

Rezone Z21090005
Staff Analysis

Commission District: 1-Warren

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

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

Parcel ID: Map C0600077G00

Acreage: 1.70

Applicant/Owner:

Chelsea Helton, a/k/a Chelsea Leigh Boozer

3175 Cown Road

Loganville, Georgia 30052

Property Location: Cown Road

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 1.70 acres from A1 to A2 to create a buildable lot.

Staff Comments/Concerns:

Site Analysis: The 1.70 acre tract is located on Cown Road. The surrounding properties are zoned A1 and R1.

Zoning History: No History

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 # Z21090005

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 C 60/77G
C0600077600

Applicant Name/Address/Phone #

Chelsea Helton
3175 Cown Rd
Loganville, GA 30052

Property Owner Name/Address/Phone

Chelsea Helton ^{Leigh Boozer}
3175 Cown Rd
Loganville, GA 30052

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

Phone # 770-262-7570

Phone # 770-262-7570

Location: Cown Rd Requested Zoning A-2 Acreage 1.70

Existing Use of Property: _____

Existing Structures: NONE

The purpose of this rezone is to make the property
Buildable.

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.

Chelsea Helton 9-8-21 \$ 300.00
Signature Date Fee Paid

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 A1 South R1
East A1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N

Commission District: 1-Warren Watershed: Alcovy River W-PI 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;

The nearby properties are A-1 and have houses on them.

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

As of now the property is zoning A-1 which is non-buildable. Property values will increase with a house on it.

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

The values of the plaintiffs will increase value of the surrounding properties.

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

The gain of the public would be increased property value & the gain to property owner would be increase in property value.

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

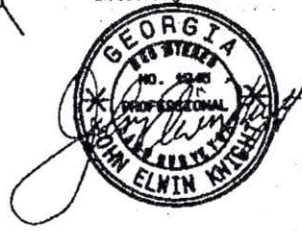
We need the land re-zoned for the building of a house.

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 property has always been vacant. Though land in front, back, and right sides have been developed.

TRACT 3
 OF MINOR SUBD. PLAT
 FOR ESTATE OF
 JOYCE JACKSON SUMLIN
 SEE SHEET 1

376.39'
 S82°46'47"W



APPROVED FOR RECORDING
 AS IS
 NOT A BUILDABLE RESIDENTIAL LOT
 WITH COMMENTS NOTED BELOW

OUT _____
 WALTON COUNTY CODE ENFORCEMENT
 DATE 2/19/16 NAME John Elwin Knight

N/F
 MELODY SUMLIN BOWERS
 & BEN BOWERS
 #3205
 MAP-C60-77A
 DB 1426-296
 PB 72-9

LOT 34

N17°45'44"W 915.75' to
 nail set at centerline
 intersection of
 Piney Grove Rd.
 & Corn Road

N88°20'26"E
 324.27'

NON-BUILDABLE
 LOT 4

1.56 ac. in traverse
 .15 ac. correction to C/L
 of branch
 1.71 ac. Total

NOTE:
 LOTS 4 & 5 ARE NON-BUILDABLE
 LOTS IN THE PRESENT ZONING
 A-1, WHICH HAS A 2 ACRE MIN.
 THEY NEED TO BE REZONED A-2
 OR R-1 TO BE BUILDABLE.

NON-BUILDABLE
 LOT 5

1.63 ac. in traverse
 .07 ac. correction to C/L
 of branch
 1.70 ac. Total

N/F
 JAMES D. BOOZER JR.
 & ANGELA SUMLIN BOOZER
 #3175
 MAP-C60-77B
 DB 2719-320
 PB 72-157

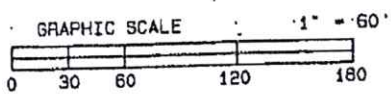
LOT 6 IS A NON-BUILDABLE LOT,
 IT IS TO BE
 COMBINED WITH
 MAP C60-77B

N/F
 RACHEL B. LOCKE & THOMAS C. LOCKE
 #3165 MAP-C60-78 DB 3313-194
 PB 39-125

MAGNETIC

CORN ROAD (70' R/W)

"The survey was prepared in conformity with the
 Technical Standards for Property Surveys in Georgia
 as set forth in Chapter 180-7 of the Rules of the Georgia
 Board of Registration for Professional Engineers and Land
 Surveyors and as set forth in the Georgia Plat Act
 O.C.G.A. 15-6-67."



Surveyed By:
 John Elwin Knight,
 Ga. R.L.S. 1945
 P.O. Box 625
 Social Circle, Ga. 30025
 Ph: 770-464-4549

SHEET
 2 OF 2

MINOR SUBDIVISION PLAT FOR:	
ESTATE OF JOYCE JACKSON SUMLIN	
Scale: 1"=60	LAND DISTRICT 4 LAND LOT 69
Date: 2/19/2016	GMD 415, WALTON COUNTY, GA.
Revised:	Drawn By: B.R.W.
Job: 2 OF 2	Surveyor: JOHN ELWIN KNIGHT GA. R.L.S. 1945

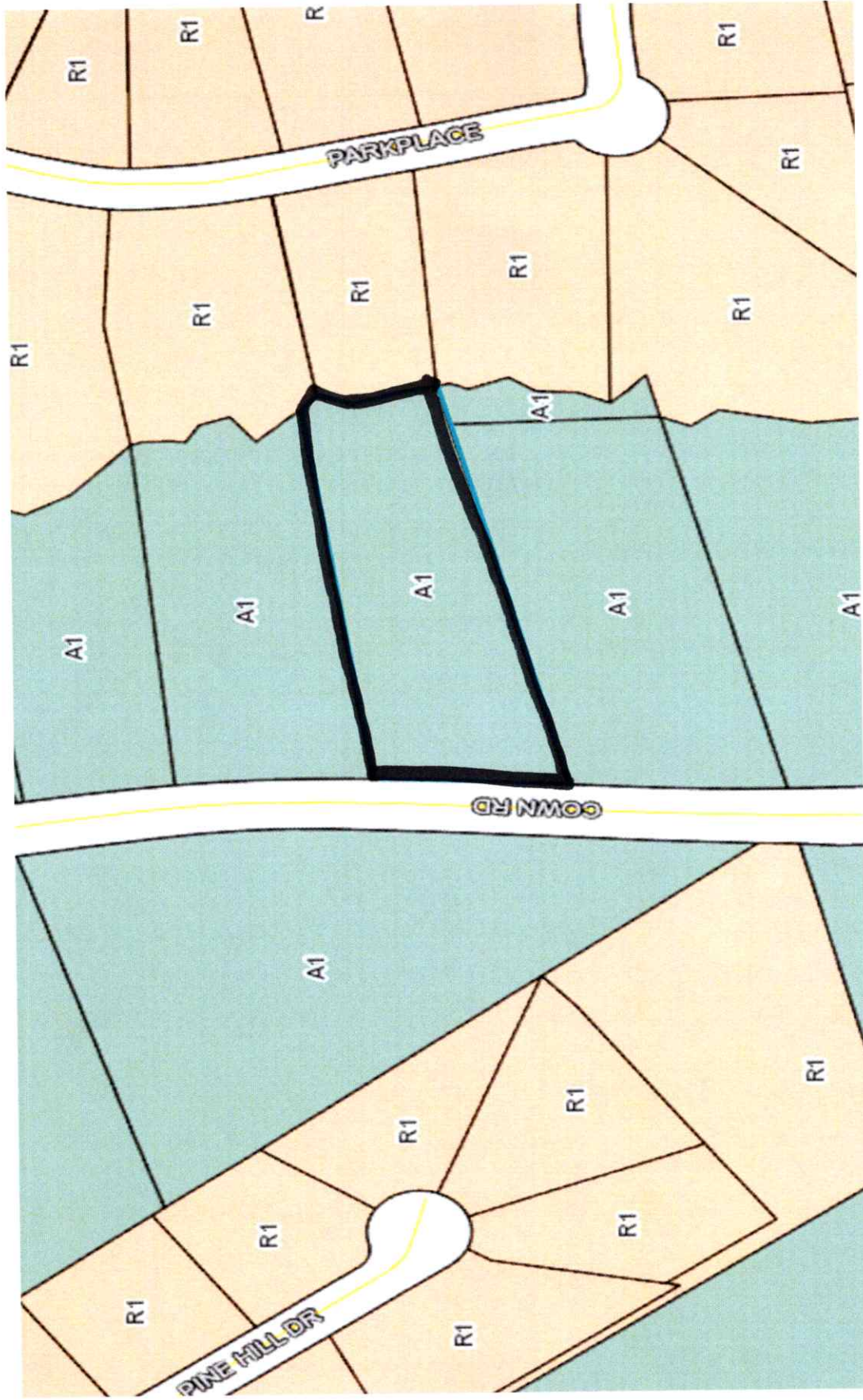
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