



AN ORDINANCE OF WALTON COUNTY, GEORGIA

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 6-6-06 (an all amendments) for adoption of the policies and procedures and standards for rezones, conditional uses and text amendment changes within the Walton County Land Development Ordinance.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, and it hereby ordained by the authority of the same, following a duly held and advertised Public Hearing by the Walton County Planning Commission and the Walton County Board of Commissioners to amend the Walton County Land Development Ordinance adopted 6-6-06 (an all amendments) for adoption of the policies and procedures and standards for rezones, conditional uses and text amendment changes within the Walton County Land Development Ordinance.

Adopted by the Walton County Board of Commissioners this 3rd day of May, 2016.

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Kevin Little, Chairman  
Walton County Board of Commissioners  
Walton County, Georgia

Attest:

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Leta P Talbird, County Clerk  
Board of Commissioners  
Walton County, Georgia

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Kirby G. Atkinson  
County Attorney  
Walton County, Georgia

# **Errata #1 (amend standards of review)**

## **Article 4 Part 4 Amendments**

### **Section 160 Standards of Review**

A. In ruling on any application for a zoning map amendment or conditional use permit, the Planning Commission and the Board of Commissioners shall act in the best interest of the health, safety, morals, and general welfare of the County. In doing so, the Planning Commission in its consideration of and recommendations concerning a petition requesting a zoning map amendment or conditional use permit, and the Board of Commissioners in its consideration and final decision concerning a petition requesting a zoning map amendment or conditional use permit, will consider the following factors as they may be relevant to the application:

1. Existing uses and zoning of nearby property;
2. The extent to which property values are diminished by the particular zoning restrictions;
3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
5. The suitability of the subject property for the zoned purposes; and
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

#### **B. Conditional Use Permit Criteria**

The following additional criteria shall be applied by the Department, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a conditional use permit. No application for a conditional use permit shall be granted by the Board of Commissioners unless it is determined that in addition to meeting the requirements contained within applicable use standards in Article 6 and the zoning district in which the conditional use permit is located, satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.
4. Public facilities and utilities are capable of adequately serving the proposed use.
5. The proposed use will not adversely affect the level of property values or general character of the area.