Variance V16010001
Staff Analysis

Board of Appeals Hearing Date: 2-16-16

Parcel ID: Map C166 Parcel 184

Acreage: 6.490 acres

Applicant	**Owner:**
Lester Lamar Bennett	**Guinelle Morris Bennett Trust**
1380 Old Monroe Madison Hwy Monroe GA 30655	SAME

Property Location: Peters Cemetery Road

Current Zoning: A1

Request: Variance to reduce driveway separation for secondary driveway for delivering hay for livestock

Site Analysis:
The property consists of 6.490 acres located on Old Monroe Madison Highway. The property also has a 20' strip of access on Peters Cemetery Road. The applicant has livestock on the rear of the property on the Peters Cemetery Road side which he would like to access to be able to deliver hay for the livestock. Walton County regulations require a 125' separation between driveways. Due to the narrowness of the frontage on Peters Cemetery Road, the applicant would like to request that this requirement be waived.

Should the Board choose to approve, department would request decision be conditioned upon this secondary driveway be used as access for livestock purposes only and that the access be gated when not in use.

Staff Analysis:

In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and

3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

Walton County Board of Appeals Application
Please Type or Print Legibly

Variance/Special Exception/Appeal # 16010001

Board of Appeals Meeting Date 2-16-16 at 6:00PM held at WC Board of Comm. Meeting Room

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ✓ Survey Plat ✓ Site Plan _____ Proof of Paid Property Taxes _____

Map/Parcel C16b-184 Zoning District: A-1 Commission District: 6

Applicant Name/Address/Phone #
Lester Lamar Bennett
1380 Old Monroe Madison Hwy
Monroe, FL 30655
Phone # 813-220-9558

Property Owner Name/Address/Phone
Guinelle Morris Bennett Trust
SAME
Phone # 813-220-1494

Type Request: ____ VARIANCE ____ SPECIAL EXCEPTION ____ APPEAL

Property Location 1380 Old Monroe Madison Hwy (Peters Cem Rd) Acreage 30655

Describe Variance/Special Exception/Appeal: Variance on driveway Separation Secondary Road For delivery of Hay For livestock

State Reason for request and how these reasons satisfy Article 14 Standards of Review:
Secondary driveway needed to deliver hay to sheep (livestock) - unable to get to area from primary driveway

Public Water:_____ Well:_____ Public Sewer:_____ Septic Tank:_____

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [signature] Date 1-7-15 Fee Paid:$ 150.00

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180
P & D Official:_____ Date:_____

I HEREBY WITHDRAW THE ABOVE APPLICATION_____ Date_____

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 Variance/Appeal 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 Variance/Appeal Application.

Name of Applicant: Lester Lamar Bennett III

Address: 13500 H Monroe Madison H/wy

Telephone: 813-220-9558

Location of Property: Same

Map/Parcel Number: C166-184

Gainelle Bennett Bearden
Property Owner Signature

Property Owner Signature

Print Name: Gainelle Bennett Bearden

Print Name:

Address: 13500 H Monroe Madison H-y

Address:

Phone #: 813-220-1494

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.

Notary Public

1-7-2016
Date

DEBORAH P. CASH NOTARY PUBLIC WALTON COUNTY GEORGIA EXPIRES MAY 9, 2015

LEGEND:
INT. - INTERSECTION
BC - BACK OF CURB
S.E. - SANITARY SEWER EASEMENT
H.W. - HEAD WALL
C.B. - CATCH BASIN
R/W - RIGHT OF WAY
D.E. - DRAINAGE EASEMENT
B.L. - BUILDING LINE
R. - RADIUS
R.C.P. - REINFORCED CONCRETE PIPE
C.M.P. - CORRUGATED METAL PIPE
L.L. - LAND LOT
L.L.L. - LAND LOT LINE
C.L. - CENTER LINE
SSMH - SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
B.M.P. - EROSION CONTROL DEVICE
LeB3 - SOIL TYPE

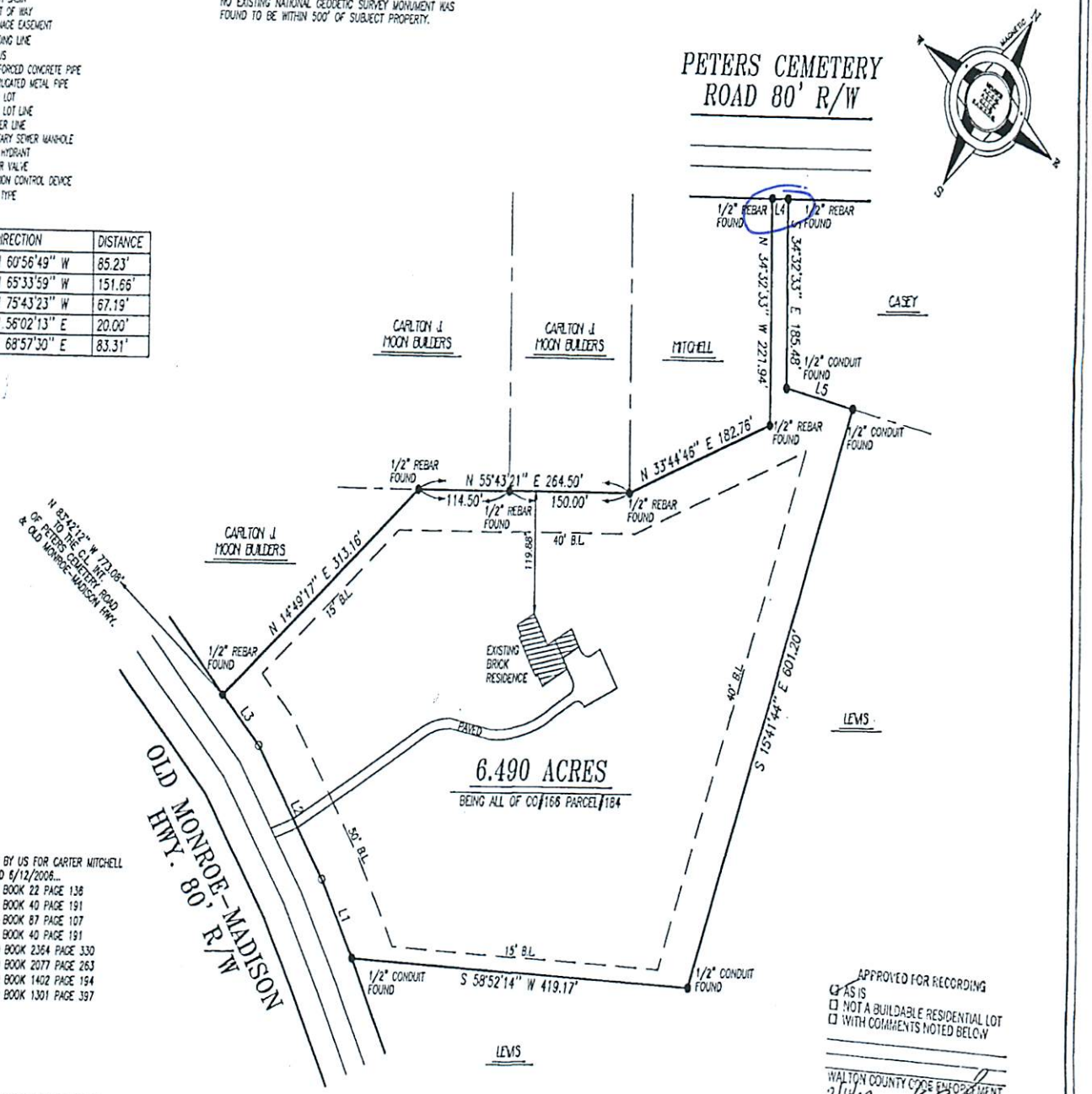
EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND BUFFERS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C0120B EFFECTIVE DATE: 2/16/1990

NUMBER	DIRECTION	DISTANCE
L1	N 60°56'49" W	85.23'
L2	N 65°33'59" W	151.66'
L3	N 75°43'23" W	67.19'
L4	N 56°02'13" E	20.00'
L5	N 68°57'30" E	83.31'



REF: - PLAT BY US FOR CARTER MITCHELL DATED 6/12/2006...
- PLAT BOOK 22 PAGE 138
- PLAT BOOK 40 PAGE 191
- PLAT BOOK 87 PAGE 107
- PLAT BOOK 40 PAGE 191
- DEED BOOK 2364 PAGE 330
- DEED BOOK 2077 PAGE 263
- DEED BOOK 1402 PAGE 194
- DEED BOOK 1301 PAGE 397

APPROVED FOR RECORDING
☑ AS IS
☐ NOT A BUILDABLE RESIDENTIAL LOT
☐ WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT
2/4/09 DATE
NAME

FILED AND RECORDED 2-4-09
AT 3:09 A.M. P.M.
PLAT BOOK 105 PAGE 19
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

100 0 100 200 300
Scale 1" = 100'

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN BREWER AND ASSOCIATES AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

SURVEYORS CERTIFICATE

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,873 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.

2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 873,779 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.

3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3005...

SURVEY FOR

LESTER LAMAR BENNETT

STATE OF GEORGIA
WALTON COUNTY
LAND LOT 31
2ND DISTRICT
11/24/2008
SCALE 1"=100'
JOB #08087
REVISIONS

GEORGIA REGISTERED LAND SURVEYOR NO. 2805 JOHN R. BREWER III

JOHN BREWER & ASSOCIATES
DEVELOPMENT CONSULTATION
LAND SURVEYING
ENGINEERING
207 MILLEDGE AVE.
MONROE, GEORGIA 30655
TEL-(770)267-3337
FAX-(770)266-7980
www.gasurveying.com