

Rezone Z16070001

Staff Analysis

Commission District: 2 Banks

Planning Commission Hearing Date: 8-4-16

Board of Commissioners Hearing Date: 9-13-16

Parcel ID: Map C0250003

Acreage: 6.98 acres

Applicant:

Linda Rivers

3665 Claude Brewer Road

Loganville GA 30052

Owners:

Same

3665 Claude Brewer Road

Current Character Area: suburban

Current Zoning: A1

Request: Rezone 6.98 acres from A1 to A to farm alpacas, bees and farm raised tilapia.

Site Analysis: The parcel contains 6.98 acres located off Claude Brewer Road. There are 2 adjoining parcels that have recently been rezoned to A for similar uses, (vegetable and flower production) as well as a parcel across Claude Brewer Road that was rezoned to A for Vegetable/fruit production.

Zoning History: None

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

Staff Comments/Concerns: Should the board approve the rezone request, department would request the rezone to A be for farming alpacas, bees and farm raised tilapia only.

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Rezone Application # 216070001

Planning Comm. Meeting Date 8-4-16 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 9-13-16 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 C0250003

Applicant Name/Address/Phone # <u>LINDA Rivers</u>	Property Owner Name/Address/Phone <u>Linda Rivers</u> <u>3665 Claude Brewer Rd</u> <u>Loganville GA 30052</u> <small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>770 500 2965</u>	Phone # _____
Location: <u>Loganville GA 3665 Claude Brewer Rd</u>	Requested Zoning <u>Agricultural</u> Acreage <u>6.98</u>
Existing Use of Property: <u>Residential</u>	
Existing Structures: <u>House, GARAGE</u>	
The purpose of this rezone is <u>Farm ALPACAS, BRE Keeper</u> <u>Farm Raised Talipis</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/>	Provider: <u>Walton City</u> Well: <input checked="" type="checkbox"/>
Public Sewer: _____	Provider: _____ Septic Tank: <input checked="" type="checkbox"/>

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.

Linda Rivers 6/20/2016 \$ 250.00
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 A1 Surrounding Zoning: North A1 South A
East A1 West A1

Comprehensive Land Use: Suburban NAICS Code: _____

Watershed: Big Haynes Comm. Watershed: Banks - 2

I hereby withdraw the above application _____ Date _____

Linda Rivers

Lion Gate Farms Inc.

3665 Claude Brewers Road

Loganville Georgia 30052

Letter of Intent

The Applicant and owner Linda Rivers request the subject property 3665 Claude Brewer Road Loganville Georgia zip code 30052 to be re-zoned to AGRICULTURE. The current zoning is Neighborhood Residential. It is the intent of the Applicant to establish an income producing Farm consisting of Alpaca, Bees Hives which produces Local Honey, and Farm Raised Tilapia Fish grown. The property consists of 6.98 acres with a residential structure approximately 2000 square feet, a detached 2 car garage structure, 3 Stall Barn with one hay room and a well house.

The Applicant purchased the property in 2012 as her residential home for her and her family. She added fencing around approximately three acres in addition to extending the barn from 2 to 3 stalls. She has become a well sought after educator of Bee Keeping and Alpaca farming which she shares with schools, and the entire Walton Community. Linda Rivers love for life, Bees, nature, Alpaca and Aquaculture as well as her experience and sound knowledge has demonstrated that local farming of natural products adds value and increase of life. Linda Rivers firm belief if one lives from the earth they will experience a better quality of life, 'Better Living, Greater Life.

The Applicant request to increase the number of allowed Alpacas per Acres. The increase will allow the applicant an opportunity to offer employment and internships for our youth thereby increasing their knowledge, igniting in them a new passion for farming as well as securing the future of our children.

Lion Gate Farms, Inc. rezoning will be compatible with the surrounding area and community characteristics as well as be a unified with the other farms in the area. Lion Gate Farms Inc. creates a unique environment which will adds value to our neighborhood by the increasing of property value and as being a part of Farm Day an Agritourism event in collaboration of TuckAway Blue Berry Farm and Daybreak Flower Farm. It will aid in tourism all around for Walton County because of the opportunity for this event to be recognized by the Department of Agriculture who will display Walton County Agritourism directional signs on the main highways and thorough fares. Each year for the last three years the Agritourism Farm Day has increased in visitations to as many as 300 visitors. With the added Farms to Lion Gate Farms Inc. it will be sure to increase the educational interest for our children and it will be a solid investment in the lives and the future of our children, their families our county and our community.

WALTON COUNTY DEPARTMENT OF PLANNING AND ZONING REZONING ANALYSIS

3665 Claude Brewer Road, Loganville Georgia 30052

LL 183 Lot 190, 4th District part of Lot 46

Rezoning Case Number _____

Owner: **Linda Rivers**

Existing Land Use: **Neighborhood Residential**
Rezoning Request to: **Agriculture**

1. Zoning Classification of Nearby Property: Agriculture

Malcom and Cathy Knight
3560 Claude Brewer Road
Loganville Georgia
Agriculture
Blue Berry Farm

Andrew and Gail Williams
3605 Claude Brewer Road
Loganville Georgia 30052
Agriculture
Commercial Flower Farm

Location: 3600 Block of Claude Brewer Road

Map Number _____

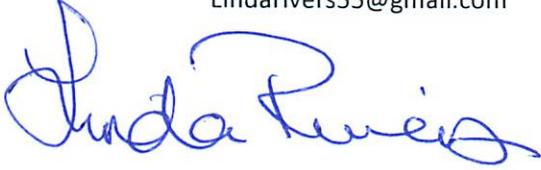
Acreage: 6.98

2. **Suitability of Under Current Zoning Authority:** The current zoning status is NOT suitable for commercial farming. It limits the number of livestock that can be housed and farmed on the property. The change in zoning to Agriculture will eliminate that obstacle therefore allowing the farm to thrive in production and income revenue for the owner Applicant.
3. **The Extent to which the proposed land use change on the subject property will represent a balance between the rights of private property and safety and general welfare of the public** because of the proximity of other farms in the neighborhood that are current zoned AGRICULTURE, and the fact that the land sets back off the road therefore there are no disturbance to the resident neighbors.

4. **The Relative Gain to the public** is education, tourism, healthy living from acquired local natural products from Lion Gate Farms, Inc., possible increase of property values, Department of Agriculture support of Agritourism for Walton County.
5. **The current zoning does not** have a reasonable economic use
6. **The Proposed zoning change request will be** a use that is suitable and compatible the zoning of surrounding properties of the area.
7. **The Applicant does not believe that proposed zoning will adversely affect** the existing use or utility of the adjacent and nearby property because most properties in the area as per statement #1 are zoned Agriculture.
8. **Applicant does not foresee** the creation an isolated district unrelated to adjacent districts.
9. **Applicant does not foresee a possible increase** or overloading of public facilities to include schools, utilities and streets.
10. **Applicant does not foresee a negative impact** on the environment but a positive impact the farming of Lion Gate Farm Inc. is in its natural habitat, the poo from the Alpaca serve as a fertilizer to the earth, and its plants. Lion Gate Farms Inc. produces all natural products Which enhances the lives and wellbeing of all who visit the farm and all who utilize the products of the farm. "Better Living Greater Life".
11. **Applicant does not foresee a deterrent** to the values or improvement or development of adjacent property in according with existing regulations but an increase in value.
12. **Substantial reasons why the property cannot** be used in accordance with existing regulations: Farm needs increase of livestock current zoning will not allow.
13. **The Aesthetic effect of existing** and future use of the property as it relates to the surrounding area are compatible, and suitable to existing properties in the surrounding area.
14. **The possible effects of the character** and change of the zoning district, property, neighborhood, particular area, or the community will be added value, positive influence from a local, state and national level as Walton County becomes noted as part of a unique Agritourism County by the Department of Agriculture.
15. **The proposed zoning will add to the current Agriculture** zoned properties adding value to all existing property owners in the surrounding area as the proposed theme will help carry out the ordinance.

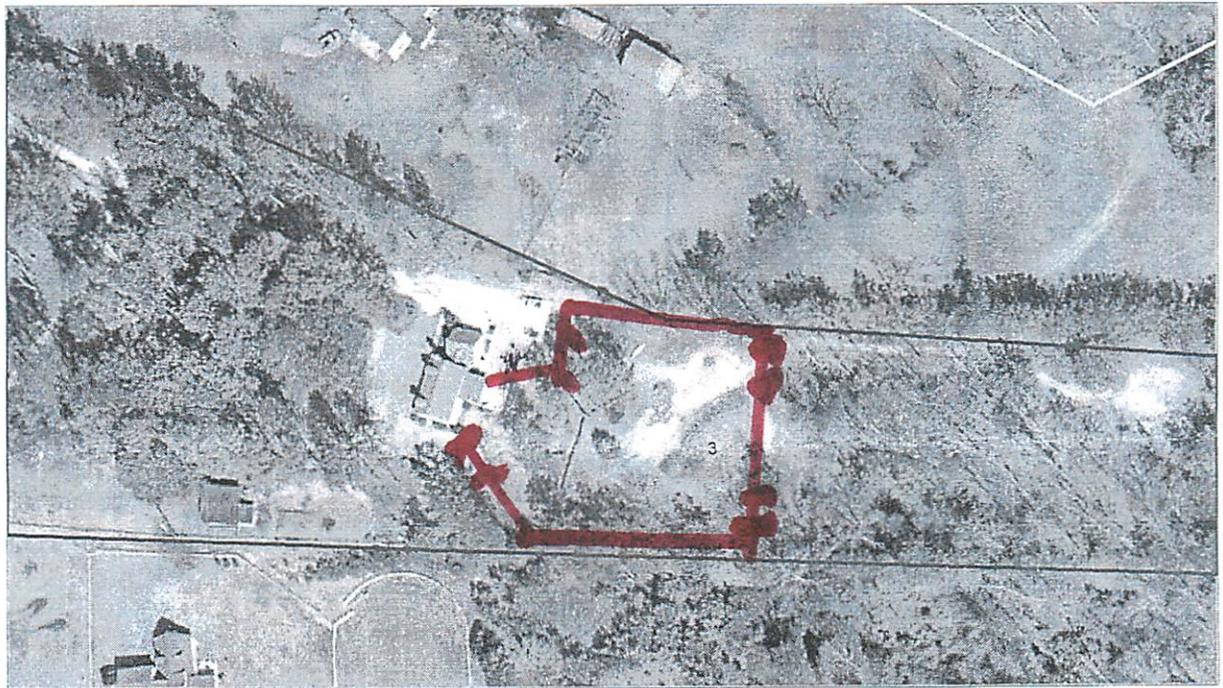
16. There are other properties in the surrounding area that has been approved for rezoning as Agriculture see attached:

Contact: Linda Rivers
3665 Claude Brewer Road,
Loganville GA 30052
770-500-2965
Lindarivers55@gmail.com

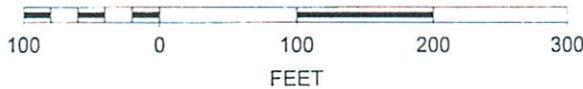
 7/1/16.

Walton County

- City Limits
- Abc Acreage
- Abc Dimension
- Abc Legal Lot
- Abc Parcel No
- Abc StreetNames
- LL Tic
- LL Number
- LL Number (2)
- Aerials



SCALE 1 : 1,686



4 H 10 FT GATES

* FROM 3. ROOM TO LEFT GATE
WHITE 5 FT PICKET FENCE

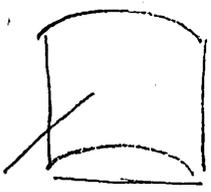
3665 CLAUDE BREWER RD

Alpaca Area
(3 acres)

Alpaca BARN



well



Home

Farm Raised Tilapia

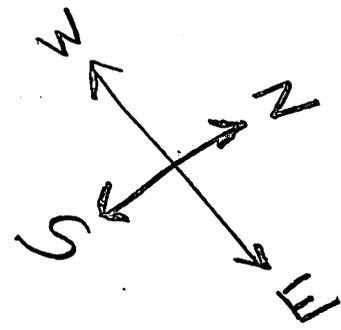
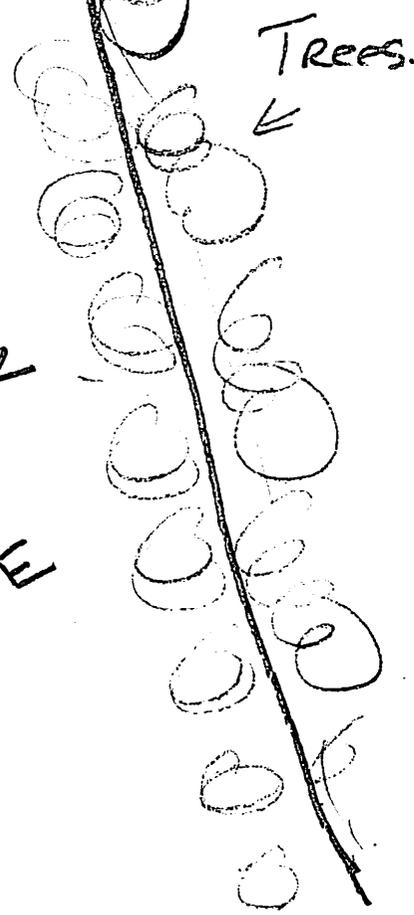
2 CAR GARAGE

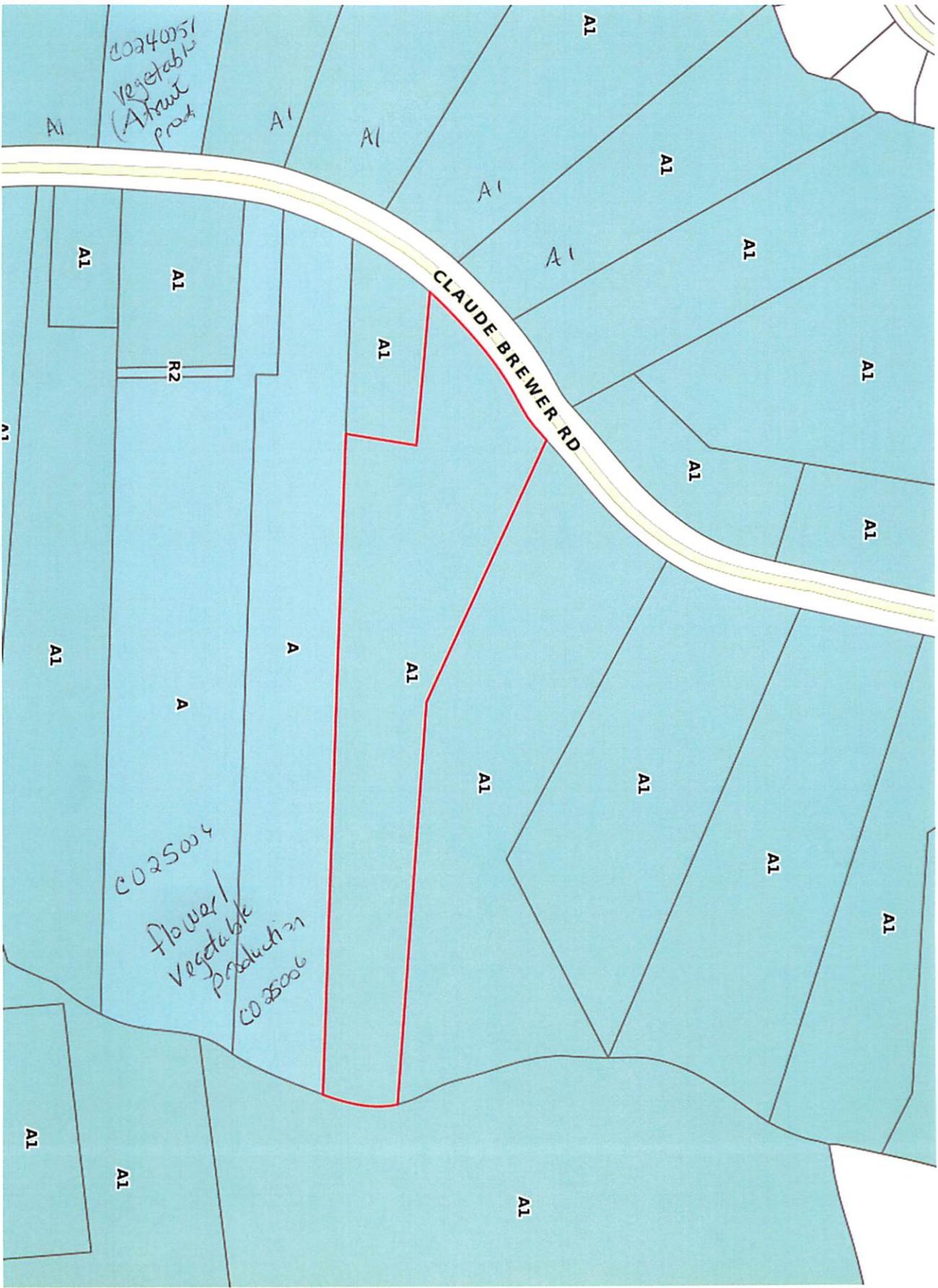
(3/4 acre)



Beehives
(3 acres)

DRIVEWAY TO CLAUDE BREWER





0024051
Vegetable
(Fruit Prod)

CLAUDE BREWER RD

0025004
Flower
Vegetable
Production
0025006

A1

A1

A1

A1

A1

A1

A1

A1

A1

R2

A1

A1

A1

A1

A1

A

A

A1

A1

A1

A1

A1

A1

A1

A1

