



Planning and Development Department Case Information

Case Number: LU23010002 and Z23010001

Meeting Dates: Planning Commission 02-02-2023

Board of Commissioners 03-07-2023

Current Zoning: A1/B2

Request: Change Character Area from Suburban to Neighborhood Residential & Rezone 7.02 acres to R2 for 2 duplexes

Address: 7570 Highway 81/Bold Springs Church Road

Map Number: C0580084

Site Area: 7.02 acres

Character Area: Suburban

District 1: Commissioner – Bo Warren Planning Commission – Josh Ferguson

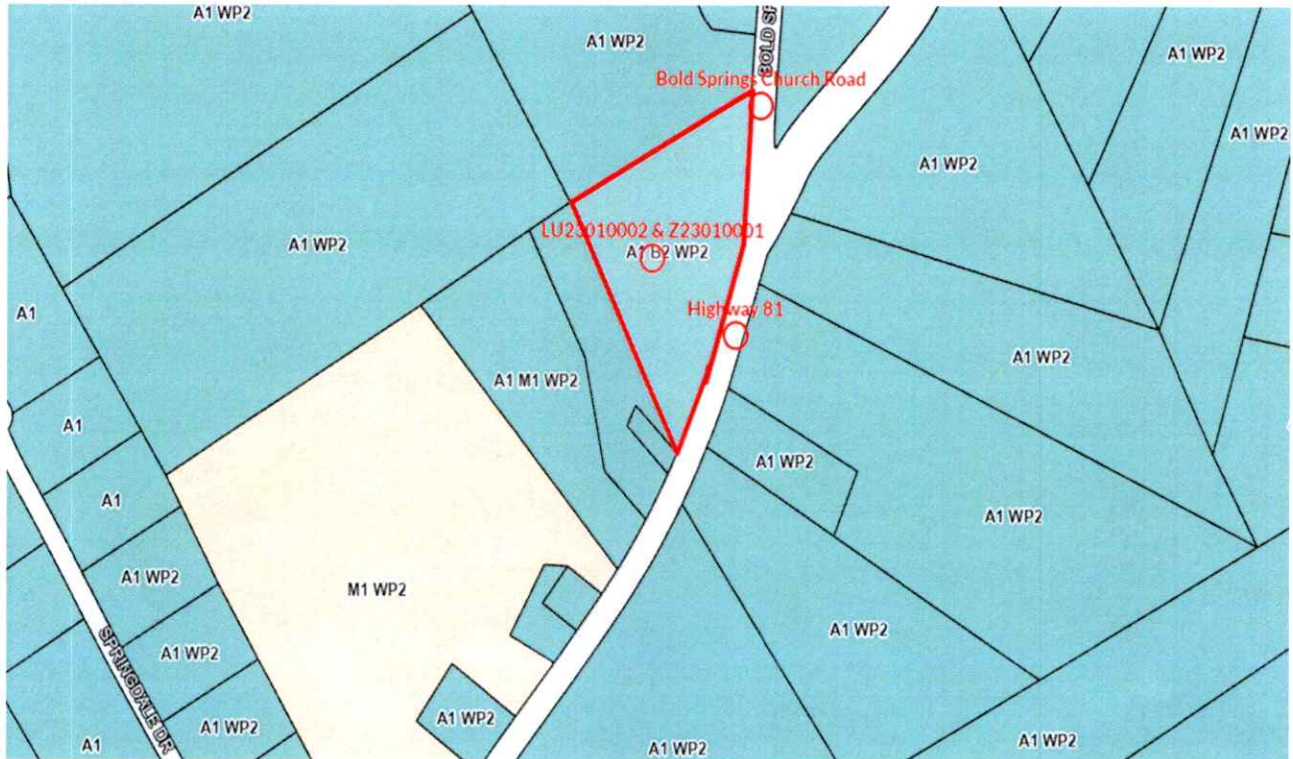
Applicant:
Mitch Linder
7590 Bold Springs Church Road
Monroe, Georgia 30656

Owner:
Phylis & Terry Linder
7590 Bold Springs Church Road
Monroe, Georgia 30656



Existing Site Conditions: This is a 7.02 acre property.

The surrounding properties are zoned as follows:



North – A1 – C0580114 – Dwayne Miller – 12.4 acres

North – A1 – C0580115 – Waymon Still, II – 10.88 acres

North – A1 – C0580116 – John & Linda Steele – 2.87 acres

North – A1 – C0580118 – Chuemee & Sue Thao – 8.43 acres

South – A1 – C0580089D00 – John D Pittman – 22 acres

West – A1 – C0580085A00 – Phylis Linder – 10.4 acres

East – A1 – C0580082 – John Pittman – 3.2 acres

East – A1 – C0580083 – John B Pittman – 0.36 acres

Staff Comments/Concerns: On May 8, 2018 - 25,500 sq. ft. of the 7.02 acre property was rezoned from A1 to B2 for a screen print/embroidery business with condition that any outside lighting be pointed downward and that the lights over the exterior doors

not exceed 150 watts. At the time of the May 8, 2018 Rezone the Character Area was Neighborhood Residential. When the 2022 Walton County Future Development Map was adopted the property reverted to Suburban.

History:

Z18020007	James W Britt	Rezone 25.500 sq ft acre from A1 to B2 for a screen print/embroidery business	C0580084 Bold Springs Church Road	Approved w/conditions
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Comments and Recommendations from various Agencies:

Public Works: Public Works has No Issue with Approval of this Request.

Sheriffs' Department: The Walton County Sheriff's Office is impacted by population growth and increased call for service. Any addition to the number of households will increase both population and the service demand of the Sheriff's Office. The average number of people per household is 2.8.

Water Authority: This area is currently served by a 10" water main along Highway 81 and Bold Springs Church Road. (static pressure: 65 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: Facility will affect the responding units in more call volume and possible rescue due to multifamily dwellings.

Fire Code Specialist: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County ordinances.

Shall comply with State of Georgia Fire Safety Minimums 120-3-3: One and two family dwellings shall have either a 2 hour fire wall separation or a fire sprinkler system.

Fire Hydrant shall be within 500'ft

Board of Education: Will have no effect on the Walton County School District.

Development Inspector: The driveway will need to be upgraded to county standard 3.15 commercial driveway.

DOT Comments: This will require permitting and coordination with GDOT.

Environmental Health: No comment received.

PC ACTION 2/2/2023:

1. LU23010002 – Character Area change from Suburban to Neighborhood Residential/Rezone – Z23010001 – Rezone 7.02 acres from A1/B2 to R2 for 2 duplexes - Applicant: Mitch Linder/Owners: Phylis & Terry Linder-Property located on 7570 Hwy 81/Bold Springs Church Rd/Map/Parcel C0580084 – District 1.

The property consists of 7.02 acres of which a portion was rezoned to B2 but was never developed. There is currently one single family dwelling on the property which will remain on a 2-acre parcel; if approved the property will then be split into 2 additional 2-acre tracts to place a duplex on each.

Presentation: Mitch Linder represented the case and stated that his family owns the property. They would like to build 2 modern style homes which will be 4 units on the property. Each unit will be on a separate 2-acre parcel with the existing single-family dwelling on the remaining 2+/- acres.

Speaking: None

Recommendation: Josh Ferguson stated that he is concerned that this would start an unwanted precedence. The area is primarily single-family homes, and he is concerned about bringing in multi-family homes and for this reason he recommended denial with a second by John Pringle. The motion carried unanimously.

Rezone Application # 223010001
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 2-2-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 3-7-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0580084

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Mitch LINDER

Phylis + TERRY LINDER

7590 Bold Springs Church RD

7590 Bold Springs Church ROAD

MONROE, GA 30656
 E-mail address: MitchLINDER@kw.com

MONROE, GA 30656
 (If more than one owner, attach Exhibit "A")

Phone # (678) 858-1093

Phone # 678) 778-2087

Location: 7570 Hwy 81 Requested Zoning R2 Acreage 7.02

Existing Use of Property: RESIDENTIAL DWELLING

Existing Structures: 1 HOME

The purpose of this rezone is My hopes ARE TO Build Two Duplex Homes. ONE OF which my sons Family will LIVE IN.

Property is serviced by the following:

Public Water: Provider: WALTON County 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 12/28/22 Fee Paid \$ 300.00

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 A1 B2 Surrounding Zoning: North A1 South A1
 East A1 West A1

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

Commission District: 1- Bo Warren Watershed: Beaverdam Creek W-P2 TMP

I hereby withdraw the above application _____ Date _____

Character Area Map Amendment

Application # LU23010003

Planning Comm. Meeting Date 2-2-2023 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 3-7-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0580084

Applicant Name/Address/Phone #

Mitch LINDER
7590 Bold Springs church RD
MONROE, GA 30656

Phone # 678)858-1093

E-mail Address: mitchLINDER@kw.com

Location: 7570 Highway 81 Acreage 7.02

Existing Character Area: SUBURBAN

Proposed Character Area: NEIGHBORHOOD RESIDENTIAL

Is this a Major or Minor amendment to the plan? MINOR

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? YES WP2

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: R2 Number of Lots: 1 Minimum Lot Size: 2

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 [Handwritten Signature]

Date 12/28/22

Fee Paid \$ 250.00

January 16, 2023

Randy & Carol Ross
7650 Bold Springs Church Road
Monroe, GA 30656

To Walton County Planning & Development:

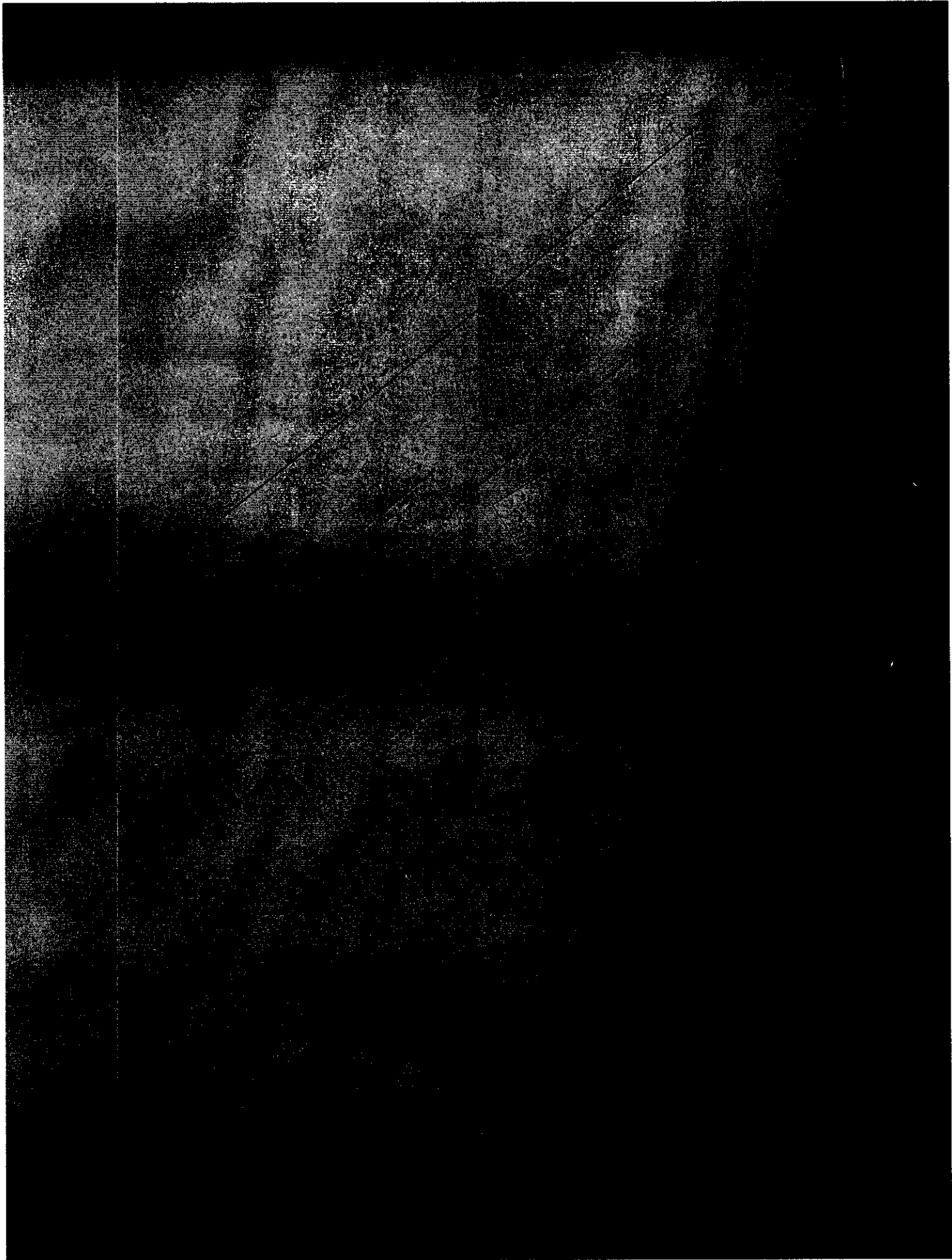
We live at 7650 Bold Springs Church Road, Monroe, GA 30656. At the next planning meeting, our neighbors, the Linder's, will be requesting rezoning of the property located at 7570 Highway 81 and this letter is show we are not opposed to that rezoning.

We believe the Linder's will make good decisions for improving the property.

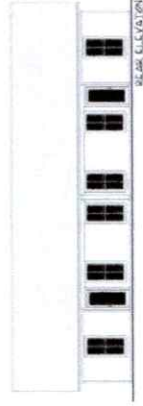
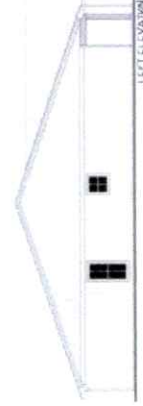
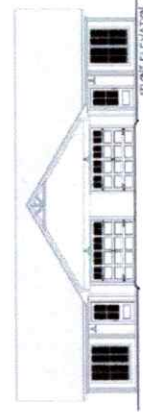
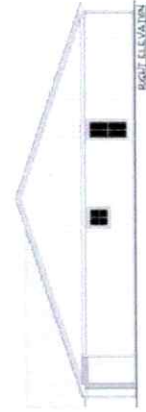
Regards,

Handwritten signature of Randy Ross, consisting of stylized initials 'R' and 'S' followed by a horizontal line.Handwritten signature of Carol Ross, written in a cursive script.

Randy & Carol Ross



Country Craftsman Duplex House Plan with 3-bed, 2-bath Units



View this and more for this plan by visiting

www.architecturaldesigns.com/51923HZ

Need Help?

800-854-7852

Plan

51923H



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;

THE HOMES AROUND THIS PROPERTY ARE ZONED A1. THE PROPERTY THAT WILL BORDER ALL SIDES ARE ALSO OWNED BY PHYLLIS LINDER.

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

I HAVE ATTACHED PICTURES OF THE DESIRED STYLE OF THE HOMES WE ARE WANTING TO BUILD. HOWEVER I AM VERY OPEN TO SIZE, STYLE OF THE UNITS.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

THESE DUPLEX UNITS WILL BE CONSTRUCTED "TASTEFULLY" AND WILL NOT DIMINISH PROPERTY VALUES IN ANYWAY.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

I BELIEVE THESE DWELLINGS WILL BRING VALUE TO THE COMMUNITY. I HOPE TO PROVIDE SEVERAL BEAUTIFUL HOMES FOR FAMILIES AND AT THE SAME TIME INVESTING IN MY FUTURE.

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

THIS LOCATION PROVIDES FAMILIES
EASY ACCESS TO ALL NECESSARY
FACILITIES AND ALSO EASY ACCESS FOR
MYSELF TO KEEP THE PROPERTY WELL
KEPT.

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

THIS PROPERTY HAS BEEN VACANT
FOR MANY YEARS.

**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: Mitch LINDER

Address: 7590 Bold SPRINGS church ROAD

Telephone: (678) 858-1093

Location of Property: 7570 Highway 81
MONROE, GA 30656

Map/Parcel Number: C0580084

Current Zoning: R1 B2 WP2 Requested Zoning: R2

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: Phylis LINDER

Print Name: TERRY LINDER

Address: 7590 Bold SPRINGS church RD Address: 7590 Bold SPRINGS church RD

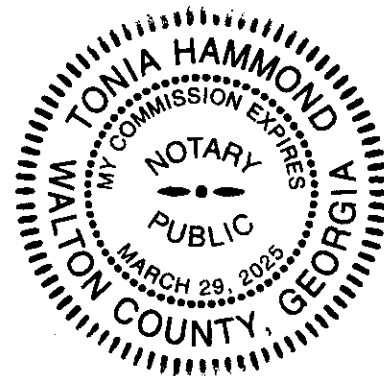
Phone #: (678) 778-2087

Phone #: 678-237-1677

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.

[Signature]
Notary Public

12-20-22
Date




January 3, 2023

To Walton County Planning & Development:

Our family owns the property located at 7570 Highway 81, Monroe, GA 30656. We are interested in rezoning approximately ~~2~~^{1.82} acres to R2.

If granted the appropriate zoning our plan is to improve the property by building two multi-family homes as an investment in our future. The design we have chosen for the homes is a lovely one story with 3 bedrooms and 2 baths. The homes will be well crafted so to be low maintenance for both the dweller and the owner.

Thank you for your attention in this matter.

A handwritten signature in black ink, appearing to read "Phylis J Linder". The signature is fluid and cursive, with a large initial "P" and "L".

Phylis J Linder for the Linder family

LU23010002 and Z23010001

