

# Rezone Z16070012

## Staff Analysis

Commission District: 4 Bradford

Planning Commission Hearing Date: 9-1-16

Board of Commissioners Hearing Date: 10-4-16

Parcel ID: Map C0200010A00

Acreage: 10.00 acres

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**Applicant:**

**Preston & Malcom PC**

110 Court Street  
Monroe GA 30655

**Owners:**

**J & S Homes, Inc**

5217 Hwy 138 SW  
Oxford GA 30054

**Property Location:** GA Hwy 186/Jones Woods Road/AB Martin

**Current Character Area:** Rural Residential

**Current Zoning:** A

**Request:** Rezone 10.00 acres from A to A1 to subdivide parcel into 3 single family residential lots.

**Site Analysis:** The property is located at the intersection of Jones Woods Road, AB Martin and GA Hwy 186.

**Zoning History:** Z12090004 rezoned to A for Equine Veterinary clinic.

**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 # Z 16070012

Planning Comm. Meeting Date 9-1-2016 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm Meeting Date 10-04-16 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 C200 - 10A

**Applicant Name/Address/Phone #**  
Preston & Malcom, P.C.  
110 Court St.  
Monroe, GA 30655

**Property Owner Name/Address/Phone**  
J & S Homes, Inc.  
5217 Hwy. 138, SW  
Oxford, GA 30054  
(If more than one owner, attach Exhibit "A")

Phone # 770-267-2503

Phone # 770-318-5040

Location: GA 186 & Jones Woods Rd Requested Zoning A-1 Acreage 10

Existing Use of Property: Zoned A for Veterinary Clinic

Existing Structures: None

The purpose of this rezone is Subdivide parcel into three single family residential lots.

Property is serviced by:

Public Water: None Provider: \_\_\_\_\_ Well: X

Public Sewer: None Provider: \_\_\_\_\_ Septic Tank: X

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] <sup>FOR APPLICANT</sup> Date 7/28/2016 \$        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 A Surrounding Zoning: North A South A  
East A1 West A1

Comprehensive Land Use: Rural Res NAICS Code: \_\_\_\_\_

Commission District: 4-Bradford 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: Preston & Malcom

Address: 110 Court St Monroe

Telephone: 7-267-2503

Location of Property: Intersection of Ga Hwy 186 + Jones Woods Rd.

Map/Parcel Number: C200 - 10A

Current Zoning: A Requested Zoning: A1

[Signature]  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Jeff Paulk

Print Name: \_\_\_\_\_

Address: 5217 Hwy. 138 SW  
Oxford, GA 30054

Address: \_\_\_\_\_

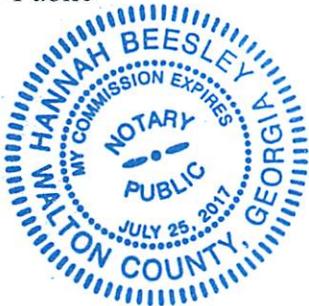
Phone #: 770-318-5040

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.

[Signature]  
Notary Public

7/22/16  
Date



1. *Existing uses and zoning of nearby property.*

**The property is located in a primarily residential area of Jones Woods Road and Ga. Highway 186. Surrounding land uses include "A" and "A-1."**

2. The Extent to which property values are diminished by the particular zoning.

**The area along Jones Woods Rd. and Highway 186 is a predominantly large tract area and this rural residential development will enhance adjacent and nearby property.**

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

**This area is a predominately large tract and rural residential district and this property's highest and best use is for residential development consistent with that proposed.**

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

**The gain to the public is orderly consistent growth under the proposed zoning and would allow the applicant to develop the property in accordance with other similarly situated property. Failure to grant this rezone request will result in undue hardship on the owner.**

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

**The property is zoned "A", however, an "A-1" would provide a more suitable development, as this area is ideally suited for the requested zoning as it is in keeping with similar surrounding uses.**

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 been vacant as zoned since 2012.**

- LEGEND:
- P.E. - PERMANENT EASEMENT
  - C.E. - CONSTRUCTION EASEMENT
  - S.E. - SANITARY SEWER EASEMENT
  - H.W. - HEAD WALL
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADIUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - CL - CENTER LINE
  - M.H. - MANHOLE
  - Φ - FIRE HYDRANT
  - W - WATER VALVE
  - E.C.D. - EROSION CONTROL DEVICE
  - LeB3 - SOIL TYPE

ALONG C.L. A. B. MARTIN ROAD

NUMBER	DIRECTION	DISTANCE
L1	N 62°45'54" E	87.80'
L2	N 63°56'23" E	101.02'
L3	N 62°16'53" E	77.52'
L4	N 60°21'45" E	112.94'
L5	N 59°37'59" E	57.09'



APPROVED FOR RECORDING  
 AS IS  
 NOT A BUILDABLE RESIDENTIAL LOT  
 WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT  
 DATE: 3/14/06  
 NAME: K. Taylor

**A. B. MARTIN ROAD**  
 DIRT NO R/W

**JONES WOOD ROAD**  
 80' R/W

20' PAVEMENT

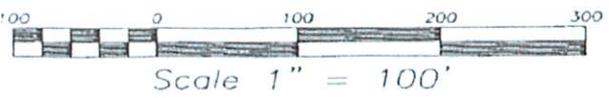
10.00 ACRES

**KATIE RUTH MARTIN**

**GA. HWY # 186**  
 100' R/W



FILED AND RECORDED 3-15-06  
 AT 9:32 (A.M.) PAGE 195  
 KATHY K. TROST  
 CLERK SUPERIOR COURT HB  
 WALTON COUNTY, GEORGIA



SURVEY FOR BEING PART OF PARCEL 10 MAP 200

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. C013297C0140C EFFECTIVE DATE: FEB. 1995

REVISIONS:  
 JOB # 06029 FILE # \_\_\_\_\_

**SURVEYORS CERTIFICATION**

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,845 FEET AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
- THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 256,785 FEET AND WAS ADJUSTED BY THE COMPASS RULE.
- ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201.

**J. Earl Elsner**

STATE GEORGIA	COUNTY WALTON	CITY	G.M.D.
DISTRICT 2nd	LAND LOT 55	SCALE 1" = 100'	DATE MARCH 6, 2006

**Brewer & Dudley, L.L.C.**  
 Civil Engineering, Land Surveying  
 Land Planning, and Construction Management  
 107 Davis Street  
 Marietta, Georgia 30065  
 tel. (770) 267-4703  
 fax. (770) 267-9479



