



## Planning and Development Department Case Information

Case Number: CU25-0120 (PJ25-0146)

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

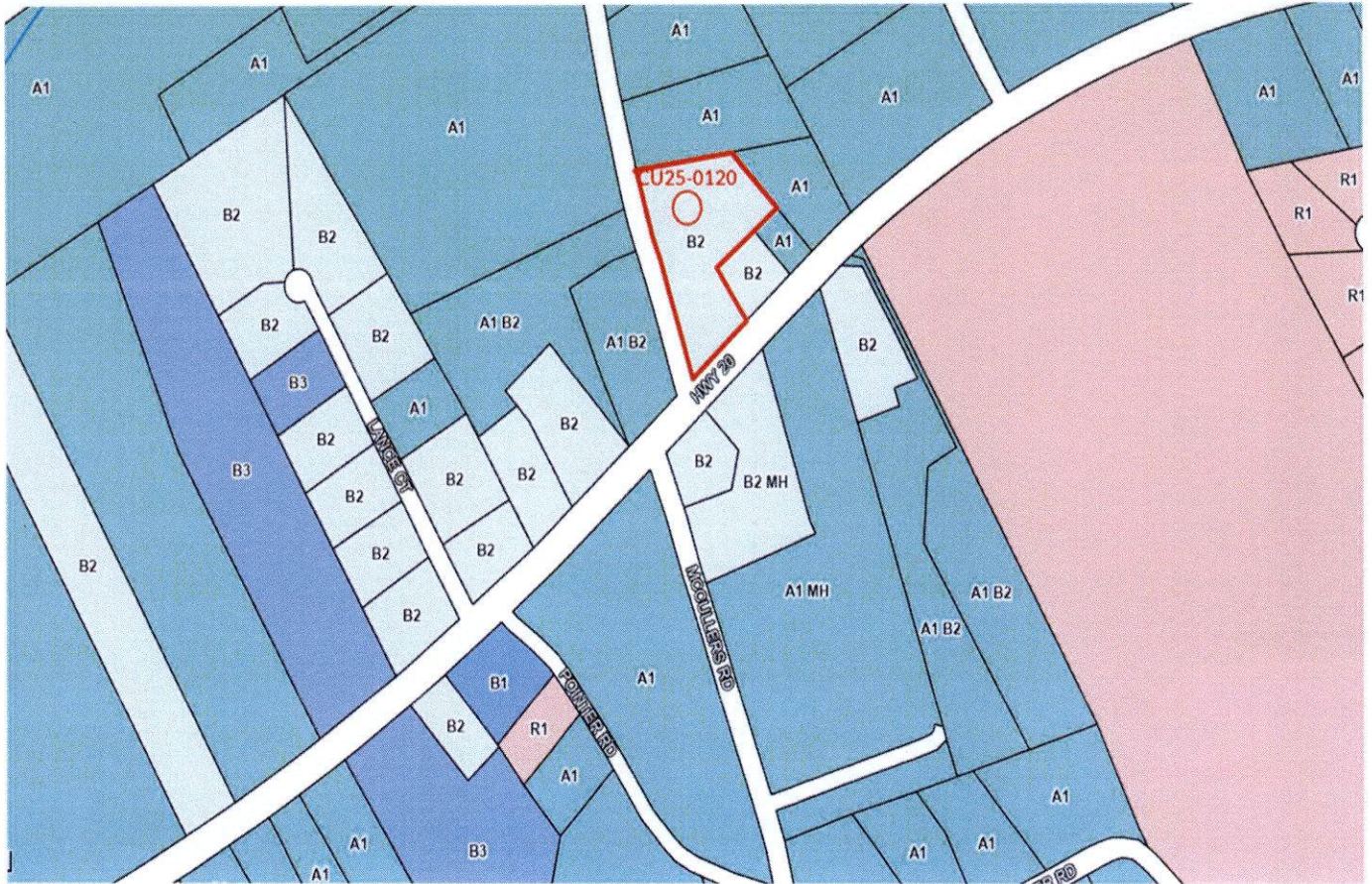
District 2 Commissioner-Pete Myers Planning Commission—Chris Alexander

Existing Site Conditions: Property consists of 3.79 acres.





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



Subdivisions surrounding property:

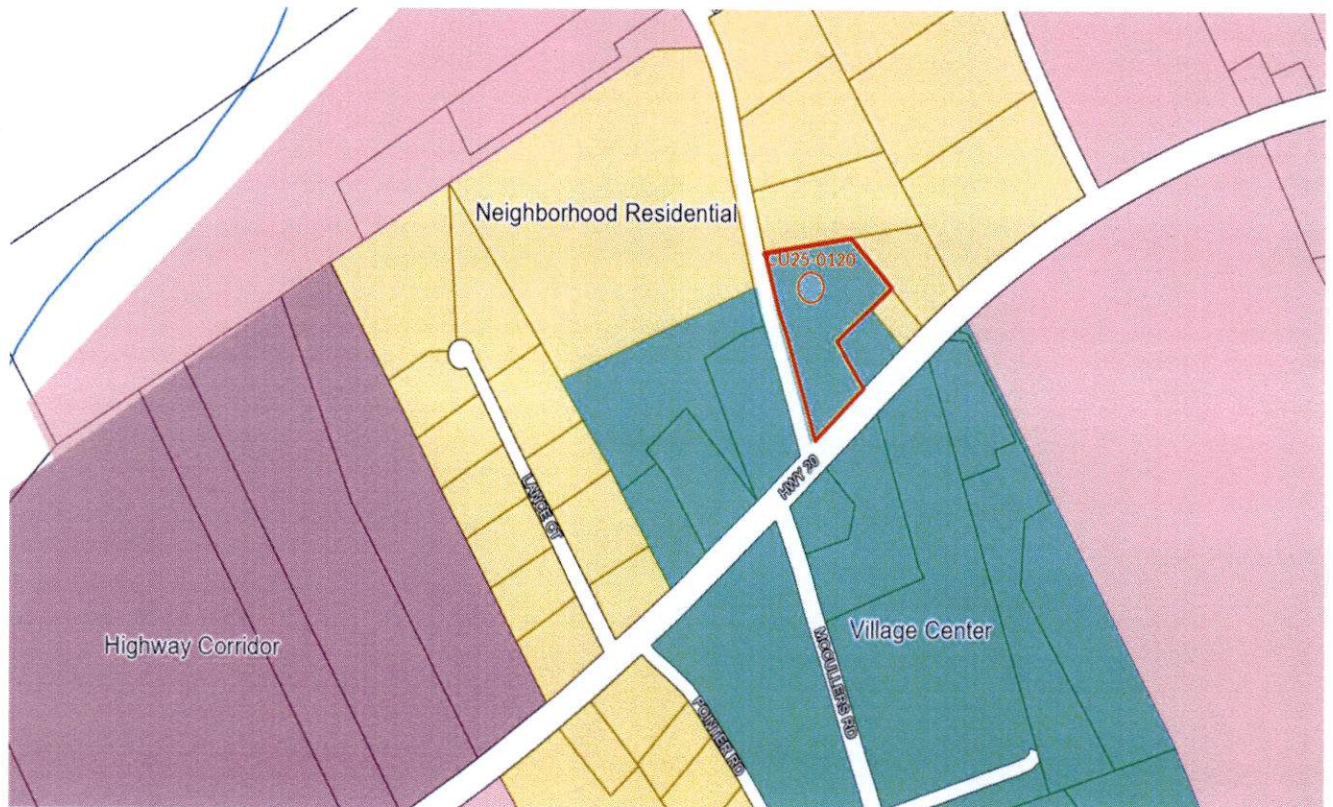




The property is in the Big Haynes Watershed.



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.

**Comments and Recommendations from various Agencies:**

CU25-0120-Conditional Use for outside storage-Applicants/Owners: Thomas Alan & Susan Atha located on 5395 Hwy 20 & McCullers RdMap/Parcel C0080003-District 2.

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

**Sheriffs' Department:** No comment received.

**Water Authority:** This area is served by an existing 8" diameter water main along Hwy 20 and 6" diameter water main along McCullers Road. (static pressure: 50 psi, Estimate fire flow available: 1,100 gpm @ 20 psi). No system impacts anticipated.

**Fire Marshal Review:** No comments

**Fire Department Review:** No comments

**Board of Education:** No affect on Walton County Schools.

**GDOT:** Will require coordination with Georgia DOT. Access will be required off the side road due to spacing requirements. Minor improvements to the intersection of SR 20 and McCullers Rd may be required.

**City of Monroe:** No issues from City of Monroe standpoint.

**PC ACTION 5/1/2025:**

1. CU25-0120-Conditional Use for outside storage & Variance to allow storage within the required front building line (as currently stored)-Applicants/Owners: Thomas Alan & Susan Atha located on 5395 Hwy 20 & McCullers RdMap/Parcel C0080003-District 2.

**Presentation:** Alan Atha represented the case. He would like to store equipment on the property inside the fenced area.

Chris Alexander asked if they were roll off dumpsters from C&D Waste used as a construction dumpster and if they were new or used and Mr. Atha stated that they are C&D Dumpsters, and they are new and used. Mr. Alexander asked if the dumpsters were cleaned or washed out on the property and Mr. Atha stated no that they are empty while they are being stored there. Mr. Alexander said that there is a chain link fence around a portion of the property. Mr. Atha advised that the fencing comes up to the office building, but the office building is not enclosed. Mr. Hinton asked if the case is approved and the code requires a fence, you are required to put up a fence and he stated yes if he has to.

Tim Hinton asked if the dumpsters were various sizes and Mr. Atha stated they are. Mr. Atha stated that whatever the client needs then he would have the various sizes to accommodate.

**Speaking:** Oliver Avaritt spoke and stated that he lives next to this property. He said that all the dumpsters say Southern Sanitation, and this has previously been denied. His concern is that they will have small cans and transfer the trash. He said that he sees about 10 to 12 roll off dumpsters on the property. He stated that they haul off things early in the morning hours about 3:30 or 4:00 a.m.

**Rebuttal:** Mr. Atha came back for rebuttal and stated that there are cameras at the property, and he has not been notified of any movement in the early hours.

Tim Hinton asked if the dumpsters were C&D only and if what he sees there is the maximum and Mr. Atha said that was correct as to the dumpsters, but he may have more on the property than what is there now.

Chris Alexander asked how many dumpsters, and would the maximum be around 20? Mr. Kemp asked how many would be kept on the property. Mr. Atha stated that the dumpsters on the property could be as low as 10 and could be up to 30.

Timothy Kemp asked about how many would be the maximum and Mr. Atha stated that the maximum would be about 20 or 30 and Mr. Kemp asked Mr. Atha, would he have a problem with it being a maximum of 30 and Mr. Atha stated it would be fine. Mr. Atha stated that the dumpsters are here temporarily until another site can be developed.

Mr. Kemp asked how long he is planning to store these dumpsters and Mr. Atha said it was to be about 2 years, and we are already 1 year into it. Mr. Atha said that his business will still be at this site, but the dumpsters will go some other place.

Tim Hinton asked so you are doing this conditional use seeking compliance with the zoning and Mr. Atha stated that it was correct.

Mr. Hinton asked about fencing around the entire perimeter and Tracie Malcom, Zoning Coordinator, stated that only the outside storage would need to be fenced in and not the office.

**Recommendation:** Chris Alexander made a motion to recommend approval with conditions: 1. Only empty dumpsters are to be on site; 2. No transfer station allowed; 3. No cleaning of dumpsters on site; 4. Only C&D dumpsters can be used; 5. No more than 30 dumpsters stored on site at a time; 6. No dumpsters can be removed past 7:00 p.m. and hours would be 7:00 a.m. to 7:00 p.m. and was seconded by Timothy Kemp. The Motion carried unanimously.

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 (2<sup>nd</sup> 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

E-mail atha6262@gmail.com

Phone # 404-313-6318

Property Owner Name/Address/Phone

Same

(If more than one owner attach Exhibit A.)

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 Paid \$350.00 ☒

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 B2 & A2

Comprehensive Land Use Village Center East A1 & B2 West A1 & B2

Commission District 2-Pete Myers Watershed Big Haynes

### 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.*

























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.



☐ NOT A BUILDABLE RESIDENTIAL LOT  
☐ WITH COMMENTS NOTED BELOW

DATE	NAME
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NOTE: THIS SITE IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, WHICH AN ACCURATE TITLE EXAMINATION MAY DISCLOSE. ROBBINS LAND SURVEYING, INC. HAS NOT BEEN PROVIDED WITH A TITLE EXAMINATION REPORT AS OF THIS DATE. ROBBINS LAND SURVEYING, INC. IS NOT LIABLE OR RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ARISING FROM INFORMATION DISCLOSED IN SAID REPORT.



**UTILITY NOTE:**  
APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN BY THIS SURVEY, ARE BASED UPON FIELD OBSERVATION ONLY.  
ROCKWELL LAND SURVEYING, INC. IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD MONITORED PRIOR TO ANY CONSTRUCTION BY THE UTILITY PROTECTION CENTER AT 604-222-5000 OR 1-800-282-7111.

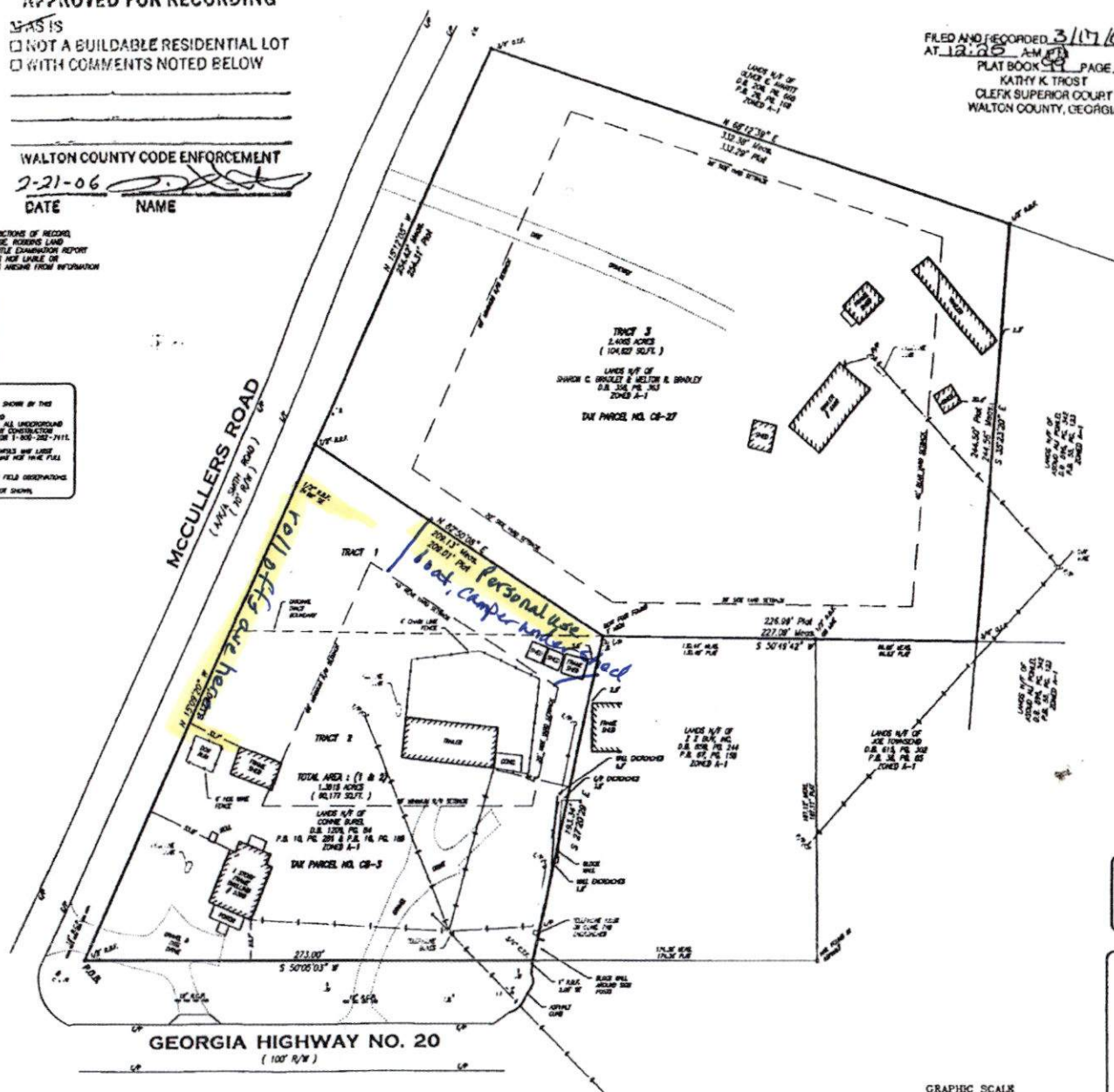
UNDERGROUND UTILITIES SHOWN ON CROSSING THE PREVIOUS MAPS, BUT NOT  
THAT ARE NOT SHOWN, INCLUDING LAND SURVEYING AND MAY NOT HAVE FULL  
KNOWLEDGE OF ALL UNDERGROUND UTILITIES.

ADDITIONAL GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS.

ADDITIONAL UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.

[illegible]

FILED AND RECORDED 3/17/06  
AT 12:25 AM PT  
PLAT BOOK 99 PAGE 3  
KATHY K. TROST  
CLERK SUPERIOR COURT  
WALTON COUNTY, GEORGIA



TOTAL AREA 1  
(TRACT 1 & TRACT 2)  
1,788 ACRES  
(163,004 SQ. FT.)

BY GRAPHIC PLOTTING ONLY. THIS SITE DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA FOR F.U.R.M. WALTON COUNTY, GEORGIA. IS INCORPORATED AREAS. COMMUNITY PANEL NO. 1325/PC0000. PANEL NO. 60 OF 220.

PANEL BEARS AN EFFECTIVE DATE OF FEBRUARY 18, 1990.

THIS SITE LIES WITHIN THE LIMITS OF ZONE 'C'.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS OBTAINED BY MEASUREMENT OF ONE CORNER IN PLAIN SITE, AN ANGLE CROSS OF 92° PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

A TOPCON BOE SERIES INSTRUMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS FOR THE PREPARATION OF THIS PLAN.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 228,867 FEET.

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*Kenneth S. Robbins* 4/13/02  
KENNETH S. ROBBINS  
GA. REGISTERED PROFESSIONAL LAND SURVEYOR # 2778

ROBBINS LAND SURVEYING, INC.

P.O. BOX 1997  
LOGANVILLE, GEORGIA 30053-2398  
TEL. 770-334-0810 FAX 770-334-4789

## BOUNDARY SURVEY

FOR  
MARK A LITTLE

LAND LOT 245 - 4th DISTRICT  
BUNCOMBE G.M.D.  
COUNTY OF STATE OF  
WALTON GEORGIA

1. **Background**

133


Product No.

10-10-10

K.S.R. / K.S.R.  
WILL WORK BUILT :  
MAY 24, 2002  
MAY 24, 2002  
MAY 24, 2002

