



Planning and Development Department Case Information

Case Number: Z25-0253

Meeting Dates: Planning Commission 08-07-2025

Board of Commissioners 09-02-2025

Applicant:

Reliant Homes GA LLC
P.O. Box 2655
Loganville, Georgia 30052

Owner:

(See attached)

Current Zonings: The current zonings are A1 and A2.

Request: Rezone 84.16 acres from A1 and A2 to R1OSC for a residential subdivision with 70 lots.

Address: Youth Jersey Road & Monroe Jersey Road, Covington, Georgia 30014

Map Number/Site Area: C0650056 (49.597 acres), C0660035 (13.243 acres) and C0650057 (21.280 acres)

Character Area: Suburban

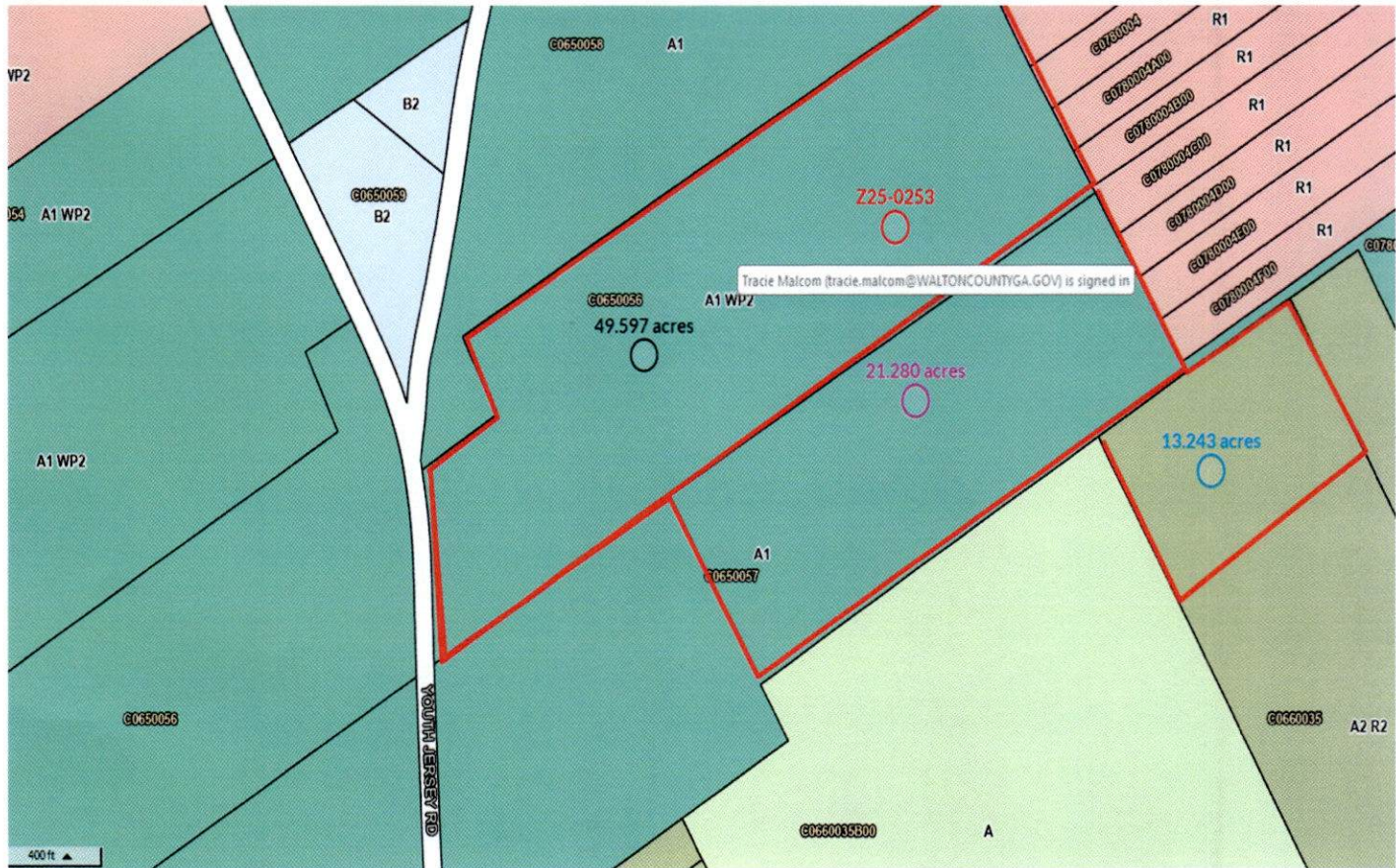
District 3 Commissioner-Timmy Shelnett

Planning Commission—John Pringle

Existing Site Conditions: Property consists of vacant land.

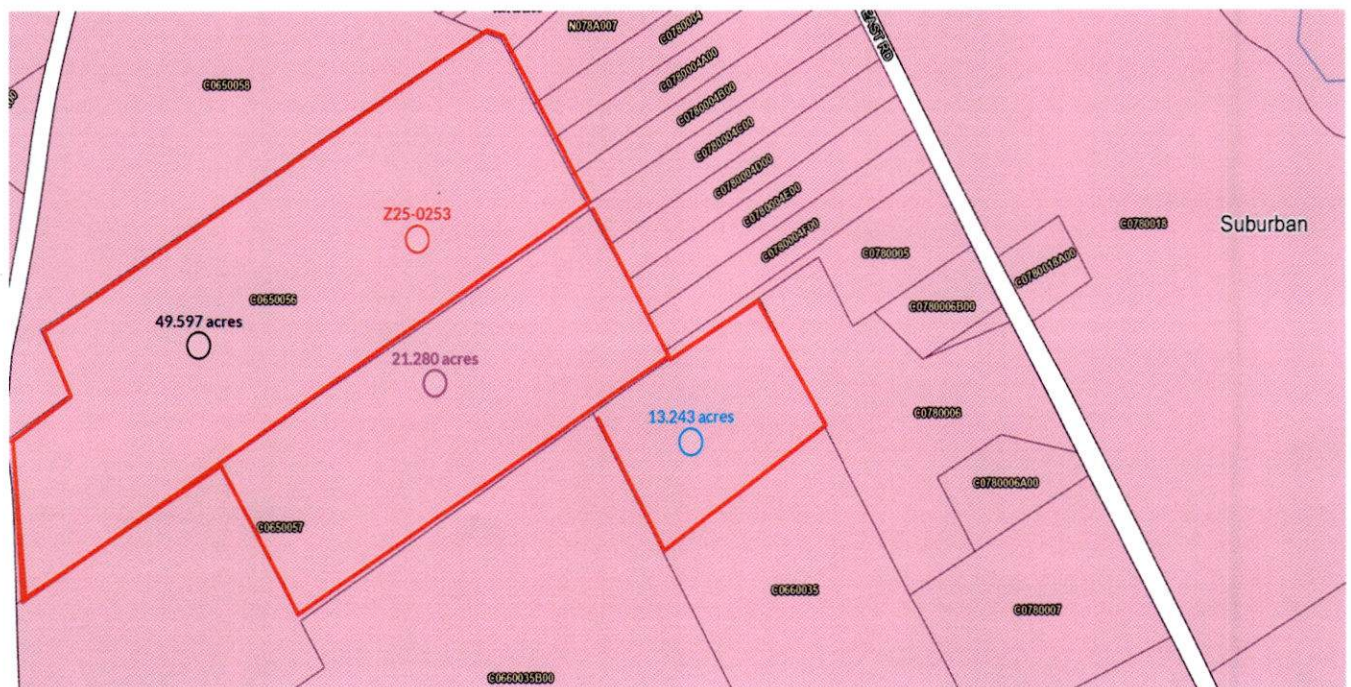


The surrounding properties are zoned A1, A2 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



The map displays land parcels in the Isabella Plantation area. Key features include:

- Pilot Ridge**: A large tract outlined in red in the upper left.
- Pilot Woods**: A tract outlined in red below Pilot Ridge.
- Isabella Plantation**: A large tract outlined in red in the center-right.
- Central Tract**: A large tract outlined in red, divided into three smaller sections labeled:
 - 49.597 acres (top-left section)
 - 21.280 acres (middle section)
 - 13.243 acres (bottom-right section)
- Other Labels**: Numerous parcel numbers (e.g., C065002, C065003, C065004) and street names (e.g., YOUTH LIFESTYLE RD, PINEAPPLE LN) are visible throughout the map.
- Scale**: A scale bar at the bottom left indicates 660 ft.

Staff Comments/Concerns:

Rezone Application # Z25-0253
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-7-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-2-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0650056 ^(49.597 acres) & a portion of C0660035 ^(13.243 acres) - C0650057 ^(21.190 acres)
Applicant Name/Address/Phone # **Property Owner Name/Address/Phone**

Reliant Homes GA LLC

Alcovy Builders Inc

PO Box 2655

2834 Horseshoe Rd

Loganville, GA 30052

Loganville, GA 30052 *(see attached)*

E-mail address: nbutler@relianthomes.com (If more than one owner, attach Exhibit "A")

Phone # 678-373-0536

Phone # 404-557-6520

Location: Monroe Jersey Rd Covington
Youth Jersey Road **Requested Zoning** R1 OSC **Acreage** 84.16

Existing Use of Property: Vacant land

Existing Structures: None

The purpose of this rezone is _____

Request rezone to develop a 70 lot OSC subdivision.

Property is serviced by the following:

Public Water: Yes **Provider:** Walton County Water Department **Well:** _____

Public Sewer: _____ **Provider:** _____ **Septic Tank:** X

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] 6-30-2025 \$ 550.00
Signature **Date** **Fee Paid**

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 s A1 JA2 **Surrounding Zoning:** North A1 South A2
East A1 JA1 West A1 A1

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

Commission District: 3-Timmy Shelnett **Watershed:** **TMP**

I hereby withdraw the above application _____ Date _____

Owners:

Portion of Parcel C0660035 – 13.243 acres Monroe Jersey Road

Owner: Alcovy Builders Inc, 2834 Horseshoe Road, Loganville, Georgia 30052

Portion of Parcel C0650056 – 49.597 acres Youth Jersey Road

Owner: MFT Land Investments, LLC, P.O. Box 2655, Loganville, Georgia 30052

Portion of Parcel C0650057 -21.280 acres Youth Jersey Road

Owner: MFT Land Investments, LLC, P.O. Box 2655, Loganville, Georgia 30052

**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: MFT Land Investments LLC

Address: PO Box 2655 Loganville GA 30052

Telephone: 678-373-0536

Location of Property: Double Springs Road

Map/Parcel Number: C0650056 J C0650057

Current Zoning: A1 WP2 Requested Zoning: R1 OSC


Property Owner Signature

Property Owner Signature

Print Name: Ned Butler

Print Name: _____

PO Box 2655
Address: Loganville GA 30052

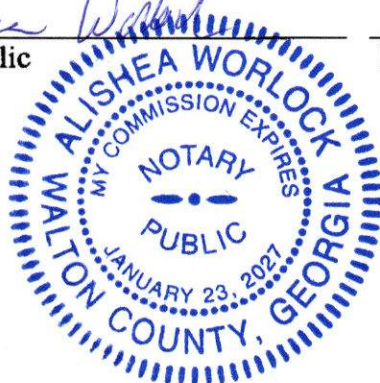
Address: _____

Phone #: 678-373-0536

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.

 6/30/25
Notary Public 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: Alcovy Builders Inc

Address: 2834 Horseshoe Rd Loganville, GA 30052

Telephone: 404-5576520

Location of Property: 13.25+/- acres Monroe Jersey Road which is a
portion of 56.63 acres tract parcel #C0660035

Map/Parcel Number: C0660035

Current Zoning: A2 R2 Requested Zoning: R1 OSC

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: John Jessup
2834 Horseshoe Rd

Print Name: _____

Address: Loganville GA 30052

Address: _____

Phone #: 770-318-9891

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] 6/20/2025
Notary Public Date

ASHLEY M KINES
Notary Public, Georgia
Newton County
My Commission Expires
March 13, 2026



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;

Al tracts of land to the immediate North, South,
and West. There is a R1 subdivision
East of the site and further north of this site.

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

Property values are not anticipated to be
diminished by the proposed zoning.

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

The proposed zoning will provide additional
housing for the local area with no anticipated
destruction of surrounding property values.

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

The proposed zoning will provide additional
housing and tax basis to the public.

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

The proposed use is for a residential use that
coincides with the surrounding uses. The proposed
use also follows along with the Land Use Map
of a Suburban character.

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**

The property has been owned by the owner and
vacant since March 2025. The property appears
have been vacant for many years.



June 30, 2025

Walton County Planning Department
Attention: Charna Parker
126 Court St.
Monroe, GA 30655

Mrs. Parker,

Reliant Homes GA, LLC is requesting a rezone of parcel numbers C0650056 and a portion of C0660035 located on Youth Jersey Road in Covington, GA Walton County. The request is to rezone the 84.16 acres to R1 OSC from A1 WP2 an A1 R1 OSC for development of a 70 lot residential subdivision.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler', with 'vp' written in small letters at the end of the signature.

Ned Butler
Vice President
Reliant Homes GA, LLC

GENERAL SITE NOTES:

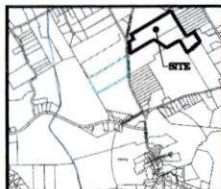
1. SITE DESCRIPTION: LOCATED AT THE EAST SIDE OF SOUTH JERSEY RD. NEAR THE INTERSECTION WITH WALTON ROAD, IN WALTON COUNTY, GEORGIA.
2. TOTAL SITE AREA IS = 84.18 AC.
3. PROJECT SITE ZONED: A1. RESIDENTIAL RECREATION OF THE PROPERTY TO R1 W/ OSC OVERLAY. PROPOSED USE: RESIDENTIAL LOTS.
4. TOTAL LOTS PROPOSED: 70 UNITS / 84.18 ACRES = 0.83 UNITS/AC.
5. BUILDING SETBACKS IN R1 W/ OSC OVERLAY: FRONT = 10 FT. SIDE = 10 FT. REAR = 10 FT. 70.00 FT AS REQUIRED BY THE L.D.C. (SEE FLOOD HAZARD AREA ZONE A PER F.E.M.A. FLOOD INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA FIRM PANEL NO. 13297C0225E. EFFECTIVE DATE DECEMBER 8, 2016).
6. TOTAL OPEN SPACE AREA REQUIRED IS 21.54 AC. (25% OF 84.18 AC.) TOTAL OPEN SPACE AREA PROPOSED IS 24.08 AC. (28.6% OF 84.18 AC.)
7. SMALLEST LOT SIZE SHOWN = 29,820 S.F.
8. MIN. LOT SIZE REQUIRED = 25,000 S.F.
9. MIN. HOUSE SIZE = 1,800 S.F. FOR 1 STORY & 2,000 S.F. FOR 2 STORY.
10. SURVEY INFORMATION: WORKS ARE TAKEN FROM A RECONCILED SURVEY AND A BOUND SUBDIVISION PLAN PREPARED BY NORTHEAST LAND SURVEYING, LLC, DATED 03/27/2023 & 03/27/2023.
11. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM NOAA GA DNR LOAN FOR WALTON COUNTY, GEORGIA.
12. THE NATIONAL NAD83 DATUM WAS CONSULTED AND THERE ARE NO UNLAWFUL IDENTIFIED GRANTS.
13. DEVELOPER: RELIANT HOMES GA, LLC. 1301 BOX 2855 LOGANVILLE, GA 30052. PHONE NUMBER: (770) 715-2800. FAX NO. CONTACT: RED BUTLER.
14. SURVEYOR: NORTHEAST LAND SURVEYING, INC. 1000 N. W. 10TH AVE. SUITE 100. WILMINGTON, GA 30117. PHONE: (770) 456-7720. SURVEY CONTACT: NEAR CANN.
15. ENGINEER: DAY DESIGN GROUP, INC. 1301 BOX 2855 LOGANVILLE, GA 30052. PHONE: (770) 715-2800. ENGINEER: CONTACT: RED BUTLER, P.E.
16. SEPTIC SERVICE SHALL BE PROVIDED FOR EACH LOT ON AN INDIVIDUAL LOT BY LOT BASIS. THE BUILDER OF EACH LOT IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION. THROUGH WALTON COUNTY HEALTH DEPARTMENT. DEPARTMENT'S DEVELOPMENT REGULATIONS.

REFERENCE WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE ZONING: ARTICLE 4 SECTION 4-1-120 A1 BASE ZONING, & ARTICLE 4 SECTION 4-2-120 OSC SUBDIVISION.

PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL HAVING BEEN FULFILLED, THE OSC CONCEPT PLAN HAS BEEN APPROVED. THE FINAL PLAN MUST BE SUBMITTED TO A DEVELOPMENT PERMIT MUST BE SUBMITTED WITHIN 6 MONTHS OF THE APPROVAL OF THE OSC CONCEPT PLAN OR THE APPROVAL WILL EXPIRE AND BE NULL AND VOID.

DIRECTOR: WALTON COUNTY PLANNING & DEVELOPMENT

DATE:



VICINITY MAP N.T.S.

THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.7334 NORTH, -83.8045 WEST.



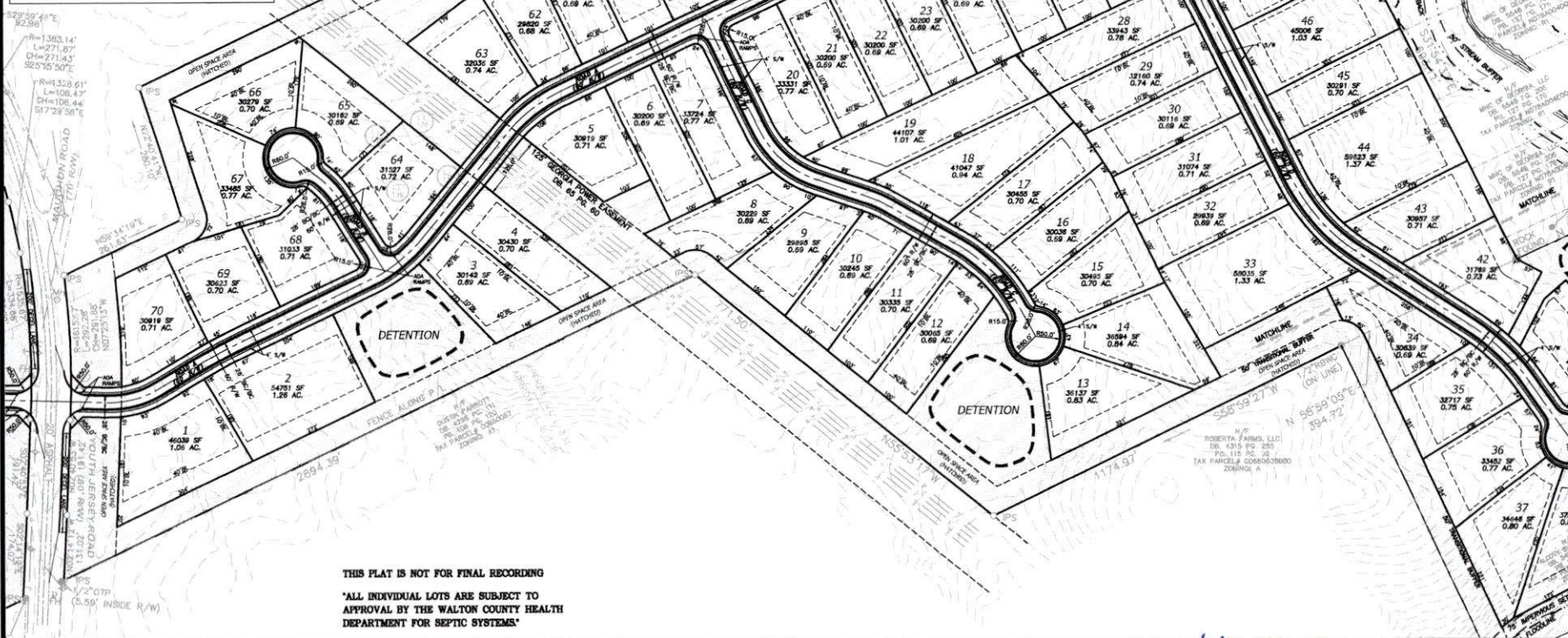
FLOOD MAP N.T.S.

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ZONE A PER F.E.M.A. FLOOD INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA FIRM PANEL NO. 13297C0225E. EFFECTIVE DATE DECEMBER 8, 2016.

OWNER
MPT LAND INVESTMENTS, LLC
PO BOX 2855
LOGANVILLE, GA 30052
(770) 715-2800
nbutter@relianthomes.com

DEVELOPER
PRIMARY PERMITEE
RELIANT HOMES GA, LLC
PO BOX 2855
LOGANVILLE, GA 30052
(770) 715-2800
nbutter@relianthomes.com

24 HOUR CONTACT
RED BUTLER
(770) 715-2800



THIS PLAT IS NOT FOR FINAL RECORDING

'ALL INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL BY THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
DAY DESIGN GROUP, Inc.
1301 BOX 2855 LOGANVILLE, GA 30052
(770) 715-2800
www.daydesigngroup.com

DAY DESIGN GROUP, Inc.

RELIANT

FOR
CONCEPTUAL ZONING PLAN
KENSLEY PARK SUBDIVISION
LOCATED IN
LANDLOT 130, 131, 132, 133 - 470 DISTRICT
WALTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
1	06/27/23	INITIAL DATE OF PLANS	

DATE: 06/27/23
DRAWN BY: GND/JNA
JOB NO: 25-107

SHEET 1 OF 2

lots 38-41
Continued on next site plan



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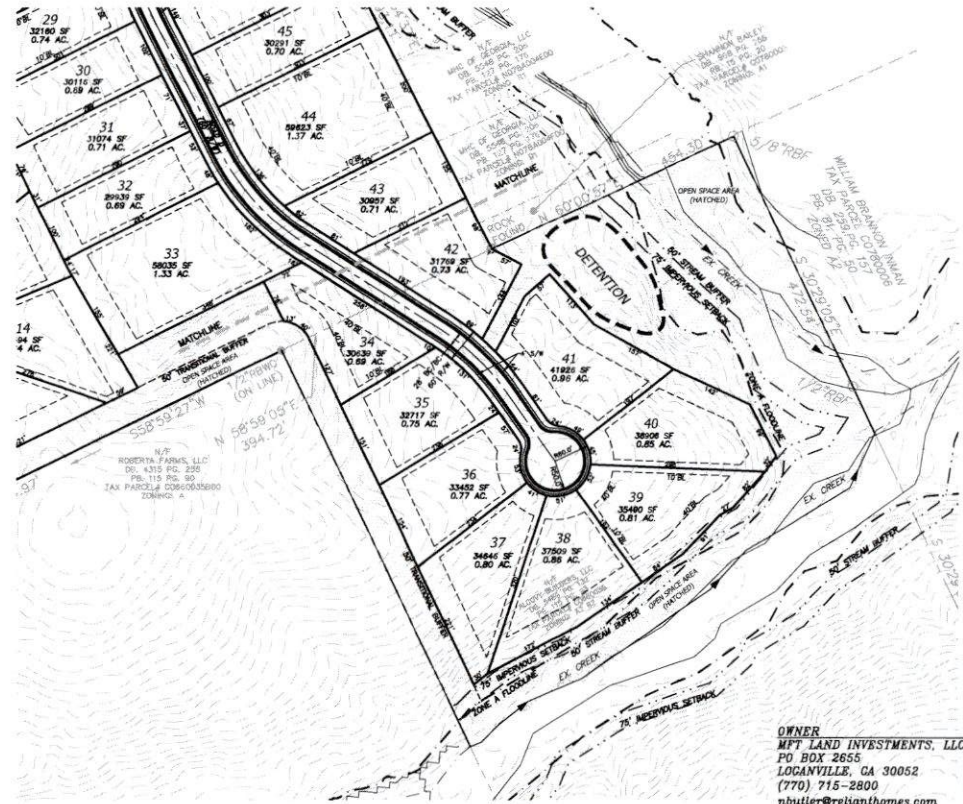


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(706) 368-8568
www.daydesigngroup.com

DAY
DESIGN
GROUP, Inc.

RELIANT

CONCEPTUAL REZONING PLAN
FOR
KENSLEY PARK SUBDIVISION
LOCATED IN
WALTON COUNTY, GEORGIA
LABELLOT 132, 131, 130, 133 - 4TH DISTRICT



OWNER
MFT LAND INVESTMENTS, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
nbutler@relianthomes.com

DEVELOPER
PRIMARY PERMITTEE
RELIANT HOMES CA, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
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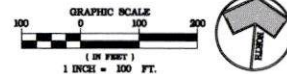
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DIRECTOR
WALTON COUNTY PLANNING & DEVELOPMENT
DATE

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DEPARTMENT FOR SEPTIC SYSTEMS."



NO.	DATE	DESCRIPTION	REVISIONS
1	06/27/25	INITIAL DATE OF PLANS	

DATE: 06/27/25	OF
DRAWN BY: QND/JAM	
JOB NO: 22-107	
SHEET	2