

AN ORDINANCE OF WALTON COUNTY, GEORGIA OA24060019-13

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 5-3-16 and amended as per attached errata dated 07/03/2024.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, and it hereby ordained by the authority of the same, following a duly held and advertised Public Hearing by the Walton County Planning Commission and the Walton County Board of Commissioners to amend the Walton County Land Development Ordinance adopted 5-3-16, as amended as per errata sheet dated 07/03/2024.

Amendment #13–Section 6-1-____ Golf Courses

Adopted by the Walton County Board of Commissioners on this 1st day of October 2024.

David G Thompson, Chairman
Walton County Board of Commissioners
Walton County, Georgia

Attest:

Rhonda Hawk, County Clerk
Board of Commissioners
Walton County, Georgia

Charles Ferguson
County Attorney
Walton County, Georgia

Section 6-1-_____ Golf Courses

Golf courses are subject to the following requirements: (Site plan must be submitted)

Minimum course standards.

New golf courses shall meet United States Golf Association requirements for regulation play and must provide at least 18 holes covering a minimum course distance of 5,500 yards, except as follows:

- (1) A golf course incorporated into a residential development or master planned development may be a regulation 9-hole course with a minimum course distance of 3,000 yards.
- (2) A course meeting the United States Golf Association requirements for an executive golf course (minimum course distance of 4,000 yards) may be incorporated into an office park development or master planned development.

Lighting restrictions.

Lighting shall not adversely affect adjacent properties or roadways. No direct light shall be cast upon adjacent or nearby properties.

Normal Operating Hours.

Operating hours shall be dawn to dusk. Any activities outside of these hours shall require a special use permit issued by the Planning and Development Department. (Excluded are indoor activities within a restaurant or clubhouse)

Accessory uses to a golf course.

The following accessory uses are permitted in association with a golf course:

- (1) Country club or clubhouse, which may include:
 - a. Tennis courts and other recreational courts.
 - b. Swimming pools.
 - c. Food service with an 18-hole regulation or executive golf course only.
- (2) Pro shop with an 18-hole regulation or executive golf course only.
- (3) Putting green.
- (4) Cart rental and staging area.
- ~~(5) A driving range is allowed as an accessory use to a golf course. only with conditional use approval.~~
- (6) Buildings used to house equipment solely for the maintenance and operation of the golf course, not to exceed 3,000 square feet.

Use limitations.

- (1) Two thousand square feet of gross floor area for pro shop.
- (2) Forty thousand square feet for a clubhouse or country club with an 18-hole regulation or executive golf course.
- (3) Ten thousand square feet for a clubhouse with a 9-hole regulation golf course.
- (4) Any building, structure or automobile parking area established in connection with this use shall be set back not less than 100 feet from any property line. All automobile drives and parking areas shall be paved.
- (5) Loudspeakers are not allowed if adjacent to a residential zoning district or master planned development.

Charna:

Definition: OUTDOOR RECREATION FACILITIES (Private): This category includes greenways, trails, bikeways, paths, tennis courts, ball fields, playfields, courts, swimming pools, clubhouses, lockers, bicycle facilities, equestrian facilities, beaches, docks, seating areas, amphitheaters, stages, band shells, community buildings, fountains, plazas, patios, decks, lawns, picnic shelters and picnic areas, landscaping and other land containing outdoor recreation structures and facilities.

Conditional Use in A, A1, A2, R1, R2, R3 and permitted in OI, B1, B2, B3, TC, MBP.

Supplemental Regulations: Outdoor Recreation Facilities (Private) (18)

1-7-2020

Outdoor Recreation Facilities are allowed by conditional use in the A, A1, A2, R1, R2 R3, MHP, and by right in the B1, B2, B3, TC and MUBP zoning. The uses allowed include wedding venues, event venues, fishing lakes, swimming pools, and golf courses or driving ranges, or other recreational developments. A detailed site plan must be approved by the Department.

- A. Only accessory services and parking related exclusively to the recreational operations shall be allowed.
- B. Total floor area of all buildings shall be a maximum of 5,000 square feet. The building[s] shall be located at least 50 feet from all residentially zoned property.
- C. The site shall be at least two (2) acres in size.
- D. The site must have direct access to a collector or arterial road.

- E. All activities shall take place at least 50 feet from any property line adjacent to a residential zone or use.
- F. Outdoor activity areas shall be sufficiently screened and insulated so as to protect adjacent property from noise and other disturbances.
- G. No outdoor storage shall be allowed.
- H. The outdoor use of the site adjacent to residentially zoned property after 10:00 p.m. shall be prohibited with the exception of special holidays as determined by the Planning and Development director.

Definition: OUTDOOR RECREATION FACILITIES, COMMERCIAL: Any establishment whose main purpose is to provide the general public with facilities for active, outdoor recreational activities and where tickets are sold or fees are collected for participation in the activity. Outdoor commercial recreation facilities include, but are not limited to: water slides and parks, **golf courses** and miniature golf courses, driving ranges, baseball batting cages, and tracks for motor sports.

Conditional Use in A, A1, A2 and permitted in OI, B1, B2 & B3.

Supplemental Regulations: Outdoor Recreation Facility, Commercial (18)

- A. Only accessory services and parking related exclusively to the recreational operations shall be allowed.
- B. Total floor area of all buildings shall be a maximum of 2,000 square feet. The building[s] shall be located at least 100 feet from all residentially zoned property.
- C. The site shall be at least two (2) acres in size.
- D. All activities shall take place at least 100 feet from any property line adjacent to a residential zone or use.
- E. Outdoor activity areas shall be sufficiently screened and insulated so as to protect adjacent property from noise and other disturbances.
- F. No outdoor storage shall be allowed.
- G. No outdoor public address system shall be allowed
- H. The use of the site adjacent to residentially zoned property after 8:00 p.m. shall be prohibited.