

# Rezone Z22030027

## Staff Analysis

Commission District: 3 - Shelnutt

Planning Commission Hearing Date: 05-05-2022

Board of Commissioners Hearing Date: 06-07-2022

Parcel ID: Map N029E010

Acreage: 5.00

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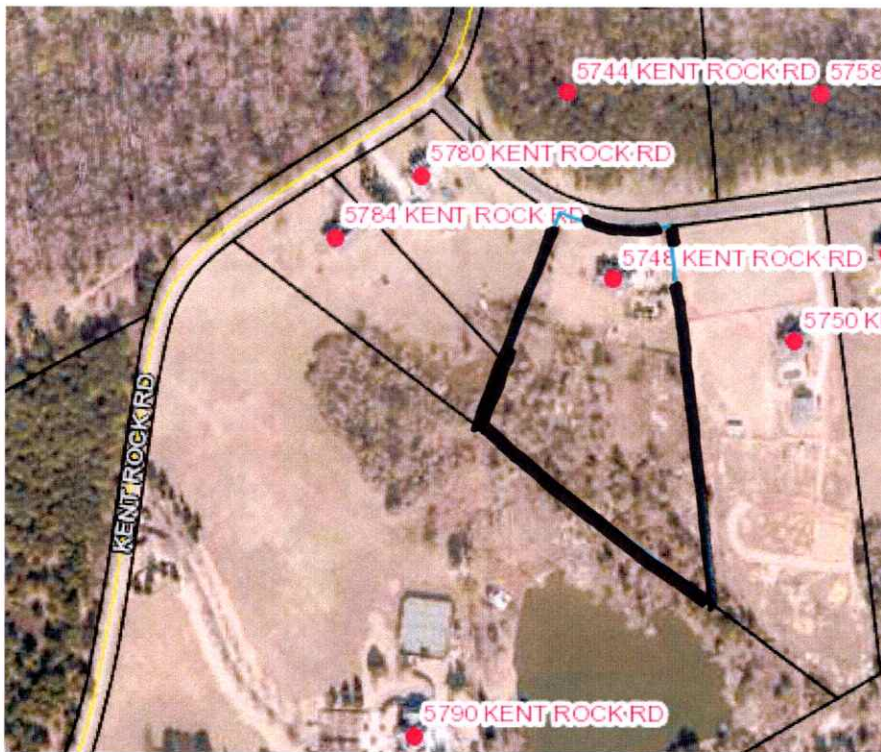
**Applicant:/Owner:**

**Alisha Bowen**

**5748 Kent Rock Road**

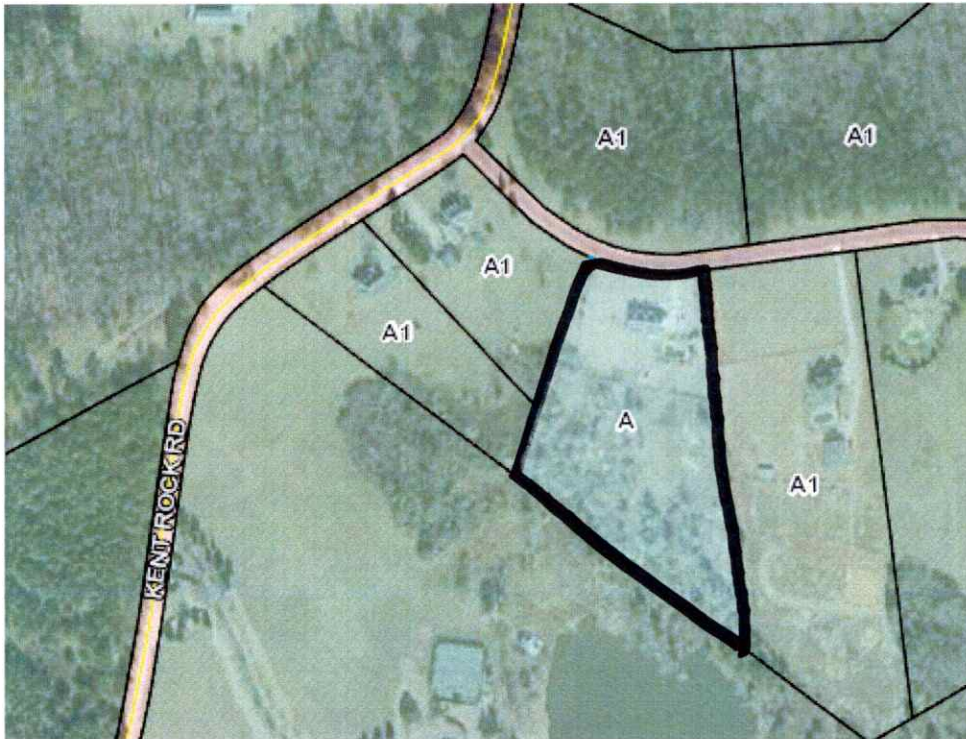
**Loganville, Georgia 30052**

**Property Location:** 5748 Kent Rock Road



**Current Character Area:** Suburban

**Current Zoning:** A



**Request:** Rezone 5.00 from A to A1 due to applicant moving and reverting property back to original zoning.

**Staff Comments/Concerns:**

**Site Analysis:** The 5.00 acre tract is located on 5748 Kent Rock Road. The surrounding properties are zoned A1.

**Zoning History:**

Z13080005	Alisha Bowen	A-1 to A Comm Kennel	N029E-10 5748 Kent Rock Road	Approved Cond.
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**CONDITION: APPROVED FOR DOG KENNEL ONLY.**

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

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works has no issue with approval of this request.

**Sheriffs' Department:** This does not impact the Walton County Sheriff's Office.

**Water Authority:** This property is no currently served by Walton County Water Authority.

**City of Monroe:** No conflict with the water, sewer nor gas departments of the City of Monroe.

**Fire Department:** Walton County Fire Rescue has no issues.

**Fire Code Specialist:** Will not impact the Fire Code Office. Developments will be subject to plan review for meeting Life Safety Codes (2018), International Fire Code (2018), and Georgia amendments 120-3-3, and any Walton County Codes that apply.

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

**Development Inspector:** No comment received.

**DOT Comments:** Will have no effect on GDOT.

**Archaeological Information:** No comment received.

**PC ACTION 5/5/2022:**

- 1. Rezone – Z22030027 – Rezone 5.00 acres from A to A1– Applicant/Owner: Alisha Bowen– Property located on 5748 Kent Rock Rd-Map/Parcel N029E010 – District 3.**

**Presentation: Charna Parker, Director of Walton County Planning & Development, represented the case for Alisha Bowen. Ms. Bowen ran a dog breeding business at her home and was zoned A and she advised the homeowners association that if she sold the home that she would rezone the property back to A1 and she is just keeping her word.**

**Speaking: None**

**Recommendation: John Pringles made a motion to recommend approval as submitted with a second by Timothy Kemp. The motion carried unanimously.**

**Rezone Application # 222030027**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm Meeting Date 5/5/22 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)

Board of Comm Meeting Date 06/07/22 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

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**Map/Parcel** N029E010

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>Alisha Bowen</u>	<u>Same</u>
<u>5748 Kent Rock Rd</u>	
<u>Loganville GA 30052</u>	
E-mail address <u>alishalady02@gmail.com</u> (If more than one owner attach Exhibit A)	
Phone # <u>7703174404</u>	Phone # _____
Location <u>5748 Kent Rock Rd.</u> Requested Zoning <u>A1</u> Acreage <u>5</u>	
Existing Use of Property <u>Dog breeder/Kennel Residence</u>	
Existing Structures <u>Home/Dog pens + Kennels leaving when I move</u>	
The purpose of this rezone is <u>When I applied my HOA agreed to the rezoning with conditions that I have it rezoned if I sell. We will close on the sale 4/29/22 so I need it back to A1</u>	
Property is serviced by the following	
Public Water _____ Provider _____	Well <input checked="" type="checkbox"/>
Public Sewer _____ Provider _____	Septic Tank <input checked="" type="checkbox"/>
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 <u>[Signature]</u>	Date <u>03/18/22</u> Fee Paid <u>\$ 300.00</u>
<b>Public Notice sign will be placed and removed by P&amp;D Office</b>	
Signs will not be removed until after Board of Commissioners meeting	

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

# RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF COMMISSIONERS

WHEREAS, the petition filed with the Planning Commission/Board of Commissioners:

Rezone Z13080005-rezone 5.0 acre from A-1 to A for a kennel for Alisha Bowen –  
Property located at 5748 Kent Rock Road, Property Owner: Alisha Bowen - Map  
N29E Parcel 10 – District 3

Said case was duly advertised by publishing notice thereon in the Walton Tribune, a newspaper of local circulation 15 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said publication the public has been notified that the Planning Commission/Board of Commissioners would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Planning Commission conducted a public hearing on said petition on **October 3, 2013** The **Planning Commission** having listened to evidence both from those in favor of said Conditional Use, and from those in opposition of said Conditional Use hereby recommends approval

WHEREAS, the Board of Commissioners conducted a public hearing on said petition on


**November 5, 2013** The **Board of Commissioners** having listened to evidence both from those in favor of said Conditional Use, and from those in opposition of said Conditional Use hereby order that the application be Approved for dog kennel only.

Under the provision of the Walton County Land Development Ordinance of 1973 as amended.

Approvals are subject to any citizen's right to appeal)

Article 4, Board of Commissioners, Part 4

THIS DECISION RENDERED THE 5th Day of November 2013 WALTON COUNTY BOARD OF COMMISSIONERS

Attest:   
Assistant Director, WC Planning & Development

Date: 12-5-13

**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.

*New Owner*

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

Name of Applicant: Rene Crescione II

Address: 5748 Kent Rock RD, Loganville GA 30052

Telephone: 225-276-6518

Location of Property: Loganville GA

Parcel Number: ~~441/1000~~ NO29E10

Current Zoning: Res/Commercial Requested Zoning: Residential

Rene Crescione II  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Rene Crescione II

Print Name: \_\_\_\_\_

Address: 5748 Kent Rock RD

Address: \_\_\_\_\_

Phone #: 225-276-6518

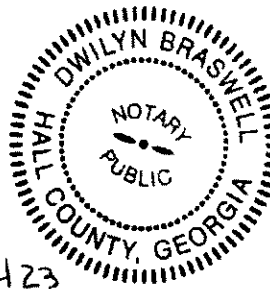
Phone #: \_\_\_\_\_

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.

[Signature]  
Notary Public

9/15/2022  
Date

6/21/23



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;

the whole neighborhood is zoned A-1  
and is residential use

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

its not changed

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 sure

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

DNA



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

its residential already

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

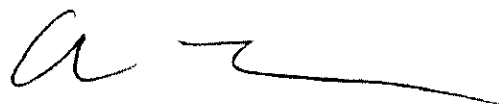
not vacant, I am moving April 29th  
- May 2nd. Will be out by 7:00pm May 2nd

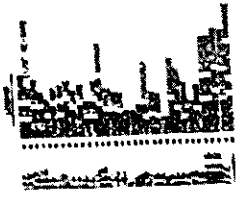
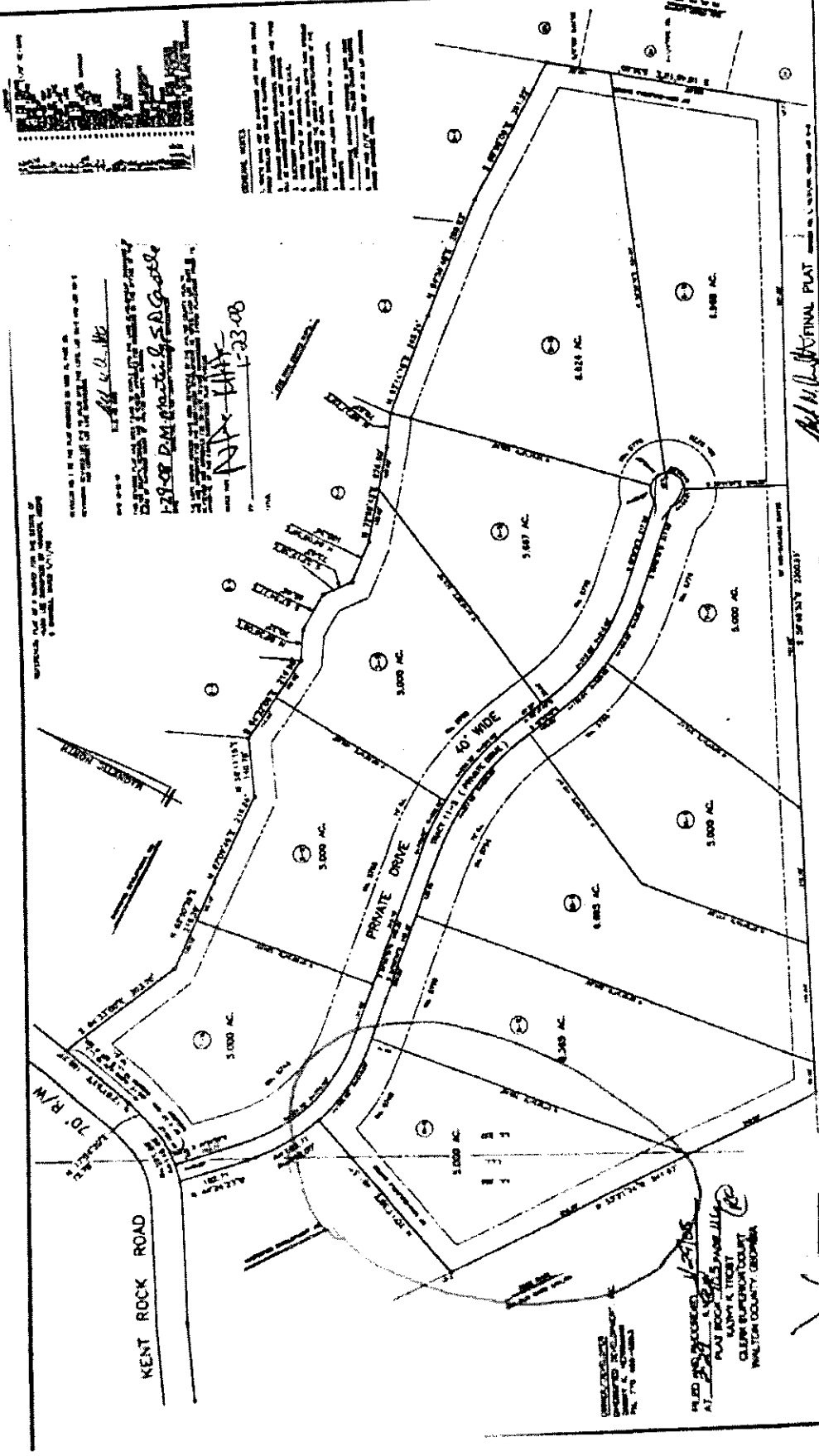
03/18/22

I Alisha Bowen at 5748 Kent Rock Rd. Loganville, GA 30052 do request that my property at the same address be ~~zoned~~ returned to the original zoning of A1 from its current zoning of A due to me selling the property set to close on 4/29/22. When I applied to have the above property zoned A I made an agreement to my HOA to rezone it back prior to moving so that is my request. Those were the conditions at the time of the zoning request. I have moved to 78 Gills Valley Rd. Trion, GA 30753 ~~on~~ ~~at~~ 5/02/22 and request somebody to speak on my behalf due to my absence.

thank you!

Alisha Bowen





**GENERAL NOTES:**  
 1. THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RIGHTS OF THE STATE OF FLORIDA AND THE COUNTY OF WALTON, GEORGIA.  
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**KENT ROCK ESTATES SOUTH**  
 SUBDIVISION  
 W. H. HILL  
 1-23-08  
 11.8 ACRES  
 68,287 ACRES  
 W. H. HILL & ASSOCIATES, INC.  
 1111 N. W. 11th St.  
 Ft. Lauderdale, FL 33304

**TOTAL AREA = 68,287 ACRES**

**FILED AND RECORDED AT WALTON COUNTY, GEORGIA**  
 1-23-08

Z22030027 - 5748 Kent Rock Road



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