

Rezone Z16070002

Staff Analysis

Commission District: 1 Ayers

Planning Commission Hearing Date: 8-4-16

Board of Commissioners Hearing Date: 9-13-16

Parcel ID: Map 0610170L

Acreage: 1.36 acres

Applicant:

Robby Stewart
1496 LaFayette Court
Loganville GA 30052

Owners:

Plantation Ventures, LLC
426 W Highland Avenue
Monroe GA 30655

Property Location: 506 Plantation Park Drive

Current Character Area: Highway Corridor

Current Zoning: M1

Request: Rezone 1.36 acres from M1 to B3 to allow a fitness center.

Site Analysis: The parcel contains 1.36 acres located within Plantation Park Business Park which contains B2 and M1 zoning.

Zoning History: None

Character Area: The character area for this property is highway corridor

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 # 216070002

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 C0610170 L00

Applicant Name/Address/Phone # Robby Stewart
1496 LaFayette Ct
Loganville, GA 30052
Property Owner Name/Address/Phone PLANTATION VENTURES LLC
426 W. Highland Avenue
MONROE, GA 30655
(If more than one owner, attach Exhibit "A")

Phone # 770 596 9498 Phone # 404 819 2520

Location: 506 Plantation Park Dr Requested Zoning B3 Acreage 1.36

Existing Use of Property: M1, office/warehouse

Existing Structures: 2 6,000 sq ft buildings building A + B

The purpose of this rezone is to accomade a tenant that wants to run a church affiliated gym.

Property is serviced by:
Public Water: Provider: Walton County 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] Date 6-30-16 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 M1 Surrounding Zoning: North M1 South M1
East M1 West M1
Comprehensive Land Use: Highway Corridor NAICS Code: 713940
Commission District: 1 Flyers 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.



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. Existing uses and zoning of nearby property;
*M1 - office warehouse
B2 - General office Commercial Bldg.*
2. The extent to which property values are diminished by the particular zoning restrictions;
If zoning is not granted it will negatively affect property value. We will not be able to lease to this user
3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
None
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
The public would benefit from this rezone
5. The suitability of the subject property for the zoned purposes; and
the property is suitable for this B3 zoning request.
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
2 months

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Robby Stewart
Address: 1496 Lafayette Ct Loganville, GA 30052
Telephone: 770-596-9498
Location of Property: 506 A+B Plantation Park Dr
426 W. Highland Ave Monroe, GA 30655
Map/Parcel Number: C0610170L00
Current Zoning: M1 Requested Zoning: B3

Nathan Purvis
Property Owner Signature
Plantation Ventures LLC
Print Name: NATHAN PURVIS
Address: 426 W. Highland Ave
Monroe, GA 30655
Phone #: 404 819 2520

Property Owner Signature
Print Name: _____
Address: _____
Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Susan Sykes
Notary Public

Date 10/30/14

From: Robby Stewart

To: Walton County Planning and Development Committee

Subject: Request for rezoning of property located at 506A Plantation Park Dr., Loganville GA 30052 From M1 to B3 zoning code.

Thank you for taking the time to consider my request for rezoning. My name is Robby Stewart. I have lived in Walton County for the last 20 years and I have been a part of this community through coaching and directing youth sports programs as well as being a member of the First Baptist Church of Loganville. During this time I have owned and operated an elite level sports performance training company, CES Performance, with locations in Duluth GA, Houston TX, and Dallas TX. I recently sold CES Performance with the goal in mind to start a similar facility here in Walton County. The plan for this facility will be to offer individual and small group athletic performance training coupled with sound biblical and character teachings. Uplift Sports Ministry has joined to together with FBLC, FCA, and NG3 in order to use sports performance training to reach the youth of Walton County for their total physical, spiritual, and character development.

We have been searching for the best facility that is some what centrally located between all of our Walton County Schools. As you can imagine finding the right facility that matches the requirements of size, price and location has been very difficult. These facilities at 506A Plantation Park Dr. not only fulfill these requirements but it also came available just as hope in finding a facility was all but gone. This ministry is designed to work with small groups and is not in the lines of typical membership fitness centers.

I would really appreciate your heart-felt consideration for the rezoning of this property from M1 to B3 in order that we may precede forward in reaching the youth of our community with sound character development.

Thank you

Authentisign
Robby Stewart
6/30/2016 11:52:14 AM EDT

Robby Stewart

UpLift Sports Ministry

HIGHWAY 78



