



Planning and Development Department Case Information

Case Number: Z22100002

Meeting Dates: Planning Commission 11-03-2022
Board of Commissioners 12-06-2022

Current Zoning: A1

Request: Rezone property from A1 to R1 to create a 1.2 acre buildable lot

Address: 2057 Bomac Court

Map Number: C0510123

Site Area: 3.79 acres

Character Area: Suburban

District 2: Commissioner – Mark Banks

Planning Commission – Pete Myers

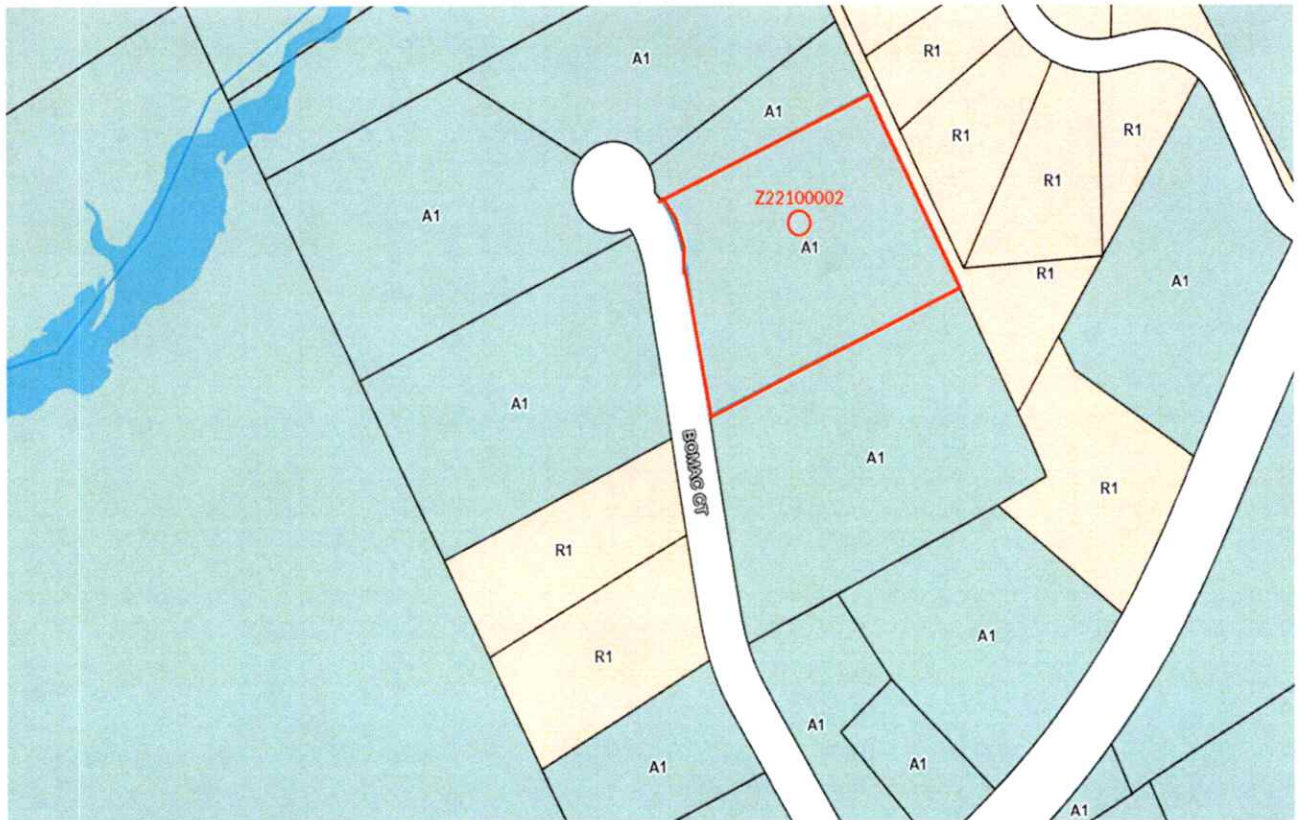
Applicant/Owner:

Mary Alexander
2057 Bomac Court
Loganville, Georgia 30052



Existing Site Conditions: This is a 3.79 acre property.

The surrounding properties are zoned A1 and R1.



Staff Comments/Concerns

History: **No History**

Comments and Recommendations from various Agencies:

Public Works: **Public Works has no issue with this request.**

Sheriffs' Department: **Any increase in population or number of households will on average increase the service demand of all public safety.**

Water Authority: This area is currently served by a 6" water main along Bomac Court. (static pressure: 75 psi, Estimated fire flow available: 1,000 gpm @ 20 psi). No system impacts anticipated.

Fire Department/Fire Marshall: No concerns

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

Development Inspector: No comment received.

DOT Comments: Will not require GDOT coordination.

PC ACTION 11/3/2022:

1. **Rezone – Z22100002 – Rezone 3.79 acres from A1 to R1 to create a 1.2-acre buildable lot – Applicant/Owner Mary Alexander -Property located on 2057 Bomac Ct-Map/ Parcel C0510123 – District 2.**

Presentation: Mary Alexander's daughter, Michelle Alexander, represented the case due to her mother being out of town. They would like to divide the property to create a 1.2 acre buildable lot.

Speaking: Karen Pitts who lives at 2077 Bomac Court next door to 2057 stated she doesn't really object to this rezone but had some questions as to how far off the property line their house would be and what actually would they be putting on the property.

Charna Parker stated that the setbacks are 15 ft. Michelle Alexander stated that they would be building a house and Ms. Pitts said that she was okay with this.

Recommendation: Pete Myers made a motion to approve zoning from A1 to R1 with a 1.2-acre buildable lot with a second by Timothy Kemp. The motion carried unanimously.

Rezone Application # Z-22100002
 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3rd Nov 22 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 6th Dec 22 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C 0510123

Applicant Name/Address/Phone #

MARY ALEXANDER
2057 Bomac court
Loganville, GA

E-mail address: vd72742@gmail.com

Phone # 478-461-1407

Location: 2057 Bomac court
Loganville 30052

Existing Use of Property: _____

Existing Structures: _____

The purpose of this rezone is

To build house - Rezone
to R1 to create a 1.2 acre
buildable lot.

Property Owner Name/Address/Phone

MARY ALEXANDER
2057 Bomac court
Loganville, GA

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

Phone # 478-461-1407

Requested Zoning R1 Acreage 3.79

Existing Use of Property: for building house

Existing Structures: House

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 Mary Date 9/29/22 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 Surrounding Zoning: North R1 South A1
 East A1 West A1

Comprehensive Land Use: Suburban DRI Required? Y N

Commission District: 2-Banks Watershed: _____ TMP

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;
It is all for residential purpose

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

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

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

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

for residential purpose

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

from 3-2-1983.

LETTER OF INTENT

30th Sept 2022

To

Walton county planning & Development
303 S. Hammond Drive, Suite 98
Monroe, GA 30655
770-267-1319.

Respected Sir/Madam

I Mrs. Mary Alexander
Owner of 2057 Bomac court Loganville
GA 30052 Want to give my son (Mark
Alexander) 1.200 acres to build his
house.

Thank you

Mary
Mary Alexander

30th/9/2022



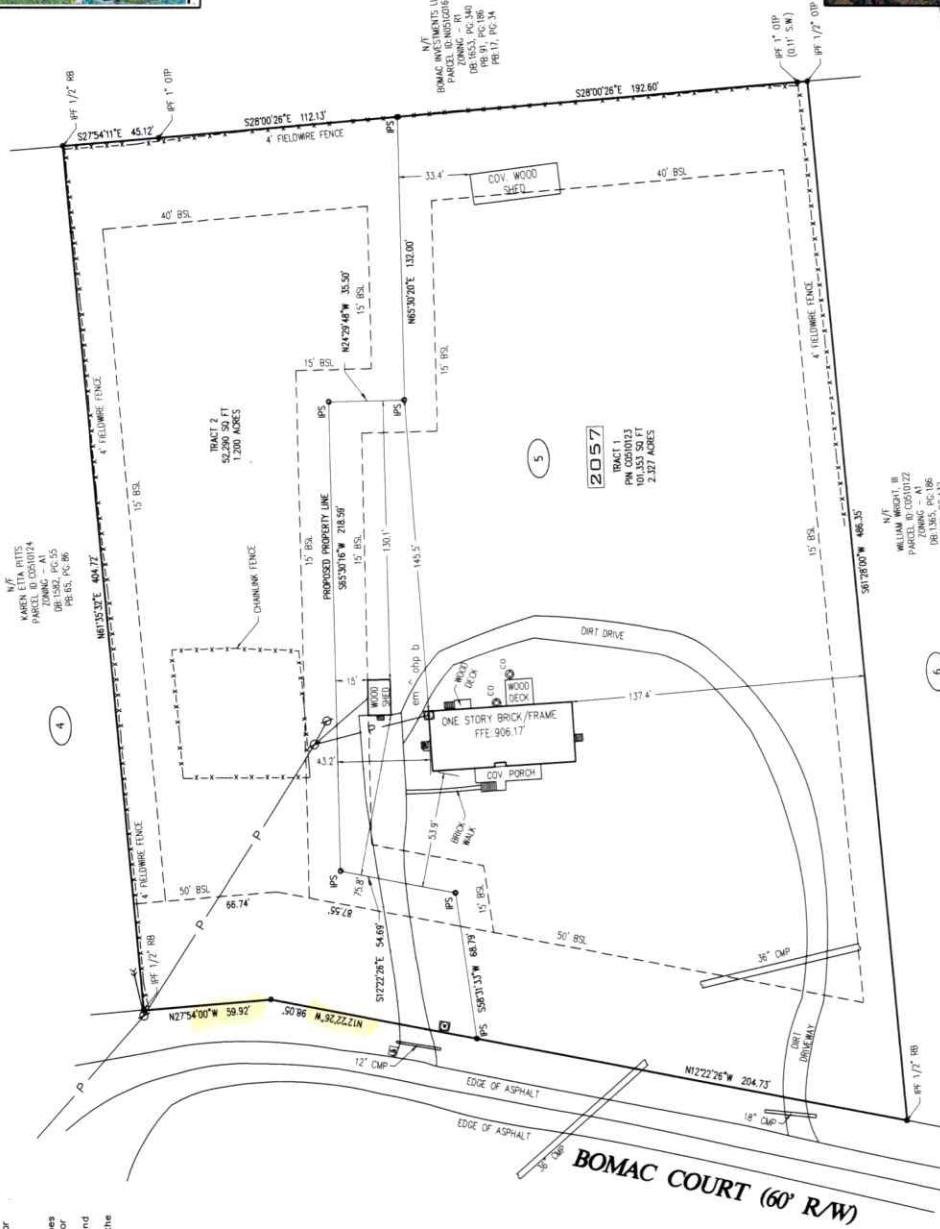
FLORIDA HAZARDOUS WASTE THIS PROPERTY IS NOT LOCATED IN A FLORIDA HAZARDOUS WASTE AS DESIGNATED BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FROM THE MAP OF WALTON COUNTY, GEORGIA 12/29/2012 AS EFFECTIVE DATE DECEMBER 8, 2016



- LEGEND**
- EOP EDGE OF PLACEMENT (CURB)
 - P/W POWER POLE
 - R/W RIGHT OF WAY
 - PF IRON PIN (FOUND)
 - PFS 1/2" IRON SET
 - SW SIDE WALK
 - BOLLARD
 - ONP OVERHEAD POWER
 - FH FIRE HYDRANT
 - CB CATCH BASIN
 - W/W WATER WALKER
 - WV WATER VALVE
 - DM GAS METER
 - LP LIGHT POLE
 - CONCRETE PAD
 - T TELEPHONE MARKER
 - AC AIR CONDITIONER UNIT
 - MB MAIL BOX



CLIENT: MARY ALEXANDER
 DATE: 9/7/2022
 JOB NUMBER: EPL1-367



2057 BOMAC COURT
 LOGANVILLE, GEORGIA 30052

SCALE: 1" = 40'
 GRAPHIC SCALE - IN FEET
 SHEET NUMBER: 1 of 1
 FILE NAME: 2057 BOMAC COURT EXEMPTION RI

EXEMPTION PLAT FOR

2057 BOMAC COURT
 LOGANVILLE, GEORGIA 30052

NO.	REVISIONS	DATE	DESCRIPTION
1		10/6/22	COMMENTS
2			
3			
4			
5			



KEYSTONE LAND SURVEYING, INC.
 162 EAST CROGAN STREET - SUITE 1
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

GENERAL NOTES:
 1. This Plat has been prepared without reference to any previous surveys. Easements or encumbrances may exist that are not shown on this plat.
 2. This plat is subject to any restrictions that may exist either written or unwritten.
 3. The Surveyor does not show responsibility for absence or presence of any such utilities.
 4. All measurements were found within 500 feet of this site.
 5. This Plat has been prepared for the exclusive use of the person(s) or entities named herein.

WALTON COUNTY
 ZONING: AI
 FRONT SETBACK - 50'
 SIDE SETBACK - 15'
 REAR SETBACK - 40'

REZONING CASE NUMBER: Z22100022.0

FIELD DATA:
 DATE OF FIELD SURVEY: 6-4-22
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF THE POINTS LOCATED TO BE 0.00 FEET

EQUIPMENT: TOTAL STATION AND NETWORK GPS
 ELECTRONIC LEVEL
 SINKING ROD
 NETWORK: GPS

NET AREA: 151,644 SQ. FT., 3.527 AC
 AREA PER TAX RECORDS: 3.789 AC
 TRACT 1: 101,353 SQ. FT., 2.327 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 199,082 FEET
 TRACT 2: 52,290 SQ. FT., 1.200 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 194,799 FEET

SURVEY DATA:
 SOURCE OF TITLE INFORMATION FOR SUBJECT PROPERTY: DEED BOOK 1223 PG. 397
 PROPERTY OWNER AT TIME OF SURVEY: MARY ALEXANDER
 PARCEL NUMBER: 0201023

REFERENCE: PLAT BOOK 31 PG. 132
 DEED BOOK 1223 PG. 397

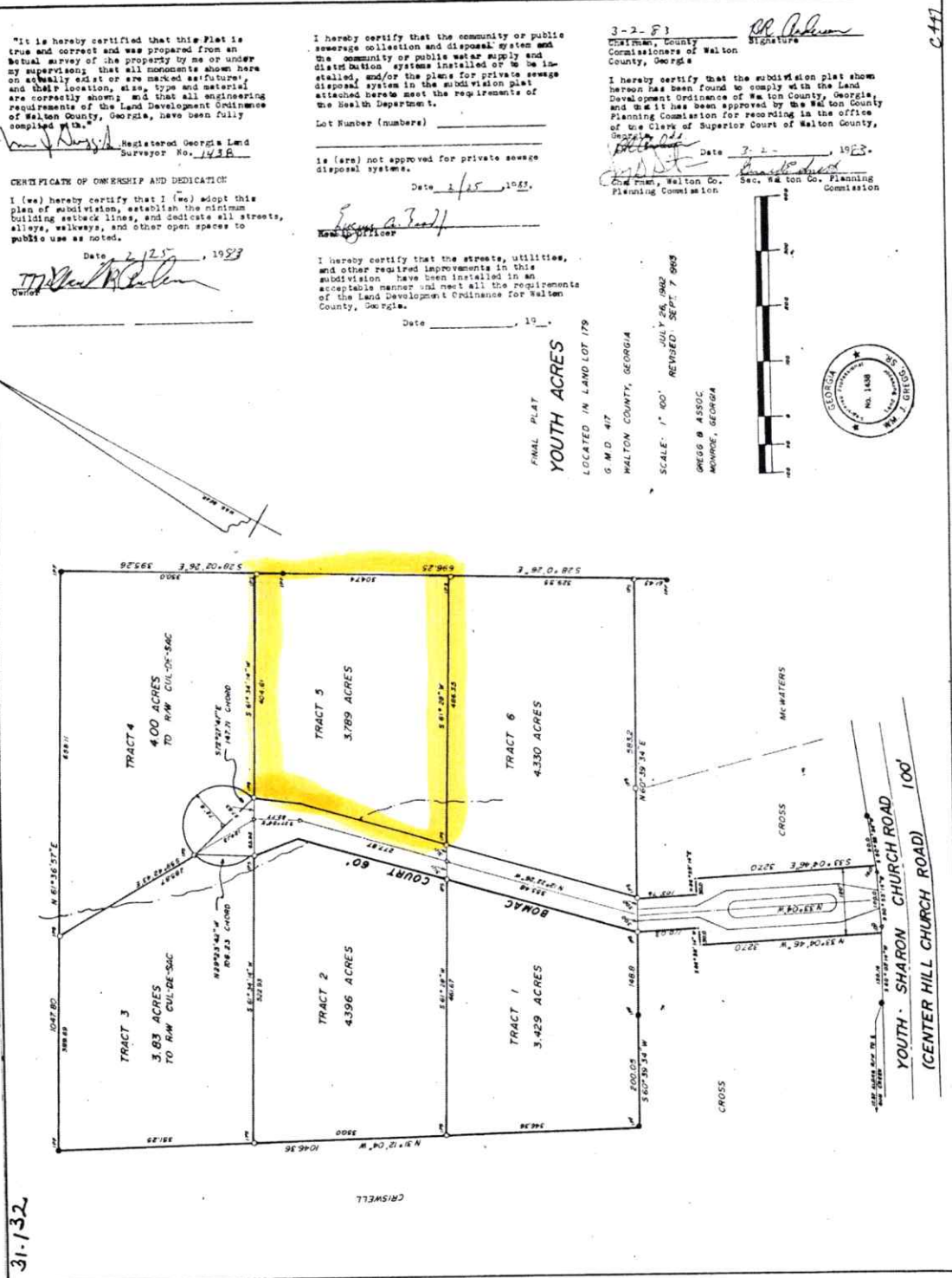
SURVEYOR'S CERTIFICATION:
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SIGNED:
 DATE: 09-07-2022

PRINT SURVEYOR'S NAME AND LICENSE NUMBER: PATRICK F. CAREY #3077
 DATE: 09-07-2022

APPROVAL FOR RECORDING:
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR PLAN FOR FILING:

DATE: _____
 WILTON COUNTY PLANNING AND DEVELOPMENT



"It is hereby certified that this Plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown here on actually exist or are marked as 'future', and their location, size, type and material are correctly shown; and that all engineering requirements of the Land Development Ordinance of Walton County, Georgia, have been fully complied with."

Registered Georgia Land Surveyor No. 1438

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we) adopt this plan of subdivision, establish the minimum building setback lines, and dedicate all streets, alleys, walkways, and other open spaces to public use as noted.

Date 2/25, 1983

I hereby certify that the community or public sewerage collection and disposal system and the community or public water supply and distribution systems installed or to be installed, and/or the plans for private sewage disposal system in the subdivision plat attached hereto meet the requirements of the Health Department.

Lot Number (numbers) _____

is (are) not approved for private sewage disposal systems. Date 2/25, 1983.

Health Officer

I hereby certify that the streets, utilities, and other required improvements in this subdivision have been installed in an acceptable manner and meet all the requirements of the Land Development Ordinance for Walton County, Georgia.

Date _____, 19__

3-2-83
Chairman, County Commissioners of Walton County, Georgia

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Ordinance of Walton County, Georgia, and that it has been approved by the Walton County Planning Commission for recording in the office of the Clerk of Superior Court of Walton County, Georgia.

Date 3-2-1983
Clerk of Superior Court, Walton County, Georgia

Sec. Walton Co. Planning Commission

SCALE: 1" = 400' REVISED SEPT. 7, 1983
GREGG & ASSOC. MARIETTA, GEORGIA



COV DB 183/238
COV DB 188/78480

RECORDED
THIS 23rd day of Sept 1983
Thomas S. Kuhlman
Clerk, Walton Superior Court

31-132

30th Sept 2022

To

Walton county Planning & Development
303 S Hammond Drive, Suite 98
Monroe, GA 30655
770/267/1319

Respected Sir / Madam

I Mrs May Alexander
Owner of Bonaer court 2057 Loganville GA 30052.
Will not be able to be present for

Planning Comm. meeting date 3rd Nov 2022
and for Board of Comm Meeting Date 6th Dec 2022
at 6.00 p.m. It is OK with me if
my children attend/be present.

Thank you

Mrs May
Alexander

30th Sept 2022