



Planning and Development Department Case Information

Case Number: Z22090001

Meeting Dates: Planning Commission 10-06-2022
Board of Commissioners 11-01-2022

Current Zoning: A1

Request: Rezone property from A1 to R1OSC

Address: Broadnax Mill Road/Marce Camp Road

Map Number: C0480050 & C0480053

Site Area: 92.012 acres

Character Area: Suburban

District 1: Commissioner – Bo Warren

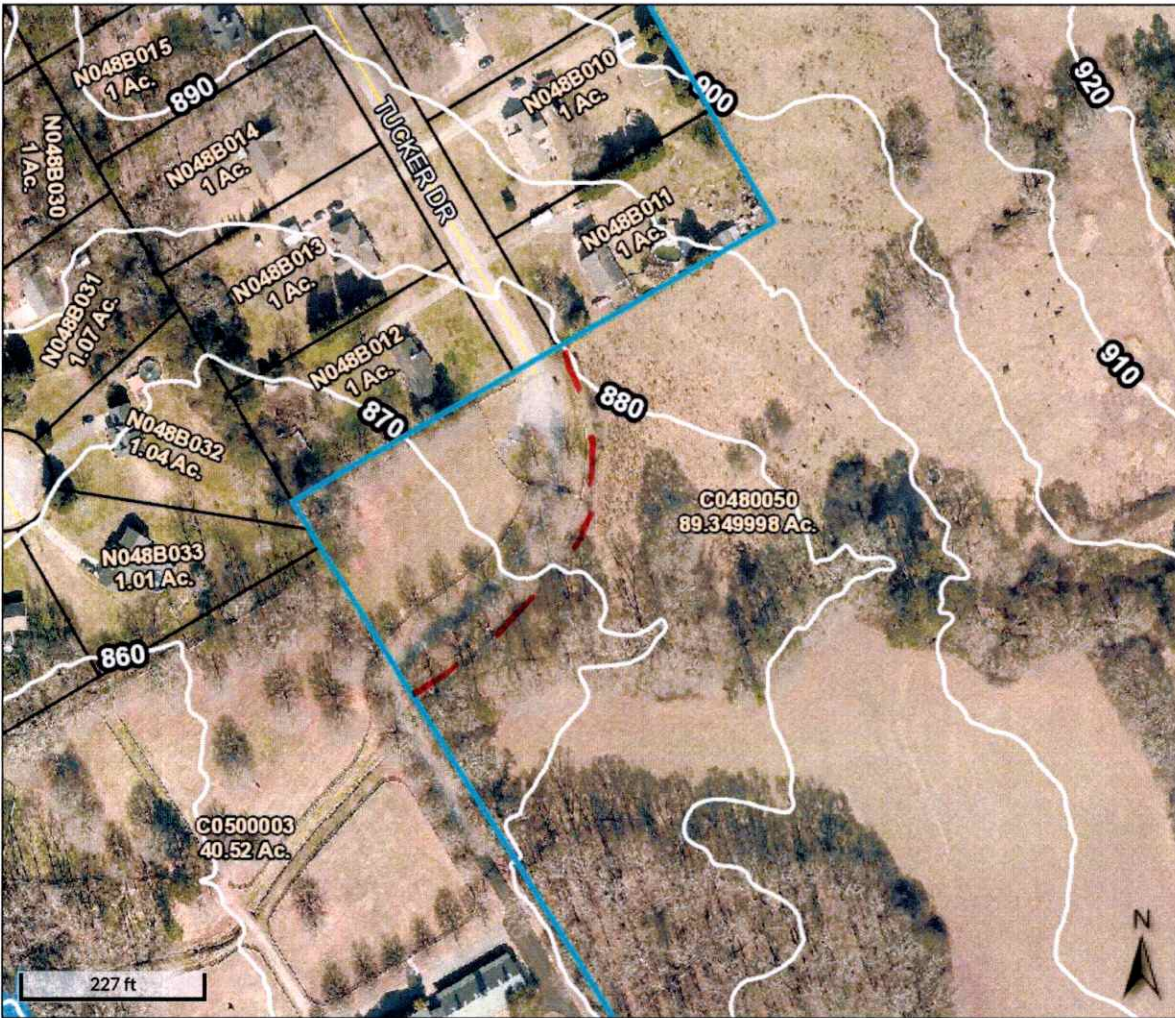
Planning Commission – Josh Ferguson

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

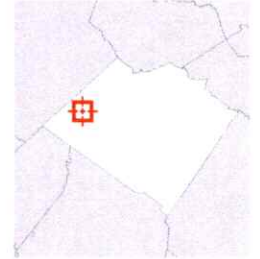


Parcel 50
89.35 acres

Parcel 53
2.00 Acres



Overview



Legend

- Contour Lines 10Ft
- Parcels
- Parcel Numbers + Acreage
- Roads

Parcel ID C0480050
 Class Code Agricultural
 Taxing District Walton County
 Acres 89.35

Owner RELIANT HOMES GA LLC
 P O BOX 2655
 LOGANVILLE, GA 30052
 Physical Address 2460 BROADNAX MILL RD
 Appraised Value Value \$717620

Last 2 Sales			
Date	Price	Reason	Qual
3/15/2022	\$1357840	LM	Q
3/7/2022	0	DG	U

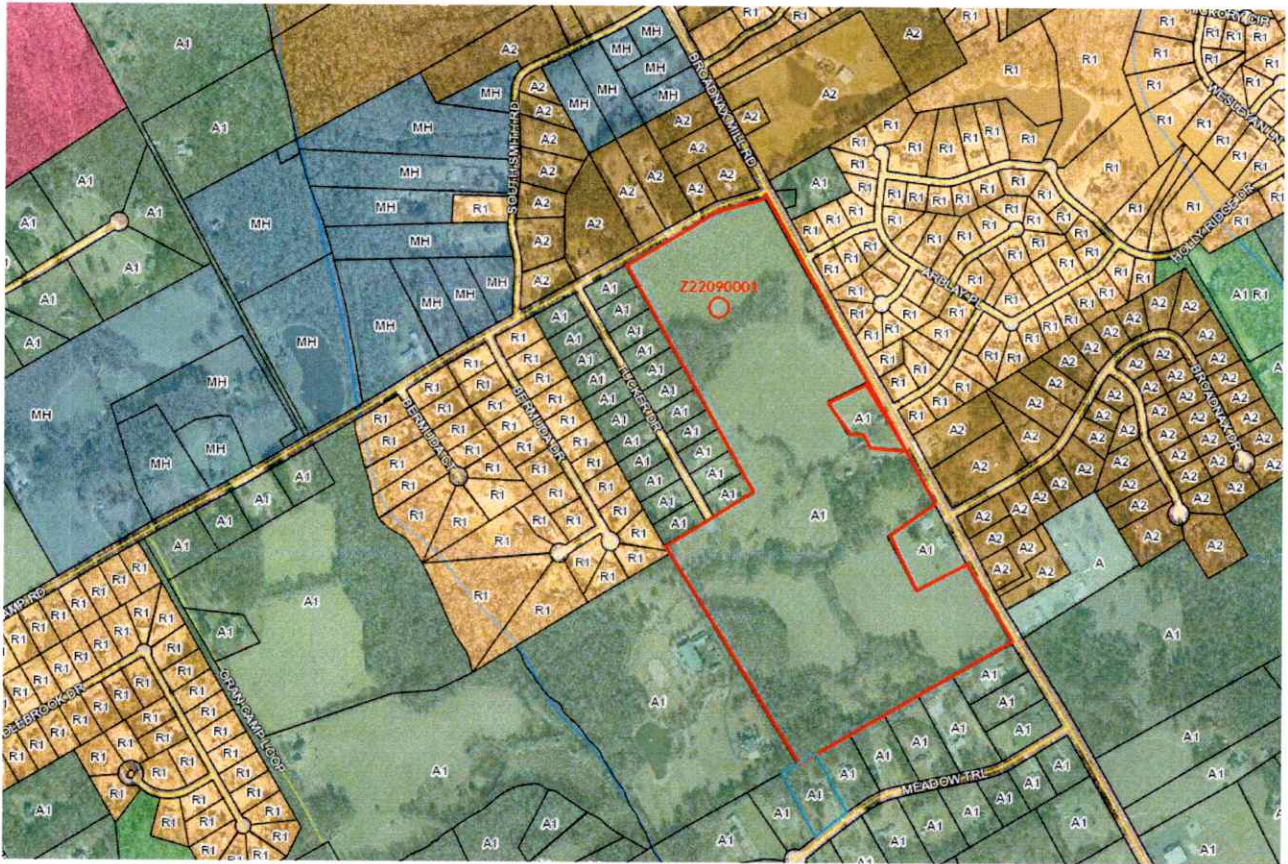
(Note: Not to be used on legal documents)

Date created: 9/8/2022
 Last Data Uploaded: 9/8/2022 6:38:15 AM

Developed by Schneider GEOSPATIAL

Existing Site Conditions: This is 2 parcels. Parcel C0480050 contains 89.35 acres and Parcel C0480053 contains 2.00 acres.

The surrounding properties are zoned A1, A2 and R1.



Staff Comments/Concerns: The applicant has requested this 92 acres be rezoned with OSC overlay which allows 1 dwelling per 1 acre density. This development could be developed with 92 lots, however the applicant is requesting 68 lots which is a 26% decrease in total lots.

History: No History

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a proper A-cell and D-cell lane to be installed. Note: May need to consider centerturn lane installed if the design lines up with development entrance across the street.

Sheriffs' Department: The current estimated population of Walton County is 99853. The Walton County Sheriff's Office issued 49336 case numbers from calls for service in 2021. This does not include business checks that are conducted every night. Walton County currently has about 34799 households with an average of 2.9 people per residence. Any increase of population the service demand of all public safety will be more.

Water Authority: This area is currently served by a 6" water main along Broadnax Mill Road. (static pressure: 60 psi, Estimated fire flow available: 1,500 gpm @ 20 psi). **A new water main will be required to distribute water within the development, looping through development from Broadnax Mill to Marce Camp Road to improve water quality and flow availability. Please coordinate with WCWD.**

Fire Department: No comment received.

Fire Code Specialist: Fire Department access shall be 26' FOC-FOC, plans show 26' BOC-BOC. Fire hydrants shall be placed a minimum of 500' apart.

Board of Education: Will have an effect on the Walton County School System, creating a need for more classrooms, teachers, and transportation.

Development Inspector: No comment received.

DOT Comments: Will not require DOT coordination.

PC ACTION 10/6/2022:

- 1. Rezone – Z22090001 – Rezone 92.012 acres from A1 to R1OSC – Applicant/Owner: Reliant Homes GA LLC - Property located on Broadnax Mill Rd/Marce Camp Rd-Map/Parcel C0480050 & 0053 – District 1.**

Presentation: Ned Butler with Reliant Homes GA LLC represented the case. They would like to rezone the large parcel of 89.35 acres as well as a 2.00-acre tract that has a little white house on it to R1OSC. The property is 92 acres but they are only doing 68 lots and this subdivision would have home similar to the ones in Alcovy Mountain Subdivision. The houses will be 1,950 sq. ft. to 2,600 sq. ft. and the price will be in the

\$400,000 and up. The houses will have hardy siding on all sides and will have a brick water table in the front. He stated that he has met with some neighbors in Cevera Lakes Subdivision through the HOA. There will be no more than 20% of the houses rental and they would be a 12-month term lease. There will not allow Airbnb. There is a surveyor locating existing trees and determining where trees need to be added to the landscape. As far as the entrance, the surveyors are checking on sight distance and they will possibly be moving the entrance across from the church to address the issue brought up by homeowners in Cevera Lakes who had concerns about lights shining into their homes at night. He stated Public Works wants an A-cell and D-cell lane and a center turn lane if the street lines up with the entrance of Cevera Lakes. Brad Bettis asked about the 20% rental asking who will monitor that. Ned Butler stated that while they have control they turn it over to a Management Company and encourage the homeowners to leave it with a management company. The Management will receive and approve a lease. These rentals would be for hardship cases such as divorce, health problems, loss of job and this will be better than property going into foreclosure. Since the site plan was done, they would like to add some conditions due to meeting with some people in the community and they are:

- 1. Developer to add a restriction into the Declaration of Covenants that no more than 20% of the homes in the subdivision can be rented at any one time. All leases or Rental properties shall be for a minimum 12-month term.**
- 2. Landscape buffers will be added to the public right of ways where existing trees are not existing.**
- 3. Upon final determination of the subdivision entrance we will address possibility of needed condition of additional screening, turn lane, etc.**

Speaking: Sam Mosley spoke and stated that he lives at 1203 Lancelot Court. He has concerns about the entrance to the new subdivision and the amount of traffic. He stated with the 68 lots would be approximately 150 cars if 3 times a day would be another 1,000 trips on the road. There have been numerous subdivisions added to Broadnax Mill within the last 20 years and even though the speed limit says, 55 people top the hill at 60 to 65 miles per hour and it would be very beneficial to reduce the speed limit. He would like to see the entrance off Marce Camp Road.

Kim Mitchell who lives at 1200 Lancelot Court and she said that as far as the entrance as proposed on the site plant, that the car lights will be shining right into their bedroom. She also wanted to know how would they know or if it is going to come off Marce Camp Road. She sat and watched traffic this morning at 10:00 and it was awful. There has been a bike rider killed on the road. She would like to know the definite plans that they are going to do, are they going to continue to have it gated, and put some type of buffer along the roadway in the back of the home so they do not have to see the back of them.

Jeremy Woodard spoke and he lives at 2635 Tucker Drive and he stated that nobody from Reliant homes has talked to him. He stated that he has lived at this location for 8 years and it has been a cow pasture forever. He feels that 68 houses is too many to be put on 92 acres. He saw the people out there surveying and they are 80 ft. from the fence line. He is concerned about too many houses and looking at the backs of houses.

Jennifer Fields spoke in opposition. She lives at 2530 Tucker Drive in the Tucker Mills Subdivision and stated that she has lived there for 16 years and she has watched the farm equipment and tractors go by and she likes that. She stated that the new subdivision would be a strain on the schools and security. She stated that she enjoys the rural lifestyle. She stated that bicyclist ride on the road and she cannot see how 68 homes can be put on the property and that 20% of the homes being rental means that 13 ½ of the houses would be rental. She is also concerned about the traffic and the noise, she came to live in the farm country, and she does not want to see change.

Venise Lee spoke and she lives at 3609 Marce Camp Road and she has lived there for 49 years. She is concerned about traffic and speeders because she has a small granddaughter that she is raising. She is concerned about overcrowding of schools and this will be adding more to the schools. She would like to know how it would benefit the community to add these houses.

Carole Billue spoke, she lives at 3069 Marce Camp Road. She purchased her parents property in February. The property is the Dial homestead and her parents built the home. She feels that 68 homes is too many on this acreage. She can remember taking her daughter who is now 42 years old and she took her and now her six and 7-year-old granddaughters and nieces over to see the animals to teach them about God's creation and teaching them safety and it was a teaching experience. She knows that change is hard. She is concerned about crime and noise. She stated she wished she could buy the land but she cannot. She does not want an entrance on Marce Camp Road.

Ned Butler came back for rebuttal and stated that he did make a couple of contacts with people in Cevera Lakes. He also stated that there will a 100 ft. non-buildable buffer and a 50 ft. along the perimeter. He stated that there would be 68 lots on 92 acres. Each lot requires 25,500 per the requirements of Environmental Health. He stated that he would be glad to meet with the people on Tucker Drive. He stated that he would have the new site plan completed before the Board of Commissioners Meeting. Tim Hinton asked about the modified site plan and Mr. Butler stated that he hopes to have it completed with the new entrance later next week. Mr. Butler stated someone asked about the benefit to the community. He stated that this would be like Cevera Lakes Subdivision.

He stated that the community is growing from the outside and growing from the inside. He stated that he grew up on Tom Brewer Road and he is familiar with the traffic. He stated that this would be quality growth for our community. He stated that the benefit to the community would be to allow people to continue to live in the community.

Tim Hinton stated that he always appreciates citizens coming to the meetings and appreciates applicants getting with the neighbors. Mr. Hinton stated it was well stated about growth and growth is inevitable. As far as the entrance – The Board of Commissioners will make that decision that this Board is only to make recommendations.

Recommendation: Tim Hinton made a motion to approve with the following conditions

- 1. Developer to add a restriction into the Declaration of Covenants that no more than 20% of the homes in the subdivision can be rented at any one time. All leases or Rental properties shall be for a minimum 12-month term.**
- 2. Landscape buffers will be added to the public right of ways where existing trees are not existing.**
- 3. Upon final determination of the subdivision entrance we will address possibility of needed condition of additional screening, turn lane, etc.**

with a second by John Pringle. The motion carried unanimously.

Rezone Application # Z22090001
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-06-2022 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**
 Board of Comm Meeting Date 11-01-2022 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C0480050 & C0480053

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Reliant Homes GA, LLC</u>	<u>Reliant Homes GA, LLC</u>
<u>PO Box 2655</u>	<u>PO Box 2655</u>
<u>Loganville, GA 30052</u>	<u>Loganville, GA 30052</u>
E-mail address: <u>nbutler@relianthomes.com</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>770.715.2800</u>	Phone # <u>770.715.2800</u>
Location: <u>Marce Camp Rd</u> <u>Broadnax Mill Rd</u>	Requested Zoning <u>R1-OSC</u> Acreage <u>92.012</u>
Existing Use of Property: <u>vacant</u>	
Existing Structures: <u>home to be razed</u>	
The purpose of this rezone is <u>change zoning to R1 OSC for a</u> <u>residential subdivision.</u>	
Property is serviced by the following:	
Public Water: <u>X</u> Provider: <u>WCWD</u> Well: _____	Public Sewer: _____ Provider: _____ Septic Tank: <u>X</u>
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 <u>[Signature]</u> Date <u>9-1-2022</u> Fee Paid <u>\$ 300.00</u>	
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, R1
 East A2 West A1

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

Commission District: 1-Bo Warren 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;

A1 subdivisions to the South and West, R1 and A2
subdivisions to the East, A1 subdivison to the
south and A2 property to the North.

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

Property values are not anticipcated 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 addtional
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 addtional
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 2022. The property has operated as
a farm for many years previously.

**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: 2460 & 2470 Broadnax Mill Road

Loagnville, GA 30052

Map/Parcel Number: C0480050 & C0480053

Current Zoning: A1 Requested Zoning: R1-OSC
Reliant Homes GA, LLC


Property Owner Signature

Property Owner Signature

Print Name: Ned Butler, VP

Print Name: _____

Address: PO Box 2655, Loganville

Address: _____

Phone #: 678.373.0536

Phone #: _____

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.

Margaret M Hudson
Notary Public

9-01-22
Date





September 1, 2022

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 numbers C0480050 and C0480053 located on Broadnax Mill Road in Loganville, GA Walton County. The request is to rezone the 92.012 acres to R1-OSC from A1 for development of a 68 lot subdivision.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler' with 'VP' written in smaller letters at the end.

Ned Butler
Vice President
Reliant Homes GA, LLC

BN123 PG:118-118
 Filed and Recorded
 Sep-06-2022 09:05 AM
 DOC# 2022-000277
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA
 Participant ID: 488594796

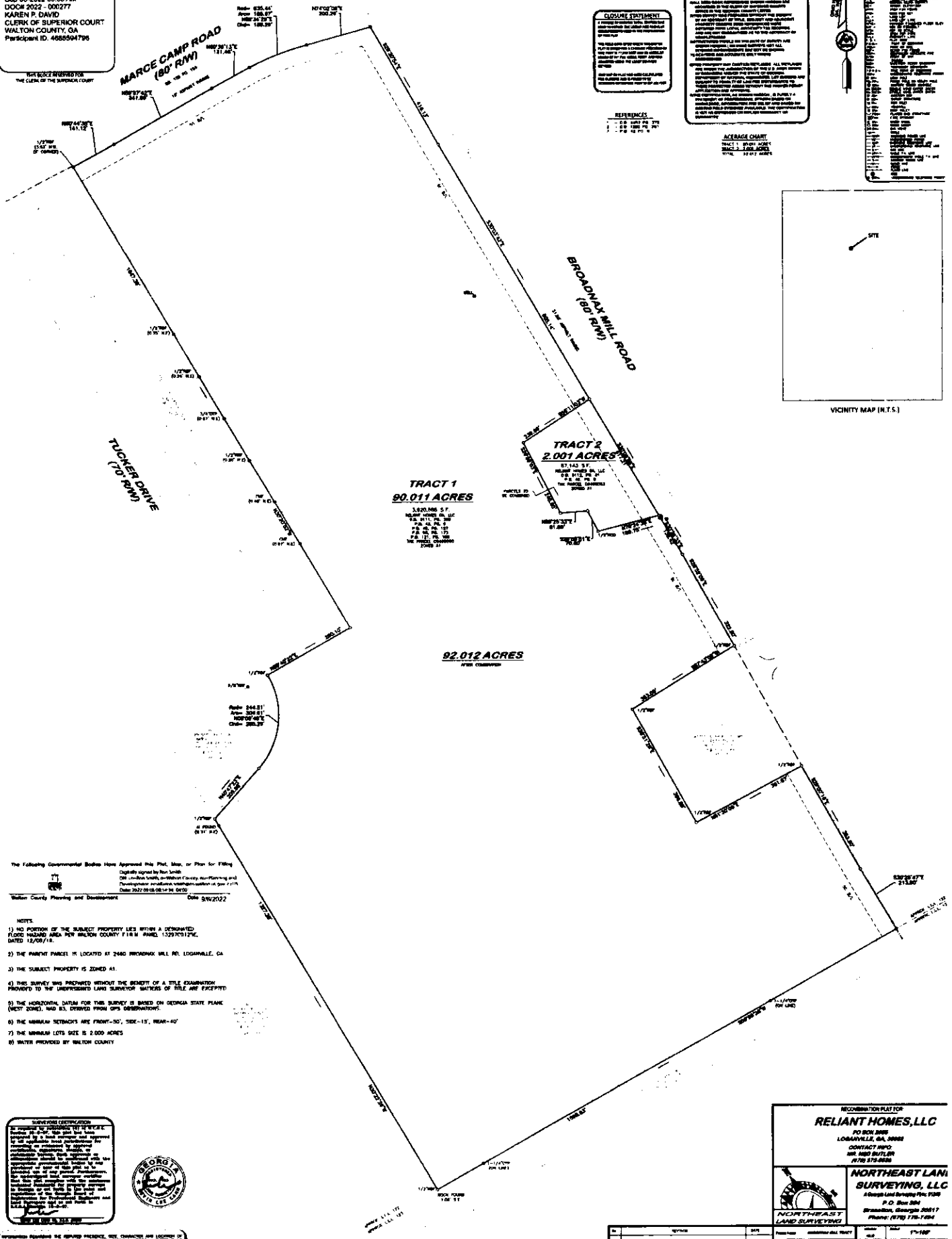
FLOOD NOTE
 IF ANY PORTION OF THIS SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY FIRM PANEL 152970127C, DATED 12/09/14.

CLOSURE STATEMENT
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR MATTERS OF TITLE ARE EXCEPTED.

GENERAL SURVEY NOTES
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR MATTERS OF TITLE ARE EXCEPTED.

ACREAGE CHART
 TRACT 1: 90.011 ACRES
 TRACT 2: 2.001 ACRES
 TOTAL: 92.012 ACRES

REFERENCES
 1. S.W. 1/4 SEC 36 T.2N R.2E S.17E
 2. S.W. 1/4 SEC 36 T.2N R.2E S.17E
 3. S.W. 1/4 SEC 36 T.2N R.2E S.17E



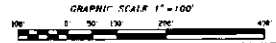
The Following Governmental Bodies Have Approved This Plat, Map, or Plan for Filing:
 Digitally signed by Ron Smith
 DE, Lincoln South, Walston County, Surveying and
 Development Inc., 152970127C, 12/09/14
 Date: 2022.09.06 10:30:00 -04'00'

- NOTES**
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY FIRM PANEL 152970127C, DATED 12/09/14.
 - THE SUBJECT PROPERTY IS LOCATED AT 2460 BROADWAY MILL RD, LOGANVILLE, GA
 - THE SUBJECT PROPERTY IS ZONED A1.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR MATTERS OF TITLE ARE EXCEPTED.
 - THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GEORGIA STATE PLANE (NETZ ZONE), NAD 83, DERIVED FROM GPS OBSERVATIONS.
 - THE MINIMAL BECKETS ARE FRONT-30°, SIDE-15°, REAR-40°
 - THE MINIMAL LOTS SIZE IS 2.000 ACRES
 - WATER PROVIDED BY WALTON COUNTY

SURVEYOR CERTIFICATION
 I, Ron Smith, a duly Licensed Land Surveyor in the State of Georgia, do hereby certify that I am the author of this survey and that the same was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Georgia.



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR MATTERS OF TITLE ARE EXCEPTED.



RECONSTRUCTION PLAT FOR
RELIANT HOMES, LLC
 PO BOX 3800
 LOGANVILLE, GA, 30088
 CONTACT: MR. BOB BUTLER
 (770) 578-0800

NORTHEAST LAND SURVEYING, LLC
 A Georgia Land Surveying Firm #1900
 P.O. Box 2884
 Marietta, Georgia 30067
 Phone: (770) 170-7004

1 OF 1

22-012

NO.	REVISION	DATE	BY	REASON
1				
2				
3				
4				
5				



GENERAL SITE NOTES:
 1. THE SUBDIVISION LOTS AND COMMON AREAS SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE DEVELOPER AND THE SURVEYOR.
 2. THE TOTAL AREA OF THIS SUBDIVISION IS 120.00 ACRES.
 3. THE TOTAL AREA OF THIS SUBDIVISION IS 120.00 ACRES.
 4. THE TOTAL AREA OF THIS SUBDIVISION IS 120.00 ACRES.
 5. THE TOTAL AREA OF THIS SUBDIVISION IS 120.00 ACRES.
 6. THE TOTAL AREA OF THIS SUBDIVISION IS 120.00 ACRES.
 7. THE TOTAL AREA OF THIS SUBDIVISION IS 120.00 ACRES.
 8. THE TOTAL AREA OF THIS SUBDIVISION IS 120.00 ACRES.
 9. THE TOTAL AREA OF THIS SUBDIVISION IS 120.00 ACRES.
 10. THE TOTAL AREA OF THIS SUBDIVISION IS 120.00 ACRES.

OWNER/DEVELOPER
 RELIANT HOMES GA, LLC
 LOGANVILLE, GA 30052
 770-715-2800
 rliant@relianthomes.com

PRIMARY PERMITEE
 RELIANT HOMES GA, LLC
 LOGANVILLE, GA 30052
 770-715-2800
 rliant@relianthomes.com

24 HOUR CONTACT
 NED BUTLER
 (770) 715-2800

ENGINEERING CONTACT
 DAY DESIGN GROUP, INC.
 1000 W. GARDNER BLVD.
 SUITE 100
 LOGANVILLE, GA 30052
 (770) 821-4676
 dag@daydesigngroup.com

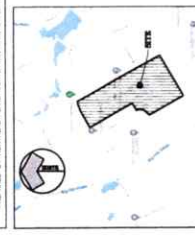
SURVEY CONTACT
 NORTHEAST LAND SURVEYING, INC.
 1000 W. GARDNER BLVD.
 SUITE 100
 LOGANVILLE, GA 30052
 (770) 715-2800
 nls@northeastland.com

OWNER/DEVELOPER
 RELIANT HOMES GA, LLC
 LOGANVILLE, GA 30052
 770-715-2800
 rliant@relianthomes.com

24 HOUR CONTACT
 NED BUTLER
 (770) 715-2800

ENGINEERING CONTACT
 DAY DESIGN GROUP, INC.
 1000 W. GARDNER BLVD.
 SUITE 100
 LOGANVILLE, GA 30052
 (770) 821-4676
 dag@daydesigngroup.com

SURVEY CONTACT
 NORTHEAST LAND SURVEYING, INC.
 1000 W. GARDNER BLVD.
 SUITE 100
 LOGANVILLE, GA 30052
 (770) 715-2800
 nls@northeastland.com



VISIT MAP #1
 THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.8075 NORTH, -81.8394 WEST.

VISIT MAP #2
 THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.8075 NORTH, -81.8394 WEST.

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

DATE: 08/01/22
DRAWN BY: CAD/JAM
JOB NO.: 22-115

SHEET 1 **OF** 1

WALTON COUNTY PLANNING & DEVELOPMENT

SECTION: WALTON COUNTY PLANNING & DEVELOPMENT

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING

DAY DESIGN GROUP, Inc.
 P.O. BOX 248
 8101 0th St.
 Loganville, GA 30052
 Phone: (770) 371-4278
 Fax: (770) 358-8568
 Email: dag@daydesigngroup.com
 Website: www.daydesigngroup.com

DEVELOPER
 RELIANT HOMES GA, LLC
 PO BOX 2655
 LOGANVILLE, GA 30052

24 HOUR CONTACT
 MR. NED BUTLER
 (770) 715-2800

RELIANT HOMES

SURVEY CONTACT
 NORTHEAST LAND SURVEYING, INC.
 P.O. BOX 386
 BRASSELTON, GA 30817

24 HOUR CONTACT
 KEVIN CANN
 BRASSELTON, GA 30817
 678-776-7484

REZONING CONCEPTUAL SUBDIVISION PLAN
 FOR
SILOS AT GLENHURST
 A RESIDENTIAL SUBDIVISION
 G.M.D. 417, 418, 419, 420, 421, 422
 WALTON COUNTY, GEORGIA

WALTON COUNTY PLANNING & DEVELOPMENT

DATE: 08/01/22
DRAWN BY: CAD/JAM
JOB NO.: 22-115

SHEET 1 **OF** 1