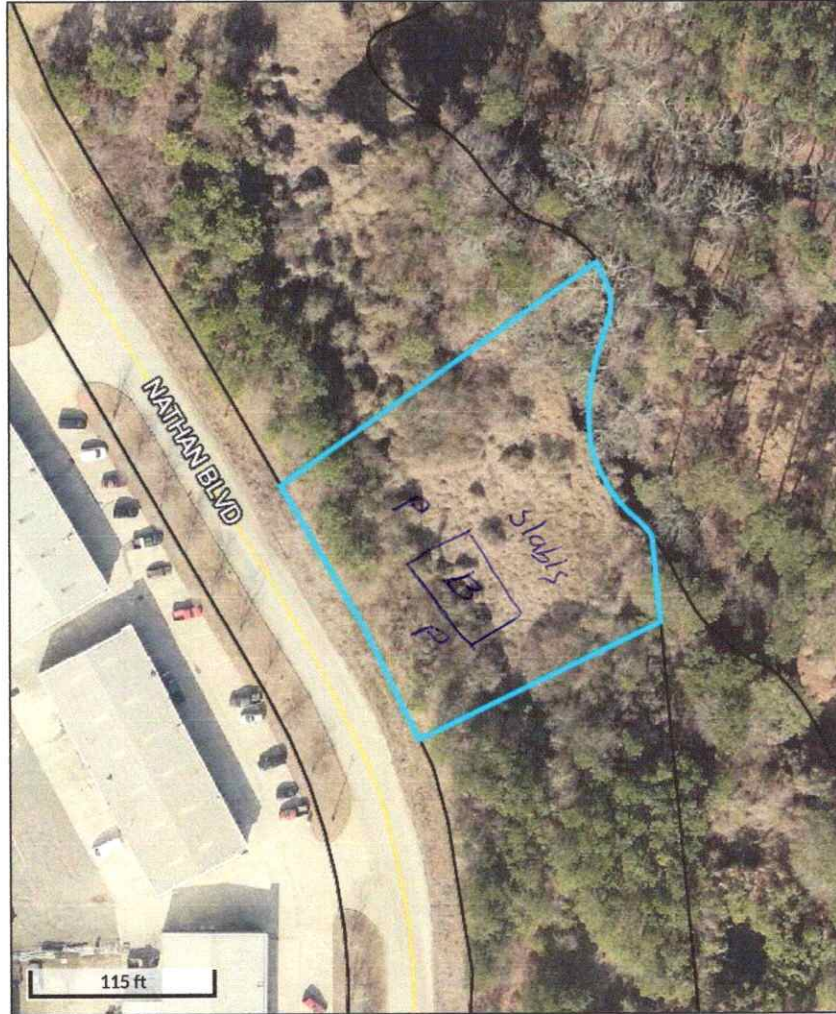
*NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"

NOTES:

SITE PLAN

ADDRESS:
0 NATHAN BLVD,
LOGANVILLE, GA 30052,
PARCEL ID: C0440013L00
LOT AREA: 1 ACRES
PLOT SIZE: 11" X 17"
DRAWING DATE: 12/27/2021
DRAWING SCALE: 1"=40'





Parcel ID: 004400101000 Parcel Name: ISLAMIC

Building Size < 4000 sqft
Small Parking Space
Some Slab sheets in the
back

Xherdet Islami
Linda Islami

404 784 7065
404 483 4748

Xherdet Islami

Linda

Commercial Land Letter of Intent

The plan for our commercial property is to be used for fabricating countertops and serving the community with countertop fabrication and installations. Our intent is to build a parking lot and a building for our company to become functional and operatable. Our company is called Atlanta Granite Pros, LLC and has been registered as a Limited Liability Company since May 2021. The owner has been a sub-contractor fabricating and installing countertops for different companies and is excited and grateful he has found a lot in which he wishes to open his own shop and work there and serve residents in Georgia. It was not until we called the city hall that we were acknowledged our commercial lot is B1, which we were told we need to rezone. We are asking for the opportunity to rezone our lot and complete all applicable laws by asking for your assistance in this matter.

Commercial Lot

Parcel Number: C0440013L00

Owners: Linda Islami and Xhevdet Islami

Linda Islami 404 483 4748

Xhevdet Islami 404 784 7065

Commercial Lot Address as of Now: 0 Nathan Blvd. Loganville, Georgia 30052 (Walton County)

Z21120002 – 0 Nathan Blvd.



Z21120002 – 0 Nathan Blvd.



