

Rezone Z16090002

Staff Analysis

Commission District: 4 Bradford

Planning Commission Hearing Date: 10-6-16

Board of Commissioners Hearing Date: 11-1-16

Parcel ID: Map C103043 and N103C

Acreage: 102.75 acres

Applicant:

WC-Reliant Homes LLC

P O BOX 2655
Loganville GA 30052

Owners:

WC-Reliant Homes LLC

Same

Res-GA Heritage Walk, LLC

7000 Central Parkway NE
Suite 700
Atlanta GA 30328

Property Location: Monroe Jersey Road

Current Character Area: Suburban

Current Zoning: A2 GS

Request: R1 RND/GS with conceptual/preliminary plan approval

Site Analysis: The property is currently developed as Heritage Walk Subdivision (of which only phase 1 of the development has been constructed). The property was rezoned in February 2008 for an A2 Greenspace Private Gated Community.

Zoning History:

Z04020009 A1 to RND Withdrawn

Z04100005 A1 to A2 GS

V05010018 Variance to front setback from 40 ft. to 20 ft.

CU07110020 Conditional use for Private Gated Community

Character Area: The character area for this property is suburban

Staff Comments/Concerns: None

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department: No impact

Water Authority: This property is located within the City of Monroe service area

Fire Department:

Board of Education: No impact

DOT Comments:

Archaeological Information:

Rezone Application # AZ16090002

Planning Comm. Meeting Date 10-6-16 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 11-1-16 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 C103/43 All Parcels of N103C
N103C15P Being a part of Heritage Walk S10
N103C15I

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

WC - RELIANT HOMES, LLC

WC - RELIANT HOMES, LLC

PO Box 2655

PO Box 2655

Loganville, GA 30052

Loganville, GA 30052

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

Phone # 770-715-2800

Phone # _____

Location: MONROE JERSEY ROAD Requested Zoning RI RND/BS Acreage 102.75

Existing Use of Property: Platted Subdivision

Existing Structures: NONE

The purpose of this rezone is Lot SIZE CHANGE to 70' width

Property is serviced by:

Public Water: X Provider: CITY OF MONROE Well: _____

Public Sewer: X Provider: CITY OF MONROE 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 [Signature]

Date 9-1-16

Fee Paid \$200.00

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/GS Surrounding Zoning: North A1 A2 South A1 A2
East A1 A2 West A1 A2

Comprehensive Land Use: Suburban NAICS Code: —

Commission District: 4 Watershed: N/A

I hereby withdraw the above application _____ Date _____

Rezone Application # 16090002

Planning Comm. Meeting Date 10-6-16 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 11-1-16 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 _____

Applicant Name/Address/Phone #

WC - RELIANT HOMES, LLC
PO Box 2655
Loganville, GA 30052

Phone # 770-715-2800

Property Owner Name/Address/Phone

RES-GA HERITAGE WALK, LLC
7000 Central Parkway NE, Suite 700
ATLANTA GA 30328

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

Phone # _____

Location: Monroe Jersey Rd Requested Zoning RMD/R Acreage 102.75

Existing Use of Property: Plated Subdivision

Existing Structures: NONE

The purpose of this rezone is LOT SIZE CHANGE to 70' width

Property is serviced by:

Public Water: X Provider: City of Monroe Well: _____

Public Sewer: X Provider: City of Monroe 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]
Signature

4-1-16
Date

\$200.00
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 _____ Surrounding Zoning: North _____ South _____
East _____ West _____

Comprehensive Land Use: _____ NAICS Code: _____

Commission District: _____ 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: WC- RELIANT HOMES, LLC

Address: P.O. Box 2655 Loganville GA 30052

Telephone: 770-715-2800

Location of Property: MONROE JERSEY ROAD

Map/Parcel Number: 103/43

Current Zoning: RVD Requested Zoning: RVD Change-in-Conditions

~~Stephen J. Tull~~
~~Michael J. ...~~ Authorized Signatory
Property Owner Signature

Property Owner Signature

Print Name: _____

Print Name: _____

Address: 7000 Central Parkway NE suite 700
Atlanta, GA 30328

Address: same

Phone #: (770) 580-6522

Phone #: same

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.

Lane White
Notary Public

9/8/11
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;
A1, A-2
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
SAME AS PRIOR ZONING.
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
2009



1 September 2016

Walton County Board of Commissioners
Department of Planning & Development
303 S. Hammond Drive
Monroe, Georgia 30655

RE: Letter of Intent for Heritage Walk

Board of Commissioners & To Whom It May Concern,

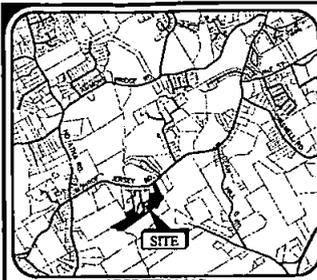
WC-Reliant Homes, LLC. is seeking a change of conditions for the property known as Heritage Walk. The current zoning of the property is RND. WC-Reliant Homes, LLC is requesting to reduce the lot width for all lots outside of the cul-de-sacs to seventy feet wide. All cul-de-sacs will remain at the current width as previously approved. This request will allow Reliant Homes to accommodate a larger amenities area for the residents and create additional lots for a total of 160. The name of the subdivision will also change to The Club at Heritage Walk as an active adult community.

Thank you,

A handwritten signature in blue ink, appearing to read "Joe Goodman", is written over a light blue circular stamp.

Joe Goodman
VP of Land Development
Reliant Homes, LLC

EXISTING



VICINITY MAP

TABLE 1: PROPERTY INFORMATION

TRACT	AREA (ACRES)	OWNER
1	1.23	...
2	1.15	...
3	1.08	...
4	1.02	...
5	0.95	...
6	0.88	...
7	0.82	...
8	0.75	...
9	0.68	...
10	0.62	...
11	0.55	...
12	0.48	...
13	0.42	...
14	0.35	...
15	0.28	...
16	0.22	...
17	0.15	...
18	0.08	...
19	0.02	...

CORNER SIGHT DISTANCE - PRIVATE DRIVEWAYS

UTILITIES IN THIS SPEED LIMIT
 UNLESS OTHERWISE NOTED BY THE PROPOSED DRIVEWAY(S) FOR
 THE DRIVEWAY, THE UNDEVELOPED AREA SHALL BE CONSIDERED WITH A MINOR
 CORNER SIGHT DISTANCE FOR EACH DRIVEWAY APPROXIMATE A MINOR
 COLLECTION OF MAJOR THOROUGHFARE. THE REGULATED SPEED LIMIT IS 25
 MILES PER HOUR. THE SIGHT DISTANCE IS 600' IN THE EAST
 DIRECTION AND 100' IN THE WEST DIRECTION. THE MAXIMUM
 CORNER SIGHT DISTANCE FROM THE DRIVEWAY TO THE DRIVEWAY IS
 THREE TIMES THE REGULATED SPEED OF THE INTERSECTING STREET. AS MEASURED
 FROM THE CENTER OF THE DRIVEWAY IN BOTH DIRECTIONS ALONG THE RIGHT
 OF WAY LINE OF THE INTERSECTION STREET.

Surveyed by **Donald T. Hatcher**, Professional Surveyor, No. 12345, State of Georgia.

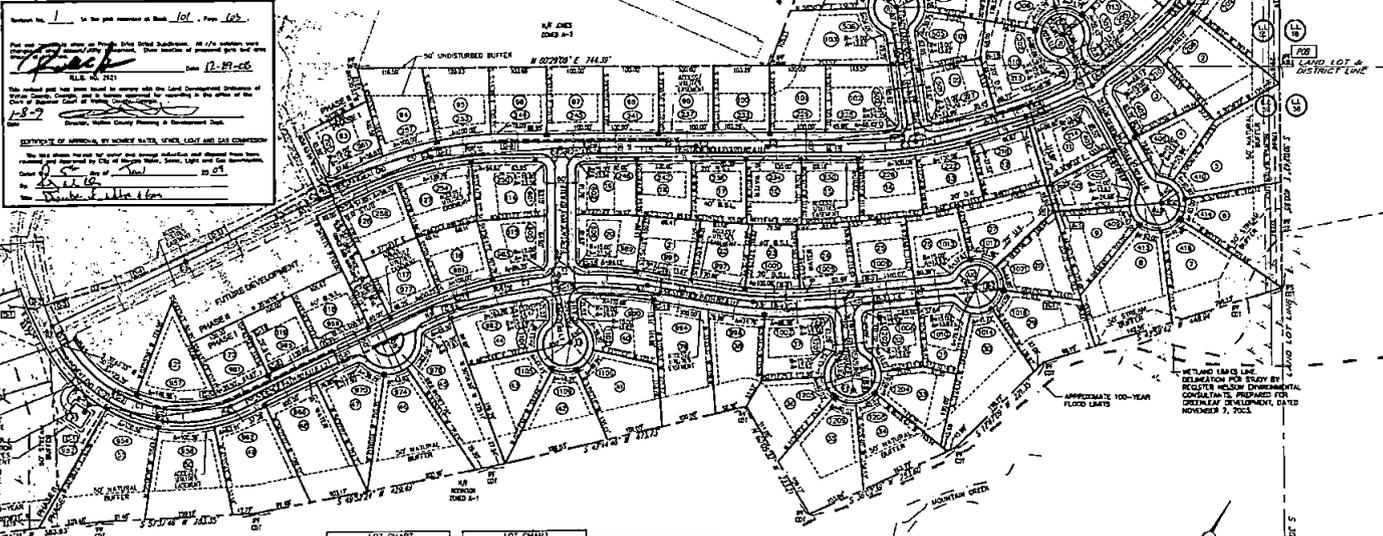
Surveyed on **1/15/2008** for the purpose of showing the location of the proposed subdivision.

Reference is made to the plat of the original subdivision of the land shown on the attached map, which is a true and correct copy of the original subdivision as shown on the original map.

Surveyed by **Donald T. Hatcher**, Professional Surveyor, No. 12345, State of Georgia.

- NOTES:
1. BOUNDARY SURVEY BY HATCHER & ASSOCIATES LAND SURVEYING, INC. DATED 03/09/98 REVISED 04/10/04 FOR D.A. SMITH, INC.
 2. THE UNDEVELOPED AREA SHALL BE CONSIDERED WITH A MINOR COLLECTION OF MAJOR THOROUGHFARE.
 3. THE REGULATED SPEED LIMIT IS 25 MILES PER HOUR. THE SIGHT DISTANCE IS 600' IN THE EAST DIRECTION AND 100' IN THE WEST DIRECTION.
 4. THE MAXIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY TO THE DRIVEWAY IS THREE TIMES THE REGULATED SPEED OF THE INTERSECTING STREET.
 5. THE UNDEVELOPED AREA SHALL BE CONSIDERED WITH A MINOR COLLECTION OF MAJOR THOROUGHFARE.
 6. THE REGULATED SPEED LIMIT IS 25 MILES PER HOUR. THE SIGHT DISTANCE IS 600' IN THE EAST DIRECTION AND 100' IN THE WEST DIRECTION.
 7. THE MAXIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY TO THE DRIVEWAY IS THREE TIMES THE REGULATED SPEED OF THE INTERSECTING STREET.
 8. THE UNDEVELOPED AREA SHALL BE CONSIDERED WITH A MINOR COLLECTION OF MAJOR THOROUGHFARE.
 9. THE REGULATED SPEED LIMIT IS 25 MILES PER HOUR. THE SIGHT DISTANCE IS 600' IN THE EAST DIRECTION AND 100' IN THE WEST DIRECTION.
 10. THE MAXIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY TO THE DRIVEWAY IS THREE TIMES THE REGULATED SPEED OF THE INTERSECTING STREET.
 11. THE UNDEVELOPED AREA SHALL BE CONSIDERED WITH A MINOR COLLECTION OF MAJOR THOROUGHFARE.
 12. THE REGULATED SPEED LIMIT IS 25 MILES PER HOUR. THE SIGHT DISTANCE IS 600' IN THE EAST DIRECTION AND 100' IN THE WEST DIRECTION.
 13. THE MAXIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY TO THE DRIVEWAY IS THREE TIMES THE REGULATED SPEED OF THE INTERSECTING STREET.
 14. THE UNDEVELOPED AREA SHALL BE CONSIDERED WITH A MINOR COLLECTION OF MAJOR THOROUGHFARE.
 15. THE REGULATED SPEED LIMIT IS 25 MILES PER HOUR. THE SIGHT DISTANCE IS 600' IN THE EAST DIRECTION AND 100' IN THE WEST DIRECTION.
 16. THE MAXIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY TO THE DRIVEWAY IS THREE TIMES THE REGULATED SPEED OF THE INTERSECTING STREET.
 17. THE UNDEVELOPED AREA SHALL BE CONSIDERED WITH A MINOR COLLECTION OF MAJOR THOROUGHFARE.
 18. THE REGULATED SPEED LIMIT IS 25 MILES PER HOUR. THE SIGHT DISTANCE IS 600' IN THE EAST DIRECTION AND 100' IN THE WEST DIRECTION.
 19. THE MAXIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY TO THE DRIVEWAY IS THREE TIMES THE REGULATED SPEED OF THE INTERSECTING STREET.
 20. THE UNDEVELOPED AREA SHALL BE CONSIDERED WITH A MINOR COLLECTION OF MAJOR THOROUGHFARE.
 21. THE REGULATED SPEED LIMIT IS 25 MILES PER HOUR. THE SIGHT DISTANCE IS 600' IN THE EAST DIRECTION AND 100' IN THE WEST DIRECTION.
 22. THE MAXIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY TO THE DRIVEWAY IS THREE TIMES THE REGULATED SPEED OF THE INTERSECTING STREET.

A.U.E. = ACCESS AND UTILITY EASEMENT



LOT CHARTS

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	1,234,567	0.028
2	1,234,567	0.028
3	1,234,567	0.028
4	1,234,567	0.028
5	1,234,567	0.028
6	1,234,567	0.028
7	1,234,567	0.028
8	1,234,567	0.028
9	1,234,567	0.028
10	1,234,567	0.028
11	1,234,567	0.028
12	1,234,567	0.028
13	1,234,567	0.028
14	1,234,567	0.028
15	1,234,567	0.028
16	1,234,567	0.028
17	1,234,567	0.028
18	1,234,567	0.028
19	1,234,567	0.028
20	1,234,567	0.028
21	1,234,567	0.028
22	1,234,567	0.028
23	1,234,567	0.028
24	1,234,567	0.028
25	1,234,567	0.028
26	1,234,567	0.028
27	1,234,567	0.028
28	1,234,567	0.028
29	1,234,567	0.028
30	1,234,567	0.028
31	1,234,567	0.028
32	1,234,567	0.028
33	1,234,567	0.028
34	1,234,567	0.028
35	1,234,567	0.028
36	1,234,567	0.028
37	1,234,567	0.028
38	1,234,567	0.028
39	1,234,567	0.028
40	1,234,567	0.028
41	1,234,567	0.028
42	1,234,567	0.028
43	1,234,567	0.028
44	1,234,567	0.028
45	1,234,567	0.028
46	1,234,567	0.028
47	1,234,567	0.028
48	1,234,567	0.028
49	1,234,567	0.028
50	1,234,567	0.028

GENERAL NOTES

A PORTION OF THE TOTAL STATION AND TOTAL STATION DATA COLLECTED AND A WIDE AREA TOTAL STATION AND WIDE AREA DATA COLLECTOR WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. THE INFORMATION WAS CALCULATED FOR CLOSURE BY THE LEAST SQUARES METHOD AND DEPARTURES AND FOUND TO HAVE A CLOSURE PRECISION THAT EXCEEDED 1 IN 100,000 AND WAS MAINTAINED BY THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A PRECISION OF CLOSURE IN EXCESS OF 1 IN 100,000.

NOTE: ALL OF THE DATA IS BASED ON CONVENTIONS OF EXISTING PLATS OF RECORD UNDER THESE NOTES.

ALL MATTERS PERTAINING TO THIS ARE ESCHEATED REVENUES SHOWN ARE CALCULATED FROM TRIMMED ANGLES. THIS PLAT IS A CORRECT REPRESENTATION OF THE LOTS PLANNED AND HAS BEEN PREPARED IN CONFORMITY WITH THE SURVEY STATUTES AND REGULATIONS OF LAW. DONALD T. HATCHER, G.A. 30258, COUNTY SURVEYOR - WALTON COUNTY, GA.

Von Hater & McGee, Inc.
 Surveyors & Engineers
 P.O. BOX 1070
 2005 Highway 81 South
 Lagrange, Georgia 30242
 Phone: 770-466-4202
 Fax: 770-466-4299

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 Von Hater & McGee, Inc. - ALL RIGHTS RESERVED

GEORGIA
 PROFESSIONAL SURVEYOR
 DONALD T. HATCHER
 No. 12345

FINAL PLAT

**HERITAGE WALK
 RESIDENTIAL PRIVATE DRIVE
 SUBDIVISION
 PHASE I**

TAX MAP: 103 PARCEL: 43
 LAND LOTS: 59 & 51
 DISTRICTS: 1st & 4th
 MONROE JERSEY ROAD
 WALTON COUNTY, GEORGIA

DATE: 10-17-2006
 SCALE: 1"=100'

OWNER / DEVELOPER
GREENLEAF DEVELOPMENT, INC.
 1200 PENNSYLVANIA AVENUE
 MCDONOUGH, GA 30253
 PHONE: 678-610-6511
 FAX: 678-610-6510

24 HOUR - EMERGENCY CONTACT
MR. MICHAEL BROWNING
 PHONE: 770-826-2569

REVISIONS

NO.	DATE	DESCRIPTION
1	10/2/06	REVISED TO PLAT AS A PRIVATE DRIVE 5/0

JOB No. 05-039
 FP-2

Alteration to Zoning AZ16090002

Parcel C1030043

Acreage 18.09



Alteration to Zoning AZ16090002

Parcel N103C150

Acreage _____



Alteration to Zoning AZ16090002

Parcel N1030151

Acreage 43.15



Alteration to Zoning AZ16090002

Parcel _____

Acres _____

