

Rezone Z16040018

Staff Analysis

Commission District: 3 Shelnett

Planning Commission Hearing Date: 6-2-16

Board of Commissioners Hearing Date: 7-12-16

Parcel ID: Map C0540151/152

Acreage: 24.75 acres

Applicant:

Alcovy Builders Inc

2700 Braselton Way
Loganville GA 30052

Owners:

Equestria LLC

4404 Lawrenceville Road
Loganville GA 30052

Property Location: 14 and 24 Chris Drive

Current Character Area: Suburban

Current Zoning: R1 OSC

Request: Rezone 24.7 acres from R1 OSC to A2 for residential lots.

Site Analysis: The property contains 2 single family dwellings, one mobile home and 1 modular. These will be separated into individual lots.

Zoning History: Z07050003 rezone from MH to R1 OSC

Character Area: The request is consistent with the character area for this property which is Suburban and planned to accommodate the majority of new residential growth.

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 # Z16040018

Planning Comm. Meeting Date 6/2/16 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 7/12/16 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 C0540151/C0540152 (Dist. 4)

Applicant Name/Address/Phone # <u>ALCOBY BUILDERS INC</u> <u>PO BOX 1758</u> <u>LOGANVILLE GA, 30052</u> Phone # <u>770 527 7053</u> <u>14 CHRIS DR</u>	Property Owner Name/Address/Phone <u>EQUESTRIA LLC</u> <u>4404 LAWRENCEVILLE RD</u> <u>LOGANVILLE, GA 30052</u> (If more than one owner, attach Exhibit "A") Phone # <u>770 616 4460</u>
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Location: 24 CHRIS DR Requested Zoning A-2 Acreage (22.73 + 2.02)

Existing Use of Property: SINGLE FAMILY RESIDENCE

Existing Structures: 4 (2) SITE BUILT, 1 MOBILE HOME, 1 MODULAR

The purpose of this rezone is CREATE ADDITIONAL ACRAGE
BUILDING LOTS AND REMOVE EXISTING OSC
CONTINGENCY

Property is serviced by:
Public Water: Provider: WALTON COUNTY 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] Date 7/26/16 Fee Paid \$ 250.00

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 R1 OSC Surrounding Zoning: North MH R2 South MH
East MH West MH
Comprehensive Land Use: Suburban NAICS Code: _____
Commission District: 3 Shelburne Watershed: N/A

I hereby withdraw the above application _____ Date _____

**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: Patrick Allen

Address: _____

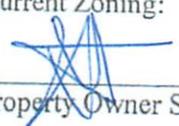
Telephone: (770) 527-7053

Location of Property: 14 1/2 Chris Dr and 5435 Hightower Trl.
Oxford GA 30054

Map/Parcel Number: _____

Current Zoning: R-1

Requested Zoning: A-2 w/ removal of
OSC contingency


Property Owner Signature

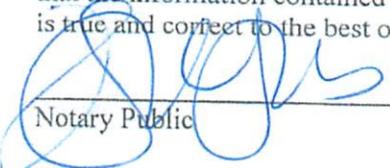
Property Owner Signature

Print Name: Ginny Vandstrom Print Name: _____

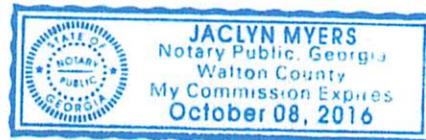
Address: 4404 Lawrenceville Rd
Woganville GA 30052 Address: _____

Phone #: (770) 666-4460 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.


Notary Public

4/27/16
Date



ALCOVY • BUILDERS

April 27, 2016

Alcovy Builders Inc.

Patrick Allen, PRES\CEO.

PO BOX 1758 Loganville, GA 30052

(770)-527-7053

Walton County Planning and Development

303 S Hammond Dr.

Monroe, GA 30655

RE: 14 and 24 Chris Dr. Oxford, GA: Re-zone request R-1 to A-2 without contingency

Please consider a zoning change for the above referenced properties. Currently the properties are zoned R-1 and approved for interior development with an open space conservation contingency. Requesting the properties be re-zoned to A-2 and remove the open space contingency. The adjacent properties range from 1.81 ac-6.5 acres and currently zoned MH. The requested zoning changes would not adversely affect the neighboring properties or the surrounding community.

Please do not hesitate to contact Patrick Allen 770-527-7053 if you have any questions or concerns regarding this matter. Thank you in advance for your consideration in this matter!

Regards,



Patrick Allen, President\CEO

Alcovy Builders Inc.

Article 4, Part 2 Section 160 Standard Review Questions

- 1) The existing land is zoned R1 and used as single family residences. As is the surrounding community. However, the surrounding community is zoned MH.
- 2) The purpose of the current zoning and the requested zoning would remain the same. The presumed density of any future development would be less with the requested zoning change.
- 3) The proposed land use change would maintain a fair balance between the rights of public property, health, safety or general welfare of the public.
- 4) The relative gain would be greater to the individual property owners and would impose little if any hardship.
- 5) Currently, the subject has little economic use.
- 6) The proposed zoning would be suitable in view and use for the future development of adjacent properties.
- 7) The proposed zoning will not adversely affect the existing use or accessibility of the adjacent properties.
- 8) The proposed zoning will not create an isolated district unrelated to the nearby districts. All are similar.
- 9) The proposed zoning would create less burden on the public facilities.
- 10) The environmental impact would be less invasive with the requested zoning.
- 11) The proposed zoning changes would be an improvement to the surrounding community as currently zoned
- 12) There are no obvious reasons the property could not be used as currently zoned. However, the requested zoning change would be more desirable and appropriate for the community setting.
- 13) The aesthetic effect of the proposed zoning changes would be more appropriate for the surrounding community.
- 14) There would be a favorable change in character from the surrounding community, nearby areas, particular piece of property or neighborhoods.
- 15) The proposed zoning change bears to the purpose of the overall zoning scheme and will help carry out purposes of this ordinance
- 16) There are no obvious existing or changing conditions affecting the use and development of the property that yield supporting grounds for approval or disapproval of the requested zoning change.


4/28/2016