

Rezone Z21070021

Staff Analysis

Commission District: 1- Warren

Planning Commission Hearing Date: **09-02-2021 cancelled and moved to 09-09-2021**

Board of Commissioners Hearing Date: 10-05-2021

Parcel ID: Map C0420045

Acreage: 5.62

Applicant/Owner:

Edward Harry Overcash, Jr.

P.O. Box 896

Loganville, Georgia 30052

Property Location: 3765 & 3755 Grady Smith Road

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 1.00 acre from A1 to R1 to create a buildable lot with an existing house and a Variance to reduce frontage on remaining 4.62 acres from required 150' to 31.51' to create a buildable lot with an existing house.

Staff Comments/Concerns:

Site Analysis: The 5.62 acre tract is located on 3765 & 3755 Grady Smith Road. The surrounding properties are zoned A1 and MH (A2).

Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: Walton County Public Works has No issue with Approval of this Request.

Sheriffs' Department: No impact to the Walton County Sheriff's Office.

Water Authority: This area is served by a 6" water main along Grady Smith Rd. (static pressure: 45 psi, Estimated fire flow available: 640 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comment

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

Development Inspector: No comment received.

DOT Comments: No DOT coordination required.

Archaeological Information: No comment received.

PC ACTION 9/9/2021:

- 1. Rezone – Z21070021– Rezone 1.00 acre from A1 to R1 to create a buildable lot with an existing house and a Variance to reduce frontage on remaining 4.62 acres from required 150’ to 31.51’ to create a buildable lot with an existing house – Applicant/Owner: Edward Harry Overcash, Jr. – Property located on 3765/3755 Grady Smith Rd/Map/Parcel C0420045 – District 1.**

Presentation: Edward Overcash represented the case. He stated that he has owned the property for 40 years. He stated that the property has been well maintained. Mr. Overcash stated that he lives across the street. He stated that he wants to give one of the houses to his daughter and the other house is being re-done for him to live in. Mr. Overcash stated that they are not making any changes to anything – they are only splitting up the property.

Recommendation: Josh Ferguson made a motion to recommend approval of the rezone with the Variance to reduce the lot width with a second by Pete Myers. The motion carried unanimously.

Rezone Application # Z21070021

Planning Comm. Meeting Date 9-2-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 10-5-2021 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel CO420045

Applicant Name/Address/Phone #

EDWARD H. OVERCASH
PO BOX 896
Loganville, GA 30052

Property Owner Name/Address/Phone

EDWARD H OVERCASH
PO BOX 896
Loganville, GA 30052

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

Phone # 404-694-1541

Phone # 404-694-1541

Location: *3765 Grady Smith Rd
3755 Loganville, GA

Requested Zoning R1 for 1 acre Acreage 5.62

Existing Use of Property: 3765 Rental House / 3755 Primary Residence

Existing Structures: 2 Houses 2 storage sheds

The purpose of this rezone is Rezone 1 acre to R1 to create a buildable lot with an existing home, + variance to reduce frontage on remaining 4.62 acres from required 150' to 31.51' to create a buildable lot with an existing home

Property is serviced by the following:

Public Water: Provider: WCWD Well: NO

Public Sewer: N/A Provider: N/A 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 Edward H. Overcash

Date 7/30/21

Fee Paid \$ 250.00

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 A1

Surrounding Zoning: North A1 South A1 MH
East MH West A1

Comprehensive Land Use: Suburban DRI Required? Y N

Commission District: L-Warren Watershed: Alcovy River TMP W-P1

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 + Rental Homes

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

The property values are not diminished by zoning residential. Current zoning of agriculture prevents division of the addresses and does not allow division of tax bills.

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 would be no destruction of property values and therefore no impact to the health, safety, morals, or general welfare of the public.

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

There is no impact to the public other than positive of aligning zoning.

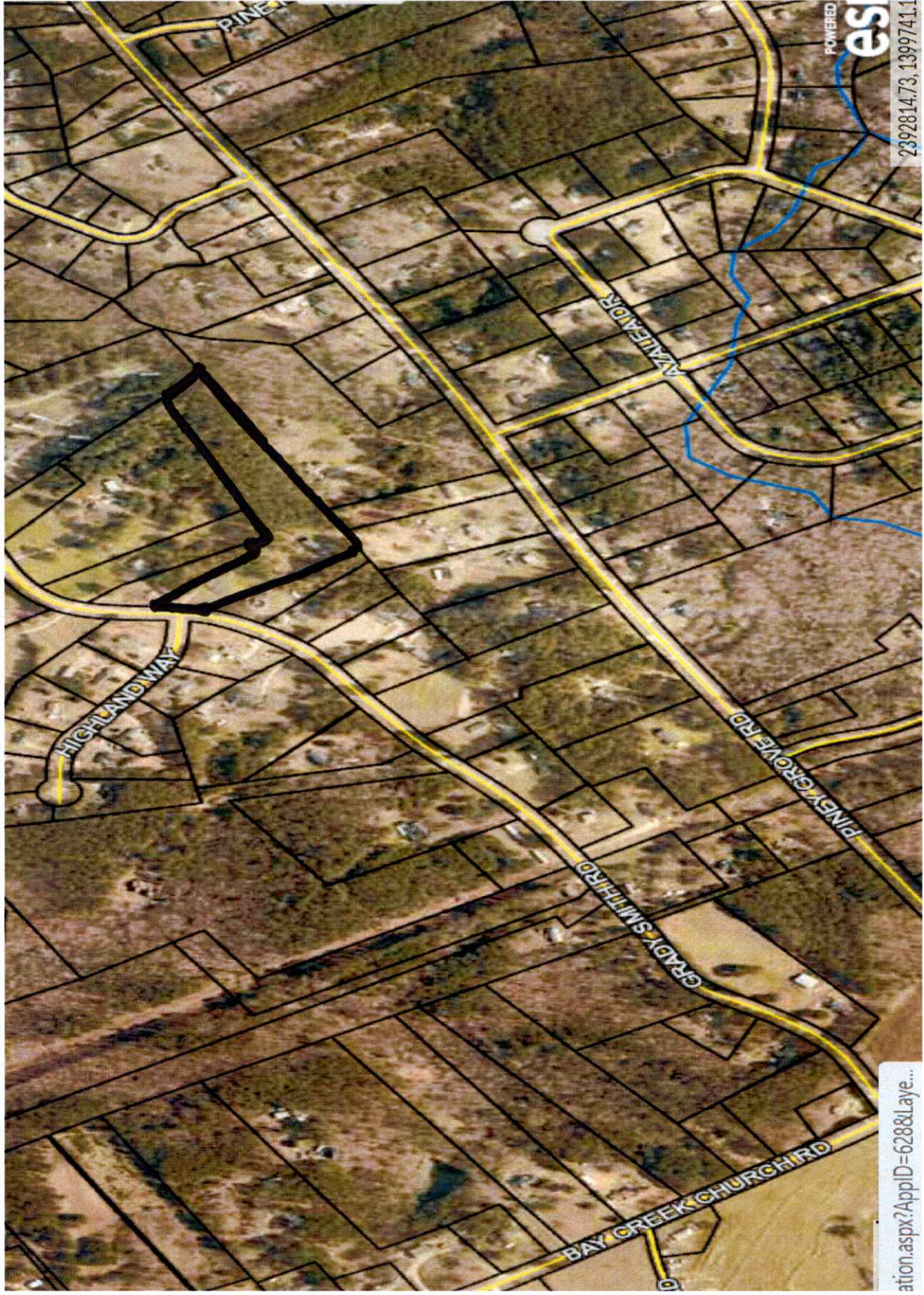
5. The suitability of the subject property for the zoned purposes; and

The property is very suitable for the desired
zoning.

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

The property has never been vacant. The dwellings
are already in place.

Z21070021 - 3765/3755 Grady Smith Road

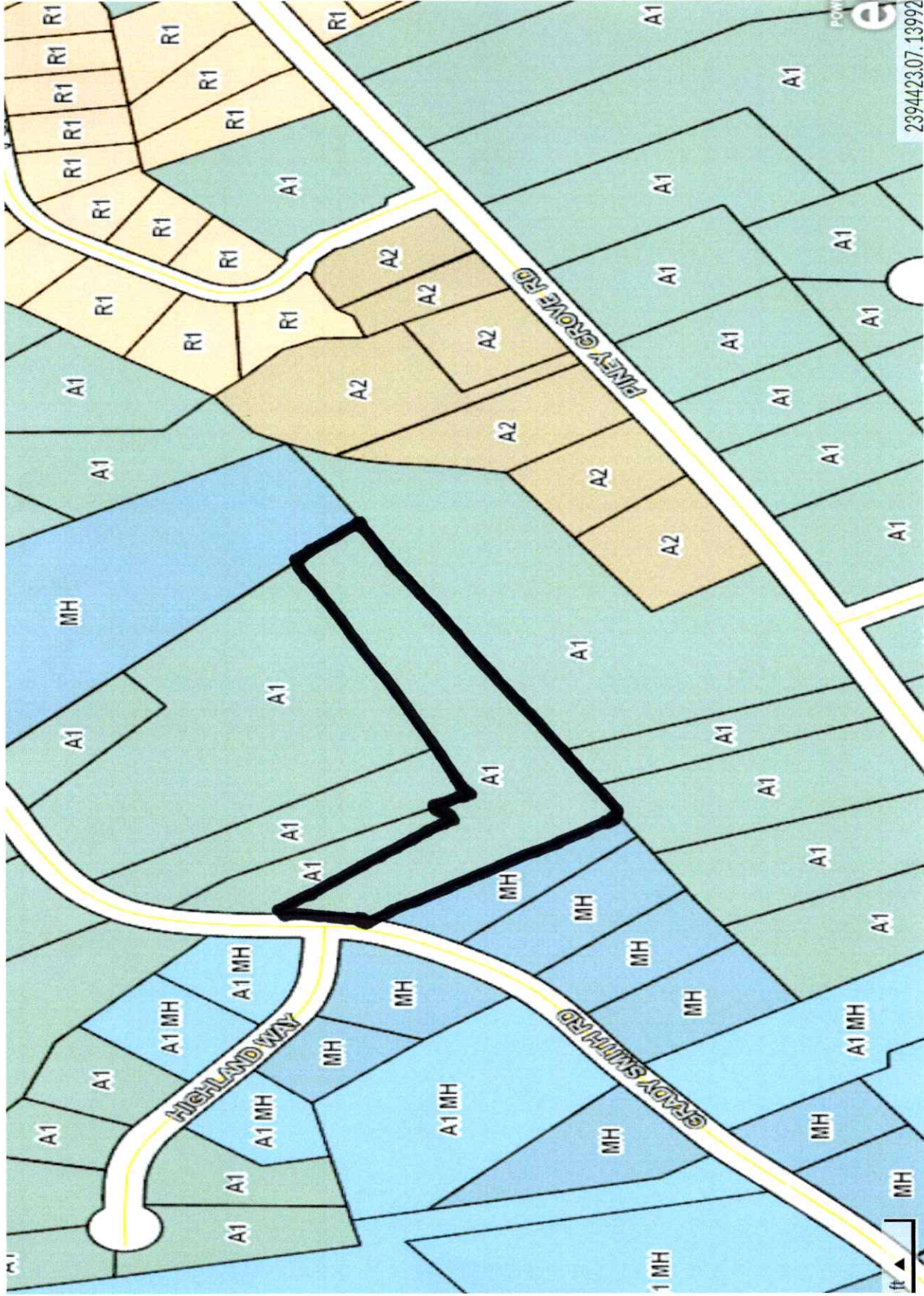


ation.aspx?AppID=628&Laye...

Z21070021 – 3765/3755 Grady Smith Road



Z21070021 - 3765/3755 Grady Smith Road



Z21070021 – 3765/3755 Grady Smith Road

