

Rezone Z15080011

Staff Analysis

Commission District: 2 Banks

Planning Commission Hearing Date: 10-1-15

Board of Commissioners Hearing Date: 11-3-15

Parcel ID: Map C11-70

Acreage: 5.42 acres

Applicant:

Rebecca Stringer

3051 Preacher Moon Road SW
Conyers GA 30012

Owners:

Doug and Rebecca Stringer

same

Property Location: 3051 Preacher Moon Road

Current Character Area: Suburban

Current Zoning: A-1

Request: Greenhouse Hydroponics Company

Site Analysis: The property contains 5.42 acres that is bordered by A-1; the area is very rural in nature.

Zoning History: None

Character Area: The character area for this property is suburban

Staff Comments/Concerns: If approved, department would request conditions that the rezone be approved to A for greenhouse hydroponics only, as requested, and that the number of greenhouses allowed be limited to no more than 3.

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Rezone Application # Z 15080011

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 C11/70

Applicant Name/Address/Phone # <u>Rebecca Stringer</u> <u>3051 Preacher Moon Rd SW</u> <u>Conyers GA 30012</u> Phone # <u>678 428 2850</u>	Property Owner Name/Address/Phone <u>Doug and Rebecca Stringer</u> <u>3051 Preacher Moon Rd SW</u> <u>Conyers GA 30012</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # <u>678 428 2850</u>
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Location: 3051 Preacher Moon Rd Requested Zoning A Acreage 5.42

Existing Use of Property: Residence

Existing Structures: Home - Outbuilding (well)

The purpose of this rezone is Green House Hydroponics
Company
"Pure Choice Growing Green" Hydroponics

Property is serviced by:
Public Water: _____ Provider: _____ Well: X
Public Sewer: _____ Provider: _____ Septic Tank: X

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.

Rebecca Stringer _____ \$ _____
Signature Date Fee Paid

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 Surrounding Zoning: North A-1 South A-1
East A-1 West A-1
Comprehensive Land Use: Suburban Banks NAICS Code: _____
Commission District: Banks Watershed: Big Harner

I hereby withdraw the above application _____ Date _____

Letter of Intent Rezoning Request

Dear Sir/Madam

Dear Director:

I, Rebecca Stringer respectfully request a rezoning from A1 to A for the following reasons:

- 1. The applicant wishes to make the parcel's zoning conform to the Future Land Use. Rezoning the parcel will allow me to obtain a Business License for my Produce Company I wish to start.**
- 2. Zoning that is consistent with the Future Land Use provides a better market position**
- 3. The size and location of the parcel is suitable for the business - I intend to place a hydroponic Green House approximately 34 x 12 x 40 in size in the pasture behind the house.**

Your consideration of this request is appreciated. Should you have any questions or concerns, please feel free to contact me.

Sincerely,



Rebecca stringer

(678) 428-2850

Article 4, Part 2, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

- 1) The existing land uses and zoning classifications of nearby property; Residential
- 2) The suitability of the subject property for the purposes authorized under the current zoning; Good-Excellent
- 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; Green House in field behind home
- 4) The relative gain to the public as compared to the hardship imposed upon the individual property owner; Fruit + Vegetable
- 5) Whether the subject property has a reasonable economic use as currently zoned; Yes
- 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 effect on Exist
- 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; NO
- 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; NO
- 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; Looks better
- 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; NO
- 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. NO

**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 Rezoning/Conditional Use 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 Rezoning/Conditional Use Application.

Name of Applicant: Rebecca Stringer
Address: 3051 Preacher Moon Rd SW
Telephone: 678 428 2850
Location of Property: 3051 Preacher Moon Rds W
Conyers GA 30012
Map/Parcel Number: C11/70

Current Zoning: A1 Requested Zoning: A

Rebecca Stringer
Property Owner Signature

Doug Stringer
Property Owner Signature

Print Name: Rebecca Stringer Print Name: Doug Stringer

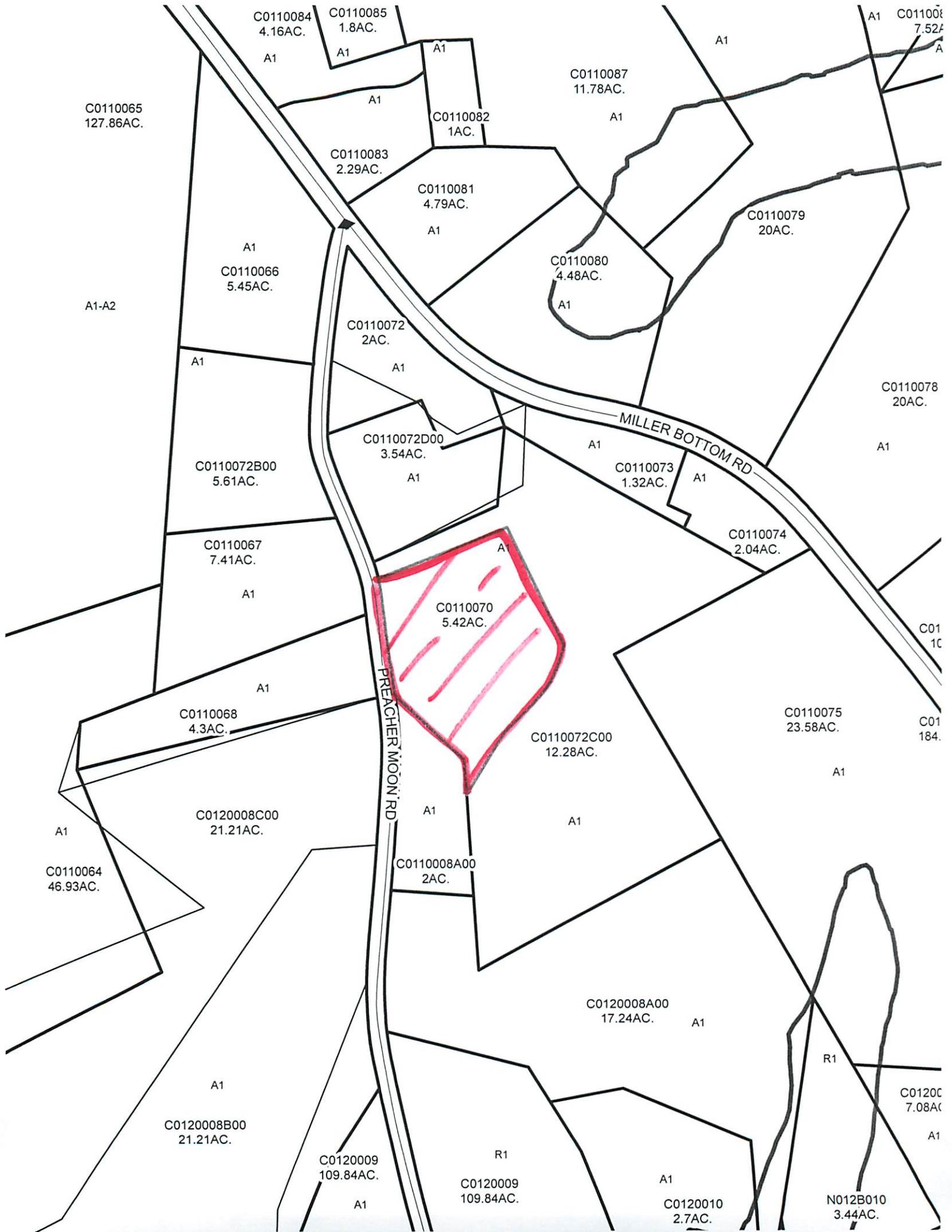
Address: 3051 Preacher Moon Rd SW Address: 3051 Preacher Moon Rd. Conyers
Conyers GA 30012 GA 30012

Phone #: 678 428 2850 Phone #: 678-327-7817

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.

[Signature] 08/22/15
Notary Public Date





C0110084
4.16AC.

C0110085
1.8AC.

C0110086
7.52AC.

C0110065
127.86AC.

C0110087
11.78AC.

C0110082
1AC.

C0110083
2.29AC.

C0110081
4.79AC.

C0110079
20AC.

C0110080
4.48AC.

C0110066
5.45AC.

C0110072
2AC.

C0110078
20AC.

C0110072D00
3.54AC.

MILLER BOTTOM RD

C0110073
1.32AC.

C0110072B00
5.61AC.

C0110074
2.04AC.

C0110067
7.41AC.

C0110070
5.42AC.

C0110071

C0110068
4.3AC.

C0110075
23.58AC.

C0110072C00
12.28AC.

C0110072

C0120008C00
21.21AC.

C0110008A00
2AC.

C0110064
46.93AC.

C0120008A00
17.24AC.

R1

C012009
7.08AC.

C0120008B00
21.21AC.

C0120009
109.84AC.

C0120009
109.84AC.

C0120010
2.7AC.

N012B010
3.44AC.

A1

R1

A1

A1

5.42
acre

Possible
Expansion
Area

Proposed
Green
House

34x40

House
Patio

Shed

Lean

1w

Driveway

Preacher Moon Rd. SW

Existing
Trees (Approx.)

Entire fence
Chain link

