

Rezone Z21090003

Staff Analysis

Commission District: 4 - Bradford

Planning Commission Hearing Date: **10-07-2021**

Board of Commissioners Hearing Date: **11-02-2021**

Parcel ID: Map C1720092Y00

Acreage: 5.24

Applicant:

Lacey Adkins
405 Willow Springs Lane
Social Circle, Georgia 30025

Owners:

Ryan Nolan & Lacey Adkins
405 Willow Springs Lane
Social Circle, Georgia 30025

Property Location: 405 Willow Springs Lane

Current Character Area: Rural Residential

Current Zoning: A1

Request: Rezone 5.24 acres from A1 to A to allow dog breeding and in the future to have kennel units.

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
812910	Kennel, Commercial	Yes	P								P	P	P	P			

Kennel, Commercial (20)

- A. The lot size shall be no less than two (2) acres.
- B. Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 100 feet.
- C. All areas maintaining animals outside shall be completely enclosed by walls or fences at least six (6) feet in height, and shall be located no closer than 200 feet from property lines or street right-of-way.
- D. No commercial kennel shall be located within 500 feet of a residential district.

Site Analysis: The 5.24 acre tract is located on 405 Willow Springs Lane. The surrounding properties are zoned A1 and A2.

Zoning History: No History

Character Area: The character area for this property is Rural Residential.

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Fire Code Specialist:

Board of Education:

Development Inspector:

DOT Comments:

Archaeological Information:

Rezone Application # Z21090003

Planning Comm. Meeting Date 10/17/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 11/2/2021 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel 01720-092-400
01720092400

Applicant Name/Address/Phone #

Lacey Adkins
405 Willow Springs LN
Social Circle, GA 30025

Property Owner Name/Address/Phone

Lacey Adkins
405 Willow Springs LN
Social Circle, GA 30025
(If more than one owner, attach Exhibit "A")

Phone # 770-873-4534

Phone # 770-873-4534

Location: Walton - Lane ^{405 Willow Springs} Requested Zoning A Acreage 5.24

Existing Use of Property: Residential

Existing Structures: House, pool and chicken coop lie-to

The purpose of this rezone is to establish a business license
and be listed with USDA as a Labrador Retriever
breeder with future plans of barn w/ kennel suites

Property is serviced by the following:

Public Water: _____ Provider: _____ Well:

Public Sewer: _____ 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 Lacey Adkins Date 8/12/2021 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 A1A2 South A1
East A1 West A1

Comprehensive Land Use: Rural Residential **DRI Required?** Y _____ N

Commission District: 4- Bradford Watershed: TMP

I hereby withdraw the above application _____ Date _____

Exhibit to Application

Additional Property Owner

Ryan Nolan

405 Willow Springs Lane

Social Circle, GA 30025

404.516.1047

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;

Nearby properties are all over 5+ acres.
Some are zoned A1 while some are conservation.
The property that touches the backside of
ours specifically is conservation for farm/crops.

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

As far as I know, the values haven't
and won't diminish.

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

No destruction of property values
or health due to kennel or breeding
of labs.

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

I do not see any hardship. I do see
a gain in helping the public not only
by adding a lifelong companion but also
being of assistance to keep their dogs in
times they are away.

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

is very suitable with over 5 acres of
grass and trees.

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

The proposed future building of the barn /
kennel will be adjacent to current home
on the property. The properties in the area
have barns, shops that are of the same idea
of what we plan to build.

September 3, 2021

My name is Lacey Adkins and I am here to begin the process of building a reputable Labrador Retriever breeding program as well as propose a future boarding kennel. I would like to be able to accommodate those that are vacationing and can't take their beloved pets along.

We currently have black labs that are a part of our family and reside in our home. My breeding program will consist of raising the puppies indoors their first 8 weeks of life with me and my family. As a person that loves all animals, I hope it shows in the care, health and love we will provide. Not only with our puppies we raise but the ones we hope to board in the future.

Our neighbors know my love for Labs and my friends often laugh at how much I love dogs, especially Labs! My goal as a breeder is to breed the highest of quality Labradors that have exceptional temperaments to keep their title of "The Best Dog". They have won that title for 31 years in a row!

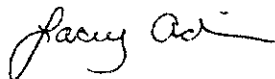
We do extensive health testing with all available for the Orthopedic Foundation for Animals. Along with the genetic testing that Pawprint Genetic offers for the breed. When I say I want to provide exceptional dogs, I mean exactly that.

Between taking care of puppies, we would love to offer overnight care for dogs, in a barn-like setting. Not only will it offer an enclosed kennel area for each dog, but an outside covered area as well. This is more in the future but thought it may be helpful to see where the breeding would lead into caring for the communities dogs in the event they can't.

I welcome you to come take a look at the area and our property. We strive for the best and I plan to do the same with the proposed boarding and kennel establishment. I want to be sure I am doing right by the county and doing all steps correctly to be able to do this.

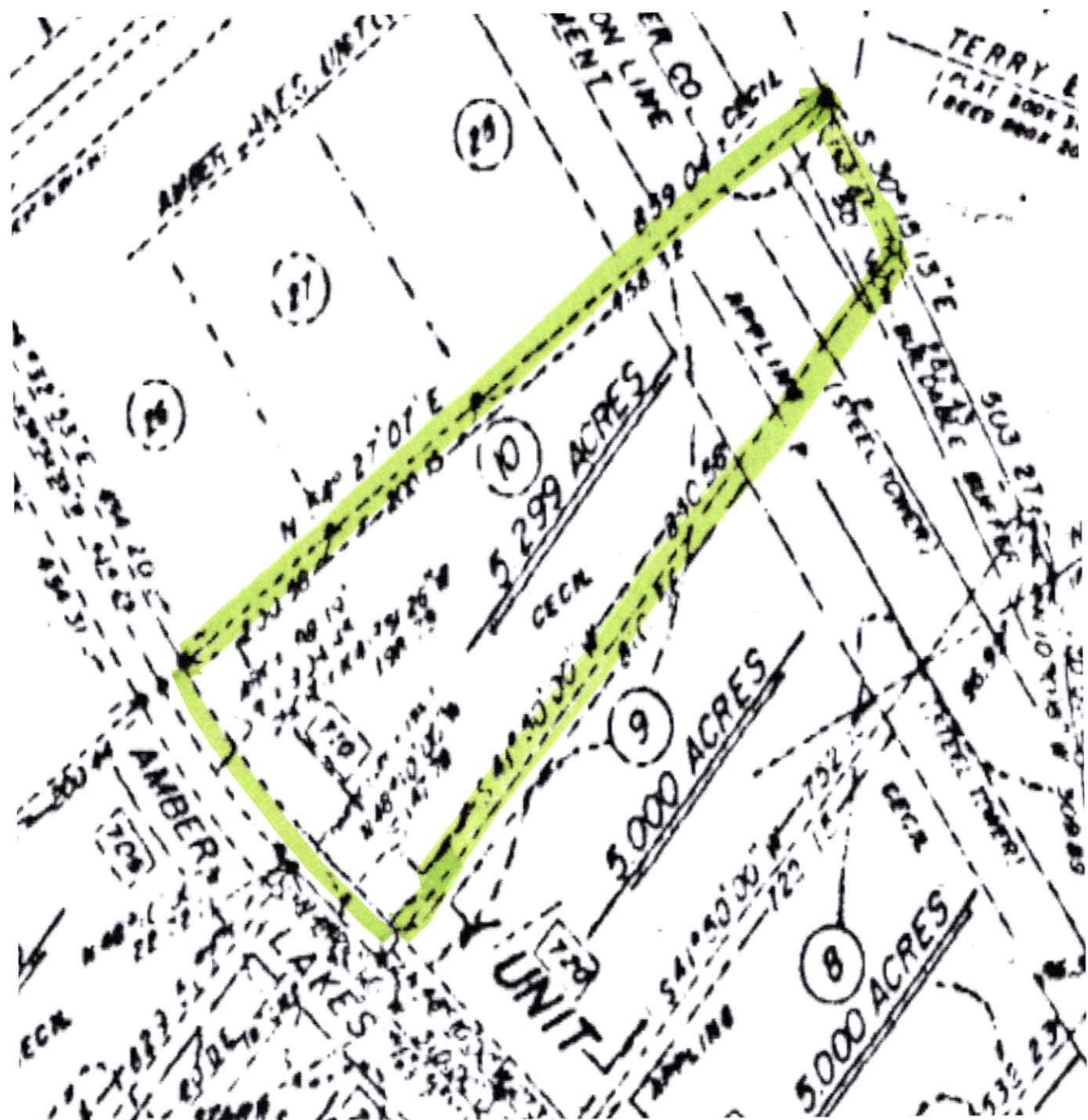
Thank you for your time and careful consideration. We are in the barn structure planning phase, but I'd gladly provide any additional information if it were to help in your decision making.

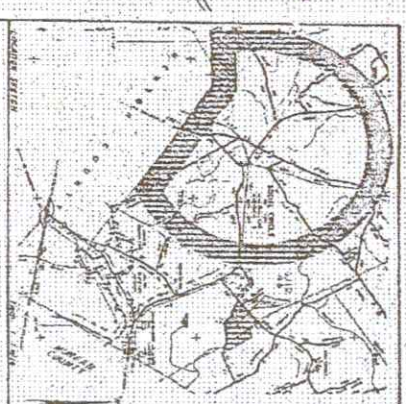
Thank You Kindly,



Lacey Adkins

770.873.4534
405 Willow Springs Lane
Social Circle, GA 30025

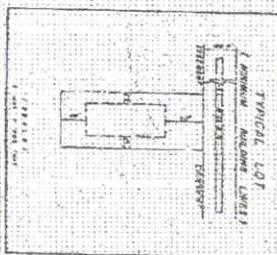




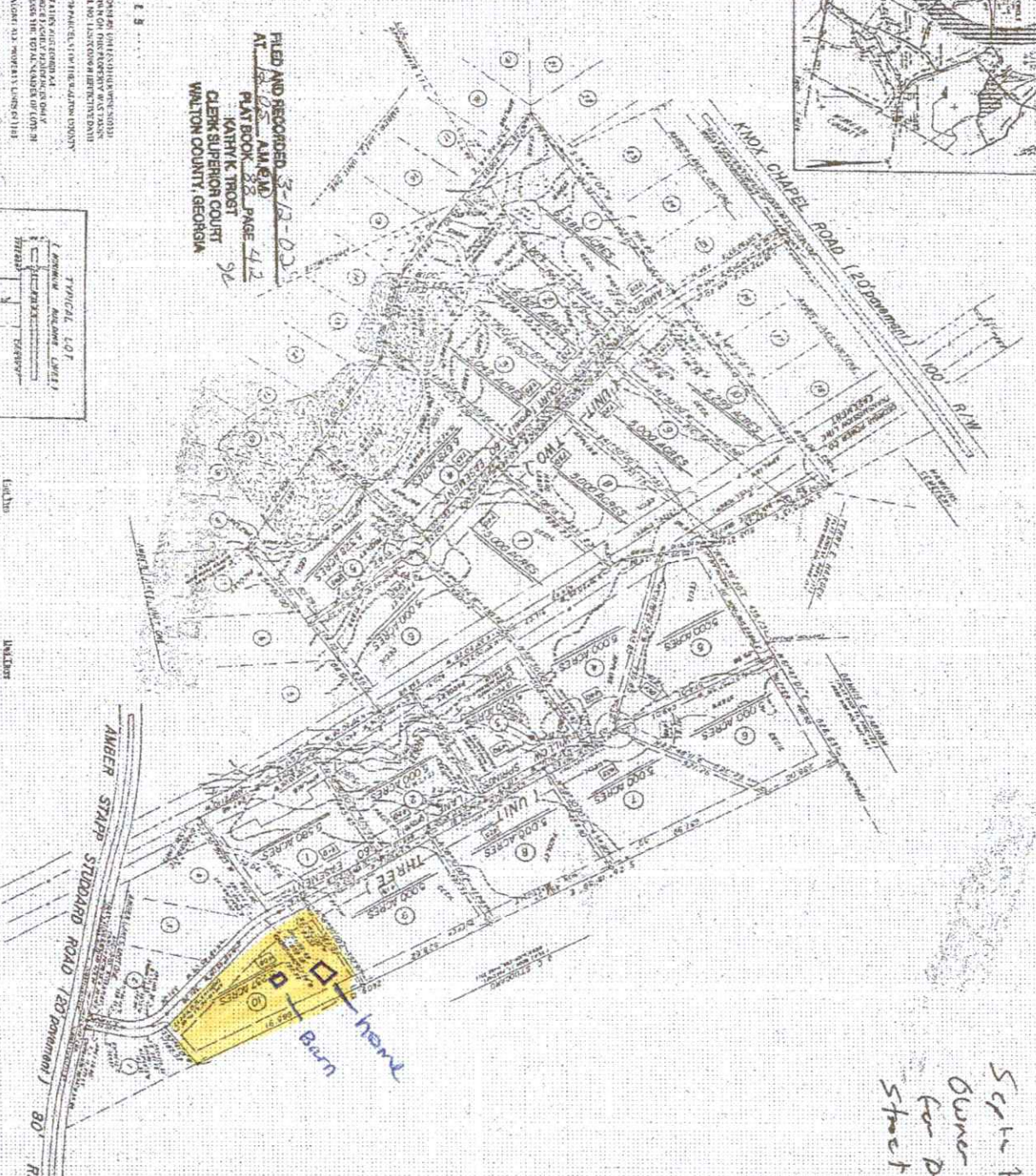
FILED AND RECORDED 3-13-02
 AT 10:55 A.M. E.M.
 PLAT BOOK 88 PAGE 412
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA

NOTES

1. THIS PLAT IS FOR THE CONVEYANCE OF THE LAND SHOWN HEREON TO THE OWNERS OF THE LAND SHOWN HEREON FOR THE PURPOSES OF THE PLAT.
2. THE LAND SHOWN HEREON IS THE PROPERTY OF THE DONOR AND IS BEING CONVEYED TO THE OWNERS OF THE LAND SHOWN HEREON FOR THE PURPOSES OF THE PLAT.
3. THE DONOR HAS THE RIGHT TO REVOKE OR REScind THIS PLAT AT ANY TIME BY FILING A NOTICE OF REVOCATION WITH THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.
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Lot #	Area (Acres)	Lot #	Area (Acres)
Lot 1	1.00	Lot 11	1.00
Lot 2	1.00	Lot 12	1.00
Lot 3	1.00	Lot 13	1.00
Lot 4	1.00	Lot 14	1.00
Lot 5	1.00	Lot 15	1.00
Lot 6	1.00	Lot 16	1.00
Lot 7	1.00	Lot 17	1.00
Lot 8	1.00	Lot 18	1.00
Lot 9	1.00	Lot 19	1.00
Lot 10	1.00	Lot 20	1.00



Minimum Split 250
 to 1
 Sept. park
 Owner responsible
 for Damage &
 Spoil

TOTAL AREA = 105.777 ACRES

UNIT	AREA (ACRES)	PERCENT
UNIT TWO AND UNIT THREE	105.777	100%

AMBER LAKES
 UNIT TWO AND UNIT THREE

DEVELOPER: SUBURBAN HOME SALES, INC.
 1000 W. BROADWAY
 SUITE 100
 ATLANTA, GA 30338
 (404) 525-1111

DATE: 3/13/02

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AMBER LAKES

UNIT TWO AND UNIT THREE

DEVELOPER: SUBURBAN HOME SALES, INC.

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