

Planning and Development Department Case Information

Case Number: Z25-0109

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

Billy Farmer
4878 Jersey Walnut Grove Road
Covington, Georgia 30014

Owners:

Janis H Farmer
4878 Jersey Walnut Grove Road
Covington, Georgia 30014

Current Zoning: The current zoning is R1.

Request: Rezone 2.58 from R1 to A for beekeeping to produce and sell bees and honey.

Address: 4878 Jersey Walnut Grove Road & Old Hwy 81, Covington, Georgia 30014

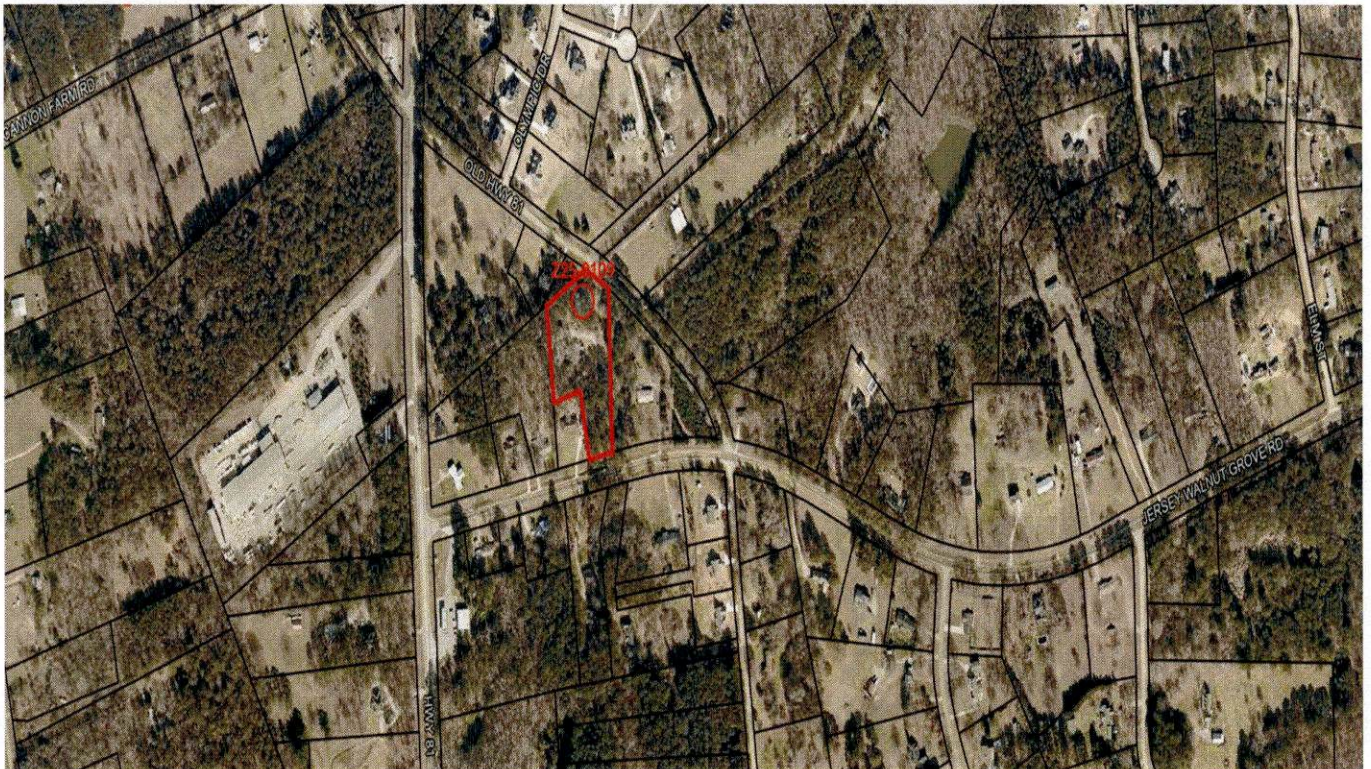
Map Number/Site Area: C0540267

Character Area: Suburban

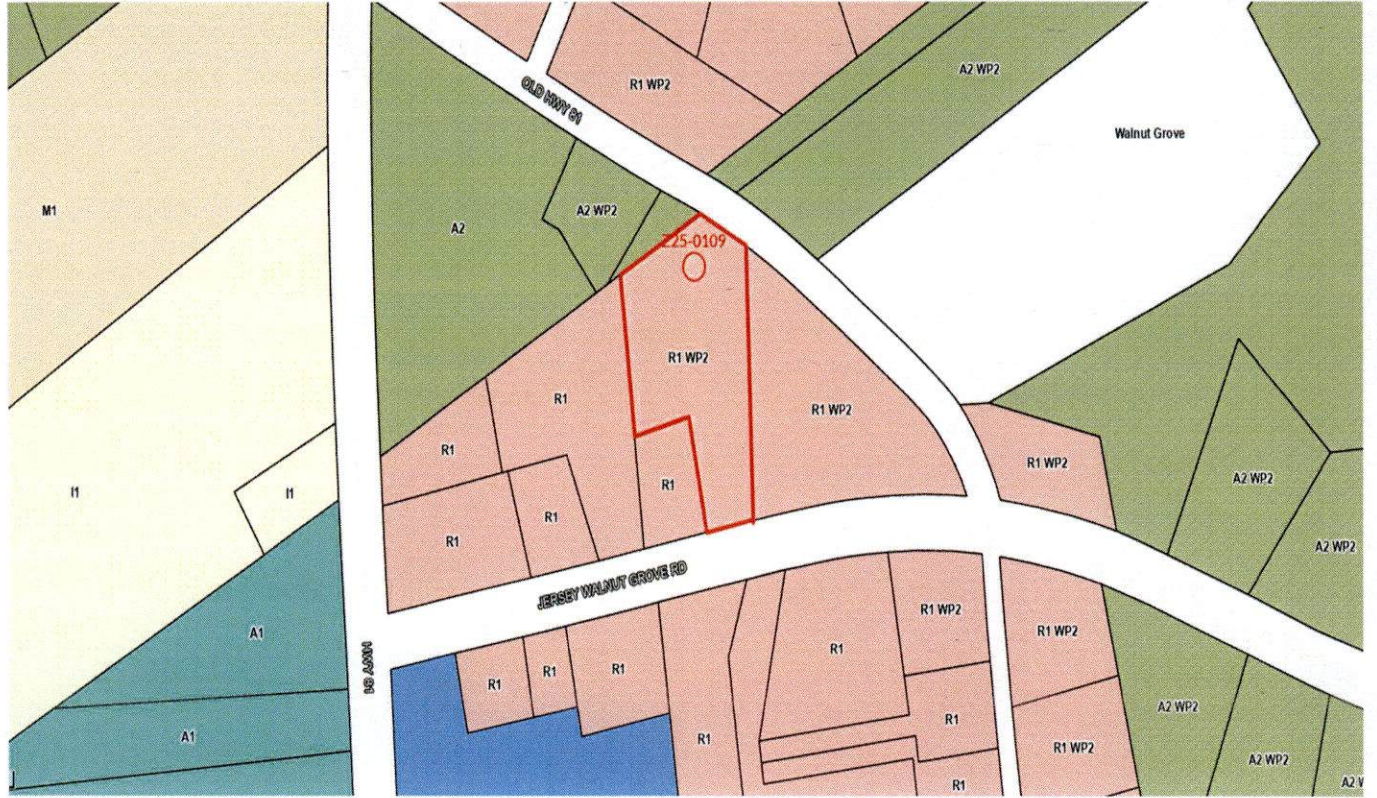
District 3 Commissioner-Timmy Shelnett

Planning Commission-John Pringle

Existing Site Conditions: Property consists of a house.



The surrounding properties are zoned A1, A2 and R1.

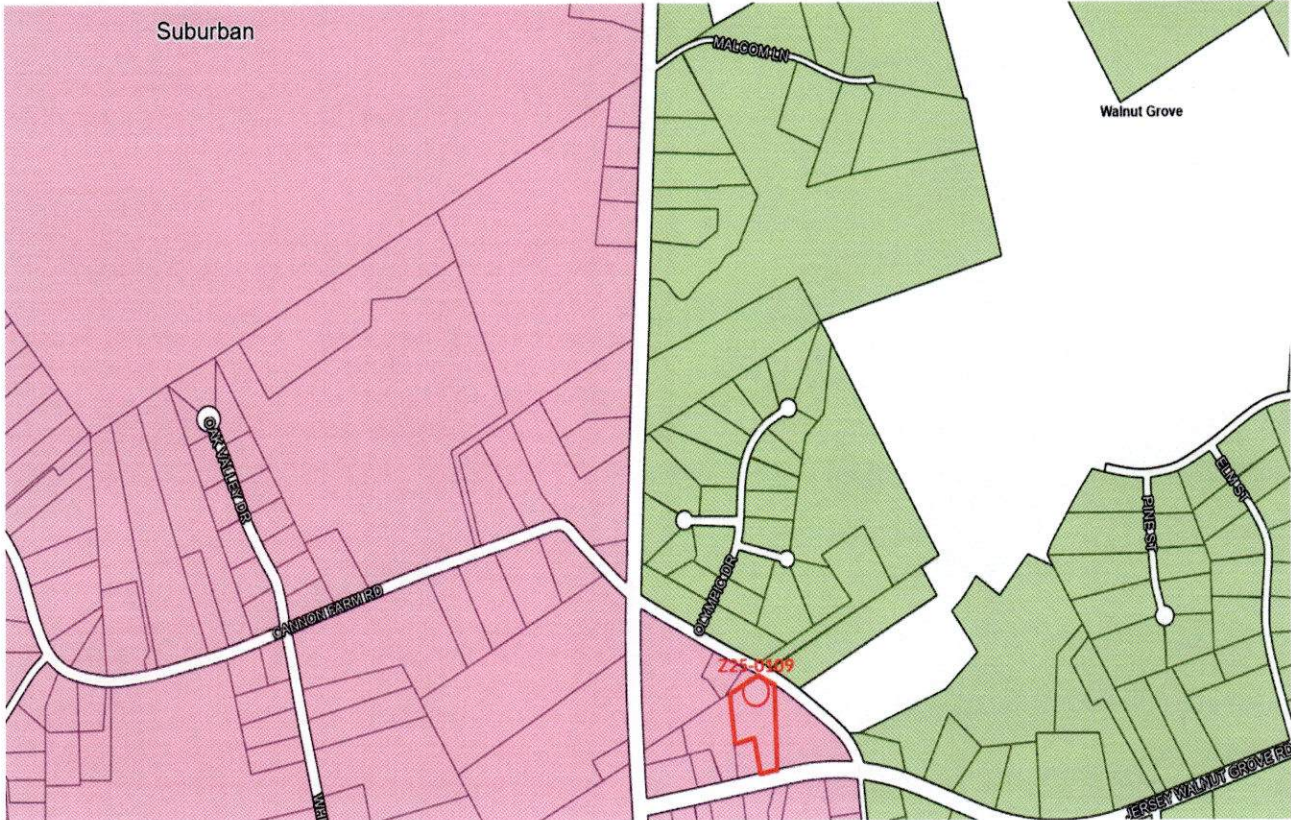


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



History:

V6120012	Billy Farmer	Customer Contact	C054-267	Approved Cond.
		H.O.P. Photo	4878 Jersey Walnut Grove	

Conditions were:

- 1. For applicant only.
- 2. By appointment only.
- 3. No more than one client on site at a time.
- 4. No signs.
- 5. Day light hours only.
- 6. Studio will be in an enclosed building with no outside business activity.

Staff Comments/Concerns:

Rezone Application # 225-0109
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-3-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 5-6-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0540267

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Billy Farmer
4878 Jersey Walnut Grove Rd

JANIS H. Farmer
4878 Jersey Walnut Grove Rd

Covington, GA . 30014

Covington, GA . 30014

E-mail address: billyfarmerphotos@comcast.net

(If more than one owner, attach Exhibit "A")

Phone # 404-512-3075

Phone # 678-451-5656

Location: 4878 Jersey Walnut Grove Rd - 2 Old Hwy 81 Requested Zoning A Acreage 2.58

Existing Use of Property: Residential

Existing Structures: House, Truck port.

The purpose of this rezone is Beekeeping (Honeybees) Produce
and sell to other Beekeepers to sell honey.

Property is serviced by the following:

Public Water: WCWD Provider: Walton Co. water Dept. Well: not used

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 Billy Farmer Date 2/28/2025 Fee Paid \$ 350.00

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 R1 Surrounding Zoning: North A2 South R1
 East R1 West R1

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

Commission District: 3-Timmy Shelton Watershed: _____ TMP

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: Billy Farmer
Address: 4878 Jersey Walnut Grove Rd, Covington, GA.
Telephone: 404-512-3075
Location of Property: 4878 Jersey Walnut Grove Rd, Covington, GA.

Map/Parcel Number: C0540267

Current Zoning: Res Requested Zoning: A9

Janis H. Farmer _____
Property Owner Signature Property Owner Signature

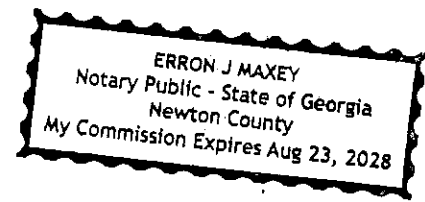
Print Name: Janis H. Farmer Print Name: _____

Address: 4878 Jersey Walnut Grove Rd, Covington, GA Address: _____

Phone #: 678 451 5656 3004 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] _____
Notary Public Date 2/27/25



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;

Both Ag/Res

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

There should be no diminished value

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

Property will not be disturbed.

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

Rec pollination (crop ~~yield~~^{yield} for farmers and good healthy honey for Nabors.)

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

The honey bees will thrive and do well -

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

we have lived here for 32 years.

My plan is to produce honeybees,
And sell mated queens and nucleus colony.
I will also include production of honey which
will be sold and shared.

Thank you for your consideration,
Billy Farmer
4878 Jersey Walnut Grove Rd
Covington, GA. 30014

ON X HUNT

FARMER JANIS H

ELITE



Weather

4878 Jersey Walnut Grove Rd
Covington, GA 30014

Bee yard



FARMER JANIS H

Private Road

Private Road

Private Road

Private Road

Walnut G



Hunt Map
Layers

Sat

2D



mapbox (i)

