

Rezone AZ16090002

Staff Analysis

Commission District: 2 Banks

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

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Z04020009 A1 to RND Withdrawn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 reduce lot width 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:

Water Authority:

Fire Department:

Board of Education:

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
N103C15A Being a part of Heritage Walk S10
N103C15I

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

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

WC - RELIANT HOMES, LLC
PO Box 2655
Loganville, GA 30052
(If more than one owner, attach Exhibit "A")

Phone # 770-715-2800

Phone # _____

Location: MONROE JERSEY ROAD Requested Zoning RI RMD/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 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 JERRY RD Requested Zoning RMD/R Acreage 102.75

Existing Use of Property: Plated Subdivision

Existing Structures: NONE

The purpose of this rezone is Lot SEIZ 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

9-1-16
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: PO BOX 2655 Loganville GA 30052

Telephone: 770-715-2800

Location of Property: MONROE JERSEY ROAD

Map/Parcel Number: 103/43

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

~~Stephan J. Tupp~~
Authorized Signatory
Property Owner Signature

Property Owner Signature

Print Name: _____

Print Name: _____

Address: 7000 Central Parkway NE with 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.

Linell 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;
A-1, 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,

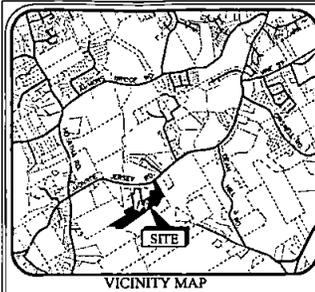
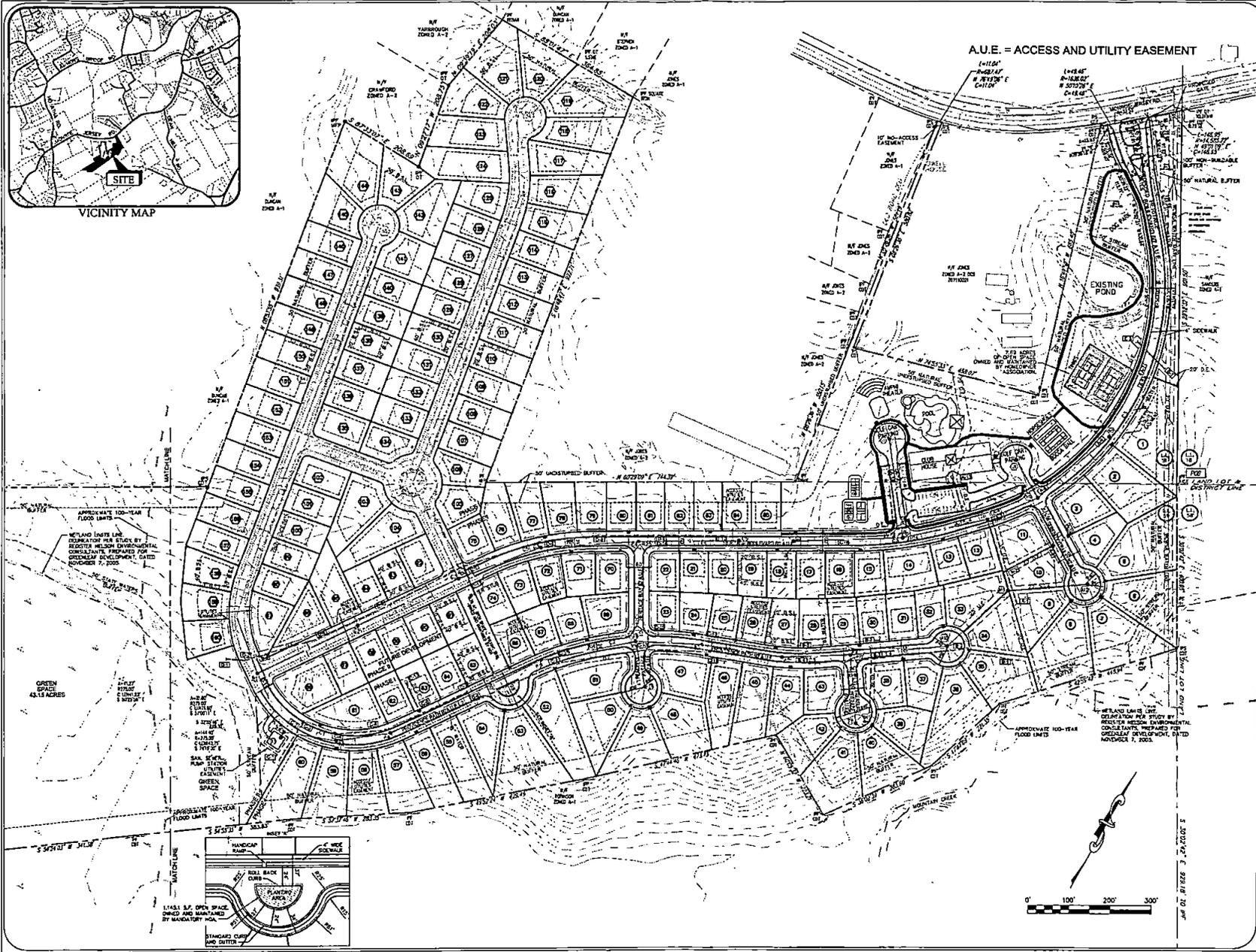
WC-Reliant Homes, LLC. is seeking a change of conditions for the property known as Heritage Walk. The current zoning of the property is RND. WC-Reliant Homes, LLC is requesting to reduce the lot width for all lots outside of the cul-de-sacs to seventy feet wide. All cul-de-sacs will remain at the current 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 horizontal line.

Joe Goodman
VP of Land Development
Reliant Homes, LLC

PROPOSED



ALCOVY
 Surveying & Engineering, Inc.
 P.O. BOX 1000
 2205 Highway 81 South
 Loganville, Georgia 30052
 Phone: 770-883-4002
 Fax: 770-883-4008
 TIF@ALCOVYSE.COM

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PRELIMINARY PLAT

THE CLUB @ HERITAGE WALK

TAX MAP: 103 PARCEL: 43
 LAND LOTS: 59 & 61
 DISTRICTS: 1st & 4th
 MONROE JERSEY ROAD
 WALTON COUNTY, GEORGIA

DATE: 8-30-2016
 SCALE: 1"=100'

OWNER / DEVELOPER

RELIANT HOMES
 P.O. BOX
 LOGANVILLE, GA 30052

24 HOUR - EMERGENCY CONTACT
 JOE GOODMAN
 PHONE: 770-883-5600
 jgoodman@relianthomes.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 05-039
SP-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



