

Rezone Z22030001

Staff Analysis

Commission District: 5-Adams

Planning Commission Hearing Date: 04-07-2022

Board of Commissioners Hearing Date: 05-03-2022

Parcel ID: Map C1200155C00

Acreage: 3.00

Applicants/Owners:

Ivan & Stefanie Childress

128 Southview Drive

Monroe, Georgia 30655

Property Location: 2549 John Stowe Road

Current Character Area: Suburban

Current Zoning: A

Request: Rezone 3.00 acres from A to A1 to create a buildable lot.

Staff Comments/Concerns:

Site Analysis: The 3.00 acre tract is located on 2549 John Stowe Road. The surrounding properties are zoned A1, R1, R2 and A.

Zoning History:

V19120007	H Ben Doster Jr	Reduce lot width from 150' to 50' to create a buildable lot	C1200155b00 Daniel Cemetery Road	Approved
Z20020001	Charles & Elyse Bentley/Ivan & Stephanie Childress/Craig & Joanna Minix	Rezone from R1 to A Tract 1-Charles & Elyse Bentley (cattle & fruit trees) – Tract 2-Ivan & Stephanie Childress (honey bees) – Tract 3 Craig & Joanna Minix (small tree farm)	C1200155B00 John Stowe & Daniel Cemetery Road	Approved w/conditions

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: Any increase in the number of households and population will impact the Walton County Sheriff's Office.

Water Authority: Request for rezone 3.0 acres on John Stowe Rd from A to A1 to create a buildable lot from 18.563 acre parcel. This area is served by an existing 6" diameter water main along on John Stowe Rd. (static pressure: 80 psi, Estimated fire flow available: 830 gpm @ 20 psi). No system impacts anticipated.

All fire flows presented were provided by the WCWD hydraulic water system model, and are not actual field recorded data.

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: This will have no effect on the Walton County School District.

Development Inspector: No comment received.

DOT Comments: This will not require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 4/7/2022:

1. Rezone – Z22030001 – Rezone 3.00 acres from A to A1 to create a buildable lot– Applicants/Owners: Ivan & Stefanie Childress – Property located on 2549 John Stowe Rd - Map/Parcel C1200155C00 – District 5.

Presentation: Charna Parker, Director of Walton County Planning & Development, represented the case as Ivan Childress was not present. Mr. Childress recently rezoned a large piece of property to A and would like to cut out and rezone 3.00 acres to A1 for a house.

Speaking: None

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

Rezone Application # 222030001
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4/7/2022 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 C120000000155c00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Ivan + Stefanie Childress</u>	<u>Ivan + Stefanie Childress</u>
<u>128 Southview Drive</u>	<u>128 Southview Drive</u>
<u>Monroe, GA 30655</u>	<u>Monroe, GA 30655</u>
E-mail address: <u>ivanchildress100@gmail.com</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>770-866-0706</u>	Phone # <u>770-866-0706</u>

Location: 2549 John Stowe Rd Requested Zoning A-1 Acreage 3

Existing Use of Property: Land

Existing Structures: None

The purpose of this rezone is For Sale of 3 acres

Property Address To Be Rezoned -
2549 John Stowe Road, Monroe GA 30656

Property is serviced by the following:

Public Water: Provider: Walton County 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 3/2/2022 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 A Surrounding Zoning: North A1/R1 South R2
 East A1/R1 West A

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;

Residential

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

Improving by adding value

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;

Increased Property Value

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

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

26 Months

SURVEYORS CERTIFICATION (1)

As required by subsection (g) of O.C.G.A. Section 47-6-42, this plat has been prepared by a duly sworn and approved surveyor, duly qualified in accordance with the provisions of the Georgia Surveyors Act, Chapter 47-6, O.C.G.A. This plat is a true and correct copy of the original survey and the same is a true and correct copy of the original survey and the same is a true and correct copy of the original survey.

WILL TERRY
 P.L. 129, P.C. 196
 3/15/2020

PROFESSIONAL
 00018

A TOPCON GTS-38 TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based were obtained in accordance with the provisions of the Georgia Surveyors Act, Chapter 47-6, O.C.G.A. and an angular error of $\pm 0.02'$ per angle point and was adjusted using the compass rule.

This survey has been calculated for closure and is found to be accurate within one one-hundred-thousandth of a foot.

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS the petition filed with the Board of Appeals...

WITNESSES: the petition filed with the Board of Appeals...

APPROVED FOR RECORDING:...

DATE: 3/15/2020

SURVEY FOR

TERRY MCCULLERS

LAND LOT / DISTRICT	QMD	COUNTY	SCALE	DATE
L.L. 125 - 3rd DIST.	TANNERS 250	WALTON	1"=200'	4/29/2018

W. T. DUNAHOO AND ASSOCIATES, L.L.C.

P.O. BOX 181
 400 S. GLENDALE BLVD
 WYTHEVILLE, GA 31571
 (770) 887-8871
 www.dunahooassociates.com



- REFERENCES:**
- 1.) SURVEY FOR TERRY MCCULLERS PREPARED BY SMS SURVEYING, CO. DATED 1/19/2002. RECORDED IN PLAT BOOK 87, PAGE 197.
 - 2.) SURVEY FOR MRS. MARGIE ODOM PREPARED BY W.T. DUNAHOO & ASSOCIATES, L.L.C. DATED 12/21/1983. RECORDED IN PLAT BOOK 87, PAGE 144.
 - 3.) PROPERTY OF JOHN T. ROBSON PREPARED BY W.M. J. GREGG, S., ASSOC., DATED 9/26/1972. RECORDED IN PLAT BOOK 16, PAGE 267.
 - 4.) SURVEY FOR TERRY MCCULLERS PREPARED BY JOHN F. BRENER & ASSOC., DATED 4/21/2018. RECORDED IN PLAT BOOK 111, PAGE 136.
 - 5.) BEING THE FINAL PLAN FOR HICKORY POINTE UNIT TWO, PREPARED BY W.T. DUNAHOO & ASSOCIATES, L.L.C. DATED 12/21/1983. RECORDED IN PLAT BOOK 87, PAGE 144.
 - 6.) SURVEY FOR TOMMY ODOM PREPARED BY SMS SURVEYING, CO. DATED 1/19/2002. RECORDED IN PLAT BOOK 87, PAGE 196.
 - 7.) PROPERTY OF THOMAS ODOM, S., PREPARED BY SMS SURVEYING, CO., DATED 12/17/1974. RECORDED IN PLAT BOOK 20, PAGE 408.
 - 8.) SURVEY FOR GLEN ARMISTEAD PREPARED BY SMS SURVEYING, CO., DATED 1/17/1974. RECORDED IN PLAT BOOK 20, PAGE 408.
 - 9.) SURVEY FOR JOHN BARBOUR PREPARED BY SMS SURVEYING, CO., DATED 2/24/1993. RECORDED IN PLAT BOOK 107, PAGE 56.
 - 10.) PLAT OF MINOR SUBDIVISION OF GETH ENTERPRISES, L.L.C. PREPARED BY DILLS - JONES & ASSOCIATES, INC., DATED 4/17/2007. RECORDED IN PLAT BOOK 102, PAGE 56.
 - 11.) SURVEY FOR TERRY MCCULLERS PREPARED BY JOHN F. BRENER & ASSOCIATES, L.L.C. DATED 4/21/2018. RECORDED IN PLAT BOOK 111, PAGE 136.

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGONS FAMILY LLP
 D.B. 4042, P.C. 468
 P.B. 32, P.C. 48
 (ZONED R2)

DAVID G. THOMPSON
 D.B. 101, P.C. 35
 P.B. 101, P.C. 35
 (ZONED A-1)

LINE TABLE

LINE	LENGTH	BEARING
L1	269.47'	N54°41'14"W
L2	84.66'	N65°59'07"W
L3	82.23'	N65°25'15"W
L4	97.78'	N65°24'26"W
L5	86.03'	N67°27'30"W
L6	87.17'	N69°11'31"W
L7	71.29'	N69°41'37"W
L8	72.29'	N69°44'37"W
L9	42.64'	N65°28'51"W
L10	62.29'	N64°26'12"W
L11	82.67'	N64°25'30"W
L12	82.67'	N64°25'30"W
L13	40.22'	N65°44'07"W
L14	40.06'	N65°28'51"W
L15	36.46'	N65°28'51"W

LINE TABLE

LINE	LENGTH	BEARING
L16	43.25'	S68°12'37"E
L17	42.50'	S68°59'04"E
L18	36.04'	S69°26'30"E

LEGEND

- - - POWER LINE
- RIGHT OF WAY
- PP - IRON PIN FOUND (1/2" OPEN TOP)
- PP - IRON PIN FOUND (1/2" REBAR)

FLOOD NOTE:

THE 3 ACRES SITE AREA EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 1389700130E, DATED 12/8/2016.



- SURVEYOR'S NOTES:**
- 1.) This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 47-6-67 as amended by HB1004 (2016). In that where a conflict exists between these two sets of specifications, the provisions of the Georgia Surveyors Act shall prevail.
 - 2.) The monuments of the present survey were placed without the benefit of a title search. This property is subject to any encumbrances of which a title survey would reveal.
 - 3.) This property is subject to any easements, restrictions, rights-of-way, or any other encumbrances, both public and private, of which the surveyor had no knowledge.
 - 4.) This property is being surveyed according to Walton County Tax Assessor's Office maps.
 - 5.) No National Geodetic Survey monuments found within 500 feet of subject property.
 - 6.) Building Setbacks: Front 50 feet, Side 15 feet, Rear 40 feet.

3-3-2022

The purpose of the request to rezone is for the
purpose of Selling 3.00 Acres.

Juan Childress



Z22030001 – 2549 John Stowe Road



C1200155C00
Agricultural
Walton County
18.56

Owner
CHILDRESS IVAN &
CHILDRESS STEFANIE
3600 POINTER RD
LOGANVILLE GA 30052
Physical Address 2549 JOHN STOWE RD

Last 2 Sales	Date	Price	Reason	Qual
	1/27/2020	0	DIG	U
	1/27/2020	\$261000	MP	U



Z22030001 - 2549 John Stowe Road

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