



Planning and Development Department Case Information

Case Number: Z24020015

Meeting Dates: Planning Commission 04-11-2024 – Case continued to 05-02-2024
Board of Commissioners 06-04-2024

Applicant:
Craig Hayes
P.O. Box 1360
Madison, Georgia 30650

Owner:
2424 Hwy 278 LLC
P.O. Box 1360
Madison, Georgia 30650

Current Zoning: A2

Request: Rezone 4.8 acres from A2 to B2 for resale

Address: 2424 Highway 278 and 2404 Highway 278, Social Circle, Georgia
30025

Map Number: C1580020 and C1580021

Site Area: 4.80 acres

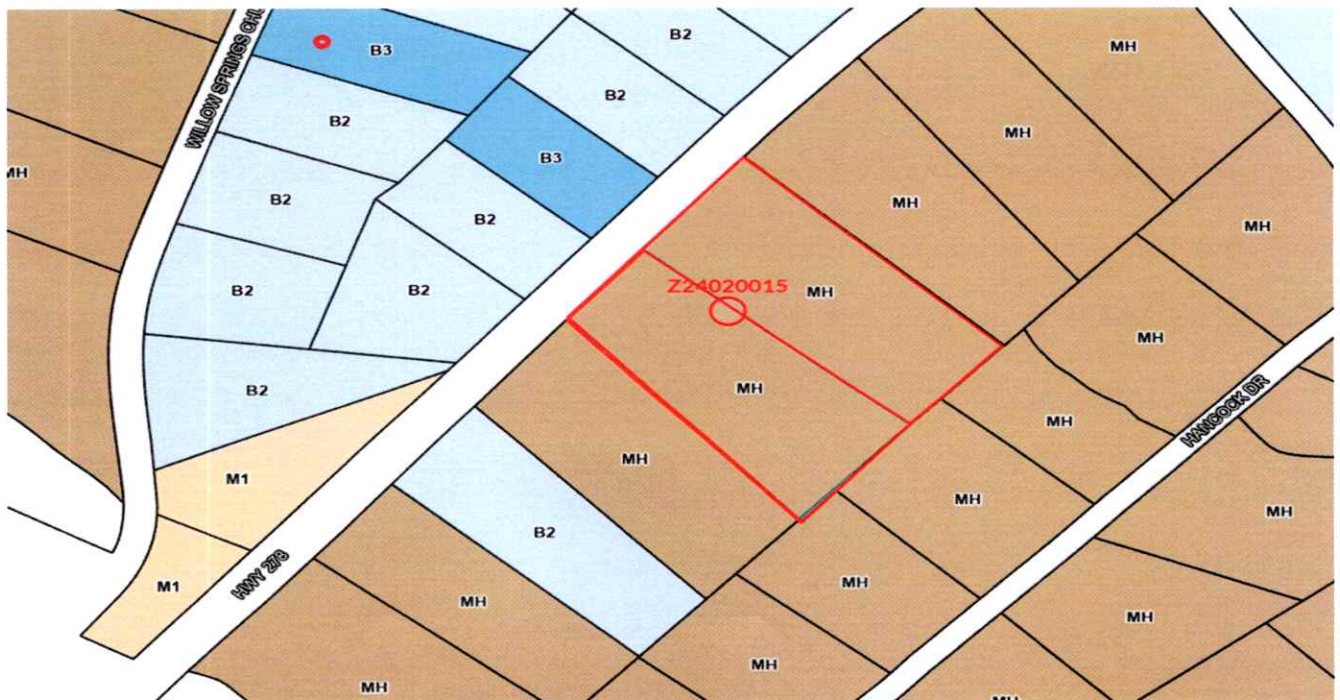
Character Area: Neighborhood Residential

District 4: Commissioner–Lee Bradford Planning Commission –Keith Prather

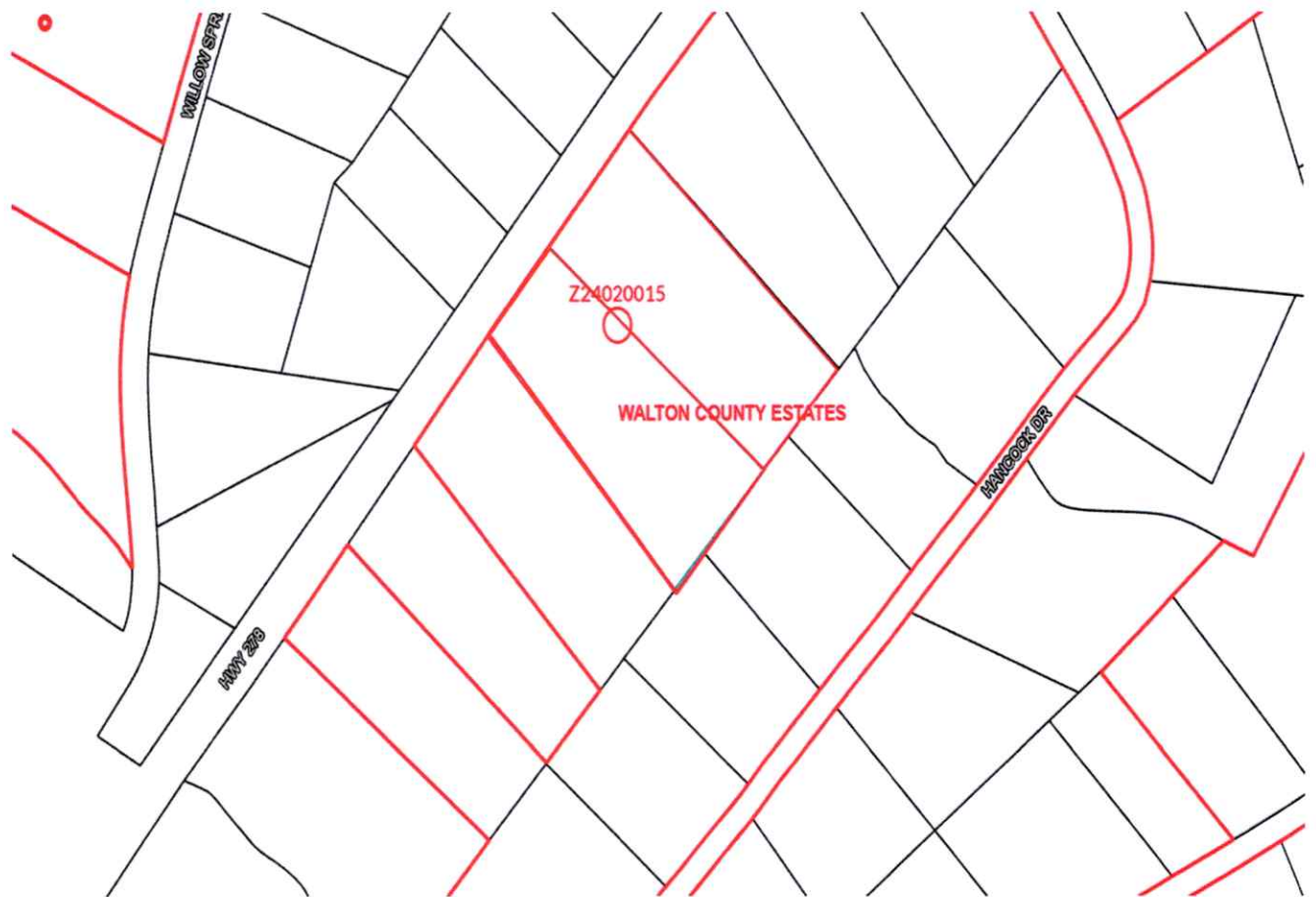
Existing Site Conditions: Property consists of 4.80 acres. 2424 Hwy 278 is 2.40 acres and 2404 Hwy 278 is 2.40 acres.



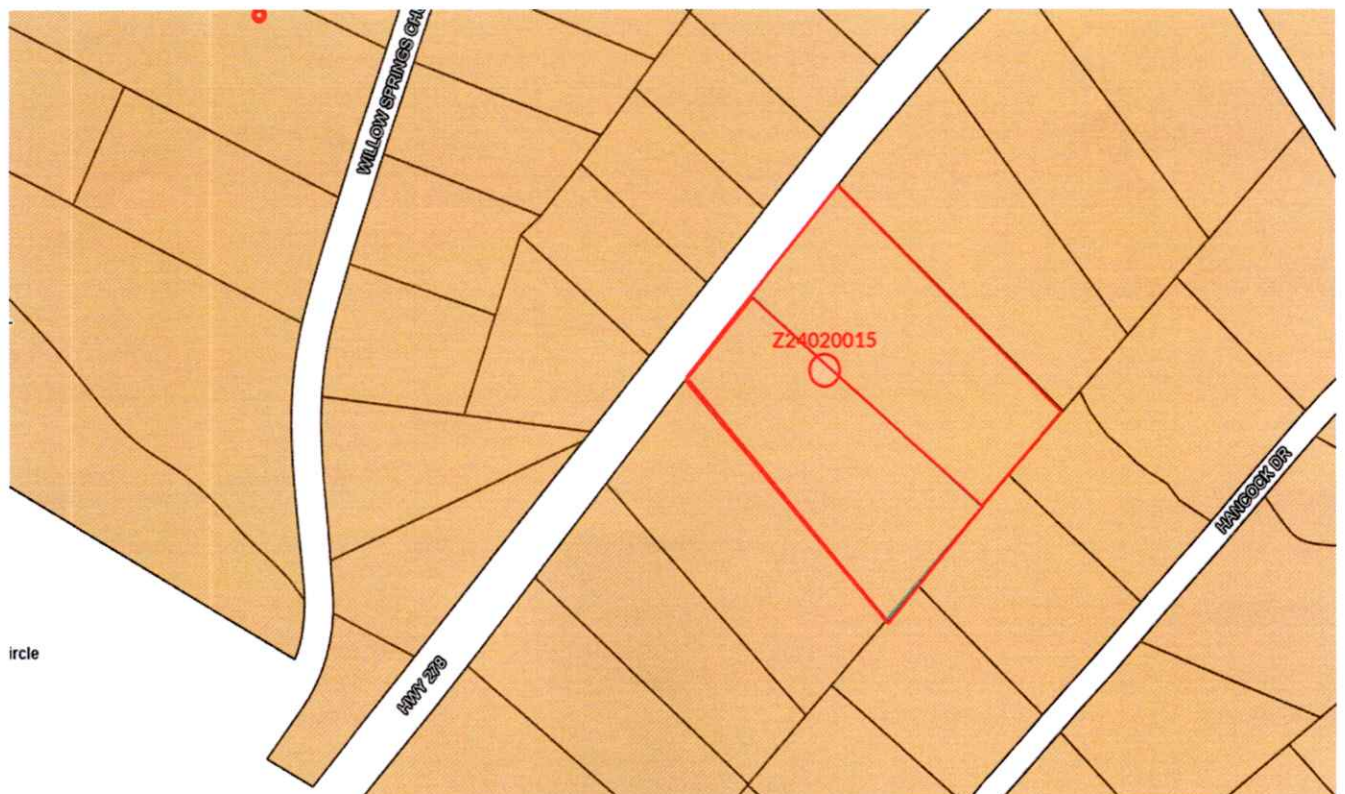
The surrounding properties are zoned B2, B3 and A2.



Subdivisions surrounding property:



The Future Land Use Map for this property is Neighborhood Residential.



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History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: Normally this request would not adversely affect the Walton County Sheriff's Office because we conduct regular business checks on main thoroughfares twice per night shift where applicable. Without knowing what specific business, the Sheriff's Department cannot make a determination. We would request more information in reference to this case.

Water Authority: This property is located within the City of Social Circle service area.

City of Social Circle Water Department: Water can be supplied by the City of Social Circle. We have no conflict.

City of Social Circle Police Department: No comment

Fire Marshal Review: No comments at this time.

Fire Department Review: No comments at this time.

Board of Education: Will have no effect on the school system.

DOT Comments: Will require coordination with Georgia DOT.

CASE WAS SCHEDULED FOR 4/11/2024 BUT DUE TO NOT HAVING A QUORUM, THE CASE WAS RE-SCHEDULED FOR 5/2/2024.

PC ACTION 5/2/2024:

4.1 Z24020015-Rezone 4.80 acres from A2 to B2 for resale-Applicant: Craig Hayes/Owner: 2424 Hwy 278 LLC-Property located on 2424 Hwy 278 & 2404 Hwy 278/Map/Parcels C1580020 & 21-District 4.

Presentation: Craig Hayes represented the case. He owns 2 parcels of land at 2404 and 2424 Highway 278, and he wants to rezone these to B2 for the purpose of resale. The reason is it would be the highest and best use. The neighborhood is transitioning to commercial, and the property Land Use shows Employment Center.

Keith Prather stated that there was no use listed on the Application.

Mr. Hayes stated that whoever bought the property would need to go to the County to see if what they would like to do there is allowed.

Josh Ferguson stated so this is the highest and best use but has no use in mind.

Tim Hinton stated that if commercial then you would get more money for the property and Mr. Hayes stated that was correct.

Speaking: James Evans, who lives in Social Circle addressed the Board. This property is in a residential area where there are single-family homes. No business wants to come in and try to develop the property. They need to be mindful of the residential properties. He does not understand letting someone purchase property, but the property has no use.

Craig Hayes came back for rebuttal and stated that he fully respects Mr. Evans' opinion, but he stated that every parcel across the street is commercial. If a business is going to be put on these parcels, then they would need to get approval from the county.

Tim Hinton asked if you want to rezone this property to B2 with no business and Mr. Hayes stated that was correct.

Keith Prather asked if there were other businesses there and Mr. Hayes stated that there were some across the street.

Timothy Kemp asked if the property was in the curve and Mr. Hayes stated that it was not. He went on to state that there was a mechanic shop and barber shop across the street.

Recommendation: Keith Prather made a motion to recommend denial with a second by Josh Ferguson. The motion carried unanimously.

Rezone Application # Z 24020015
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-11-2024 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)
 Board of Comm Meeting Date 5-7-2024 at 6:00PM held at WC Historical Court House
 You or your agent must be present at both meetings

Map/Parcel C1580020 J C1580021

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Craig Hayes</u>	<u>2424 Hwy 278 LLC/Craig Hayes</u>
<u>Po Box 1360</u>	<u>2424 Hwy 278 Po Box 1360</u>
<u>Madison GA 30650</u>	<u>2424 Hwy 278 Madison, GA 30650</u>
E-mail address: <u>CH.Hayes@SCIPM.net</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>706 318 1715</u>	Phone # <u>706 215 2375</u>
Location: <u>2424/2404 Hwy 278</u> <u>2.4 acres</u> <u>2.4 acres</u> <u>Social Circle, GA 30025</u>	Requested Zoning <u>B2 B2</u> Acreage <u>4.8 +/-</u>
Existing Use of Property: <u>Residential</u>	
Existing Structures: <u>Brick Ranch home / MH</u>	
The purpose of this rezone is <u>Rezone for Resale</u>	

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 2/23/2024 Fee Paid \$ 450.00

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 B3/B2 South A2
 East A2 West A2

Comprehensive Land Use: Neighborhood Res. **DRI Required?** Y N

Commission District: Lee Bradford-4 Watershed: TMP

I hereby withdraw the above application _____ Date _____

*Received
 2/23/2024
 New Walton
 Zoning*

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;

Directly across the street from the subject property is all B3 & B2 zoning. All long-term commercial uses across the street from subject. Approximately 170 feet SW of the subject is a parcel zoned B2. The subject neighborhood is predominantly commercial.

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

Re-zoning the subject to B2 will make the subject more compatible with surrounding uses, thus enhancing value and making the subject property more marketable.

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 is no compelling reason not to re-zone the subject to B2. The subject neighborhood is primarily commercial. All uses across from the subject are commercial. All future and current growth is and will be commercial in the subject area along 278. This is why GOVT has widened 278 and put in turn lanes and traffic lights to accommodate this growth.

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

Re-zoning the subject to commercial will make the immediate area more homogeneous. Generally speaking, homogeneity enhances neighborhood values. Re-zoning the subject would realize the subject's current highest and best use.

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

The subject's size, location and utility
lead it most likely to be used as
a commercial use. The immediate subject
neighborhood is predominantly commercial
with more commercial coming in the
immediate future.

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

Subject is ~~not~~ vacant.

2/23/24

I Craig Hayes, a member of 2424 Hwy 278 LLC
Herby request to rezone two parcels which are
currently Residential to ~~B-2~~ ^{B-2} Commercial.
My request is made due to the use of
the neighboring parcels has changed to Commercial
This Change would also match the future use
Map and intentions of walton County. It is my intention
to ~~sell~~ market and sell the property ~~for~~ for
a commercial use and in doing so will make
the sale of my property more marketable to
the buyers in my area.

Sincerely
Craig Hayes
