

**Land Use Amendment LU21110001
Rezone Z21110002
Staff Analysis**

Commission District: **5- Adams**

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

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

Parcel ID: Map C0910002

Acreage: 44.56

Applicant:

Ridgecliff LLC

4983 Rabbit Farm Road

Loganville, Georgia 30052

Owner:

April Browning

495 Double Bridges Road

Winterville, Georgia 30683

Property Location: 845 Cedar Ridge Road, Monroe, Georgia 30655

Current Character Area: Highway Corridor/Neighborhood Residential

Current Zoning: A1

Request: Land Use Change for front part of property from Highway Corridor to Neighborhood Residential to match the balance of property which is already Neighborhood Residential and Rezone from A1 to R1 OSC for a residential subdivision.

Site Analysis: The 44.56 tract of land is located on 845 Cedar Ridge Road. The surrounding properties are zoned City of Monroe and A1.

Zoning History:

LU21080011 Z21080004	Ridgecliff LLC	Land Use Change from Highway Corridor to Neighborhood Residential	C0910002 845 Cedar Ridge Road	Withdrawn
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Character Area: The character area for this property is Highway Corridor/Neighborhood Residential .

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Comments for 9/9/2021 Rezone - Walton County Public Works Recommends, Install a De-cell Lane on Cedar Ridge Road East Side Entry Along With a Stop Sign at the East, West & North Locations with Proper Signage and Thermal Plastic Stripping/Stop Bars & Double Yellow Lane Separation at these three locations. Ga. DOT may need to issue Recommendations due to proximity and Possible Right of Way Ownership. Although Walton County Public Works Maintains this Road Right of Way.

Additional Comments for 12/9/2021 Rezone: No new comment

Sheriffs' Department: Comments for 9/9/2021 Rezone: In 2020, the estimated population of Walton County was 94,593. The estimated number of Households in Walton County is 33,350. The Walton County Sheriff's Office answered 41,557 calls for service in 2020. This is an average of 1.25 calls for service per residence. The average number of people per household is 2.8. The addition of 35 new homes would increase the population by an average of 98 people. The service demand of the Sheriff;s Office would increase by 43.75 calls on average.

Additional Comments for 12/9/2021 Rezone: No new comment

Water Authority: Comments for 9/9/2021 Rezone: This property is located within the City of Monroe service area.

Additional Comments for 12/9/2021 Rezone: Request for land use change for front part of the property from highway corridor to neighborhood residential to match the balance of property and rezone 44.56 acres on Cedar Ridge Rd. from A1 to R1 OSC for a residential subdivision. This property is located within the City of Monroe service area.

Fire Department: Comments for 9/9/2021 Rezone: No issues.

Additional Comments for 12/9/2021 Rezone: No issues

Fire Code Specialist: No comment

Board of Education: Comments for 9/9/2021 Rezone: With additional housing will have no effect on the Walton County School System.

Additional Comments for 12/9/2021 Rezone: This will have an impact on 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: Comments for 9/9/201 Rezone: This will require GDOT coordination.

Additional Comments for 12/9/2021 Rezone: Will not require GDOT coordination. Per GDOT - It looks like the proposed access is off of Cedar Ridge, which is a local rd. There's already a median break with turn lanes at 78, so we don't anticipate there being any improvements required here.

Archaeological Information: No comment received.

COMMENTS CITY OF MONROE FOR 9/9/2021 REZONE: (SEE LETTER ATTACHED)

PC ACTION 12/9/2021:

1. Land Use Amendment LU21110001/Rezone Z21110002– LU Amendment from Highway Corridor to Neighborhood Residential & Rezone 44.56 acres from A1 to R1OSC for a residential subdivision– Applicant: Ridgecliff LLC/Owner: April Browning – Property located on 845 Cedar Ridge Rd - Map/Parcels C0910002 – District 5.

Presentation: Danny Herrmann represented the case. He stated he wants to rezone this property to R1 OSC. The property consists of 44 acres and he wants to develop 32 lots with 25% open space. He stated that 15 lots will back up to the Alcovy River. He stated that the City of Monroe owns the water treatment plant and he has agreed to comply with what the city has asked of him; he has agreed to stay 150 ft. off the creek and in doing so he will lose two lots. He stated that he has done what the City of Monroe has asked him to do. He also said that he agrees to the de-cell lane.

Speaking: Frank Masiello who lives at 1710 Double Springs Church Road spoke. He asked if the 32 lots were in the water area. Tim Hinton stated that the waters are protected. He also asked if the developer asked the neighbors if any of them had any objections. He also asked what is the easement between properties. Tim Hinton advised that there is no easement. He said that the open space is required around the perimeter of the development.

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



Tracie Malcom <tracie.malcom@co.walton.ga.us>

Re: City of Monroe Letter of Concern for applications LU21080011 & Z21080004 - Cedar Ridge Rd.

1 message

Charna Parker <cparker@co.walton.ga.us>
To: Logan Propes <LPropes@monroega.gov>
Cc: "tracie.malcom@co.walton.ga.us" <tracie.malcom@co.walton.ga.us>

Tue, Nov 16, 2021 at 4:30 PM

Thanks Logan, we will add this to the new file.

Charna Parker
Director
Walton County Planning and Development
770-267-1354 Fax 770-267-1407

On Mon, Nov 15, 2021 at 4:33 PM Logan Propes <LPropes@monroega.gov> wrote:

Good afternoon,

Given that the Land Use Amendment and Rezone LU21110001/Z21110002 (previously LU21080011 & Z21080004) is back before the Planning Commission next month, the City of Monroe again respectfully asks that the letter dated September 7, 2021 on the matter located at 845 Cedar Ridge Rd is noted for report in the agenda as our request continues as unmodified.

Thank you,

Logan Propes
City Administrator
City of Monroe



From: Charna Parker <cparker@co.walton.ga.us>
Sent: Wednesday, September 8, 2021 9:22 AM



Post Office Box 1249 • Monroe, Georgia 30655
Telephone 770-267-7536 • Fax 770-267-2319

John S. Howard, Mayor
Larry A. Bradley, Vice Mayor

September 7, 2021

Walton County Planning Commission
303 S. Hammond Dr. Suite 98
Monroe, Georgia 30655

RE: City of Monroe Response to Application for Land Use Amendment LU21080011 & Rezone Z21080004 of 44.56 acres located at 845 Cedar Ridge Rd.

Honorable Planning Commission Members,

The City of Monroe is an interested party to a rezone and land use amendment at the property located at 845 Cedar Ridge Rd. that will be before you on September 9, 2021.

As you may or may not be aware, the City of Monroe's freshwater intake station is located adjacent to the subject property at 895 Cedar Ridge Rd. at the Alcovy River. This freshwater intake station provides drinking water to over 10,000 customers. Additionally, the City of Monroe supplies Walton County and the City of Loganville with wholesale water that is ultimately distributed countywide. The City of Monroe has concerns over the proposed development, containing 35 lots that would be on septic systems, which could negatively impact water quality in the Alcovy River.

There are many regulatory minimums that the proposed development must meet. The pertinent Georgia Environmental Protection Division regulations as found in "Chapter 391-3-16, Rules for Environmental Planning Criteria" under the Authority of the General Assembly Resolution No. 63, O.C.G.A. 12-2-8, 12-5-20, 12-7-1, state the following:

7(b)1. The perennial stream corridors of a small water supply watershed within a seven (7) mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

(i) A buffer shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks.

(ii) No impervious surface shall be constructed within a 150 foot setback area on both sides of the stream as measured from the stream banks.

(iii) Septic tanks and septic tank drainfields are prohibited in the setback area of (ii) above.

**Councilmembers: Ross Bradley • Myoshia Crawford • David Dickinson
Norman Garrett • Tyler Gregory • Nathan Little • Lee P. Malcom**



Post Office Box 1249 • Monroe, Georgia 30655
Telephone 770-267-7536 • Fax 770-267-2319

John S. Howard, Mayor
Larry A. Bradley, Vice Mayor

The City of Monroe respectfully requests that the Walton County Planning Commission require more than the state minimums of buffers and setbacks due to the immediate proximity of the City's freshwater intake to the septic drainfield areas of the proposed development. An additional 75 feet of buffering and setbacks are requested to ensure more comfort for current and future drinking water quality for our customers and citizens.

I thank you for your consideration of the facts and issues pertaining to our precious water resources. Should you have any questions, please reach out to me for further discussion.

Sincerely,

Logan Propes
City Administrator
City of Monroe

Enclosure: Reference Map

cc. Charna Parker, Walton County Planning Director
Tracie Malcom, Walton County Zoning Coordinator
Walton County Board of Commissioners
Rodney Middlebrooks, Director, City of Monroe Water-Sewer-Gas
Brad Callender, Planner, City of Monroe
Paul Rosenthal, Monroe City Attorney
Debbie Kirk, Clerk, City of Monroe
Monroe City Council

Exhibit "A"



Character Area Map Amendment

Application # LU21110001

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

Board of Comm. Meeting Date 01-04-2022 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 C0910002

Applicant Name/Address/Phone #

Ridgecliff, LLC
4983 Rabbit Farm Road
Loganville, GA. 30052

Phone # 770/352-4835

Property Owner Name/Address/Phone

April Browning
495 Double Bridges Road
Winterville, GA. 3

(If more than one owner, attach Exhibit "A")

Phone # 678/699-5491

E-mail Address: danny1030k@gmail.com

Location: 845 Cedar Ridge Road, Monroe, Ga. 30655 Acreage 44.56

Existing Character Area: Highway Corridor

Proposed Character Area: Neighborhood Residential

Is this a Major or Minor amendment to the plan? Minor
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? WPI

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: R10SC Number of Lots: 32 lots Minimum Lot Size: 25,500

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

11-1-2021
Date

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Fee Paid

Rezone Application # 221110002
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-09-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 01-04-2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0910-00000-002-000

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>PINCKEFF, LLC.</u>	<u>APRIL BROWNING</u>
<u>4983 RABBIT FARM RD</u>	<u>495 DOUBLE BARKS RD.</u>
<u>LOWANVILLE, GA. 30050</u>	<u>WINTERVILLE, GA. 30683</u>
E-mail address: <u>AMWAY1030K@GMAIL.COM</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>770-352-4835</u>	Phone # <u>678-699-5491</u>
Location: <u>845 CEDAR RIDGE RD</u>	Requested Zoning <u>R105C</u> Acreage <u>44.984</u>
Existing Use of Property: <u>HOME SITE</u>	
Existing Structures: <u>HOME AND BARN</u>	
The purpose of this rezone is <u>TO DEVELOP RESIDENTIAL SUBDIVISION</u>	

Property is serviced by the following:

Public Water: Provider: CITY OF MONROE 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 1/1/2021 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: A1
 Existing Zoning: A1 Surrounding Zoning: North City of Monroe South A1
 East A1 West City of Monroe
 Comprehensive Land Use: Highway Corridor / Neighborhood Residential **DRI Required?** Y N _____
 Commission District: S-Adams Watershed: Alcovy River A-01 TMP

I hereby withdraw the above application _____ Date _____

Attachment "A"

Property Owner/Address/Phone #

Property: 845 Cedar Ridge Road
Monroe, GA 30655

Owner: April Browning
495 Double Bridges Rd
Winterville, GA 30683
(678) 699-5491

**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: Ridgecliff, LLC / Danny Herrmann

Address: 4983 Rabbit Farm Road Loganville, Georgia 30052


Telephone: 770-352-4835

Location of Property: 845 Cedar Ridge Road

Monroe, Georgia 30655

Map/Parcel Number: CO910-00000-002-00

Current Zoning: A1 Requested Zoning: R1 OSC


Property Owner Signature

Property Owner Signature

Print Name: April Browning

Print Name: _____

Address: 495 Double Springs Road
Winterville, GA 30683

Address: _____

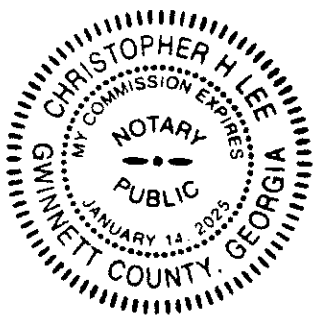
Phone #: 678-699-5491

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.

Christopher H. Lee
Notary Public

1-14-25
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.

According to Tax Assessor Maps, adjoining properties in area are A1 and R1.

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

Property values are not diminished. Development will be comparable to those in area.

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

There should be no destruction of value because homes are to be mid to upper priced. The development will only consist of thirty six (36) homes so any impact will be minimal.

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

Individual property owner should have no hardship imposed. The development will consist of only thirty six (36) mid to upper range homes. This will be a gain to the public offering a complimentary development of nice mid to upper priced homes.

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

The subject property is perfectly suited for the purpose of the zoning. Since state requires 150 foot buffer along river, the development will be enhanced by having the benefit of open space along the river which may improve the ambiance of the neighborhood being developed.

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

Property has been vacant since 3/30/3021.

Ridgecliff, LLC
4983 Rabbit Farm Road
Loganville, Georgia 30052
(770) 913-8465

July 28, 2021

Walton County Planning and Development
303 S. Hammond Drive
Monroe, Georgia 30655

Re: Letter of Intent
845 Cedar Ridge Rd.
Monroe, Georgia 30655

To Whom It May Concern:

The intent of purchasing the above listed property is to rezone from A1 to R1 OSC for a mid to upper scale subdivision with a homeowner association and open space along the river.

Should you have any questions or need additional information, please do not hesitate to contact me at (770) 352-4835.

Sincerely,



Danny K. Herrmann
Ridgecliff, LLC

DKH:ah

LU21110001 and Z21110002 – 845 Cedar Ridge Road



LU21110001 and Z21110002 – 845 Cedar Ridge Road



LU21110001 and Z21110002 – 845 Cedar Ridge Road



LU21110001 and Z21110002 – 845 Cedar Ridge Road

