

**Rezone Z21090027**  
**Staff Analysis**

Commission District: **1 - Warren**

Planning Commission Hearing Date: **11-04-2021**

Board of Commissioners Hearing Date: **12-07-2021**

Parcel ID: **Map C0590091**

Acreage: **3.87**

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**Applicant/Owner**  
**Jamie Wade Griffeth**  
**4077 Bullock Bridge Road**  
**Loganville, Georgia 30052**

**Property Location:** 4025 Bullock Bridge Road

**Current Character Area:** Suburban

**Current Zoning:** A1

**Request:** Rezone 3.87 acres from A1 to R1 to create 3 buildable lots.

**Staff Comments/Concerns:**

**Site Analysis:** The 3.87 acre tract is located on 4025 Bullock Bridge Road. The surrounding properties are zoned A1 and R1.

**Zoning History:** No History

**Character Area:** The character area for this property is Suburban.

**Comments and Recommendations from various Agencies:**

**Public Works:** No issue with approval of this request.

**Sheriffs' Department:** Any increase to the population as it pertains to new construction will impact the Walton County Sheriff's Office. On average each household has about 2.8 people and generates 1.25 calls for service.

**Water Authority:** This area is served by a 12" water main along Bullock Bridge Rd. (static pressure: 100 psi, Estimated fire flow available: 2,110 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** No issues

**Fire Code Specialist:** No comment received.

**Board of Education:** Will have some effect on the Walton County School District.

**Development Inspector:** No comment received

**DOT Comments:** Will not effect DOT.

**Archaeological Information:** No comment received

**PC ACTION 11/4/2021:**

- 1. Rezone – Z21090027 – Rezone 3.87 acres from A1 to R1 to create 3 buildable lots– Applicant/Owner: Jamie Wade Griffeth – Property located on 4025 Bullock Bridge Rd/Map/Parcel C0590091 – District 1.**

**Presentation:** Wade Griffeth represented the case and stated that he wants to rezone 3.87 acres to R1 so he can divide the property into 3 lots.

**Speaking:** Jennifer Roberts stated that she is not necessarily against the rezone but she has questions about the buffer. She stated that the current drawing does not show a buffer and asked if it shouldn't have a 50 ft. buffer. Tim Hinton stated that there is no buffer needed due to this property abutting a residential subdivision. Ms. Roberts also stated that she had a concern about setback requirements for fences and stated that should put the fences 10 ft. off the property line. Ms. Roberts was advised that you can put a fence on the property line but the only catch is that your neighbor can hook onto your fence.

**Recommendation:** Josh Ferguson made a motion to recommend approval as submitted with a second by Wesley Sisk. The motion carried unanimously.

**Rezone Application #** 221090027

Planning Comm. Meeting Date 11-4-21 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 12-7-21 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** 20590091

**Applicant Name/Address/Phone #**

Jamie W Griffith  
4077 Bullock Bridge Rd  
Woganville Ga 30052

Phone # 770-312-4190

**Property Owner Name/Address/Phone**

Jamie W Griffith  
4077 Bullock Bridge Rd  
Woganville Ga 30052  
(If more than one owner, attach Exhibit "A")

Phone # 770-312-4190

Location: 4025 Bullock Bridge Rd Requested Zoning R1 Acreage 3.47

Existing Use of Property: Vacant

Existing Structures: \_\_\_\_\_

The purpose of this rezone is Property buildable  
Divide into 3 lots

Property is serviced by:

Public Water: yes Provider: Walton County Well: \_\_\_\_\_

Public Sewer: NO 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.

Jamie W Griffith 9-30-2021 \$ 300.00  
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 A1 Surrounding Zoning: North R1 South R1  
East R1 West A1

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

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

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;

Residential homes zoning R1

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

None

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

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

None

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

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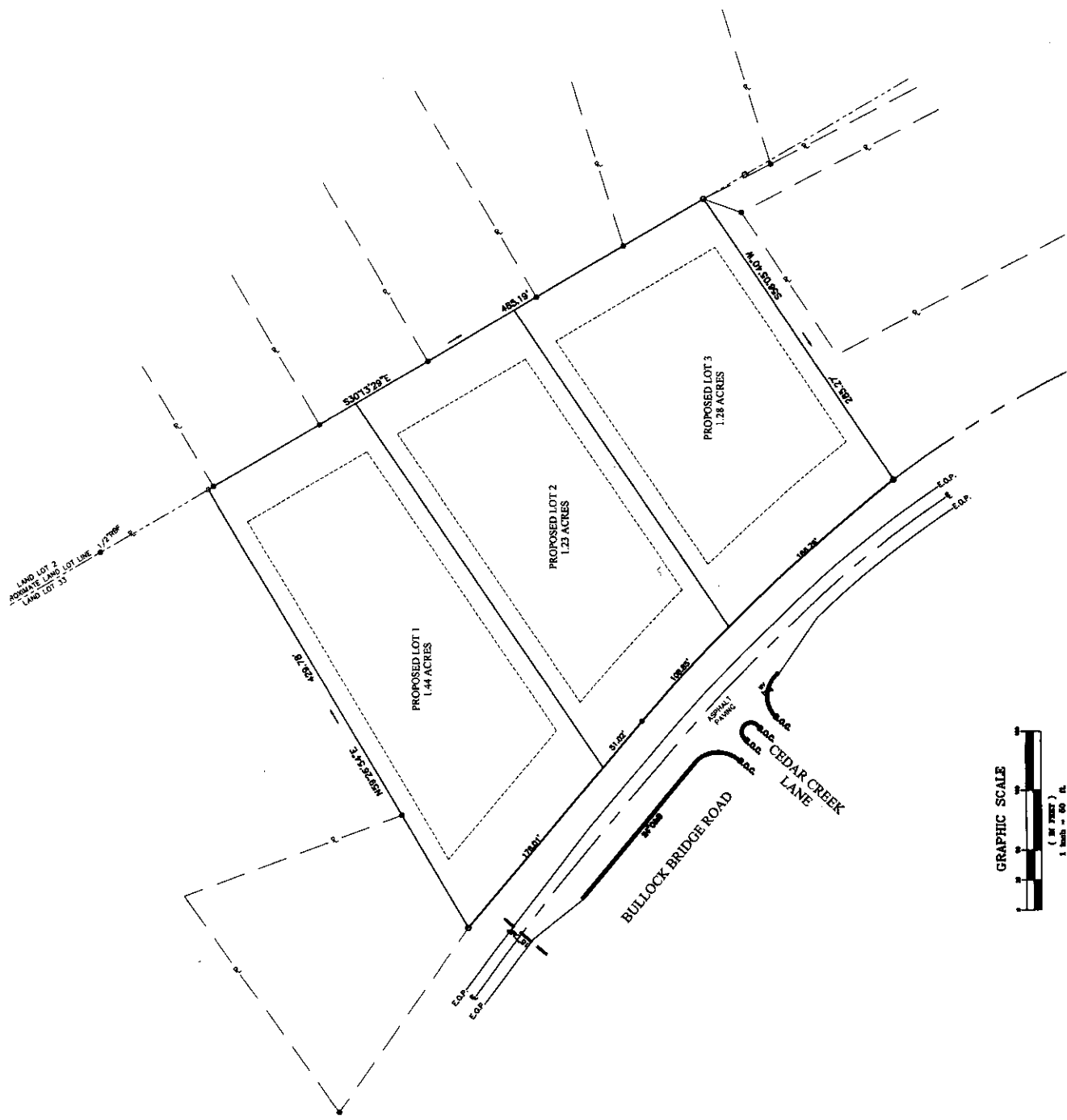
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6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

The property has been vacant for  
10 years

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Z21090027 - 4025 Bullock Bridge Road





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