



Planning and Development Department Case Information

Case Number: Z22080022

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

Current Zoning: R1OSC

Request: Rezone property back to A1 from R1OSC

Address: 7059 Highway 81/Double Springs Road

Map Number: C0580027

Site Area: 146.13 acres

Character Area: Suburban

District 1: Commissioner – Bo Warren

Planning Commission – Josh Ferguson

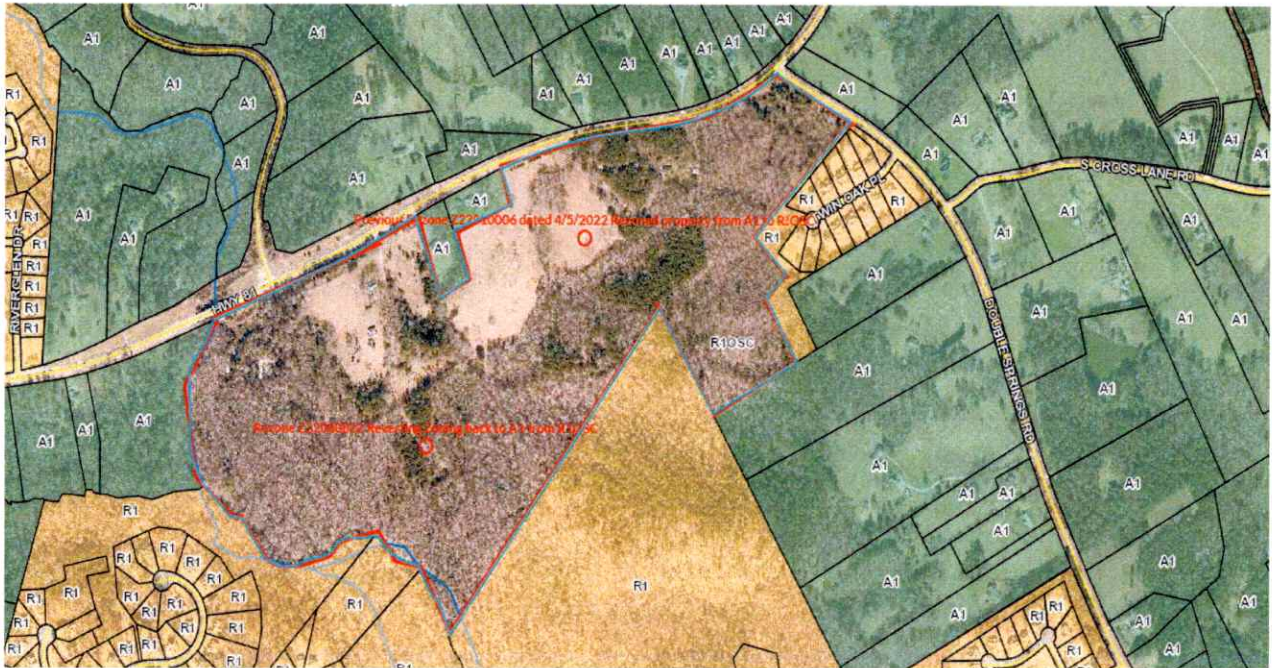
Applicant/Owner:

Alcovy River LLC
16470 Freemanville Rd
Milton, Georgia 30004



Existing Site Conditions: This is a 146.13 acre property.

The surrounding properties are zoned A1 and R1.



Staff Comments/Concerns: This property was approved for rezone in case number Z22010006 on 4/5/2022 for a residential subdivision from A1 to R1OSC zoning with conditions.

History:

Z22010006	LGI Homes LLC	A1 to R1OSC for residential subdivision	C0580027 7059 Hwy 81/Double Springs Road	Approved w/conditions
-----------	---------------	---	---	-----------------------

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: No impact on the Walton County Sheriff's Office.

Water Authority: This area is currently served by a 10" water main along Highway 81 and 8" water main along Double Springs Road. (static pressure: 50 psi, Estimated fire flow available: 1,600 gpm @ 20 psi). **No system impacts anticipated.**

Fire Department: No comment received

Fire Code Specialist: Fire Code Specialist has no comment.

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 require DOT coordination.

PC ACTION 10/6/2022:

Rezone – Z22080022 – Rezone 146.13 acres from R1OSC to A1 – Applicant/Owner: Alcovy River LLC - Property located on 7059 Hwy 81/Double Springs Rd-Map/Parcel C0580027 – District 1.

Presentation: Larry Covington represented the case. He would like to rezone this property back to A1 from R1OSC to have a small acreage development for houses.

Speaking: None

Recommendation: Brad Bettis made a motion to approve as presented with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # 22080022
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-6-2022 at 6:00PM held at WC Board of Comm. Meeting Room

Board of Comm Meeting Date 11-1-2022 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C0580027

Applicant Name/Address/Phone #

Alcovy River, LLC
16470 Freemanville Rd
Milton, GA 30004

E-mail address: Larry Wayne Covington
@Gmail.com

Phone # 770-826-6288

Location: 7059 Hwy
Hwy 81 + Double Springs Rd

Property Owner Name/Address/Phone

Alcovy River, LLC
16470 Freemanville Rd
Milton, GA 30004

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

Phone # 770-826-6288

Requested Zoning A-1 Acreage 146.13

Existing Use of Property: Vacant

Existing Structures: Two houses

The purpose of this rezone is Reverting back To A-1

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 8/31/22 Fee Paid \$ 650.00

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 R10SC Surrounding Zoning: North R1 A1 South A1
 East R1 A1 West A1

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

Commission District: 1-BoWarren Watershed: Alcovy River - A-1 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;

Agriculture / Residential

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

Nearby property values would increase

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;

No hardship would be imposed on neighbors

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

The suitability of the property is
well suited for the requested
zoning.

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

Two houses are on the property.

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. Z22010006

1. Rezone – Z22010006 – Rezone 146.13 acres from A1 to RIOSC for a residential subdivision– Applicant: LGI Homes LLC/Owner: Alcovy River LLC/Jim Williams, Jr. – Property located on 7059 Hwy 81/Double Springs Road - Map/Parcel C0580027 – District 1.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WALTON COUNTY, GEORGIA

WHEREAS, the Walton County Planning Commission held a duly advertised public hearing and filed a formal recommendation with the Board of Commissioners of Walton County upon an Application to Amend the Official Zoning Map of Walton County from A1 TO RIOSC by LGI Homes LLC for the proposed use OF A RESIDENTIAL SUBDIVISION, Map/Parcel ID C0580027; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map of Walton County has been duly published in The Walton Tribune, the Official News Organ of Walton County; and

WHEREAS, a public hearing was held by the Board of Commissioners of Walton County on 04-05-2022 and objections were not filed.

NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application to Amend the Official Zoning Map of Walton County from A1 to RIOSC Case No. Z22010006 is hereby APPROVED WITH CONDITIONS.

The Board of Commissioners of Walton County, Georgia further directs the County Clerk to enter upon the minutes of the meeting at which this ordinance is adopted the following: “On the 5TH DAY OF APRIL, 2022, by official action of the Board of Commissioners of Walton County, the following changes were made to the Official Zoning Map of Walton County: The zoning classification of Walton County Parcel ID# C0580027 was changed from A1 TO RIOSC WITH THE FOLLOWING CONDITIONS:

1. The property shall be limited to single-family detached dwellings and accessory uses and structures not to exceed 100 lots.
2. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story homes and 2,200 square feet for two-story homes.
3. Homes shall be constructed primarily of brick or stacked stone on the front façade. The balance of the home may be the same or of fiber-cement siding, shake or board and batten, with a minimum three-foot high brick or stacked stone water table.

m stelan

4. All dwellings shall have at least an enclosed double-car garage.
5. A 100-foot wide undisturbed buffer shall be provided along the frontage of Highway 81 and Double Springs Road. The first 50 feet of the buffer shall be located outside of all proposed lots and shall be maintained by the Homeowner's Association.
6. Natural vegetation shall remain on the property until the issuance of a Development Permit.
7. All grassed areas on front and sides of dwelling lots shall be sodded.
8. Provide underground utilities throughout the development.
9. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of five feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
10. Project ingress and egress onto Double Springs Road shall be prohibited. Access shall only be provided onto Highway 81.
11. Project entrance shall be landscaped by the developer and maintained by the Homeowners Association. The entrance(s) shall include a decorative masonry entrance feature. Landscape plans and entrance feature design shall be subject to review and approval by the Director of Planning and Development.

SO ORDAINED, this 5TH DAY OF APRIL, 2022.

Board of Commissioners of Walton County

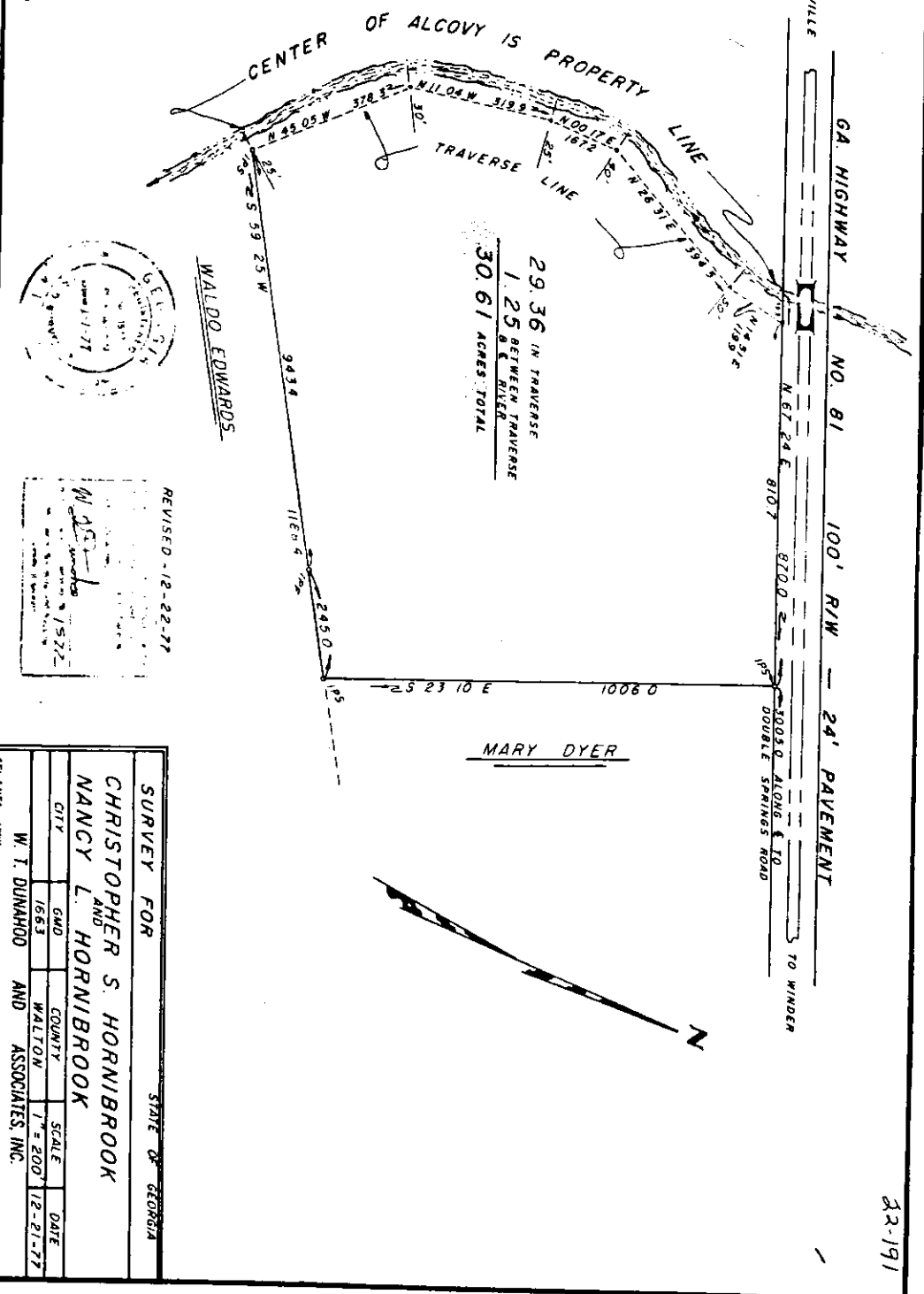
By:


David G Thompson, Chairman

Attest:


Rhonda Hawk, County Clerk

IPS-IRON PM SET
 IPF-IRON PM FOUND



82-191

SURVEY FOR		STATE OF GEORGIA	
CHRISTOPHER S. HORNIBROOK			
AND NANCY L. HORNIBROOK			
CITY	GMD	COUNTY	SCALE
WILTON	1663	WALTON	1" = 200'
AND W. I. DUNAHOO		DATE	12-21-77
ASSOCIATES, INC.		WINDER, GEORGIA	



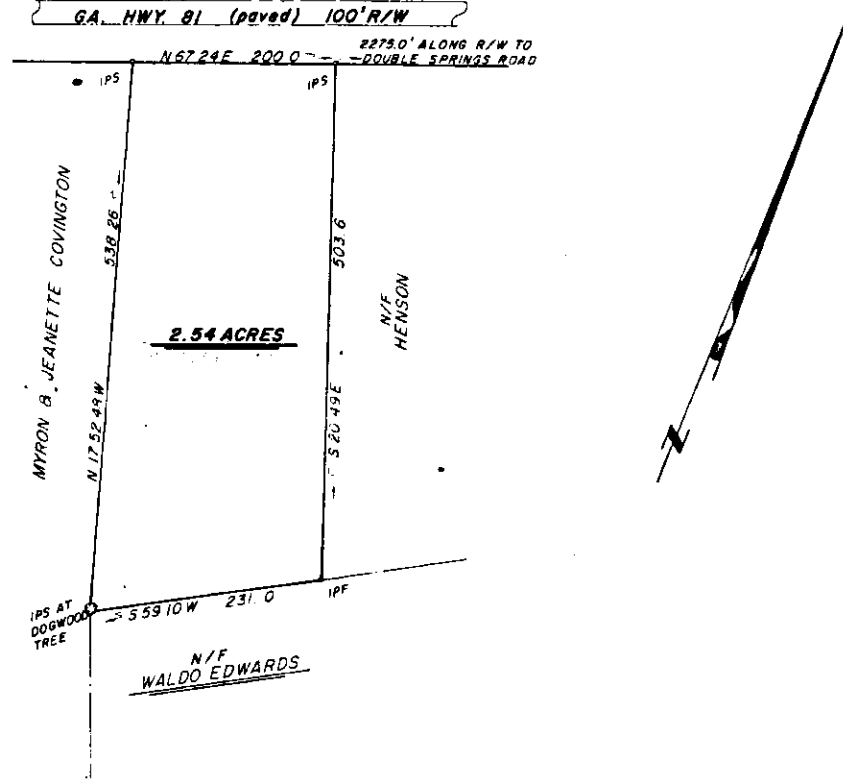
RECORDED
 This 38 day of Dec 1977
 Clerk, Walton Superior Court

I certify that the subdivision plat shown hereon has been found to comply with the Land Development Ordinance of Walton County, Georgia, and that it has been approved by the Walton County Planning Commission for recording in the Office of the Clerk of the Superior Court of Walton County, Georgia.

This ~~12-27-87~~ day of December, 1989.

Doyle Mitchell
 CHAIRMAN, WALTON COUNTY
 PLANNING COMMISSION

FILED JAN - 9 1990
 PLAT BOOK 158 PAGE 247
 KATHY K. KEESSE
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA

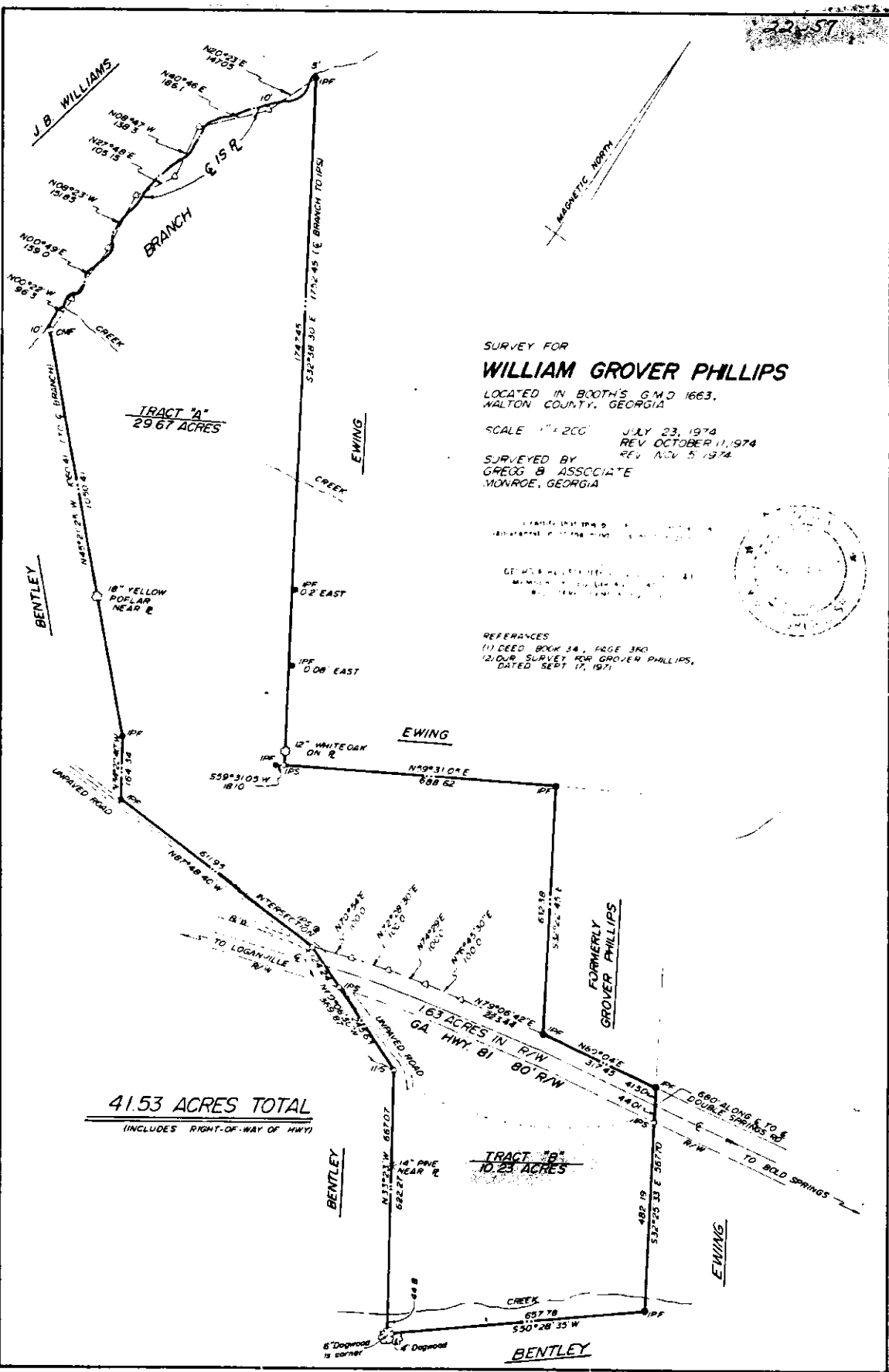


W. T. Dunahoo
 SURVEYOR
 1572
 1989



IPS - IRON PIN SET
 IPF - IRON PIN FOUND

SURVEY FOR		STATE OF GEORGIA	
ROBERT WARREN & BRENDA WARREN			
CITY	GMD	COUNTY	SCALE
1653	WALTON	1" = 100'	DATE
W. T. DUNAHOO		AND ASSOCIATES, INC.	
ATLANTA, MISSISSIPPI		WINNER, GEORGIA	



RECORDED
 This 28th day of July, 1977
 Thomas B. Butcher
 Clerk, Walton Superior Court

