



Planning and Development Department Case Information

Case Number: Z22060006

Meeting Dates: Planning Commission 07-07-2022

Board of Commissioners 08-02-2022

Current Zoning: A1

Request: Rezone to R1 to create 1 buildable lot

Address: 660 Wood Hill Drive, Dacula, Georgia 30019

Map Number: C0570007

Site Area: 3.46 acres

Character Area: Suburban

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

Applicant/Owner:

John William Bush, Jr.

225 Arbor Way

Bethlehem, Georgia 30620



Existing Site Conditions: The property consist of 3.46 acres located in Rolling Hills Subdivision.

The Surrounding zonings are:

A1 residential (Rolling Hills Subdivision) to the east,

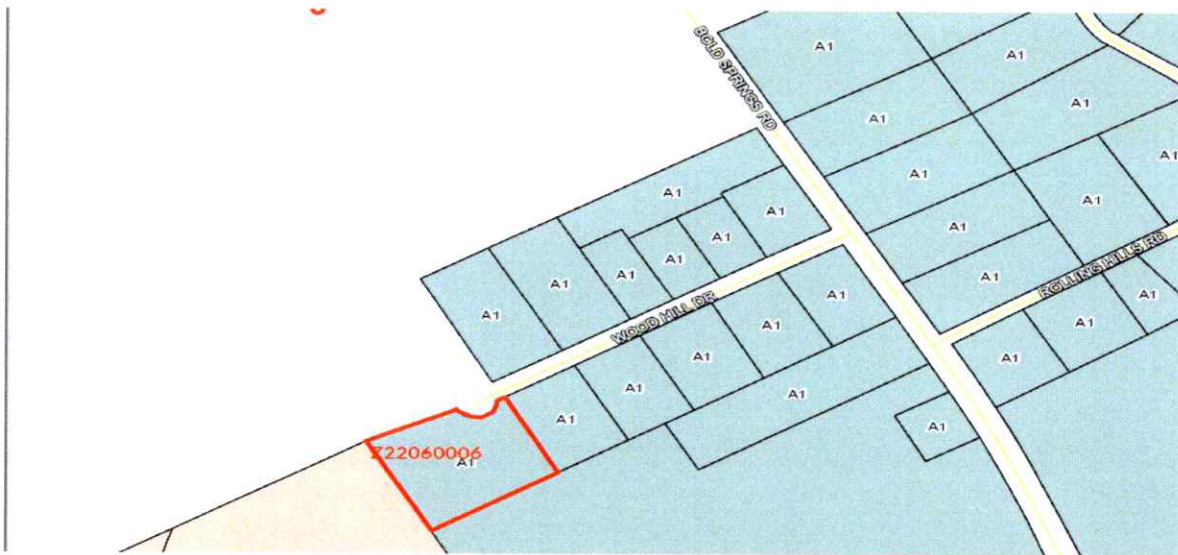
A1 vacant parcel to the south,

R1 Residential Subdivision under construction to the west (Stillwater Springs)

And a residential subdivision located in Gwinnett County to the North.

The property owner is requesting to split the property into 2 lots:

Lot 6A will be 1.10 acres with the existing house and Lot 6B will create a second 2.35 acre buildable parcel.



Staff Comments/Concerns: None

History: No Zoning History

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: Walton County Sheriff's Office responds to all calls when dispatched. Any increases in the population and households in Walton County will increase the service demand for public safety.

Water Authority: This area is served by an existing 6" diameter water main along Bold Springs Road. (static pressure: 54 psi, Estimated fire flow available: 440 gpm @ 20 psi). A new water main will be installed per application to distribute water within the development. Please coordinate with WCWD.

Fire Department: Any new residential construction will have a direct effect on the number of emergency calls handled by the Walton County Fire Department. An increase in the population that comes from residential development also increases the need for emergency services.

Fire Code Specialist: No comments

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

Development Inspector: No comment received.

DOT Comments: This will not require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 7/7/2022:

1. Rezone – Z22060006 – Rezone 3.46 acres from A1 to R1 to create 1 additional lot– Applicant/Owner: John William Bush Jr -Property located on 660 Wood Hill Dr-Map/Parcel C0570007 – District 1.

Presentation: John William Bush, Jr represented this case. Mr. Bush stated that he purchased the property from John Hamilton. Mr. Hamilton had owned this property for 20 years and then there was fire and it was a total loss. He would like to build homes for himself and his brother. Mr. Bush stated

that he has already paid \$35,000.00 to run a 1,500 ft. water line from Bold Springs Road to this property. He also put in two fire hydrants on the property.
Speaking- None

Recommendation: Josh Ferguson made a motion to recommend approval with a second by John Pringle. The motion carried unanimously.

Rezone Application # 22206006
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 07/07/2022 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 08/02/2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0570007

Applicant Name/Address/Phone #

John William Bush Jr

225 Arbor Way

Bethlehem GA 30620

E-mail address: jwbushjr@gmail.com

678-975-1168

Phone # _____

Location: 660 Wood Hill Dr Dacula GA 30019

Requested Zoning R1 Acreage 3.46

Existing Use of Property: Single Family Residence

Existing Structures: basement foundation of home destroyed in a fire, Complete loss. Existing storage area

The purpose of this rezone is to allow for the land to subdivided into to residential lots for 2 new homes to be built

Property is serviced by the following:

Public Water: Provider: Walton County Well: On Site

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 _____ Date 06/03/2022 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 A1 South Gwinnett County
 East R1 West A1

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

Commission District: 1-Warren Watershed: Alcovy River W-P1 TMP

I hereby withdraw the above application _____ Date _____

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 nearby properties are as follows- to the right A1 single family, to the
to the left AA068 single family neighborhood, immediatly behind property
is a new subdivision development owned by Bassett Signature Homes Llc
zoned R1

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

Under the current zoning only 1 house can be built and reduces the amount
of potential property tax that 2 new homes would bring to the county.

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

None known

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

The gain to the public is the new owner of the property has secured and paid
Walton County Water Department to run 1500 feet of public water to the 660 Wood Hill Dr.
The addition of this public utility will provided public water to potential 13 homes
on Wood Hills Dr. With the addition of the water line 2 new fire hydrants have been paid
for and will provided emergancy services access to an immediate water source in case of a
fire. The hardship is that under the current zoning the propety can not be split into 2
residential lots for new home construction of mine and my brother in laws houses.

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

Yes

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

Property has not been vacant prior to the total loss fire. An existing home was on the subject property with the previous owner living in the home.

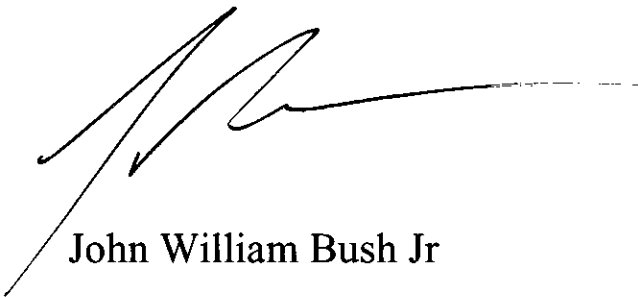
**LETTER OF INTENT APPLICATION FOR REZONING of
Walton County, GEORGIA**

John William Bush Jr (the “Applicant”) on behalf of John William Bush Jr (the “Owner”) requests a Rezoning of the approximately 3.46 acres located at the 660 Wood Hills Dr, Dacula GA 30019 (Parcel Identification Number C0570007) (the Property) from the A-1 (Residential, Agriculture, Public, Recreation) to the R-1 (Residential, Agriculture, Public, Recreation, Mixed Use) to modify the conditions of zoning pertaining to the property to allow for the subdividing and construction of two new residential single family homes.

The overall property has long been developed as a single-family residential lot. The proposed new plat shows the subdivided lots and the new proposed acreage for each residential lot. With the addition of this rezoning the property owner has bought and paid for 1500 feet of water pipe, 2 fire hydrants, and 2 water meters through Walton County Water Department, for the proposed rezoned residential lots.

The Applicant respectfully asks the Planning and Board Committees of Walton County to approve the Rezoning as requested.

Sincerely



John William Bush Jr

Applicant and Property Owner

06/03/2022

Not For Record

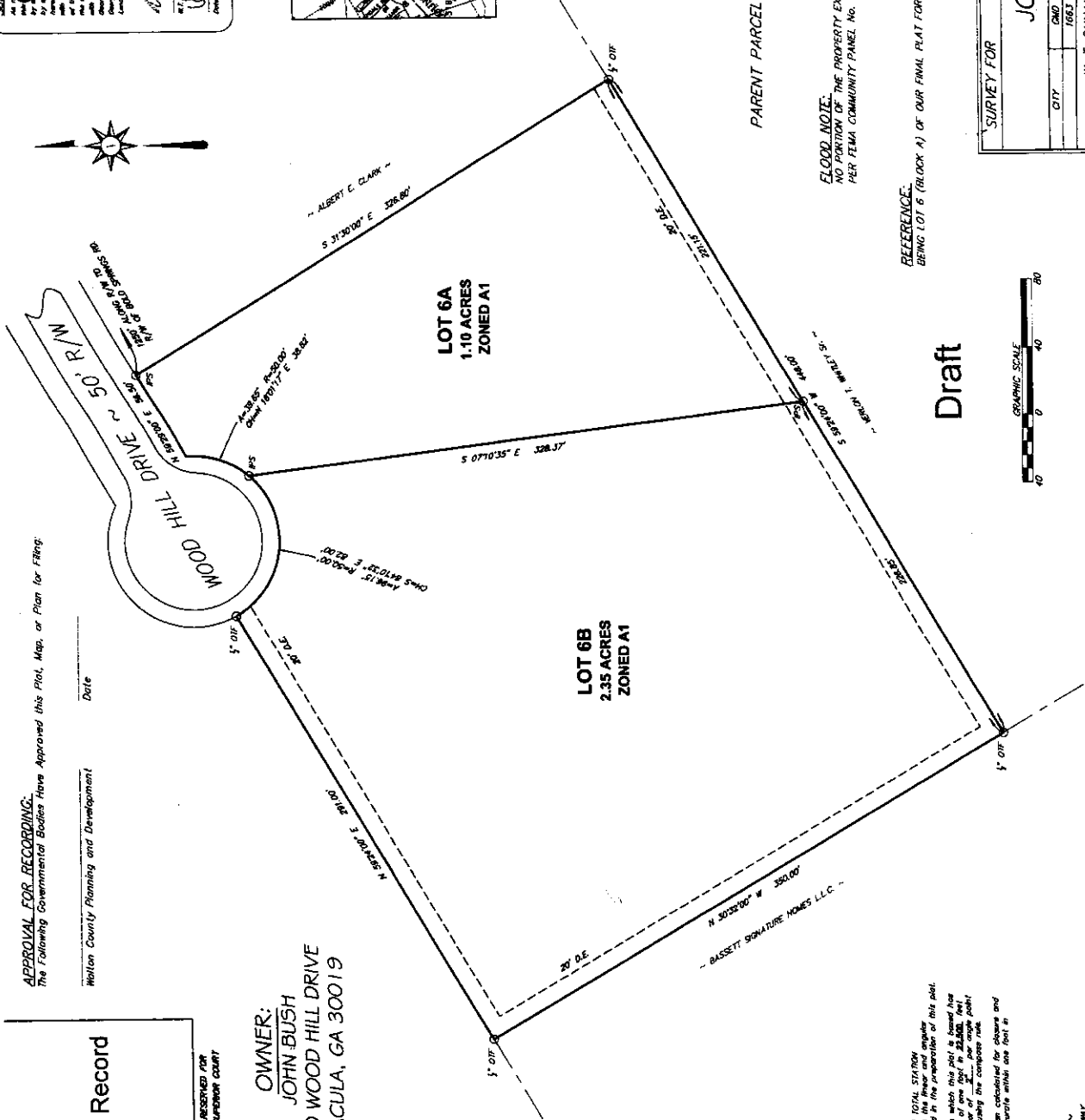
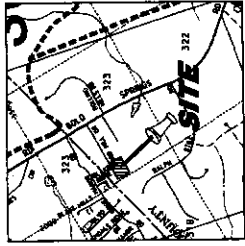
THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

OWNER:
JOHN BUSH
660 WOOD HILL DRIVE
Dacula, GA 30019

APPROVAL FOR RECORDING:
The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

Waltan County Planning and Development

Date



PARENT PARCEL C0570007, ZONED A1

FLOOD NOTE:
NO PORTION OF THE PROPERTY EXISTS IN A FLOOD HAZARD AREA
PER FEMA COMMUNITY PANEL NO. 1329700015E, DATED 12/8/2018

REFERENCE:
BEING LOT 6 (BLOCK 4) OF OUR FINAL PLAT FOR ROLLING HILLS, DATED 3/5/1977

Draft



STATE OF GEORGIA			
SURVEY FOR			
JOHN BUSH			
CITY	COUNTY	SCALE	DATE
DAV	WALTON	1"=40'	8/7/2022
M. T. DUNAHOD AND ASSOCIATES, L.L.C.			

A TORSON CTS-28 TOTAL STATION angular measurements used in the preparation of this plat. The field data upon which this plat is based has a closure precision of one foot in 25,000 feet and an angular error of 2.5 seconds per angle point and was subjected to the computer check. This survey has been calculated to the foot and the appropriate within one foot is 250,000 feet.

LEGEND ~
R/W = RIGHT OF WAY
D.E. = RIGHT OF WAY
DIT = OPEN TOP PIN FOUND