



Planning and Development Department Case Information

Case Number: LU23080015 and Z23080016

Meeting Dates: Planning Commission 10-05-2023
Board of Commissioners 11-07-2023

Current Zoning: B2

Request: Land Use Change from Neighborhood Residential to Suburban and Rezone 2.70 acres from B2 to A1 to compare with properties surrounding this parcel.

Address: Highway 138, Monroe, Georgia 30655

Map Number: C0760018A00

Site Area: 2.70 acres

Character Area: Neighborhood Residential

District 3: Commissioner –Timmy Shelnett Planning Commission – John Pringle

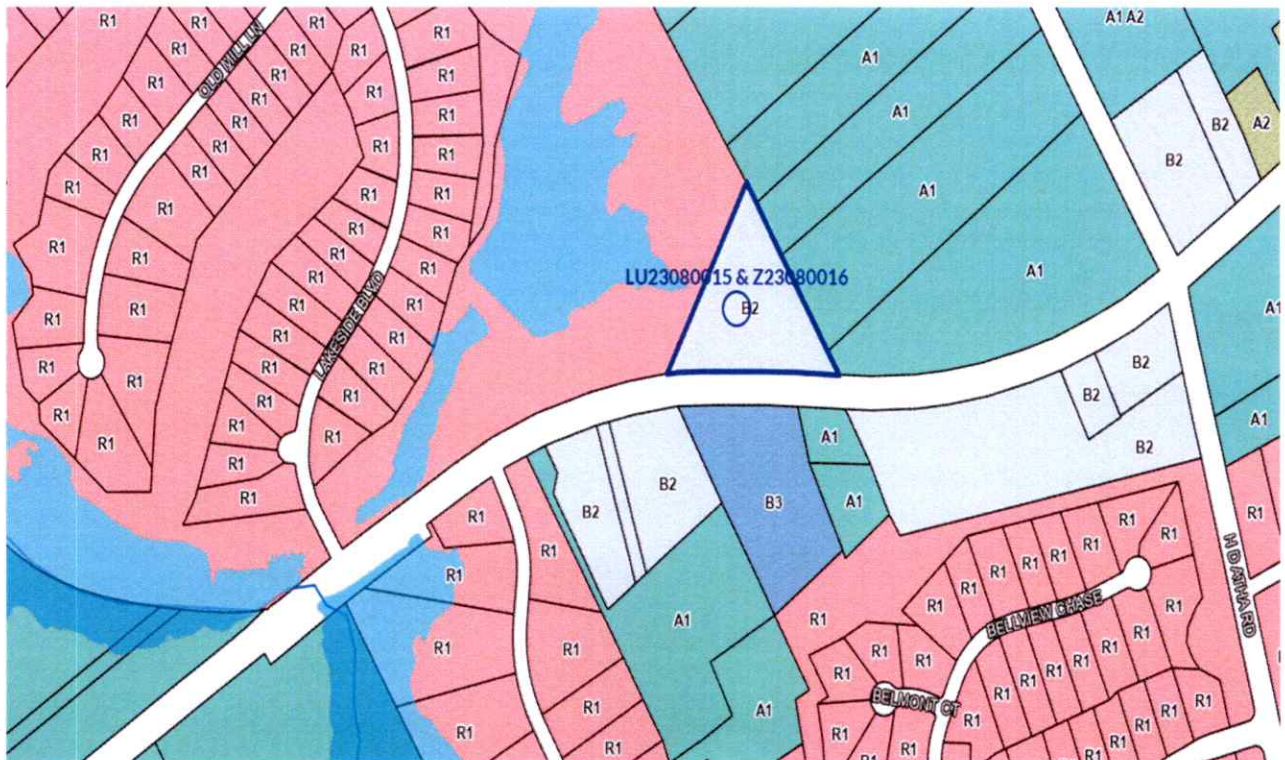
Applicant:
Zhenrong Zhang
1870 Champions Circle
Evans, Georgia 30809

Owner:
Chungang Guo & Zhenrong Zhang
1870 Champions Circle
Evans, Georgia 30809

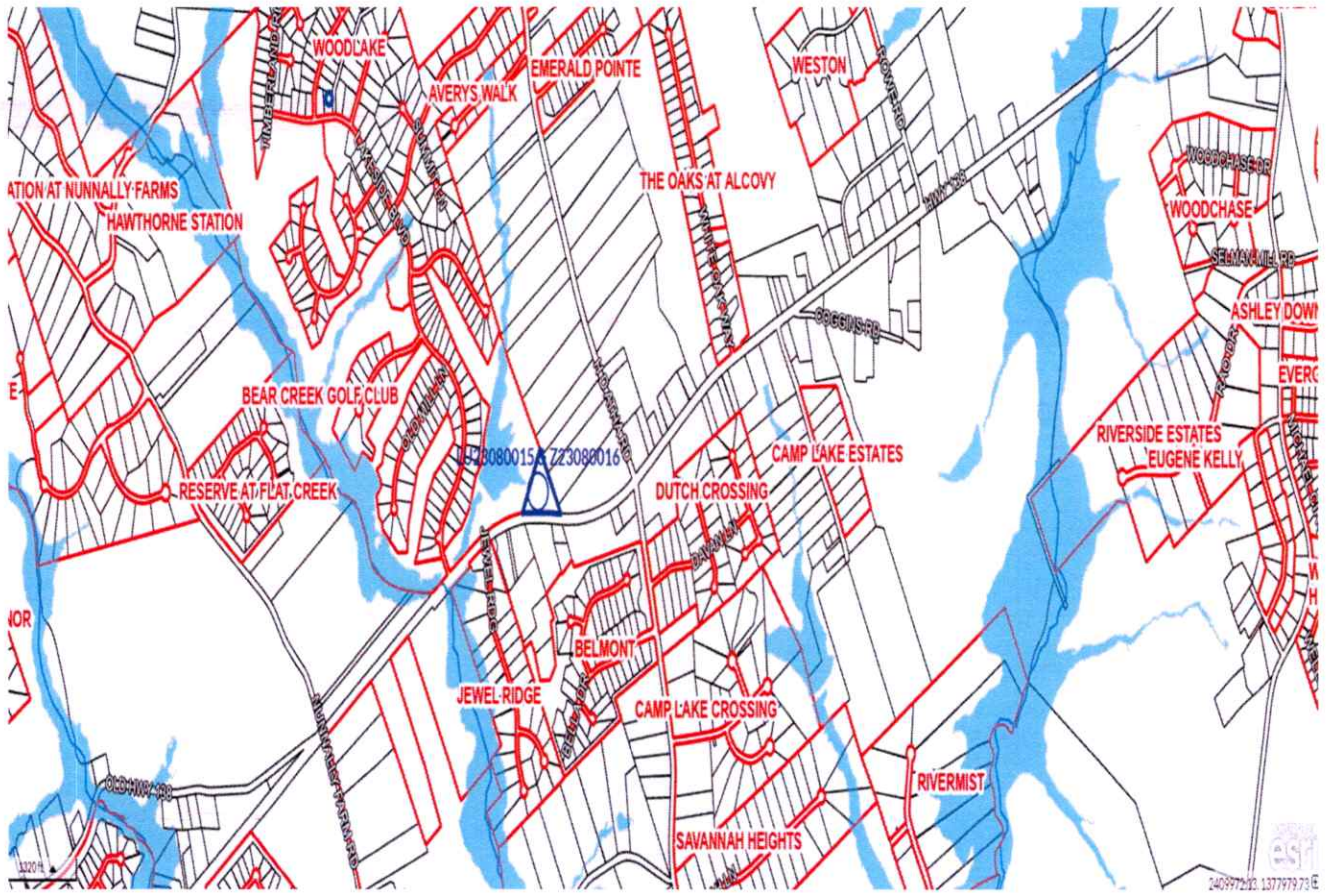


Existing Site Conditions: Property consists of 2.70 acres.

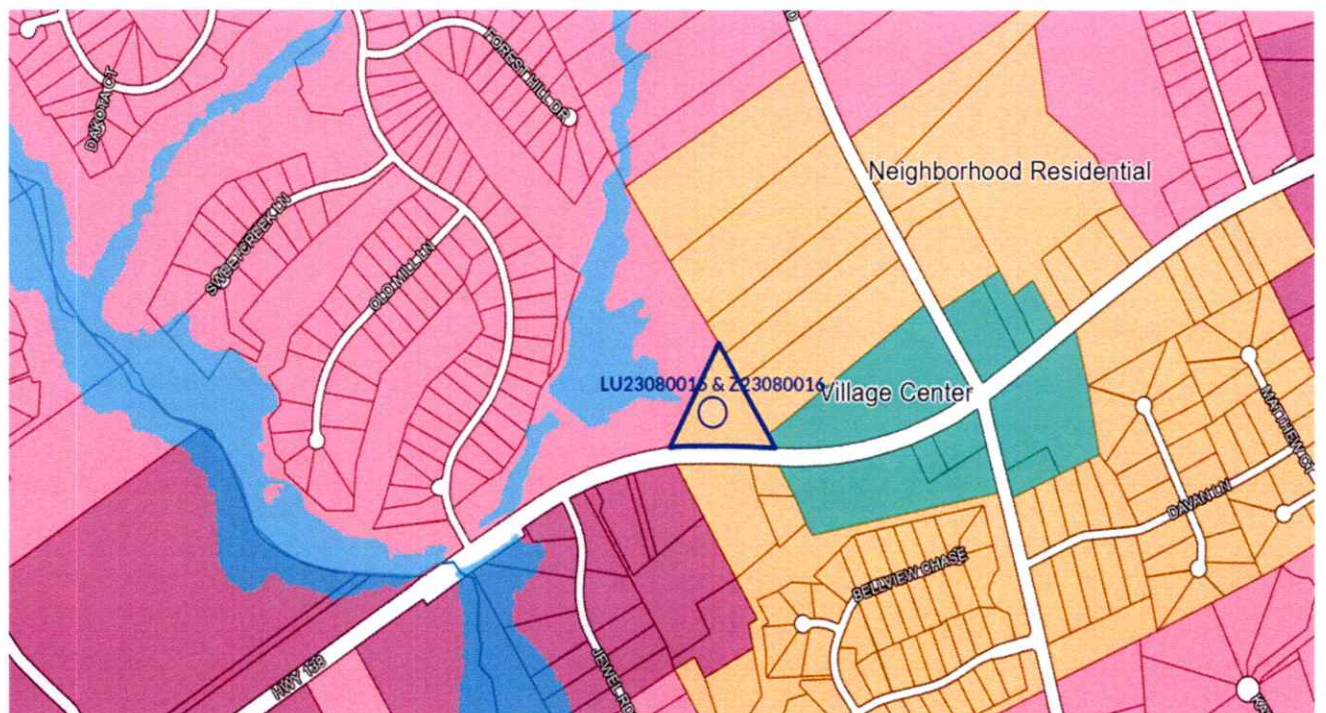
The surrounding properties are zoned A1, R1 and B3.



Subdivisions surrounding property:



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



Staff Comments/Concerns:

History:

Z00846	Minerva	R-1 to B-2 Restaurant	C076-18spl Hwy 138	Approved
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Comments and Recommendations from various Agencies:

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

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

Water Authority: This area is served by an existing 10" diameter water main along Hwy 138. (static pressure: 100 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No issues provided there are no buildings built on property.

Fire Department Review: No issues

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

DOT Comments: Will need coordination by any new access to the state route.
(Residential drives are permitted by the area office)

PC ACTION 10/5/2023:

LU23080015 and Z23080016-Land Use Change from Neighborhood Residential to Suburban and Rezone 2.70 acres from B2 to A1 for residential-Applicant: Zhenrong Zhang-Owners: Chungang Guo & Zhenrong Zhang-Property located on Hwy 138-Map/Parcel C0760018A00-District 3.

Presentation: Zhenrong Zhang represented the case. She stated that they would like to change from commercial to residential. Ms. Zhang stated that either they or someone will build a home there. There is a residential neighborhood and residential all around them.

Speaking: No one

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

Character Area Map Amendment

Application # LU23080015

Planning Comm. Meeting Date 10-05-2023 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm. Meeting Date 11-07-2023 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel D0760018 A00

Applicant Name/Address/Phone # <u>ZHANG ZHENRONG</u> <u>1870 CHAMPIONS CIRCLE</u> <u>EVANS, GA 30809</u> Phone # <u>706-399-1350</u> E-mail Address: <u>zhenrong_z@yahoo.com</u>	Property Owner Name/Address/Phone <u>ZHANG ZHENRONG / GUO CHUNGANG</u> <u>1870 CHAMPIONS CIRCLE</u> <u>EVANS, GA 30809</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # <u>706-399-1558</u>
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Location: HWY 138, Monroe, GA Acreage 2.7

Existing Character Area: Neighborhood Residential

Proposed Character Area: Suburban

Is this a Major or Minor amendment to the plan? Minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? No

Proposed Development: Single-family ___ Multi-family ___ Commercial ___ Industrial ___

Proposed Zoning: A1 Number of Lots: one Minimum Lot Size: 2.7

Public Sewer: ~~Yes~~ ²² 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 Zhenrong Zhang Date 8/22/2023 Fee Paid \$ _____

Rezone Application # Z23080016
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-5-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 11-7-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0760018A00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>ZHANG ZHENRONG</u>	<u>ZHANG ZHENRONG / GUO CHUNGANG</u>
<u>1870 CHAMPIONS CIRCLE</u>	<u>1870 CHAMPIONS CIRCLE</u>
<u>EVANS, GA 30809</u>	<u>EVANS, GA 30809</u>

E-mail address: zhenrong_z@yahoo.com (If more than one owner, attach Exhibit "A")

Phone # 706-399-1350 Phone # 706-399-1558

Location: HWY 138 Requested Zoning A1 Acreage 2.7

Existing Use of Property: Rezone the property to A1

Existing Structures: Vacant

The purpose of this rezone is Rezone to A1.
Lower tax payment

Property is serviced by the following:

Public Water: Yes Provider: _____ 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 zhanyong zhang Date 8/21/2023 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 B2 Surrounding Zoning: North A1 South B3/A1
 East A1 West R1

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y N /

Commission District: 3-Timmy Shelnett 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;

RI, AI

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

NA

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

Residential comply with all
the properties around.

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

It would be a gain to
the public

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

It is suitable

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

Always been vacant

Letter of Intent for rezoning

Property address: HWY138, Monroe, GA 30655

Parcel#: C0760018A00

The property owner (Zhang Zhenrong, Guo Chungang) seeks to rezone the 2.7-acre vacant lot located at HWY 138, Monroe, GA 30655 from a commercial lot to a residential lot(A1) for the purpose of lowering the tax payment.

All the surrounding properties are currently zoned as R1 or A1. I don't see any chance for this property to be developed as a commercial lot anytime soon. I believe it would be more reasonable to be zoned as A1 for us or someone to build a beautiful home on this lot.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,


Zhenrong Zhang

08/21/2023