

Variance V16030003

Staff Analysis

Board of Appeals Hearing Date: 4-19-16

Parcel ID: Map C86 Parcel 3

Acreage: 7 acres

Applicant

Bobby J Peters/Mary Ann Link

105 Brook Hollow Way
Newborn GA

Owner:

James W Peters, ETAL

Property Location: 1381 Social Circle Fairplay Road

Current Zoning: A2

Request: Variance to reduce minimum lot width from required 200' to proposed 15' for 3 lots. Property is being divided among family members from Father's estate.

Site Analysis:

Parcel Consists of 30 acres and is being divided among heirs. Property has approximately 454.77 ft. of frontage along Social Circle Fairplay Road. There will be 2 lots off Social Circle Fairplay that meet the minimum lot width. The property also has approximately 55 ft. off Grady Lemonds Road with an existing easement that provides frontage to 2 existing residential lots. These variances are required in order to split the remaining parcels between heirs.

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.

Submit March 9
Apr 19 Meeting

Walton County Board of Appeals Application
Please Type or Print Legibly

Variance/Special Exception/Appeal # V 16030003

Board of Appeals Meeting Date 4/19/16 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 C146-7 Zoning District: _____ Commission District: _____

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Bobby J Peters / Mary Ann Link</u>	<u>JAMES W. PETERS ESTATE</u>
<u>105 Brook Hollow Way</u>	_____
<u>Newborn GA</u>	_____
Phone # <u>770-788-0798</u>	Phone # _____

Type Request: VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL 15.538

Property Location 1381 Social Circle, Fairplay Rd Acreage 3.06 ACRES

Describe Variance/Special Exception/Appeal: Variance to reduce Lot width from Required 200' to proposed 15' for 3 Lots shown as tracts 2, 3 and 4 on plat dated 3-4-16 for James W Peters Estate (Kenneth Sims Surveyor)

State Reason for request and how these reasons satisfy Article 14 Standards of Review:
Death of Dad, Property distribution between Family members

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.

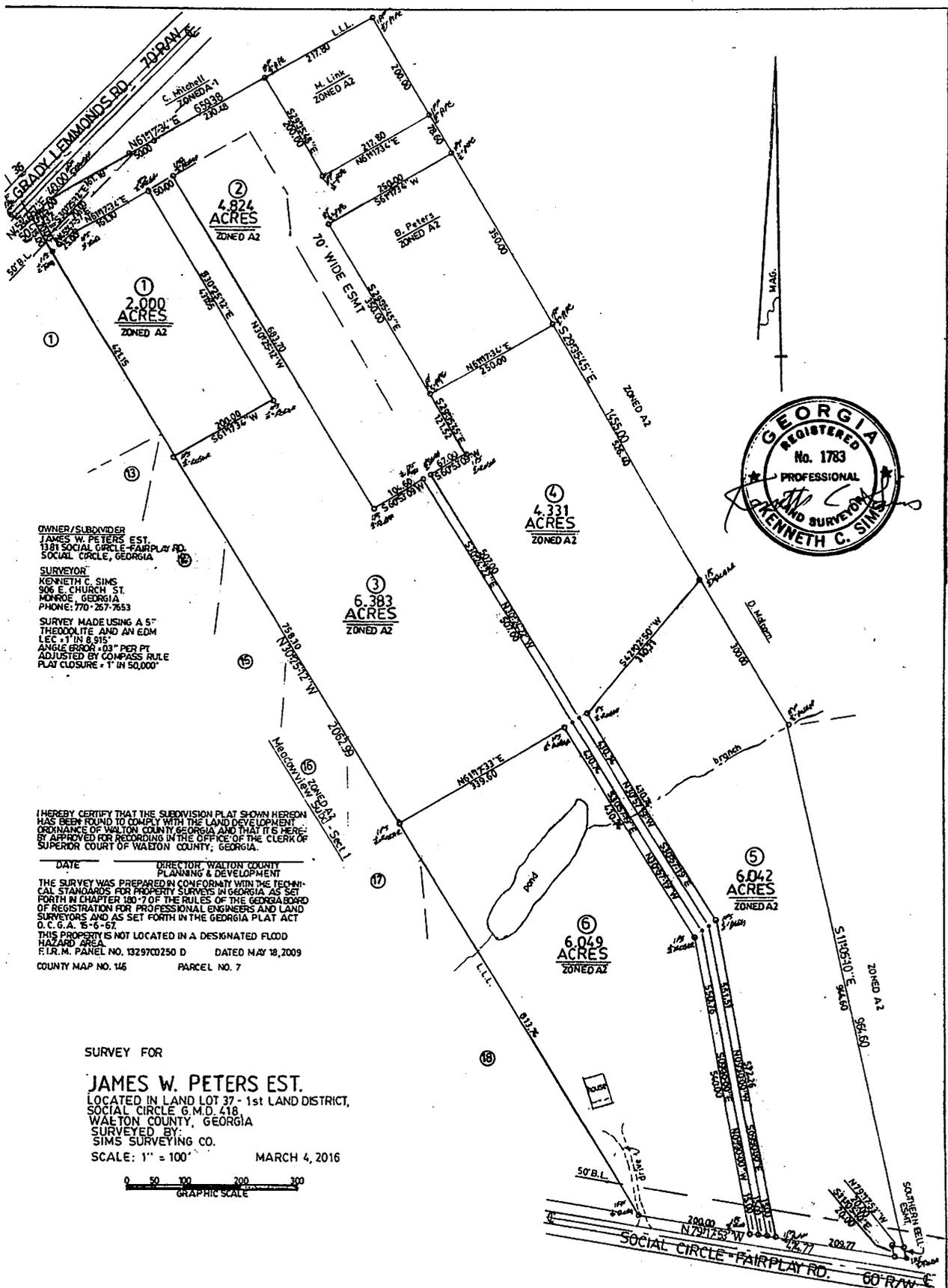
Signature Bobby J. Peters Date 3-8-16 Fee Paid: \$ 150.00

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 _____



OWNER/SUBDIVIDER
 JAMES W. PETERS EST.
 1381 SOCIAL CIRCLE - FAIRPLAY RD.
 SOCIAL CIRCLE, GEORGIA

SURVEYOR
 KENNETH C. SIMS
 306 E. CHURCH ST.
 MONROE, GEORGIA
 PHONE: 770-267-7653

SURVEY MADE USING A 5" THEODOLITE AND AN EDM
 LEC ± 1" IN 8,915'
 ANGLE ERROR ± 0.8" PER FT.
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE ± 1" IN 50,000'

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DATE _____ DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT

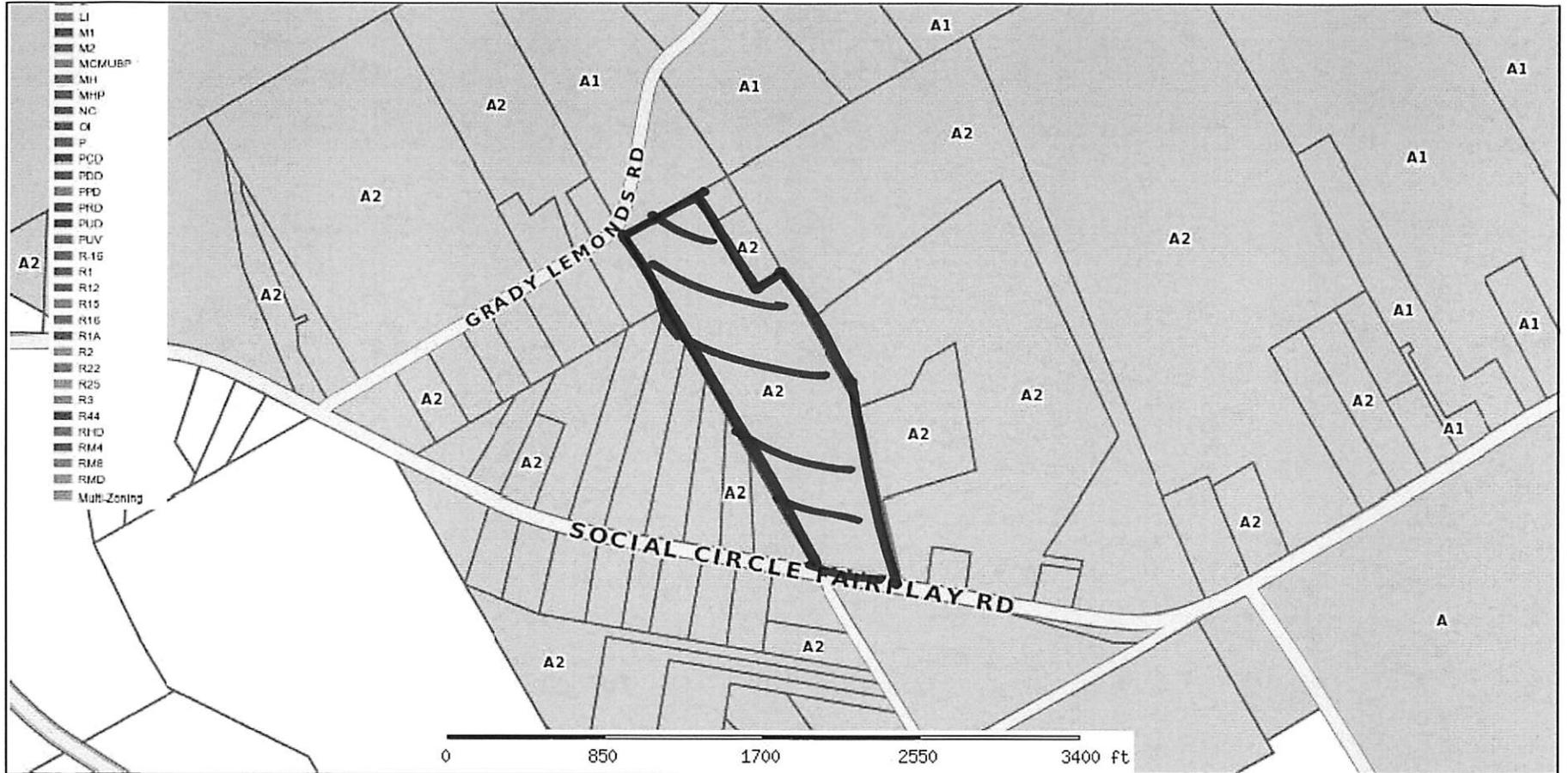
THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 190-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O. C. G. A. 16-6-67.

THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
 F.L.R.M. PANEL NO. 13297CD250 D DATED MAY 18, 2009
 COUNTY MAP NO. 126 PARCEL NO. 7

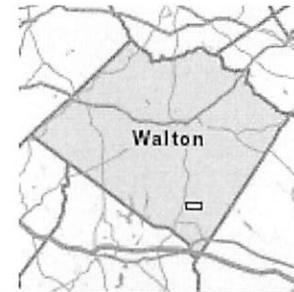
SURVEY FOR
JAMES W. PETERS EST.
 LOCATED IN LAND LOT 37 - 1st LAND DISTRICT,
 SOCIAL CIRCLE G.M.D. 418
 WALTON COUNTY, GEORGIA
 SURVEYED BY:
 SIMS SURVEYING CO.
 SCALE: 1" = 100' MARCH 4, 2016



V16030003



Walton County Assessor			
Parcel: C1460007 Acres: 30.6			
Name:	PETERS JAMES WESLEY ESTATE	Land Value	\$117,900.00
Site:	1381 SOCIAL CIRCLE FAIRPL	Building Value	\$28,700.00
Sale:	\$0 on 00-0000 Reason=UK Qual=U	Misc Value	\$100.00
Mail:	1381 SOCIAL CIRCLE FAIRPLAY RD	Total Value:	\$146,700.00
	SOCIAL CIRCLE, GA 30025		



The Walton County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER WALTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

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