

Rezone AZ15080008

Staff Analysis

Commission District: 4 Bradford

Planning Commission Hearing Date: 9-3-15

Board of Commissioners Hearing Date: 10-6-15

Parcel ID: Map C189-10B

Acreage: 10.937 acres

Applicant:

John & Martha Verbeeck

2201 Foxy Drive
Bethlehem GA 30620

Owners:

Same

Property Location: Cheek Road

Current Character Area: Rural Residential

Current Zoning: A-1 Airpark Overlay

Request: Alteration to zoning conditions to remove airpark overlay.

Site Analysis: The property is vacant 10.937 acres that was rezoned in 2009 as part of an airpark overlay development. The subdivision was never developed. The applicant would like the airpark overlay designation removed from his acreage.

Zoning History: AZ09080003 added Airpark Overlay approved 9-3-09

Character Area: The character area for this property is rural residential.

Staff Comments/Concerns: None

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Rezone Application # AZ 15080008

Planning Comm. Meeting Date 9-3-15 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 10-6-15 at 6:00PM held at WC Historical Court House
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel: C189-10B

Applicant Name/Address/Phone # Property Owner Name/Address/Phone
JOHN VERBEECK Martha Verbeek JOHN VERBEECK Martha Verbeek
2201 FORD DR 2201 FORD DR
BETHLEHEM, CA 90620 BETHLEHEM, CA 90620
(If more than one owner, attach Exhibit "A")

Phone # 770/776-9437 Phone # 770/776-9437

Location: Check R Requested Zoning _____ Acreage 10.937

Existing Use of Property: Check Vacant

Existing Structures: NONE

The purpose of this rezone is to remove airport overlay

Property is serviced by: - Vacant
Public Water: N/A Provider: - Well: N/A
Public Sewer: N/A Provider: - Septic Tank: N/A

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 Martha Verbeek Date 8/11/15 Fee Paid \$ 200⁰⁰

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 A-1 Airport Overlay Surrounding Zoning: North A1 South A-1 Airport
East CCONEC West A-1
Comprehensive Land Use: Rural Residential NAICS Code: _____
Commission District: 4 Bradford Watershed: N/A

I hereby withdraw the above application _____ Date _____

Rezone Application # _____

Planning Comm. Meeting Date 10-1-15 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm Meeting Date 11-3-15 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel: C190-5 split

Applicant Name/Address/Phone #

JOHN VERBEEK
2201 FORD DR
BETHLEHEM, GA 30620

Property Owner Name/Address/Phone

JOHN VERBEEK
2201 FORD DR
BETHLEHEM, GA 30620

(If more than one owner, attach Exhibit "A")

Phone # 770/776-9437

Phone # 770/776-9437

Location: _____ Requested Zoning _____ Acreage 10.937

Existing Use of Property: _____

Existing Structures: NONE

The purpose of this rezone is to remove airport overlay

Property is serviced by: - Vacant

Public Water: N/A Provider: - Well: N/A

Public Sewer: N/A Provider: - Septic Tank: N/A

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]

Date 8/11/15

Fee Paid \$ 200⁰⁰

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Office Use Only:

Existing Zoning _____ Surrounding Zoning: North _____ South _____
East _____ West _____

Comprehensive Land Use: _____ NAICS Code: _____

Commission District: _____ Watershed: _____

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

 8/11/15

Signature of Applicant/Date

Check one: Owner Agent _____

Article 4, Part 2, Section 160
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:

- 1) The existing land uses and zoning classifications of nearby property;

SAME -

- 2) The suitability of the subject property for the purposes authorized under the current zoning;

SUITABLE -

- 3) The extent to which the proposed land use change on the subject property represents a fair balance between the rights of private property and the health, safety, and general welfare of the public;

ALL -

- 4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

NONE -

5) Whether the subject property has a reasonable economic use as currently zoned:

NO -

6) Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;

YES -

7) Whether the proposed zoning will adversely affect the existing use or usability of adjacent and nearby property;

NO -

8) The possible creation of an isolated district unrelated to adjacent and nearby districts;

NO -

9) The possible increase or overloading of public facilities including, but not limited to, schools, utilities, and streets;

NONE -

10) The possible impact on the environment, including but not limited to, loss of natural vegetation, drainage, soil erosion and sedimentation, flooding, air quality and water quality;

NONE -

11) Whether the proposed change will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

NO -

12) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

NO -

13) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

NONE -

14) The possible effects of the proposed change on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

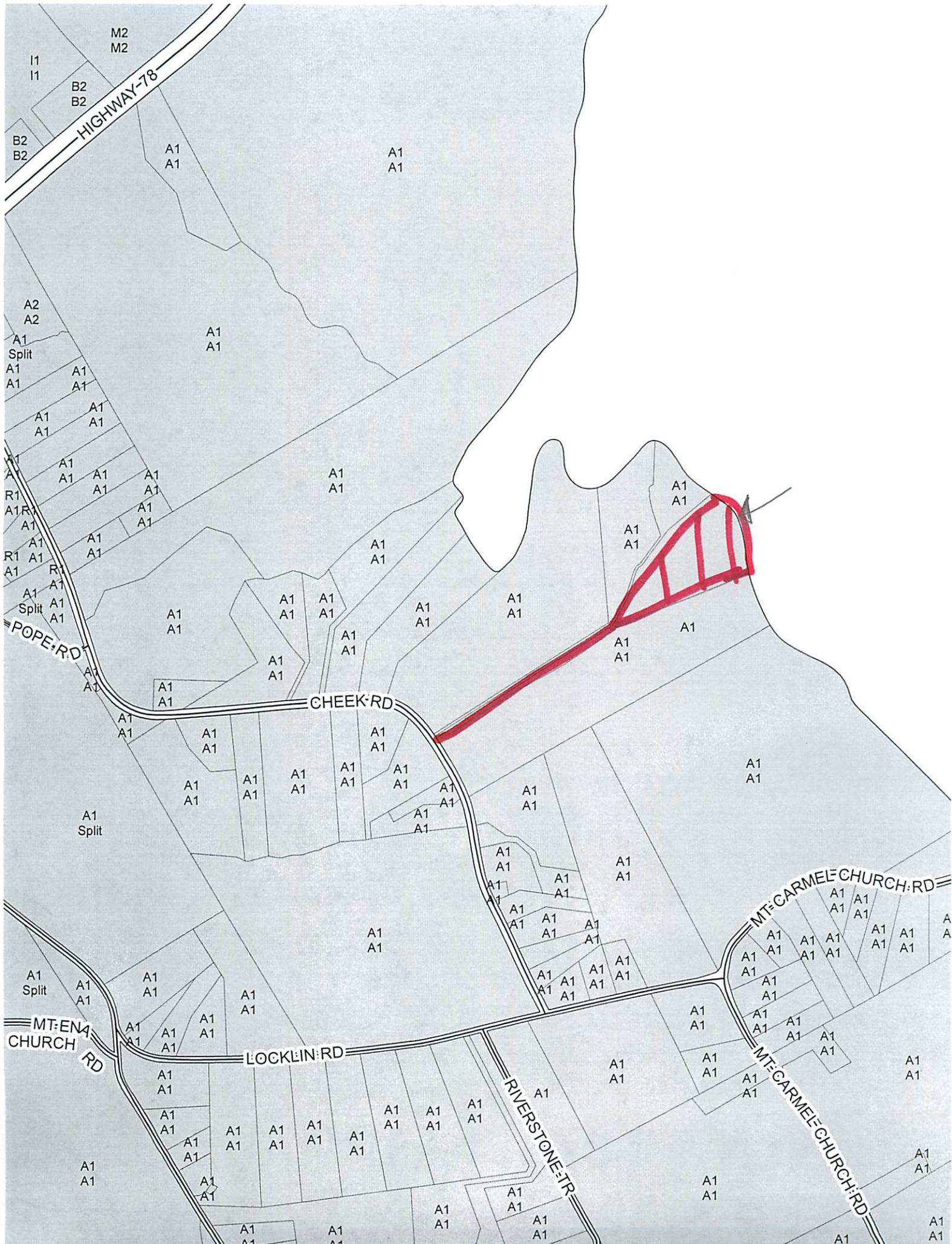
NONE -

15) The relation that the proposed change bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of this ordinance;

NONE -

16) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

NONE -



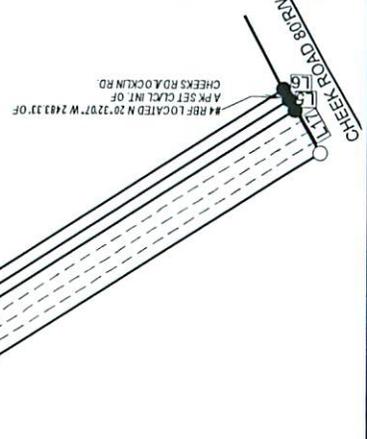
BENJAMIN O. ECHOLS
 1389 THOMSON ROAD
 WASHINGTON, GEORGIA
 30673
 GA Reg. Land Surveyor No. 3320
 706-338-6303

Plat of Survey for:
LOT 9: John M. Miles & Lynne W. Miles
LOT 10: Lamar Duren
 APALACHEE BLUFF SUBDIVISION

Date: 6/28/2015
 District: 3rd
 Land Lot(s): 251 & 258
 County: WALTON
 State: GEORGIA

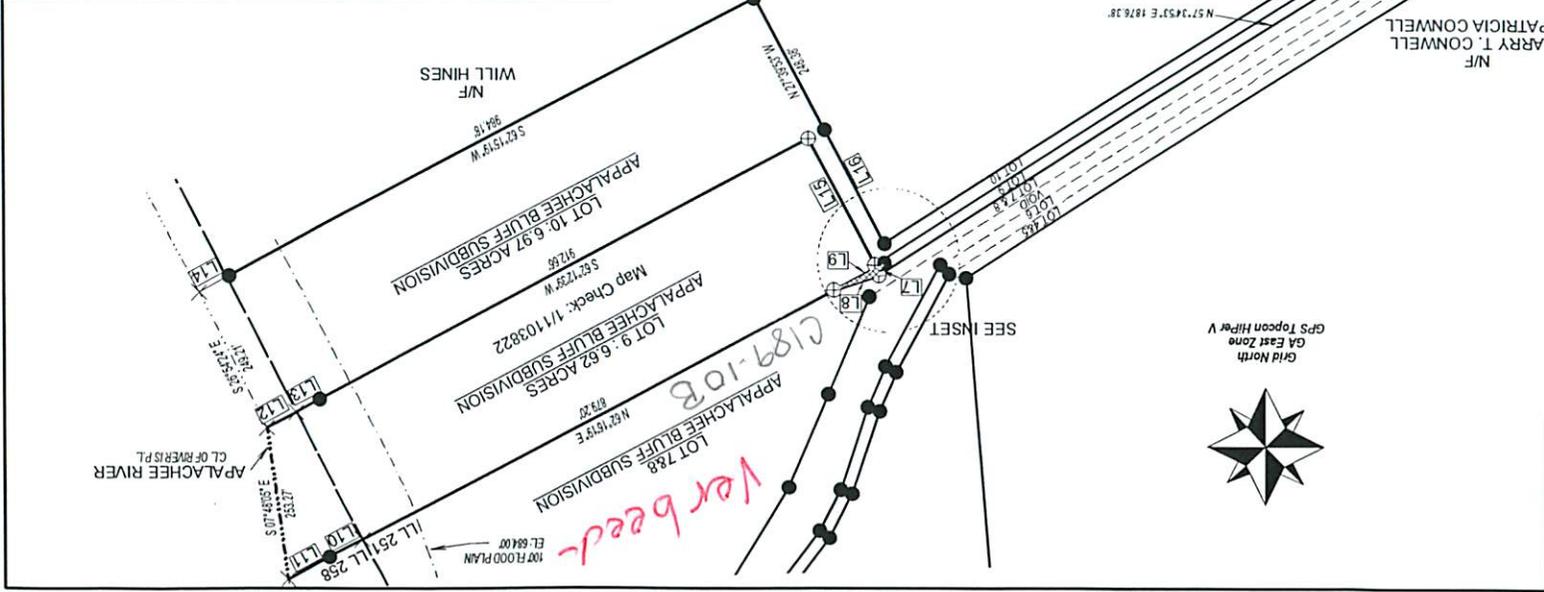
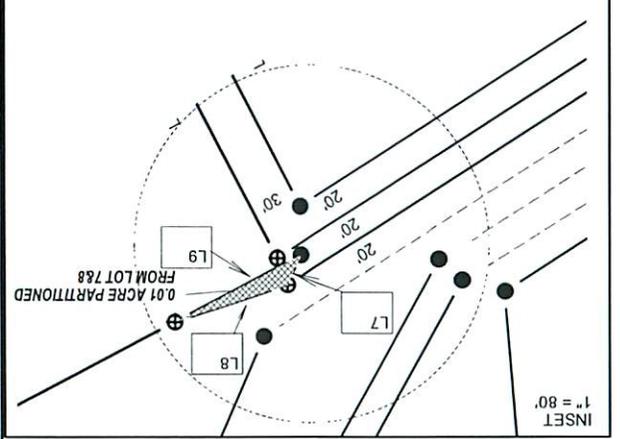
Adjustment Method: Least Squares
 Directions/Distances:
 Topcon HiPer V
 Dual Frequency RTK
 HRMS: 0.098425
 VRS: 0.164042
 PPOP: 4
 REFERENCES:
 DB 811-347, PB 53-81,
 PB 50-45, PB 90-117,
 PB 53-151

Survey was prepared in conformity with the Technical Standards 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. 15-6-7.
 SCALE: 1" = 200'
 400 200 100 0 100 200



BEARINGS & DISTANCES

Id	Bearing	Distance
L5	N 29° 33' 48" W	19.40'
L6	N 29° 33' 48" W	20.00'
L7	N 24° 44' 18" E	21.83'
L8	N 71° 58' 40" E	78.88'
L9	S 62° 16' 19" W	95.06'
L10	N 62° 16' 19" E	61.62'
L11	N 62° 16' 19" E	80.30'
L12	S 62° 15' 39" W	55.51'
L13	S 62° 09' 01" W	45.64'
L14	S 62° 15' 19" W	56.33'
L15	N 27° 55' 28" W	233.71'
L16	N 27° 50' 22" W	210.56'
L17	N 30° 16' 10" W	80.70'



LEGEND

- ⊕ #4 Rebar Set
- X Calculated Point
- Well
- #4 Rebar Found (Unless Otherwise Noted)
- 1/2" OTP Found

