

Rezone Z21100014

Staff Analysis

Commission District: **5- Adams**

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

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

Parcel ID: **Map C0700034**

Acreage: **12.40 acres**

Applicant:
Vicky Fry

590 N Cross Lane Road NW
Bethlehem, Georgia 30620

Owner:
Vicky & Steve Fry

590 N Cross Lane Road NW
Bethlehem, Georgia 30620

Property Location: 590 N Cross Lane Road NW

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 12.40 acres from A1 to A to grow & sell fruit vegetables and eggs at farmers market.

Staff Comments/Concerns: Should the Board approve the request the Department would recommend approval for this use only.

Site Analysis: The 12.40 acre tract is located on 590 N Cross Lane Road NW. The surrounding properties are zoned A1.

Zoning History: No History

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

Comments and Recommendations from various Agencies:

Public Works: Has no issue with approval for this request.

Sheriffs' Department: No impact to the Walton County Sheriff's Office.

Water Authority: Request to rezone 12.40 acres on N Cross Lane Rd from A1 to A to grow & sell fruits and vegetables, and eggs at farmers market. This property is not currently served with water service, however a 8" water main exists at the intersection of Fieldstone Way. (static pressure: 90 psi, Estimated fire flow available: 800 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comment received

Board of Education: Will have no effect on the Walton County School District.

Development Inspector: No comment received

DOT Comments: Will not require GDOT approval

Archaeological Information: No comment received

PC ACTION 12/9/2021:

1. **Rezone – Z21100014 – Rezone 12.40 acres from A1 to A to grow and sell vegetables & eggs at market– Applicant: Vicky Fry/Owners: Vicky & Steve Fry – Property located on 590 N Cross Lane Rd-Map/Parcel C0700034 – District 5.**

Presentation: Vicky Fry represented the case. She said that they have been farming since 1994 and they want to sell produce and eggs that they grow. Ms. Fry stated that they take produce and eggs to the market. Tim Hinton asked about what vehicles do they have for this and Ms. Fry stated that they have two vans that they use for delivery. Mr. Hinton stated that he has personal knowledge of this place and he has been by there many times. Tim Hinton stated that the road is terrible and it would take 2 axle vehicles to go down this road. Mr. Hinton stated that it is not on the staff report but in his opinion the road is narrow and needs to be fixed. Mr. Hinton stated that this opens the door to Ms. Fry to be first to dedicate right of way. Ms. Fry stated that they tried this in the past but they had one neighbor that does not want this because he said does not want to give up any of his land to the county. She said that the road has two 90 degrees turns.

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 # 221100014

Planning Comm. Meeting Date 12-9-2021 at 6:00PM held at **WC Board of Comm. Meeting Room** -

363 S. Hammon Drive - 3rd Floor

Board of Comm Meeting Date 1-4-2022 at 6:00PM held at **WC Historical Court House** -

111 S. Broad Street 2nd Floor

You or your agent must be present at both meetings

Map/Parcel C0700-00000-034-000
C0700034

Applicant Name/Address/Phone #

Vicky Fry - owner
590 CROSS LN NW
BETHLEHEM, GA 30620

Property Owner Name/Address/Phone

Vicky L. Fry
STEVE FRY - owner
590 CROSS LN NW
BETHLEHEM, GA 30620
(If more than one owner, attach Exhibit "A")

Phone # 678-381-9759

Phone # 678 758-1899

Location: 590^N CROSS LN RD. NW Requested Zoning A Acreage 12.40 AC

Existing Use of Property: Farm - vegetables, eggs

Existing Structures: HOME, POLE BARN

The purpose of this rezone is GROW + SELL VEGETABLES, EGGS @ Farmers Market

Property is serviced by the following:

Public Water: _____ Provider: _____ 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 Vicky Fry

Date 10/13/2021

Fee Paid \$ 350.00

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 A1 South A1
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 _____

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;

A-1 Farm + Residential

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

Not Sure - None to my Knowledge

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

Not applicable?
Our farming practices are environmentally safe and promotes health soil for future.

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

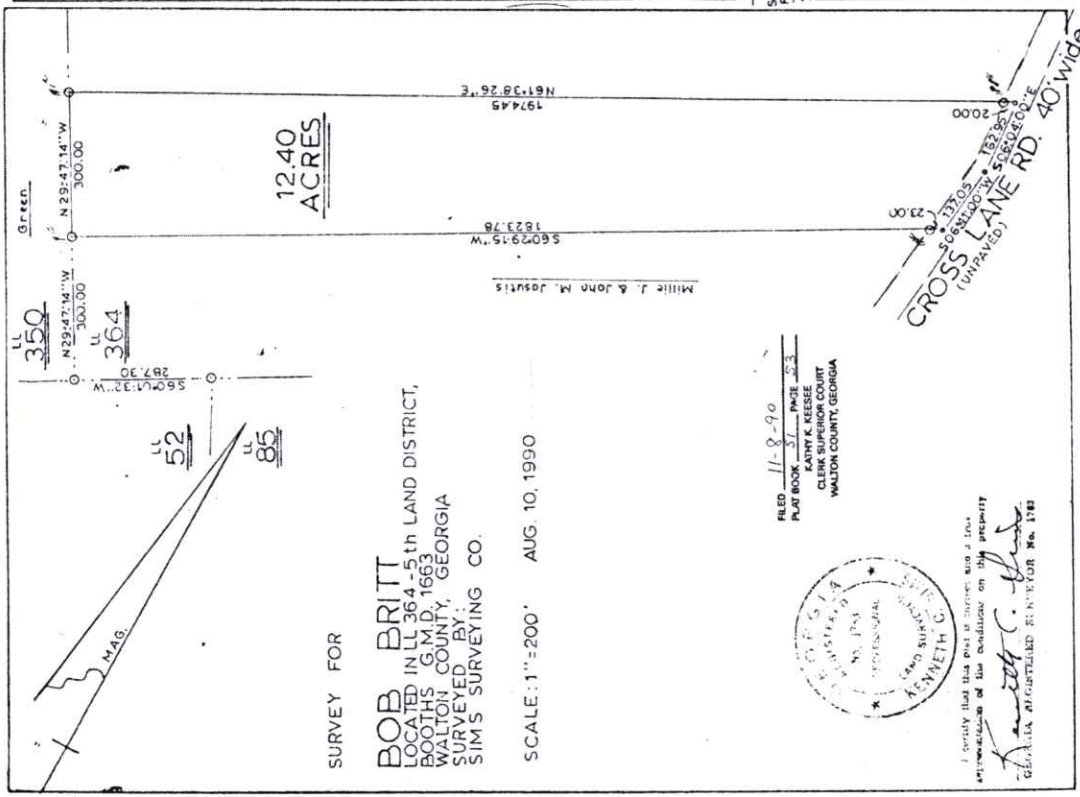
We've been here since 1994 and nothing will change

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

Currently being used as such
(organic agriculture)

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.

None



SURVEY FOR
BOB BRITT
 LOCATED IN LL 364-5th LAND DISTRICT,
 SOCIAL CIRCLE, G.M.D. 1663
 WALTON COUNTY, GEORGIA
 SURVEYED BY:
 SIMS SURVEYING CO.

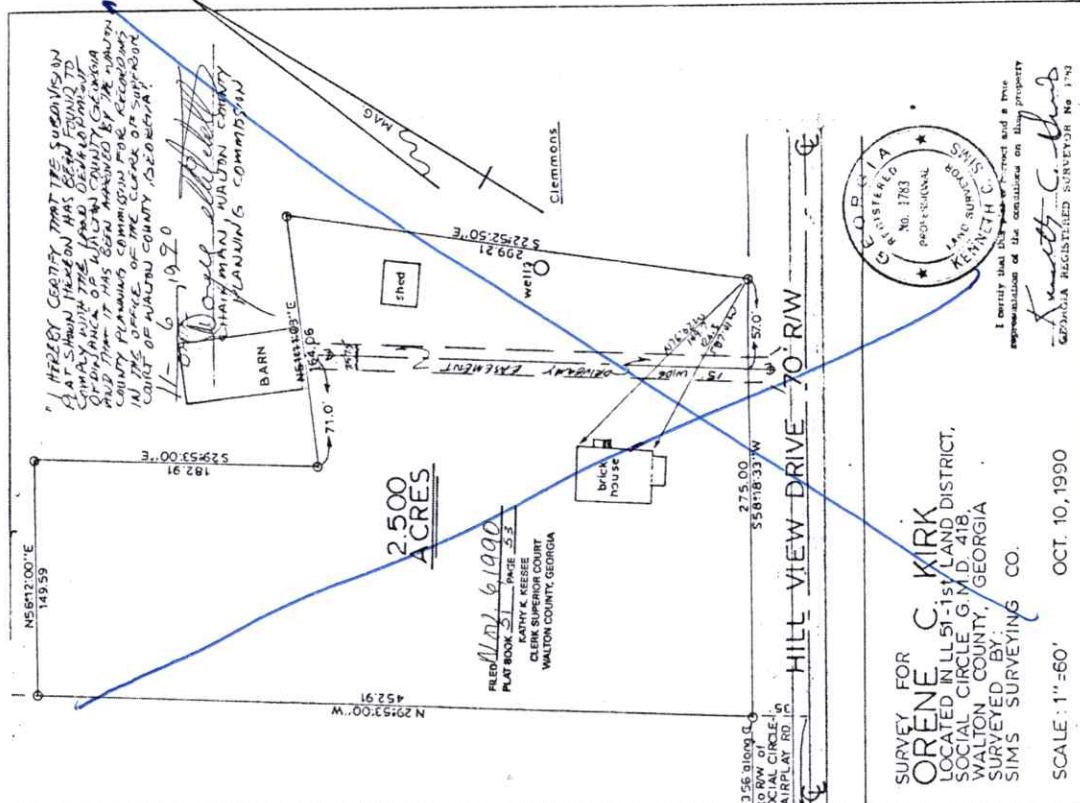
SCALE: 1"=200' AUG. 10, 1990

FILED 11-9-90
 PLAT BOOK 37 PAGE 53
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA



I certify that this plat is correct and a true representation of the conditions on the property represented hereon.
 Kenneth C. Kirk
 GEORGIA REGISTERED SURVEYOR No. 1783

RECORDED: NOV 16 1990, 19
 KATHY K. KEESER, CLERK



2.500 ACRES

FILED 11-6-1990
 PLAT BOOK 37 PAGE 53
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA

HILL VIEW DRIVE 70' RW

SURVEY FOR
ORENE C. KIRK
 LOCATED IN LL 51-1st LAND DISTRICT,
 SOCIAL CIRCLE, G.M.D. 418
 WALTON COUNTY, GEORGIA
 SURVEYED BY:
 SIMS SURVEYING CO.

SCALE: 1"=60' OCT. 10, 1990



I certify that this plat is correct and a true representation of the conditions on the property represented hereon.
 Kenneth C. Kirk
 GEORGIA REGISTERED SURVEYOR No. 1783

RECORDED: NOV 16 1990, 19
 KATHY K. KEESER, CLERK

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AT SIMS SURVEYING HAS BEEN FOUND TO CONFORM WITH THE PLAT BOOK DESIGNATION AND THAT IT HAS BEEN APPROVED BY THE COUNTY PLANNING COMMISSION FOR RECORDS IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA, 11-6-1990
 Kenneth C. Kirk
 CHAIRMAN, WALTON COUNTY PLANNING COMMISSION

Letter of Intent

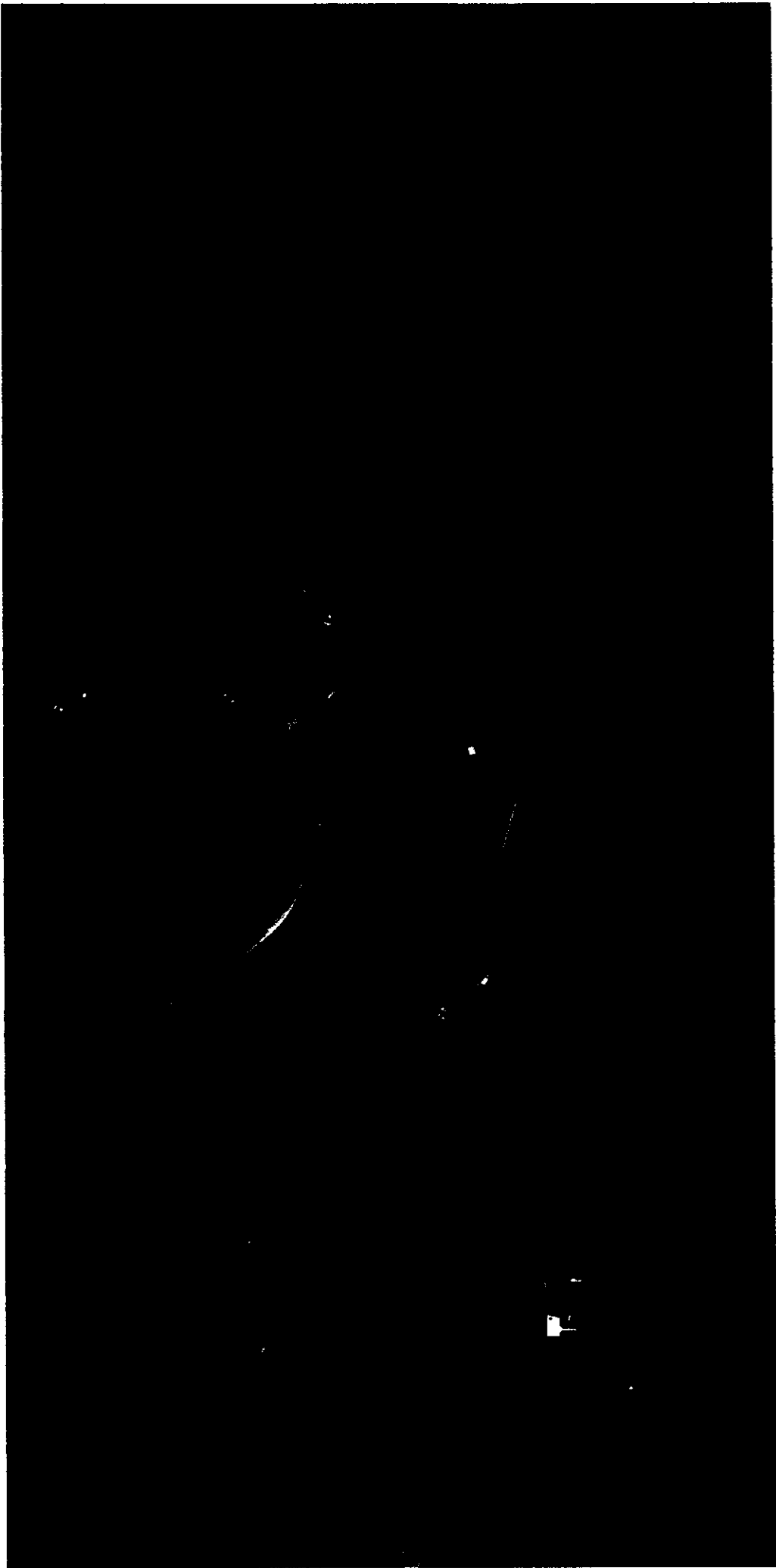
Vicky Fry
590 N Crosslane Rd (Cross Ln NW)
Bethlehem, GA 30620

To Whom it May Concern:

We are requesting to rezone from 1-A to A because it has come to our attention that it is required to be able to sell vegetables from our current vegetable farm here in northern Walton County. We've been growing organically-grown vegetables here on this property for 15+ years. We farm in a manner that is beneficial to the environment, the soil, and our pollinators. We use no chemicals to grow and our neighbors have always been approving of our land use. Nothing will change, aside from wanting to sell our vegetables.

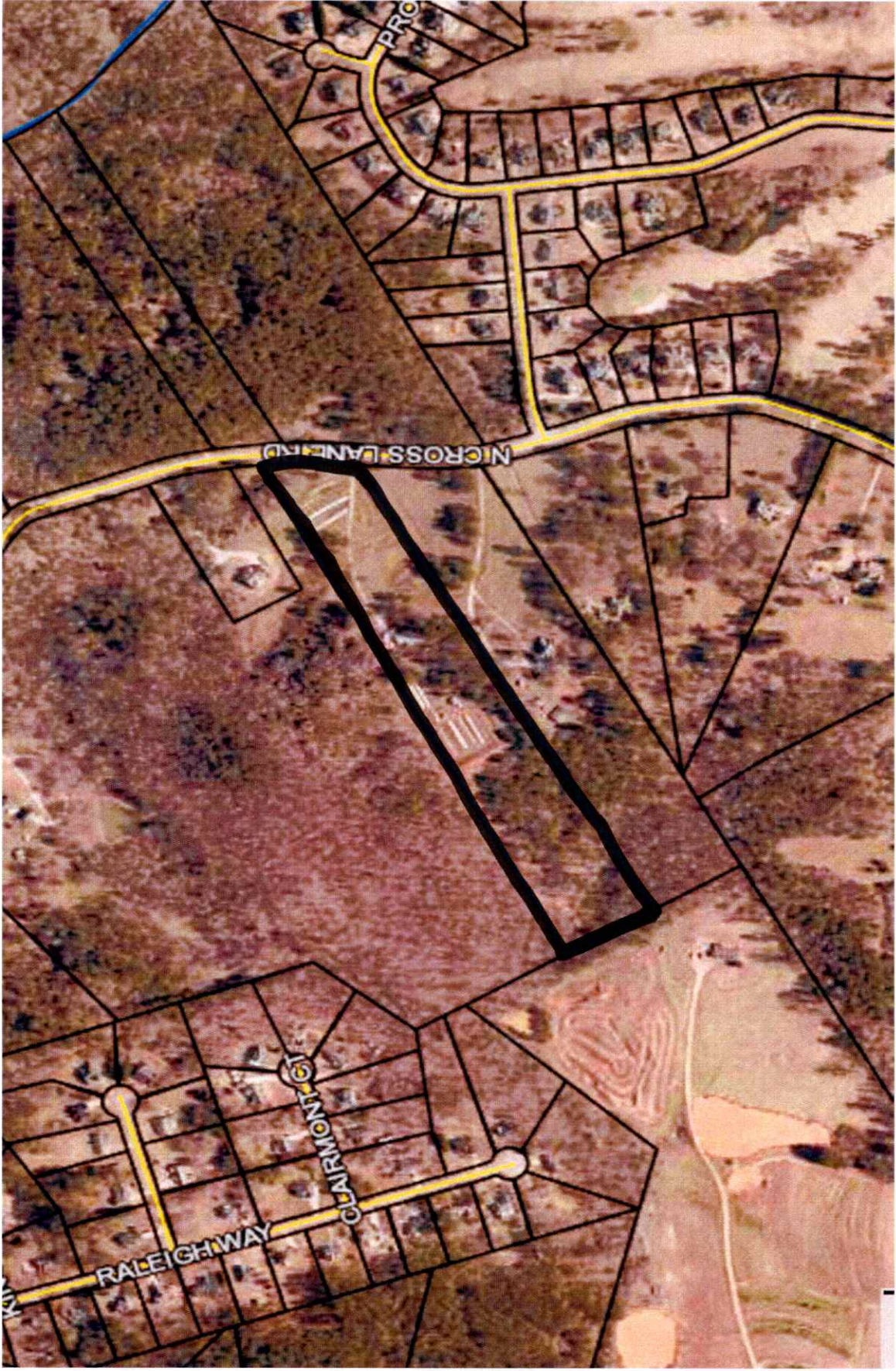
Thank you,

Vicky Fry
678-381-9759



FRY FARM
590 CROSS LN NW
BETHLEHEM, GA 30620

Z21100014 – 590 N Cross Lane



Z21100014 – 590 N Cross Lane



Z21100014 – 590 N Cross Lane

