

# Rezone Z21080016

## Staff Analysis

Commission District: 5 - Adams

Planning Commission Hearing Date: 11-04-2021

Board of Commissioners Hearing Date: 12-07-2021

Parcel ID: Map C1200056

Acreage: 14.37

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**Applicant/Owner:**

**Michael Lyons**

**2441 Broach Road**

**Monroe, Georgia 30656**

**Property Location:** 2441 Broach Road

**Current Character Area:** Suburban

**Current Zoning:** A1/A2

**Request:** Rezone 14.37 acres from A1/A2 to A to grow & sell fruits & vegetables, sell farm animals & poultry products. Applicant is also requesting customer contact.

**Staff Comments/Concerns:**

**Site Analysis:** The 14.37-acre tract is located on 2441 Broach Road. The surrounding properties are zoned A1/A2, A1 and A2.

**Zoning History:**

V06120008	Lori M. Dozetos	Min lot widths 2 Res lots 14.367	C0120-56 2441 Broad Road	Approved Condition  BOA 10/16/07 Decision Rescinded A07090005
V07050013	Lori Dozetos	Spacing – Driveway 14.367	C0120-56 spl 2441 Broad Road	Approved Cond.
A07090005	Lori Dozetos	Rescind actions of 2 applications V06120008 heard on 1/16/2007	2441 Broach Road	Rescind Actions in V06120008

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

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works Recommends a Paved Commercial Driveway Apron be Installed if a Business requires Customer Contact on Location to allow for safe Ingress/Egress at the Location.

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

**Water Authority:** This property is not currently served with water service, however a 8" water main exists at the intersection of Dry Pond Rd. (static pressure: 110 psi, Estimated fire flow available: 950 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** No issues

**Fire Code Specialist:** No comment received

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

**Development Inspector:** No comment received

**DOT Comments:** Will not effect DOT.

**Archaeological Information:** No comment received

**PC Action 11/4/2021:**

1. Rezone – Z21080016 – Rezone 14.37 acres from A1/A2 to A to grow & sell fruits/ vegetables & sell farm animals/poultry products with customer contact– Applicant/Owner: Michael C Lyons – Property located on 2441 Broach Rd/Map/Parcel C1200056 – District 5.

**Presentation:** Michael Lyons represented the case and stated that he wants to grow fruits and vegetables to sell. He stated that some products would be sold on site. He would also like to sell animals – he has a small pasture where it would keep them. John Pringle asked what kind of animals and Mr. Lyons stated guinea hens, goats and chickens.

**Speaking:** None

**Recommendation:** Pete Myers made a motion to recommend approval as submitted with a second by John Pringle. The motion carried unanimously.

Rezone Application # Z.21080016

Planning Comm. Meeting Date 11-4-2021 at 6:00PM held at **WC Board of Comm. Meeting Room** - 3rd floor Hammond Drive  
Board of Comm Meeting Date 12-7-2021 at 6:00PM held at **WC Historical Court House** - 2nd floor 111 S. Broad Street

You or your agent must be present at both meetings

Map/Parcel C1200056

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>Michael Hyons</u>	<u>Michael Hyons</u>
<u>2441 Broach Rd</u>	<u>2441 Broach Rd</u>
<u>Monroe, GA 30656</u>	<u>Monroe, GA 30656</u>

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

Phone # 201-704-0020 Phone # 201-704-0020

Location: 2441 Broach Rd Requested Zoning A Acreage 14.37

Existing Use of Property: Residential

Existing Structures: House, Utility Building, Carport

The purpose of this rezone is Farming, Fruits, Vegetables, Animals, personnel  
Various farm animals and Poultry  
Request Customer Contact

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 [Signature] Date 8-13-2021 Fee Paid \$ 250.00

**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/A2 Surrounding Zoning: North A1A2 South A1  
East A2 West A1

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

Commission District: 5-Adams Watershed: — 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;

Residential, A5, A1 A2

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

Will not Diminish

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

N/A

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

Bringing Revenue to the County

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

yes

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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

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MICHAEL LYONS  
2441 BROACH ROAD NW  
MONROE, GA 30656

The enclosed Georgia Candler's License is valid until revoked.

This license should be displayed along with your local business license and/or state tax number certification. Your inspector will need to verify that your license contains the necessary information from time to time during their routine inspection. **Please Note:** Additional equipment and/or structural changes may become necessary should you decide to handle different food products than those for which you were originally licensed.

We have updated our website. Visit [www.kellysolutions.com/GA](http://www.kellysolutions.com/GA) to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features.  
If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, (404) 656-3627 or email the licensing Coordinator at [candlers@agr.georgia.gov](mailto:candlers@agr.georgia.gov).

(Fold or cut on line to display)

Georgia Department of Agriculture  
Food Safety Division  
19 Martin Luther King Jr. Dr. SW  
Atlanta, GA 30334  
Tele: (404) 656-3627 Fax: (404) 463-6428  
[agr.georgia.gov](http://agr.georgia.gov)

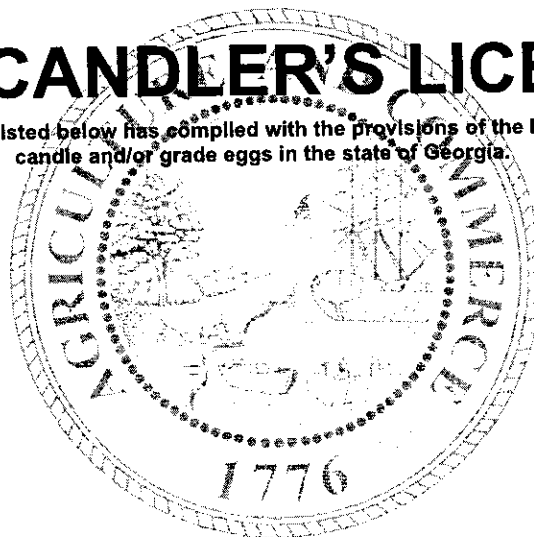
## EGG CANDLER'S LICENSE

This is to certify that the individual listed below has complied with the provisions of the law thereto, is hereby authorized to candle and/or grade eggs in the state of Georgia.

Date Issued:  
9/15/2021

License Number:  
11892

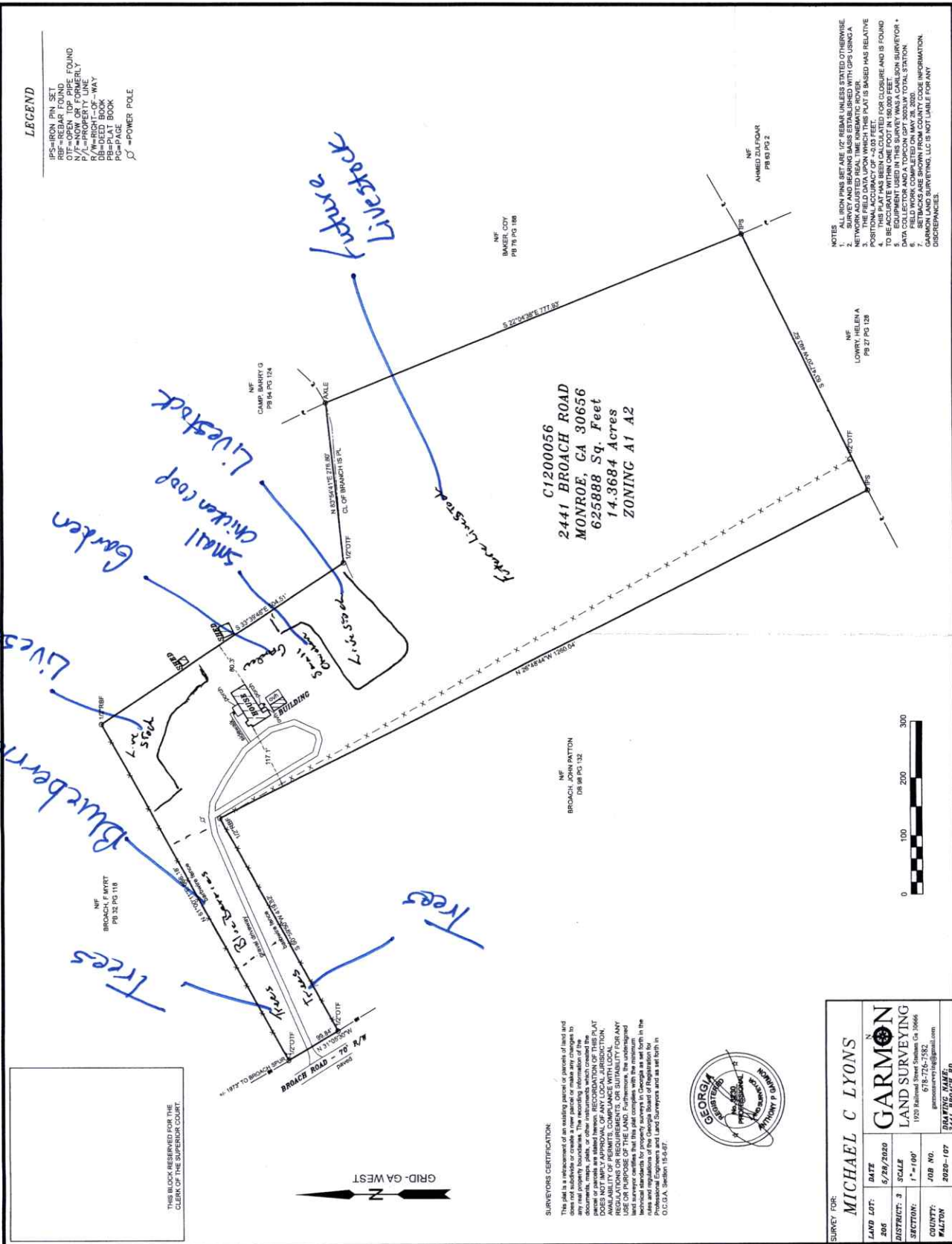
MICHAEL LYONS  
2441 BROACH ROAD NW  
MONROE GA 30656



**This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location**

**LEGEND**

- IPS=IRON PIN SET
- OTF=OPEN TOP PIPE FOUND
- N/T=NOW OR FORMERLY
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PC=PAGE
- ☉=POWER POLE



**C1200056**  
**2441 BROAD ROAD**  
**MONROE, GA 30656**  
**625888 Sq. Feet**  
**14.3684 Acres**  
**ZONING A1 A2**

- NOTES**
1. IRON PINS SET ARE NOT BEARING UNLESS NOTED OTHERWISE.
  2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USNCA NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  3. THIS PLAT IS BASED ON A SURVEY THAT IS BASED ON RELATIVE POSITIONAL ACCURACY OF ±0.03 FEET.
  4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE CLOSE TO CLOSURE.
  5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3000LM TOTAL STATION.
  6. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2020.
  7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. DISCREPANCIES.

NF  
 LOWRY, HELEN A  
 PB 27 PG 128

NF  
 ANNEBO FOUR  
 PB 83 PG 2

NF  
 BAKER, CODY  
 PB 78 PG 186

NF  
 CAMP BARRY G  
 PB 84 PG 124

NF  
 BROACH, JOHN WATSON  
 PB 88 PG 102

NF  
 BROACH, F MYRT  
 PB 32 PG 119



THIS BLOCK RESERVED FOR THE OWNER OF THE SUBDIVISION.

**SURVEYORS CERTIFICATION**  
 The plat is a representation of an existing parcel of land and does not substitute or create a new parcel or make any changes to documents, maps, plats, or other instruments which created the parcel. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2020 AND THE SURVEYING AND MAPPING ACT OF 1992. THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT OF 2020 AND THE SURVEYING AND MAPPING ACT OF 1992. THE SURVEYOR IS A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF GEORGIA, LICENSE NO. 1556-07.



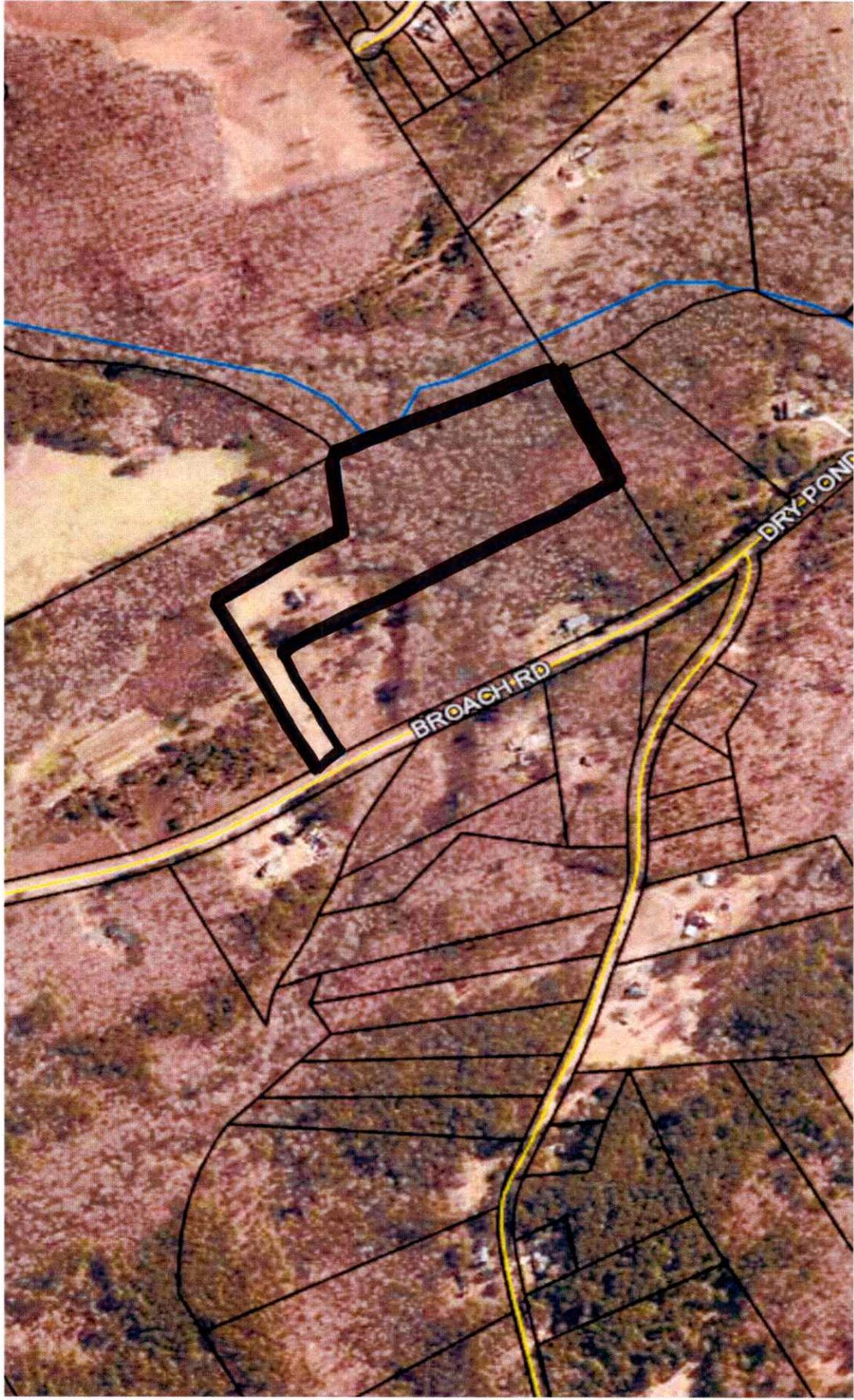
SURVEY FOR:		<b>MICHAEL C LYONS</b>	
LAND LOT:	DATE	5/28/2020	
DISTRICT:	SCALE	1" = 100'	
SECTION:	JOB NO.	2020-107	
COUNTY:	DRAWING NAME:	2441 BROAD RD	
WALTON	DATE:	5/28/2020	



I intend to grow fruit, vegetables, flowers as well as various livestock, ~~for resale~~. poultry for resale. These will be taken to various markets as well as onsite resale.

Thank you

Z21080016 – 2441 Broach Rd





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