

**Rezone Z21100002**  
**Staff Analysis**

Commission District: **6 - Dixon**

Planning Commission Hearing Date: **11-04-2021**

Board of Commissioners Hearing Date: **12-07-2021**

**Parcel ID: Map C1200107**

**Acreage: 2.76**

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**Applicant/Owner**

**Joshua T. Parker**

**1059 Nicholasville Road**

**Monroe, Georgia 30656**

**Property Location: 2031 John Stowe Road**

**Current Character Area: Suburban**

**Current Zoning: A1**

**Request: Rezone 2.76 acres from A1 to R1 to split off 1 acre with existing house & create a 1.76 acre buildable lot.**

**Staff Comments/Concerns:**

**Site Analysis: The 2.76 acre tract is located on 2031 John Stowe Road. The surrounding properties are zoned A1.**

**Zoning History: No History**

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

**Comments and Recommendations from various Agencies:**

**Public Works:** No issue with approval of this request.

**Sheriffs' Department:** Any increase to the population as it pertains to new construction will impact the Walton County Sheriff's Office. On average each household has about 2.8 people and generates 1.25 calls for service.

**Water Authority:** This area is served by a 6" water main along John Stowe Rd. (static pressure: 90 psi, Estimated fire flow available: 880 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** No issues

**Fire Code Specialist:** No comment received

**Board of Education:** Will have some 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 – Z21100002 – Rezone 2.76 acres from A1 to R1 to split off 1 acre with existing house & create a 1.76 acre buildable lot– Applicant/Owner: Joshua T Parker – Property located on 2031 John Stowe Rd/Map/Parcel C1200107 – District 6.**

**Presentation:** Josh Parker represented the case and stated that he wants to Rezone 2.76 acres from A1 to R1 to create a building lot. He stated that when he bought the property that on record it showed this was a 2.00 acre lot and then when it was re-surveyed it came out to be 2.76 acres and he wants to build his house. He stated that it would be a buildable lot if the rezone were approved. He stated that he has a preliminary survey and a soil test and the soil test came back good.

**Speaking:** None

**Recommendation:** Timothy Kemp made a motion to recommend approval with a second by Josh Ferguson. The motion carried unanimously.

**Rezone Application #** Z 21100002  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 11/4/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**  
 Board of Comm Meeting Date 12/7/21 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C1200107

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Joshua T. Parker  
1059 Michilsville Rd Monroe, GA  
770 601 9599

SAME

E-mail address: josh.parker.realestate@gmail.com (If more than one owner, attach Exhibit "A")

Phone # 770 601 9599 Phone # \_\_\_\_\_

Location: 2031 John Stowe Rd Requested Zoning R1 Acreage 2.76

Existing Use of Property: single family residence

Existing Structures: single family home + old barn

The purpose of this rezone is to survey off 1 acre for current home and divide off the balance 1.76 for another home site

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 9-16-21 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 A1 South A1  
 East A1 West A1

Comprehensive Land Use: \_\_\_\_\_ **DRI Required?** Y \_\_\_\_\_ N

Commission District: 6-Dixon Watershed: none TMP

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 2 properties that boarder the property at 2031 John Stowe Rd are both zoned A1 and have single family residences on them.

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

None

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

None

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

None

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

There are almost 3 acres of property  
with over 400 ft of road frontage.  
This is suitable for the current home  
and to allow for one more home to potentially  
be built.

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

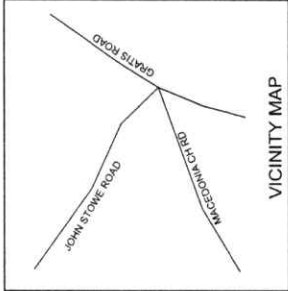
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- LEGEND**
- RF=REBAR FOUND
  - BL=BUILDING LINE
  - NF=NOW OR FORMERLY
  - PL=PROPERTY LINE
  - RW=RIGHT-OF-WAY
  - IP=IRON PIN
  - PB=PLAT BOOK
  - PG=PAGE
  - WM=WATER METER
  - HP=HOUSE POLE
  - WP=WELL
  - GP=GRAPNEL
  - FW=FEED WIRE

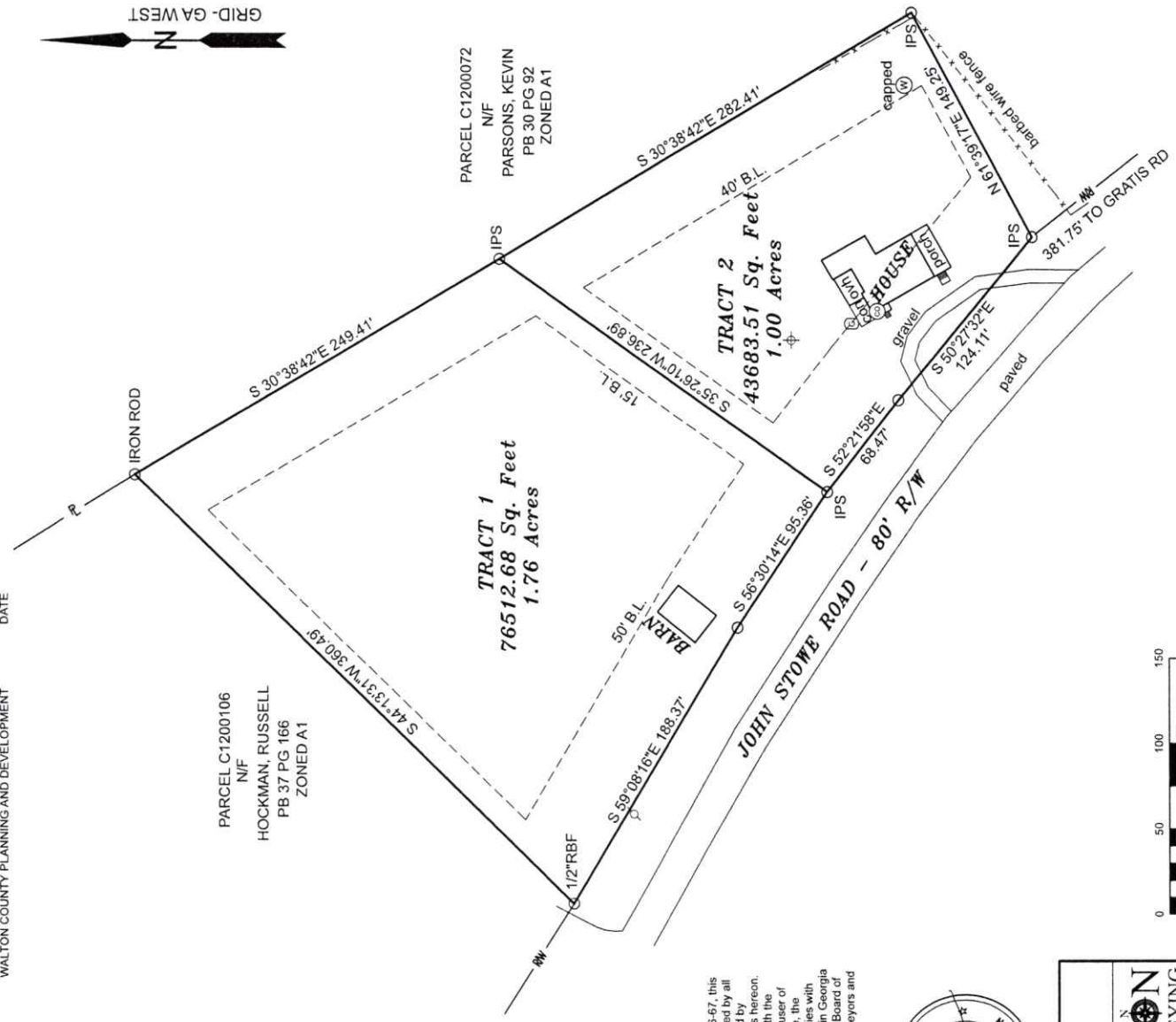
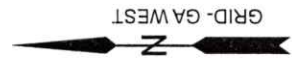
# Site Plan

- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
  2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS BEEN CHECKED FOR ACCURACY.
  4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
  5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA II DATA COLLECTOR AND A LEICA TS86+ TOTAL STATION.
  6. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE GEORGIA LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
  7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION.
  8. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.

**C1200107**  
**2031 JOHN STOWE ROAD**  
**MONROE, GA 30656**  
**120196.19 Sq. Feet**  
**2.76 Acres**  
**ZONED A-1**

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR PLAN FOR FILING:

WALTON COUNTY PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_



PARCEL C1200106  
 NIF  
 HOCKMAN, RUSSELL  
 PB 37 PG 166  
 ZONED A1

PARCEL C1200072  
 NIF  
 PARSONS, KEVIN  
 PB 30 PG 92  
 ZONED A1

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**FLOOD STATEMENT:**  
 NO PORTION OF THIS PROPERTY LIES WITHIN A FEDERAL FLOOD HAZARD AREA. PANEL NO: 13297/C0130E DATED: 12/09/2016

- ZONING: A-1
1. MINIMUM LOT AREA: 87,120 SQ. FT. (2 ACRES)
  2. MINIMUM HOUSE SIZE: 1,400 SQ. FT.
  3. POTABLE WATER BY: PUBLIC WATER
  4. WASTE WATER BY: SEPTIC
  5. SETBACKS: FRONT 50' - SIDE 15' REAR: 40'

**OWNER INFORMATION**  
 PARKER JOSHUA T.  
 1059 NICHOLSVILLE RD  
 MONROE, GA 30656  
 770-801-9599

**SURVEYOR CERTIFICATIONS**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



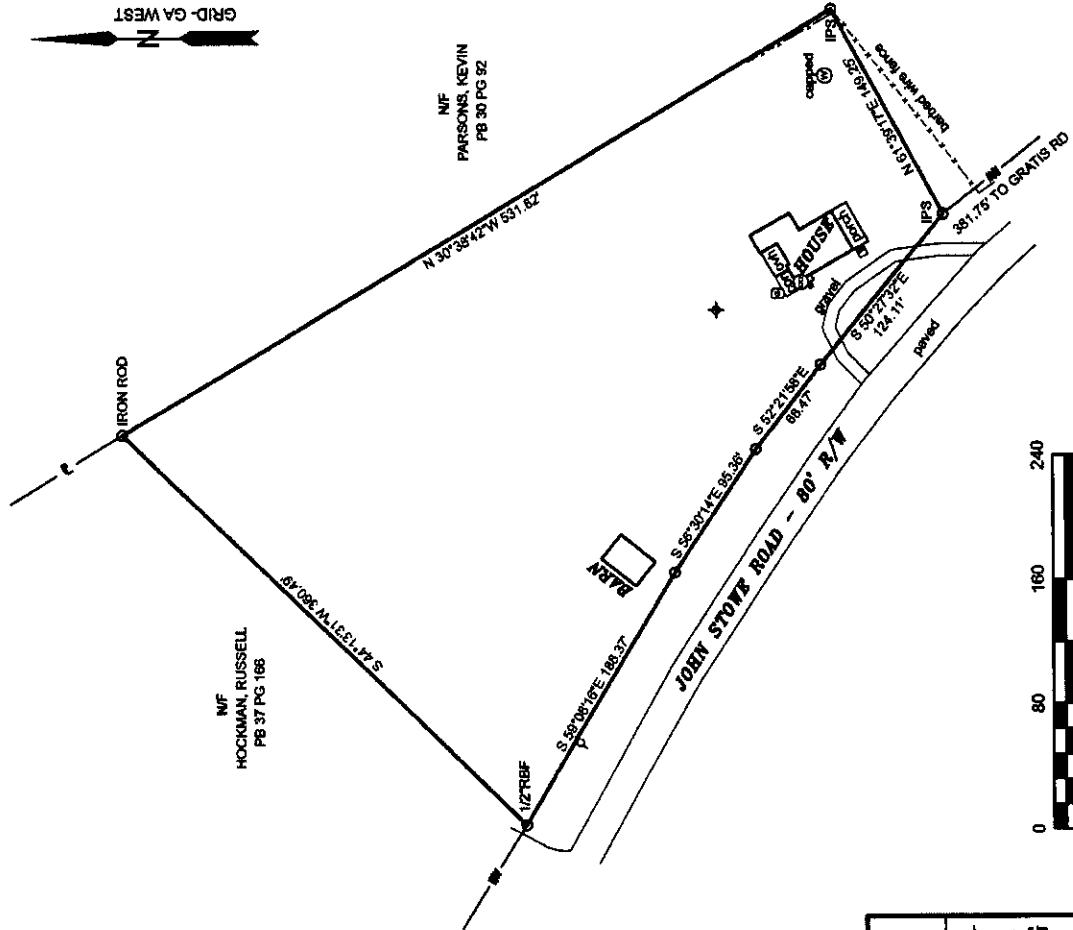
SURVEY FOR:		<b>JOSHUA PARKER</b>	
LAND LOT:	DATE:		
1-45	9/16/2021	1920 Railroad Street, Suwanee, GA 30066 678-726-7582 garmonllc@gmail.com	
DISTRICT: 3	SCALE:	JOB NO.:	DEPARTING NAME:
SECTION:	1"=80'	2021-100	ANTHONY P. GARMON, P.E., S.L.S.
COUNTY:	WALTON		

**LEGEND**

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- PL=PROPERTY LINE
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- D8=DEED BOOK
- P8=PLAT BOOK
- PG=PAGE
- (CD)=WATER METER
- (W)=WELL
- (G)=POWER POLE
- (⊕)=WELL

**C1200107**  
**2031 JOHNS STOWE ROAD**  
**MONROE, GA 30656**  
**120196.19 Sq. Feet**  
**2.76 Acres**  
**ZONED A-1**

- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
  2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ±0.03 FEET.
  4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
  5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA II DATA COLLECTOR AND A LEICA TS08+ TOTAL STATION.
  6. FIELD WORK COMPLETED ON APRIL 14, 2021.
  7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.

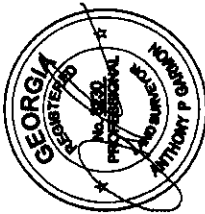


**BLK120 PG105-105**  
 Filed and Recorded  
 May-10-2021 04:13 PM  
 DCO# 2021 - 000165  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY, GA  
 Participant ID: 6664074587

THIS BLOCK RESERVED FOR THE  
 CLERK OF THE SUPERIOR COURT.

**SURVEYOR'S CERTIFICATION:**

This plat is a re-confirmation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of this document, maps, plats, or other instruments which created this parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A., Section 18-4-87.



SURVEY FOR:		<b>JOSHUA PARKER</b>	
LAND LOT:	145	DATE:	4/27/2021
DISTRICTS:		SCALE:	1" = 80'
SECTION:		JOB NO.:	2021-100
COUNTY:	WALTON	DRAWING NAME:	2031 JOHNS STOWE RD

**GARMON**  
**LAND SURVEYING**  
 1920 Railroad Street, Shalham Ga 30666  
 678-726-7582  
 garmonlandsurveying@gmail.com





To whom it concerns.

10-5-21

The intent for this rezone app is to divide the property into 2 tracts so there is a 1 acre<sup>tract</sup> with the current single family residence and the 1.76 acres tract left over available to build 1 single family home.

Thank you

Josh Parker  
770-601-9599

Z21100002 – 2031 John Stowe Rd



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Z21100002 – 2031 John Stowe Rd

