



Planning and Development Department Case Information

Case Number: Z25-0109

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

Billy Farmer
4878 Jersey Walnut Grove Road
Covington, Georgia 30014

Owners:

Janis H Farmer
4878 Jersey Walnut Grove Road
Covington, Georgia 30014

Current Zoning: The current zoning is R1.

Request: Rezone 2.58 from R1 to A for beekeeping to produce and sell bees and honey.

Address: 4878 Jersey Walnut Grove Road & Old Hwy 81, Covington, Georgia 30014

Map Number/Site Area: C0540267

Character Area: Suburban

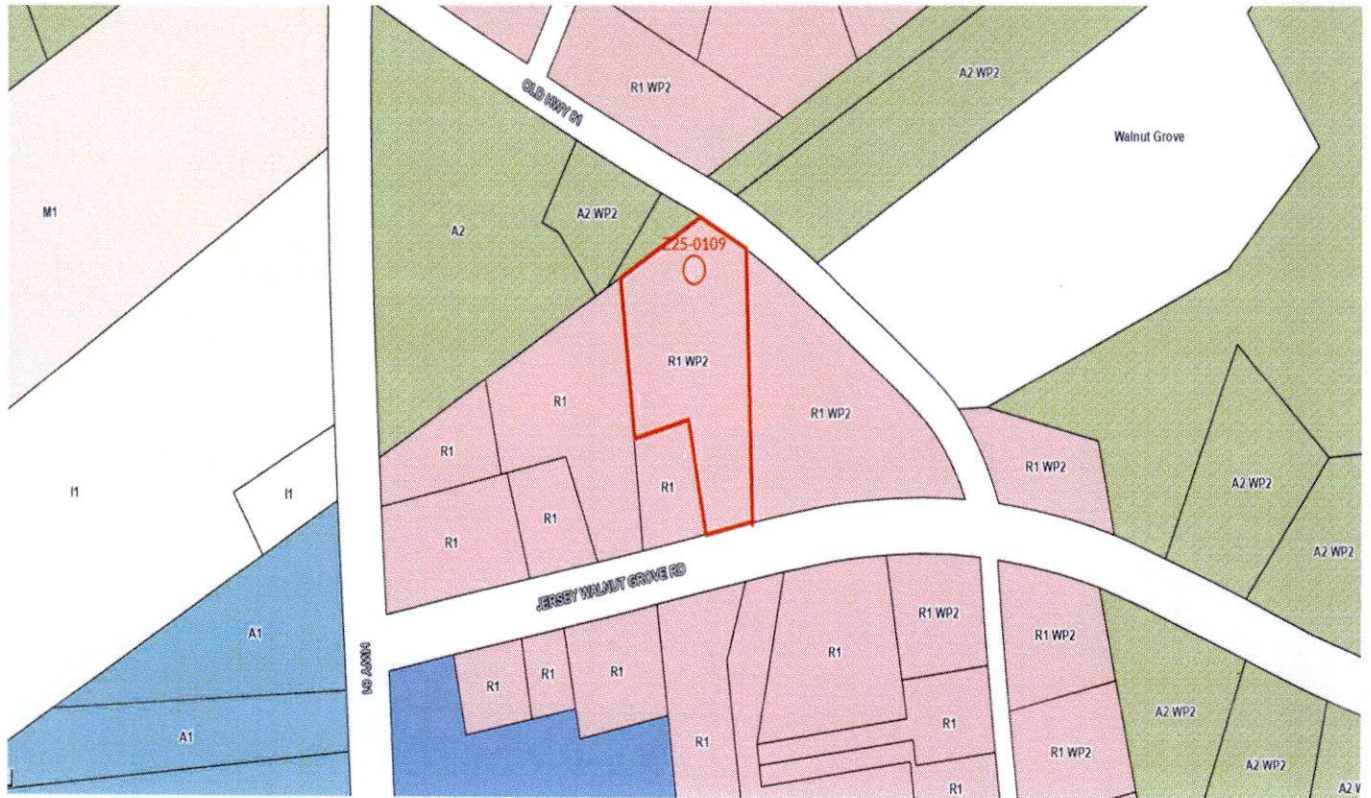
District 3 Commissioner-Timmy Shelnett

Planning Commission—John Pringle

Existing Site Conditions: Property consists of a house.



The surrounding properties are zoned A1, A2 and R1.

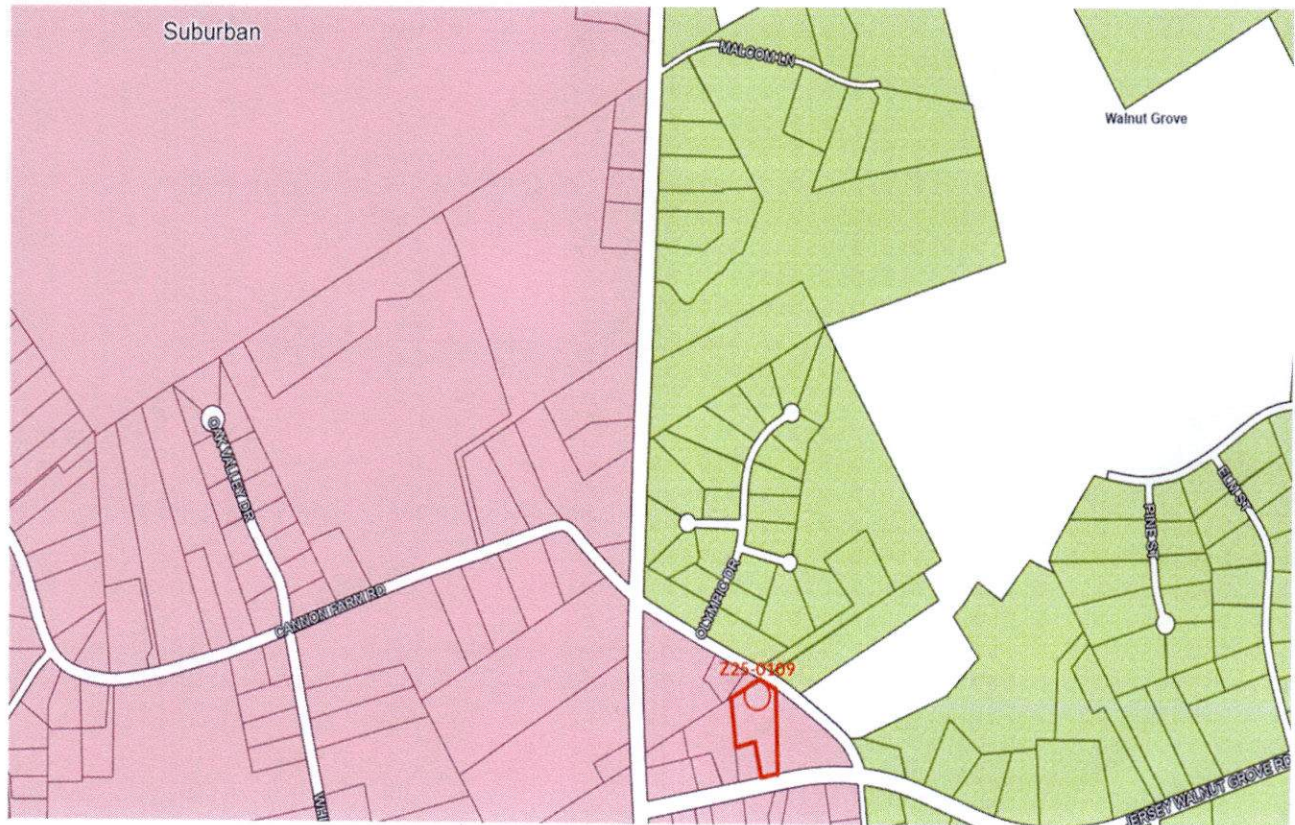


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



History:

V6120012	Billy Farmer	Customer Contact H.O.P. Photo	C054-267 4878 Jersey Walnut Grove	Approved Cond.
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Conditions were:

1. For applicant only.
2. By appointment only.
3. No more than one client on site at a time.
4. No signs.
5. Day light hours only.
6. Studio will be in an enclosed building with no outside business activity.

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: No issues.

Water Authority: This area is served by an existing 6" diameter water main along Jersey Walnut Grove Road. (static pressure: 85 psi, Estimated fire flow available: 1,350 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comments on the beekeeping area. The mercantile area or building shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances.

Fire Department Review: Potentially a hazard to the firefighters during a response.

Board of Education: No impact for the Walton County School System.

GDOT: Will not require coordination with Georgia DOT.

PC ACTION 4/3/2025:

1. Z25-0109-Rezone 2.58 acres from R1 to A for beekeeping & selling bees/honey- Applicant: Billy Farmer/Owner: Janis Farmer located on 4878 Jersey Walnut Grove Rd & Old Hwy 81/Map/Parcel C0540267-District 3.

Presentation: Billy Farmer represented the case. He has been beekeeping for the last 6 years. He is also involved in education as well as raising bees. He raised his own queen bees and he is a mentor. He operates a Bee Club and teaches about bees each month. He would like to continue raising bees, selling honey and bees and mentoring beekeeping. He would have people come to his house to mentor them on beekeeping. He said that there are countries that have not paid attention to bees. He said beekeeping is something we need to look at because without pollination we wouldn't be here. He said honeybees are 5% or less and if you don't protect honey bees then we are doomed. He said a queen bee will last for 21 days and they will die. There is only 1

queen bee per hive. If we don't pay attention, then beekeepers like himself and those he mentors, then the bees will become extinct. He said that when the Bee Club meets there are usually about 25 to 30 people each month. He gives all beekeepers their first colony of bees to get them started. You ask yourself why God put mosquitos on this earth because they are blood sucking insects, but they also pollinate, and mosquitos are beneficial. He said 1 colony of bees is 25 to 30 thousand bees. He has 10 colonies and has had them for 6 years. He has learned and talked to the UGA folks about beekeeping, and he shares his knowledge with other beekeepers.

John Pringle thanked him and said he understands the need to protect bees.

Mr. Farmer said that he hates seeing construction when they go in and clear the whole land and take all the trees out because agriculture is one source of pollen because nectar is in the trees. He said Red Maple is a good one. He said if we keep going this route and take out all the pine trees then you need to replace them with red bush, holly bush, cherry trees so that some agriculture is left.

Speaking: Non one

Recommendation: John Pringle made a motion to recommend approval as submitted and was seconded by Timothy Kemp. The Motion carried unanimously.

Rezone Application # 225-0109

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

Planning Comm. Meeting Date 4-3-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 5-6-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0540267

Applicant Name/Address/Phone #

Billy Farmer
4878 Jersey Walnut Grove Rd

Covington, GA 30014

E-mail address: billyfarmerphotos@gmail.com

Phone # 404-512-3075

Location: 4878 Jersey Walnut Grove Rd - 2 Old Hwy 81

Requested Zoning

A

Acreage 2.58

Property Owner Name/Address/Phone

JANIS H. Farmer

4878 Jersey Walnut Grove Rd

Covington, GA 30014

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

Phone # 678-451-5656

Existing Use of Property: Residential

Existing Structures: House, Truck port.

The purpose of this rezone is Beekeeping (Honeybees) Produce
and sell to other Beekeepers & to sell honey.

Property is serviced by the following:

Public Water: WCLWD Provider: Walton Co. water Dept. Well: not used

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 Billy Farmer

Date

2/28/2025

Fee Paid

\$ 350.00

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 R1

Surrounding Zoning: North A2 South R1
East R1 West R1

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

Commission District: 3-Timothy Shelton Watershed: _____ TMP ☒

I hereby withdraw the above application _____ Date _____

**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: Billy Farmer
Address: 4878 Jersey Walnut Grove Rd, Covington, GA.
Telephone: 404-512-3075
Location of Property: 4878 Jersey Walnut Grove Rd, Covington, GA.

Map/Parcel Number: C0540267

Current Zoning: Res Requested Zoning: Ag

Janis H. Farmer _____
Property Owner Signature Property Owner Signature

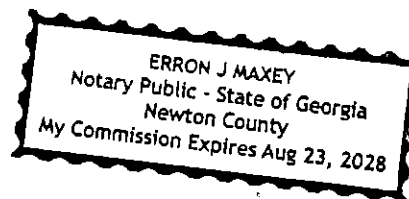
Print Name: Janis H. Farmer Print Name: _____

Address: 4878 Jersey Walnut Grove Rd, Covington, GA. Address: _____

Phone #: 678 451 5656 3004 Phone #: _____

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 Date 2/27/25



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;

Both Ag/Res

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

There should be no diminished value

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

Property will not be disturbed.

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

Bec pollination (crop ~~yield~~^{yield} for farmers and good healthy honey for nators.)

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

The honey bees will thrive and do well -

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

we have lived here for 32 years.

My plan is to produce honeybees,
And sell mated queens and nucleus colony.
I will also include production of honey which
will be sold and shared.

Thank you for your consideration,
Billy Farmer
4878 Jersey Walnut Grove Rd
Covington, GA. 30014

4878 Jersey Walnut Grove Rd
Corvinton, GA 30014

