

Rezone Z15100001

Staff Analysis

Commission District: 4 Bradford

Planning Commission Hearing Date: 11-5-15

Board of Commissioners Hearing Date: 12-1-15

Parcel ID: Map C192-36C

Acreage: 10.748 acres

Applicant:

Jeff Peterson

1370 Jim Edmondson Road
Good Hope GA 30641

Owners:

same

Property Location: 1370 Jim Edmondson Road

Current Character Area: Suburban

Current Zoning: A-1

Request: Rezone to A for livestock

Site Analysis: The property contains 10.748 acres that is bordered on all sides by rural residential uses.

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 livestock only and no more than 5 large hoofed animals per fenced acre.

Comments and Recommendations from various Agencies:

Public Works: No impact

Sheriffs' Department: No impact

Water Authority: Water service is not currently available at this location, although it is located at the intersection of Jim Edmondson Road and Highway 186. If water service is desired, then a new water main would need to be installed along Jim Edmondson Road at the expense of applicant. Coordinate with WCWD.

Fire Department:

Board of Education: No affect

DOT Comments:

Archaeological Information:

Rezone Application # Z 15100001

Planning Comm. Meeting Date 11-5-15 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 12-1-15 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 C192/36C

Applicant Name/Address/Phone #
Jeff Peterson
1370 Jim Edmondson Rd
Good Hope, GA 30641

Property Owner Name/Address/Phone
Jeff Peterson
1370 Jim Edmondson Rd
Good Hope, GA 30641
(If more than one owner, attach Exhibit "A")

Phone # 770-545-3210

Phone # 770-545-3210

Location: 1370 Jim Edmondson Rd Requested Zoning A Acreage 10.748

Existing Use of Property: AI Residence

Existing Structures: Home, portable livestock shelter

The purpose of this rezone is expand livestock

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.

Jeff Peterson
Signature

Sept 29
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 NAICS Code: _____

Commission District: 4 Watershed: NIA

I hereby withdraw the above application _____ Date _____

Walton County Planning and Development
303 S. Hammond Drive, Suite 98
Monroe, GA 30655

1370 Jim Edmondson Rd
Good Hope, GA 30641
770-545-3210
September 30, 2015

Subject: Letter of Intent

Reference: Rezoning Application for 1370 Jim Edmondson Rd, Good Hope, GA 30641

The intent of the zoning change is to support a working farm focused on certified natural and organic raised livestock and produce. Newly fenced pastures are in place and recently over seeded to enhance quality of the forage. Existing livestock will be expanded to maximize land use.

The property is located on an unpaved rural road and the adjacent and neighboring properties include livestock and substantial tree farms. I believe the proposed change is consist with the character and land use of the local area.

Thank you for your time and consideration with the proposed rezoning application.

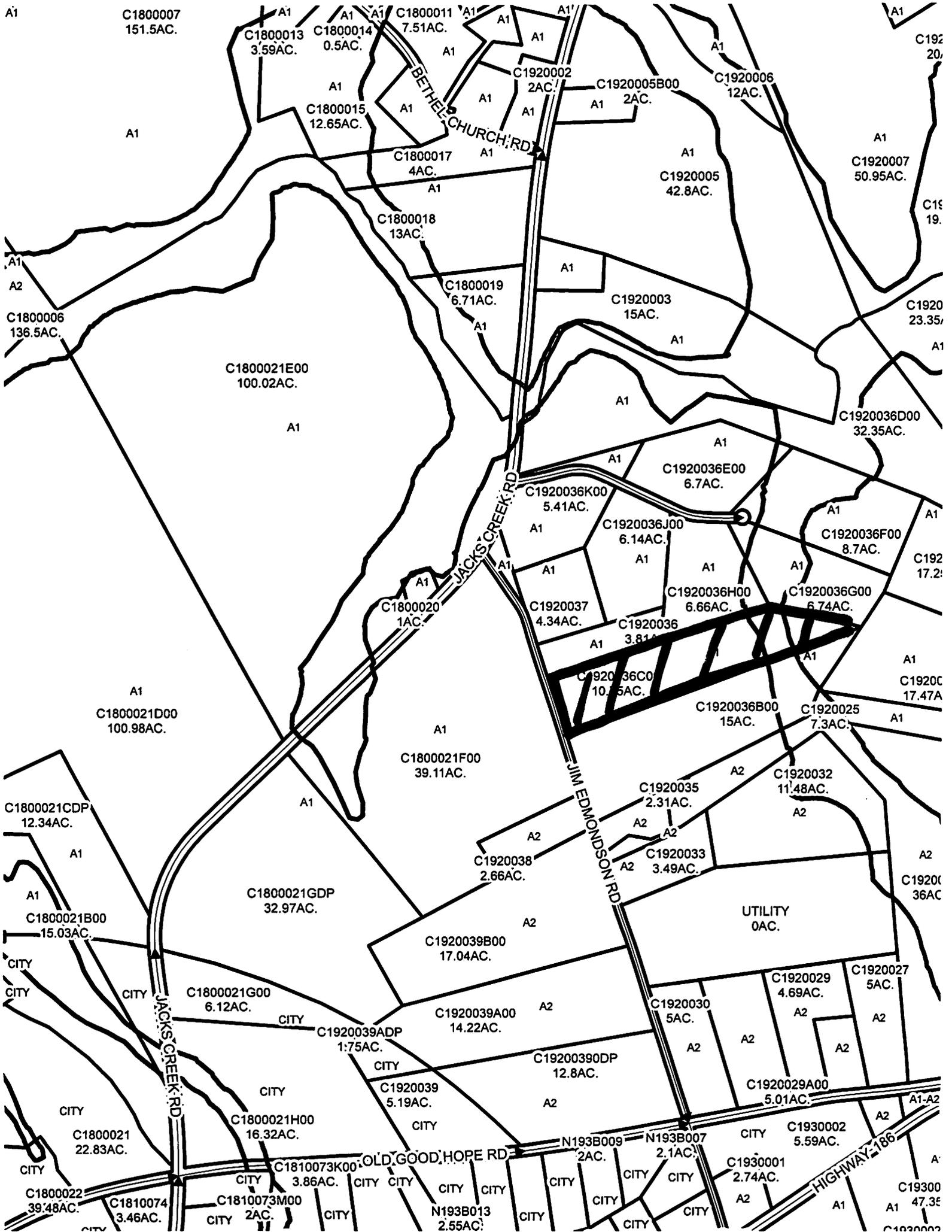
Best regards,

A handwritten signature in black ink, appearing to read "Jeff Peterson", written in a cursive style.

Jeff Peterson

Article 4, Part 2, Section 160 Standard Review Questions

- 1) Unpaved Road, across street, 100+ acres of Tree Farm in Conservation, zoned A1
Right side, 15 acres, ducks, chickens, zoned A1
Left side, 4-5 acre lots, residence and residence with chickens, pigs, goats, donkey, zoned A1
- 2) The current zoning is suitable for an A1 residential property
- 3) Proposed use is a fair balance with surrounding area and neighbors have no issue with the proposed change
- 4) Livestock for public sale and consumption
- 5) Current zoning limits economic use as a working farm
- 6) Proposed use is consistent with surrounding area that consists of agriculture and livestock
- 7) Proposed change will not adversely impact nearby properties
- 8) Use is related to surrounding area
- 9) No impact to public facilities
- 10) No impact to environment, pasture fencing in place to provide buffer to any drainage areas
- 11) Proposed change will not be a deterrent to adjacent property value or improvement
- 12) Current zoning does not support requirements of a working farm
- 13) Property improvements will have a positive effect on area aesthetics
- 14) Proposed change is consistent with the zoning district
- 15) Farming is consistent with current zoning scheme
- 16) Not aware of any other conditions the use and development of the property



C1800007
151.5AC.

C1800013
3.59AC.

C1800014
0.5AC.

C1800011
7.51AC.

C1920002
2AC.

C1920005B00
2AC.

C1920006
12AC.

C1800015
12.65AC.

C1800017
4AC.

C1920005
42.8AC.

C1920007
50.95AC.

C1800018
13AC.

C1800019
6.71AC.

C1920003
15AC.

C1800006
136.5AC.

C1800021E00
100.02AC.

C1920036D00
32.35AC.

C1920036K00
5.41AC.

C1920036E00
6.7AC.

C1920036J00
6.14AC.

C1920036F00
8.7AC.

C1800020
1AC.

C1920037
4.34AC.

C1920036H00
6.66AC.

C1920036G00
6.74AC.

C1920036C00
10.5AC.

C1920036
3.81AC.

C1800021D00
100.98AC.

C1800021F00
39.11AC.

C1920036B00
15AC.

C1920025
7.3AC.

C1800021CDP
12.34AC.

C1920035
2.31AC.

C1920032
11.48AC.

C1920038
2.66AC.

C1920033
3.49AC.

C1800021GDP
32.97AC.

C1920039B00
17.04AC.

UTILITY
0AC.

C1800021B00
15.03AC.

C1800021G00
6.12AC.

C1920039A00
14.22AC.

C1920029
4.69AC.

C1920027
5AC.

C1920039ADP
1.75AC.

C19200390DP
12.8AC.

C1920029A00
5.01AC.

C1800021H00
16.32AC.

C1920039
5.19AC.

C1930002
5.59AC.

C1800021
22.83AC.

C1810073K00
3.86AC.

C1810073M00
2AC.

N193B009
2AC.

N193B007
2.1AC.

C1930001
2.74AC.

C1800022
39.48AC.

C1810074
3.46AC.

N193B013
2.55AC.

C19300
47.35AC.

A1

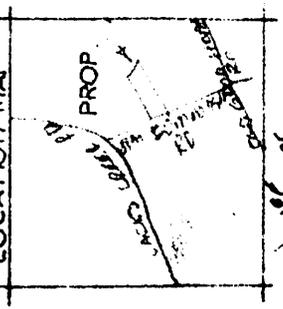
A2

A1

C19200

C192

LOCATION MAP



MAG.

18" PIPE

S7°52:55"E
497.62

Pasture
HAYFIELD LIVING

LL 24
LL 25

branch

10.748
ACRES
ZONED A1

branch

Pasture

N69°19:03"E
1297.83

1706.89
S69°19:03"W

N00°00'00"

893' along C of Road to R/W of JACKS CREEK RD. 18" PIPE

308.76

N16°49'12"W

1490

SURVEY FOR
KIMBERLY D. JACKSON &
RONALD D. JACKSON
LOCATED IN LL 24 & LL 25 - 2nd LAND DISTRICT
RICHARDSON G.M.D. 559
WALTON COUNTY, GEORGIA
SURVEYED BY:
SIMS SURVEYING CO.

SCALE: 1" = 200'
MARCH 2, 2012



GRAPHIC SCALE

THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA EXCEPT AS SHOWN HEREON.
FIRM PANEL NO. 13207C0165 D

DATED MAY 18, 2009

