

# Rezone Z21100013

## Staff Analysis

Commission District: **5- Adams**

Planning Commission Hearing Date: **12-09-2021**

Board of Commissioners Hearing Date: **01-04-2022**

Parcel ID: **Map C0720084**

Acreage: **1.175**

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**Applicant/Owner:**  
**James W. Draper, III**  
**1040 Monroe Highway**  
**Bethlehem, Georgia 30620**

**Property Location:** Bold Springs Road

**Current Character Area:** Rural Residential

**Current Zoning:** A2/B1

**Request:** Rezone 1.175 acres from A2/B1 to R1 to create a buildable lot.

**Staff Comments/Concerns:** A portion of this parcel was rezoned to B1 years ago. This request is more suitable in this area.

**Site Analysis:** The 1.175 acre tract is located on 3352 Bold Springs Road. The surrounding properties are zoned A2 and B1.

**Zoning History:**

Z98677	Joe Holgen	A-2/B-1 to B-1	C072-84	Withdrawn

Z97557	Nella Mae Denmark	leave at B-1	C072-84	Approved
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**Character Area:** The character area for this property is Rural Residential.

**Comments and Recommendations from various Agencies:**

**Public Works:** Has no issues with approval for this request.

**Sheriffs' Department:** An increase to the number of households in Walton County will increase the number of calls for service and population which directly impacts the Walton County Sheriff's Office. The average number of calls for service is based on population and number of households.

**Water Authority:** Request to rezone 1.175 acres on Bold Springs Rd from A2/B1 to R1 to create a buildable lot. This area is served by a 8" water main along Bold Springs Rd (static pressure: 75 psi, Estimated fire flow available: 1,650 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** No issues

**Fire Code Specialist:** No comment received

**Board of Education:** This will not impact the Walton County School District.

**Development Inspector:** No comment received

**DOT Comments:** Does not require GDOT coordination.

**Archaeological Information:** No comment received

**PC ACTION 12/9/2021:**

1. **Rezone – Z21100013 – Rezone 1.175 acres from A2/B1 to R1 to create a buildable lot– Applicant/Owner: James W Draper III – Property located on Bold Springs Rd- Map/Parcel C0720084 – District 5.**

**Presentation:** James Draper III was not present for the meeting. Charna Parker, Director of Walton County Planning & Development, represented the case and stated that the 1.175 acres has been zoned B1 for many years and the zoning is not used for this purpose. Tim Hinton stated that he was familiar with this property.

**Speaking:** None

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

**Rezone Application #** 221100013

Planning Comm. Meeting Date 12-9-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 1-4-2022 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0720084

**Applicant Name/Address/Phone #**

James W. Draper III  
1040 Monroe Hwy  
Bethlehem Ga 30620

**Property Owner Name/Address/Phone**

James W. Draper III  
1040 Monroe Hwy  
Bethlehem Ga 30620  
 (If more than one owner, attach Exhibit "A")

Phone # 770 868 6122

Phone # 770 868 6122

Location: Bold Springs Road Requested Zoning R1 Acreage 1.175

Existing Use of Property: Raw Land

Existing Structures: NONE

The purpose of this rezone is to build a 2,000sqft house

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.

JWD III  
 Signature

10-18-21  
 Date

\$ 300.00  
 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 A2/B1 Surrounding Zoning: North A2/B1 South A2  
 East A2 West A2/B1

Comprehensive Land Use: Rural Residential **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

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

N/A

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

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

A gain to the public b/c  
I'm developing the property

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

it is zoned B1 so the current zoning is not very good

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

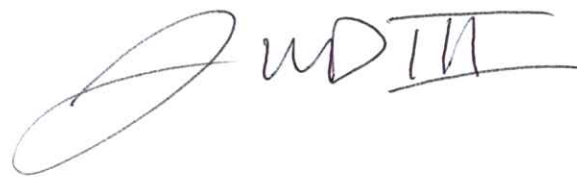
10 years

James W. Draper III

10-18-21

## Letter of Intent

I would like to rezone the house (Property)  
in order to build a 2,000 sq ft house.

 JWD III

**BK-120 Pg:156-156**  
 Filed and Recorded  
 Jun-07-2021 08:51 AM  
 Doc# 2021-000207  
 KAREN P DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY, GA  
 Participant ID: 9966767899

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED  
 THIS MAP, PLAN, OR PLAN FOR FILING:  
 WALTON COUNTY, GEORGIA  
 SIGNED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE  
 WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE  
 PROPERLY OBTAINED PRIOR TO RECORDING.

**BOLD SPRINGS ROAD - 80' R/W**  
 (25' PAVED)



**SURVEYOR'S CERTIFICATE**  
 THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF  
 LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL OR MAKE ANY  
 CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING  
 INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS  
 WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.  
 RECORDATION OF THIS PLAN 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 PLAN COMPLETES 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.

*J. Brewer*  
**JAMES BREWER, III** PLSJ2905  
 DATE: 6/7/2021

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF  
 PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF,  
 AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND.  
 ANY AND ALL SUCH FIELD EVIDENCE AND MEASUREMENTS MADE  
 AND BELIEF, THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED  
 WARRANTY OR GUARANTEE.



- SURVEY LEGEND**
- DB - DEED BOOK
  - RE - REAL ESTATE
  - BSL - BUILDING SETBACK LINE
  - CP - CONCRETE MONUMENT FOUND
  - FP - IRON PIN FOUND
  - OP - OPEN FOR FILE
  - PP - POINT OF COMMENCEMENT
  - TP - TRUE POINT OF BEGINNING
  - PC - PROPERTY CORNER FOUND
  - OC - CONCRETE MONUMENT
  - EL - ELEVATION MONUMENT
  - DO (GOLDEN)
  - DO (THE IRONING)
  - SM (SQUARE STONE MARKED)
  - WM (WALTON MARK)
  - UM (UTILITY MARK)
  - UT - UTILITY POLE
  - OP - OVERHEAD UTILITY
  - TP - OVERHEAD TELEPHONE
  - CS - COUNTRY STREET
  - W - WATER

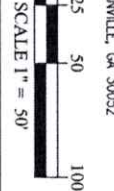
**SURVEY NOTES:**  
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED UPON  
 HAS A CLOSURE PRECISION OF ONE PART IN 100,000.  
 FEET WAS ADJUSTED USING COMPAR'S RULE. THIS PLAN HAS  
 BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE  
 ACCURATE WITHIN ONE FOOT IN 185,097 FEET BY MAP  
 CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH  
 A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.  
 THE BASIS OF BEARINGS FOR THIS SURVEY ARE A  
 COMPASS BEARING OF MAGNETIC NORTH AND/OR NORTH  
 ORIENTATION FROM RECORD SURVEYS.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING  
 ZONE DESIGNATIONS OF ZONE A, DETERMINED TO BE  
 ZONE A. THE ZONE A DESIGNATION IS DETERMINED TO BE  
 ZONE A BY THE ZONING ORDINANCE OF WALTON COUNTY.  
 THIS SURVEY COMPLIES WITH THE RULES OF THE  
 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
 ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE  
 OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED  
 BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS  
 BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE  
 REQUIREMENTS OF LAW PREVAIL.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS  
 FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.  
 THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE  
 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
 ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE  
 OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED  
 BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS  
 BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE  
 REQUIREMENTS OF LAW PREVAIL.

REFERENCES:  
 DEED BOOK 835 PAGE 244  
 OWNER OF RECORD:  
 JOSEPH T. HOGLEN  
 3100 BERRY ROAD  
 LOGANVILLE, GA 30052



**W&A Engineering**  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING  
 TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT  
 355 Oneta Street, Suite D100 Athens, GA 30601  
 P: (706) 310-0400 • F: (706) 310-0411  
 waengineering.com

RETRACEMENT SURVEY FOR:  
**JAMES DRAPER, III**  
 LAND LOT 56, 3RD DISTRICT  
 WALTON COUNTY, GEORGIA

PROJECT NO: 21-0251  
 DATED 6/7/2021

MAGNETIC







