

Rezone Z21120006

Staff Analysis

Commission District: 2 - Banks

Planning Commission Hearing Date: 01-06-2022

Board of Commissioners Hearing Date: 02-01-2022

Parcel ID: Map C0160018A00

Acreage: 1.56 acres

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

Owner:
TMFT Lot Investments LLC
P.O. Box 2655
Loganville, GA 30052

Property Location: 4520 Bay Creek Road

Current Character Area: Neighborhood Residential

Current Zoning: A2

Request: Rezone 1.56 acres from A2 to R1 to create buildable lots. Conditions are:

1. Minimum heated square footage of the home to be 2,400.
2. Minimum roof pitch to be 8:12.
3. Front and side yards to be sodded.
4. Driveways to be constructed on concrete.
5. Garage to be side entry.
6. Plant 5 – 2' caliber trees on each lot prior to CO.
7. 30 year architectural shingles to be installed.
8. Provide a water table to a height to the bottom of the windows on the front on the house to be a minimum of 18". Water table to be installed on the front.

Staff Comments/Concerns:

Site Analysis: The 1.56 acre tract is located on 4520 Bay Creek Road. The surrounding properties are zoned City of Loganville, B2 and A2.

Zoning History: No History

Character Area: The character area for this property is Neighborhood Residential.

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: The rezone of this parcel will create more buildable lots. Any increase in population will increase the service demand of the Walton County Sheriff's Office and public safety as a whole.

Water Authority: This area is currently served by a 6" water main along Bay Creek Road. (static pressure: 75 psi, Estimated fire flow available: 1,650 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comment received

Board of Education: No comment received

Development Inspector: No comment received

DOT Comments: No comment received

Archaeological Information: No comment received

City of Loganville: No comment received.

PC ACTION 1/6/2022:

1. Rezone – Z21120006 – Rezone 1.56 acres from A2 to R1 to create buildable lots– Applicant: Reliant Homes GA LLC/Owner: TMFT Lot Investments LLC – Property located on 4520 Bay Creek Rd-Map/Parcel C0160018A00 – District 2.

Presentation: Ned Butler with Reliant Homes represented Rezone Z21120005 and Z21120006 together since the parcels of land are beside each other. Vice Chairman Timothy Kemp stated that it would be good to do these two Rezones together. Ned Butler stated that they would like to rezone each of the parcels that are 1.56 each from A2 to R1 to have three buildable lots. Mr. Butler stated that the restrictions of the houses will be 2,400 sq. ft. with 8:12 roof pitch, front & side yards to be sodded, driveways to be constructed on concrete, garage to be side entry, plant 5-2' caliber trees on each lot prior to CO, 30 year architectural shingles to be installed; and provide a water table to be at a height to the bottom of the windows on the front of the house to be a minimum of 18". Water table to be installed on the front. Mr. Butler stated that there is 1 acre across the street that is A2. Mr. Butler stated the code was different back then but these houses will blend nicely with the community.

Speaking: Kathy Hoosher stated that she is concerned about her property and wants fencing abutting her property. Ms. Hoosher stated that she has been in the housing business for years and if a fence is not put in then there will be nothing but homeowner complaints.

Darryl Collins lives next door. Mr. Collins wanted to know how tall the houses would be and would they be two story buildings that would overlook his yard. He stated that he plans on farming with a few goats and sheep and they have already built a subdivision behind him. He stated that if they are putting in 200 homes then he feels like he is being closed in and is worried about storm drainage.

Timothy Kemp advised that it would only be three houses. Pete Myers also stated that from what he can tell the Rezone is from A2 to R1 for three buildable lots.

Ned Butler came back for rebuttal and stated that he had talked to Ms. Hoosher about a 6 ft. privacy fence and Reliant has offered to pay for half of the fence. He stated that the 1-acre lot beside this is commercial. Mr. Butler stated that he would prefer no fence with all the conditions that they are offering on the houses.

Kathy Hoosher again stated that she has concerns and she does not want trouble with homeowners.

Recommendation: Pete Myers made a motion to recommend approval with conditions as stated by Mr. Butler with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # Z21120006

Planning Comm. Meeting Date 1-6-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 2-1-2022 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0160018A00

Applicant Name/Address/Phone # <u>Reliant Homes GA, LLC</u> <u>PO Box 2655</u> <u>Loganville, GA 30052</u> Phone # <u>770-715-2800</u> Location: <u>Bay Creek Road</u>	Property Owner Name/Address/Phone <u>TMFT Lot Investments, LLC</u> <u>PO Box 2655</u> <u>Loganville, GA 30052</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # <u>770-715-2800</u> Requested Zoning <u>R1</u> Acreage <u>3.12</u> <u>1.56</u> <u>Tract 1</u>
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Existing Use of Property: Vacant Land
Existing Structures: none
The purpose of this rezone is The rezone request is to allow the land to be subdivided into no more than 3 lots. This request also includes a variance request for lots to be less than the required width at the building setback line.
Property is serviced by:
Public Water: Yes Provider: Walton County Water Department Well: _____
Public Sewer: _____ Provider: _____ Septic Tank: Yes

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 11-26-2021 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 A2 Surrounding Zoning: North Loganville South A3
East A3 West A3
Comprehensive Land Use: / NAICS Code: /
Commission District: 2-Banks Watershed: _____

I hereby withdraw the above application _____ 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: Reliant Homes GA, LLC

Address: PO Box 2655 Loganville, GA 30052


Telephone: 770-715-2800

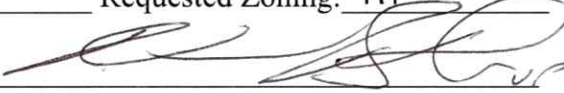
Location of Property: HD Atha Road Monroe GA 30655

Map/Parcel Number: C0160018

Current Zoning: A2

Requested Zoning: R1


Property Owner Signature


Property Owner Signature

Print Name: Ned Butler

Print Name: _____


Address: PO Box 2655
Loganville GA 30052

Address: _____

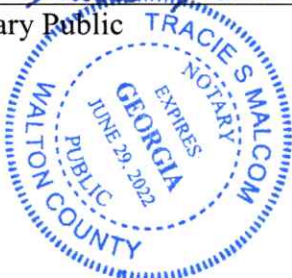
Phone #: 678-3730536

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

12/2/2021
Date



Article 4, Part 2, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;
Residential and vacant land zoned A2.
2. The extent to which property values are diminished by the particular zoning restrictions;
NA
3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
NA
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
Increased value to tax digest.
5. The suitability of the subject property for the zoned purposes; and
Proposed zoning will allow for three homes.
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
Well over 10 years.

November 26, 2021

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

Mrs. Parker,

TMFT Lot Investments, LLC is requesting a rezone of parcel numbers C00160018A00 and C00160018B00 located on Bay Creek Road in Loganville, GA Walton County. The request is to zone the two 1.560 acre parcels to R1 from its current A2 zoning. We are presenting the zoning with the following conditions.

1. Parcels C0160018A00 and C0160018B00 totaling 3.12 acres shall be zoned R1.
2. Minimum heated square footage of the home to be 2,400.
3. Minimum roof pitch to be 8/12.
4. Front and side yards to be sodded.
5. Driveways to be constructed on concrete.
6. Garage to be side entry
7. Plant 5 2' caliber trees on each lot prior to CO.
8. 30 year architectural shingles to be installed
9. Provide a water table to at a height to the bottom of the windows on the front of the house to be a minimum of 18". Water table to be installed on the front.

Kind Regards,



Ned Butler
Vice President
TMFT Lot Investments, LLC

TRACT	ACRES	OWNER	DEVELOPER
TRACT ONE	1.040	RELIANT HOMES GA, LLC	RELIANT HOMES GA, LLC
TRACT TWO	1.040	RELIANT HOMES GA, LLC	RELIANT HOMES GA, LLC
TRACT THREE	1.040	RELIANT HOMES GA, LLC	RELIANT HOMES GA, LLC



OWNER
TRMFT LOT INVESTMENTS, LLC
 PO BOX 2898
 LOGANVILLE GA, 30058

DEVELOPER
RELIANT HOMES GA, LLC
 PO BOX 2898
 LOGANVILLE GA, 30058

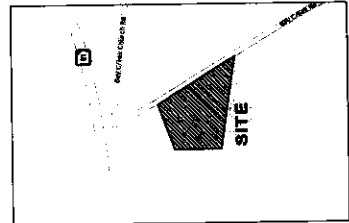
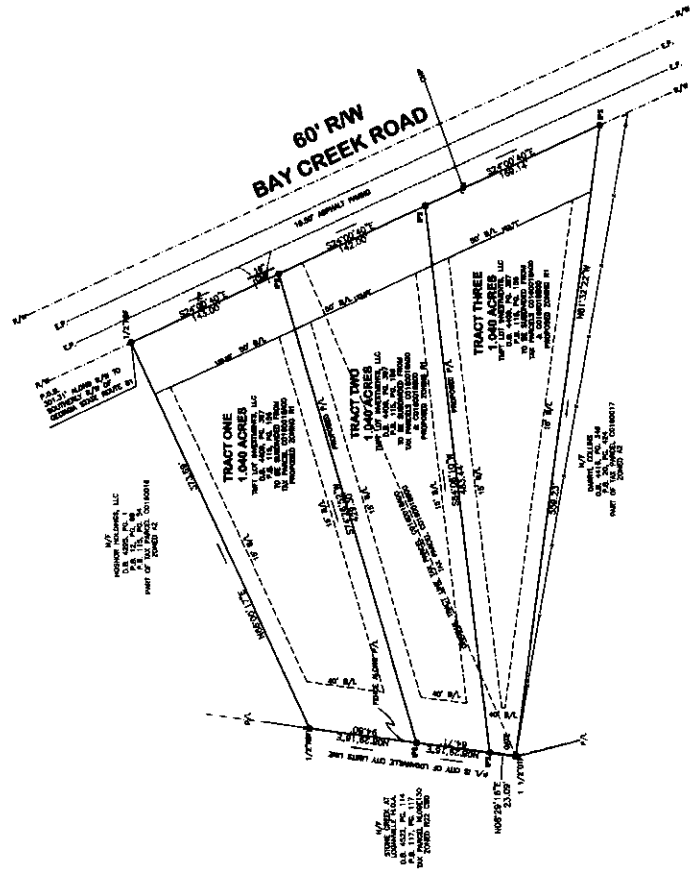
NOT FOR FINAL RECORDING

- NOTES:
- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, PER FEDERAL FLOOD INSURANCE PROGRAM, DATED 12/19/01. THE SUBJECT PROPERTY LIES WITHIN A ZONE "X".
 - 2) THE SUBJECT PROPERTY IS CURRENTLY ZONED AS PROPOSED ZONING IS R1.
 - 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED AS PROPOSED ZONING IS R1.
 - 4) THE UNIMPAVED SIDEWALK AND DRIVEWAY ARE FRONT-50', SIDE-15', REAR-40'.
 - 5) THE UNIMPAVED SIDEWALK AND DRIVEWAY ARE FRONT-50', SIDE-15', REAR-40'.
 - 6) THE UNIMPAVED SIDEWALK AND DRIVEWAY ARE FRONT-50', SIDE-15', REAR-40'.
 - 7) THIS SUBDIVISION IS PROPOSED UNDER WALTON COUNTY U.L.D. 4-1-110.

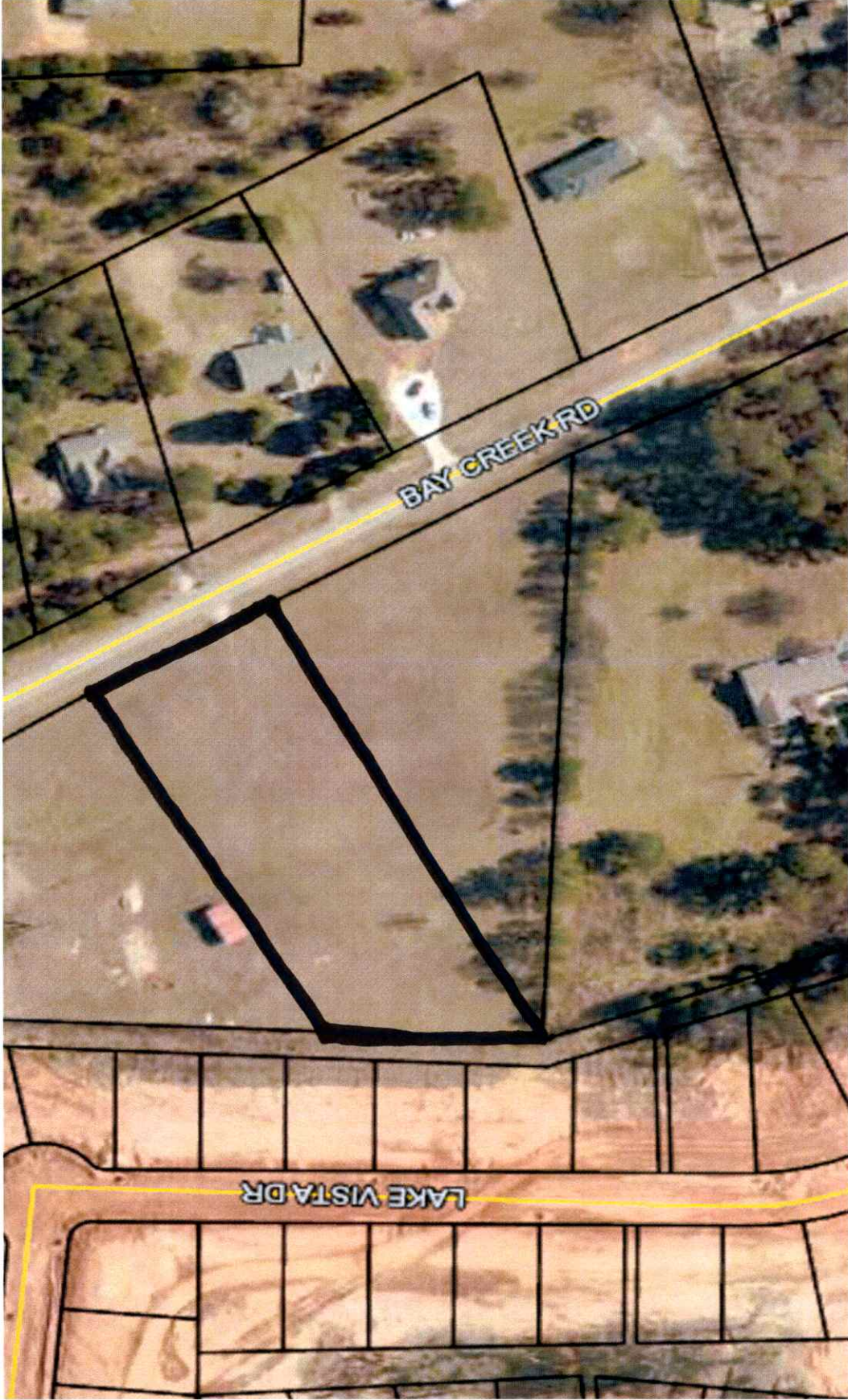
RELIANT HOMES GA, LLC
 CONTRACT NO: 1001
 LOGANVILLE GA, 30058
 CONTRACT DATE: 07/28/2011

NORTHEAST LAND SURVEYING, LLC
 A Georgia Land Surveying Firm #1558
 P.O. Box 284
 Springdale, Georgia 30137
 Phone: (770) 778-7404

NO.	DATE	DESCRIPTION	BY	SCALE	PROJECT NO.
1					101
2					2124



Z21120006 – 4520 Bay Creek Rd



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