

# Rezone Z16050014

## Staff Analysis

Commission District: 5 Adams

Planning Commission Hearing Date: 7-7-16

Board of Commissioners Hearing Date: 8-2-16

**Parcel ID: Map C0710097**

**Acreage: 12.81 acres**

---

**Applicant:**

Lawrence B Parkin  
390 N Cross Lane Road  
Monroe GA 30656

**Owners:**

Lawrence & Leslie Parkin

**Property Location:** 390 Cross Lane Road

**Current Character Area:** Suburban

**Current Zoning:** A1

**Request:** Rezone 12.81 acres from A1 to A for greenhouse-hydroponic produce

**Site Analysis:** The property contains 12.81 acres located off Cross Lane Road. The property is located across from the Providence Club golf course.

**Zoning History:** None

**Character Area:** The character area for this property is suburban.

**Staff Comments/Concerns:** If approved, department would recommend approval be for greenhouse-hydroponic produce only.

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Department:**

**Board of Education:**

**DOT Comments:**

**Archaeological Information:**

Rezone Application # 16050014

Planning Comm. Meeting Date 7-7-16 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm Meeting Date 8-2-16 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 C71 97

Applicant Name/Address/Phone #

LAWRENCE B PARKIN  
390 N. CROSSLANE RD.  
MONROE GA. 30656

Property Owner Name/Address/Phone

LAWRENCE B PARKIN  
390 N. CROSSLANE RD.  
MONROE GA. 30656

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

Phone # 678-300-4367

Phone # 678-300-4367

Location: \_\_\_\_\_ Requested Zoning A Acreage 12.81

Existing Use of Property: RESIDENCE

Existing Structures: 1 STORY SINGLE FAMILY HOUSE, POOL, SHOP

The purpose of this rezone is OPERATE GREENHOUSE HYDROPONIC PRODUCE

Property is serviced by:

Public Water:  Provider: WALTON CO. WATER 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.

[Signature]  
Signature

5-27-16  
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 A1 Surrounding Zoning: North A1 South A1  
East R1 West A1

Comprehensive Land Use: Suburban NAICS Code: ---

Commission District: 5 Adams Watershed: N/A

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

Exhibit "A"  
Rezone Application # \_\_\_\_\_

Other Property owner (Spouse)

Leslie G Parkin  
390 N Crosslane Rd  
Monroe GA 30656  
678-414-2449

## 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.

Jim B. P. L. 5-27-16

Signature of Applicant/Date

Check one: Owner  Agent \_\_\_\_\_

Article 4, Part 2, Section 160 Standard Review

1. Existing uses and zoning of nearby property:

Property to the north is a small acreage tract zoned A1 with single family residence and barn. Homeowner has several horses with pastures and riding ring.

Property to south is a small acreage tract zoned A1 with single family residence.

Property to the west is a large agriculture tract with hay fields and tree farm

These are the three adjacent properties

Directly across the street to the east (N Crosslane Rd.) is a golf course.

2. The extent to which property values are diminished by the particular zoning restrictions:

This zoning will not diminish property values as it is similar to nearby properties.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public

The activities on this property will not affect the health, safety, morals or general welfare of the public. The growing of hydroponic produce conserves natural resources such as water and because the growing is contained in a controlled environment no pesticides or herbicides will be used. The produce grown will be food source and all guidelines and requirements will be met. The operation of the greenhouse will not emit any harmful or offensive emissions.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner:

There is no hardship imposed upon any nearby property owners. The gain to the public will be affordable fresh and local produce that is safe, healthy and full of flavor that is typically lost because of shipping times. The carbon footprint is also reduced by reducing shipping of produce from faraway locations.

5. The suitability of the subject property for the zoned purposes:

The property is perfectly suited for greenhouse hydroponics. The location of the greenhouse will be behind the existing structures on the property and should not be visible from the street. A new well will be installed as a water source. Minimal site work will be needed and rainwater runoff will not be affected. Rainwater harvesting is also a possibility. Deliveries to and from the facility will be minimal using a van or small truck. There is a similar property down the street from this property that produces organic produce and is a similar use of the property.

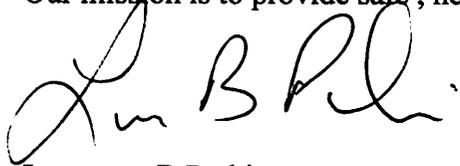
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

The property has been the principle residence of our family since 1995 and has not been vacant. The area in the vicinity has not changed in more than 15 years in the context of land development with mostly acreage tracts on N Crosslane Rd. with a golf course and Providence Club subdivision to the east.

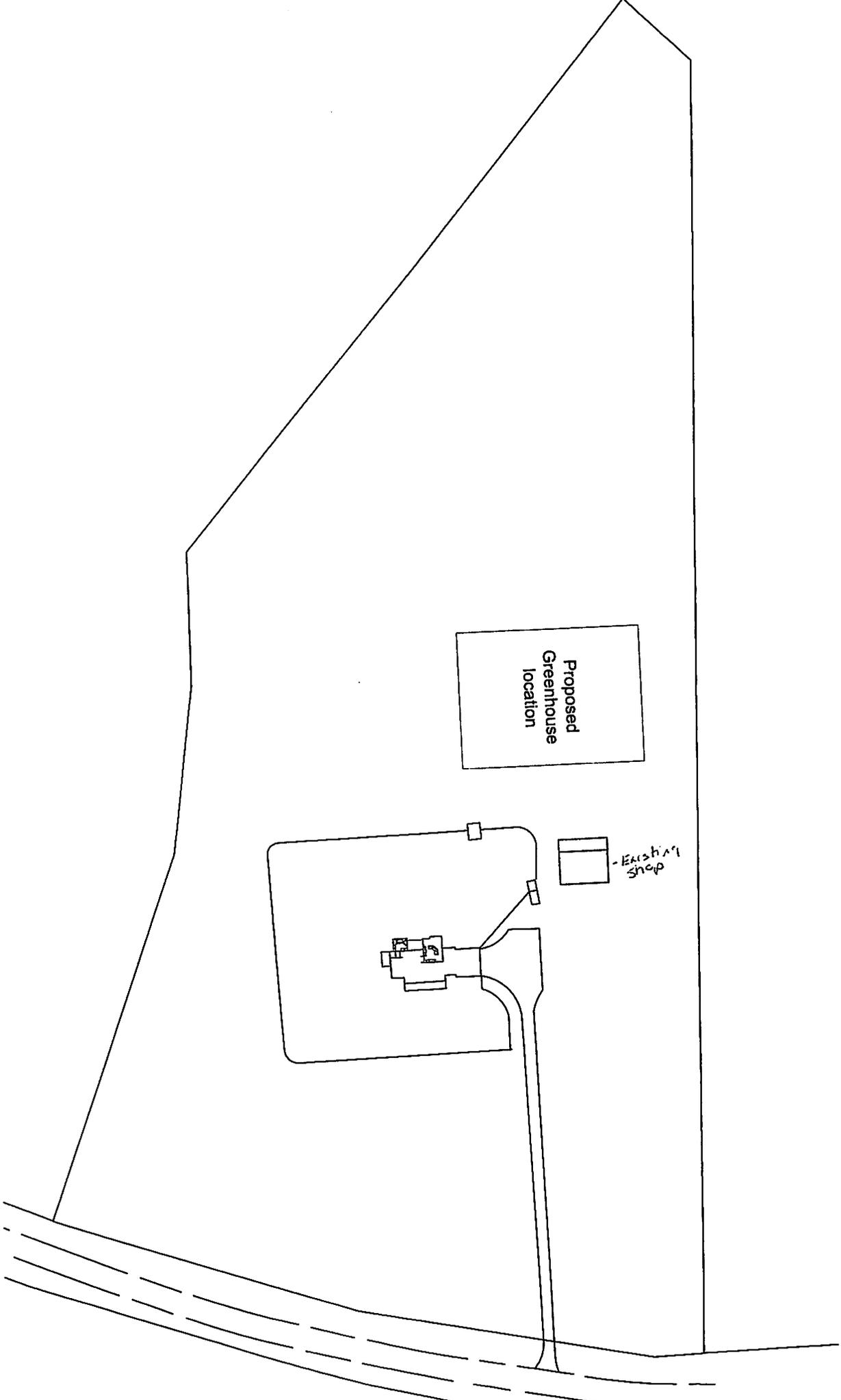
Letter of intent

Re: Rezoning Application

The purpose of this application to change the zoning of the property located at 390 N Crosslane Rd, Monroe GA 30656 owned by Lawrence B. Parkin and Leslie G Parkin. The request is to change the zoning from A1 to A in order to operate Endless Harvest LLC a hydroponic greenhouse produce growing business. The primary crops will most likely be lettuce and tomatoes. The primary market for the produce will be wholesale to resale markets and restaurants. Delivery of produce off site will be by van or small refrigerated truck. Possible future expansion to include organic field grown crops.. By using CEA (Controlled Environment Agriculture) procedures impact to the environment is greatly reduced. There is no need for pesticides or herbicides and the water requirements are much lower than field grown produce as the water is recycled. No harmful or offensive emissions will come from the growing or processing of the produce. Our mission is to provide safe , healthy and great tasting produce to the local community.

A handwritten signature in black ink, appearing to read "Lawrence B. Parkin". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Lawrence B Parkin



Proposed  
Greenhouse  
location

- Existing  
shop



