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Petition # _____

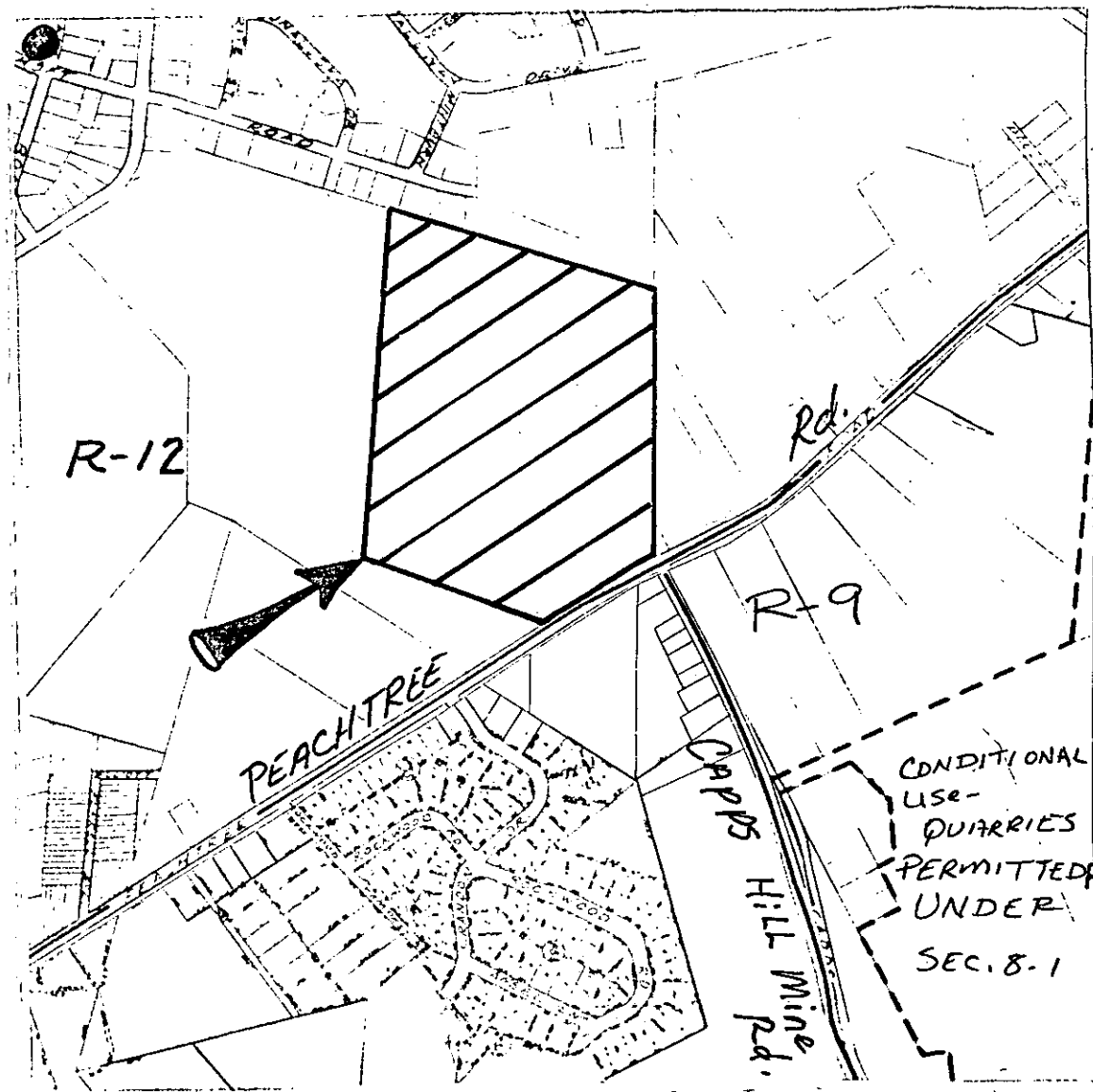
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Petition No.: 80-15(c)
Petitioner: A. Rudolph Hendricks
Request: R-12 to RU
Purpose of Change: To allow petitioner to have boarding stables.



PROPERTY INFORMATION

Property Owner: A. Rudolph Hendricks
Date Acquired: April 21, 1977
Deed Reference: 3936-771
Tax Parcel No.: 037-017-07
Current Tax Value: \$47,940.
Size: 39.951 acres
Street Frontage: 581 feet on Peachtree Road
Current Land Use: Farming

ZONING HISTORY

Present Zoning: R-12
Date Established: January, 1962 (originally established under City Perimeter)
Past zoning changes on property or within area: The subject property was petitioned for a zoning change from R-12 to RU in 1977 and was disapproved by the County Commissioners. No other property in the nearby area has been petitioned for rezoning.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Oakdale

Transportation Facilities:

| <u>Arterials</u> | <u>Physical Features</u> | <u>Traffic Volumes</u> |
|------------------|--------------------------|------------------------|
| Peachtree Road | 2 lane thoroughfare | not available |

Transit Service Within Area: No bus service is provided to this site.

PUBLIC PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan Map recommends that this property should be developed residential with 0 - 6 dwelling units per acre.

SIGNIFICANT ZONING DISTINCTIONS

| | <u>Present Zoning</u> | <u>Proposed Zoning</u> |
|----------|---------------------------|--------------------------------|
| Use: | Single Family Residential | Rural |
| Density: | 3.6 dwellings per acre | Maximum 2.9 dwellings per acre |

Development Standards:

| | | |
|------------|----------------|----------------|
| Lot Size: | 12,000 sq. ft. | 15,000 sq. ft. |
| Setback: | 35 ft. | 40 ft. |
| Rear Yard: | 50 ft. | 55 ft. |

In the R-12 district, riding stables are permitted as an accessory use but may not contain more than two animals. The RU district permits riding academies on either a profit or non-profit basis which may contain more than two animals, provided that all buildings and structures related to the care of animals and to the conduct of the academies are located at least 100 feet from any line in a residential district.