



## Planning and Development Department Case Information

Case Number: Z22060008

Meeting Dates: Planning Commission 07-07-2022  
Board of Commissioners 08-02-2022

Current Zoning: A2

Request: Rezone to R1OSC for a residential subdivision

Address: 816 New Hope Church Road/New Hope Church Road

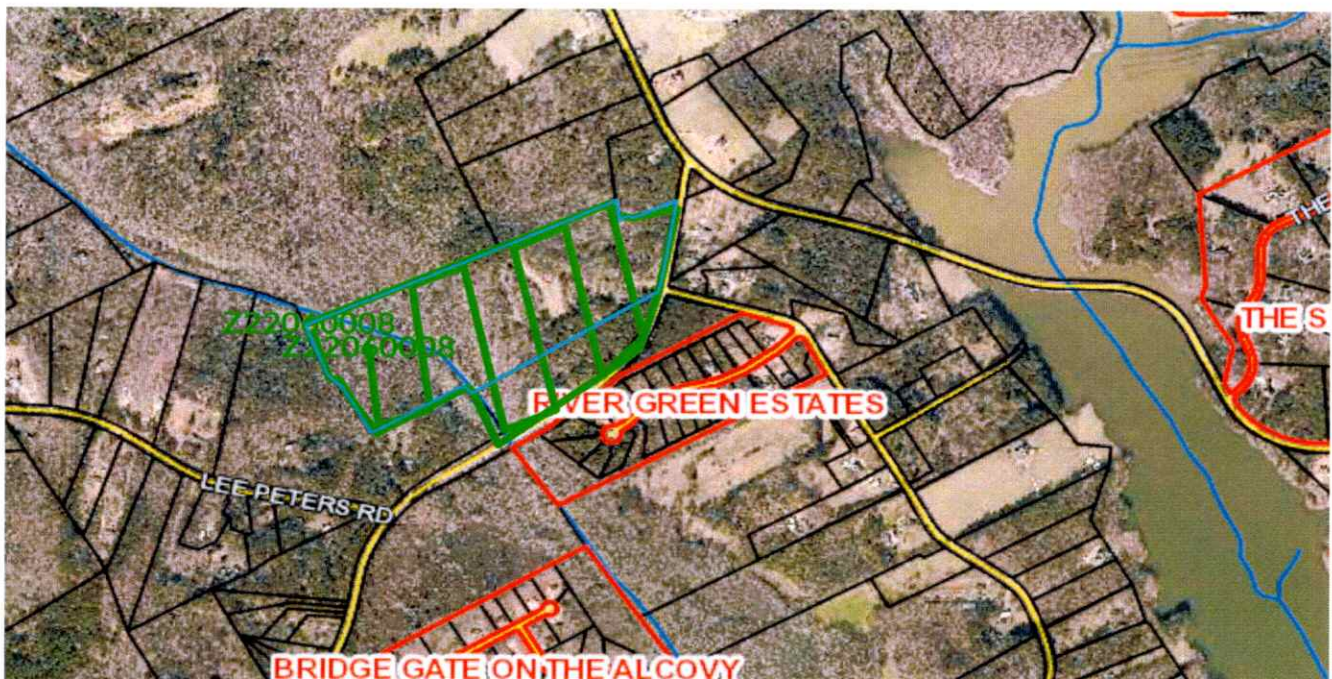
Map Number: C0730067 (46.1 acres) & C0730014C00 (9.95 acres)

Site Area: 56.536 acres

Character Area: Neighborhood Residential

District 1: Commissioner Bo Warren      Planning Commission – Josh Ferguson

Applicant/Owner:  
Reliant Homes GA, LLC  
P.O. Box 2655  
Loganville, Georgia 30052



Existing Site Conditions: These parcels of land totaling 56.536 is surrounded by residential uses.

Surrounding zonings:

North - A2 Single family residences and vacant land

South - R1 OSC River Green Estates Subdivision

East – A1 and A2 single family residence and vacant land

West - A2 Single family residences and vacant land



### **Staff Comments/Concerns - None**

Zoning History: No History

## Comments and Recommendations from various Agencies:

Public Works: Public Works recommends to install a/cell and de/cell lanes.

Sheriffs' Department: Estimated population of Walton County is 99853. Calls for service for 2021 was 49336. 2.9 people per residence (average). 34,799 estimated household in Walton County.

Water Authority: This area is served by an existing 8" diameter water main on New Hope Church Road. (static pressure: 95 psi, Estimated fire flow available: 1,175 gpm @ 20 psi). A new 8" water main will be required 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: Shall comply with all current codes and ordinances set forth by NFPA and International Fire Code as well as Walton County.

Board of Education: Will create a need for more class rooms, teachers and buses.

Development Inspector: No comment received.

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received.

### **PC ACTION 07/07/2022:**

1. Rezone – Z22060008 – Rezone 56.536 acres from A2 to R1OSC for a residential subdivision– Applicant: Reliant Homes GA LLC/ Owner: MFT Land Development LLC -Property located on 816 New Hope Church Rd & New Hope Church Rd-Map/Parcel C0730067 & 14C – District 1.

**Presentation: Ned Butler with Reliant Homes represented the case and he stated that they would like to do a 27-lot subdivision on 56 acres.**

**The entrance will be at Double Springs Church Road and there are two out parcels. They will follow the guidelines of R1OSC and 24 acres open space will be deeded to the Homeowners Association.**

**Speaking: None**

Recommendation: Josh Ferguson made a motion to recommend approval with a second by Brad Bettis.

The motion carried unanimously.

**Rezone Application # Z22060008**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 7-7-2022 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 8-2-2022 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C0730067 & C0730014C00

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>Reliant Homes GA, LLC</u>	<u>MFT Land Development, LLC</u>
<u>PO Box 2655</u>	<u>PO Box 2655</u>
<u>Loganville, GA 30052</u>	<u>Loganville, GA 30052</u>
<u>E-mail address: nbutler@relianthomes.com</u>	<u>(If more than one owner, attach Exhibit "A")</u>
<u>Phone # 770.715.2800</u>	<u>Phone # 770.715.2800</u>

Location: New Hope Church Rd Requested Zoning R1-OSC Acreage 56.536

Existing Use of Property: vacant

Existing Structures: home to be razed

The purpose of this rezone is change zoning to R1 OSC for a residential subdivision.

Property is serviced by the following:

Public Water: X Provider: WCWD 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 [Signature] Date 6-3-2022 Fee Paid \$ 550.00

**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 A2 Surrounding Zoning: North A2 South A1  
 East A2 West A2

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y \_\_\_\_\_ N /

Commission District: 1-Darren Watershed: Alcoy River 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;

R1 OSC subdivision to the SE, A2 to the West and  
North and A1 to the East used for residential or  
vacant land.

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 2019.

**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: Reliant Homes GA, LLC

Address: PO Box 2655 Loganville GA 30052

Telephone: 770.715.2800

Location of Property: 816 New Hope Church Road

Loagnville, GA 30052

Map/Parcel Number: C0730067 & C0730014C00

Current Zoning: A2 Requested Zoning: R1-OSC  
MFT Land Investments, LLC

*Ned Butler*  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Ned Butler, VP

Print Name: \_\_\_\_\_

Address: PO Box 2655, Loganville

Address: \_\_\_\_\_

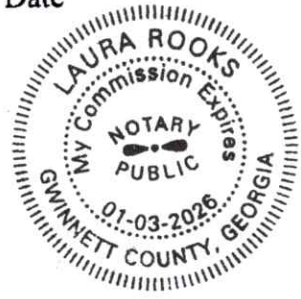
Phone #: 678.373.0536

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.

*Laura Rooks*  
Notary Public

6.3.2022  
Date





June 3, 2022

Walton County Planning Department  
Attention: Charna Parker  
303 S. Hammond Drive  
Monroe, GA 30655

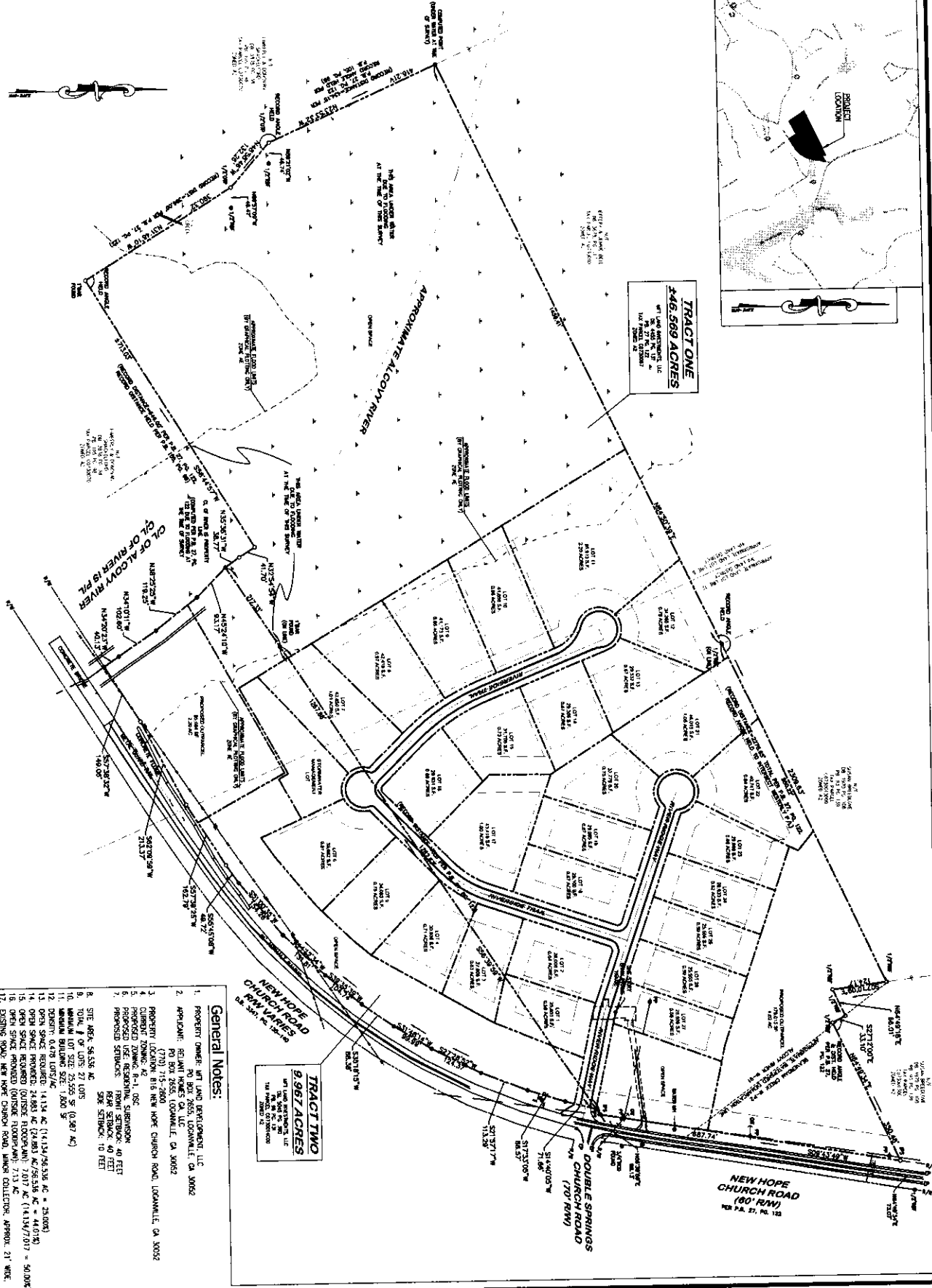
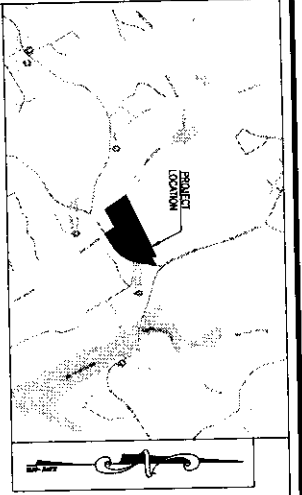
Mrs. Parker,

MFT Land Investments, LLC is requesting a rezone of parcel numbers C0730067 and C0730014C00 located on New Hope Church Road in Monroe, GA Walton County. The request is to rezone the 56.536 acres to R1-OSC from A2 for development of a 27 lot subdivision with one outparcel.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Ned Butler VP".

Ned Butler  
Vice President  
Reliant Homes GA, LLC



**TRACT ONE**  
**46.569 ACRES**  
 LOT 1 TO LOT 20  
 TOTAL AREA: 46.569 ACRES

**TRACT TWO**  
**9.987 ACRES**  
 LOT 21 TO LOT 25  
 TOTAL AREA: 9.987 ACRES

- General Notes:**
1. PROPERTY OWNER: WAT LAND DEVELOPMENT, LLC  
 PO BOX 2655, LOOMVILLE, GA 30052
  2. APPLICANT: REGALANT HOMES, CO, LLC  
 7703 715-2800, LOOMVILLE, GA 30052
  3. PROPERTY LOCATION: 815 NEW HOPE CHURCH ROAD, LOOMVILLE, GA 30052
  4. CURRENT ZONING: R-1, SSC
  5. PROPOSED ZONING: R-1, SSC
  6. PROPOSED LOT AREA: 1,800 SQ FT
  7. PROPOSED FRONT SETBACK: 40 FEET
  8. PROPOSED SIDE SETBACK: 10 FEET
  9. SITE AREA: 54,535 AC
  10. TOTAL # OF LOTS: 27 LOTS
  11. MINIMUM LOT SIZE: 25,555 SQ FT (0.587 AC)
  12. DESIGN: 0.478 LOTS/AC
  13. OPEN SPACE REQUIRED: 14,134 AC (14,134/53.9 AC = 26.03%)
  14. OPEN SPACE PROVIDED (OUTSIDE FLOODPLAIN): 2,017 AC (14,134/7.07 = 20.00%)
  15. OPEN SPACE PROVIDED (OUTSIDE FLOODPLAIN): 7.13 AC (14,134/19.82 = 71.30%)
  16. RIGHT-OF-WAY: 100 FEET
  17. EXISTING ROAD: NEW HOPE CHURCH ROAD, MANHO COLECTOR, APPROX. 21' WIDE.
  18. PREPARE OF DOMESTIC WATER SUPPLY: WALTON COUNTY WATER DEPARTMENT
  19. DATE OF SURVEY: 5-31-22
  20. HORIZONTAL DATUM: NAD 83 (GA STATE PLANE COORDINATES (WEST ZONE))
  21. VERTICAL DATUM: NAVD 88 (SEA LEVEL)
  22. VERTICAL DATUM: NAVD 88 (SEA LEVEL)

NO.	DATE	DESCRIPTION

CONSTRUCTION PLANS  
 FOR:  
**RIVERWALK SUBDIVISION**  
 WALTON COUNTY, GA

NO.	DATE	DESCRIPTION



**BM&K**  
**CONSTRUCTION & ENGINEERING**  
 1000 W. WALTON BLVD., SUITE 200  
 WALTON COUNTY, GA 30052  
 PHONE: 770-267-1234  
 FAX: 770-267-1235