

Rezone Z21110005

Staff Analysis

Commission District: **5- Adams**

Planning Commission Hearing Date: **12-09-2021**

Board of Commissioners Hearing Date: **01-04-2022**

Parcel ID: **Map C0860098**

Acreage: **2.25**

Applicant:
Amber Spitzer

1950 Bold Springs Road
Monroe, Georgia 30656

Owners:

Carl Edward Bishop & Pamela K Bishop

1950 Bold Springs Road
Monroe, Georgia 30656

Property Location: 1950 Bold Springs Road

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 2.25 acres from A1 to R1 to create a buildable lot.

Staff Comments/Concerns:

Site Analysis: The 2.25 acre tract is located on 1950 Bold Springs Road. The surrounding properties are zoned R1, A1 and A2.

Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: An increase to the number of households in Walton County will increase the number of calls for service and population which directly impacts the Walton County Sheriff's Office. The average number for calls for service is based on population and number of households.

Water Authority: Request to split property and rezone 2.25 acres on Bold Springs Rd. from A1 to R1 to create 2 buildable lots. This property is located within the City of Monroe service area.

Fire Department: No issues

Fire Code Specialist: No comment received

Board of Education: This will impact the Walton County School District. Additional houses will create the need for additional classrooms, teachers and transportation for additional students.

Development Inspector: No comment received

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received

City of Monroe comment: Per Logan Propes, City Administrator with the City of Monroe - this is Monroe's water service area and we can service the property.

PC ACTION 12/9/2021:

1. **Rezone – Z21110005 – Rezone 2.25 acres from A1 to R1 to create a buildable lot– Applicant: Amber Spitzer/Owners: Carl & Pamela Bishop – Property located on 1950 Bold Springs Rd-Map/Parcel C0860098 – District 5.**

Presentation: Amber Spitzer represented the case. She wants to cut the property in half to build next to her parents. She also stated that they have 300 ft. of road frontage and that would make them have 150 ft. each. Tim Hinton asked if County Water was there and Ms. Spitzer stated yes.

Speaking: None.

Recommendation: Tim Hinton made a motion to recommend approval as submitted with a second by Pete Myers. The motion carried unanimously.

Rezone Application # Z21110005

Planning Comm. Meeting Date 12-09-2021 at 6:00PM held at **WC Board of Comm. Meeting Room** - 3rd Floor - 3035 Hammond Drive
 Board of Comm Meeting Date 01-04-2022 at 6:00PM held at **WC Historical Court House** - 111 S. Broad St. Monroe - 2nd Floor

You or your agent must be present at both meetings

Map/Parcel C0860098

Applicant Name/Address/Phone #
Amber Spitzer
1950 Bold Springs Rd
Monroe, GA 30056

Property Owner Name/Address/Phone
Carl Edward Bishop
Pam Bishop
1950 Bold Springs Rd
Monroe, GA 30056
 (If more than one owner, attach Exhibit "A")

Phone # 706-412-1032

Phone # 770-853-7008

Location: 1950 Bold Springs Rd Requested Zoning R1 Acreage 2.25

Existing Use of Property: Residential

Existing Structures: House and shed on 2.25 acres

The purpose of this rezone is to split the 2.25 acres into a 1 acre lot and 1.25 acre lot to build a house on the 1 acre lot

Property is serviced by the following:

Public Water: Yes Provider: City of Monroe Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: Yes

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 Amber Spitzer

Date 11/01/2021

Fee Paid \$ 300.00

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 A1 Surrounding Zoning: North R1 A1 South R1 A2
 East A1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N /

Commission District: 5-Adams Watershed: _____ TMP _____

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: Amber Spitzer
Address: 1950 Bold Springs Rd Monroe, GA 30656
Telephone: 706-412-1032
Location of Property: 1950 Bold Springs Rd
Monroe, GA 30656
Map/Parcel Number: C0860098
Current Zoning: A1 Requested Zoning: R1
Pam Bishop Property Owner Signature Carl Bishop Property Owner Signature
Print Name: Pam Bishop Print Name: Carl Bishop
Address: 1950 Bold Springs Rd Address: 1950 Bold Springs Rd
Phone #: 770-853-7008 Phone #: 770-851-3741

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.

John Breedlove
Notary Public

11-1-21
Date



Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

Residential in front and beside that are
zoned for R1.

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

None that I am aware of

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

None

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

None

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

It is suitable

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

Not vacant.

November 2, 2021 Letter of intent

We are wanting to divide our property into a 1 acre and 1.25 acre track to build beside my parents.

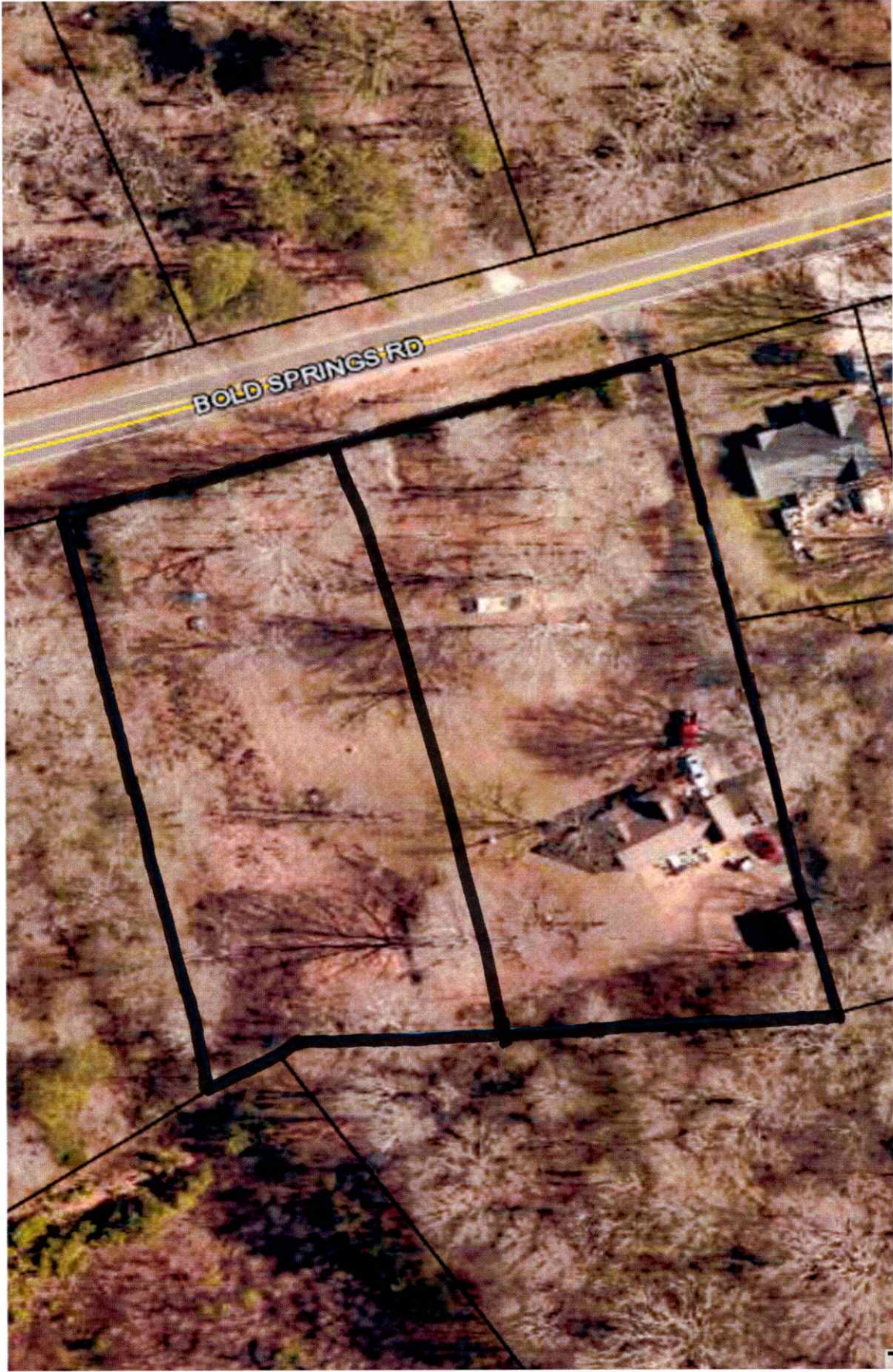
Amber Smith

11/02/2021

Z21110005 - 1950 Bold Springs Rd



Z21110005 – 1950 Bold Springs Rd



Z21110005 – 1950 Bold Springs Rd

