

JASPER COUNTY  
BOARD OF COMMISSIONERS

REQUEST FOR REZONING

---

|                       |  |
|-----------------------|--|
| CASE NUMBER           | 2023-REZ-002   |
| EXISTING LAND USE MAP | AF (Agriculture/Forestry) (Current unless amended in companion petition 2023-FLU-001)  |
| EXISTING ZONING       | AG (Agriculture)   |
| PROPOSED ZONING       | RES (Residential)  |
| LOCATION              | 435 Seven Island Rd (North Side)<br>454+ Feet of Frontage<br>Stone Road (East Side)<br>656.41 Feet of Frontage<br>Hwy 212 (South Side)<br>459.97 Feet of Frontage<br>PARCEL SIZE: 2+ Acres of a 7.72-acre Tract<br>TAX PARCEL: 027 036C 001<br>COMMISSION DISTRICT: (4) Four |
| OWNER                 | Robert Batchelor III and Andrew Batchelor  |
| PETITIONER            | Robert Batchelor Jr  |
| REPRESENTATIVE        | Robert Batchelor Jr  |

---

|                    |  |
|--------------------|--|
| APPLICANT'S INTENT | The purpose of the petition is to cut out a 2-acre tract of the original lot (7.72 acres) to rezone to RES and leave the 5+ acre track as AG (Agricultural). |
|--------------------|--|

---

**SURROUNDING MAP DESIGNATION AND LAND USES:**

**SUBJECT SITE:** The subject site is 7.72 acres, with road frontage on three roads, Hwy 212, Stone Road, and Seven Island Road, is zoned AG (Agricultural), and currently has 2 existing homes. The proposal is to cut out a 2+acre tract from the corner of Seven Island Road and Stone Road with one home requested for rezoning and leaving the remaining 5+acre tract as AG (Agricultural)

**North, Across Hwy 212**

Land Use: Scattered Single-Family Residences, Agricultural Land

Zoning: AG (Agricultural)

**East**

Land Use: Scattered Single-Family Residence (Existing)

Zoning: AG (Agricultural)

**South, across Seven Island Rd**

Land Use: Single-Family Residence (Existing) and a cemetery

Zoning: RES (Residential) & AG (Agricultural)

**West**

Land Use: Single-Family Residence (Existing)

Zoning: AG (Agricultural)

---

**FINDINGS:**

Planning Staff, concerning each application, investigate and present a finding with respect to the factors below, as well as any other factors it may find relevant, pursuant to **Sec. 620-060**.

- A. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

**FINDING:** The proposed single-family residential use is suitable for the subject site.

- B. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

**FINDING:** In Staff's opinion, the proposed 2-acre lot will not have an adverse effect on the use or usability of adjacent and nearby properties.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

**FINDING:** The subject site may have a reasonable use as currently zoned; however, it could not be further subdivided.

D. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

**FINDING:** Staff does not anticipate the proposed use will have a significant impact on the facilities and utilities serving the area as the request is only for 1 additional lot.

E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICIES AND INTENT OF THE FUTURE LAND USE PLAN.

**FINDING:** The Jasper County Zoning Ordinance requires that at Future Land Use Map amendment be considered if the requested zoning does not align with the existing Future Land Use Map. The applicant did apply for a companion amendment, 2023-FLU-001. However, the Jasper County Zoning Ordinance also allows the Board of Commissioners to consider the rezoning request without amending the Future Land Use Map.

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

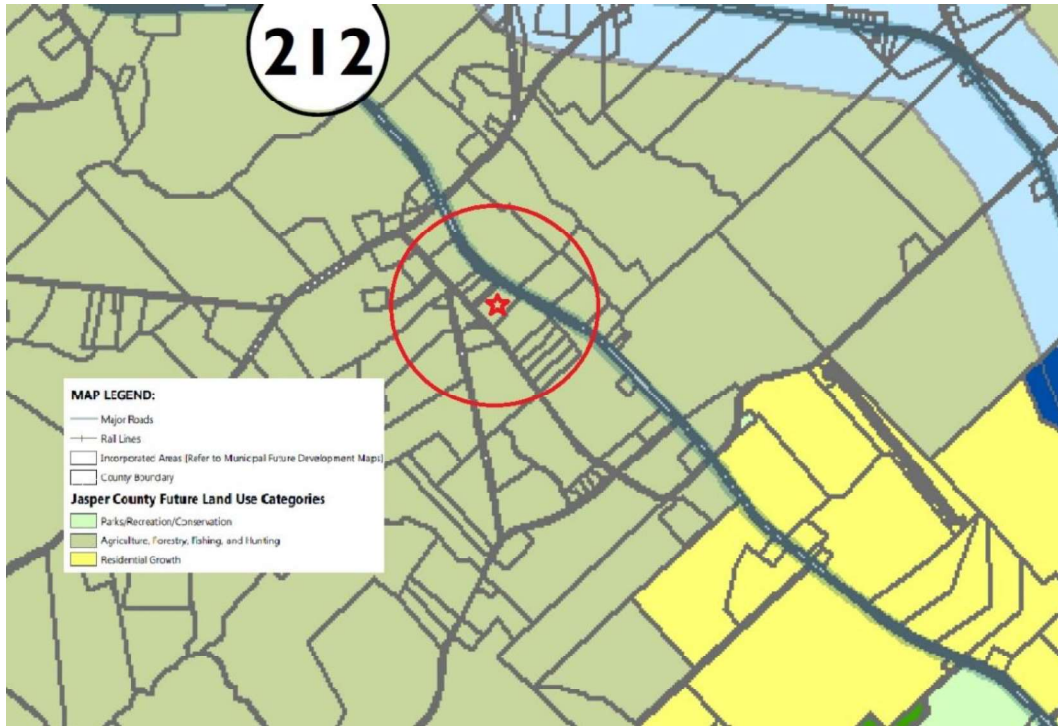
**FINDING:** While the majority of the surrounding properties are zoned AG (Agricultural), directly across the road from the request is property zoned RES (Residential – fka “R1”) which contributes to grounds for approval.

**CONCLUSION TO FINDINGS:**

Given the existing land uses, similar zonings in the area, and the request to create 1 (one) lot, Staff is of the opinion that the proposed request may be appropriate for the subject site.

---

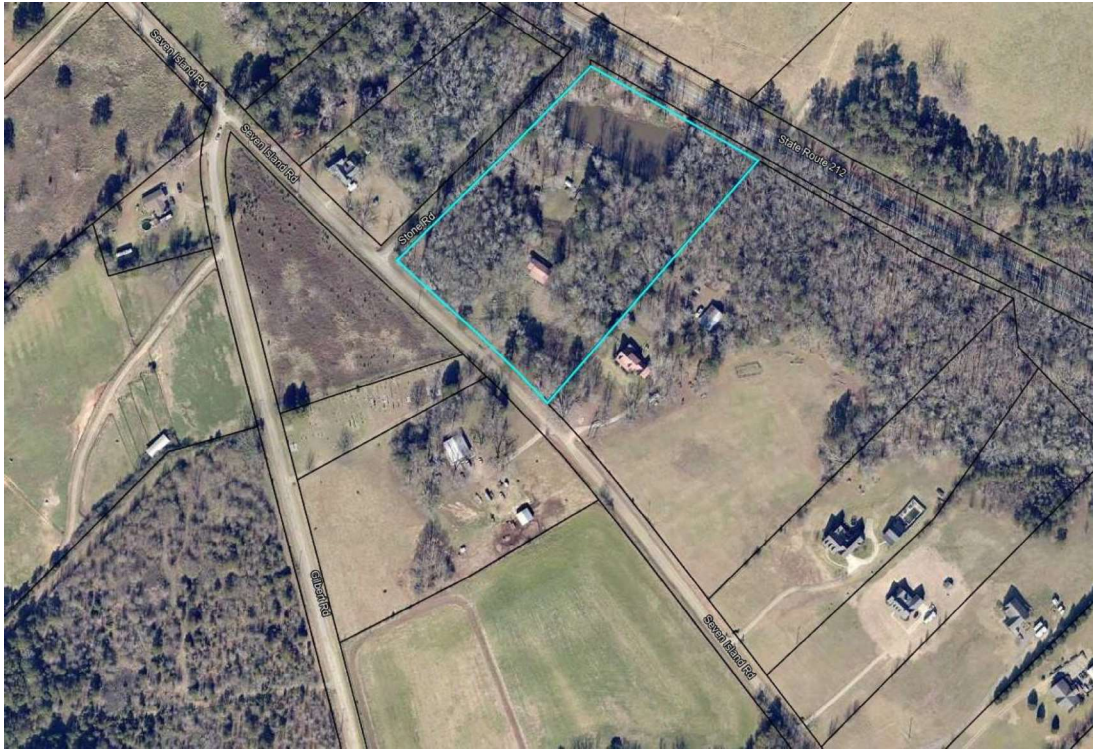
**FUTURE LAND USE MAP**



**ZONING MAP**



## AERIAL MAP



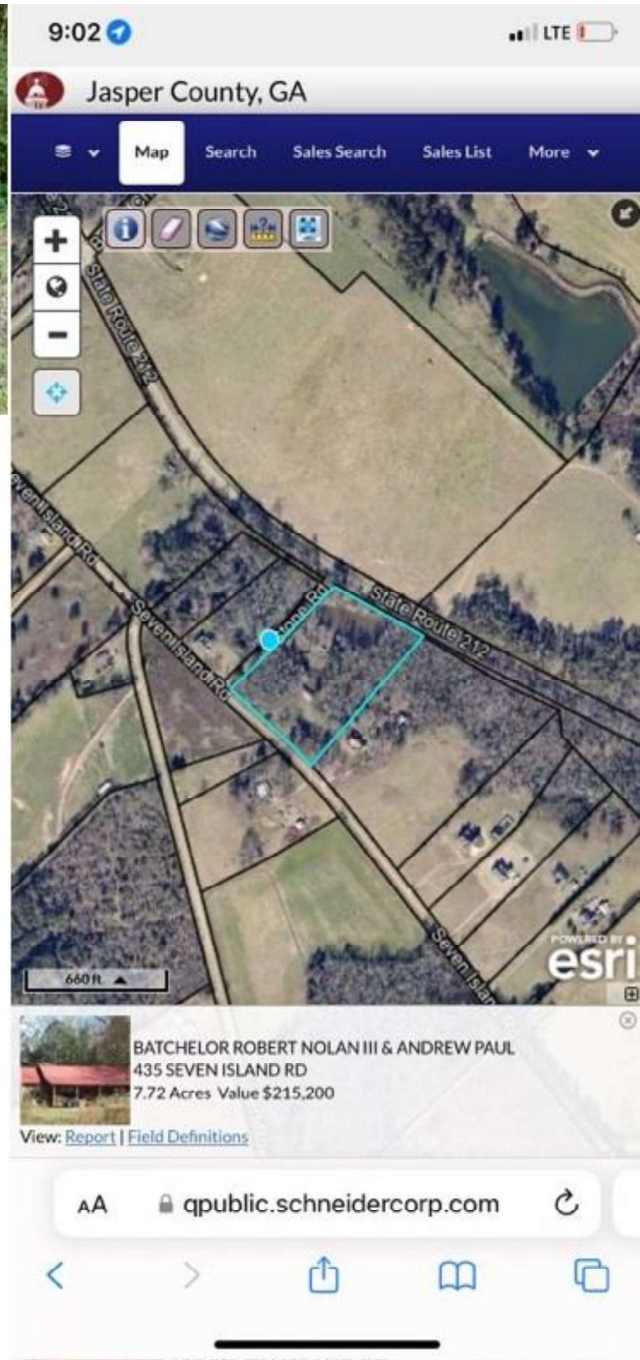
**SIGNS**  
**HWY 212 FRONTAGE**



A screenshot of a mobile map application. At the top, it shows the time as 8:59 and the location as Jasper County, GA. The map interface includes a search bar, navigation controls, and a list of nearby properties. A specific property is highlighted with a red outline. Below the map, a property information card is visible, showing a small photo of a house and the following details: BATCHELOR ROBERT NOLAN III &amp; ANDREW PAUL, 435 SEVEN ISLAND RD, 7.72 Acres Value \$215,200. The browser address bar at the bottom shows the URL qpublic.schneidercorp.com.

2023-REZ-002  
Related Cases 2023-FLU-001  
Planning Commission 5/25/2023  
Board of Commissioners 06/05/2023

## STONE ROAD FRONTAGE



## SEVEN ISLAND ROAD FRONTAGE

A screenshot of a mobile map application interface. At the top, the time is 9:04 and the location is Jasper County, GA. The map shows a property outlined in red, located at the intersection of Seven Island Rd and Stone Rd. A blue dot marks the property's location. Below the map, a property information card displays: "BACHELOR ROBERT NOLAN III & ANDREW PAUL", "435 SEVEN ISLAND RD", "7.72 Acres Value \$215,200". There are links for "View: Report" and "Field Definitions". The browser address bar shows "qpublic.schneidercorp.com".

9:04

Jasper County, GA

Map Search Sales Search Sales List More

Batchelor Robert Nolan III & Andrew Paul  
435 Seven Island Rd  
7.72 Acres Value \$215,200

View: Report | Field Definitions

qpublic.schneidercorp.com

2023-REZ-002  
Related Cases 2023-FLU-001  
Planning Commission 5/25/2023  
Board of Commissioners 06/05/2023



**APPLICANT'S INFORMATION**

**REZONING APPLICATION  
JASPER COUNTY ZONING ORDINANCE**

FLU

DATE RECEIVED 20 23 REZ 002 / FLU 23-001  
ADDRESS/LOCATION OF TRACK 435 Seven Isl Rd. TAX MAP \_\_\_\_\_  
ACRES approx 2.3 CURRENT ZONING AG PROPOSED ZONING: RES  
PROPOSED USE: Residential - existing home  
APPLICANT Robert N. Batchelor Jr. OWNERS Robert N. Batchelor III  
Andrew Paul Batchelor  
ADDRESS 57 Stone Rd. Mcello 31064 ADDRESS 1196 Skyline Dr, Toccoa GA 30577  
PHONE \_\_\_\_\_ PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_ EMAIL \_\_\_\_\_

THE FOLLOWING DOCUMENTS MUST BE ATTACHED BEFORE APPLICATION CAN BE ACCEPTED:

1. A PLAT OF PROPERTY SHOWING ITS LOCATION, AREA, EXISTING STRUCTURES, AND CURRENT ZONING DISTRICT OF THE PROPERTY AND ALL ADJUTTING PROPERTIES.
2. A DEED WITH LEGAL DESCRIPTION SHOWING TITLE OF THE PROPERTY.
3. A SITEPLAN SHOWING THE PROPOSED USE OF THE PROOERTY.
4. A LETTER OF INTENT DESCRIBING THE REASON FOR REQUEST.
5. FILING FEE OF \$500 PAYABLE TO JASPER COUNTY ZONING OFFICE.
6. A "DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS" FORM.
7. IF PROPERTY OWNER AND APPLICANT ARE NOT THE SAME, AN AGENT AUTHORIZATION FORM.

I HEREBY AUTHORIZE THE JASPER COUNTY PLANNING AND ZONING COMMISSION AND STAFF TO INSPECT THE ABOVE-DESCRIBED PROPERTY. IN SIGNING THIS APPLICATION, I HEREBY STATE ALL INFORMATION GIVEN BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AGREE TO ABIDE BY ALL LAWS AND ORDINANCES REGULATING USE OF PROPERTY IN JASPER COUNTY.

SIGNATURE OF APPLICANT Robert N. Batchelor DATE 4/7/2023

PUBLIC HEARING BEFORE JASPER COUNTY BOARD OF COMMISSIONERS \_\_\_\_\_

RECOMMENDATION \_\_\_\_\_ CHAIRMAN/DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ CONDITIONS? \_\_\_\_\_

NOTES: Need Future Land Use too  
Current Ag, Forestry, Fishing & Hunting

## LETTER OF INTENT

REZONING APPLICATION  
435 Seven Island Road

### Attachment 4 - Letter of Intent

435 Seven Island Road is part of 7.72 acre tract and contains one of two residences on the property. The residence was originally built for the owner's parents who are now deceased. Some time after their death there was a kitchen fire rendering the house uninhabitable until repairs could be made. Neighbor Merle Yoder desires to purchase the home and a little over 2 acres of the 7.72 tract, and restore the residence for a family home. Current owners will retain the remainder of the property and other residence. Sale and restoration of this existing home in no way alters the current neighborhood other than to make the home once again inhabitable, improving the aesthetics of the community.

---

## **APPLICANT'S RESPONSE TO STANDARDS**

- 1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** Yes. This property is part of a 7.2 acre tract that has two existing homes. One of the homes is being sold to a neighbor with approximately 2.2 acres. The home is currently damaged by a kitchen fire, and will be restored and inhabited as a family home by the new owner.
- 2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?** No. There is an existing home on the property that was built for the current owner's parents, who are deceased. The home will be renovated and utilized just as it was originally, as a family home. Terms of sale have been agreed upon between Robert Batchelor and Merle Yoder.
- 3. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?** No. The only reasonable utilization of this property is as a single family residence, which was the prior usage.
- 4. Does the zoning proposal result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** No. This home was previously permitted, built and utilized as a single family home. It is simply being sold and will again be utilized as a single family home.
- 5. Does the zoning proposal conform to the policy and intent of the comprehensive land use plan?** Valued resources will remain unchanged, as an existing home is simply changing hands. No resources such as land, woods, grading, etc., will be affected. The home will simply be renovated and utilized.
- 6. Are there other existing or changing conditions affecting the use and development of the property which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the zoning proposal?** No. This is a quiet, rural community. No changes are being made other than a neighbor acquiring ownership from another neighbor.

**LETTERS OF SUPPORT**

April 24, 2023

From:  
Robert (Bobby) Batchelor  
57 Stone Road  
Monticello Georgia 31064

Dear Neighbor,

I own approximately 7.7 acres that border both Stone Road and Seven Island Road. This property has two houses: my cabin where I reside at 57 Stone Road, and a home in disrepair at 485 Seven Island Road. The latter was built for my parents, and has been unused since their deaths.

Merle Yoder, who resides at 484 Seven Island Road, wishes to purchase my parents' former home across the road from his residence, with a little over 2 acres, and restore and renovate the home. He will utilize it again as a family residence. Terms of sale have been agreed upon by Mr. Yoder and myself. Due to the size of the acreage to be sold, that tract will need to be rezoned from agricultural to residential.

Application has been made to the Planning and Zoning Board for this change, and I am seeking your approval and agreement that this existing home again being inhabited has no negative effect on our quiet neighborhood, and even enhances the neighborhood, due to the home repair that will take place. No additional structures are planned, simply a repair of the existing house.

I would greatly appreciate your agreement.

-----  
I have no objections to the above described rezoning.

Jay Childers  
Name-Printed

295 Seven Island Rd Monticello, GA 31064  
Address

Jay Childers 5/1/2023  
Signature Date

April 24, 2023

From:  
Robert (Bobby) Batchelor  
57 Stone Road  
Monticello Georgia 31064

Dear Neighbor,

I own approximately 7.7 acres that border both Stone Road and Seven Island Road. This property has two houses: my cabin where I reside at 57 Stone Road, and a home in disrepair at 485 Seven Island Road. The latter was built for my parents, and has been unused since their deaths.

Merle Yoder, who resides at 484 Seven Island Road, wishes to purchase my parents' former home across the road from his residence, with a little over 2 acres, and restore and renovate the home. He will utilize it again as a family residence. Terms of sale have been agreed upon by Mr. Yoder and myself. Due to the size of the acreage to be sold, that tract will need to be rezoned from agricultural to residential.

Application has been made to the Planning and Zoning Board for this change, and I am seeking your approval and agreement that this existing home again being inhabited has no negative effect on our quiet neighborhood, and even enhances the neighborhood, due to the home repair that will take place. No additional structures are planned, simply a repair of the existing house.

I would greatly appreciate your agreement.

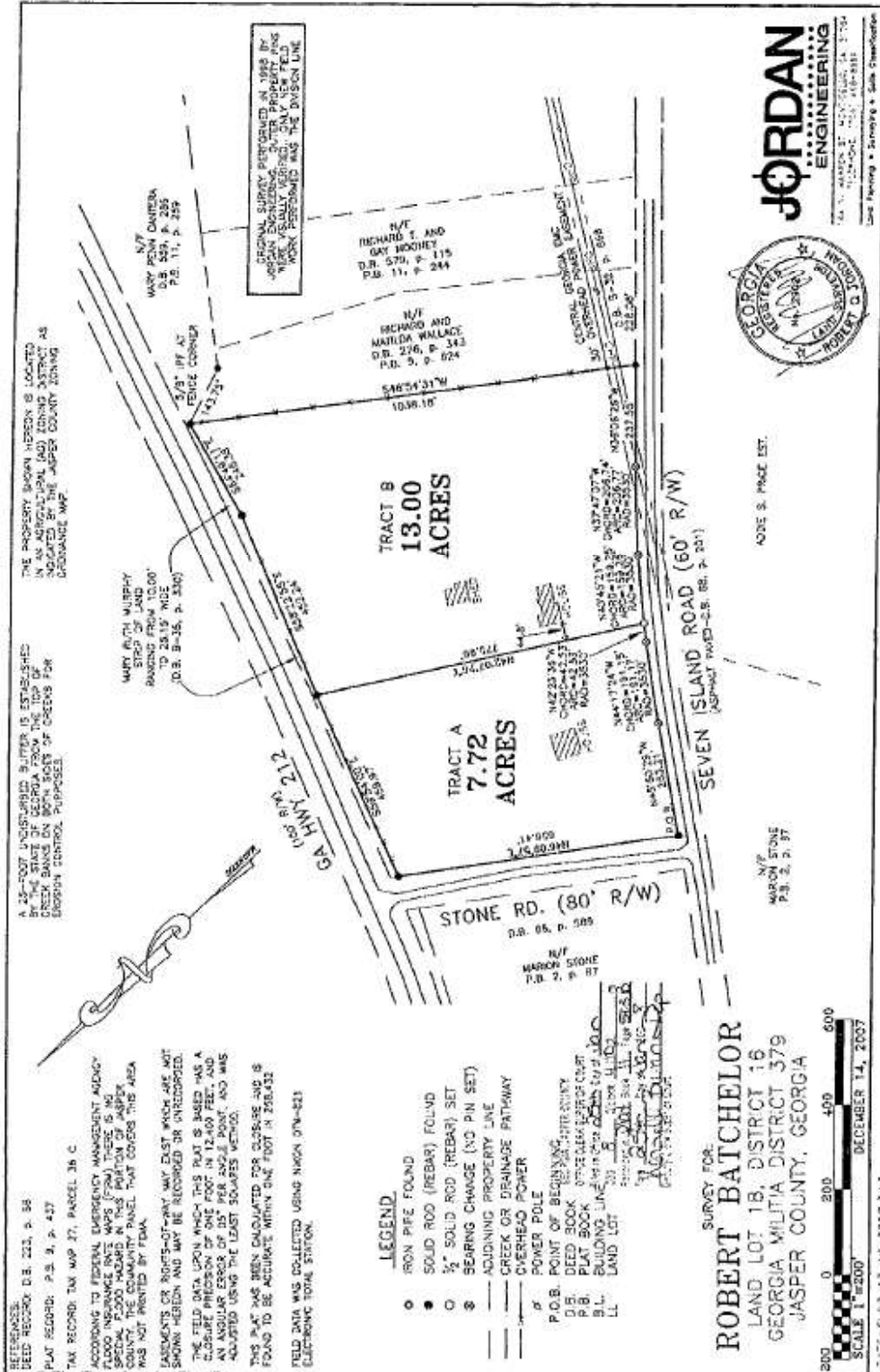
I have no objections to the above described rezoning.

David Artesa  
Name-Printed

321 Seven Island Rd. Monticello, GA 31064  
Address

David Artesa 5/1/23  
Signature Date

# PLAT OF PROPERTY



2023-REZ-002  
 Related Cases 2023-FLU-001  
 Planning Commission 5/25/2023  
 Board of Commissioners 06/05/2023

**SITE PLAN**

