

AN ORDINANCE OF WALTON COUNTY, GEORGIA    OA24060019-3

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 #3 Section 4-2-120 Open Space Conservation Development Overlay District (OSC)**

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

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

Attest:

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

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Charles Ferguson  
County Attorney  
Walton County, Georgia

### Amendment #3

Amend Article 4.2. 120.B.8 to change the open space regulations in the OSC. The purpose of this amendment is to remove the requirement that no more than 50% of the open space may be in land that is located in a floodplain, wetlands, utility easement, slopes greater than twenty-five (25%) or other non-buildable land. This is being proposed to protect environmentally sensitive areas. This in no way discourages amenities in open space such as pools or pickle ball courts, etc. as they would not be allowed to be built in those areas.

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## Section 4-2-120 Open Space Conservation Development Overlay District (OSC)

### 8. Open Space

- a. Required open space: It is the intent of these regulations that open space not be subdivided not divided and comprised of contiguous ~~buildable and non-buildable~~ lands. Land so designated as open space shall be in a location and configuration that relates to the ultimate purpose of the open space (i.e., outdoor recreation, landscape protection, habitat protection, etc.) Development should be designed around these natural features.
- b. Not less than twenty-five percent (25%) of the total area of the tract of land to be developed, as an OSC Development shall be dedicated as open space.
- c. ~~No more than fifty percent (50%) of the required open space may be in land that is located in a floodplain, wetlands, utility easements, slopes greater than twenty-five percent (25%) or other non-buildable land.~~
- d. Fifty percent (50%) of the required open space shall contain or provide minimum thirty (30) tree density units per acre, as defined Section 12-2-100.

Discuss possibility of requiring open space around the entire perimeter.

When developing over 100 lots – require amenities such as club house, pickle ball court, walking trails