

Rezone Z15110005

Staff Analysis

Commission District: 1 Ayers

Planning Commission Hearing Date: 12-10-15

Board of Commissioners Hearing Date: 1-5-16

Parcel ID: Map C60-76A

Acreage: 2.14 acres

Applicant:

John Coleman

165 Pinecrest Drive
Monroe GA 30655

Owners:

same

Property Location: 3215 Cown Road

Current Character Area: Suburban

Current Zoning: R-1

Request: Rezone back to A1

Site Analysis: The property contains 2.14 acres that is bordered on all sides by rural residential uses and A1 zoning

Zoning History: Z06090001 A1 to R1 approved in 2006

Character Area: The character area for this property is suburban

Staff Comments/Concerns: The property owner was approved for a rezone to R1 in 2006 to be able to split the parcel into 2 residential tracts. The property was never developed and the owner would like to be able to have a pony on the property for his grandchildren so he would like to get the property rezoned back to A1.

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 # 215110005

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 C0600076A00

Applicant Name/Address/Phone #

John COLEMAN
165 PINECREST DR
MONROE GA. 30655

Phone # 770-286-7271

Property Owner Name/Address/Phone

John Coleman
165 PINECREST DR
MONROE, GA 30655
(If more than one owner, attach Exhibit "A")

Phone # 770-286-7271

Location: 3215 CROWN RD Requested Zoning A1 Acreage 2.14

Existing Use of Property: RESIDENTIAL

Existing Structures: 1950 SF

The purpose of this rezone is FROM RESIDENTIAL
BACK TO A1 SO I CAN HAVE
POMY FOR GRANDDAUGHTERS

Property is serviced by:

Public Water: Provider: WCWD 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.

John Coleman
Signature

11-3-15
Date

\$ 100.00 CK1481
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 R-1 Surrounding Zoning: North A1 South A1
East A1 West A1

Comprehensive Land Use: Suburban NAICS Code: _____

Commission District: 1 Ayeys Watershed: _____

I hereby withdraw the above application _____ Date _____

Z06090001 A1 to R1 2006 app

11-4-15

LETTER OF INTENT

TO ZONE BACK TO A1

SO I CAN HAVE A

PONY FOR GRAND CHILDREN

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

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

- 1) The existing land uses and zoning classifications of nearby property;

A I

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

ZONED RESIDENTIAL
I WANT TO GO BACK TO A1
SO MY GRAND CHILDREN CAN
HAVE A PONY

- 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;

NO IMPACT

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

NO IMPACT

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

ALL GOOD NOW
ALL GOOD AFTER RE-ZONE

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

I WILL BE FINE
NO IMPACT

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

NO IMPACT

8) The possible creation of an isolated district unrelated to adjacent and nearby districts;

NO PROBLEM

- 9) The possible increase or overloading of public facilities including, but not limited to, schools, utilities, and streets;

NO IMPACT

- 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;

PONY WILL NOT BE A PROBLEM TO ENVIRONMENT

- 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 IMPACT THE NEIGHBORS LIKE PONIES

- 12) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

NEEDS TO BE ZONED A1 FOR FARM ANIMAL

- 13) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

MY PROPERTY LOOKS GREAT NOW AND WILL CONTINUE TO BE AN ASSET TO THE AREA AS LONG AS I OWN IT.

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;

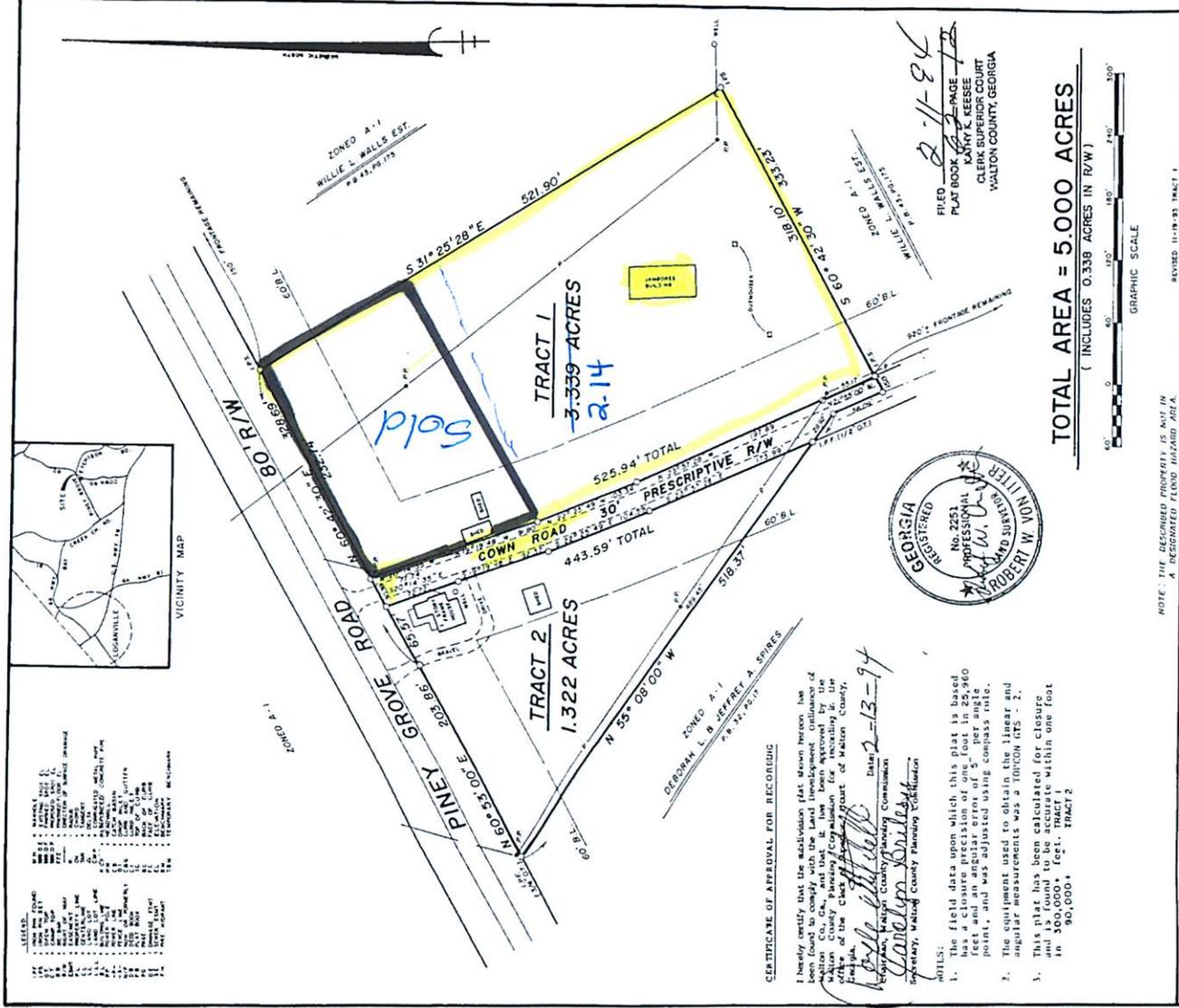
I THINK ALL EFFECTS IF
ANY WILL BE POSITIVE

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;

THIS WILL NOT BE A
PROBLEM

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 CONDITIONS TO
SUPPORT OR DETERRE YOUR
DECISION



RECORDED: FEB 15 1994
KATHY K. KEESER, CLERK

92-0-54

TOTAL AREA = 5.000 ACRES
(INCLUDES 0.339 ACRES IN R/W)



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Involvement Ordinance of the State of Georgia, and that the same has been approved by the Major County Planning Commission for recording by the office of the Clerk Superior Court of Walton County, Georgia.

Robert W. Vinter
Surveyor, Walton County Planning Commission

Carolyn Spitzer
Secretary, Walton County Planning Commission

DATE: 2-13-94

- NOTES:
- The field data upon which this plat is based was obtained by four angles, 960 feet and an angular error of 5" over a 960 point, and was adjusted using compass rate.
 - The equipment used to obtain the linear and angular measurements was a TOPCON GTS-2.
 - This plat has been calculated for closure and is found to be accurate within one foot in 90,000+ feet. TRACT 1 TRACT 2

NOTE: THE DESCRIBED PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA.

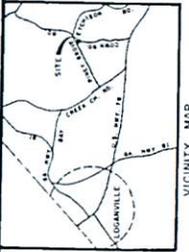
SURVEY FOR:

VON ITTER & ASSOCIATES Land Surveying Company Loganville, Georgia 30249 404-666-4002		CATHY PALMER SizEMORE	
		LAND LOT 69	4TH. LAND DISTRICT
WALTON COUNTY, GEORGIA		DATE: 6 - 5 - 92	

JOB NO. 92-054

LEGEND:

1	LINE AND BOUNDARY
2	EXISTING BUILDING
3	EXISTING ROAD
4	EXISTING FENCE
5	EXISTING UTILITY
6	EXISTING CROWN
7	EXISTING CONCRETE
8	EXISTING ASPHALT
9	EXISTING GRAVEL
10	EXISTING SAND
11	EXISTING CLAY
12	EXISTING SILT
13	EXISTING MUD
14	EXISTING WATER
15	EXISTING SWAMP
16	EXISTING MARSH
17	EXISTING BAY
18	EXISTING LAKE
19	EXISTING RIVER
20	EXISTING CREEK
21	EXISTING STREAM
22	EXISTING BROOK
23	EXISTING CREEK
24	EXISTING STREAM
25	EXISTING BROOK
26	EXISTING CREEK
27	EXISTING STREAM
28	EXISTING BROOK
29	EXISTING CREEK
30	EXISTING STREAM



ZONED A-1
WILLIE L. WALLS EST.
P. 41, 70, 175

ZONED A-1
PINEY GROVE ROAD
N 60° 53' 00" E 203.88'

ZONED A-1
DEBORAH L. & JEFFREY A. SPIRES
P. 12, 15, 70, 17

FILED
PLAT BOOK
KATHY K. KEESER
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

2-11-94

