

AN ORDINANCE OF WALTON COUNTY, GEORGIA    OA24060019-4

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 #4 – Section 4-2-120 Open Space Conservation Development Overlay District (OSC) General Design Standards**

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 #4 Amend Section 4-2-120 B.2 and 3- Delete paragraph 2 due to conflict with county guidelines for buffers which are 75' as a minimum, and in areas that are in a watershed protection area the buffers are increased to 150'. In paragraph 3 the word "transitional" is being removed due to conflict with the definition of transitional buffer which is to separate dissimilar uses such as commercial and residential. *Also buffers provided in the required setback would be a part of the lot and not open space.*

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

### B. General Design Standards

- ~~2. The development shall maintain or create a buffer of natural vegetation of at least fifty (50) feet in width adjacent to perennial streams, surface waters and wetlands.~~
- ~~3. A 100-foot non-buildable buffer is required along the road frontage of existing streets to screen homes from the existing public road. A 50-foot transitional buffer is required around the perimeter except where property abuts a residential subdivision. *If the buffer is provided within the required setback it shall not be included in the required open space.*~~
2. A 100-foot non-buildable buffer is required along the road frontage of existing streets to screen homes from the existing public road. A 50-foot buffer is required around the perimeter except where property abuts a residential subdivision in the A1, A2 and R1 zoning districts. Within these buffers, the natural topography of the land shall be preserved, and existing growth shall not be disturbed except where necessary to remove dead or diseased trees and undergrowth; to enhance the buffer with additional landscaping; to prevent or control erosion; or for septic repair and/or drain lines or utility encroachments. If grading is required in the buffer area, a site plan providing details of disturbance and re-establishment of the buffer shall be provided and approved by the department.