

Rezone ZCU16060012

Staff Analysis

Commission District: 4 Bradford

Planning Commission Hearing Date: 8-4-16

Board of Commissioners Hearing Date: 9-13-16

Parcel ID: Map C1710118

Acreage: 21.5 acres

Applicant:

Henry Earl Burchett
826 Knox Chapel Road
P O BOX 1091
Social Circle GA 30025

Owners:

Same

Property Location: 826 Knox Chapel Road

Current Character Area: Rural Residential

Current Zoning: A1

Request: Rezone 21.5 acres from A1 to A for horse boarding, training and breeding and Conditional use to allow a veterinary clinic.

Site Analysis: The property contains a house, barns, office and apartment. The applicant states the property has been used as a horse boarding, training and breeding facility since 1986. The rezoning request is to bring property into compliance with zoning and obtain a conditional use to add a veterinary clinic. This is the result of a code enforcement complaint that the property was being operated without proper zoning and occupational tax (business license).

Zoning History: None

Character Area: The character area for this property is rural residential.

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 # 2^{CU}16060012

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 C171-118

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Henry Earl Burchett</u>	<u>Henry Earl Burchett</u>
<u>P.O. Box 1091 / 826 Knox Chapel Rd</u>	<u>P.O. Box 1091 / 826 Knox Chapel Rd.</u>
<u>Social Circle, GA 30025</u>	<u>Social Circle, GA 30025</u>
<u>770-464-3682</u>	<u>770-464-3682</u> (If more than one owner, attach Exhibit "A")
Phone # <u>404-372-4210</u>	Phone # <u>404-372-4210</u> home cell

Location: 826 Knox Chapel Rd Requested Zoning A Acreage 21.5

Existing Use of Property: Horse boarding, training, breeding

Existing Structures: House, barns, office, apartment

The purpose of this rezone is to bring into compliance with current zoning. Property has been operating as horse boarding training + breeding since 1986. update to include veterinary clinic. (conditional use)

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.

Henry Earl Burchett 6/22/16 \$ _____
 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 A1
 East A1 West A1

Comprehensive Land Use: Rural Res NAICS Code: N/A

Commission District: 4 Bradford Watershed: N/A

I hereby withdraw the above application _____ Date _____

Letter of Intent to Rezone Property at
826 Knox Chapel Rd.

Requesting rezoning to bring the property in compliance with current zoning.

No new buildings have been erected since original construction in 1986.

The business has been operating as a horse boarding, breeding and training operation since opening in 1986.

Vet clinic has been added but is using the original office space. Most business is handled off property at horse owner's location. Vets service equine business only.

Zoning in the surrounding area is agriculture and is appropriate for this rezoning request.

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;

Everything is agriculture.

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

These uses require the A zoning.

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

Without the change in zoning we will not be able to operate the business.

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

No gain to the public.

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

everything surrounding property is zoned agriculture.

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 was grandfathered in as horse boarding facility. Vet Clinic added in existing office.



Map for Parcel Address: 826 Knox Chapel Rd Social Circle, GA 30025-4152, Parcel ID: C1710-118

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Information Deemed Reliable But Not Guaranteed.
Contact GAMLS at (770)493-9000 ext 391 for Help.

All structures have been on the property
since it was built in 1986.



