



Planning and Development Department Case Information

Case Number: Z25-0108

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

Alicia Zinner
23908 NW 206th Avenue
High Springs, Florida 32643

Owners:

Nathan & Alicia Zinner
23908 NW 206th Avenue
High Springs, Florida 32643

Current Zoning: The current zoning is A1.

Request: Rezone 4.85 acres from A1 to R1 to create 4 buildable lots.

Address: 1730 Lee Peters Road, Loganville, Georgia 30052

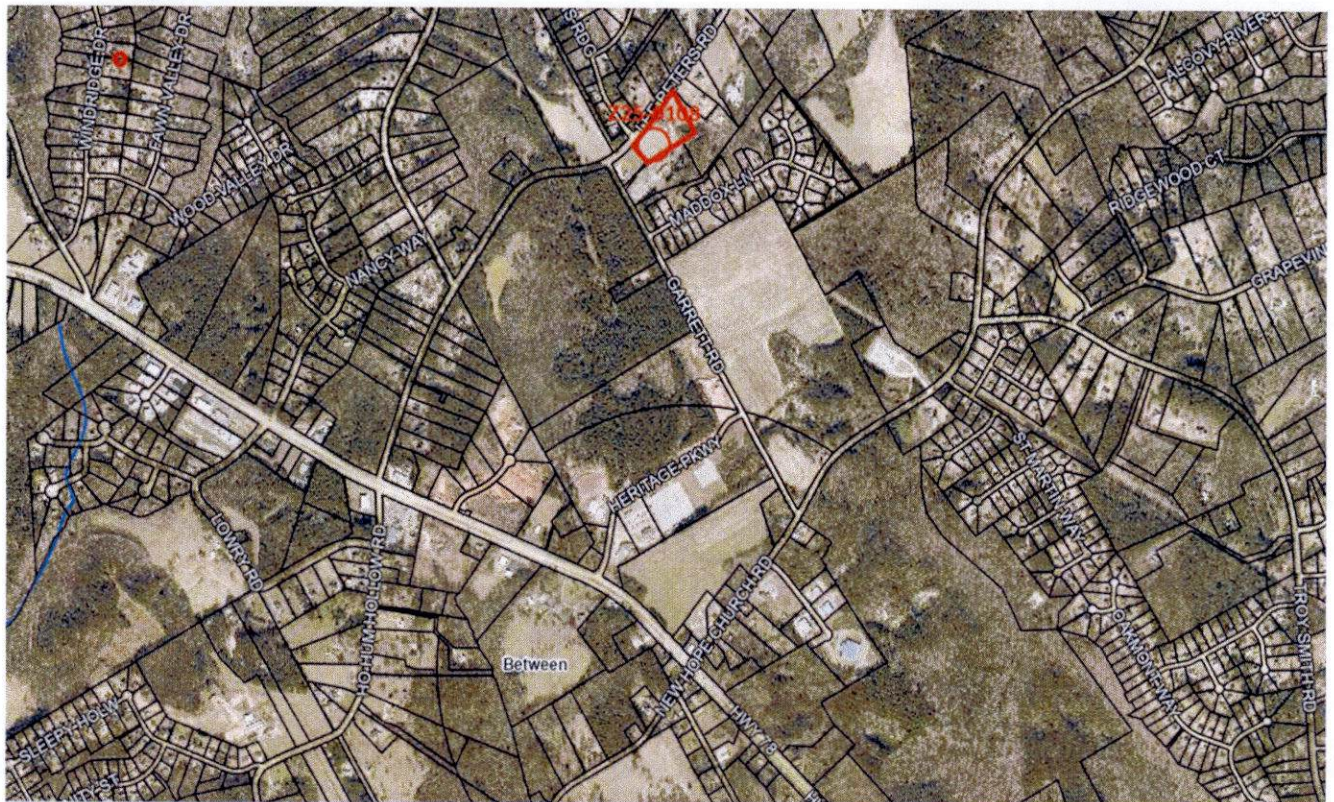
Map Number/Site Area: C0610082

Character Area: Suburban

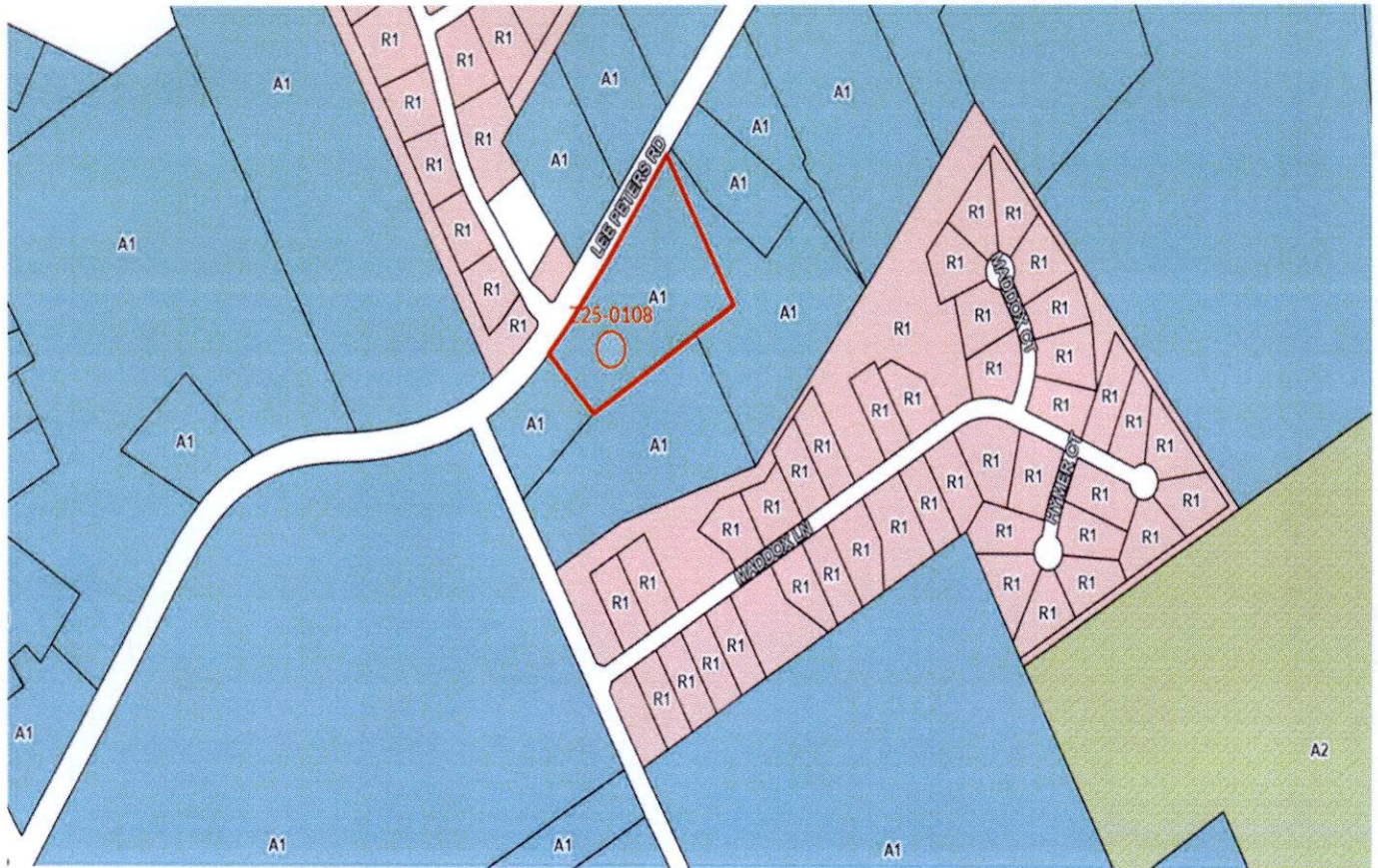
District 1 Commissioner-Bo Warren

Planning Commission-Josh Ferguson

Existing Site Conditions: Property consists of a house.



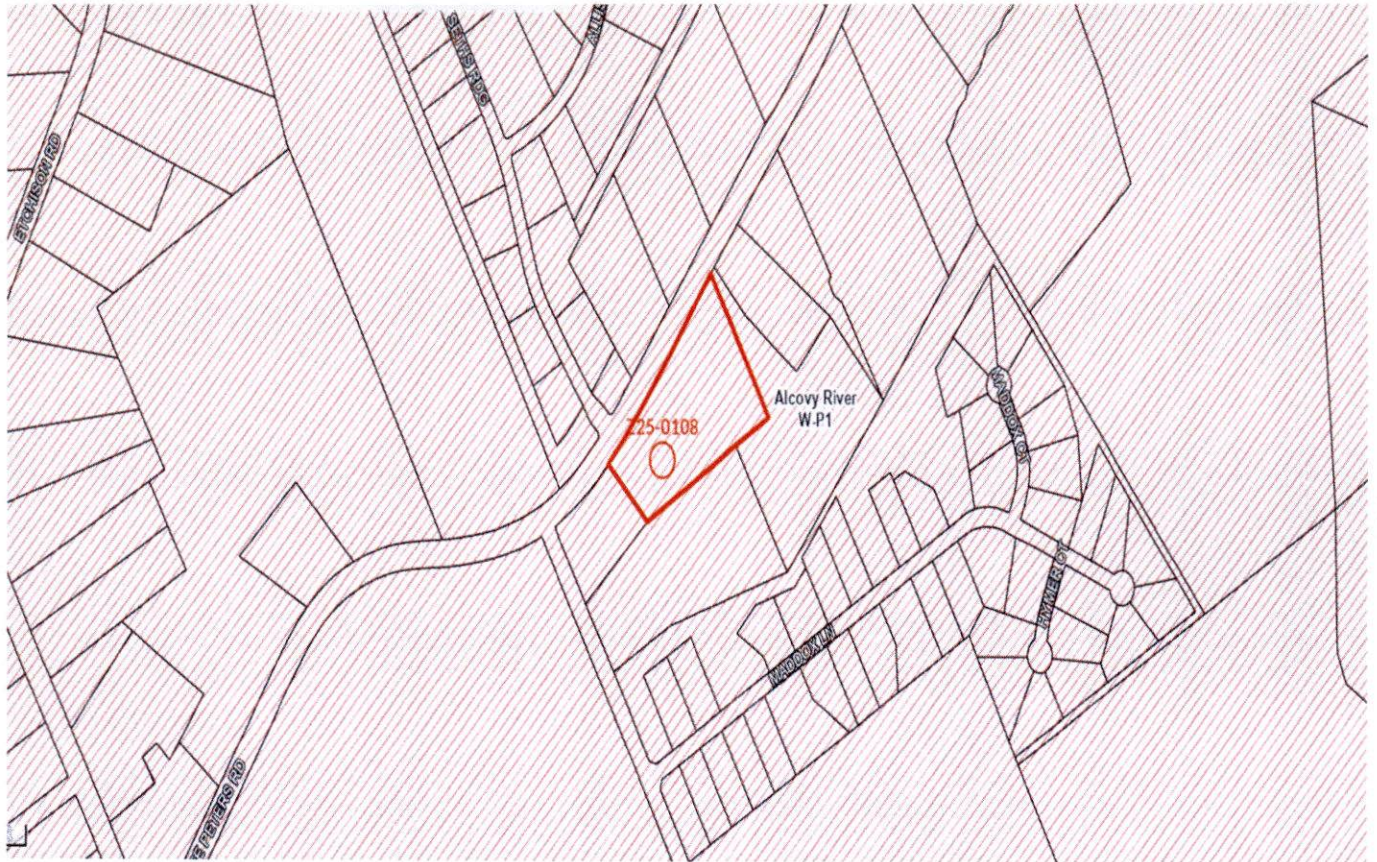
The surrounding properties are zoned A1 and R1.



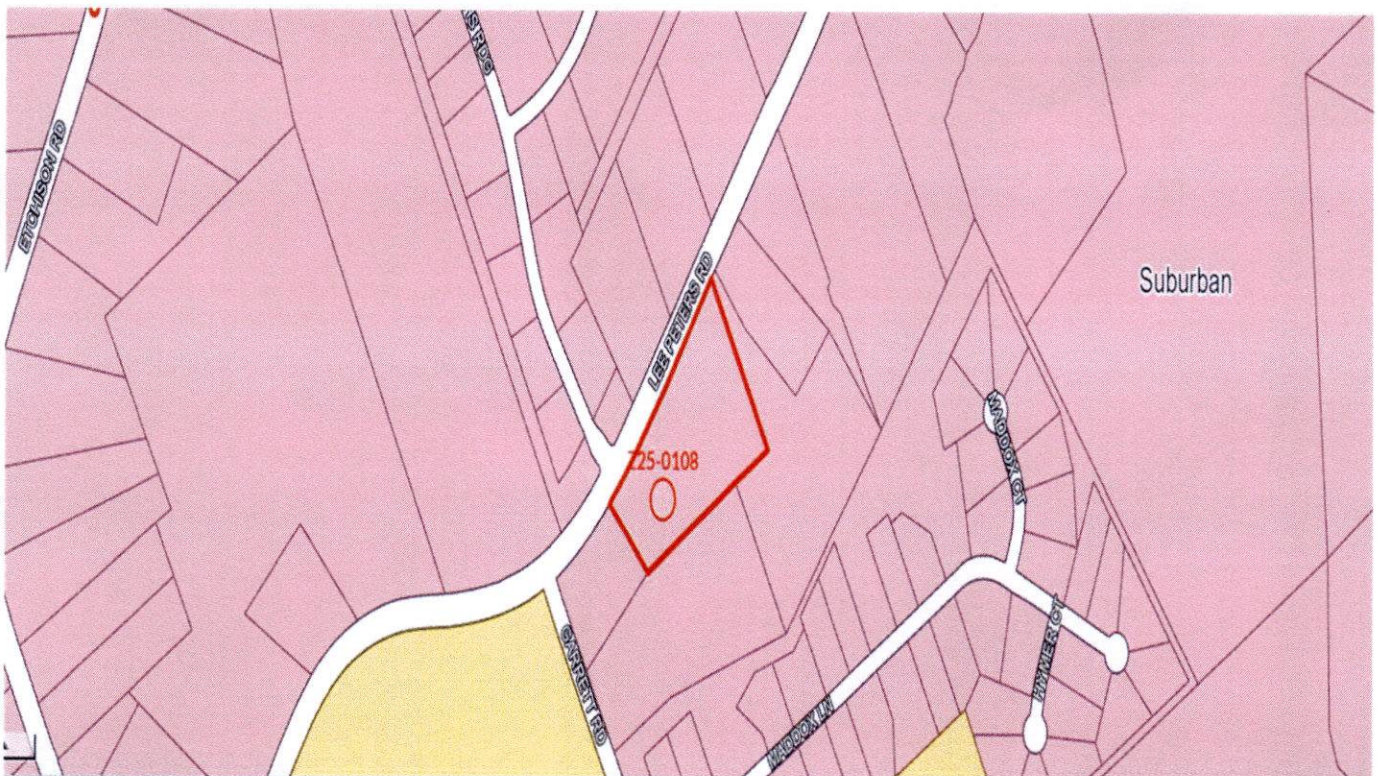
Subdivisions surrounding property:



The property is the Alcovy River Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



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: No issues.

Water Authority: This area is served by an existing 8" diameter water main along Lee Peters Road. (static pressure: 65 psi, Estimated fire flow available: 1,600 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comments

Fire Department Review: EMS and fire response may be elevated due to additional housing.

Board of Education: This will require more bus drivers as well as more teachers in the school system.

GDOT: Will not require coordination with Georgia DOT.

PC ACTION 4/3/2025:

- 1. Z25-0108-Rezone 4.85 acres from A1 to R1 to create 4 buildable lots-Applicant: Alicia Zinner/Owners: Nathan & Alicia Zinner located on 1730 Lee Peters Rd/Map/Parcel C0610082-District 1.**

Presentation: Ginny Vanoostrum with Algin Realty represented the case for the Applicants. The Applicants have moved to Florida. They have submitted an application for a R1 zoning and would like to split the property into 4 lots. The intent is to have 3 more lots on this property.

Speaking: No one

Recommendation: Josh Ferguson made a motion to recommend approval as submitted and was seconded by Timothy Kemp. The Motion carried unanimously.

Case # Z25-0108

RESIDENTIAL REZONE APPLICATION

LINK Rezone Application, Checklists and Forms

Planning Commission: 4/9/2025
Board of Commissioners: 5/6/2025

MAP/PARCEL: C0610082

Applicant Name: Alicia Zinner

Applicant Address: 23908 NW 206th Ave, High Springs, FL 32643

Applicant Phone: 770-322-4466

Applicant Email: alicia.zinner@gmail.com

Property Owner Name: Nathan & Alicia Zinner

Property Owner Address: 1730 Lee Peters Road

Property Owner Phone: 770-322-4466

Property Owner Email: nzinner@gmail.com

(If more than one owner, upload exhibit "A")

Location: 1730 Lee Peters Rd

Requested Zoning: R1

Acreage: 4.85

Existing use of property:

A1

Existing Structures:

The Purpose of this rezone is :

Ability to provide more housing

Property is serviced by the following:

Public Water : Yes

Provider: Walton County

Well:

Public Sewer:

Provider:

Septic Tank:

Yes

CERTIFICATION

The above statements and accompanying materials are completed and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Applicant Name:

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,

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

3. The extent to which the destruction of property values of the plaintiffs promotes 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;

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

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.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 Or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

☐ Yes ☒ No

If the answer is yes, you must file a disclosure report with the governing authority Of Walton County showing:

1. The name and official position Of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

Applicant Name:

Check one: ☒ Owner ☐ Agent

February 27, 2025

Re: Letter of Intent
Rezoning Request
Property: 1730 Lee Peters Road, Loganville

To whom it may concern,

I am requesting rezoning parcel number C0610082, located at 1730 Lee Peters Road, Loganville, GA, from A1 to R1. The current lot is 4.85 with over 600 road frontage so there is enough land to support additional lots, as represented by the attached site plan.

There are residential subdivisions to the east and west of this property, so R1 zoning for this lot correlates with the surrounding area. The 2022-2026 Walton County Comprehensive Plan shows this area as suburban, to which the proposed rezone relates.

I believe that rezoning this property for residential use is consistent with the Comprehensive Plan and will be of economic value to the county and the area.

Thank you for your consideration,

Alicia Zinner

Z25-0108

