

Rezone Z22020029

Staff Analysis

Commission District: 5-Adams

Planning Commission Hearing Date: 04-07-2022

Board of Commissioners Hearing Date: 05-03-2022

Parcel ID: Map C1610024M00

Acreage: 2.50

Applicant

Pang Chang

3825 Sims Bridge Rd

Monroe, Georgia 30656

Owners:

Pang Chang & Fenglo Naovang

3825 Sims Bridge Rd

Monroe, Georgia 30656

Property Location: 3825 Sims Bridge Road

Current Character Area: Rural Residential

Current Zoning: A2

Request: Rezone 2.50 from A2 to A to grow & sell vegetables & flowers to take to market and to request customer contact.

Staff Comments/Concerns:

Site Analysis: The 2.50 acre tract is located on 3825 Sims Bridge Road. The surrounding properties are zoned A1 and A2.

Zoning History: No History

Character Area: The character area for this property is Rural Residential.

Comments and Recommendations from various Agencies:

Public Works: Recommend that a Commercial Driveway be installed.

Sheriffs' Department: Will not impact the Walton County Sheriff's Office.

Water Authority: This property is not currently served by the WCWD.

Fire Department: No issues

Fire Code Specialist: 1. Development shall meet International Fire Code (2018), Life Safety Code (2018) and the Georgia Accessibility Code and Walton County Ordinances. 2. The Code compliance shall be subject to a plan review.

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

Development Inspector: No comment received

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received

PC ACTION 4/7/2022:

- 1. Rezone – Z22020029 – Rezone 2.50 acres from A2 to A to grow & sell vegetables & flowers w/customer contact– Applicant: Pang Chang/Owners: Pang Chang & Fenglo Naovang– Property located on 3825 Sims Bridge Rd-Map/Parcel C1610024M00 – District 5.**

Presentation: Pang Chang represented the case. She would like to grow seasonal produce and take produce and cut flowers to market and have occasional contact with customers. It was asked if she was growing vegetables on her property now and she stated that she was.

Speaking: None

Recommendation: Brad Bettis made a motion to recommend approval with a second by Josh Ferguson. The motion carried unanimously.

Rezone Application # Z22D20029
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-7-2022 at 6:00PM held at Historic Court House Board of Comm. Meeting Room -2nd Floor
 Board of Comm Meeting Date 5-3-2022 at 6:00PM held at WC Historical Court House -2nd Floor
1115. Broad Street

You or your agent must be present at both meetings

Map/Parcel C161/24M

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Yang Chang</u>	<u>Pang Chang, Fengbo Naovang</u>
<u>3825 Sims Bridge Rd NW</u>	<u>3825 Sims Bridge Rd NW</u>
<u>Monroe, GA 30656</u>	<u>Monroe, GA 30656</u>
E-mail address: <u>pangchang001@gmail</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>907-952-2424</u>	Phone # _____

Location: _____ Requested Zoning A Acreage 2.5

Existing Use of Property: Residential

Existing Structures: Single Family Home, High Tunnel

The purpose of this rezone is to sell vegetables and cut flowers while doing gentle farming, taking products to market and having customer contact at property

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 [Signature] Date 2/17/2022 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 A2 Surrounding Zoning: North A1A2 South A1
 East A2 West A1A2

Comprehensive Land Use: Rural Residential **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;

Residential, Single family homes

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

Zoning should not diminish property values

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

N/A.

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

N/A.

5. The suitability of the subject property for the zoned purposes; and
Gentle farming to provide seasonal veggies
and cut flowers

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

Z22020029 – 3825 Sims Bridge Road



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