

**Rezone ZCU16010005  
Staff Analysis**

Commission District: 4 Bradford

Planning Commission Hearing Date: 2-4-16

Board of Commissioners Hearing Date: 3-1-16

**Parcel ID: Map C102-33**

**Acreage: 13.6 acres**

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**Applicant:**

**St Anna's Catholic Church**

1401 Alcovy Street  
Monroe GA 30655

**Owners:**

**Wilton D Gregory, SLD Archbishop**

680 W Peachtree St NW  
Atlanta GA 30308

**Property Location:** 1401 Alcovy Street

**Current Character Area:** Suburban

**Current Zoning:** CITY of MONROE R1

**Request:** Rezone 13.6 acres from CITY R1 to A1 with conditional use for a place of worship

**Site Analysis:** The property contains St Anna's Catholic Church. The property is located at the corner of Monroe Jersey (Alcovy Street) and Chriswell Road.

**Zoning History:** None

**Character Area:** The character area for this property 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:

PC Action:

Rezone Application # ZCU 16000005

Planning Comm. Meeting Date 2-4-16 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm Meeting Date 3-1-16 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 M013 0112  
C102-33

Applicant Name/Address/Phone #  
St. Annas Catholic Church  
1401 Alcovy St.  
Monroe, GA 30655

Property Owner Name/Address/Phone  
Wilton D. Gregory, SLD Archbishop  
680 W. Peachtree St. N.W.  
Atlanta, GA 30308  
(If more than one owner, attach Exhibit "A")

Phone # 770-267-7637

Phone # 404-885-7400

Location: 1401 Alcovy St Requested Zoning A-1 <sup>cond. use</sup> Acreage 13.6

Existing Use of Property: House of worship

Existing Structures: church

The purpose of this rezone is Appropriate zoning for a  
house of worship in a rural setting.

Property is serviced by:

Public Water:  Provider: City of Monroe Utilities 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 1/5/16 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 City R1 Surrounding Zoning: North City South A1 A2  
East A1 West City

Comprehensive Land Use: Suburban NAICS Code: \_\_\_\_\_

Commission District: 4 Watershed: N/A

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

# St. Anna's Catholic Church

1401 Alcovy Street • Monroe, Georgia 30655

Tuesday, January 5, 2016

Dear Walton County Board of Commissioners,

This letter is to inform you the St. Anna's Catholic Church property located at 1401 Alcovy Street will continue to be used as a house of worship in a rural setting upon de-annexation from the City of Monroe and acceptance by the Walton County Board of Commission.

Please let me know if you require any further information relative to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Graham', with a long horizontal line extending to the right.

Patrick Graham  
Member of the St. Anna's Parish Council  
770-267-2443  
[patrick.graham@waltontribune.com](mailto:patrick.graham@waltontribune.com)

Rezone Application  
St. Anna's Catholic Church  
1401 Alcovy St.  
Monroe, GA 30655

Article 4, Part 2, Section 160 Standard Review Answers

- 1) Majority of surrounding property is R-1.
- 2) Property conforms to existing zoning, but proposed zoning would be more appropriate for a house of worship in a rural setting.
- 3) No change to the health, safety and general welfare of the public would occur as a result of the proposed zoning change.
- 4) No gain or hardship would occur from the zoning change.
- 5) Subject property is a house of worship in a rural setting.
- 6) Subject property is already a house of worship in a rural setting.
- 7) Proposed zoning change would have no impact on the existing use or usability of adjacent and nearby districts.
- 8) Proposed zoning change would not create an isolated district unrelated to adjacent and nearby districts.
- 9) There would be no change to the use of public utilities.
- 10) There would be no negative environmental impact due to the proposed zoning change.
- 11) There would be no change to the value of the adjacent property.
- 12) Proposed zoning is appropriate for a house of worship in a rural setting.
- 13) There would be no change to the aesthetics of the property.
- 14) There would be no negative effects to the character of the property or surrounding area by the proposed zoning change.
- 15) There would be no negative effects to the overall zoning scheme.
- 16) Proposed zoning is appropriate for a house of worship in a rural setting.

**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 Graham  
Address: 355 Calumet Lane, Monroe, GA. 30655  
Telephone: 903-905-2455  
Location of Property: 1401 Alcaay St.  
Monroe, GA. 30655  
Map/Parcel Number: M013 0112

Current Zoning: R-1 Requested Zoning: A-1

Daniel R. Toof  
Property Owner Signature

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

Print Name: DANIEL R. TOOF

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

Address: 1401 Alcaay Street

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

Phone #: 770/267/7637

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.

Jessica L. Fox  
Notary Public

1/5/14  
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:

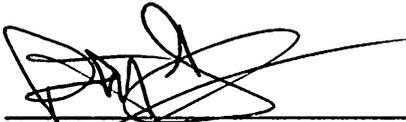
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

\_\_\_\_\_ 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.

 \_\_\_\_\_ 1/5/16

Signature of Applicant/Date

Check one: Owner \_\_\_\_\_ Agent  \_\_\_\_\_