

Rezone Z15110002

Staff Analysis

Commission District: 4-Bradford

Planning Commission Hearing Date: 12-10-15

Board of Commissioners Hearing Date: 1-5-16

Parcel ID: Map C109-13

Acreage: 5.00 acres

Applicant:

Kevin Harris & Michelle Harris

2987 Clegg Farm Road
Social Circle GA 30025

Owners:

same

Property Location: 2987 Clegg Farm Road

Current Character Area: Rural Residential

Current Zoning: A-1

Request: Rezone to A to continue operation of a Deer cooler and processing operation

Site Analysis: The property contains 18.32 acres of which the applicant would like to rezone 5 acres to A. The property is bordered on all sides by rural residential uses and A1 zoning

Zoning History: None

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

Staff Comments/Concerns: **This rezone was submitted as the result of code enforcement action due to a complaint filed against the applicant for operating a business without proper license. The applicant advised the department that they were unaware that a county license was required and that they have been in business for the past 13 to 14 years.**

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

PC Action:

Rezone Application # Z 15110002

Planning Comm. Meeting Date 12-10-15 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 1-5-16 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 C109-13

Applicant Name/Address/Phone #
Kevin Harris
2987 Clegg Farm Rd
Social Circle, GA. 30025

Property Owner Name/Address/Phone
Kevin Harris/Michelle Harris
2987 Clegg Farm Rd
Social Circle, GA. 30025

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

Phone # 678-449-4884

Phone # 678-449-4884

Location: 2987 Clegg Farm Rd Requested Zoning A Acreage 18.32 *5 acres out of 18.32*

Existing Use of Property: Manf. Home, Accessory Bldg

Existing Structures: Manf Home - Accessory Bldg

The purpose of this rezone is to continue operating a Deer Cooler + Processing operation.

Property is serviced by:

Public Water: _____ Provider: _____ 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.

Michelle Harris
Signature

11-2-15
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 A1 Surrounding Zoning: North A1 South A1
East A1 West A1

Comprehensive Land Use: Rural Residential NAICS Code: _____

Commission District: 4 Watershed: N/A

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.

Michelle Harris

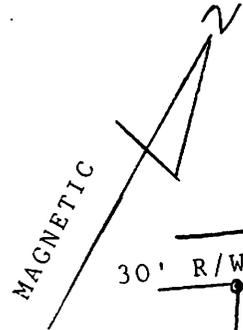
Signature of Applicant/Date

Check one: Owner Agent _____

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

Provide written documentation addressing each of the standards listed below:

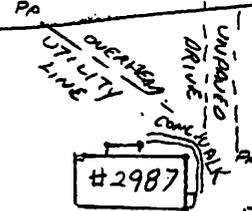
- 1) The existing land uses and zoning classifications of nearby property; *COMPLETABLE*
- 2) The suitability of the subject property for the purposes authorized under the current zoning; *NO CHANGE IN USE FOR PAST 12YRS.*
- 3) The extent to which the proposed land use change on the subject property represents a fair balance between the rights of private property and the health, safety, and general welfare of the public; *100% FAIR*
- 4) The relative gain to the public as compared to the hardship imposed upon the individual property owner; *NO IMPACT ON PUBLIC*
- 5) Whether the subject property has a reasonable economic use as currently zoned; *USE REQUESTED NOT ALLOWED*
- 6) Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property; *AREA IS RURAL AG. THE USE IS CONTAINABLE*
- 7) Whether the proposed zoning will adversely affect the existing use or usability of adjacent and nearby property; *BEEN OPERATING FOR ABOUT 13 YR WITH NO IMPACT OR COMPLAINTS*
- 8) The possible creation of an isolated district unrelated to adjacent and nearby districts; *N/A*
- 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; *NONE*
- 12) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations; *USE NOT ALLOWED*
- 13) The aesthetic effect of existing and future use of the property as it relates to the surrounding area; *NO CHANGE*
- 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; *IT WILL COMPLY*
- 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. *THIS USE HAS BEEN IN EXISTENCE FOR THE PAST 13YRS WITH NO ADVERSE IMPACT TO THE ADJOINING PROPERTIES AND THERE HAVE BEEN NO COMPLAINTS ABOUT THE OPERATION OF THIS SEASONAL USE*



30' R/W EASEMENT

N 54°07'00" E
468.65'

1628.9' ALONG UNNAMED 30' R/W
EASEMENT TO C/L OF CLEGG FARM ROAD



ONE STORY
MANUFACTURED
HOME

5.00 ACRES

THIS SURVEY IS NOT IN A HUNDRED
YEAR FLOOD PLAIN. REFERENCE
FLOOD PANELS 13297CO200B & 175B
FOR RELATED INFORMATION.

REFERENCE PLAT OF SURVEY FOR
WALTER LEE KINES DATED 4-11-1970
BY KNIGHT AND SADLER, LAND
SURVEYORS

N OR F
GLORIA HARRIS

N 27°18'00" W
470.00'

C/L OF R/W OF GEORGIA
POWER COMPANY

S 27°18'00" E
470.00'

N OR F
IZIAR

468.65'
S 54°07'00" W

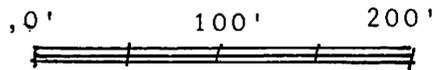
N OR F
GLORIA HARRIS

IMPROVEMENT LOCATION PLAT FOR:

KEVIN W. HARRIS &
TIFFANY M. HARRIS

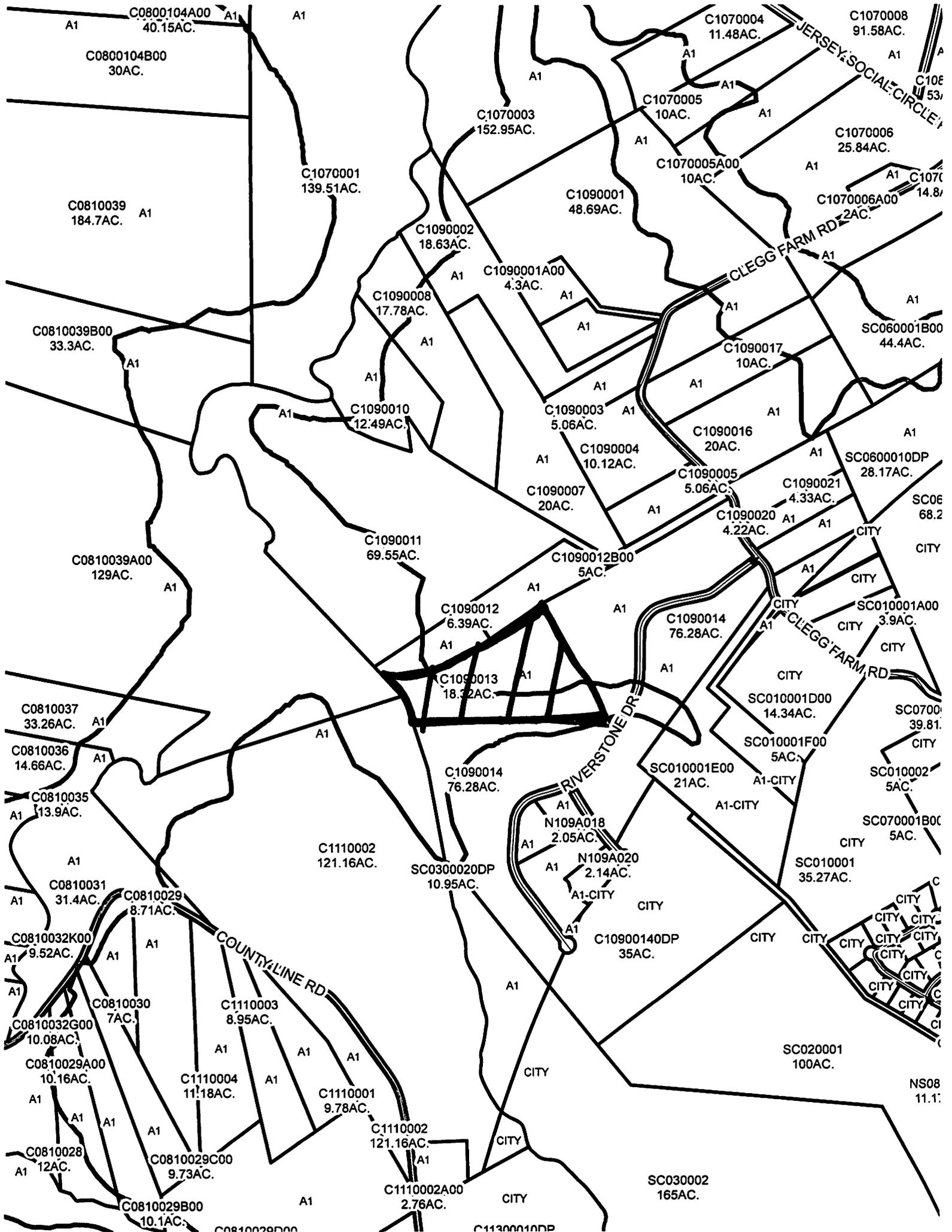
LAND DISTRICT 1 GMD 418
LAND LOT 118
WALTON COUNTY, GEORGIA
SCALE: 1" = 100'
DATE: AUGUST 15, 2002

SCALE IN FEET



John Elwin Knight

BY KNIGHT SURVEYING, INC.
JOHN ELWIN KNIGHT,
GA. R.L.S. 1945
P.O. BOX 525
SOCIAL CIRCLE, GA. 30025
PH. 770-464-4549



C0800104A00
40.15AC.

A1

A1

C0800104B00
30AC.

C1070004
11.48AC.

C1070008
91.58AC.

C1070003
152.95AC.

C1070005
10AC.

C1070006
25.84AC.

C1070001
139.51AC.

C1090001
48.69AC.

C1070006A00
14.8AC.

C0810039
184.7AC.

C1090002
18.63AC.

C1090001A00
4.3AC.

CLEGG FARM RD

C0810039B00
33.3AC.

C1090008
17.78AC.

C1090017
10AC.

SC060001B00
44.4AC.

C1090010
12.49AC.

C1090003
5.06AC.

C1090016
20AC.

SC0600010DP
28.17AC.

C0810039A00
129AC.

C1090011
69.55AC.

C1090012B00
5AC.

C1090005
5.06AC.

C1090021
4.33AC.

C1090012
6.39AC.

C1090014
76.28AC.

SC010001A00
3.9AC.

C1090013
18.32AC.

SC010001D00
14.34AC.

C0810037
33.26AC.

C1090014
76.28AC.

SC010001E00
21AC.

SC070001
39.81AC.

C0810036
14.66AC.

C1110002
121.16AC.

SC030002DP
10.95AC.

SC010001F00
5AC.

SC010002
5AC.

C0810035
13.9AC.

N109A018
2.05AC.

N109A020
2.14AC.

SC070001B00
5AC.

C0810031
31.4AC.

C0810029
8.71AC.

COUNTRYLINE RD

C0810032K00
9.52AC.

C0810030
7AC.

C1110003
8.95AC.

C0810032G00
10.08AC.

C0810029A00
10.16AC.

C1110004
11.18AC.

C1110001
9.78AC.

C0810028
12AC.

C0810029C00
9.73AC.

C1110002
121.16AC.

C1110002A00
2.76AC.

SC030002
165AC.

C0810029B00
10.1AC.

NS08
11.1AC.