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 Owners:

Pang Chang & Fenglo Naovang

3825 Sims Bridge Rd 3825 Sims Bridge Rd

Monroe, Georgia 30656 Monroe, Georgia 30656

Property Location: 3825 Sims Bridge Road

Current Character Area: Rural Residential

Current Zoning: A2

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

Staff Comments/Concerns:

<u>Site Analysis:</u> 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:

<u>Public Works:</u> 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.

<u>Development Inspector:</u> No comment received

<u>DOT Comments:</u> Will not require GDOT coordination.

<u>Archaeological Information:</u> No comment received

PC ACTION 4/7/2022:

 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.

<u>Presentation:</u> 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 # Z 22020029
Application to Amend the Official Zoning Map of Walton County, Georgia

| High is ough House |
|---|
| Planning Comm. Meeting Date 4-4-2022 at 6:00PM held at WC Board of Comm. Meeting Room |
| Board of Comm Meeting Date 5-3-2022 at 6:00PM held at WC Historical Court House |
| You or your agent must be present at both meetings |
| Map/Parcel CIUI 24M |
| Applicant Name/Address/Phone # Property Owner Name/Address/Phone |
| gang chang gang chang, fengto Naovana |
| 3825 Sims Bridge Rd NW 3825 Sims Bridge Rd NW |
| monroe, GA 30656 E-mail address: pangchang 001 e gmail (If more than one owner, attach Exhibit "A") |
| Phone # 901 -952 -2424 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 regetables 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 Date Separate Separate Date Separate Development Ordinance. Signature Date Separate Date Date Separate Development Ordinance. Separate Date Separate Date Date Date Separate Date Date |
| 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 A 2 Surrounding Zoning: North A A 2 South A 1 A 2 West A 1 A 3 |
| Comprehensive Land Use: Kwal Regidential DRI Required? YN |
| Commission District: 5-Adams Watershed:TMP |
| |

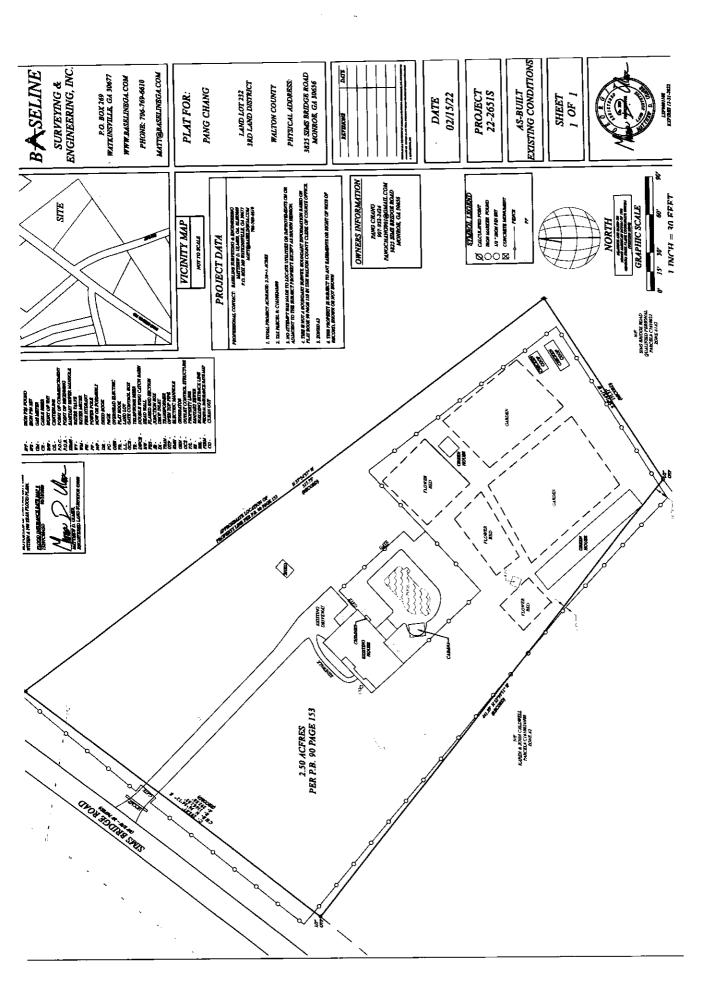
I hereby withdraw the above application_____

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

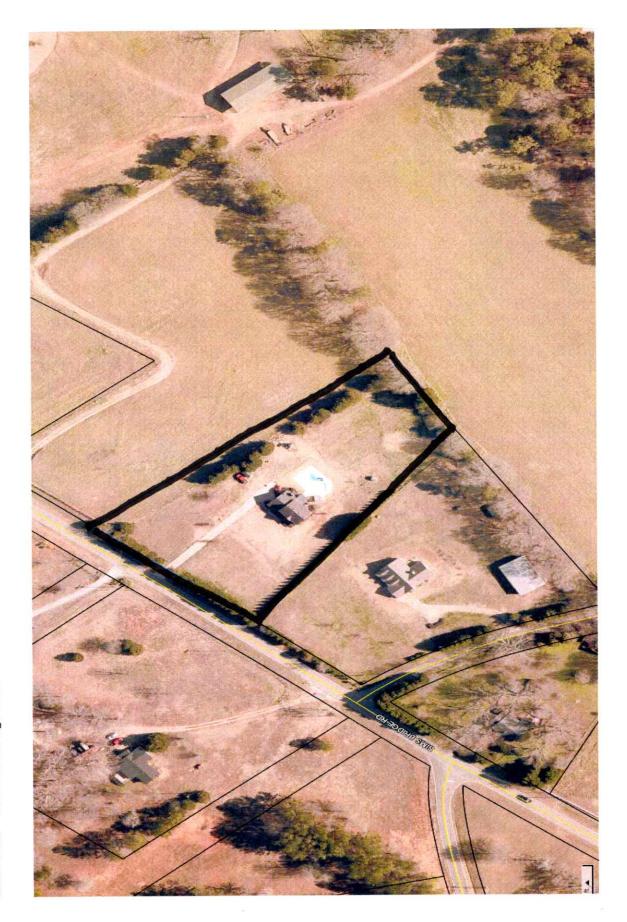
Provide written documentation addressing each of the standards listed below:

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| and cut f | ming to provide | le Seasonal | veggies |
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| The length of tim | ne the property has bond development in the | een vacant as zon | ed, considered i |
| the context of lat | na development in the | e area in the vicini | ty of the property |
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Z22020029 – 3825 Sims Bridge Road



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