

Rezone Z21090010

Staff Analysis

Commission District: 2 - Banks

Planning Commission Hearing Date: 10-07-2021

Board of Commissioners Hearing Date: 11-02-2021

Parcel ID: Map C0070048

Acreage: 1.79

Applicant/Owner:

Viorica Vernyika
5500 Highway 20
Loganville, Georgia 30052

Property Location: 5500 Highway 20/Pointer Road

Current Character Area: Highway Corridor

Current Zoning: R1

Request: Rezone 1.79 acres from R1 to B1 for a personal care home/residential care facility.

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUB	P	M1	M2
623110	Nursing Care Facilities										P	P	P	P				
	Personal Care Home, Community 7+	Yes						P		P	P	P	P					
	Personal Care Home, Family 1-3	Yes		P	P	P	P	P	P	P	P	P	P					
	Personal Care Home, Group 4-6	Yes					P	P		P	P	P	P					

Personal Care Home (2)

- A. This use shall comply with all applicable state and local laws, including but not limited to the following:

1. Department of Community Health rules and regulations;
 2. State and local construction codes;
 3. State and local health codes; and
 4. Walton County Occupation Tax Ordinance.
- B. When located in an agricultural or residential district, this use shall:
1. Maintain a residential appearance compatible with the neighborhood;
 2. Operate in a manner compatible with the neighborhood; and
 3. Not be detrimental to adjacent properties as a result of traffic, noise, light, refuse, parking or other activities. (6-2-15)

Staff Comments/Concerns:

Site Analysis: The 1.79 acre tract is located on 5500 Highway 20/Pointer Road. The surrounding properties are zoned R1, A1 and B2.

Zoning History:

A06020018	Rodney McCart	A-1 from temp to use	OC7-48 spl 5500 Georgia Highway 20	Approved
AZ06120004	Stillwater Communities	Alteration to Conditions	C07-48A Georgia Highway 20	Approved #7
Z06040003	Stillwater Comm.	A-1 to B-3, R-1 OSC Bus F Res Subd	C07-48 Georgia Highway 20	Approved Cond
Z06030002	Stillwater Comm.	A-1 to R-1 2 Res lots	C07-48 spl 5500 Georgia Highway 20	Approved

Character Area: The character area for this property is Highway Corridor.

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 # 221090010
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-07-2021 at 6:00PM held at WC Board of Comm. Meeting Room
 Board of Comm Meeting Date 11-02-2021 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C 0070048

Applicant Name/Address/Phone # <u>Viorica Vernyika</u>	Property Owner Name/Address/Phone <u>Viorica Vernyika</u> <u>5500 Highway 20</u> <u>Ingramville GA 30052</u> <small>(If more than one owner, attach Exhibit "A")</small>
E-mail address: _____	

Phone # _____ Phone # 503-502-1240

Location: 5500 Hwy 20 / Pointer Road Requested Zoning B-1 Acreage 1.79

Existing Use of Property: residential

Existing Structures: yes

The purpose of this rezone is Personal Care Home/Residential Care Facility.

Property is serviced by the following:

Public Water: yes Provider: Walton County water department Well: NO
 Public Sewer: NO Provider: _____ 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 [Signature] Date 7/28/21 Fee Paid \$ 450.00

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 R1 Surrounding Zoning: North B1 South B2
 East B2 West A1
 Comprehensive Land Use: Highway Corridor DRI Required? Y _____ N
 Commission District: 2-Banks Watershed: Big Haynes-Walton 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;

Looks to me that all around
the property is commercial

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

I don't believe that is going
to be any impact on the
property value

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

I will always try to promote
health, safety and general welfare
to the public.

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

I will be a senior care provider
have been doing this for 24 years.

5. The suitability of the subject property for the zoned purposes; and
will not change much from
the actual purposes. The
property will have a small
addition to the present dwelling.

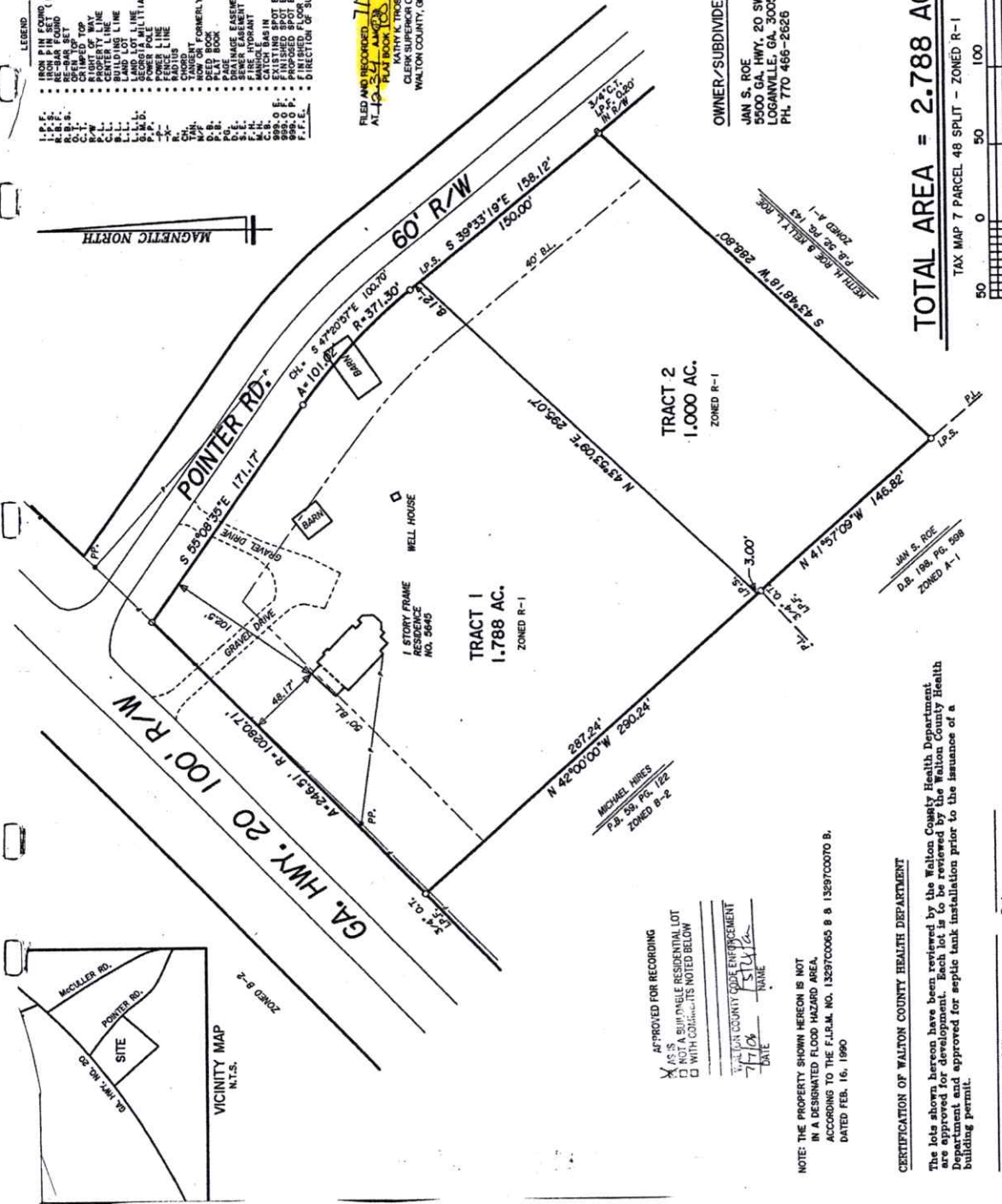
6. The length of time the property has been vacant as zoned, considered in
the context of land development in the area in the vicinity of the property
Purchased the property in May
2021, has been vacant till Sep.
1st 2021. ~~But~~ For right now I don't
have plans to have any development.

I, will like to open a personal care
home and in time maybe build an
addition.

Thank you!

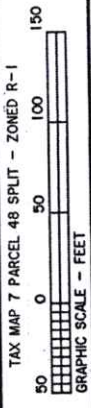
- LEGEND**
- IRON PIN SET (1/2" RE-BAR)
 - RE-BAR FOUND
 - OPEN TOP
 - PROPERTY LINE
 - BUILDING LINE
 - LAND LOT LINE
 - GEORGIA MILITIA DISTRICT
 - POWER LINE
 - FENCE LINE
 - CHORD
 - NOW OR FORMERLY
 - DEED BOOK
 - PADE
 - SINKER TREATMENT
 - FIRE HYDRANT
 - CATCH BASIN
 - ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED SURFACE DRAINAGE
 - DIRECTION OF SURFACE DRAINAGE

FILED AND RECORDED 7/11/06
 AT 12:34 AM 2006 PAGE 1067
 MARY K. TROST
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GEORGIA



OWNER/SUBDIVIDER
 JAN S. ROE
 5500 GA. HWY. 20 SW.
 LOGANVILLE, GA. 30052
 PH. 770 466-2626

TOTAL AREA = 2.788 ACRES



APPROVED FOR RECORDING
 AS A SHIPPABLE RESIDENTIAL LOT
 WITH CONDITIONS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT
 NAME: STYLIA
 DATE: 7/10/06

NOTE: THE PROPERTY SHOWN HEREON IS NOT
 IN A DESIGNATED FLOOD HAZARD AREA.
 ACCORDING TO THE F.L.R.M. NO. 1329700070 B.
 DATED FEB. 16, 1990

CERTIFICATION OF WALTON COUNTY HEALTH DEPARTMENT

The lots shown hereon have been reviewed by the Walton County Health Department and are approved for development. Each lot is to be reviewed by the Walton County Health Department and approved for septic tank installation prior to the issuance of a building permit.

Health Department Officer _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Ordinance of Walton County, Georgia, and that it is hereby approved for recording in the office of the Clerk of Superior Court of Walton County, Georgia.

Director, Walton County Planning & Development _____ Date _____

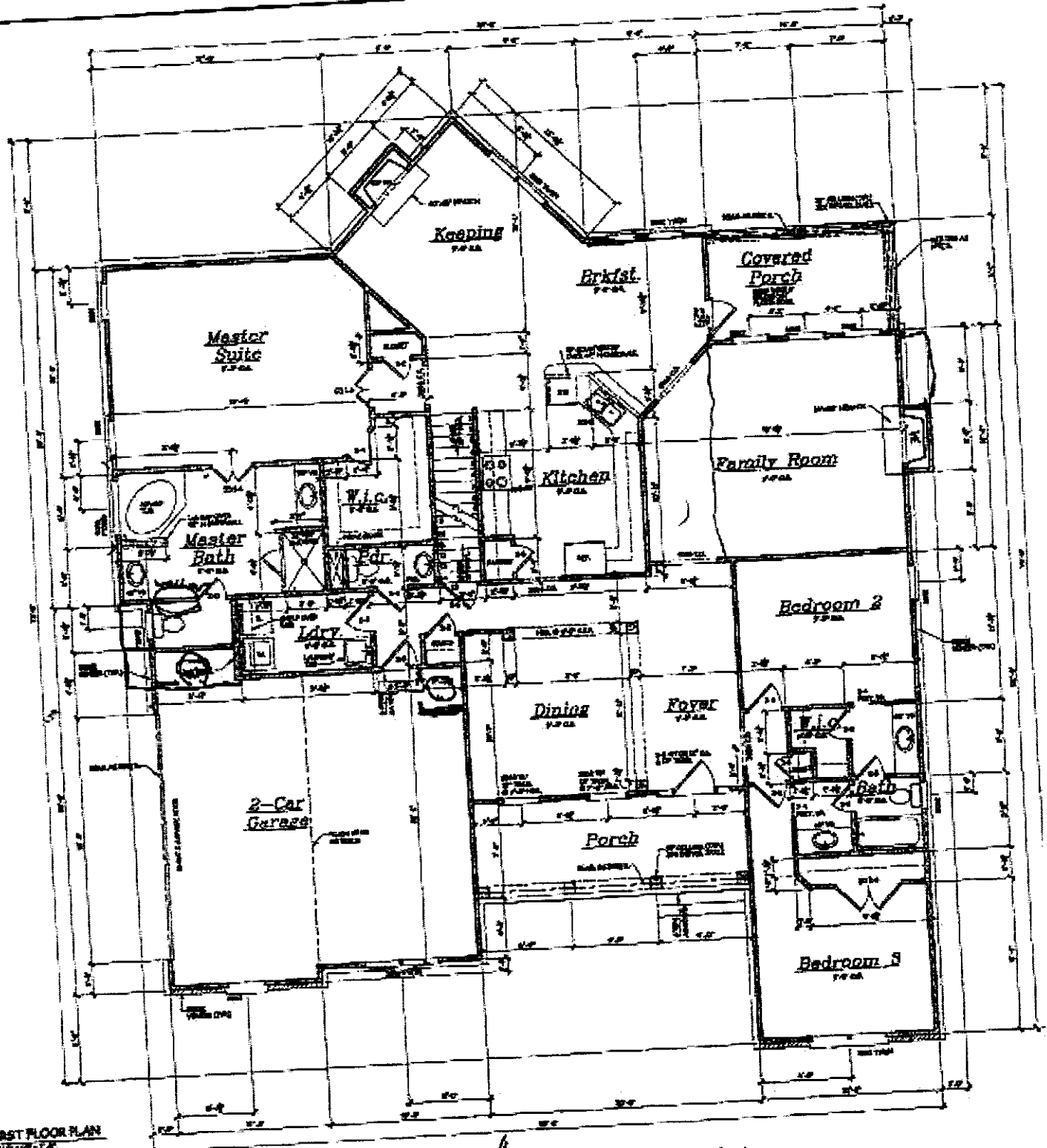


SURVEY FOR: **JAN S. ROE**

LOT:	BLOCK:	S/D:	UNIT:	PHASE:
LAND LOT(S):	245		4 TH. DISTRICT	WALTON COUNTY, GEORGIA
SCALE:	1" = 50'		BUNCOMBE G.M.D. 417	DATE: 2/23/06

VON ITERER & MCGEE, INC.
 2205 Highway 81 South
 Loganville, Georgia 30052
 770-966-9008

WALTON C



FIRST FLOOR PLAN
3/26/77-78

5500 Highway 20
Loganville GA 30052

September 9th, 2021

Letter of Intent; 5500 Highway 20 Loganville GA 30052

Dear Zoning Committee Members.

My name is Viorica Vernyika, the property owner of; 5500 Highway 20 Loganville GA 30052, map/parcel # C0070048.

I want to request a change of zoning for this propriety from R-1 to a B-1.

The existing property is a residential dwelling, and I would like to have the opportunity to convert the property into a Personal Care Home community. I have been in Senior Care for over 24 years. I believe my business has had a beneficial impact on the community, and I hope to continue to bring advantages to the community. I always do my best to bring good value to the community. I am hoping to generate a positive impact on the area with my business.

Thank you for your time and attention.

Sincerely

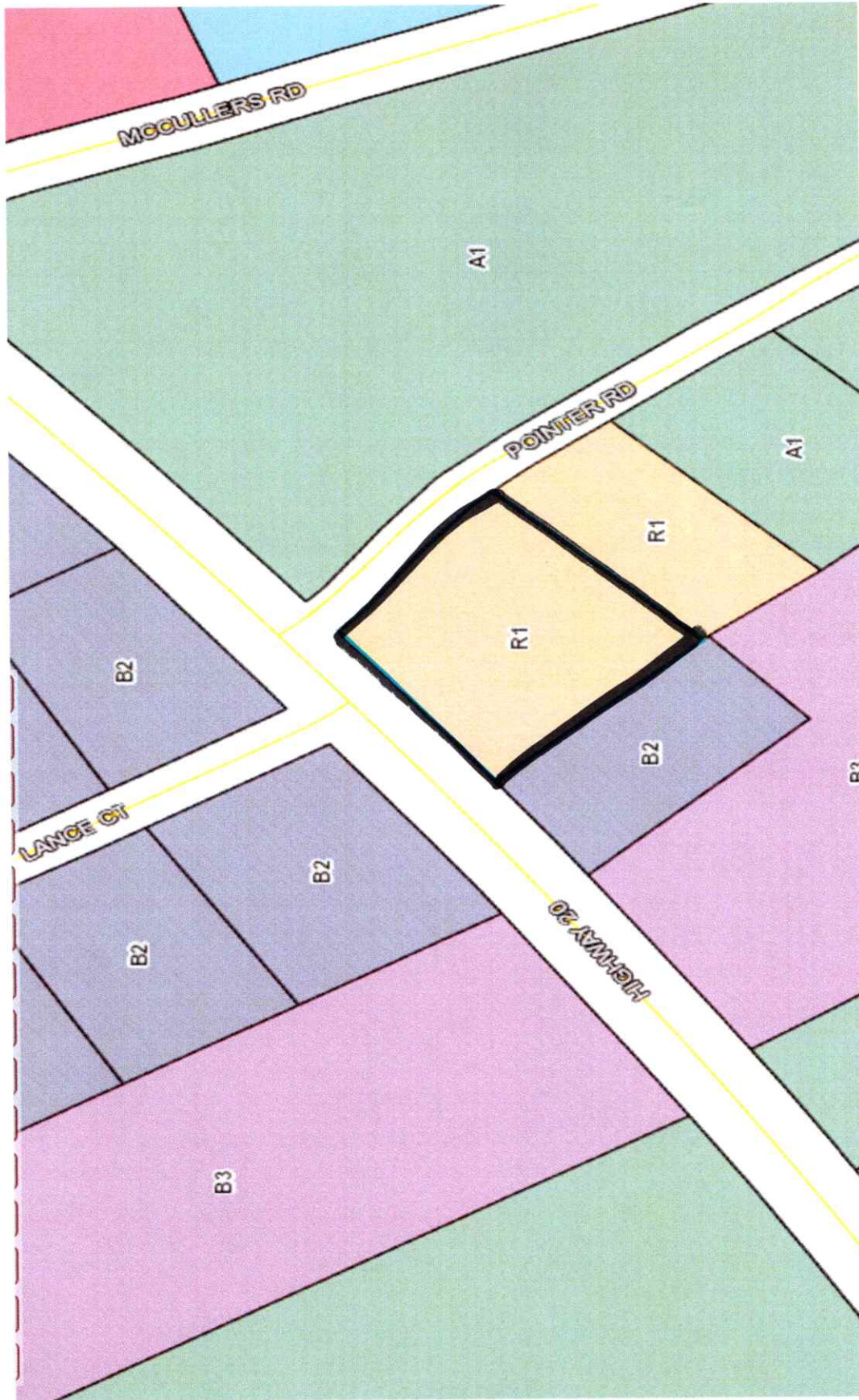
Z21090010 - 5500 Hwy 20



Z21090010 – 5500 Hwy 20



Z21090010 - 5500 Hwy 20



Z21090010 - 5500 Hwy 20

