

Rezone Z16080001

Staff Analysis

Commission District: 4 Bradford

Planning Commission Hearing Date: 9-1-16

Board of Commissioners Hearing Date: 10-4-16

Parcel ID: Map C14000102

Acreage: 2.00 acres

Applicant:

James R Holder

1924 Whitney Road
Monroe GA 30655

Owners:

Same

Property Location: 1924 Whitney Road

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 2.00 acres that currently contains 2 homes, to R1 so that the property can be split into (2) 1-acre tracks eliminating the current non-conforming use.

Site Analysis: The property is located at 1924 Whitney Road and contains 2 single family dwellings.

Zoning History: None

Character Area: The request complies with the character area for this property which 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 # 216080001

Planning Comm. Meeting Date 9-1-16 at 6:00PM held at WC Board of Comm. Meeting Room
 Board of Comm Meeting Date 10-4-16 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 C1400102

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>JAMES R HOLDER</u>	<u>same</u>
<u>1924 Whitney Rd</u>	
<u>Monroe, GA</u>	
<u>30655</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>678-246-9185</u>	Phone # _____
Location: <u>1924 Whitney Rd</u>	Requested Zoning <u>R1</u> Acreage <u>2</u>
Existing Use of Property: <u>Residential</u>	
Existing Structures: <u>2 HOMES - out Bldg</u>	
The purpose of this rezone is <u>have a legal division of a two ac tract to correct a non-conforming USE</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/>	Provider: <u>Walton Co.</u> Well: _____
Public Sewer: _____	Provider: _____ Septic Tank: <input checked="" type="checkbox"/>
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 <u>[Signature]</u>	Date <u>8-1-16</u> Fee Paid <u>\$250⁺</u>
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 <u>A1</u>	Surrounding Zoning: North <u>A1</u> South <u>A1</u> East <u>A1</u> West <u>A1</u>
Comprehensive Land Use: <u>Suburban</u>	NAICS Code: _____
Commission District: <u>4 Bradford</u>	Watershed: _____

I hereby withdraw the above application _____ Date _____

Rezone

In ruling on any application for a zoning map amendment or conditional use permit, the Planning Commission and the Board of Commissioners shall act in the best interest of the health, safety, morals, and general welfare of the County. In doing so, the Planning Commission in its consideration of and recommendations concerning a petition requesting a zoning map amendment or conditional use permit, and the Board of Commissioners in its consideration and final decision concerning a petition requesting a zoning map amendment or conditional use permit, will consider the following factors as they may be relevant to the application:

1. Existing uses and zoning of nearby property;

Existing uses are residential/agriculture.

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

The value of the property is diminished in that we are limited in our ability to improve the non-conforming structure.

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

The health, safety, morals and general welfare of the public is not promoted by continuing to have a non-conforming use.

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

There is some hardship to the petition in continuing the non-conforming use and no gain to the public by keeping the non-conforming use.

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

It is suitable and works well. There is a nice mix of large and small new ^{AND @ LP} homes in the area.

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

N/A

PROPOSED LINE
ACTUAL SURVEY LINE
TO BE PLACED TO
COMPLY WITH ORDINANCE
REGULATIONS



Lot 15
Now
ZAC

WHITNEY RD



