Rezone Z15090001
Staff Analysis

Commission District: 6 Dixon

Planning Commission Hearing Date: 10-1-15
Board of Commissioners Hearing Date: 11-3-15

Parcel ID: Map C166-129 **Acreage: 7.66 acres**

Applicant:
Shannon Givens
925 Navaho Trail
Monroe GA 30655

Owners:
Douglas Givens
same

Property Location: 925 Navaho Trail

Current Character Area: Suburban

Current Zoning: A-1

Request: Kennel (3 breeding females/2 breeding males: producing 1-2 litters per year)

Site Analysis: The property contains 7.66 acres that is bordered on one side by R-1 Peyton Woods Subdivision, R-1 across Navaho Trail and Agriculture zoning.

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 a Kennel (3 breeding females/2 breeding males: producing 1-2 litters per year) only, as requested.

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Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Rezone Application # 15090001

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 C166-129

Applicant Name/Address/Phone #

Shannon Givens
925 Navaho Trl
Monroe GA 30655
770
Phone # 770 3076802

Property Owner Name/Address/Phone

Douglas Givens
925 Navaho Trl
Monroe GA 30655
(If more than one owner, attach Exhibit "A")
Phone # 770 3076705

Location: Monroe Requested Zoning A Acreage 7.66

Existing Use of Property: residential

Existing Structures: Fenced Kennels, 3 buildings, house

The purpose of this rezone is To breed dogs and sell their pups. No more than 2 litters a year, spreading them out.

Property is serviced by:

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

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

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.

Douglas Mark Givens — Signature
8-27-2015 — Date
$ 100.00 — 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 R-1 South A-1 East A-1 West A-1

Comprehensive Land Use: Suburban NAICS Code:

Commission District: 6 Watershed: N/A

I hereby withdraw the above application _____ Date _____

Article 4, Part 2, Section 160 Standard Review Questions

Applicant: Shannon Givens
925 Navaho Trail
Monroe, GA 30655

1. The existing land of 7 acres, owned by the Givens Family, personal residence and home. Nearby properties are zoned A-1, nearby subdivisions are zoned R-1. Family neighbor next door is zoned A-1.

2. The suitability of the subject property, owned by the Givens Family, is zoned for agricultural uses. 7 acres for home and residence.

3. The change from zone A-1 to zone A, for the existing property of, owned by the Givens family, will not have an effect on the health, safety and welfare of the public.

4. Relative gain to the public, there will not be any land development. No hardship for individual property owners.

5. Subject property, owned by the Givens Family zoned A-1, allows agriculture uses. Zoned A allows agriculture uses as well, and adds the right to selling and raising livestock, chickens. Also the right to breed dogs and sell their litters. Told by zoning and development of Walton County, that I would need to be Zoned A not A-1 to be able to see a litter of pups.

6. The proposal zoning A for Givens property, will be out of site from the nearby neighborhoods. Will only be visible to our next door neighbors, who are our relatives. Will not impact neighbors.

7. The proposed zoning for Givens property, will not affect the existing use or usability of the adjacent and nearby property/properties.

8. There will not be a possible creation of an isolated district, to unrelated adjacent and nearby districts.

9. There will not be an increase or overloading of public facilities, schools, utilities, and streets.

10. Givens property being rezoned from A-1 to zone A, will not have an impact on the environment.

11. Givens property is zoned A-1 right now. It allows agricultural uses. Rezoning to A also allows agricultural uses. It adds the right to raise and sell livestock, chickens, and the right to breed dogs and sell their litters. I was told that raising and selling dogs fell under

zone A, by Walton County Rezoning and Development.
Page II, Applicant Shannon Givens, Standard Review Questions Section 160

12. Givens property is currently zone A-1. I was told by Walton County Zoning and Development, in order to breed dogs and sell their litters, that I had to be zoned A not zoned A-1.

13. The existing Givens property zoned A-1 has not and will not effect surrounding areas.

14. Changing Givens property from Zone A-1 to Zone A, will not have an effect on a particular piece of property, neighborhood or particular area of community.

15. Givens property is zoned A-1, which is agriculture and states agriculture uses. I want to be in the rights and legal standing, to breed our dogs and be able to sell their puppies. Walton County Rezoning and Development said, I had to rezone from A-1 to A, to stay in regulations and to be legal.

16. Givens Property that is currently zoned A-1, has not effected the use and development of the property. Zoned A will not either.

Letter of Intent

Shannon Givens
925 Navaho Trail
Monroe, GA 30655

It was brought to my attention, by Walton County Business Permits, that I am not in compliance to apply for or have a business license, to sell a litter of puppies. To be in compliance, our property has to be zoned from A-1 to A. I would like our property zoned as A, so I will be in compliance with the county. Also, so I can apply for a business license to breed my dogs and sell their litters.

My proposal, is to have 3 breeding females and 2 breeding males. Have 1-2 of their litters a year to sell. Our kennels are currently behind our house. If we are approved for Zone A, and I am approved for a business license. We will be moving the kennels over 500 feet from the subdivision property line, 200 feet from adjoining properties, except one that is family owned.

925 Navaho Trail, Monroe, GA has been our home residence since 1994. It has been zoned A-1 before then. The dogs and current kennels, have been there since 1999. We own 9 dogs, 4 are not breeding dogs only family pets. There has not been any problems or complaints made since they have been here.

Shannon Givens

Shannon Givens
September 10th, 2015

Sept. 11, 2015

To whom it may concern.

I am Mary Ann Givens
I own the property along
with my spouse Douglas Givens
in question. Shannon Givens
and Mark Givens can do
what they need to close
to our property line.
We give them permission
to get as close as need
be.
This property is being
willed to Mark Givens
up on our death.

Mary Ann Givens

Douglas Givens

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: Douglas Mark Givens

Address: 925 Navaho Trl Monroe GA 30655

Telephone: (770) 307-6705

Location of Property: 925 Navaho Trail
Monroe GA 30655

Map/Parcel Number: _____

Current Zoning: A-1 Requested Zoning: A

Property Owner Signature

Print Name: Douglas M Givens

Address: 925 Navaho Trl
Monroe GA 30655

Phone #: 770 307 6705

Property Owner Signature

Print Name: Douglas M Givens

Address: 925 Navaho Trl Monroe GA 30655

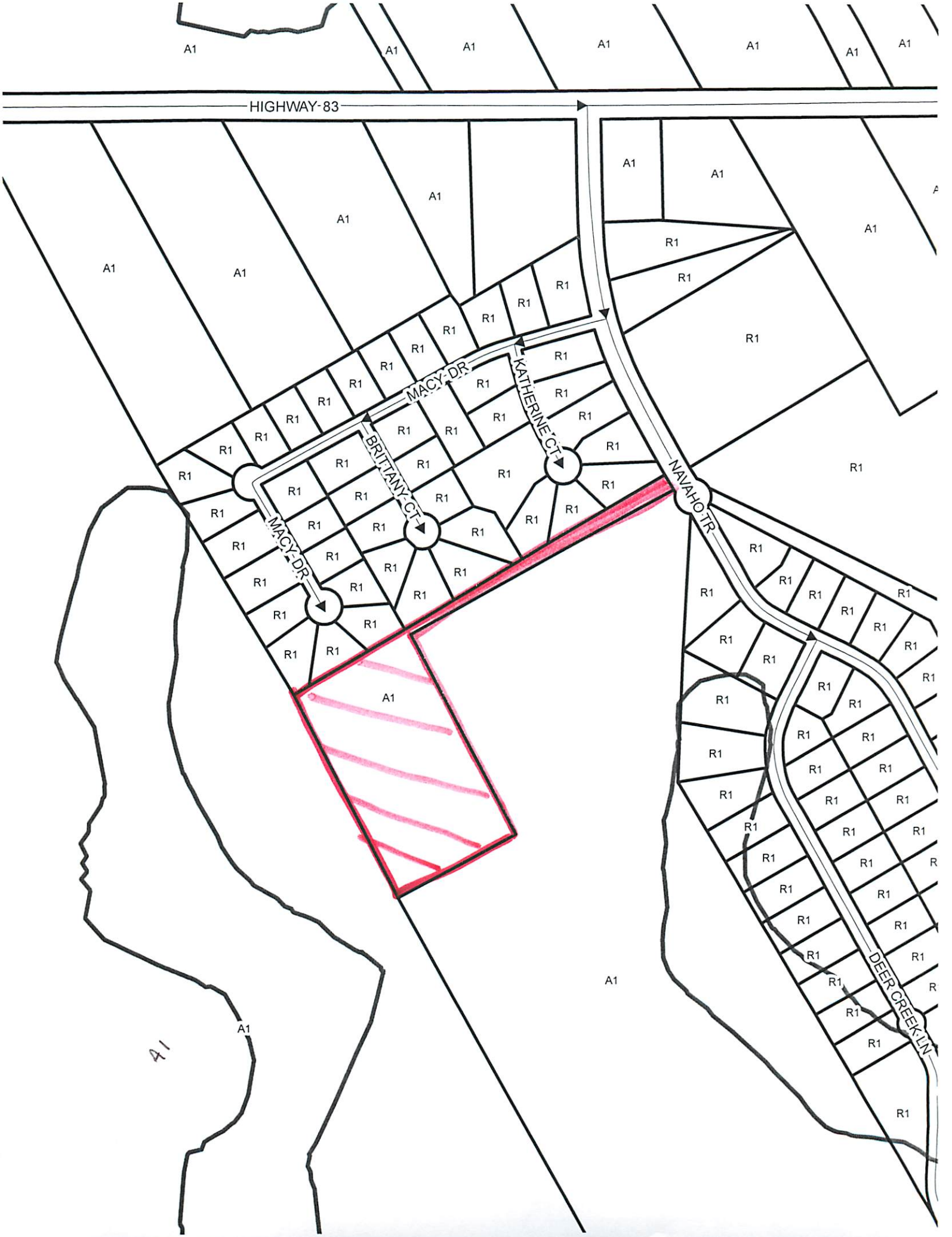
Phone #: 770 307 6705

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.

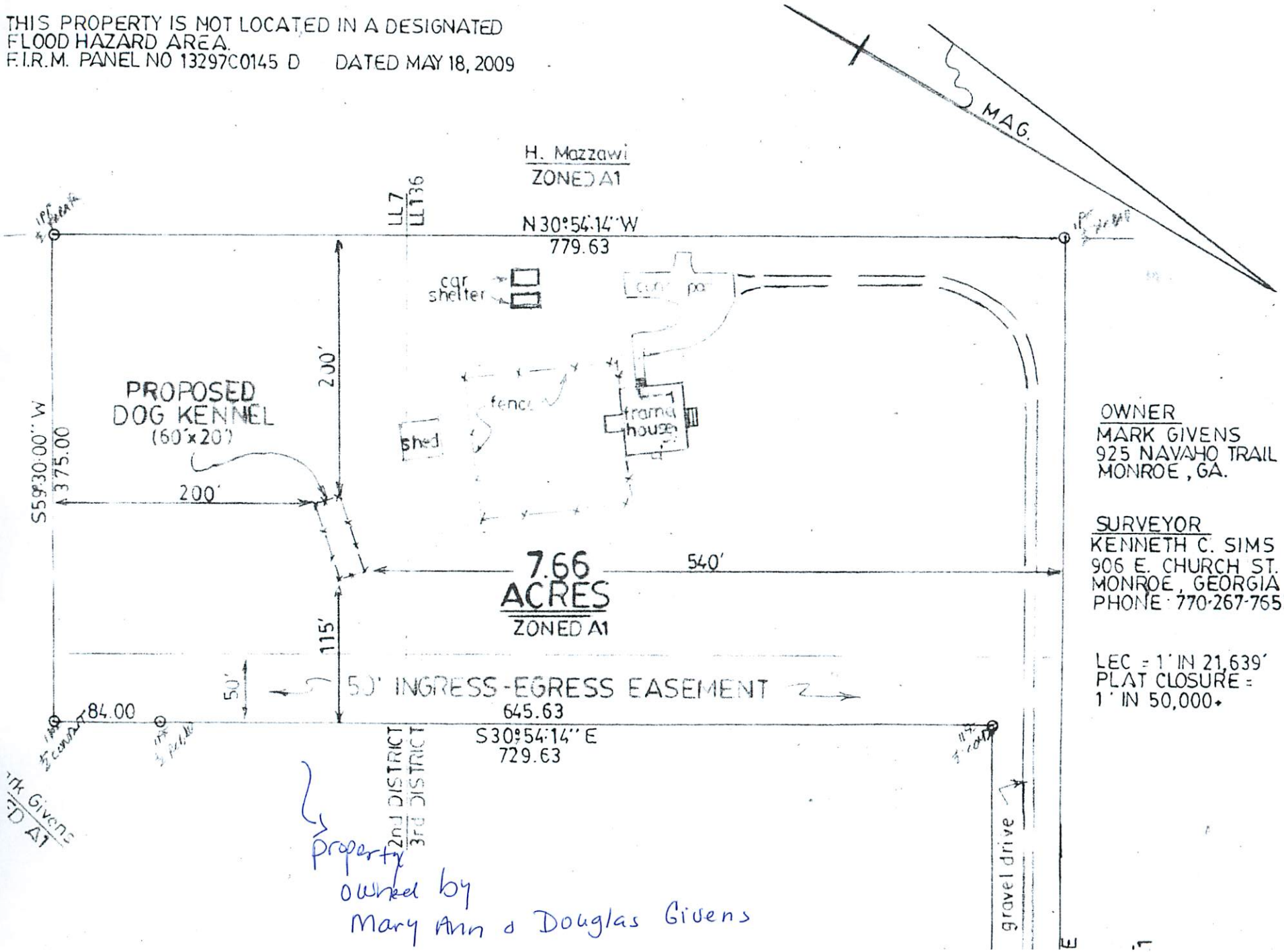
Notary Public

WES HARDEMAN NOTARY EXPIRES GEORGIA MAR. 27, 2017 PUBLIC WALTON COUNTY

9.1.15
Date


HIGHWAY 83
MACY DR
KATHERINE CT
BRITTANY CT
MACY DR
NAVAHO TR
DEER CREEK LN
A1
R1

THIS PROPERTY IS NOT LOCATED IN A DESIGNATED
FLOOD HAZARD AREA.
F.I.R.M. PANEL NO 13297C0145 D DATED MAY 18, 2009



OWNER
MARK GIVENS
925 NAVAHO TRAIL
MONROE, GA.

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

LEC = 1' IN 21,639'
PLAT CLOSURE =
1' IN 50,000+