



Planning and Development Department Case Information

Case Number: Z24-0023

Meeting Dates: Planning Commission 12-12-2024

Board of Commissioners 01-07-2025

Applicant:

Hadley Reed Santos
2958 HD Atha Road

Covington, Georgia 30014

Owner:

Clifford JT & Hadley Reed Santos
2958 HD Atha Road

Covington, Georgia 30014

Current Zoning: A1

Request: Rezone 2.00 acres from A1 to A for dog training and customer contact

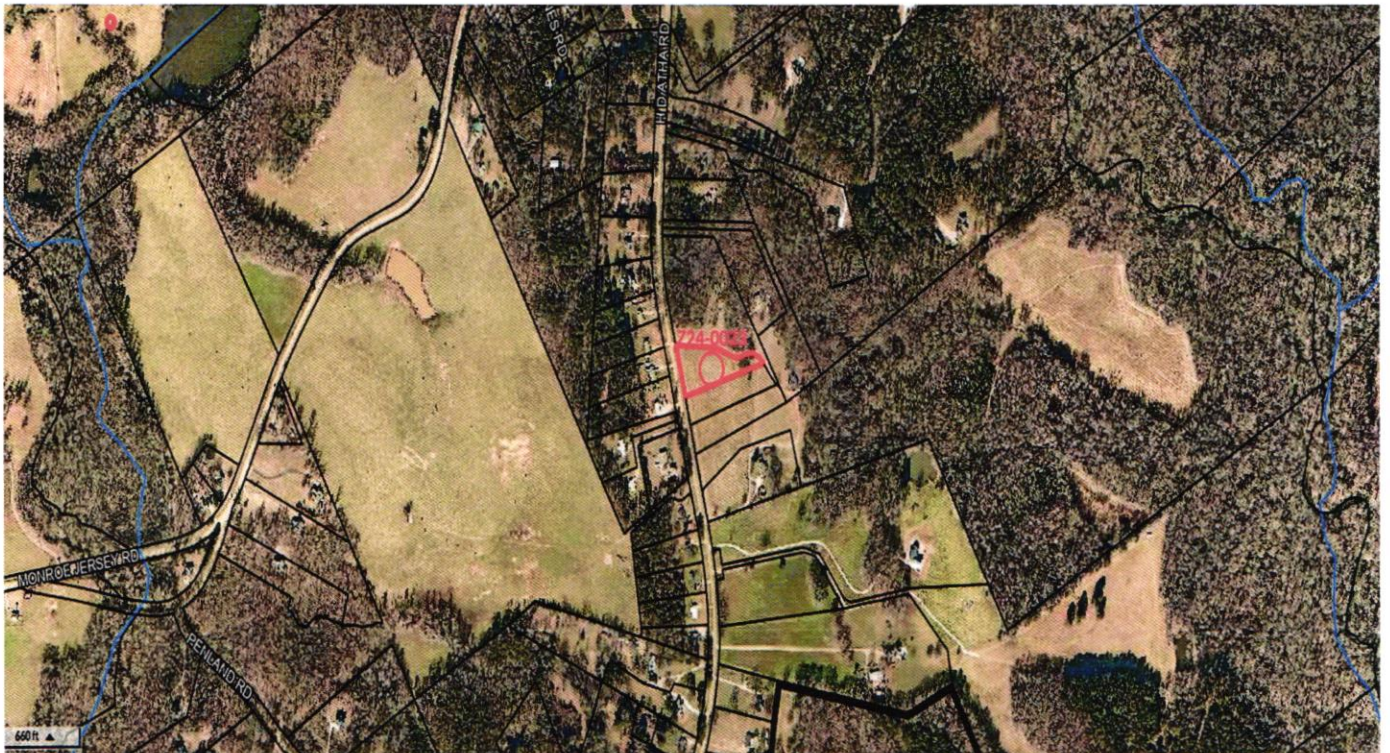
Address: 2958 HD Atha Road, Covington, Georgia 30014

Map Number/Site Area: C0780099D00

Character Area: Suburban

District 4 Commissioner-Lee Bradford Planning Commission-Michelle Trammel

Existing Site Conditions: Property consists of 2.00 acres and is residential.



The surrounding properties are zoned A1 and A2.

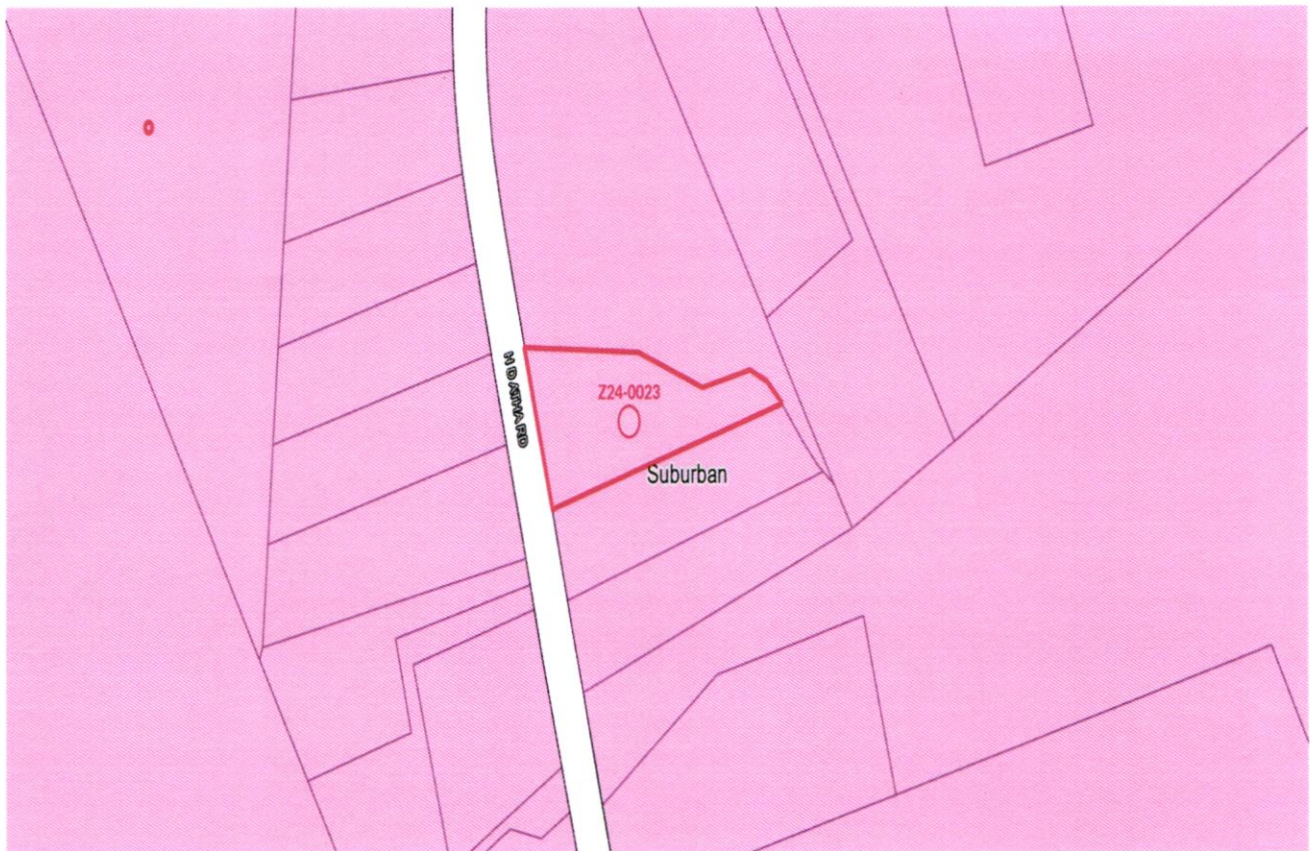


Subdivisions surrounding property:



The property is not located in a Watershed.

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 recommends to install a commercial driveway.

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 20" diameter water main on HD Atha Road. (static pressure: 130 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. The proposed building is a residential storage building and not intended for commercial use.

Fire Department Review: No comment

Board of Education: Will not impact the Walton County School System.

DOT Comments: Will not require coordination with Georgia DOT.

PC ACTION 12/12/2024:

1. Recommended Approval of Z24-0023-Rezone 2.00 acres from A1 to A for dog training & customer contact-Applicant: Hadley Reed Santos/Owners: Clifford JT & Hadley Reed Santos-Property located on 2958 HD Atha Rd/Map/Parcel C0780099D00-District 4.

Presentation: Hadley Santos represented the case. She lives on a 2-acre tract of land. She would like to rezone from A1 to A. She has been a professional dog trainer for 8 years now. She trains therapy and service dogs and would like to continue and serve in the area. She would also like to put in a 16x50 shed for office space. She said that a lot of her clients have autism and other disabilities and being enclosed would be better and safer for them. She would also like to add a small half bath, and she may not be able to tie into the septic that she has there and may need to have a separate septic for this. The building will be used for office space separate from her home. She went on to state that she has 2 young daughters, and it would be easier for the clients to come to her home. If she has dogs at her house, then they are kept in the household and no kennel outside. The dogs will be out of the weather. She said if she did therapy at her home then she could work with small dogs with no distractions. She would work with 1 client at a time only a couple of times a week and there should be no additional traffic. There will be no signs put in the property and only 1 to 2 dogs at a time.

Michelle Trammel asked the applicant if it would only be her doing the training and she stated that was correct.

Speaking: None

Recommendation: Michelle Trammel made a motion to recommend approval as submitted with a second by Timothy Kempt. The motion carried unanimously.

Rezone Application # 224-0023
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-12-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 01-07-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C078009D00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Hadley Reed Santos

Clifford J.T. & Hadley Reed Santos

2958 H D Atha Rd

2958 H D Atha Rd

Covington, GA 30014

Covington, GA 30014

E-mail address: hadleyrh7@gmail.com

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

Phone # 229-881-7080

Phone # 229-881-7080

2958 HD Atha Road
 Location: Walton County

Requested Zoning A Acreage 2.00

Existing Use of Property: Residential use

Existing Structures: Single Family House, Fence

The purpose of this rezone is to be able to train dogs on my property. As well as meet with clients to work with them and their dogs.

Property is serviced by the following:

Public Water: yes Provider: Walton County Well: No

Public Sewer: No Provider: Not Applicable Septic Tank: yes

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 H. Reed Santos Date 10/30/2024 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 A1 Surrounding Zoning: North A1 South A1
 East A2 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y N /

Commission District: 4-Lee Bradford 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;

Current zoning is A1. Residential property with a single family home. Surrounding properties are zoned Agriculture. Nearby properties include cattle, nursery, and Christmas tree farm.

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

Not Applicable / None

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

Not Applicable / None

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

~~Not Applicable / None~~ Dog training and service dog training for the public of Walton county. No hardship of property owner.

5. The suitability of the subject property for the zoned purposes; and
Property is currently zoned as A1 want to
rezone to A. Majority of surrounding properties
are zoned A and A1. Two Agricultural businesses
are within close proximity. Property is currently fully fenced.
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
Previously, it was apart of a large property as
pasture land. In 2022 land was subdivide into
three large home sites and our current home was
built.

Letter of Intent

10/30/2024

Hadley Reed Santos
Covington, GA 30014
Walton County
(229) 881-7080

Re: The Rezoning of 2958 H D Atha Rd from A1 to A

To Whom it May Concern:

This letter of intent is regarding my request to rezone my current property from an A1 to A. I am looking to add a non-permanent building on my property. The building is built by Westwood sheds in Monroe, GA and will be a cabin shed 16'x52'. I would like to climatize the building with a mini-split unit and add plumbing to suffice a small half bath.

The primary use of this building will be an office space, an area where my two young children can be while I work and provide me with better separation between work and my own home. It would help tremendously with giving me more flexibility in my work while caring for my two young children.

Currently, I am a professional dog trainer that helps families train service and companion dogs to work and live in their households with them. I have helped families train service dogs to aid with autism, cerebral palsy, epilepsy, and mental health struggles. I travel to their homes or public places to aid with their specialized training.

Having this building would give me an area to meet with clients, provide a safe and climatized area for us to train their dog without having to travel. Provide space to simulate a household living area to help young dogs learn household manners without intruding on my own home. A safe area for my clients with disabilities to come and receive training in an environment with low distractions and out of the weather. It would createa spacefor clientdogs to live with me for an extended period to further their training or start out a future service dog puppy with crate training, basic obedience, and household manners before sending them to live with their intended family.

I would only have one client at a time visiting my property a couple of times a week, so there would not be any extra traffic. All dogs on property are household pets that are housed inside and not outside for long periods of time or housed outside. I am the only one employed on my property, so the number of clients and dogs would be very limited.

Property:2958 H D Atha RD is currently a residential property with two acres that is completely fenced. I am looking to have my property rezoned to A to meet the requirements to work with clients and their dogs on my property.



Proposed Building

Monroe Sales <sales.monroe@westwoodsheds.com>

Here's Your Custom Shed Design and Estimate! (#1727726668674989 - Hadley Santos)

1 message

Westwood Sheds Designer <manager.sales@westwoodsheds.com>
Reply-To: sales.monroe@westwoodsheds.com
To: hadeyrh7@gmail.com

Mon, Sep 30, 2024 at 4:04 PM



SERVING GEORGIA, NORTH CAROLINA, AND SOUTH CAROLINA

Westwood Sheds
(864) 379-3333
manager.sales@westwoodsheds.com

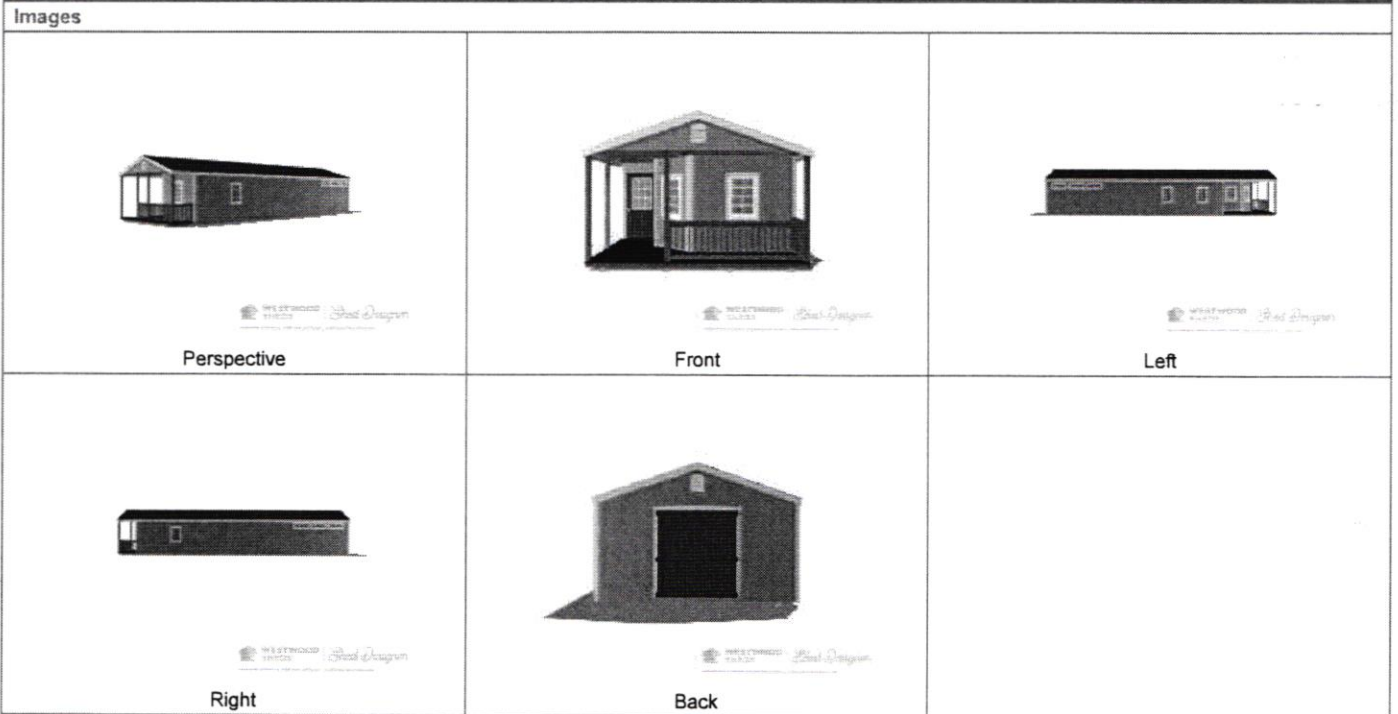
Customer Order - Sep 30, 2024

Ship To		Dealer
Customer Name <u>Hadley Santos</u>	Order # <u>1727726668674989</u>	Westwood Sheds of Monroe
Billing Address <u>2958 H D Atha Rd</u>		Monroe, GA 30655
City <u>Covington</u>	State <u>GA</u>	ZIP Code <u>30014</u>
Installation Address <u>2958 H D Atha Rd</u>		Phone: 7702670691
City <u>Covington</u>	State <u>GA</u>	sales.monroe@westwoodsheds.com
Email <u>hadeyrh7@gmail.com</u>	Phone <u>2298817080</u>	Mobile _____

Building Info	Size	Color
Style: <u>The Westwood Porch</u>	16x52 7' 5.75" Sidewall Height	Roof <u>G. Town Gray</u> <input checked="" type="checkbox"/>
Roof Material: <u>30 Year Architectural Shingles w/Underlayment</u>		Trim <u>White</u> <input type="checkbox"/>
Siding <u>Smartside</u>		Siding <u>Navajo White</u> <input type="checkbox"/>

Portable non-permanent building. No concrete slab required.

Design Link & Notes
 Design Link <https://sheddesigner.westwoodsheds.com/?lng=en-US&dealer=3926#9892860d93b5b88d9a6046ac8e757503>
 Notes, Comments, Questions Added Transom both sides on back and double door



Description	Quantity	Amount
Structure Details		
Style: The Westwood Porch	1	\$23,051

FLOORPLAN

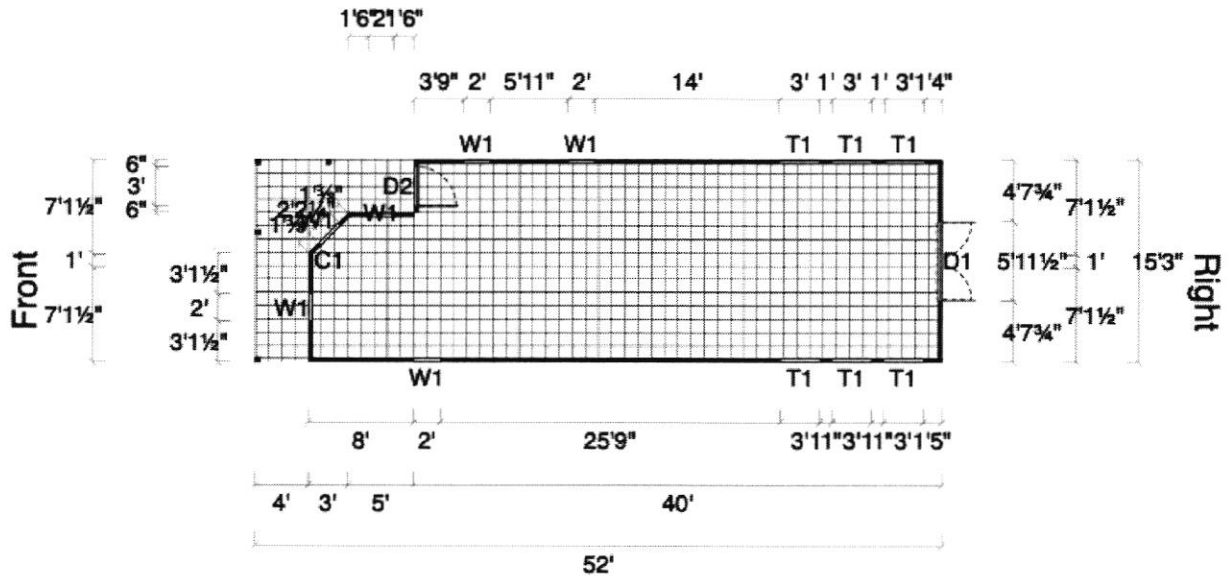


WESTWOOD
SHEDS

Shed Designer

SERVING GEORGIA, NORTH CAROLINA, AND SOUTH CAROLINA

Back



WESTWOOD
SHEDS

Shed Designer

SERVING GEORGIA, NORTH CAROLINA, AND SOUTH CAROLINA

Front

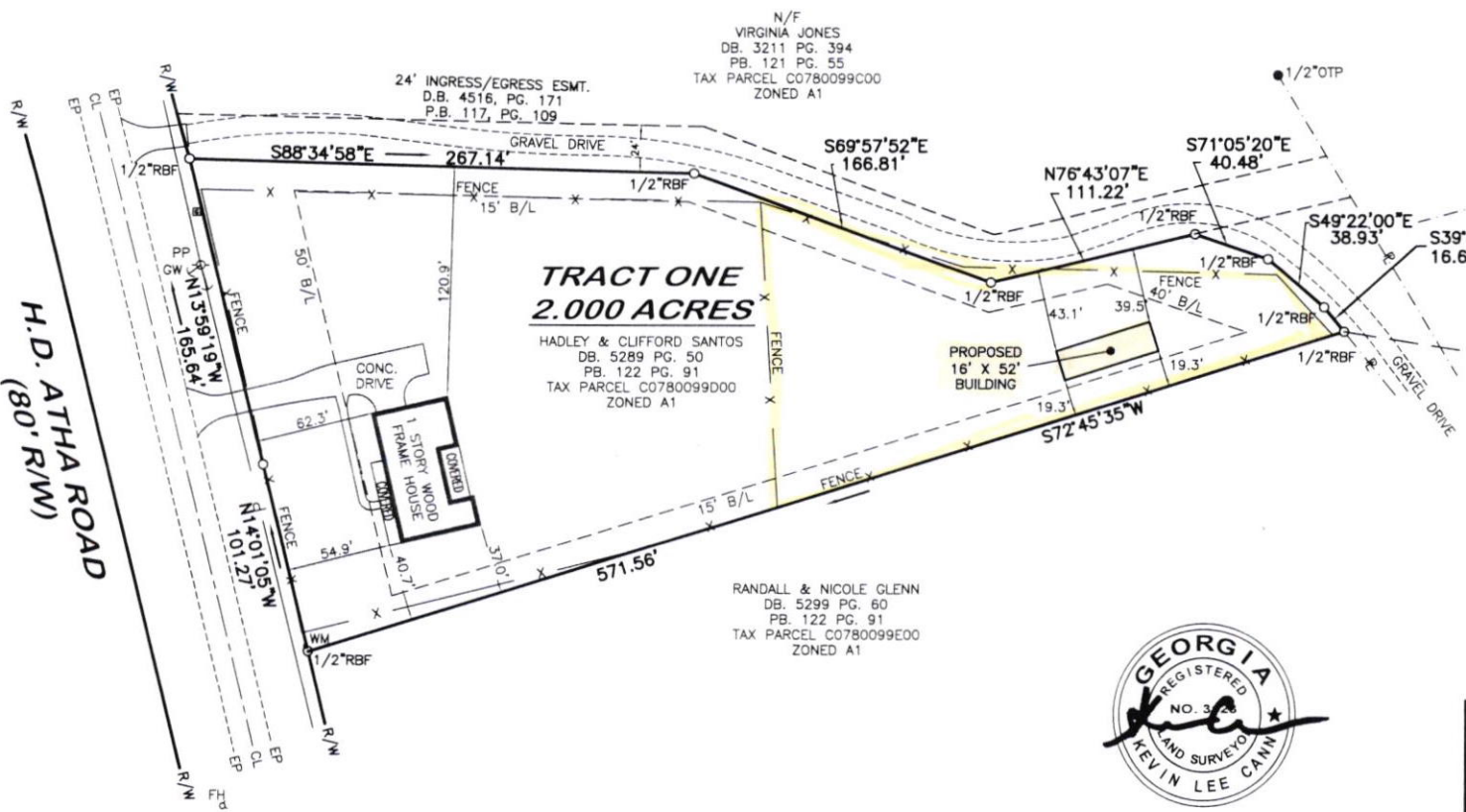
SYMBOL LEGEND			
W1	24"x36" Window	D1	78" Double Fiberglass Slab Door
T1	10"x36" Transom	D2	78" Prehung Door with 9-Lite
C1	Deluxe Porch-Left		Closed Wall

#172772668674989

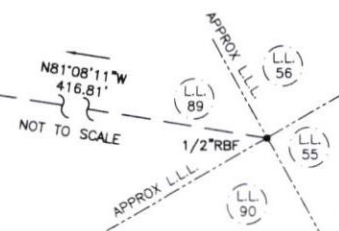
NOTES:

1. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED FOR THE TRANSFER OF TITLE.
2. THE PURPOSE OF THIS PLAT IS TO SHOW THE EXISTING IMPROVEMENTS AND THE PROPOSED IMPROVEMENTS ON THE SUBJECT PROPERTY FOR REZONING.
3. CURRENT ZONING: A1
PROPOSED ZONING: A

LEGEND	
B/L	= BUILDING LINE
C/L	= CENTERLINE
C&G	= CURB & GUTTER
CTP	= CRIMP TOP PIPE
DE	= DRAINAGE EASEMENT
EP	= EDGE OF PAVEMENT
FFE	= FINISHED FLOOR ELEVATION
FE	= FINERT ELEVATION
IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
LL	= LAND LOT
LLL	= LAND LOT LINE
MFFE	= MINIMUM FINISHED FLOOR ELEV.
N/F	= NOW OR FORMERLY
NTS	= NOT TO SCALE
O/P	= OPEN TOP PIPE
P/L	= PROPERTY LINE
RBF	= REBAR PIN FOUND
R/W	= RIGHT OF WAY
SSE	= SANITARY SEWER EASEMENT
SM	= SANITARY SEWER MANHOLE
DWCB	= DOUBLE WING CATCH BASIN
SWCB	= SINGLE WING CATCH BASIN
JB	= JUNCTION BOX
DI	= DRAIN INLET
HW	= HEADWALL
FES	= FLARED END STRUCTURE
PP	= POWER POLE
TH	= FIRE HYDRANT
X	= FENCE
—	= FLOOD LIMITS
—	= SWALE



H.D. ATHA ROAD
(80' R/W)



2958 HD ATHA ROAD

REZONING EXHIBIT FOR
HADLEY & CLIFFORD SANTOS

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm # 1240
P.O. BOX 384
Braselton, Ga. 30517
Phone: 678-776-7494

Date: 10/29/24 Land Lot: 89 District: 4th
County: Walton, Ga. Scale: 1"=60'
Drawn By: KLC Checked By: CDN
Date of Field Work: 10/25/24 Job #: 21-129

Sheet No. 1 of 1

GRAPHIC SCALE 1" = 60'



No.	REVISION	DATE
1		
2		
3		
4		
5		