

Rezone Z21080023
Staff Analysis

Commission District: 2 - Banks

Planning Commission Hearing Date: 10-07-2021

Board of Commissioners Hearing Date: 11-02-2021

Parcel ID: Map N011F018

Acreage: 2.43

Applicant:

Kevin Shelnett

5889 Centerhill Church Road

Loganville, Georgia 30052

Owners:

Kevin & Shelley Shelnett

5889 Centerhill Church Road

Loganville, Georgia 30052

Property Location: 336 Brook Hollow Lane

Current Character Area: Suburban

Current Zoning: R1

Request: Rezone 1.401 acres from R1 to A1 to be combined with property at 5889 Centerhill Church Road. This will leave the front lot of 1.036 remaining part of the Sandy Creek Subdivision.

Staff Comments/Concerns:

Site Analysis: The 2.43 acre tract is located on 336 Brook Hollow Drive. The surrounding properties are zoned R1 and A1.

Zoning History:

CU21050003	Kevin & Shelley Shelnutt	Conditional Use for Summer Day Camp	C0110108 & N011F018 5889 Centerhill Church Road & 336 Brook Hollow Drive	Approved w/conditions
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Character Area: The character area for this property is Suburban.

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 # 221080023
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-7-2021 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 NO11F018

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Kevin Shelnett
5889 Centerhill Church RD
Loganville GA 30052

Kevin and Shelley Shelnett
336 Brook Hollow Lane
Loganville, GA 30052
678-794-0399

E-mail address: sshelnett@comcast.net

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

Phone 678-794-0399

Phone # 678-794-0397

Location: 336 Brook Hollow Drive Loganville Requested Zoning A1 Acreage 2.43 to be split making the back 1.401 acres combine with the 5889 Centerhill Church Rd lot. The front lot will be 1.036 remaining part of the Sandy Creek Subdivision.

Existing Use of Property: property is unused _____

Existing Structures: none _____

The purpose of this rezone is to adjoin the property to our primary lot, combining the property so that the additional lot will be A1

Property is serviced by the following:

Public Water: yes (not hooked up) _____ 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 Kevin Shelnett Date 8/13/2021 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 R1 Surrounding Zoning: North R1 South R1
East R1 West A1

Commission District- 2-Banks
Comprehensive Land Use: Suburban

DRI Required? Y _____ N

Watershed: _____

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

Existing uses and zoning of nearby property:

All in front of property
All on the side of property
has conditional use for summer camp

The extent to which property values are diminished by the particular zoning restrictions:

None

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

Property is to the benefit
of children in Walton County.

The relative gain to the public as compared to the hardship imposed upon the individual property owner:

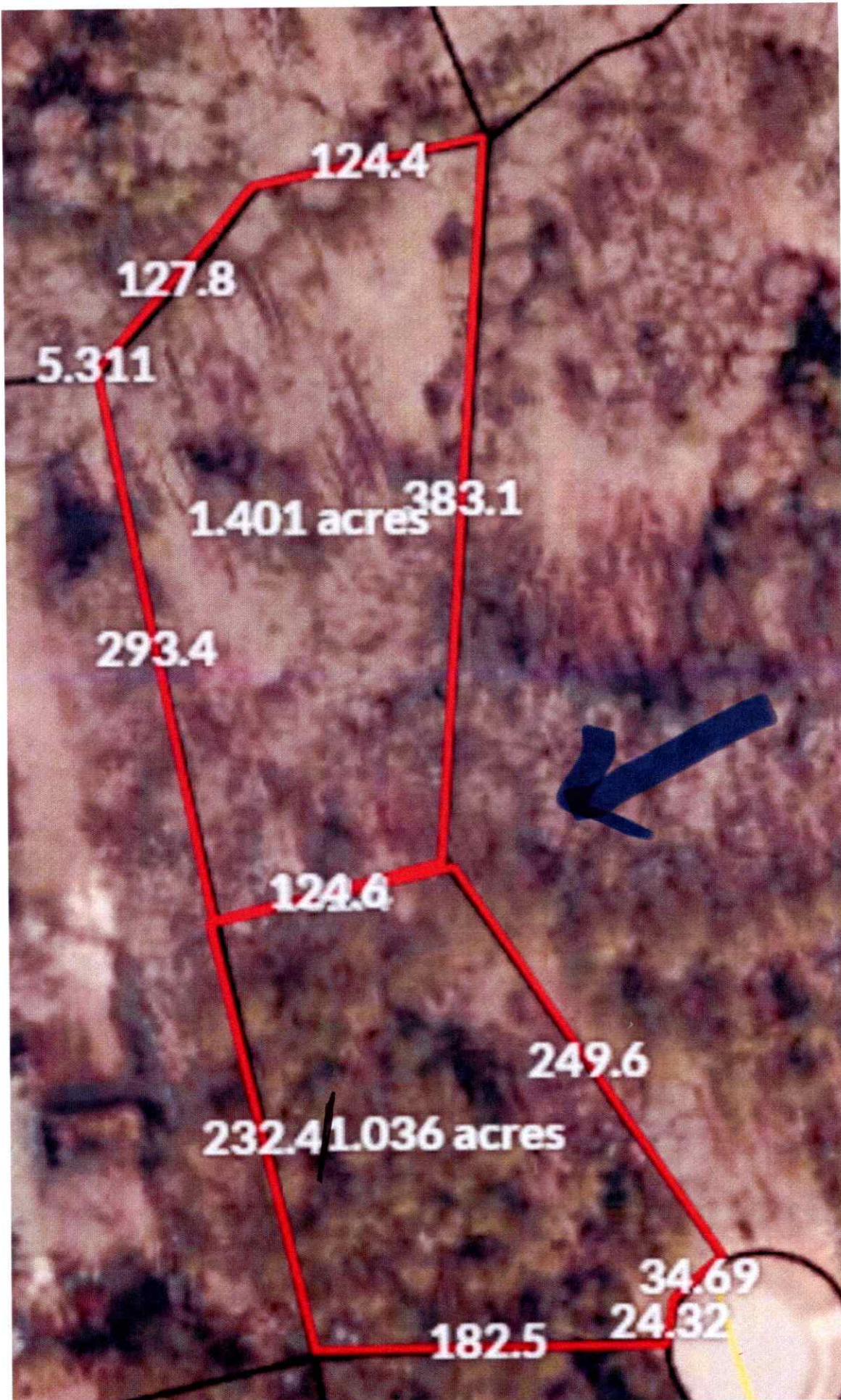
Children will be able to play
back ball, football, play
with other children and
will be on property

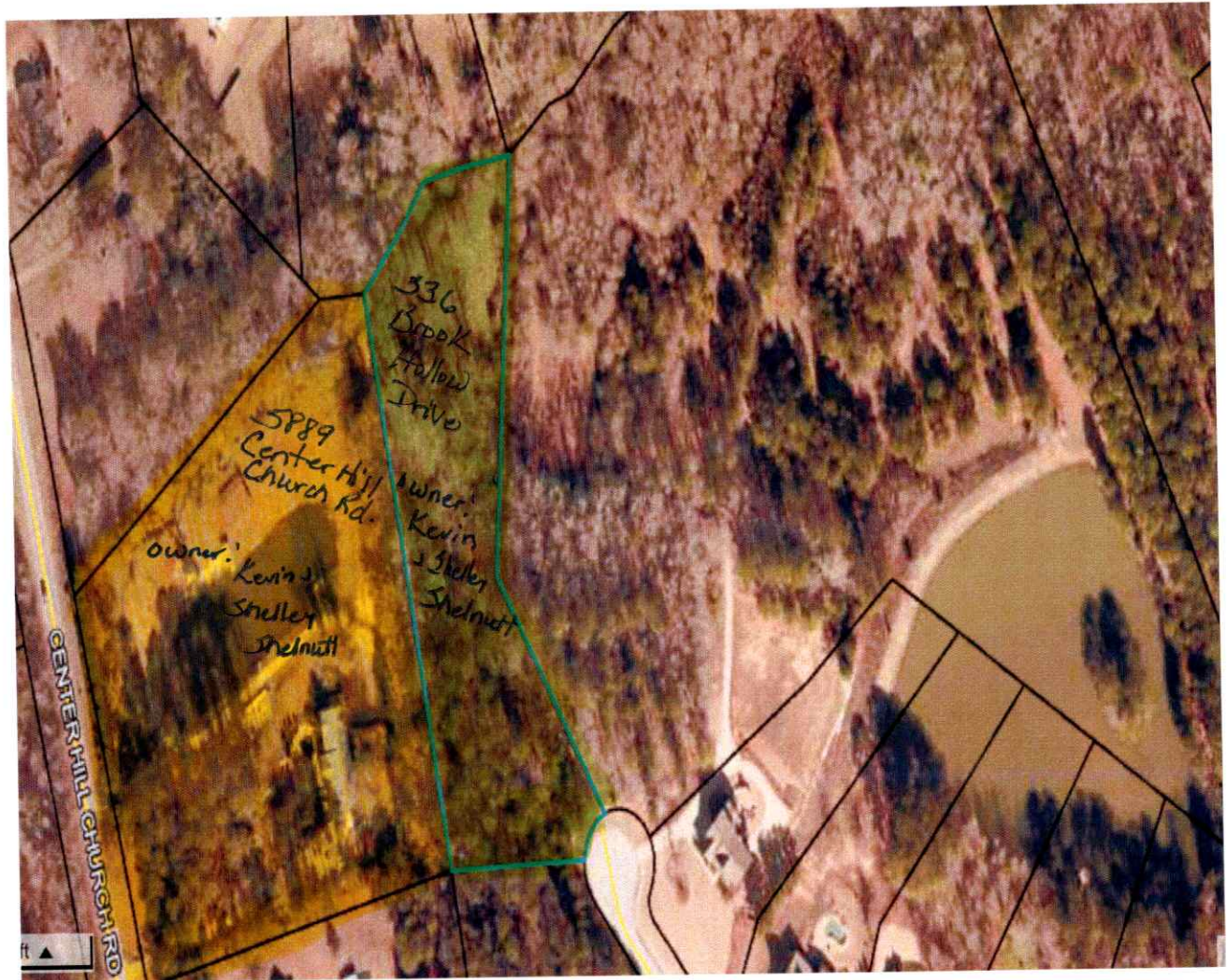
The suitability of the subject property for the zoned purposes; and

land has been vacant and
unused. Property is a small
creased. Bldg. and appropriate
for A zoning.

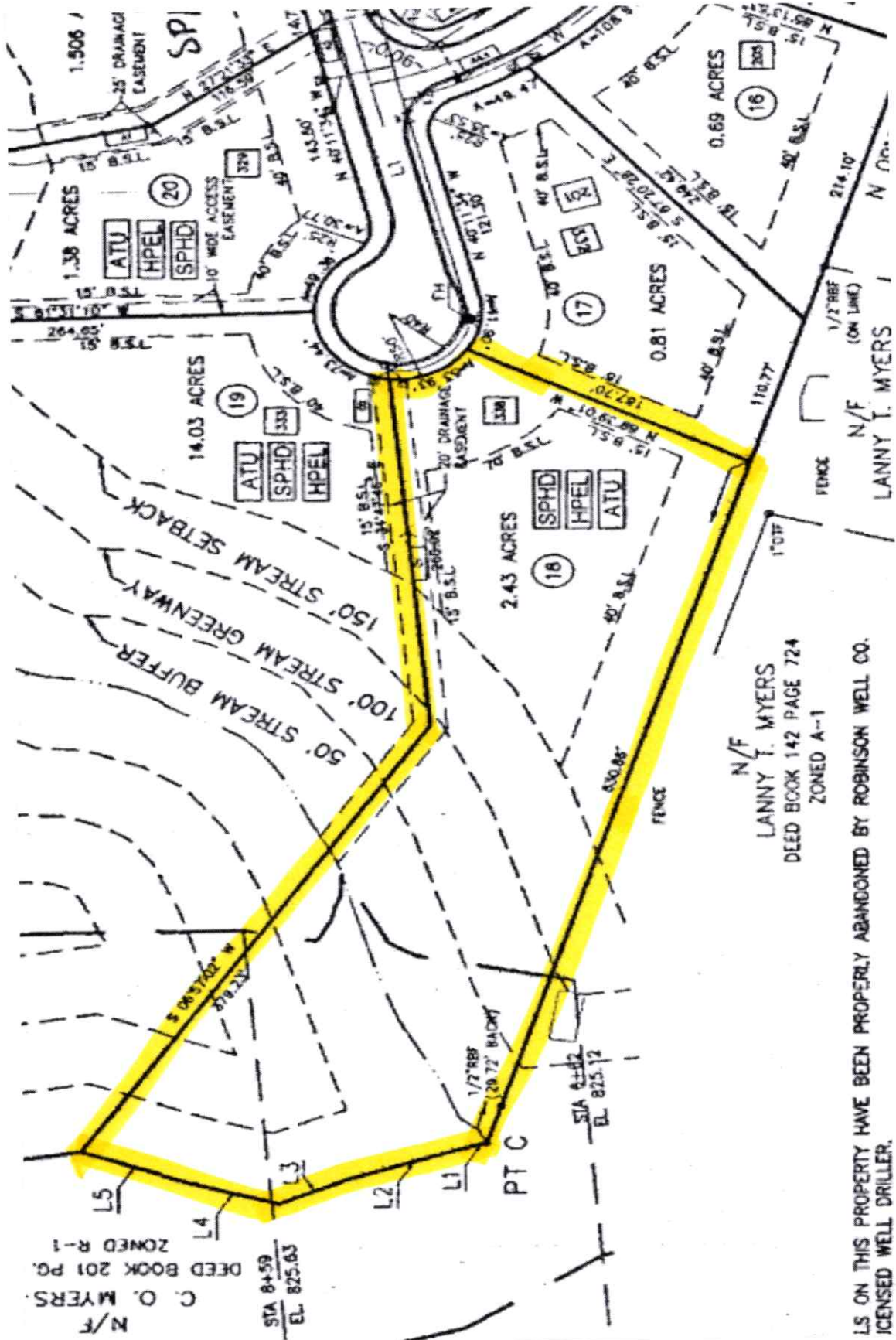
In the length of time the property has been vacant as zoned, considered in
the context of land development in the area in the vicinity of the property.

Property was A-1 ^{Pr} 2005 & changed
to C-1 after 2005.





Sandy Creek Cove
Subdivision



N/F
 C. O. MYERS
 DEED BOOK 201 PG.
 ZONED R-1

STA 8+59
 EL. 825.63

STA 8+42
 EL. 825.72

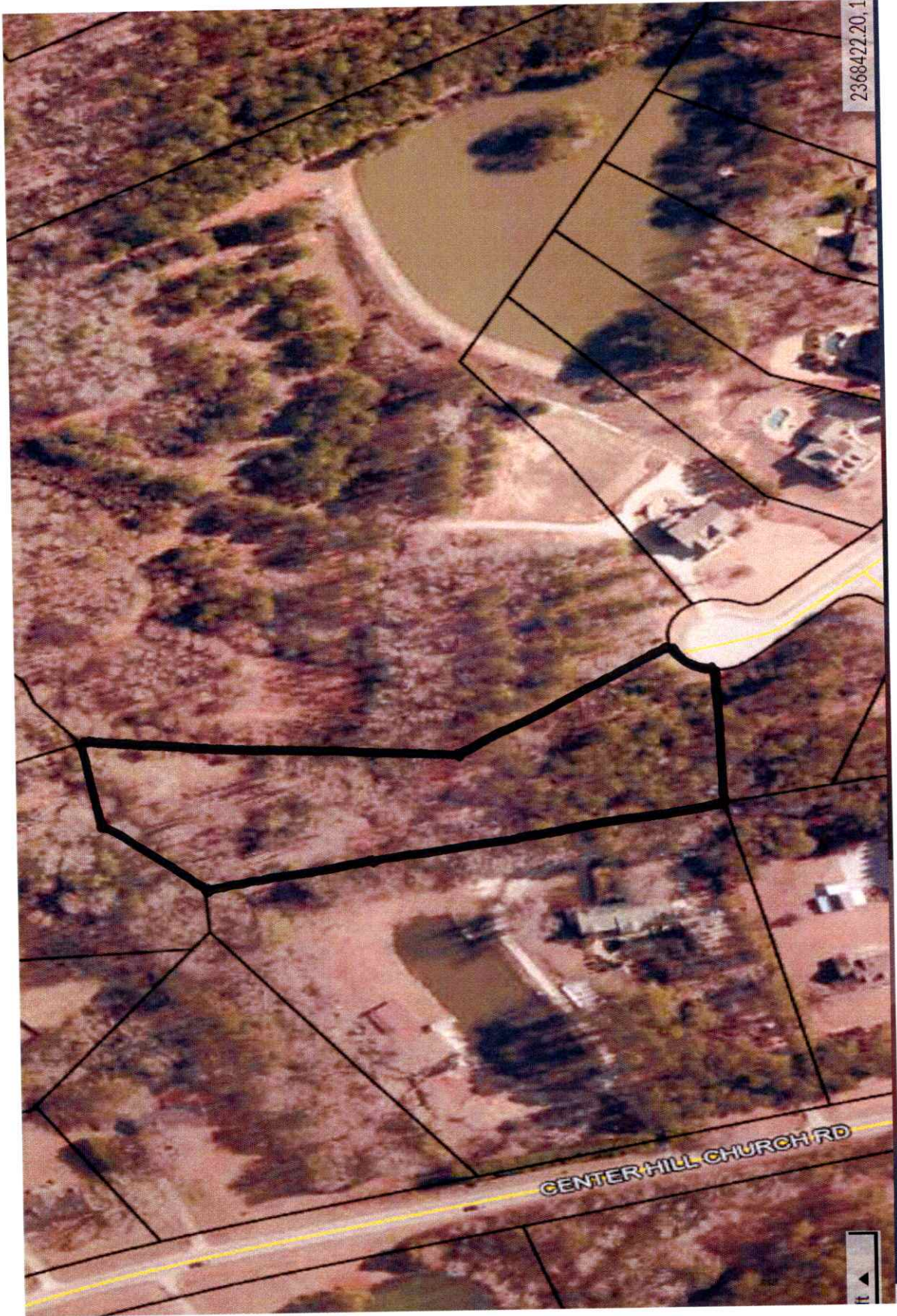
N/F
 LANNY T. MYERS
 DEED BOOK 142 PAGE 724
 ZONED A-1

LS ON THIS PROPERTY HAVE BEEN PROPERLY ABANDONED BY ROBINSON WELL CO.
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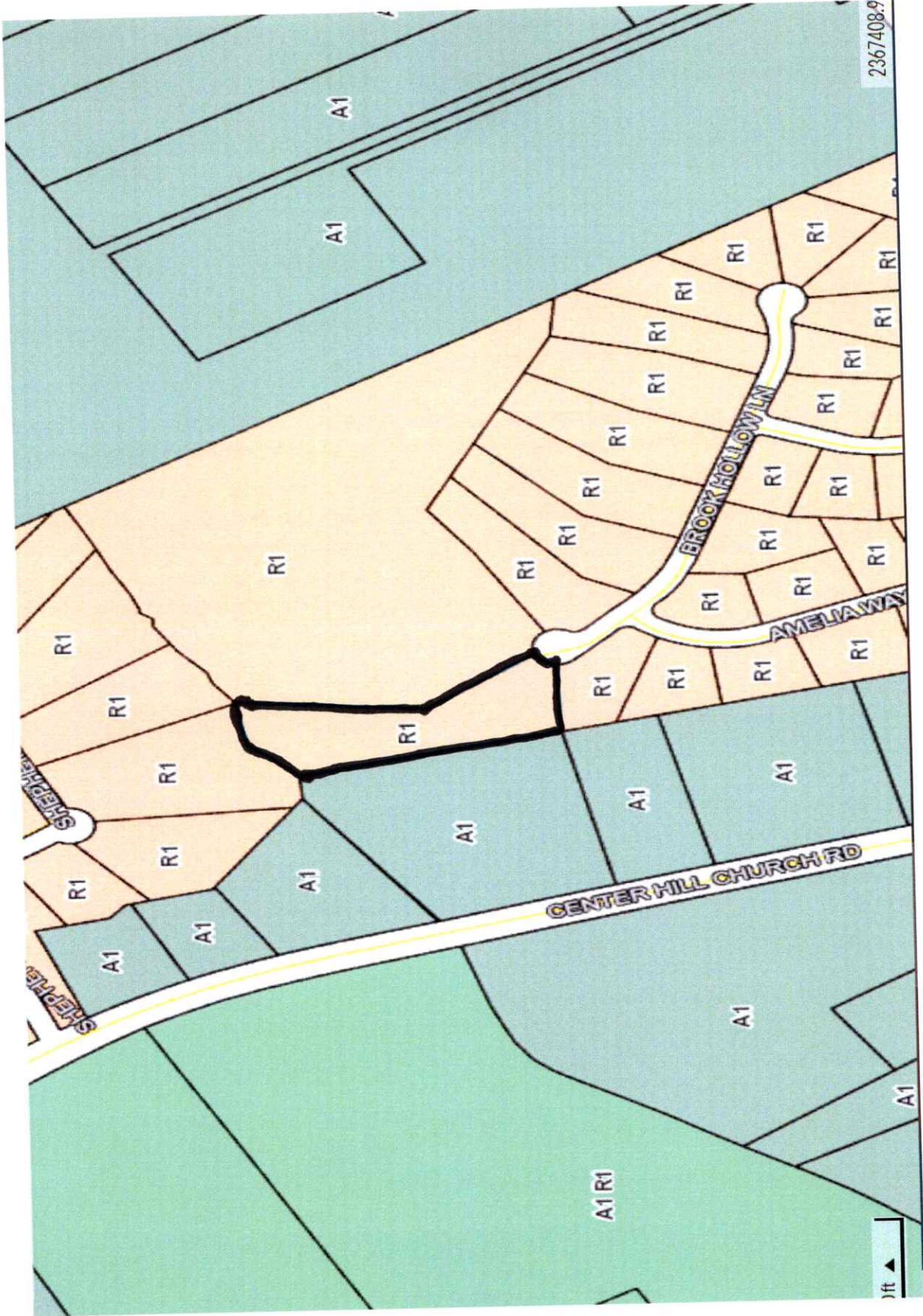
Z21080023 - 336 Brook Hollow Drive



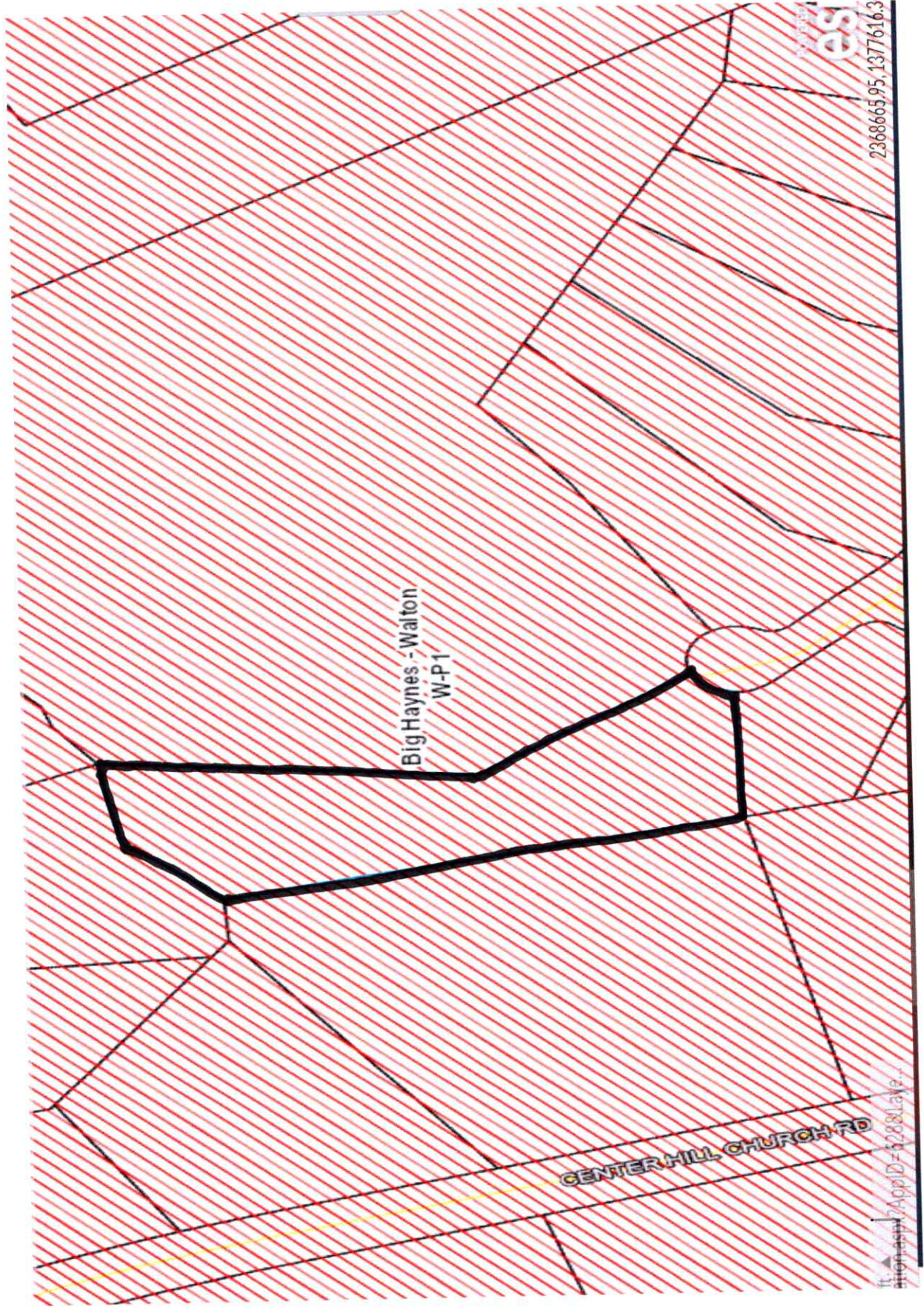
Z21080023 – 336 Brook Hollow Drive



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Z21080023 - 336 Brook Hollow Drive



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