

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

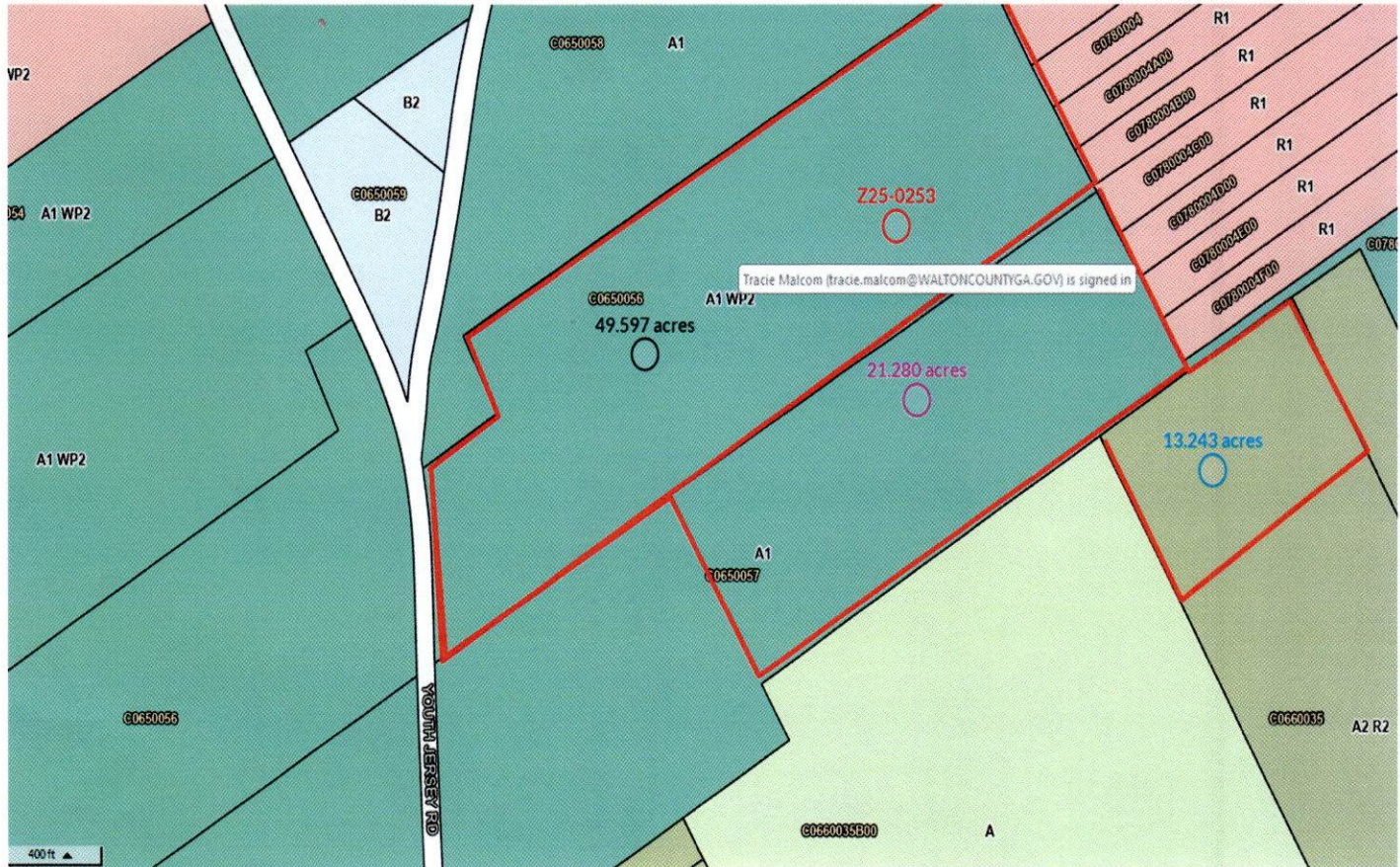
District 3 Commissioner-Timmy Shelhutt

Planning Commission-John Pringle

Existing Site Conditions: Property consists of vacant land.

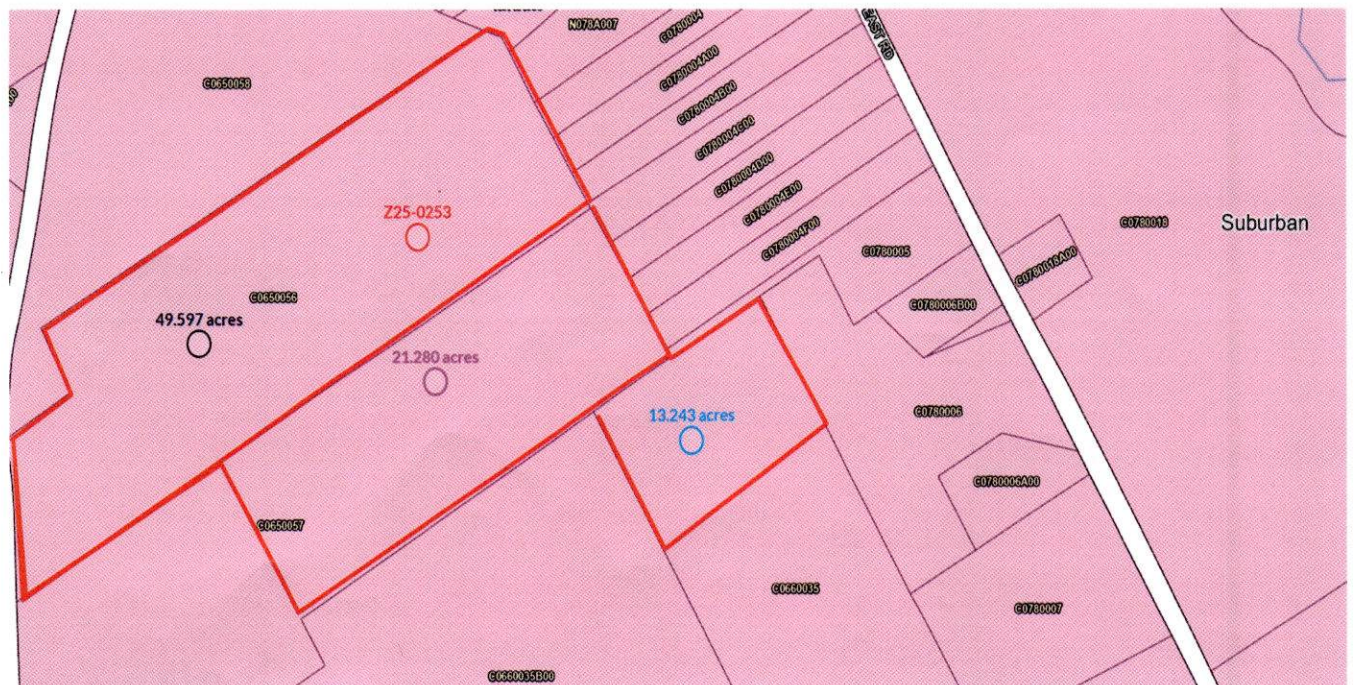


The surrounding properties are zoned A1, A2 and R1.

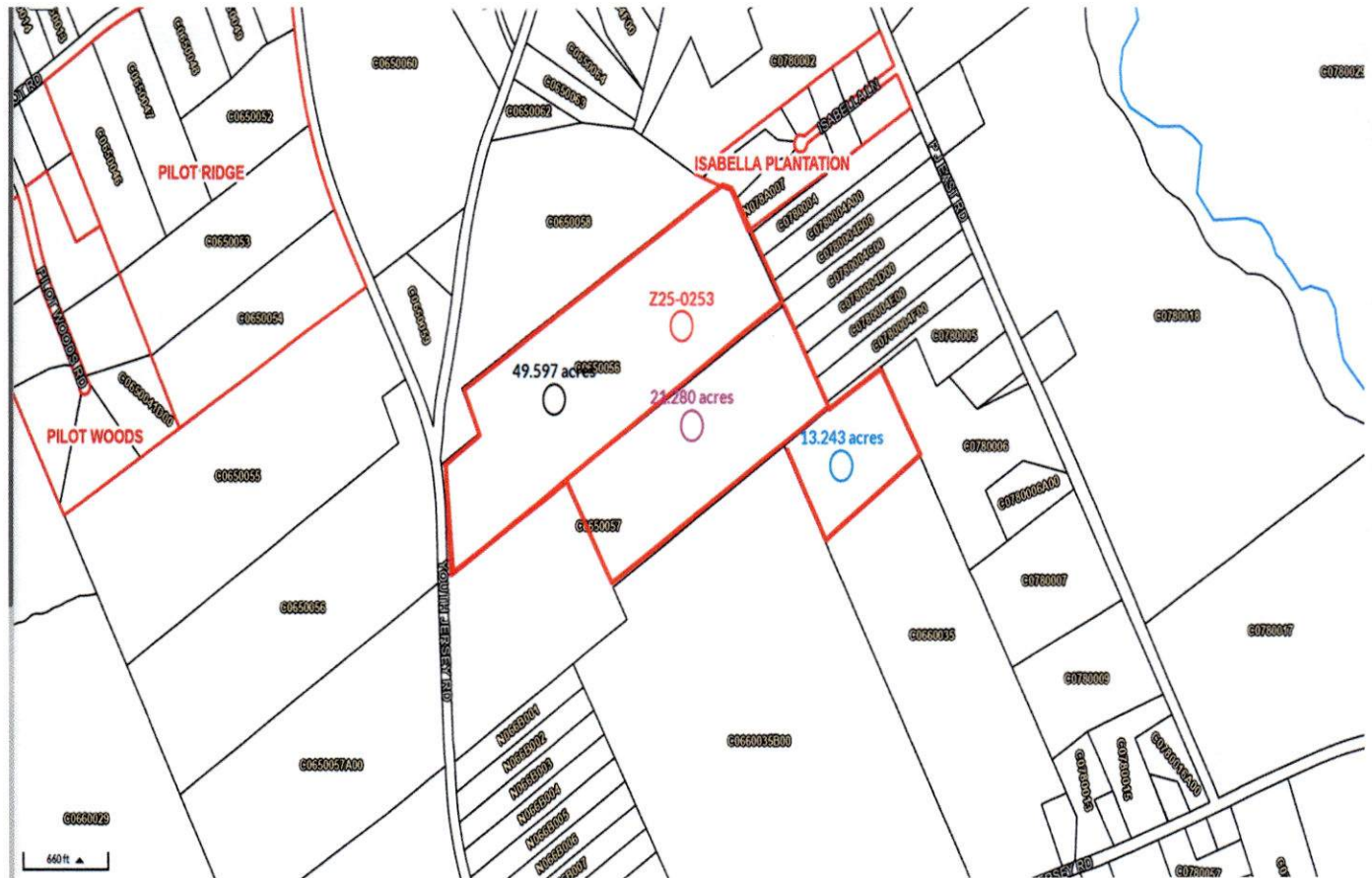


The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Subdivisions surrounding property:



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Z25-0253 - Rezone 84.16 acres from A1 and A2 to R1OSC for a residential subdivision - Applicant: Reliant Homes GA, LLC - Owner of Map/Parcel C0660035 is Alcovy Builders Inc. - Owner of Map/Parcel C0650056 and a part of Map/Parcel C0650057 is MFT Land Investments, LLC – Property located on Youth Jersey Road and Monroe Jersey Road - District 3

Public Works: Public Works recommends to evaluate the need for a possible traffic study of a center turn lane and the installation of an A-cell taper lane and deceleration lane for safe ingress & egress.

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 12" and 20" diameter water mains along Youth-Jersey Road. (static pressure: 120 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). **A NEW 8" WATER MAIN WILL BE REQUIRED TO DISTRIBUTE WATER WITHIN THE DEVELOPMENT. PLEASE COORDINATE WITH WCWD.**

Fire Marshal Review: Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinance, Life Safety Code and International Fire Code.

Fire Department Review: Impacts can include increased fire and emergency medical response. Apparatus placement and fire lane shall be obstructed.

Board of Education: No comment received.

GDOT: Will not require GDOT coordination.

City of Monroe: No comment received.

PC ACTION 8/7/2025:

1. Z25-0253 – Rezone Request

Request: Rezone 84.16 acres from A1 and A2 to R1OSC for a residential subdivision

Applicant: Reliant Homes GA, LLC

Owners: Alcovy Builders, Inc. and MFT Land Investments, LLC

Location: Youth Jersey Road and Monroe Jersey Road | Parcels C0660035, C0650056 and part of C0650057 | District 3

Presentation: Ned Butler who lives at 574 Conyers Road in Loganville represented the case. He is a representative of Reliant Homes and MFT Land Investments. There are 13 acres of property currently zoned A1 on the east hand side which is Suburban and on the west side is Conservation. They would like to do R1OSC on all the lots, which will be a 70-lot subdivision, and they will build the subdivision per the county code and are not asking for any Variances. The Red Oak Subdivision in Loganville has similar houses and the house sizes will be 2,000 to 2,900 sq. ft. There will be a 100 ft. buffer and the only trees being disturbed will be for the entrance. There will be a 50 ft. buffer around all property except the adjacent development.

Mr. Butler stated that the entrance will be a landscaped area with a fence. The grading will begin off the decel lane all the way back to the taper. They would like to look at the topo as far as the height. They will also have a mandatory HOA.

Public Comment:

Judy Solomon, who lives at 3318 Maughon Road, stated she is not against the development but against the smaller 70 lots. This development does not belong here because the lots are too small and all the lots around are large lots and this development should not be allowed on Youth Jersey Road and Maughon Road. She stated that there are traffic issues, and it is already hard to get in and out.

Tim Hinton stated that if they followed the Walton County Guidelines that they could do 84 lots with much bigger lots and much bigger houses. He stated some are lots with streets and some with electrical power lines and as far as the flood plain you cannot build in it.

Mr. Hinton also asked her could her children or grandchildren or college student afford the cost of houses today. The kids need affordable housing.

Shannon Bailey, who lives at 1343 PJ East Road stated that the rear of the property didn't show the 50 ft. buffer and the plat that was turned in was not detailed correctly. The homes or the homes in the

rear were done by My Home Communities. They would like to have a 50 ft. buffer along these residential properties and other similar properties.

June Gossling, who lives at 3701 Lovers Lane, spoke and asked for someone to show her where on the map this property is located.

Rebuttal:

Ned Butler came back for rebuttal that as far as the lot size that they did look at the land use map and designed the subdivision to meet all the terms of the code and there will be 23 acres of open space that will not be developed.

Recommendation:

Motion by John Pringle to recommend approval as submitted with a second by Wesley Sisk. The motion passed unanimously.

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 (49.597 acres) C0650056 & a portion of C0660035 (13.243 acres) - (C0650057 21.280 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

Monroe Jersey Rd Covington
Location: 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 Shelton 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: _____

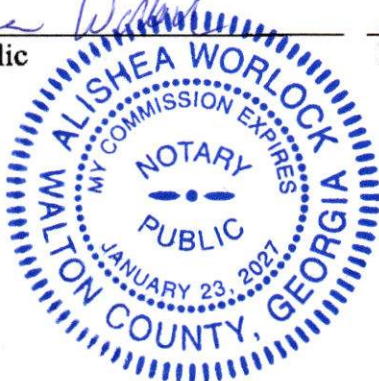
Phone #: 678-373-0536

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.


Notary Public

6/30/25
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
Address: Loganville GA 30052

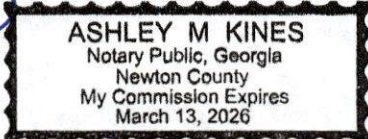
Print Name: _____

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



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 bottom right of the signature.

Ned Butler
Vice President
Reliant Homes GA, LLC

Revised Plan

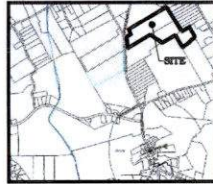
GENERAL SITE NOTES:

1. SITE ENDS/STREET LOCATED AT THE EAST END OF YOUTH JERSEY RD. NEAR THE INTERSECTION WITH BAUGHMAN ROAD IN WALTON COUNTY, GEORGIA.
2. TOTAL SITE AREA IS = 84.16 AC.
3. PROJECT SITE (2000) REQUESTING RECORDING OF THE PROPERTY TO R1/R2 OSC OVERLAY PROPOSED USE: RESIDENTIAL LOTS.
4. TOTAL LOTS PROPOSED = 70.
5. LOT DENSITY = 70 UNITS/84.16 ACRES = 0.83 UNITS/AC.
6. BUILDING SETBACKS IN R1/R2 OSC OVERLAY: FRONT = 10 FT. SIDE = 10 FT. REAR = 10 FT. AS REQUIRED BY THE L.O.G. 100' NON-TRAFFIC BUFFER ALONG ADJACENT HIGHWAY. 50' TRANSITIONAL BUFFER ALONG ADJACENT NON-RESIDENTIAL SUBDIVISIONS.
7. TOTAL OPEN SPACE AREA REQUIRED IS 21.24 AC. (25% OF 84.16 AC.).
8. TOTAL OPEN SPACE AREA PROPOSED IS 25.08 AC. (21.58/34.16).
9. SMALLEST LOT SIZE SHOWN = 25,800 S.F.
10. MIN. LOT SIZE REQUIRED = 25,800 S.F.
11. MIN. HOUSE SIZE = 1,600 S.F. FOR 1 STORY & 2,000 S.F. FOR 2 STORY.
12. BOUNDARY INFORMATION SHOWN WAS TAKEN FROM A BOUNDARY SURVEY AND A UNDER SUBDIVISION PLAT PREPARED BY NORTHEAST LAND SURVEYING, LLC, DATED 03/20/2023 & 03/24/23.
13. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM NOAA GA ONE LEAF FOR WALTON COUNTY, GEORGIA.
14. THE NATIONAL BUREAU OF STANDARDS MAP WAS CONSULTED AND THERE ARE NO NETWORKS DEPICTED ORITE.
15. DEVELOPER: RELIANT HOMES GA, LLC (P.O. BOX 2655 LOGANVILLE, GA 30052) (770) 715-2800 24 HR. CONTACT: NED BUTLER
16. SURVEYOR: NORTHEAST LAND SURVEYING, INC. (P.O. BOX 2655 LOGANVILLE, GA 30052) (770) 715-2800 SURVEY CONTACT: NEVIN CARR
17. ENGINEER: JVC DESIGN GROUP, INC. (P.O. BOX 2655 LOGANVILLE, GA 30052) (770) 715-2800 ENGINEER CONTACT: ONE M. DAY, P.E.
18. SEPTIC DESIGN SHALL BE PROVIDED FOR EACH LOT ON AN INDIVIDUAL LOT (ON BASE, THE DESIGN OF SEPTIC LOT P. REQUIREMENTS FOR THE SEPTIC DESIGN APPROVALS THROUGH WALTON COUNTY HEALTH DEPARTMENT AND THE INSTALLATION OF EACH SYSTEM BY THE WALTON COUNTY HEALTH 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 SUBDIVISION.

PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL, MAINTAIN NEAR FULFILLING THE OSC CONCEPT PLAN HAS BEEN APPROVED. THE FINAL PLAT MUST BE RECORDED ON A DEVELOPMENT PERMIT MUST BE ISSUED 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



VICINITY MAP N.T.S.

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



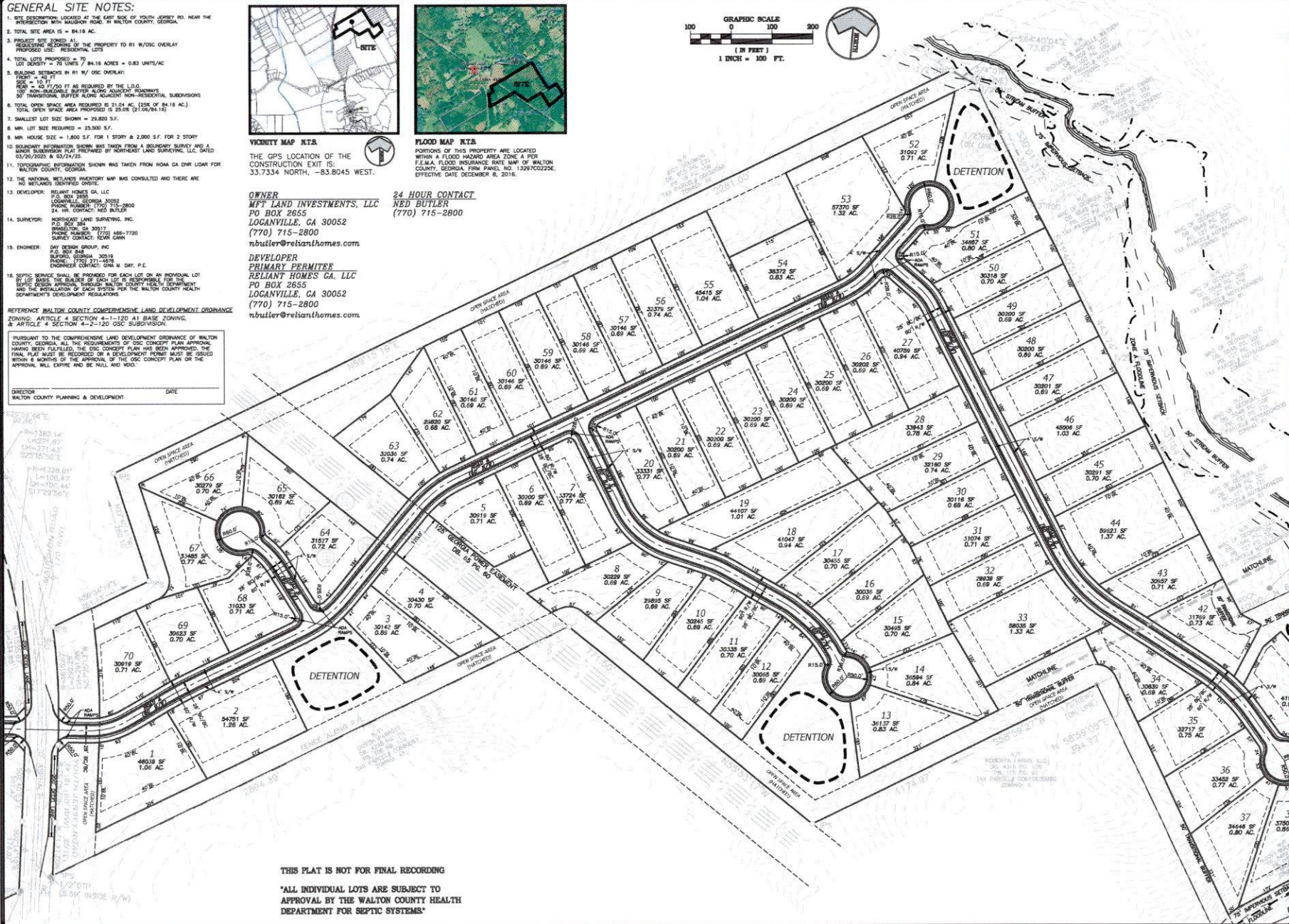
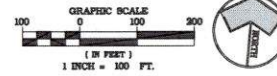
FLOOD MAP N.T.S.

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ZONE X 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 2655
LOGANVILLE, GA 30052
(770) 715-2800
nbutter@relianthomes.com

DEVELOPER
PRIMARY PERMITTEE
RELIANT HOMES GA, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
nbutter@relianthomes.com

24 HOUR CONTACT
NED 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
P.O. BOX 448
BURLINGAME, CA 94010
(708) 371-4529
dave@daydesigngroup.com
www.daydesigngroup.com

DAY DESIGN GROUP, Inc.

RELIANT HOMES

FOR
CONCEPTUAL ZONING PLAN
KENSLEY PARK SUBDIVISION
LOCATED IN
LANDLOT 130, 127, 126, 139 - 4TH DISTRICT
WALTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
1	07/24/25	REVISED 50' TRANSITIONAL BUFFER	
2	07/24/25	INITIAL DATE OF PLANS	

DATE: 07/24/25
DRAWN BY: GMD/JAN
JOB NO.: 23-107

SHEET 1 OF 2



VICINITY MAP N.T.S.

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



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



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
4000 N. 13TH AVE.
SUITE 100
DUBLIN, GA 30133
(770) 391-1311
dub@daydesigngroup.com
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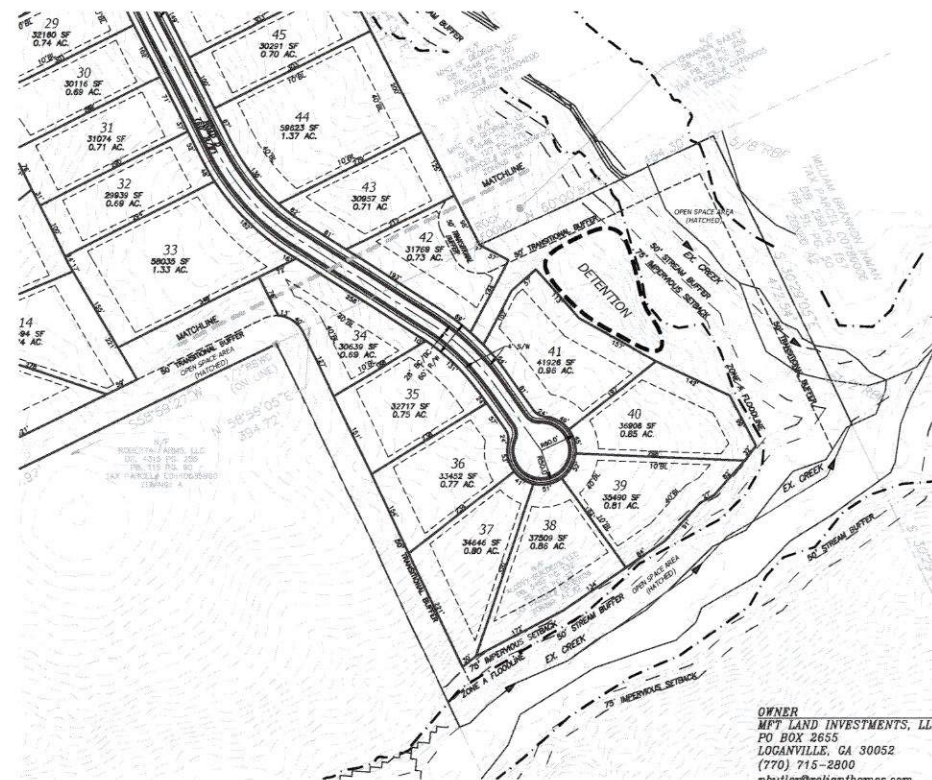
DAY
DESIGN
GROUP, Inc.

RELIANT
HOMES

CONCEPTUAL REZONING PLAN
FOR
KENSLEY PARK SUBDIVISION
LOCATED IN
LANDLOT 132, 131, 130, 129 - 4TH DISTRICT
WALTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
2	07/24/25	REVISED 50' TRANSITIONAL BUFFER	
1	06/27/25	INITIAL DATE OF PLANS	

DATE: 07/24/25	SHEET	OF
DRAWN BY: GND/JAN	2	2
JOB NO.: 23-101		



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

DEVELOPER
PRIMARY PERMITEE
RELIANT HOMES GA, LLC
PO BOX 2655
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(770) 715-2800
nbutler@relianthomes.com

24 HOUR CONTACT
NED BUTLER
(770) 715-2800

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 PLAT MUST BE RECORDED OR A DEVELOPMENT PERMIT MUST BE ISSUED 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

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APPROVAL BY THE WALTON COUNTY HEALTH
DEPARTMENT FOR SEPTIC SYSTEMS.*

