

Rezone Z22040008

Staff Analysis

Commission District: 3 - Shelnett

Planning Commission Hearing Date: 06-02-2022

Board of Commissioners Hearing Date: 07-12-2022

Parcel ID: Map C0640100K00

Acreage: 54.00

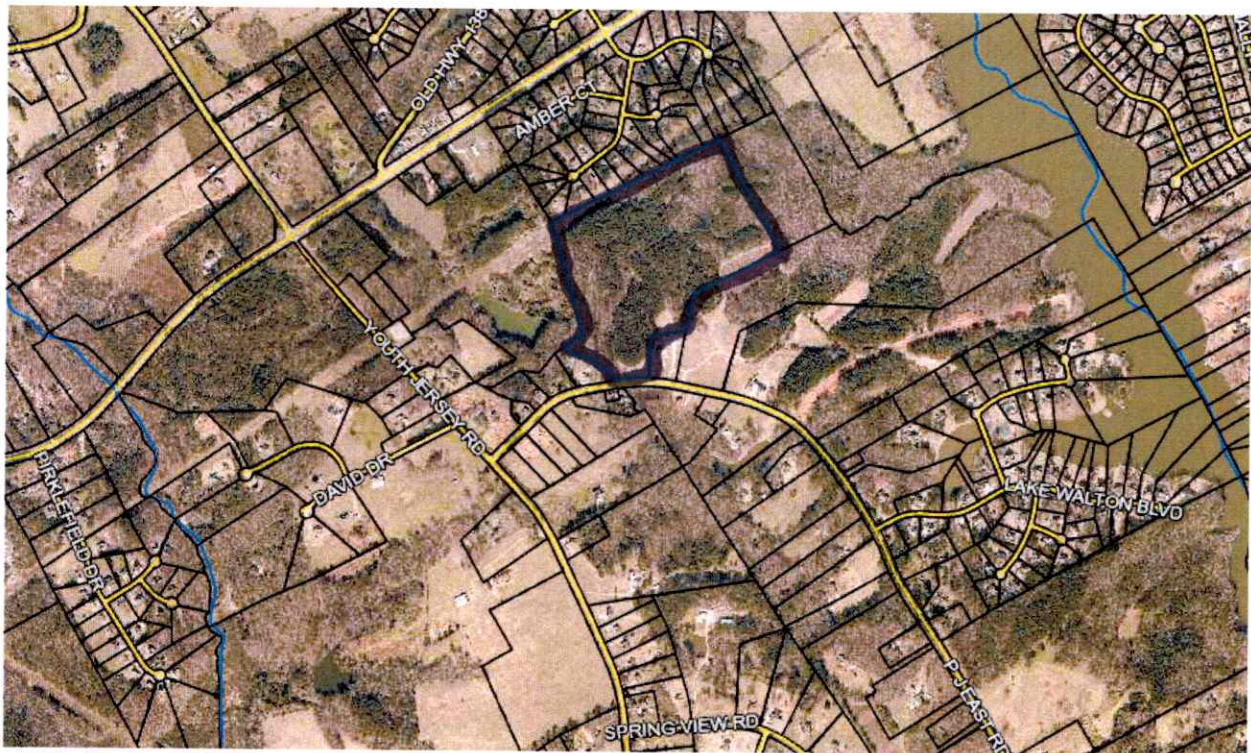
Applicant:

JMJMS Properties LLC
137 Main Street
Jersey, Georgia 30018

Owner:

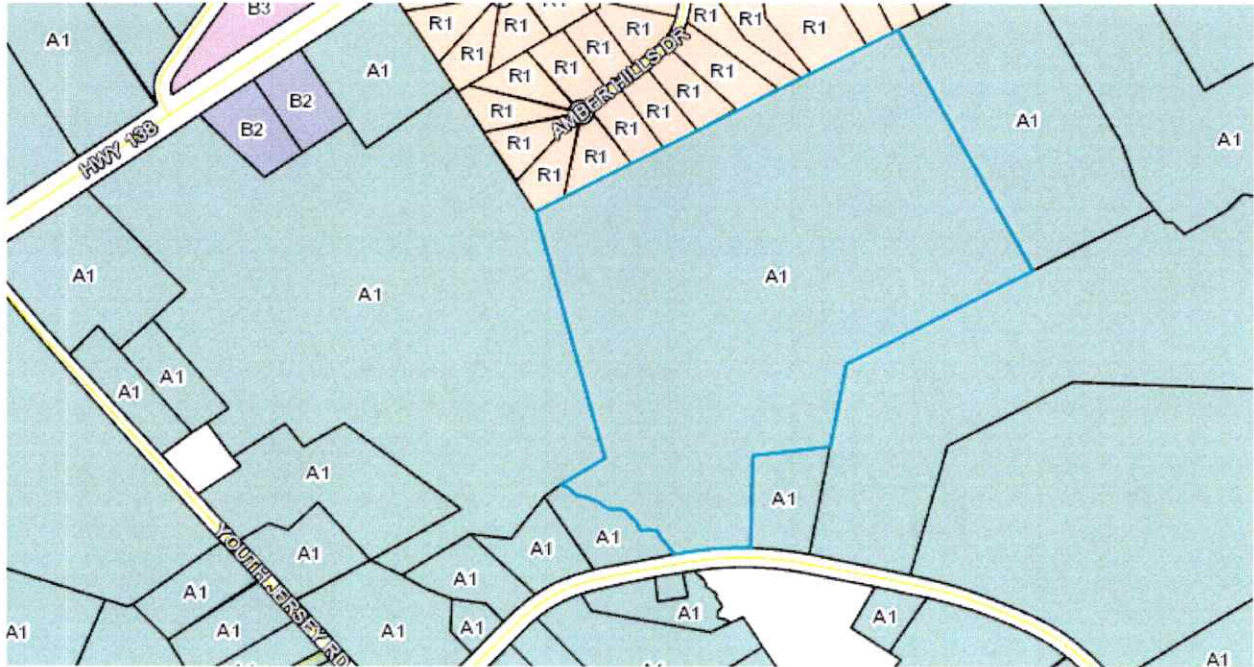
Whitley Construction LLC
2597 Mount Paran Church Road
Monroe, Georgia 30655

Property Location: P.J. East Road



Current Character Area: Suburban

Current Zoning: A1



Request: Rezone 54.00 acres from A1 to R1 to create a subdivision with 37 lots.

Staff Comments/Concerns:

Site Analysis: The 54.00 acre tract is located on P.J. East Road. The surrounding properties are zoned A1 and R1.

Zoning History: No History

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

Comments and Recommendations from various Agencies:

Public Works: Recommends a proper A-cell and De-cell lane be installed.

Sheriffs' Department: Walton County's population is approximately 99853 with about 34799 households. The average number of people per household is 2.9. The Walton County Sheriff's Office responded to 49336 calls for service in the year 2021. On average this would increase calls for service by 52 calls per year. The population would increase to an average of 107 residents in Walton County.

Water Authority: This area is served by an existing 8" diameter water main along PJ East Road (static pressure: 120 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). A new 8" water main will be required to distribute water within the development. Please coordinate with WCWD.

Fire Department: Any new residential construction will have a direct effect on the number of emergency calls handled by the Walton County Fire Department. An increase in the population that comes from residential development also increases the need for emergency services.

Fire Code Specialist: Will have no impact. They shall comply with all fire codes in respect to their establishment if applicable.

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

Development Inspector: No comment received.

DOT Comments: Will not impact GDOT

Archaeological Information: No comment received.

PC ACTION 6/2/2022:

Rezone – Z22040008 – Rezone 54.00 acres from A1 to R1 to create a subdivision– Applicant: JMJMS Properties LLC/Owner: Whitley Construction LLC– Property located on P J East Rd-Map/Parcel C0640100K000 – District 3.

Presentation: Mark Cash represented JMJMS Properties LLC. They would like to rezone 54 acres from A1 to R1 for a subdivision. Mr. Cash stated that this subdivision will increase home values in the area.

Speaking: None

Recommendation: John Pringle made a motion to recommend approval as submitted with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # Z22040008
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 06-02-2022 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 07-12-2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0640100K00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

JMJMS Properties LLC

Whitley Construction LLC

137 Main Street

2597 Mount Paran Church Rd.

Jersey, Ga 30018

Monroe Ga. 30655

E-mail address: _____

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

Phone # 770-728-4527

Phone # 770-855-7218

Location: P.J. East Rd. Requested Zoning R1 Acreage 54.0

Existing Use of Property: Single Family Residence

Existing Structures: None

The purpose of this rezone is Increase number of lots to
37 total

Property is serviced by the following:

Public Water: X Provider: Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

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 4/6/22 Fee Paid \$ 550.00

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
 East A1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N ✓

Commission District: 3-Shelnett Watershed: _____ TMP ✓

I hereby withdraw the above application _____ Date _____

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Daniel Johnson

Address: 137 Main Street, Jersey Ga. 30018

Telephone: 678-788-

Location of Property: P.J. East Rd. touching the west side of the property at 494 P.J. East Rd.

Map/Parcel Number: C0640100K00

Current Zoning: A-1 Requested Zoning: R-1

Bruce Whitley
Property Owner Signature

Property Owner Signature

Print Name: Bruce Whitley

Print Name: _____

Address: 2597 Mt Paran Ch Rd

Address: _____

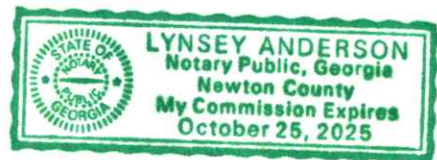
Phone #: 770-855-7218

Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Lynsey Anderson
Notary Public

3/31/2022
Date



- 1) Existing uses and zoning of nearby property:
All residential properties surround subject property include R-1 zoning on the northside with A-1 zoning surrounding the remainder of subject property.

- 2) The extent to which property values are diminished by the particular zoning restrictions;
Zoning to the requested R-1 will greatly increase property values for subject property along with increasing values of surrounding properties. The Current A-1 zoning of subject property greatly diminishes the property value.

- 3) The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals, and general welfare of the public:
There are no perceived destruction of property values for the rezoning and development of subject property.

- 4) The relative gain is to the public, as compared to in the hardship imposed upon the individual property owner;
As new, responsible, and quality growth comes to this community, so comes this upscale community that will significantly add to Walton County's tax base which will promote a better quality of life and improve the general welfare of Walton County citizens who reside in this area. As Walton County grows with new industry, this development will provide the housing needed to sustain a future workforce.

- 5) The suitability of the subject property for the zoned purposes: and
The subject property is best suitable for the proposed use as a residential subdivision being that it will be served by public water and adequate road infrastructure. Both, the 2017 and the proposed 2022 Walton County Comprehensive Land Use Plans have designated adjacent land as a highway corridor district and suburban in character.

- 6) The length of time the property has been vacant as zoned considered in the land development of the area in the vicinity of the property;
Subject property has been zoned A-1 for 10 years per previous owner's, Thomas Knight, statement.

LETTER OF INTENT

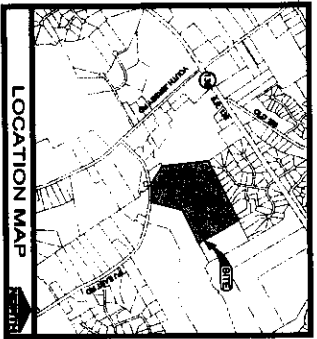
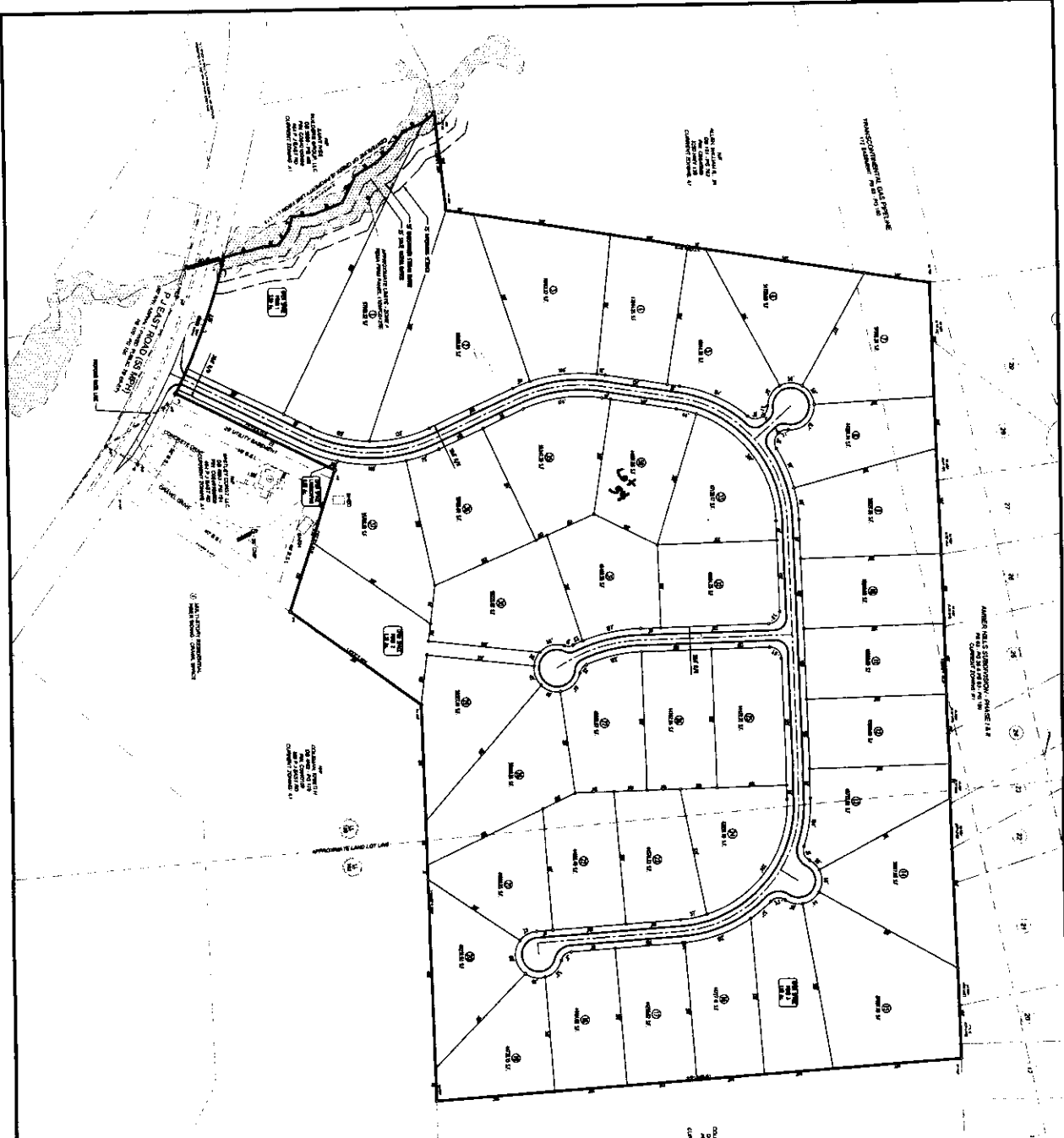
KNIGHTS LANDING

P.J. EAST ROAD

PARCEL ID C0640100K00

We would like to have the zoning of the 54 Acres track of land located on P.J. East Road, Parcel ID # C0640100K00, changed from A-1 to R-1. This will be to accommodate a prospective 37 lot subdivision.

We are asking for no conditions other than what accompanies the R-1 zoning to be attached to this application.

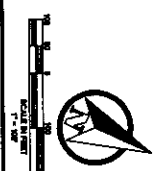


* NOT FOR RECORDING *

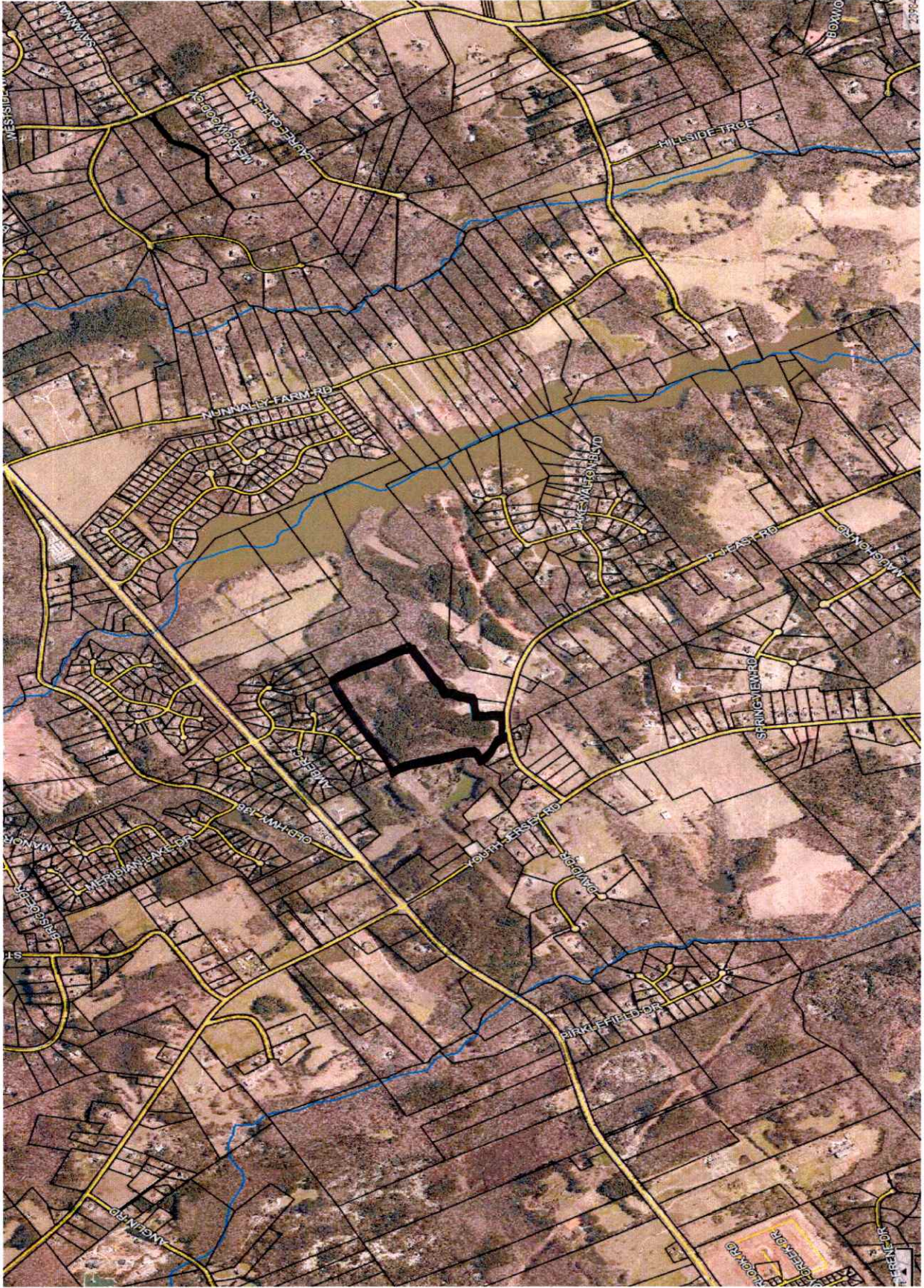
OWNER'S TITLE
 THE DEVELOPER
 COMPANY NAME

1. ALL DEVELOPMENT STANDARDS FOR RESIDENTIAL LOTS
 SHALL BE AS SHOWN ON THIS PLAN AND SHALL BE IN ACCORDANCE WITH THE CITY OF WALTON COUNTY ZONING ORDINANCE AND THE CITY OF WALTON COUNTY SUBDIVISION AND DEVELOPMENT CODE. THE CITY OF WALTON COUNTY ZONING ORDINANCE AND THE CITY OF WALTON COUNTY SUBDIVISION AND DEVELOPMENT CODE SHALL BE APPLIED TO THIS PROJECT AS IF THE CITY OF WALTON COUNTY ZONING ORDINANCE AND THE CITY OF WALTON COUNTY SUBDIVISION AND DEVELOPMENT CODE WERE IN FULL FORCE AND EFFECT AT THE TIME OF THE RECORDING OF THIS PLAN.

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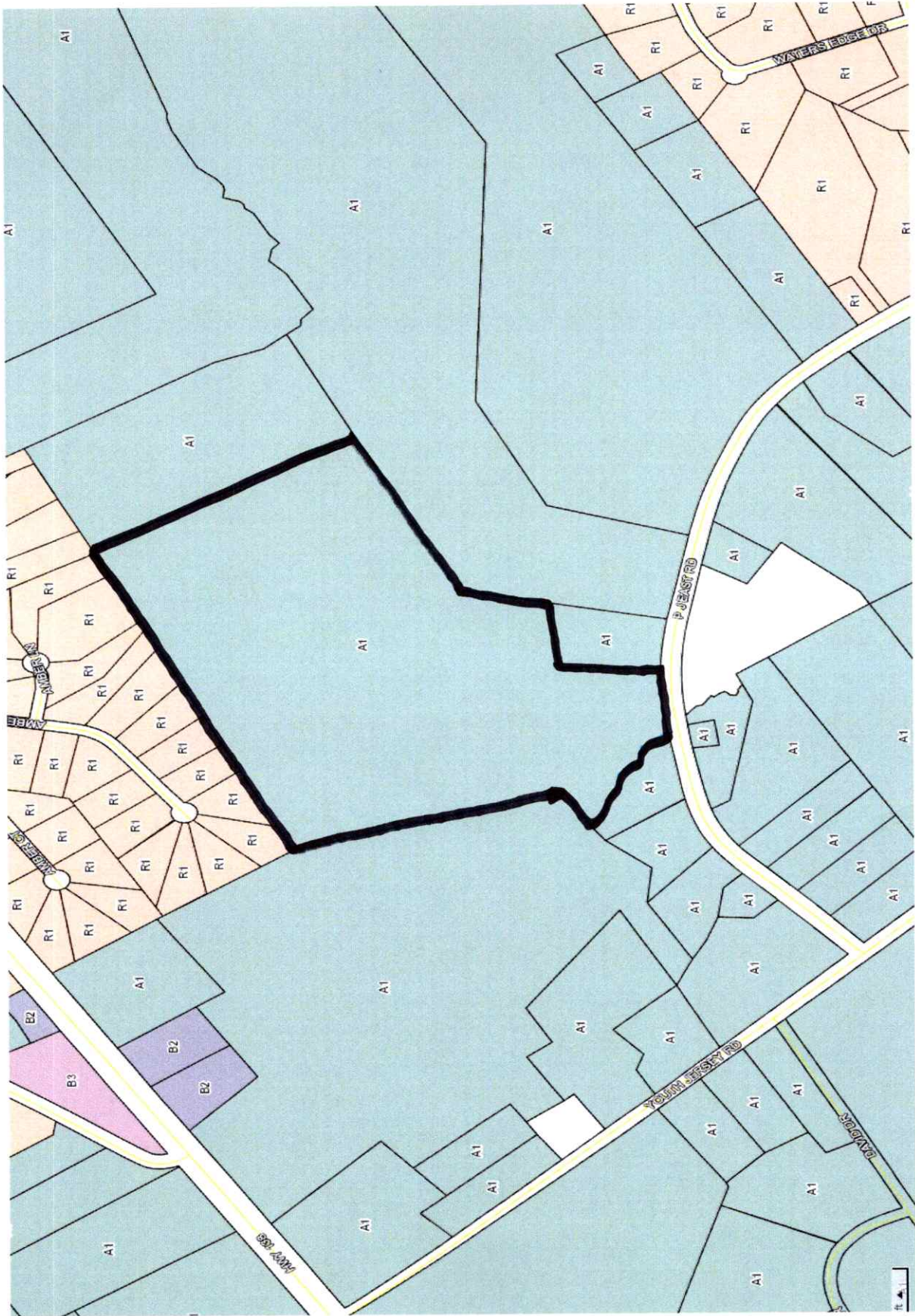
		PREPARED BY ENGINEER DATE: 11/17/11	WRITTEN BY DATE: 11/17/11	KNIGHTS LANDING LAND LOTS 103 & 128 BROKEN ARROW DISTRICT PARCEL ID: C0840100K00 WALTON COUNTY, GEORGIA		SHEET TITLE:
						REZONING PLAN
23-011	C-0	DATE:	REVISION:	No.	No.	No.



Z22040008 – P J East Road



Z22040008 – P J East Road



STAFF REPORT

PC Meeting: 6/2/2022

BOC Meeting: 7/12/2022

Case Z22040008 – Rezone 54.00 acres from A1 to R1 to create a subdivision with 37 lots.

Applicant: JMJMS Properties LLC

Owner: Whitley Construction LLC

Current Zoning: A1

Map Number: C0640100K00

Acreage: 54.00 acres

Commission District 3: Commissioner Timmy Shelnett

Planning Commission: John Pringle

Site Analysis: The 54.00 acre tract of land is located on P.J. East Road. The surrounding properties are zoned A1 and R1.