



Planning and Development Department Case Information

Case Number: Z24060009

Meeting Dates: Planning Commission 08-01-2024
Board of Commissioners 09-10-2024

Applicant:
Reliant Homes GA LLC
P.O. Box 2655
Loganville, Georgia 30052

Owner:
MFT Land Investments LLC
P.O. Box 2655
Loganville, Georgia 30052

Current Zoning: A1

Request: Rezone 60.19 acres from A1 to R1OSC for a 26 lot residential subdivision

Address: 3254 Double Springs Road, Monroe, Georgia 30656

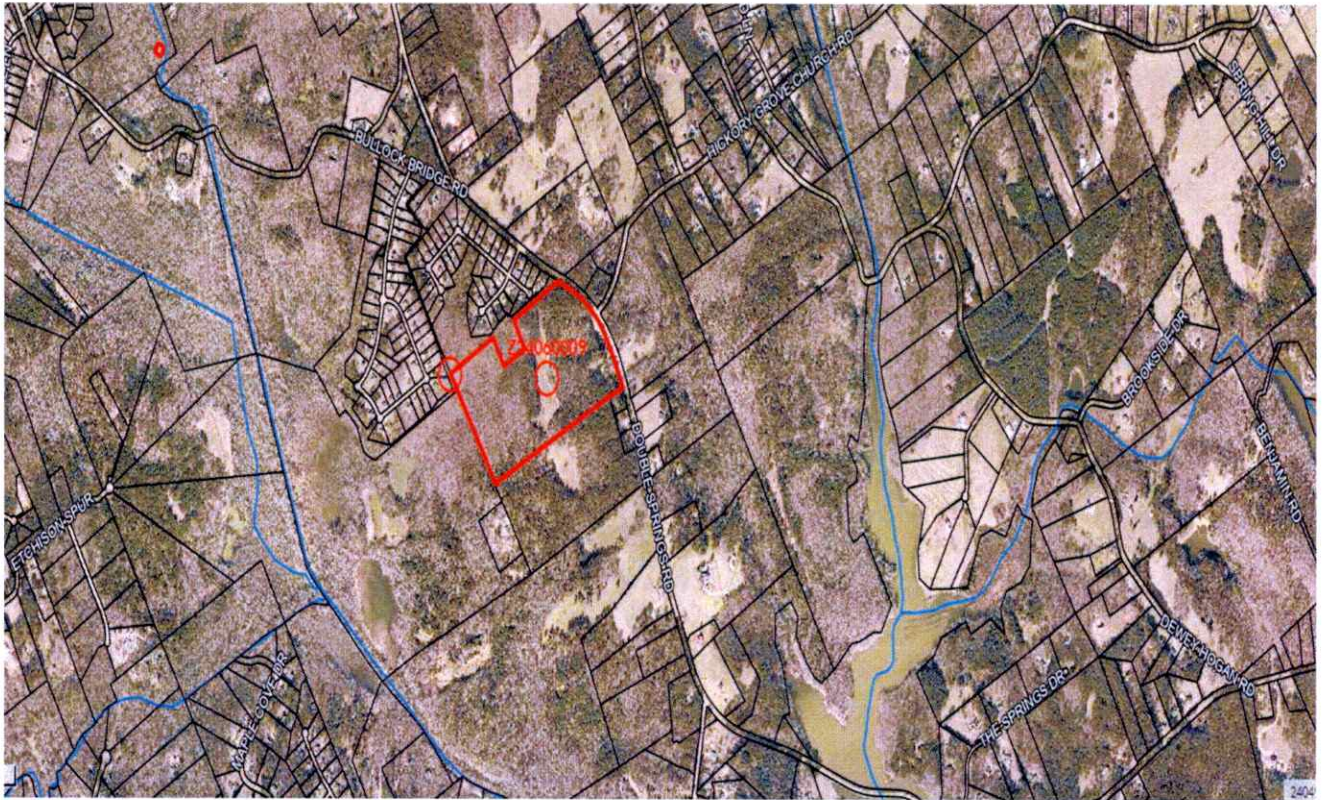
Map Number: C0730004

Site Area: 60.19 acres

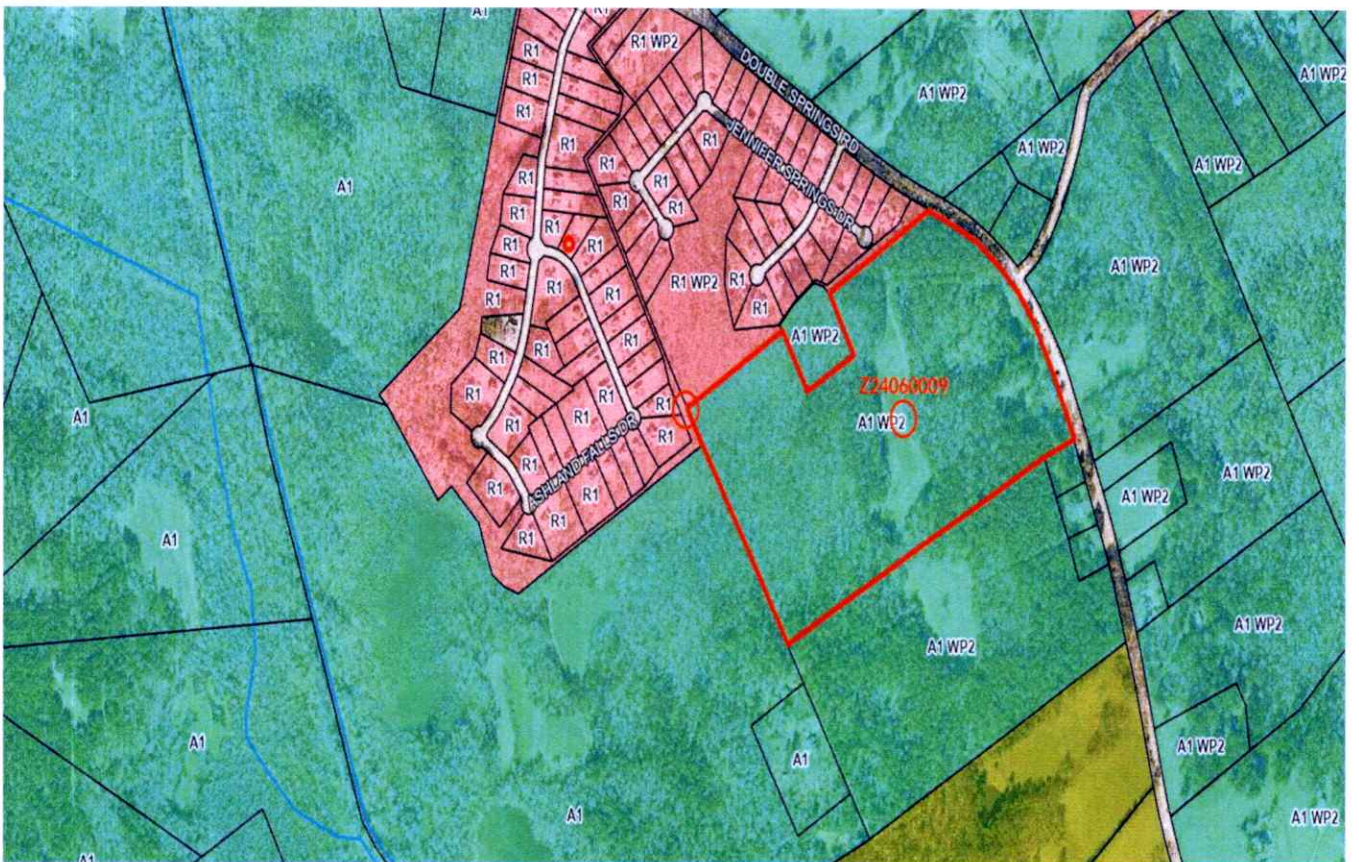
Character Area: Suburban

District 1: Commissioner: Bo Warren Planning Commission –Josh Ferguson

Existing Site Conditions: Property consists of 60.19 acres. There is presently an older home on the property that will be take off.



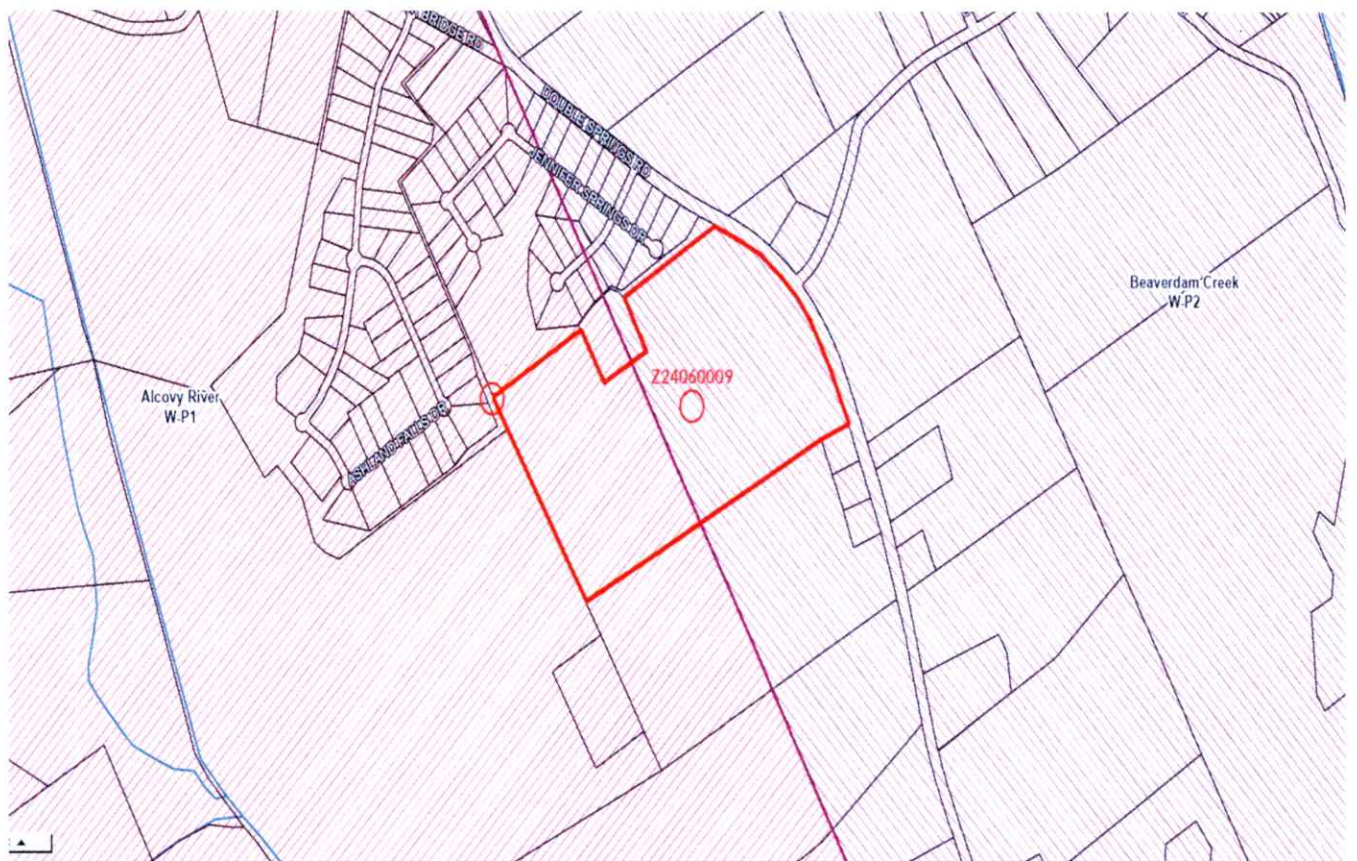
The surrounding properties are zoned A1 & R1.



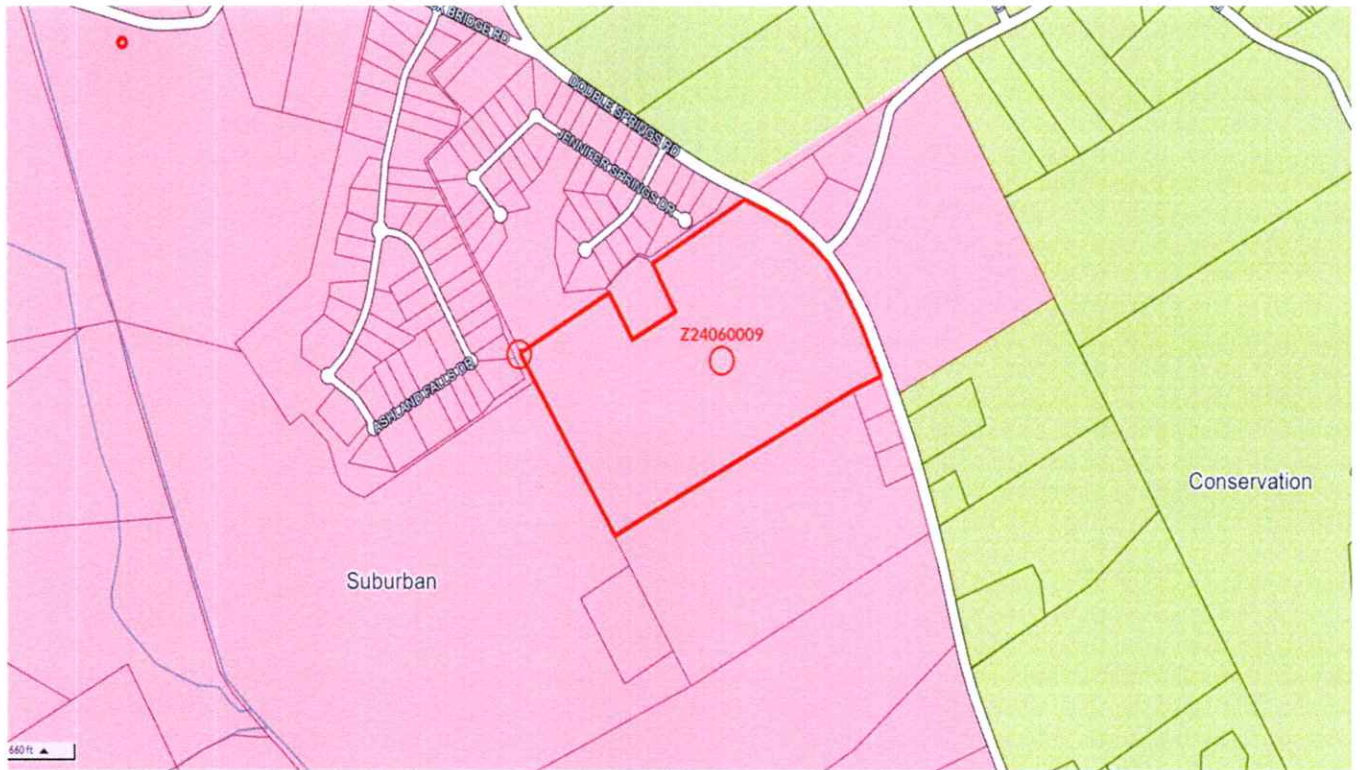
Subdivisions surrounding property:



The property is located within the Alcovy River and Beaverdam Creek Watershed.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends to evaluate and possibly shift the entrance location south east so that the De-Cell does not conflict with the intersection of Hickory Grove Church Rd. May need to also check and verify site distance. Site may require a center turn lane due to speed and traffic volume.

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Double Springs Road. (static pressure: 95 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). A new 8" water main will be required from Double Springs Road to distribute water within the development. Please coordinate with WCWD.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. **Fire Hydrants shall be located within 500 ft. along the roadway. Road width shall be 26' FOC to FOC cul-de-sacs shall be 96' minimum and radii shall be 28' minimum.**

Fire Department Review: Added Fire and EMS response due to added population.

Board of Education: No comment received.

DOT Comments: No GDOT coordination required.

City of Monroe: No comment received.

PC ACTION 8/1/2024:

Z24060009-Rezone 60.19 acres from A1 to R1OSC for a residential subdivision- Applicant: Reliant Homes GA LLC/Owner: MFT Land Investments LLC-Property located on 3254 Double Springs Rd/Map/Parcel C0730004-District 1.

Presentation: Ned Butler represented the case for Reliant Homes. They would like to rezone 60 acres from A1 to R1OSC for 26 lots for a subdivision. This is in the Suburban character area and it meets with the character area and is less density than what is abutting Jennifer Springs & Ashland Falls Subdivision. There were a couple of comments about the site distance not being good at Hickory Grove. They have looked and it would be more dangerous across from Hickory Grove Church Road and they will see about putting the entrance in the safest area. Another concern is there is a squared off area on the property that is an old cemetery. When they prepare for the development of the property, they will do an archeological study and are required to put a 4 ft. black chain link fence with access to protect it.

Speaking: No one

Recommendation: Josh Ferguson recommended approval of the 60.19 acres be rezoned from A1 to R1 OSC as it fits with the Land Use Plan and is in character of the pattern in the area with a second by Terry Eison. The motion carried unanimously.

Rezone Application # Z24060009
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-1-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-10-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C073004 C0730004

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Reliant Homes GA, LLC

MFT Land Investments, LLC

PO Box 2655

PO Box 2655

Loganville, GA 30052

Loganville, GA 30052

E-mail address: nbutler@relianthomes.com

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

Phone # 770.715.2800

Phone # 770.715.2800

Location: Double Springs Rd Requested Zoning R1-OSC WP2 Acreage 60.19

Existing Use of Property: vacant

Existing Structures: home to be razed

The purpose of this rezone is change zoning to R1 OSC for a residential subdivision. (26 lots)

Property is serviced by the following:

Public Water: X Provider: WCWD Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

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 6/18/2024

Fee Paid \$ 550.00

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 WP2

Surrounding Zoning: North A1/JR1 South A1
 East A1 West A1/JR1

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

Commission District: 1-Bo Warren Watershed: Alcovy River W-P1 Beaverdam Creek W-P2 TMP ✓

I hereby withdraw the above application _____ Date _____

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Reliant Homes GA, LLC

Address: PO Box 2655 Loganville GA 30052

Telephone: 770.715.2800

Location of Property: 3254 Double Springs Road
Monroe , GA 30656

Map/Parcel Number: C0730004

Current Zoning: A1 WP2
Reliant Homes GA, LLC

Requested Zoning: R1-OSC WP2
MFT Land Investments, LLC


Property Owner Signature


Property Owner Signature

Print Name: Ned Butler, VP

Print Name: Ned Butler, VP

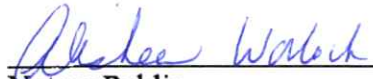
Address: PO Box 2655, Loganville

Address: PO Box 2655, Loganville

Phone #: 678.373.0536

Phone #: 678.373.0536

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.


Notary Public

10/10/24
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;

A1 WP2 tracts to the South and East, R1 WP2
subdivisions to the West and North,

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

Property values are not anticipated to be
diminished by the proposed zoning.

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 proposed zoning will provide additional
housing for the local area with no anticipated
destruction of surrounding property values.

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

The proposed zoning will provide additional
housing and tax basis to the public.

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

The proposed use is for a residential use that
coincides with the surrounding uses. The proposed
use also follows along with the Land Use Map
of a suburban character.

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 been owned by the owner and
vacant since 2023. The property has been a
a family homestead for many years previously.

UNGRADED SCALE



(IN FEET)

1 INCH = 100 FT.

REFERENCE WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE

ZONING: ARTICLE 4; PART 1; SECTION 140, ARTICLE 4; PART 2;

SECTIONS 120, SECTION 160 & SECTION 170

DEVELOPMENT: ARTICLES 8, 9, 10, 11 & 12

GENERAL SITE NOTES:

1. SITE DESCRIPTION: LOCATED AT THE SOUTHWEST SIDE OF DOUBLE SPRINGS RD. NEAR THE INTERSECTION WITH HICKORY GROVE CHURCH RD. IN WALTON COUNTY, GEORGIA.
2. TOTAL SITE AREA IS = 60.194 AC. (27.34 AC. WP-1 & 32.85 AC. WP-2)
3. PROJECT SITE ZONED: A1 & FALLS IN THE ALCOY (WP-1) & BEAVER DAM (WP-2) DISTRICTS. REQUESTING REZONING OF THE PROPERTY TO R1 W/OSC OVERLAY PROPOSED USE: RESIDENTIAL LOTS
4. TOTAL LOTS PROPOSED = 26 (10 LOTS IN WP-1 & 16 LOTS IN WP-2)
WP-1 LOT DENSITY = 10 UNITS / 27.34 ACRES = 0.37 UNITS/AC
WP-2 LOT DENSITY = 16 UNITS / 32.85 ACRES = 0.48 UNITS/AC
5. BUILDING SETBACKS IN R1 W/ OSC OVERLAY (WP-1 & WP-2):
FRONT = 40 FT
SIDE = 10 FT
REAR = 40 FT/50 FT AS REQUIRED BY THE L.D.O.
100' NON-BUILDABLE BUFFER ALONG ADJACENT ROADWAYS
50' TRANSITIONAL BUFFER ALONG ADJACENT ZONINGS NOT IN THE DISTRICT
6. TOTAL OPEN SPACE AREA PROPOSED IS 30.22 ACRES OR 50.28 (30.22/60.194)
7. SMALLEST LOT SIZE SHOWN = 32,869 S.F. (R1-OSC; WP-1) & 43,600 S.F. (R1-OSC; WP-2)
8. MIN. LOT SIZE REQUIRED = 25,500 SQ. FT. (R1-OSC; WP-1) & 43,560 S.F. (R1-OSC; WP-2)
9. MIN. HOUSE SIZE = 1,800 S.F. FOR 1 STORY & 2,000 S.F. FOR 2 STORY
10. BOUNDARY INFORMATION SHOWN WAS TAKEN FROM MINOR SUBDIVISION PLAT PREPARED BY PRECISION PLANNING, INC.; NOT DATED.

11. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM NOAA GA DNR LIDAR FOR WALTON COUNTY, GEORGIA.

12. THE NATIONAL WETLANDS INVENTORY MAP WAS CONSULTED AND THERE ARE NO WETLANDS IDENTIFIED ONSITE.

13. DEVELOPER: RELIANT HOMES GA, LLC
P.O. BOX 2655
LOGANVILLE, GEORGIA 30052
PHONE NUMBER: (770) 715-2800
24. HR. CONTACT: NED BUTLER

14. SURVEYOR: NORTHEAST LAND SURVEYING, INC.
P.O. BOX 364
BRASELTON, GA 30517
PHONE NUMBER: (770) 466-7720
SURVEY CONTACT: KEVIN CANN

15. ENGINEER: DAY DESIGN GROUP, INC
P.O. BOX 848
BUFFORD, GEORGIA 30519
PHONE: (770) 271-4678
ENGINEER CONTACT: GINA M. DAY, P.E.

16. SEPTIC SERVICE SHALL BE PROVIDED FOR EACH LOT ON AN INDIVIDUAL LOT BY LOT BASIS. THE BUILDER OF EACH LOT IS RESPONSIBLE FOR THE SEPTIC DESIGN APPROVAL THROUGH WALTON COUNTY HEALTH DEPARTMENT AND THE INSTALLATION OF EACH SYSTEM PER THE WALTON COUNTY HEALTH DEPARTMENT'S DEVELOPMENT REGULATIONS.

ANCE OF WALTON
PLAN APPROVAL
APPROVED. THE
MUST BE ISSUED
LAN OR THE

TE



VICINITY MAP KITS

THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.6561 NORTH, -83.7889 WEST.



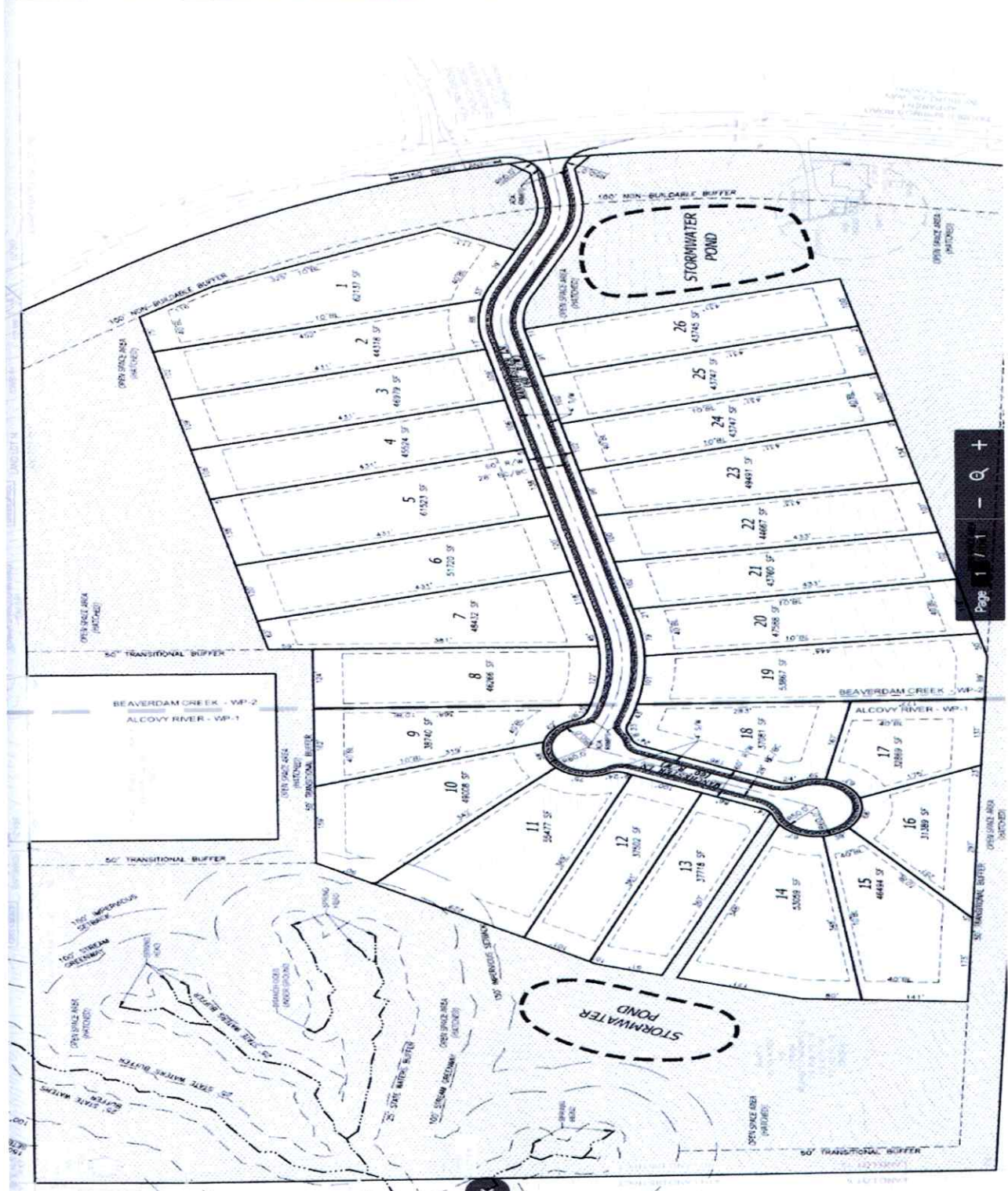
FLOOD MAP KITS

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP OF ALCONIA CO. GEORGIA. FIRM PANEL NO. 1227221105. EFFECTIVE DATE: DECEMBER 15, 2002.

OWNER
 APT LAND INVESTMENT,
 PO BOX 2655
 LOGANVILLE, GA 30052
 (770) 715-2800
 nbutler@aptlandhomes.com

DEVELOPER
 PRIMARY PERMITEE
 RELIANT HOMES GA, LLC
 PO BOX 2655
 LOGANVILLE, GA 30052
 (770) 715-2800
 nbutler@relianthomes.com

24 HOUR CONTACT
 NED BUTLER
 (770) 715-2800





CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING

DAY GROUP, Inc.
 210 BUCK ROAD
 BURTON, GA 30515
 (770) 271-6787 FAX
 (770) 288-8888

RELIANT
DAY GROUP, Inc.

MANCHESTER SUBDIVISION
 FOR
 CONCEPTUAL REZONING PLAN
 LOCATED IN DISTRICT 10
 PARCELS #230904
 LOTS 13 - 28 DISTRICT 10, WALTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	08/21/23	INITIAL DATE OF PLANS
2	06/01/24	REVISIONS WITH LAT 3 SOLS ADDED
3	06/10/24	REVISED ENTRANCE LOCATION

DRAWN BY: JAM/DMG
 DATE: 06/10/23
 SHEET: 1 OF 1



VICINITY MAP K12A
 THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.8581 NORTH, -83.7889 WEST.

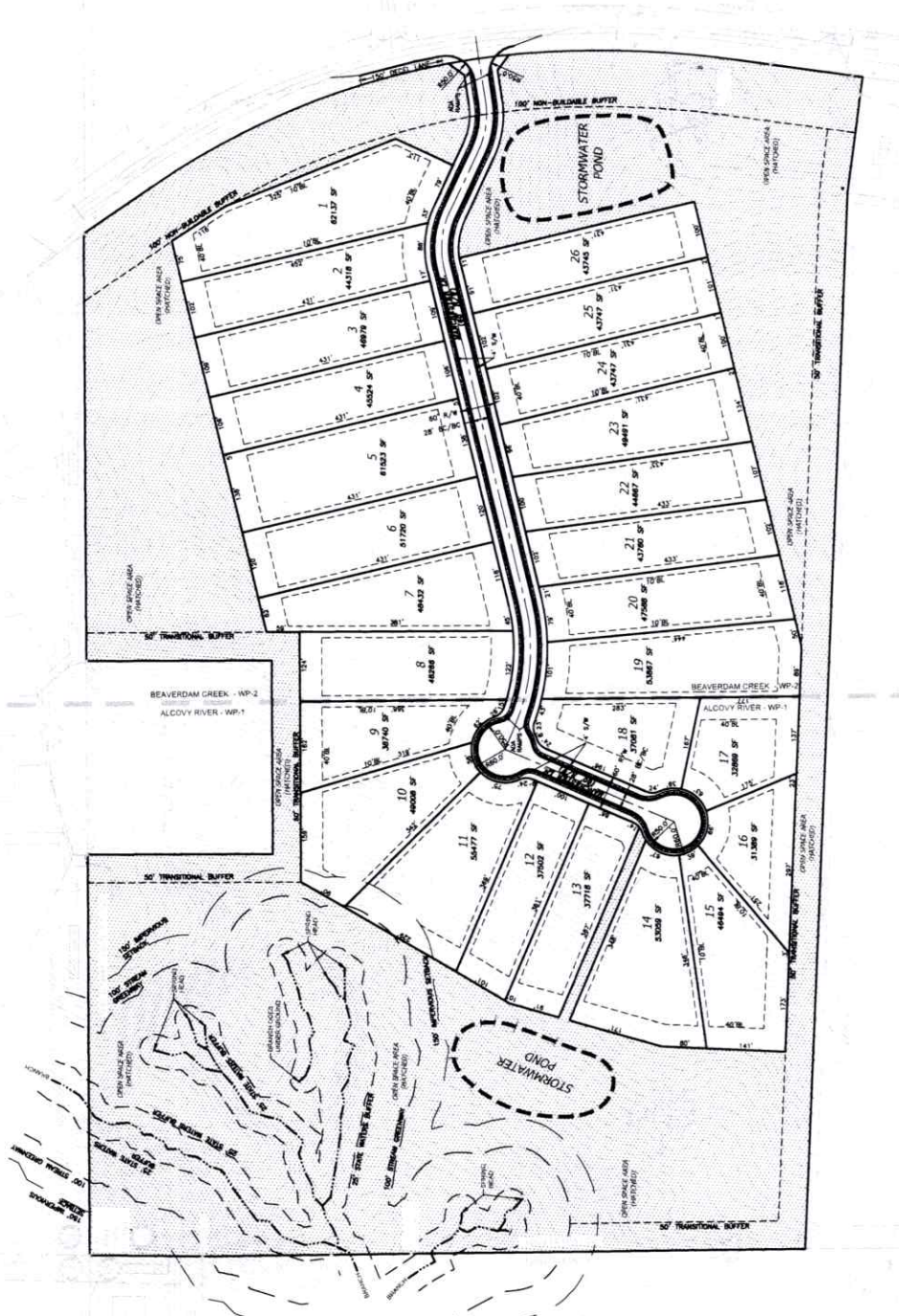
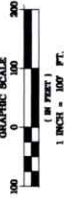


FLOOD MAP K12A
 THE PROJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA FOR F.E.A.M.A. COORDINATE FROM PARCEL NO. 132740110P, EFFECTIVE DATE DECEMBER 15, 2022.

OWNER
 MPT LAND INVESTMENTS, LLC
 PO BOX 2655
 LOGANVILLE, GA 30052
 (770) 715-2800
 mptl@reliantshomes.com

DEVELOPER
 PRIMARY PERMITTEE
 RELIANT HOMES GA, LLC
 PO BOX 2655
 LOGANVILLE, GA 30052
 (770) 715-2800
 mh@reliantshomes.com

24 HOUR CONTACT
 NED BUTLER
 (770) 715-2800



REFERENCE WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE, SECTION 10-13-01, ARTICLE 10, SECTION 10-13-02, ARTICLE 4, PART 2, DEVELOPMENT, ARTICLES 8, 9, 10, 11 & 12

GENERAL SITE NOTES:

1. SEE DESCRIPTION LOCATED AT THE COMMENCEMENT OF CORNER SPONSOR NO. 2017-01.
2. TOTAL SITE AREA IS = 86.11 AC. (572.4 AC. #P-1 & 32.89 AC. #P-2)
3. PROJECT SITE ZONED "R-1" WITHIN THE ALCOVY DISTRICT, WALTON COUNTY, GEORGIA. THE PROJECT SITE IS PROPOSED AS INDIVIDUAL LOTS.
4. PERMITS AND APPROVALS TO BE OBTAINED FROM THE FOLLOWING AGENCIES:
 - WP-1 LOT CREDIT = 16 UNITS / 3,128 SQ. FT. (R-1) (WP-1)
 - WP-2 LOT CREDIT = 16 UNITS / 3,128 SQ. FT. (R-1) (WP-2)
 - WP-3 LOT CREDIT = 16 UNITS / 3,128 SQ. FT. (R-1) (WP-3)
5. TOTAL UNITS = 48 UNITS (WP-1 + WP-2)
6. TOTAL DEVELOPMENT AREA = 117.00 AC. (117.00 AC. #P-1 & 0.00 AC. #P-2)
7. TOTAL DEVELOPMENT AREA = 117.00 AC. (117.00 AC. #P-1 & 0.00 AC. #P-2)
8. TOTAL LOT SIZE = 32.89 AC. (11.00 AC. #P-1 & 21.89 AC. #P-2)
9. MIN. LOT SIZE = 1,000 SQ. FT. (R-1) (WP-1) & 1,000 SQ. FT. (R-1) (WP-2)
10. MAX. HOUSE SIZE = 1,000 SQ. FT. (R-1) (WP-1) & 1,000 SQ. FT. (R-1) (WP-2)
11. APPROVED BY WALTON COUNTY PLANNING & DEVELOPMENT DEPARTMENT FOR SEPTIC SYSTEMS.

PERMITS TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA. ALL THE REQUIREMENTS OF THE COUNTY PLANNING DEPARTMENT MUST BE MET AND ALL DEVELOPMENT PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION. APPROVAL, WILL EXPIRE AND BE NULL AND VOID.

DIRECTOR
 WALTON COUNTY PLANNING & DEVELOPMENT

THIS PLAN IS NOT FOR FINAL RECORDING
ALL INDIVIDUAL LOTS ARE SUBJECT TO
APPROVAL BY THE WALTON COUNTY HEALTH
DEPARTMENT FOR SEPTIC SYSTEMS

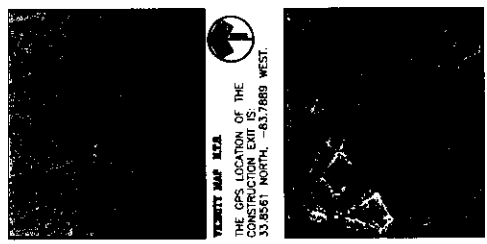


DAY DESIGN GROUP, Inc.
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 100 BOX 848
 (770) 221-4378
 100 BOX 848
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 www.daydesigngroup.com

MANCHESTER SUBDIVISION
 FOR
 CONCEPTUAL REZONING PLAN
 LOCATED IN
 WALTON COUNTY, GEORGIA
 PARCELS #0730004
 PARCELS 13 - 26

NO.	DATE	DESCRIPTION
1	08/21/23	INITIAL DATE OF PLAN
2	08/21/24	REVISIONS WITH L.T. 3 SOILS ADDED
3	08/19/24	REVISED ENTRANCE LOCATION

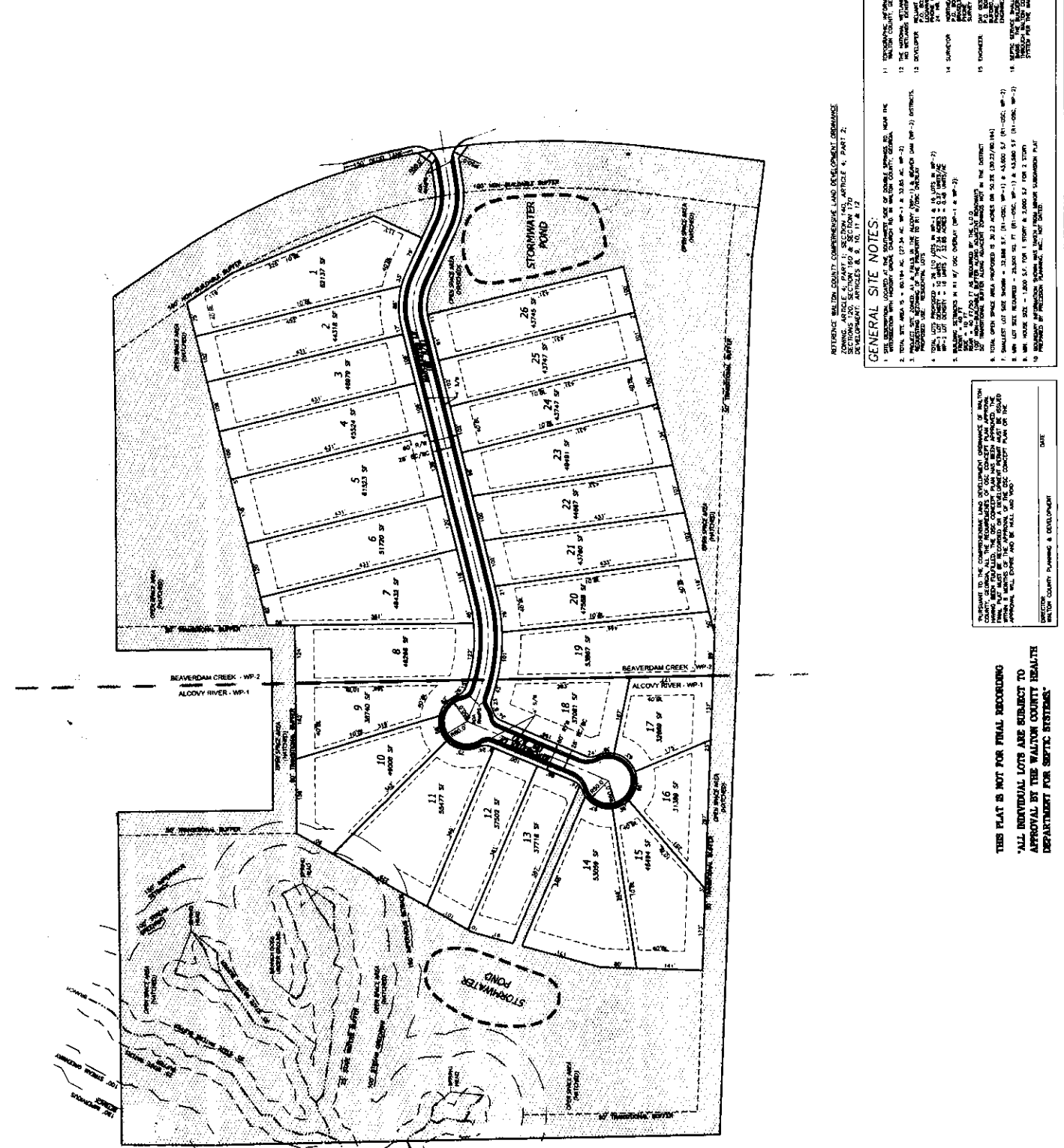
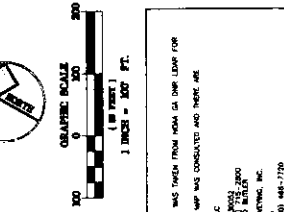
DATE: 08/19/24
 DRAWN BY: DM/ALD
 CHECKED BY: JH/MLB
 SHEET: 1 OF 1



OWNER:
 MPT LAND INVESTMENTS, LLC
 PO BOX 2855
 LOGANVILLE, GA 30052
 (770) 715-2800
 mpt@relantthomas.com

DEVELOPER:
 PRIMARY PERMITEE
 RELANT HOMES GA, LLC
 PO BOX 2665
 LOGANVILLE, GA 30052
 (770) 715-2800
 rbutler@relantthomas.com

24 HOUR CONTACT:
 NED BUTLER
 (770) 715-2800



REFERENCE WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE
 ZONING ARTICLE 4, PART 11, SECTION 140, ARTICLE 4, PART 2,
 SECTIONS 100, SECTION 101 & SECTION 170
 PARAGRAPHS 1, 2, 3, 4, 5, 6 & 7

GENERAL SITE NOTES:

1. ALL LOTS ARE TO BE REZONED FROM R-1 TO R-2.
2. TOTAL SITE AREA IS 60.314 AC. (27.34 AC. WP-1 & 33.00 AC. WP-2)
3. PROJECT SITE ZONED AS R-1 & R-2 IN THE WALTON COUNTY ZONING MAP (WP-1) & R-2 IN THE WALTON COUNTY ZONING MAP (WP-2) DISTRICTS.
4. TOTAL LOT AREA IS 1,111,111 SQ. FT. (25.25 AC.)
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 APPROVAL BY THE WALTON COUNTY HEALTH
 DEPARTMENT FOR SEPTIC SYSTEMS"

DIRECTOR
 WALTON COUNTY HEALTH & DEVELOPMENT
 DATE

RIH

June 12, 2024

Walton County Planning Department
Attention: Charna Parker
303 S. Hammond Drive
Monroe, GA 30655

Mrs. Parker,

Reliant Homes GA, LLC is requesting a rezone of parcel number C0730004 located on Double Springs Road in Monroe, GA Walton County. The request is to rezone the 60.19 acres to R1-OSC WP2 from A1 WP2 for development of a 26 lot subdivision.

Kind Regards,



Ned Butler
Vice President
Reliant Homes GA, LLC