

Land Use Application LU15020015

Rezone Z15020014

Commission District: 4-Bradford

Planning Commission Hearing Date: 4-2-15

Board of Commissioners Hearing Date: 5-2-15

Staff Analysis

Parcel ID: Map C158 Parcel 85

Acreage: 3.612 acres

Applicant:

Kenneth Edward Dingler
2206 Willow Springs Church Rd
Social Circle GA 30025

Owner:

Martha N Dingler
2200 Willow Springs Church Rd
Social Circle GA 30025

Property Location: 2200, 2206 & 2210 Willow Springs Church Road

Current Character Area: Employment Center B-1, O-1, B-2, B-3,
M-1, M-2, MUBP, MCMUBP

Current Zoning: MH (A-2)

Request:

- 1) Change land use from Employment Center to Suburban
- 2) Rezone 3.612 acres from MH (A-2) to R-1 for 3 residential lots with variances to reduce lot width on Lots 2 and 3

Site Analysis: The property is a 3.6 acre tract of land with 3 residences. These were approved by the Board of Appeals as a legal non-conforming use in 2003. This zoning application would allow the property to be divided into 3 lots with one residence per lot. The other lots along Willow Springs Church Road are 4 acres or larger. Social Circle City limits are adjacent on the north side.

Zoning History: A03040020 Approved 5-20-03 (3 houses on one lot)

Character Area: The character area is currently Employment Center described as: Area designated for larger-scale commercial including light industry, office, retail and services

Applicant is requesting to change this land use to Suburban described as Planned to accommodate the majority of new residential growth

Conditions Requested by Applicant: Reduce the minimum lot width on proposed lot #2 and lot #3 from required 150' to approximately 32 ft.

Comments and Recommendations from various Agencies:

Public Works: No Impact

Sheriffs' Department: No impact

Water Authority:

Fire Department:

Board of Education: No impact

DOT Comments: No impact

Archaeological Information: No information received.

Character Area Map Amendment

Application # LU1502 0014

Planning Comm. Meeting Date 4-2-15 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm. Meeting Date 5-5-15 at 6:00PM held at WC Board of Comm. Meeting Room

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C158-85

Applicant Name/Address/Phone #

Kenneth Edward Dingle
2206 Willow Springs Ch. Rd
Social Circle, GA.

Phone # 770-630-7449

E-mail Address: cbd12c@BellSouth.net

Location: Willow Springs Ch. Rd Acreage 3.612

Existing Character Area: Employment Center

Proposed Character Area: Suburban

Is this a Major or Minor amendment to the plan? minor
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? _____

Proposed Development: _____ Single-family _____ Multi-family _____ Commercial _____ Industrial

Proposed Zoning: R1 Number of Lots: 3 Minimum Lot Size: _____

Public Sewer: _____ Provider: _____ Septic Tank: _____

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.

Kenneth Dingle
Signature

2-17-15
Date

\$100.00
Fee Paid

Rezone Application # Z 15020015

Planning Comm. Meeting Date 4-2-15 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm Meeting Date 5-5-15 at 6:00PM held at WC Board of Comm. Meeting Room

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C158-85

Applicant Name/Address/Phone #
Kenneth Edward Dingle
2206 Willow Springs Ch. Rd.
Social Circle, GA. 30025
Phone # 770-630-7449

Property Owner Name/Address/Phone
Martha New Dingle
2200 Willow Springs Ch. Rd.
Social Circle, GA, 30025
(If more than one owner, attach Exhibit "A")
Phone # 404-538-3990

Location: 2200 Willow Springs Ch Rd Requested Zoning R-1 Acreage 3.612

Existing Use of Property: Residential Use

Existing Structures: 3 Dwellings, 3 Utility bldgs, 2 carport sheds

The purpose of this rezone is Divide a 3.612-acre tract into (3) 1-acre lots, rezone from MH(A2) to R-1, and a Variance to reduce required 150' to Approx. 32' on lots 2 & 3 according to site plan submitted.

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

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.

Kenneth Dingle 2-17-15 \$ 100.00
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 MH(A2) Surrounding Zoning: North _____ South _____
East _____ West _____
Comprehensive Land Use: Employment Center NAICS Code: _____
Commission District: _____ Watershed: N/A

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 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: Kenneth Edward Dingle
Address: 2206 Willow Springs Ch. Rd. Social Circle GA. 30025
Telephone: 770-630-7449

Location of Property: 2206 Willow Springs Ch. Rd.
Social Circle, Ga. 30025

Map/Parcel Number: C158-85

Current Zoning: MH(A2) Requested Zoning: R-1

X Martha Dingle
Property Owner Signature

Property Owner Signature

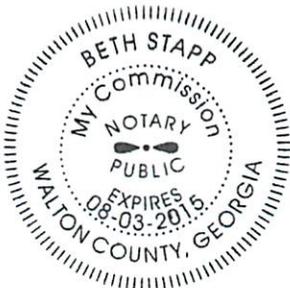
Print Name: Martha Dingle Print Name: _____

Address: 2206 Willow Springs Ch. Rd. Address: _____
Social Circle, Ga.

Phone #: 404-538-3990 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.

Beth Stapp _____ 2/17/2015
Notary Public Date



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;

All properties are currently residential

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

No changes proposed, property will remain as is, just bring into compliance with zoning

- 2) 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;

Rezone is only requested to keep single family dwellings and make legal properties

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

The hardship imposed is that homes are currently in violation, granting rezone will not affect properties but bring homes into compliance.

- 4) Whether the subject property has a reasonable economic use as currently zoned;

Currently the property is A-2, a rezone to R-1 to allow 3 legal residential lots will increase the value of property.

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

There will be no changes

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

No affect, no changes

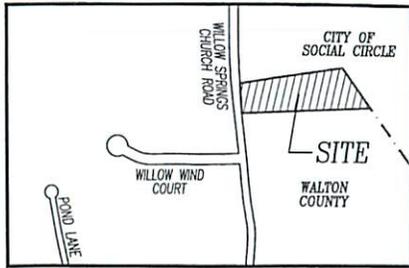
- 7) The possible creation of an isolated district unrelated to adjacent and nearby districts;
All adjoining properties are residential
- 8) The possible increase or overloading of public facilities including, but not limited to, schools, utilities, and streets;
No changes to be made
- 9) The possible 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 changes
- 10) Whether the proposed change will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;
Adjacent properties will not be affected
- 11) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;
Property currently has 3 homes on one lot which is grandfathered in. Granting the rezone with variances will bring properties into compliance.
- 12) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
No changes
- 13) 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;
No changes
- 14) 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
Character area has land as employment center however at this time all the adjoining parcel are residential.
- 15) 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.
This entire area of Willow Springs Church Road is residential.

2-24-2015

My wife and I are requesting a rezoning of our property -
 2206 Willow Springs Ch. Ed. in order to get our personal
 resident in our names. My father Clifford Dingle
 purchased this property of 3.85 acres 45 years ago. He
 placed his home on the front part of his property, then
 about 2 years later they put a mobile home on the
 end of the property for my grandparents, which is now
 my brother David Dingle's home after they past away.
 Then about 36 years ago my wife and I moved into
 a trailer on the middle of the property in which my
 father Clifford Dingle gifted me an acre of land. We have
 raised 4 children in this home, in 2003 our home burned
 down in the result of an electrical fire. After trying to
 rebuild a home, we had to come before the Walton Co.
 board to get permission to build ^{our} home back, Walton
 Co. found that our property was grandfathered in, and
 allowed us to build back on the 1 acre. But it had
 to go in ~~in~~ my parents name because the land wasn't
 in our name, so my mother is getting older and currently
 all 3 homes are on this property, and all the tax records
 are in her name, which we've paid our part of the taxes.
 We would like the County to get our home out of her
 name and have the individual lots on record. We would
 like to have the assurance that nothing will happen ~~once~~
 something happens to our mother.

Kerry Dingle Corrine Dingle

- 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
 - PP - POWER POLE
 - - COMPUTED POINT
 - - 1/2" REBAR SET UNLESS NOTED OTHERWISE



LOCATION SKETCH
(NTS)

NUMBER	DIRECTION	DISTANCE
L1	S 57°44'54" E	71.30'

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. 13297C02500 EFFECTIVE DATE: 5/18/2009



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.

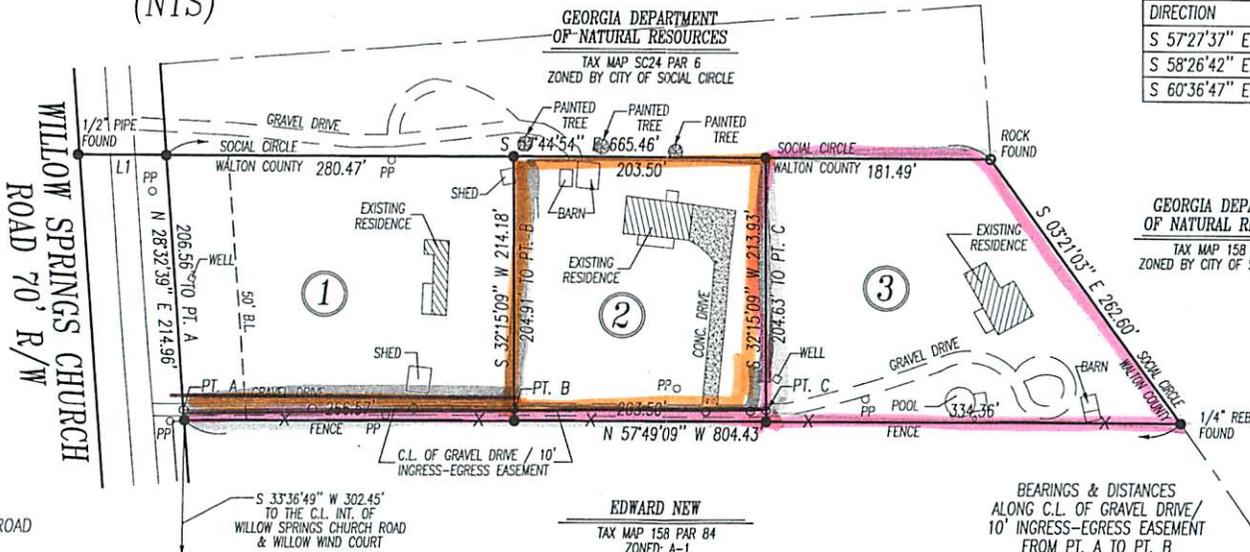
BEARINGS & DISTANCES
ALONG C.L. OF GRAVEL DRIVE/
10' INGRESS-EGRESS EASEMENT
FROM PT. B TO PT. C

DIRECTION	DISTANCE
S 57°27'37" E	155.02'
S 58°26'42" E	35.93'
S 60°36'47" E	12.56'

SETBACKS:
FRONT = 50'
SIDE = 15'
REAR = 40'

- REF: - DEED BOOK 1552 PAGE 294.
- DEED BOOK 725 PAGE 491.
- DEED BOOK 173 PAGE 576.
- DEED BOOK 138 PAGE 466.
- PLAT BOOK 73 PAGE 38-39.
- PLAT BOOK 16 PAGE 182.
- PLAT BOOK 28 PAGE 171.
- PLAT BOOK 13 PAGE 182.

OWNER: MARTHA NEW DINGLER
2200 WILLOW SPRINGS CHURCH ROAD
SOCIAL CIRCLE, GA. 30025



GEORGIA DEPARTMENT
OF NATURAL RESOURCES
TAX MAP 158 PAR 65
ZONED BY CITY OF SOCIAL CIRCLE

BEARINGS & DISTANCES
ALONG C.L. OF GRAVEL DRIVE/
10' INGRESS-EGRESS EASEMENT
FROM PT. A TO PT. B

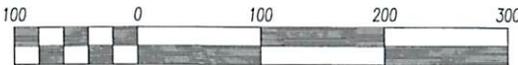
DIRECTION	DISTANCE
S 58°23'31" E	103.94'
S 58°04'08" E	81.97'
S 57°27'37" E	81.22'

① = 1.346 ACRES

② = 1.000 ACRES

③ = 1.266 ACRES

TOTAL AREA = 3.612 ACRES



Scale 1" = 100'

BEING A DIVISION OF TAX MAP 158 PARCEL 85 ZONED: A-1

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN 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.

DIRECTOR OF WALTON COUNTY PLANNING DEPARTMENT DATE

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.

SURVEY FOR
**MARTHA
NEW
DINGLER**

STATE OF GEORGIA
COUNTY OF WALTON
LAND LOT 77
1ST DISTRICT
DATE: 6/9/2010
SCALE 1"=100'
JOB NAME: DINGLER
REVISIONS

SURVEYORS CERTIFICATE
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,258 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 525,272 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.

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

**JOHN
BREWER
&
ASSOCIATES**

LAND SURVEYING
LAND PLANNING
DEVELOPMENT CONSULTATION

P.O. BOX 151
MONROE, GEORGIA 30655

TEL-(770)267-3337

FAX-(706) 342-9395

www.gasurveying.com



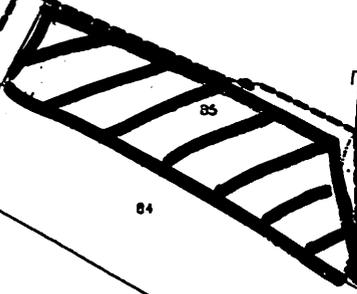
SPRING VALLEY SUBDIVISION

CITY OF SOCIAL CIRCLE

A-2
WILLOW WIND
SEE MAP N158A

A-1

A-2
WILLOW WIND
MAP N158A



MH

B-3

Z08070002

B-2

Z07010048

CU06090035

CITY OF SOCIAL CIRCLE

CITY OF SOCIAL CIRCLE

