

# Rezone Z16060022

## Staff Analysis

Commission District: 6 Dixon

Planning Commission Hearing Date: 8-4-16

Board of Commissioners Hearing Date: 9-13-16

Parcel ID: Map C1660088 & C1660088A

Acreage: 5.00 acres

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**Applicant:**

John Knight

P O BOX 625

Social Circle GA 30025

**Owners:**

Freddy & Myrion Farrow

Jennine F Knight

1110 & 1124 Gene Bell Road

Monroe GA 30655

**Property Location:** 1110 & 1124 Gene Bell Road

**Current Character Area:** suburban

**Current Zoning:** A2

**Request:** Rezone 5.00 acres from A2 to R1 to split parcel into 3 single family residential lots with a variance on the required front building line for 2 parcels.

**Site Analysis:** This rezone consists of 2 parcels; one being 3.48 acres owned by the Farrow's and contains two houses. The two houses were separated into 2 parcels when their daughter Jennine Knight built her house in the middle of these existing homes in 1998 on a 1.52 acre parcel. This split left the existing house on an individual lot that did not constitute a legal lot. The applicants would like to rezone the property to R1 with variances to correct this error.

The plat submitted with the application depicts how the applicants would like to split the parcels to bring all into legal lots:

Lot 1 will contain 1.059 acres and the original house. This parcel will require a variance on the required front building line from 150' to 90' in order to constitute a legal lot. (This parcel currently has 80' frontage)

Lot #2 will contain 2 acres and the daughter's house (Jennine Knight), which currently has 40' frontage. This lot will also require a variance to reduce the lot width from required 150' to 85.26 feet property.

Lot #3 will contain 1 acre and the primary home of the Farrow's.

Lot #4 contains .936 acres and does not constitute a buildable lot. This parcel will be sold with one of the adjoining lots.

**Zoning History: None**

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

**Staff Comments/Concerns: None**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Department:**

**Board of Education:**

**DOT Comments:**

**Archaeological Information:**

Rezone Application # 216060022

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 C1660088 + 88A

Applicant Name/Address/Phone #  
John Knight  
P O Box 625  
Social Circle GA 30025

Property Owner Name/Address/Phone  
Freddy + Myrion Farrow/Jennine F. Knight  
1110 + 1124 Gene Bell Rd  
Monroe GA 30655  
(If more than one owner, attach Exhibit "A")

Phone # 770-464-4549

Phone # 678-410-4910

Location: 1110 + 1124 Gene Bell Rd Requested Zoning RI Acreage 5

Existing Use of Property: Residential

Existing Structures: 3.48 acres contain 2 SFD/1.52 contains 1 SFD

The purpose of this rezone is to split parcel into 3  
Residential lots with 1 SFD on each  
lot.

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.

Signature John Knight

Date 6-29-16

Fee Paid \$ 250<sup>00</sup>

**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 A2 Surrounding Zoning: North A2 South A1 A2 R1  
East A2 West A1

Comprehensive Land Use: Suburban NAICS Code: N/A

Commission District: 6 Dixon Watershed: N/A

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

## Rezone

1. Existing uses and zoning of nearby property;

*All adjoining properties are residential in nature. Property is surrounded by A2 and R1 zonings.*

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

*Property values are not diminished. Rezone should improve property values.*

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

*There is no destruction of property values. The rezone is requested to actually correct some legal non-conforming uses.*

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

*There is no relative gain to the public for property as zoned. The hardship imposed is to the property owner in that the 3.84 acre parcel which is taxed as a single parcel is not contiguous and contains two houses. As a legal non-conforming use, should one house be destroyed it couldn't be built back.*

5. The suitability of the subject property for the zoned purposes; and

*The property is and will continue to be used as residential.*

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 not been vacant but has been used for residential use for 30+ years.*

June 29, 2016

From the office of Jennine F. Knight owner of C166-86A, and has power of attorney for her parents, Freddy R. Farrow and Myrion Farrow who own C166-88.

John Knight has the authority to file an application for rezoning these parcels.

Jennine F. Knight  
770-267-5340 work  
678-410-4910 cell

*Brenda Hodges*  
Brenda Hodges, notary



N/F  
ESTATE AT  
WALTON COUNTY LLC  
C166-89  
PB 30-84  
DB 3246=349

NOTE: (ON LOT 4)  
LOT 4 IS UNBUILDABLE EVEN AFTER A  
R1 REZONING BECAUSE IT IS LESS THAN  
1 ACRE (MINIMUM LOT SIZE) AND HAS NO  
ROAD FRONTAGE. IT WILL HAVE TO BE  
COMBINED WITH EITHER LOT 2 OR LOT 3.

NOTES:

1. The field data upon which this survey was based has a closure precision of one foot in 112,927 feet and angular error of 1 seconds per angle point and was not adjusted.
2. The closure precision for this plat stated as one foot per thousands of feet is as follows:  
Lot 1 - 150,927 feet  
Lot 2 - 282,180 feet  
Lot 3 - 177,296 feet  
Lot 4 - 380,940 feet
3. The equipment used to prepare this survey was a Lietz Set 3 total station.
4. This survey is not in a FIRM designated 100 yr. flood plain according to FIRM map #13297C0145D effective date 05/18/2009.
5. The field work for this plat was done in Jun./2016 The plat was drawn on 6/23/16.

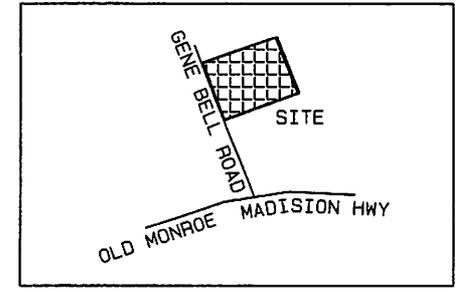
N/F  
ESTATE AT  
WALTON COUNTY LLC  
C166-89  
PB 30-84  
DB 3246=349

By: John Elwin Knight  
Ga. R. L. S. 1945  
P.O. Box 625  
Social Circle, Ga. 30025  
Ph. 770-464-4549

N/F  
ERNEST MARSHALL BRACKETT JR.  
C166-191  
DB 3675-446  
PB 20-228

SETBACKS - R1 ZONING  
FRONT -50'  
BACK -40'  
SIDE -15'

"The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67."

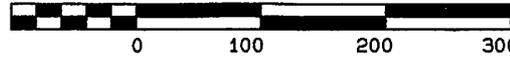


NOTE:  
THERE IS AN EASEMENT  
FOR INGRESS, EGRESS AND MAINTENANCE  
FOR LOT 2 OVER ALL OF THE GRAVEL  
DRIVE, CONCRETE DRIVE AND SIDEWALK  
SHOWN ON LOT 1.

936.17' N31°45'26"W  
TO NAIL SET AT C/L  
INTERSECTION OF GENE  
BELL ROAD (80' R/W)  
& OLD MONROE MADISON  
HWY A.K.A. PANNELL RD.  
(80' R/W)



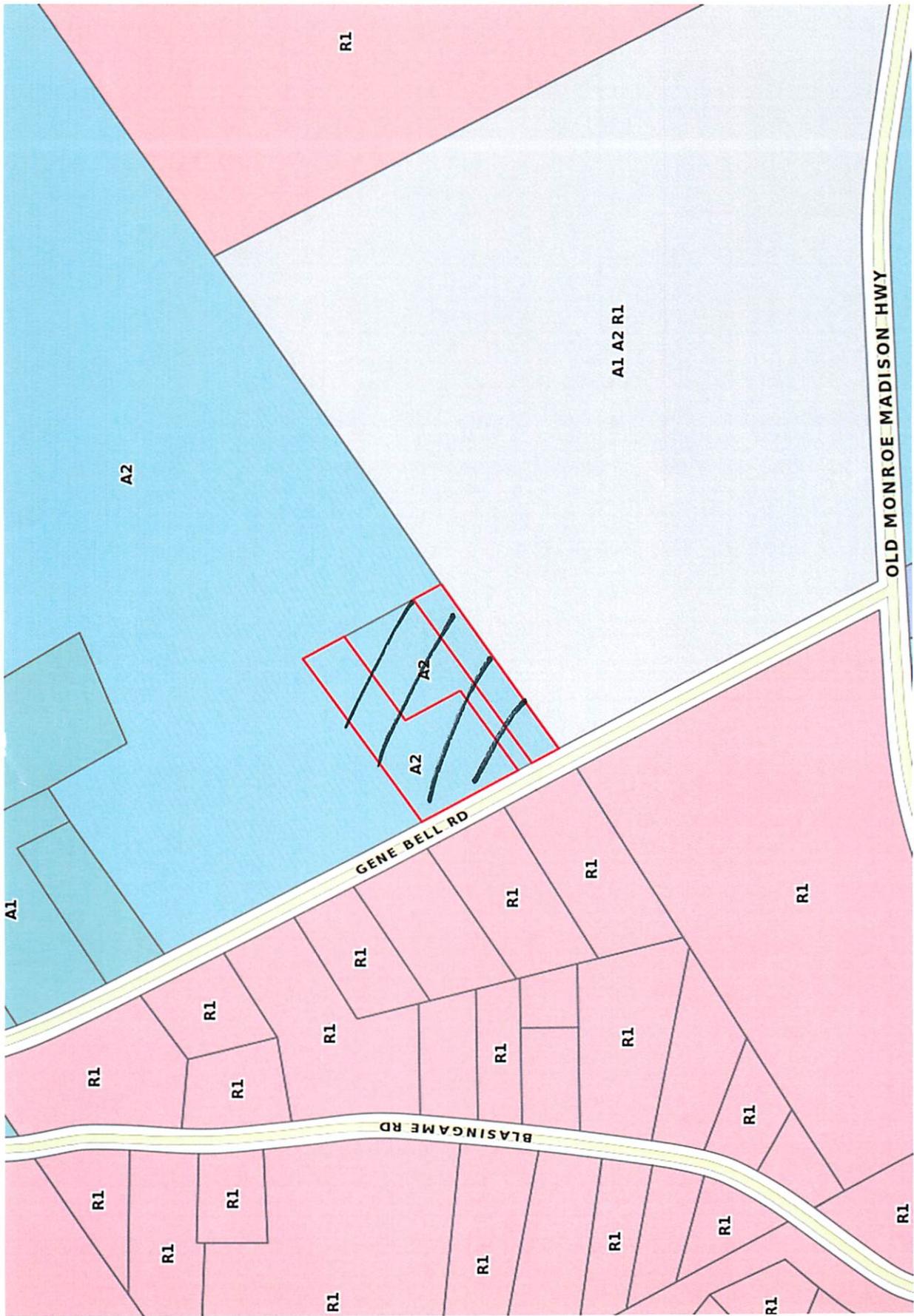
GRAPHIC SCALE 1"=100'



- LEGEND
- IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - FH FIRE HYDRANT
  - Pp POWER POLE
  - Rb REBAR
  - C.L.F. CHAIN LINK FENCE

Minor Subdivision Plat for:  
JENNINE F. KNIGHT

Scale: 1"=100	LAND DISTRICT 2 LAND LOT 5
Date: 6/27/2016	BLASINGAME G.M.D. 503 MONROE, GA.
Revised:	Drawn By: B.R.W.
Job:	Surveyor: JOHN ELWIN KNIGHT GA. R.L..S. 1945





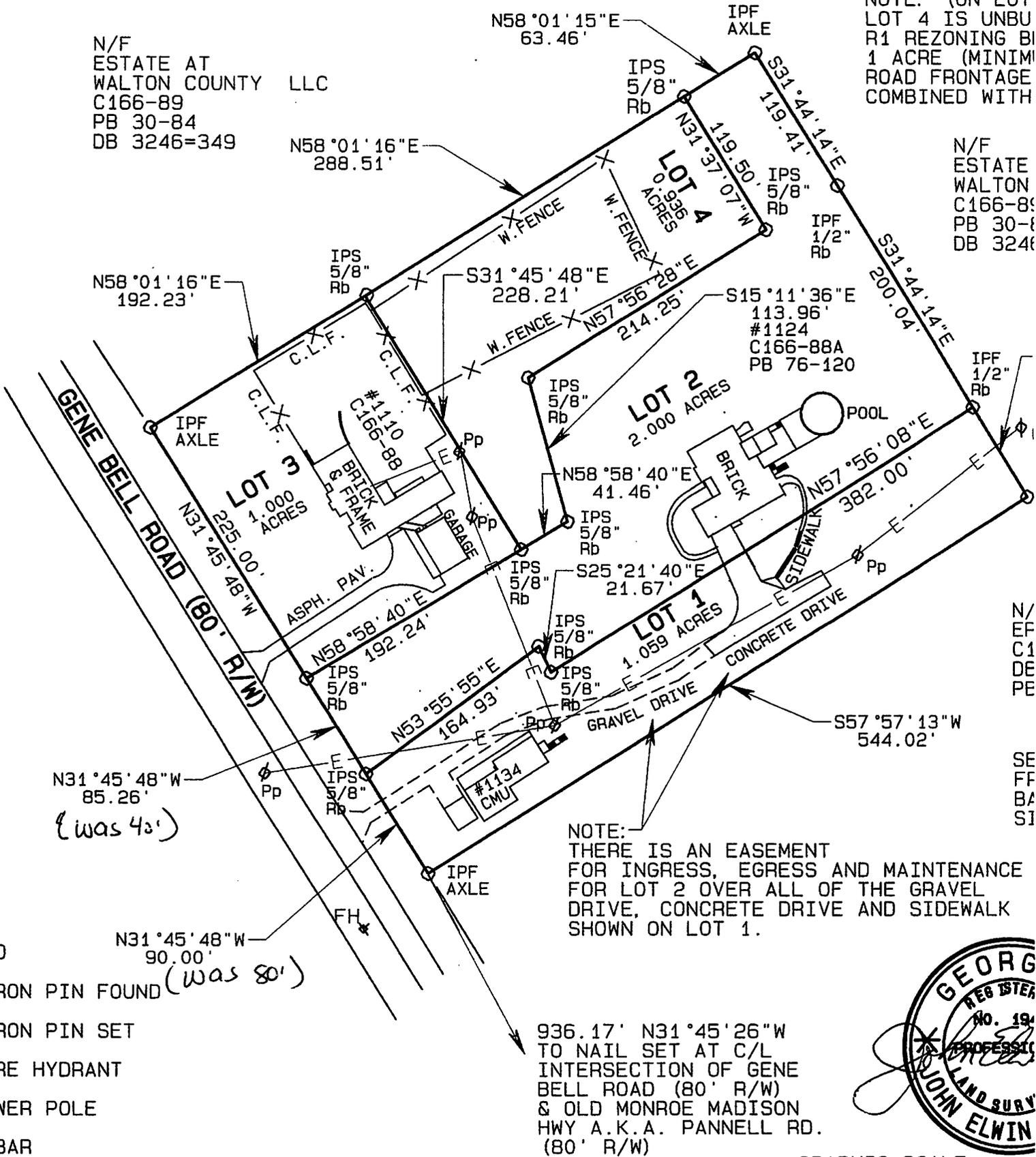


N/F  
ESTATE AT  
WALTON COUNTY LLC  
C166-89  
PB 30-84  
DB 3246=349

NOTE: (ON LOT  
LOT 4 IS UNBU  
R1 REZONING BI  
1 ACRE (MINIMI  
ROAD FRONTAGE  
COMBINED WITH

N/F  
ESTATE  
WALTON  
C166-89  
PB 30-84  
DB 3246

MAGNETIC



N31°45'48"W  
85.26'  
(was 43')

NOTE:  
THERE IS AN EASEMENT  
FOR INGRESS, EGRESS AND MAINTENANCE  
FOR LOT 2 OVER ALL OF THE GRAVEL  
DRIVE, CONCRETE DRIVE AND SIDEWALK  
SHOWN ON LOT 1.

- 3 END
- 5 IRON PIN FOUND (was 80')
- 3 IRON PIN SET
- FIRE HYDRANT
- POWER POLE
- REBAR
- ...F. CHAIN LINK FENCE

936.17' N31°45'26"W  
TO NAIL SET AT C/L  
INTERSECTION OF GENE  
BELL ROAD (80' R/W)  
& OLD MONROE MADISON  
HWY A.K.A. PANNELL RD.  
(80' R/W)



GRAPHIC SCALE

