



# PLANNING COMMISSION REGULAR MEETING

Thursday, March 06, 2025 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

## AGENDA

### 1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

### 2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

### 3. OLD BUSINESS

- 3.1. Z24-0067- Rezone 6.63 acres from A1 to A to raise “show quality” poultry/fowl & parrots- Applicant/Owner: Igor Mitrovic-Property located on 2435 Daniel Cemetery Rd/Map/Parcel C1200177-District 6.

### 4. NEW BUSINESS

- 4.1. Z25-0028-Rezone 2.60 acres from A2 to B1 for a martial arts studio-Applicant: Shield Sword LLC/Owner: James William Burson II located on 2069 Hwy 11 & Mountain Creek Church Rd/Map/Parcel C0860040-District 5
- 4.2. LU25-0061/Z25-0056-Land Use Change from Suburban to Highway Corridor & Rezone 0.63 acres from A2 to B2 for motor vehicle sales-Applicant: Nityanand Sankar/Owner: Jeremy Elrod-Property located on 2660 Gum Creek Church Rd & Hwy 81/Map/Parcel C0490025-District 2.
- 4.3. LU25-0063/Z25-0062 – Land Use Change from Suburban to Highway Corridor & Rezone 7.0 acres from R1 to B2 for mini warehouse/storage facility-Applicant: Angel Zurita/Owners: Pablo & Maria Zurita-Property located on 257 Hwy 81/Map/Parcel C0540258-District 3.

- 4.4.** Z25-0064 – Rezone 52.57 acres from A1 to M1 for fabricated metal product manufacturing facility-Applicant: Henderson Fab Inc/Map/Parcel C0090017/Owners: Efren Jimenez & Amelia Catalan – 6342 Hwy 20/Map/Parcel C0090016 split/Owners: Gideon & Patricia Moon, Carolyn Moon (Deceased) & Steve Moon-6327 Hwy 20 & Center Hill Church Rd/Map/Parcel C0110007A00/Owners: Carolyn Moon (Deceased) and James Moon-Center Hill Church Rd-District 2.
- 4.5.** Z25-0055- Rezone 54.786 acres from A1 to A1OSC for a residential subdivision-Applicant: Ned Butler/Owner: MFT Land Investments LLC-Property located on Double Springs Rd/Map/Parcel C0730043-District 5.

**5. DISCUSSION**

- 6. PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

**7. ANNOUNCEMENTS**

**8. EXECUTIVE SESSION**

**9. ADJOURNMENT**

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.



# Planning and Development Department Case Information

Case Number: Z24-0067

Meeting Dates: Planning Commission 02-06-2025 – TABLED TO 03-06-2025

Board of Commissioners 04-01-2025

Applicant/Owner:

Igor Mitrovic  
2435 Daniel Cemetery Road  
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 6.63 acres from A1 to A for business license to raise “show quality” poultry/fowl and small pet parrots.

Address: 2435 Daniel Cemetery Rd NW, Monroe, Georgia 30656

Map Number/Site Area: C1200177

Character Area: Suburban

District 6 Commissioner-Kirklyn Dixon

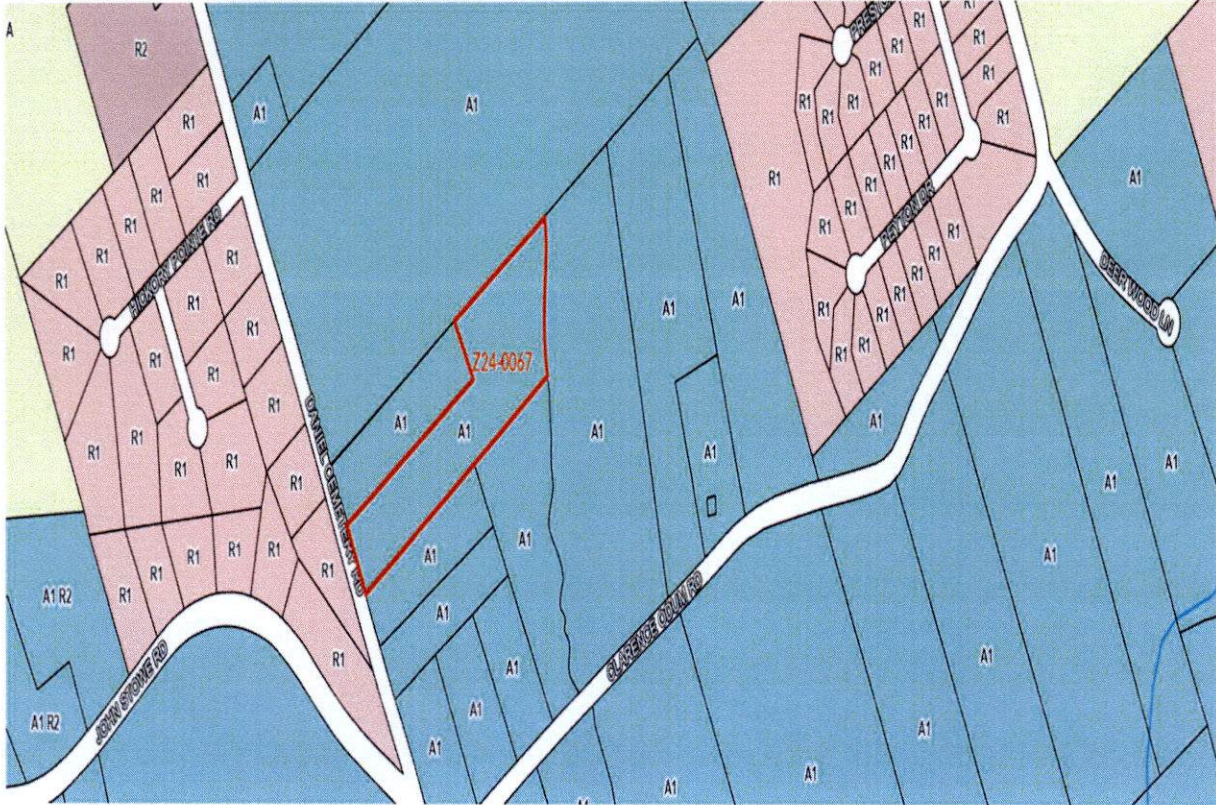
Planning Commission–Timothy Kemp

Existing Site Conditions: Property consists of a house and 2 outbuildings.





The surrounding properties are zoned A1 and R1.



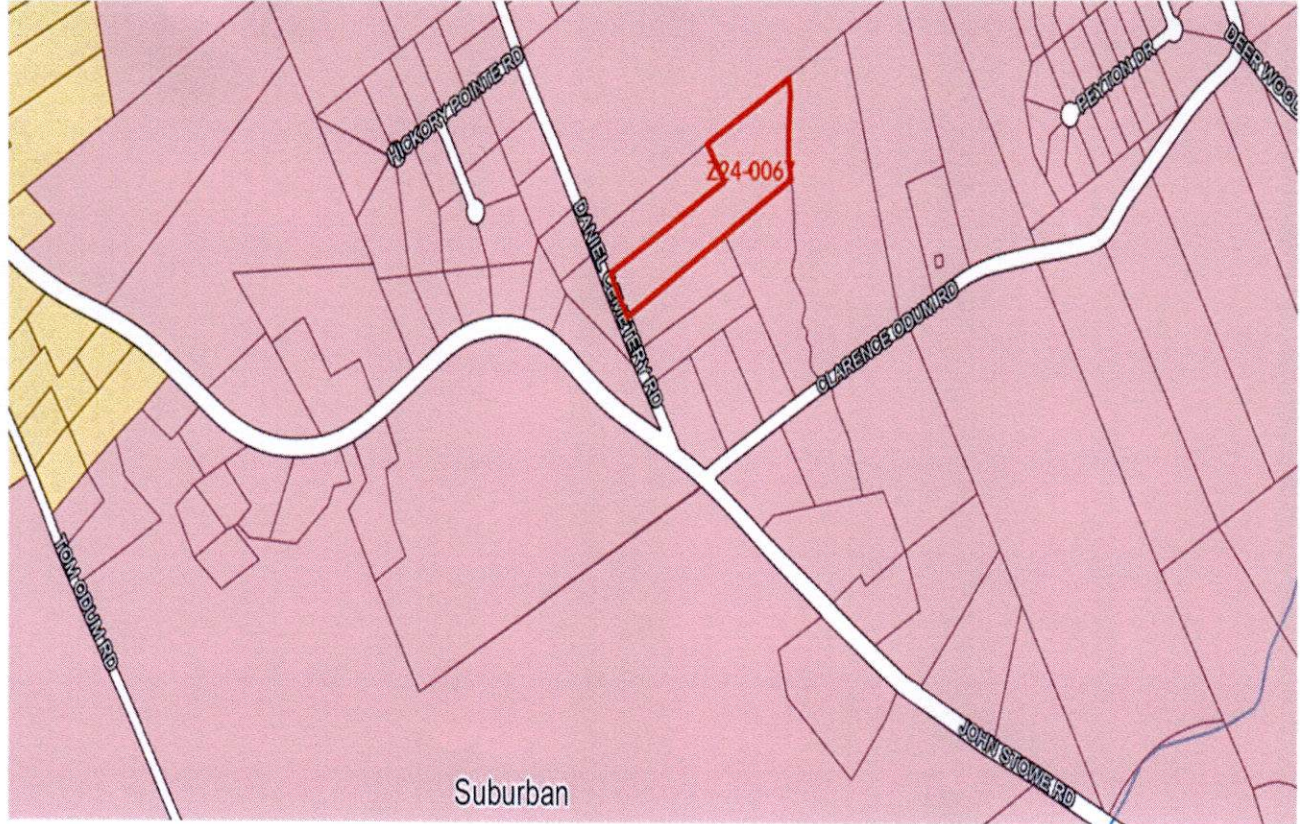
Subdivisions surrounding property:



The property is not in a Watershed.



The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works has no issue with approval of this request.

**Sheriffs' Department:** The Sheriff's Department has no concerns.

**Water Authority:** This area is served by an existing 6" diameter water main along Daniel Cemetery Rd. (static pressure: 85 psi, Estimate fire flow available: 1,450 gpm @ 20 psi). No system impacts anticipated.

**Fire Marshal Review:** No comments

**Fire Department Review:** No comments

**Board of Education:** Will have no affect on the Walton County Schools.

**DOT Comments:** Will not require GDOT coordination.

**PC ACTION 2/6/2025:**

1. Z24-0067- Rezone 6.63 acres from A1 to A for business license to raise “show quality” poultry/fowl & small pet parrots-Applicant/Owner: Igor Mitrovic-Property located on 2435 Daniel Cemetery Rd/Map/Parcel C1200177-District 6.

**Presentation:** Igor Mitrovic represented the case and stated that he lives at 2435 Daniel Cemetery Road and would like to rezone from A1 to A to raise chickens, turkeys and small pet parrots for the pet industry. He bought the property in March 2024 and the previous owner raised poultry and he would like to continue it and expand it a little.

Timothy Kemp asked how many birds and Mr. Mitrovic stated the main portion of his business is raising small parrots which he has about 800 birds’ total. He stated this is small in comparison to commercial breeders.

Timothy Kemp asked if these birds were already on site and what happens if there is an outbreak of a disease and Mr. Mitrovic stated that he has a USDA license, and he is inspected, and they drop in unannounced. He said that there is a veterinarian licensed with the State that comes to the house. He stated that the places where the birds are kept have roofs and there is no contamination from wild birds flying over. If there was an outbreak he would follow all USDA guidelines.

Mr. Kemp asked about waste management and how it is handled, and Mr. Mitrovic stated that there are no shavings, the cages have wired bottoms and there is paper underneath the cages and the paper is bagged up and it goes in the dumpster. Mr. Kemp stated that he is concerned about the smell. Mr. Mitrovic stated that he will be raising Sarama Chickens which are very small and there is no odor. Mr. Kemp asked if he had employees, and he stated that it was just him and he does not want employees.

Josh Ferguson asked if he was planning to add additional structures to the property and Mr. Mitrovic stated no additional structures, the 30x80 ft. building was the last one that was built on the property and there are 2 small pole barns behind the long open-air barn and it is enclosed to keep outside animals out.



**Mr. Mitrovic stated that he had soil delivered and is planning on planting evergreen trees behind the building but will add no additional buildings.**

**Josh Ferguson asked about the turkey business and Mr. Mitrovic stated that he has those for grass control and insect control, and he has about 10 of them on his property.**

**Timothy Kemp asked so you are just breeding parrots and Mr. Mitrovic stated that was correct.**

**Tim Hinton asked if there was any signage posted for public safeguard as to traffic in the area and if there were safeguards in place. Mr. Mitrovic stated that there will be no sales on premises and that he delivers to the warehouse who takes to the stores, so he has no signage posted.**

**John Pringle stated that his paperwork says show poultry and how many of them. Mr. Mitrovic stated less than 20 but would like to increase and will not go above 40 chickens. He stated that regular chickens are very noisy, and Samara Chickens are very small and the roosters that he has that when they try to crow, they are not loud, and his parrots are noisier.**

**Speaking: Robert Connerly spoke, and he is there to represent his parents who live at 2565 Daniel Cemetery Road spoke. His folks have been here since 1995, and they strongly support people being able to do what they want with their property but his concern is the noise. He stated the applicant has several large birds on the property and he understands that they are his pets but they are loud and obnoxious. There is a structure behind the house that is lit up at night like a stadium and it did not use to be there. He stated that there is a larger building, but you can't see it from the house. He stated that if he doesn't grow any larger, he is not opposed but it is the smell. He stated that there was very small amount of noise and no smell but now there is noise and smell.**

**Mr. Mitrovic came back for rebuttal and stated he understands that noise is a concern, and he apologized for the lights. He stated that he has been out there at night building cages and the light helped him to see but soon the lights will be out, and he is totally happy to plant evergreens to buffer the noise. He stated that as far as noise that there are trees there and asked Mr. Connerly if they were the 40 acres and Mr. Mitrovic stated that he could plant evergreens but there are already trees there. He does have 4 emus, and they are not noisy, and they are his pets and are very sweet.**

**Tim Hinton asked if the buildings were on the righthand side of the property and Mr. Mitrovic stated that was correct. Mr. Hinton said that the gentleman that spoke in opposition's is on the left and is 300 to 400 feet away from this property and there is a pasture in between. Mr. Hinton stated that as far as lighting that they normally request down lighting.**

Timothy Kemp asked about the lighting on the building and Mr. Mitrovic stated that there is a 9 ft. tall and 4 ft. tall section. There is a mesh window and there are lights inside and above the cages.

Mr. Mitrovic stated that the buildings are open air pole barn structures but enclosed on some parts to keep other animals out and he plans to put trees in the back. Mr. Mitrovic stated that he has 10 geese on site but won't have any more and is primarily going to do parrots.

Josh Ferguson asked if the previous owner had this type of operation and Mr. Mitrovic stated that she only had chickens, and he wasn't sure if she was selling them or not. Mr. Mitrovic stated that he purchased the property and continued the operation and brought in some small parrots. Mr. Ferguson asked him did he consult with Planning & Development and Mr. Mitrovic stated he did not, he thought he was continuing a use that was already established.

**Recommendation:** Timothy Kemp made a motion to recommend approval with a second by Chris Alexander. Josh Ferguson asked if they were not going to have any discussion to amend to include landscaping to minimize intrusiveness. Mr. Hinton said his buildings are on the right-hand side of the property and the person that is in opposition lives on the opposite side. Mr. Ferguson stated that he thinks the case should be tabled and the applicant and adjoining property owners should talk and come up with a solution. Mr. Ferguson stated that the Applicant should get with all property owners not just the person in opposition to put up less restrictive light and do screening.

It was stated that since there was a recommendation that it needed to be resolved or the recommendation needed to be removed.

Mr. Hinton asked Mr. Ferguson if he wanted the applicant to put plantings around the entire property and Mr. Ferguson stated that wasn't what he was saying.

Mr. Timothy Kemp removed his Motion for approval for the applicant and neighbors to discuss.

Wesley Sisk asked for the new building did he pour new concrete or was the concrete there already and Mr. Mitrovic stated that he poured the concrete. Mr. Sisk stated that he thinks the case should be tabled and the owner of the property and opposition come up with a suitable agreement with screening.

Since the buildings house animals Mr. Mitrovic would need a site plan showing how close the buildings are to the property line because he may need to ask for Variances.

There was discussion on what the applicant will need to have in hand for the next meeting.

Timothy Kemp changed his motion to table the case until the next meeting on March 6<sup>th</sup> for applicant to get with neighbors and to get a site plan to show encroachment with a second by Wesley Sisk. The Motion carried unanimously.



# Rezone Application # Z24-0067 Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date 3-4-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1200177

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Igor Mitrovic

same as applicant

2435 Daniel Cemetery Rd. NW

Monroe, GA 30656

E-mail address: igor.mitrovic@comcast.net

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

Phone # 678-559-4954

Phone # \_\_\_\_\_

Location: 2435 Daniel Cemetery Rd. Requested Zoning A Acreage 10.63

Existing Use of Property: Residential

Existing Structures: Two outbuildings, 32x24 and 30x90.

The purpose of this rezone is to be able to obtain business license in order to raise show quality poultry/fowl and small pet parrots.

Property is serviced by the following:

Public Water:  Provider: WCWD Well: NA

Public Sewer: NA Provider: NA 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 Igor Mitrovic

Date 12-30-2024

Fee Paid \$ 300.00

**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 A1

Surrounding Zoning: North A1 South A1  
East A1 West R1

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

Commission District: 6-Kirklyn Dixon Watershed:  TMP

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;

Surrounding properties are rural residential primarily zoned A1. Couple bordering properties have poultry and small farm animals/hookstock.

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

No anticipated diminished property values. Property appearance, noise, or smell will not change. Will be no employees or customer traffic present.

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

No destruction of property values anticipated.

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

Rezoning will not outwardly affect the property or the surrounding public.



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

The property is suitably sized to house small farm  
animals/birds, adequately fenced and landscaped to provide  
buffer from neighboring properties.

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

Property not/has not been vacant.

## Rezoning Letter of Intent

January 1, 2025

Igor Mitrovic

2435 Daniel Cemetery Rd.

Monroe, GA 30656

To whom it may concern,

I am requesting a zoning change for my property at 2435 Daniel Cemetery Road, from the current AI zoning, to A. I would like to obtain a business license for the agricultural related activities I am involved in and would like to pursue. For the last 25 years under the previous owner, the property has been used to raise many exhibition chickens and other poultry. Upon purchasing the property in March of 2024 from that dear friend, my goal is to partly continue raising show quality poultry, geese, and small pet parrots. In addition, I do contract work for a pet company in Atlanta (Sun Pet Ltd.) where they compensate me for raising small parrots for them. Essentially, they purchase several young birds from their vendors, I go pick them up, bring them home and hand raise for several weeks and return the birds to them once grown. In order to be able to do this properly and have a business license, I need to apply for rezoning to A.

In terms of how my activities would affect or change the property, I am anticipating very little to no change in the level of activity, noise, smell, or any adverse effect on my neighbors. The majority of my small parrots are kept indoors or within shelter, so their presence is little known. With just under 7 acres, adequate fencing and barrier landscaping, I ensure that my activities pertaining to animals are unobtrusive to my neighbors. I will have no employees or customers on site, or any additional traffic. All of my business is conducted off site, whether it be picking up or returning birds to my contract employer, or showing birds at exhibitions.

In summary, 2435 Daniel Cemetery Road would remain a residential property with very little change in activities from the last 25 years of use. I remain focused on improving the quality and value of the property, as well as visually appealing landscaping from a road side perspective. I am hopeful that you'll consider my rezoning request, and I welcome any questions or concerns you may have.

Igor Mitrovic



# Planning and Development Department Case Information

Case Number: Z25-0028

Meeting Dates: Planning Commission 03-06-2025  
Board of Commissioners 04-01-2025

Applicant:  
Shield Sword LLC  
1155 Jim Daws Road  
Monroe, Georgia 30656

Owner:  
James William Burson II  
2069 Highway 11 NW  
Monroe, Georgia 30656

Current Zoning: A2

Request: Request zoning from A2 to B1 for martial arts studio.

Address: 2069 Highway 11 NW/Mountain Creek Church Road, Monroe, Georgia 30656

Map Number/Site Area: C0860040

Character Area: Employment Center

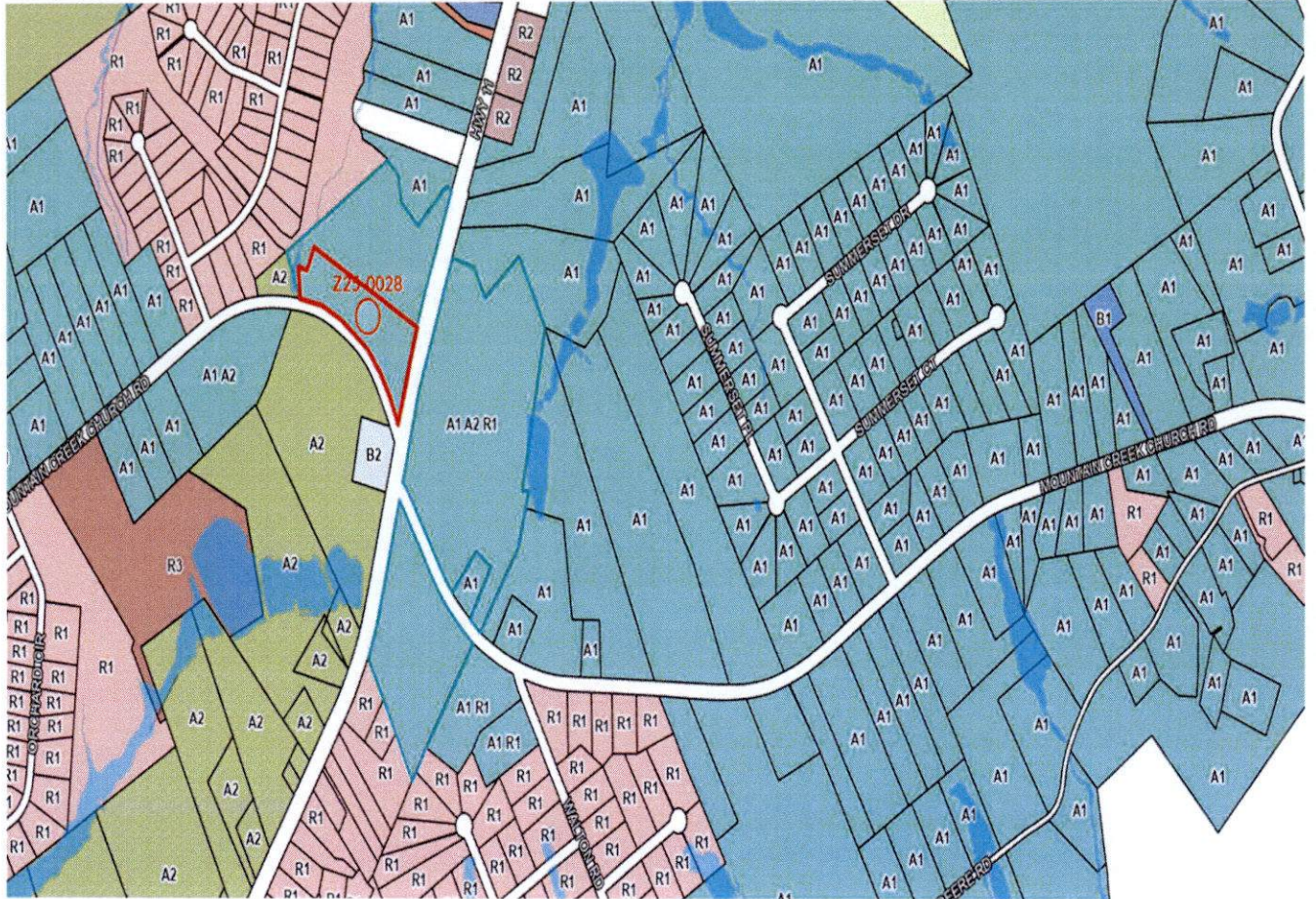
District 5 Commissioner-Jeremy Adams Planning Commission-Tim Hinton

Existing Site Conditions: Property consists of 48.58 acres but only 2.6 is in the request for the rezone.

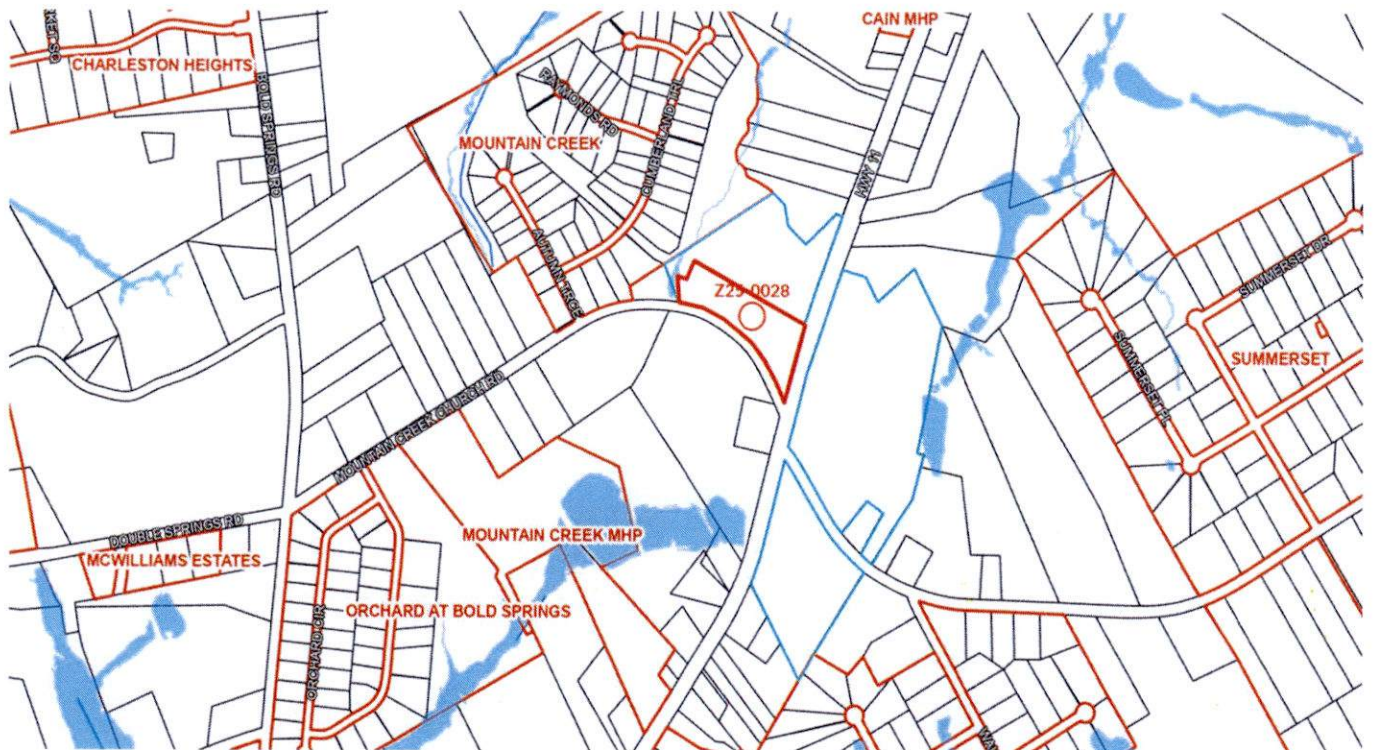




The surrounding properties are zoned A1, A2, R1 and B2.



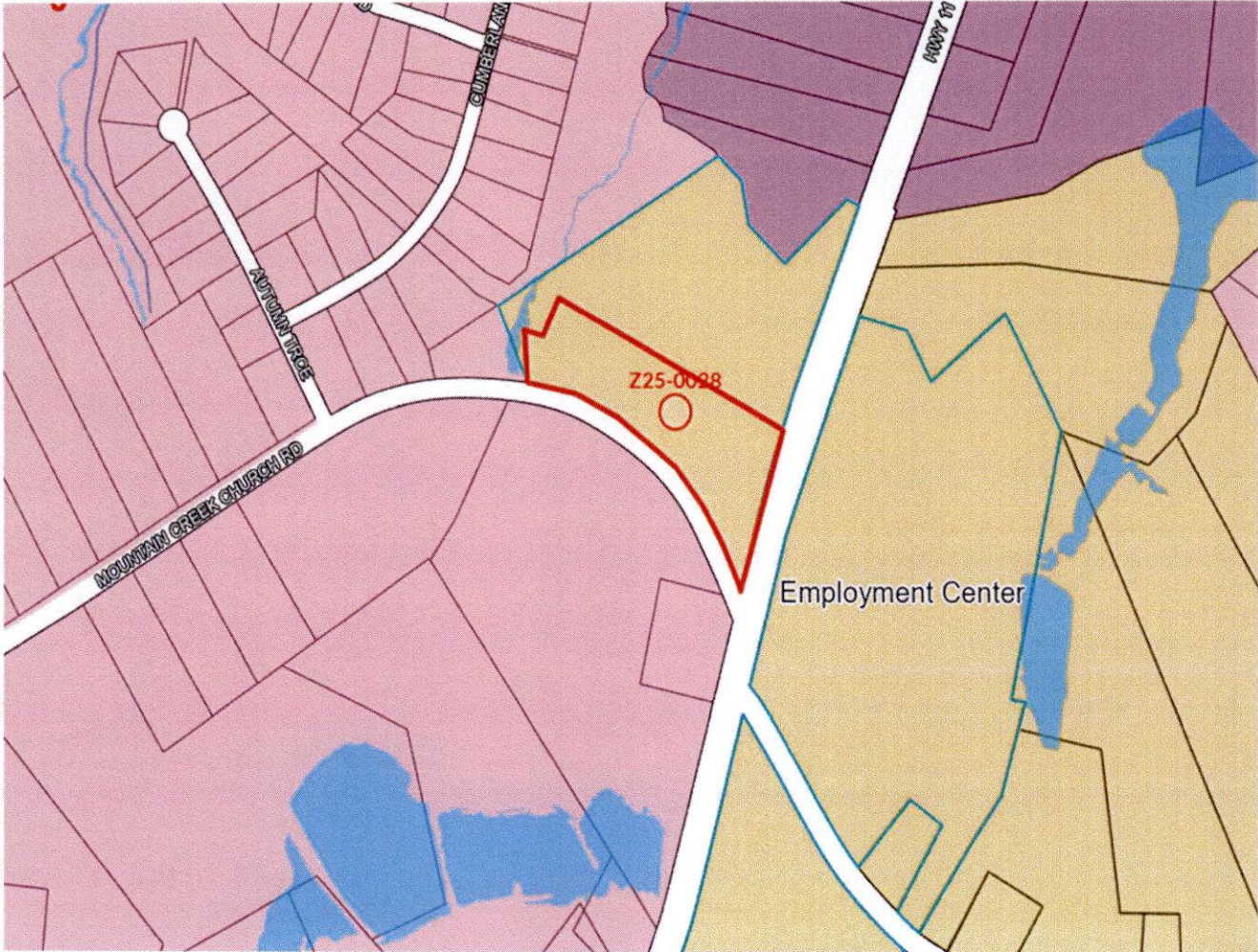
Subdivisions surrounding property:





The property is not located in a Watershed.

The Future Land Use Map for this property is Employment Center.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**

**Board of Education:**

**DOT Comments:**

**City of Monroe:**



# Rezone Application # 225-0028 Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date 4-8-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0860040

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

SHIELD SWORD LLC

BURSON JAMES WILLIAM II

1155 JIM DAWS RD

2069 HIGHWAY 11 NW

MONROE, GA 30656

MONROE, GA 30656

E-mail address: motivatemartialarts@icloud.com

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

Phone # 770-558-7990

Phone # 770-639-2653

Location: 2069 Highway 11 Requested Zoning B-1 Acreage +/-2.6 AC

Existing Use of Property: Residential / Agricultural

Existing Structures: House, Barn, Utility Building (2)

The purpose of this rezone is to rezone a 2.6-acre portion of the 48.5-acre parcel to B-1 to allow the construction of a 6,000 square foot martial arts studio and required site improvements (parking, stormwater, wastewater, access).

Property is serviced by the following:

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

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: X

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 1/10/2025 Fee Paid \$ 450.00

**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 A1/R1 (A2)

Surrounding Zoning: North A1 South A2/B2  
East R1/A2 West A1/A2/R1

Comprehensive Land Use: Employment Center **DRI Required?** Y \_\_\_\_\_ N ✓

Commission District: S-Jeremy Adams Watershed: \_\_\_\_\_ TMP ✓

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_



**Walton County**

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655  
Phone: 7702671485

**INVOICE**

**Invoice Number:** 25-0418  
**Invoice Date:** January 24, 2025  
**Account Number:** 3502101300

**Bill To:**

SHIELD SWORD LLC  
1155 JIM DAWS ROAD  
MONROE GA 30656

**Invoice Questions?**  
Phone: 7702671485

**Invoice Due Date:** January 24, 2025  
**Record Number:** Project A25-0028  
**Parcel Number:** C0860040  
**Location:** 2069 HWY 11 NW

Date	Description	Paid Date	Amount	Paid Balance
January 24, 2025	NRREZONE - Non Residential Rezone Fee		\$450.00	
	<b>TOTAL: Project Fees REZONE 2.6 ACRES FROM A2 TO B1 FOR MARTIAL ARTS STUDIO</b>		<b>\$450.00</b>	<b>\$450.00</b>

**For Business Licenses only, the fees are calculated as follows :**

Administrative fee : \$75  
Per Employee fee (full-time employees) : \$10

**Fees are non-refundable & non-transferrable**

**REMITTANCE INFORMATION**

If you are paying by check, please include this portion with your payment and remit to the address listed on this invoice.

**Remittance Information**  
Your payment is due by January 24, 2025

Invoice Number	Account Number	Total Due This Invoice
25-0418	3502101300	\$450.00

SHIELD SWORD LLC  
1155 JIM DAWS ROAD  
MONROE GA 30656

Date :2025-01-24 01:01:52 PM

Payment Receipt

Details	Value
Payment Method	Credit/Debit Card
Merchant Code	1207b068-604f-4ad7-b453-ab78d136d811*02538G
Amount Paid	\$450.00
Payment Notes	Captured
Payor Name	CP Pay (SHIELD SWORD LLC)
Payor Email	MOTIVATEMARTIALARTS@ICLOUD.COM
Payor Phone	770-558-7990
Payor Address	1155 JIM DAWS ROAD, MONROE GA 30656
Payment Status	Captured
Payment Date	2025-01-24 13:27:52

Invoices				
Invoice Date	Invoice Number	Billed To	Payment For	Invoice Amount
January 24, 2025	25-0418	SHIELD SWORD LLC	Project Fees	\$450





**Walton County**

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655  
Phone: 7702671485

**PAYMENT RECEIPT**

**Original Invoice Number:** 25-0418  
**Invoice Date:** January 24, 2025  
**Account Number:** 3502101300

SHIELD SWORD LLC  
1155 JIM DAWS ROAD  
MONROE GA 30656

**Thank you for your payment(s).**

**Your Payment Transactions for this record are recorded below.**  
**Application Number:** Project A25-0028

Permit Number:

Date	Description	Paid Date	Amount Paid	Balance
January 24, 2025	NRREZONE - Non Residential Rezone Fee		\$450.00	
	<b>TOTAL: Project Fees-REZONE 2.6 ACRES FROM A2 TO B1 FOR MARTIAL ARTS STUDIO</b>		<b>\$450.00</b>	<b>\$450.00</b>
	Credit/Debit Card 1624 Payment Successful	January 24, 2025	\$450.00	\$0.00

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;  
The existing zoning of nearby properties is generally made up of R1, R2, A1, and A2 with OI, B3, and B2 scattered throughout. Uses include residential, agricultural, and institutional.


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- 2. The extent to which property values are diminished by the particular zoning restrictions;  
The existing A2 zoning limits the allowed uses to agricultural and larger acreage, sparse residential. The current zoning does not align with the Future Land Use Plan designation of "Employment Center" and as a consequence limits the potential for the subject and surrounding properties.
  
- 3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;  
The limitations of the existing A2 zoning restrict the opportunity for neighborhood services or other potential retail / commercial development on this site. The public may benefit from this due to the site remaining undeveloped or unchanged for the foreseeable future.
  
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;  
The limitations of the existing A2 zoning restrict the opportunity for neighborhood services or other potential retail / commercial development on this site. The public may benefit from this due to the site remaining undeveloped or unchanged for the foreseeable future, as the site would remain an agricultural use.

- 5. The suitability of the subject property for the zoned purposes; and  
The proposed zoning to B-1 would allow for light retail and service businesses, which are a benefit to small residential areas. The location near a major intersection allows for convenient access from all directions. The site design would meet or exceed all requirements of the Walton County Land Development Ordinance, to ensure the health, safety, and welfare of the public.
  
- 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 portion of the subject property requested to be rezoned has never been developed.  
\_\_\_\_\_  
\_\_\_\_\_



BURNIN

**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: Shield Sword LLC

Address: 1155 Jim Daws Road Monroe Ga 30656

Telephone: 770-558-7990

Location of Property: 2069 Highway 11  
Monroe, GA 30656

Map/Parcel Number: C0860040

Current Zoning: A-2 Requested Zoning: B-1

James W. Burson II  
Property Owner Signature \_\_\_\_\_ Property Owner Signature \_\_\_\_\_

Print Name: JAMES W. BURSON II Print Name: \_\_\_\_\_

Address: 2069 Hwy 11 Address: \_\_\_\_\_  
Monroe, Ga. 30656

Phone #: 770-639-2653 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.

Kimberly Kay McCord 1/21/25  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_



n



# Motivate Martial Arts

Monroe, Georgia  
Walton County

## Rezone Concept Plan

01/24/25



**Sheet Index**

Sheet No.	Description
RZ-00	Cover
RZ-10	Overall Site
RZ-20	Concept Plan

**Project Team**

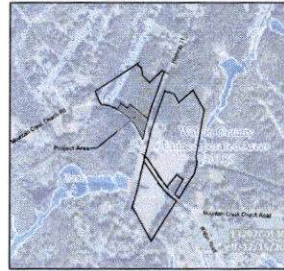
<b>Owner</b> Bunson James William II 2069 Highway 11 NW Monroe, Georgia, 30066 Contact: Bunson James William II bjw@bunson.com 706.639.2662	<b>Architect</b> TBD ---- Contact: ---- ---- ----
<b>Developer</b> Seward Shield LLC 185 Jim Davis Road Monroe, Georgia, 30066 Contact: Seward Shield LLC Motivatemartialarts@outlook.com 770.558.7990	<b>Planner / Engineer / Landscape Architect</b> SPG Planners + Engineers, LLC 1725 Electric Avenue, STE 320 Wadleyville, GA 30097 Contact: Ed Lane, PE ed@spgeng.com 706.769.9516
<b>Contractor</b> TBD ---- Contact: ---- ---- ----	<b>Land Surveyor</b> SPG Land Surveyors 236 W Franklin Dr Hartwell, GA 30643 Contact: Aaron Blomberg Aaron@spgeng.com 706.769.9516



**Vicinity Map**  
Not to Scale

**Project Data**

<b>Project Description</b> This project involves rezoning a 2.6-acre portion of a larger parcel from A2 to R1, facilitating the establishment of a martial arts studio. The site is currently undeveloped and will require land clearing. The commercial development will also necessitate the installation of infrastructure, including storm drain structures, piping, curbing, a stormwater detention basin, waterlines, and a private septic system.	<b>24 Hour Erosion Control Contact:</b> TBD ----
<b>Project Address / Parcel</b> Parcel(s) C0860050 2069 Highway 11 NW Monroe, Georgia	<b>Project Land Use</b> Commercial
<b>Project Zoning</b> A2	<b>Total Disturbed Area</b> 182 AC (7.7%)
<b>Total Project Area (Parcel)</b> 2.6 AC	
<b>Total Proposed Add'l Impervious Area</b> 0.55 AC (22.7%)	



**FEMA Firm Map**  
Not to Scale



**Project Info:**  
Motivate Martial Arts  
2069 Highway 11 NW  
Monroe, Georgia  
County

Sheet Issue: 01/24/25 Project No: 22-2429

**Firm Info:**  
**Planners+ Engineers**  
SPG Planners + Engineers  
1725 Electric Avenue, STE 320  
Wadleyville, GA 30097  
706.769.9516  
www.spgeng.com  
**Sheet Title:**  
Cover

**RZ-00**













**SPG Planners + Engineers**  
1725 Electric Avenue  
Suite 320  
Watkinsville, GA 30677

**T:** 706 769 9515  
**E:** hello@onespg.com  
**onespg.com**

January 24, 2025

Letter of Intent - Rezone  
2069 Highway 11 NW  
Monroe, GA 30656  
Parcel C0860040

**Introduction**

The property referenced as Tax Parcel C0860040 is currently owned by James William Burson II. The potential developer, Sword Shield LLC, is under contract to purchase a 2.6-acre portion of the overall property, pending approval of this rezone request. The property is currently zoned A2, and the developer is requesting the 2.6-acre portion to be rezoned to B1 to allow the construction of a 6,000 SF martial arts studio.

**Site**

The site is located off Highway 11 in Walton County, Georgia. The property is comprised of approximately 48.58 acres. Existing structures include a residence, barn, pool, and utility building, to remain.

Adjacent property zoning includes A2 to the south and southwest, R1 to the northwest, A1 to the north, and A1 to the east.

There is an existing 80 FT Williams Transco pipeline easement within a portion of the proposed rezone area.

**Development**

The developer proposes to construct a 6,000 SF martial arts studio with vehicular access, parking, infrastructure, stormwater management system, and pedestrian sidewalks, that meets or exceeds the requirements of the Walton County Land Development Ordinance. The proposed development includes approximately 0.59 acres of impervious surface, or 22.7% percent of the total site area. This is well below the 75%, or 1.95 acres, allowed within the B1 zoning classification. There are no improvements proposed within the adjacent Williams Transco pipeline easement.

**Access**

The site will be accessed from Mountain Creek Church Road and include a 24-FT, two-way drive aisle to serve the martial arts studio. There is not a proposed connection to Highway 11 N.

**Setbacks**

Per the Walton County Land Development Ordinance, the building setbacks for property zoned B1 are defined as Front: (40) FT, Side: (15) FT, and Rear: (40) FT.

**Traffic**

The proposed martial arts studio will have a minimal impact on the traffic along Mountain Creek Church Road. Per the latest edition of the ITE Manual, the estimated Weekday PM Peak Hour is 24 total trips. GDOT has determined that this development is unlikely to trigger improvements to the Mountain Creek Church Road intersection or a deceleration lane for access.

**Water Supply**

The water supply for this development is anticipated to be from Walton County.

**Sewage Disposal**

Sewage disposal will be provided by a private septic system. A Level 3 soil survey was conducted to confirm site feasibility and is enclosed with this submission. The soil in the general area of the proposed septic field appears to be suitable for a conventional septic system.

**Utilities**

All necessary site utilities are proposed to be underground. All utility connections are anticipated to be from Mountain Creek Church Road.

**Solid Waste**

Garbage and recycling will be collected in two 8-yard containers and picked up by a private company.

**Type of Ownership**

Upon approval of the rezone, the 2.6-acre parcel will be subdivided from the main parcel. The new parcel plus all improvements shall be owned by Sword Shield LLC.

**Conclusion**

The applicant and design team thank you for the opportunity to submit this rezone application. Please contact the applicant or SPG Planners + Engineers with any questions or comments.

# Motivate Martial Arts

Monroe, Georgia  
Walton County

## Rezone Concept Plan

01/24/25

Sheet No.	Description
RZ-00	Cover
RZ-10	Overall Site
RZ-20	Concept Plan

### Project Team

**Owner**  
 Name: James Wilgert III  
 2569 Highway 11 NW  
 Monroe, Georgia, 30646  
 Contact: Burk Aumen Wilgert III  
 alw@motivatemartialarts.com  
 706.635.2624

**Developer**  
 Motivate Martial Arts LLC  
 2569 Highway 11 NW  
 Monroe, Georgia 30646  
 Contact: Burk Aumen Wilgert III  
 alw@motivatemartialarts.com  
 706.635.2624

**Contractor**  
 TBC  
 ---  
 ---  
 ---

**Architect**  
 TBC  
 ---  
 ---  
 ---

**Planner / Engineer / Landscape Architect**  
 SFG Planners + Engineers, LLC  
 1705 Elmwood Avenue, STE 300  
 Marietta, GA 30067  
 Contact: Gillian Pfeiffer  
 gill@sfge.com  
 706.769.9636

**Land Surveyor**  
 SFG Land Surveys  
 235 W. Franklin St.  
 Hartwell, GA 30643  
 Contact: Aaron Blumberg  
 Aaron@sfge.com  
 706.769.9636



**Vicinity Map**  
Not to Scale

### Project Data

**Project Description**  
 The project involves rezoning a 26-acre portion of a larger parcel from A2 to B1. To bring the development to a final plan, the site owner has developed a civil site plan and zoning. The civil site development will also be exploring the installation of infrastructure including stormwater structures, storm piping, a stormwater detention basin, waterlines, and a private septic system.

**Project Address / Parcel**  
 Parcel#: 020000040  
 2569 Highway 11 NW  
 Monroe, Georgia

**Project Zoning**  
 A2

**Total Project Area (Parcel)**  
 26 AC

**Total Proposed Add'l Impervious Area**  
 0.99 AC (37.7%)

**24 Hour Erosion Control Contact:**  
 TBC  
 ---  
 ---

**Project Land Use**  
 Commercial

**Total Disturbed Area**  
 182 AC (69%)



**FEMA Firm Map**  
Not to Scale



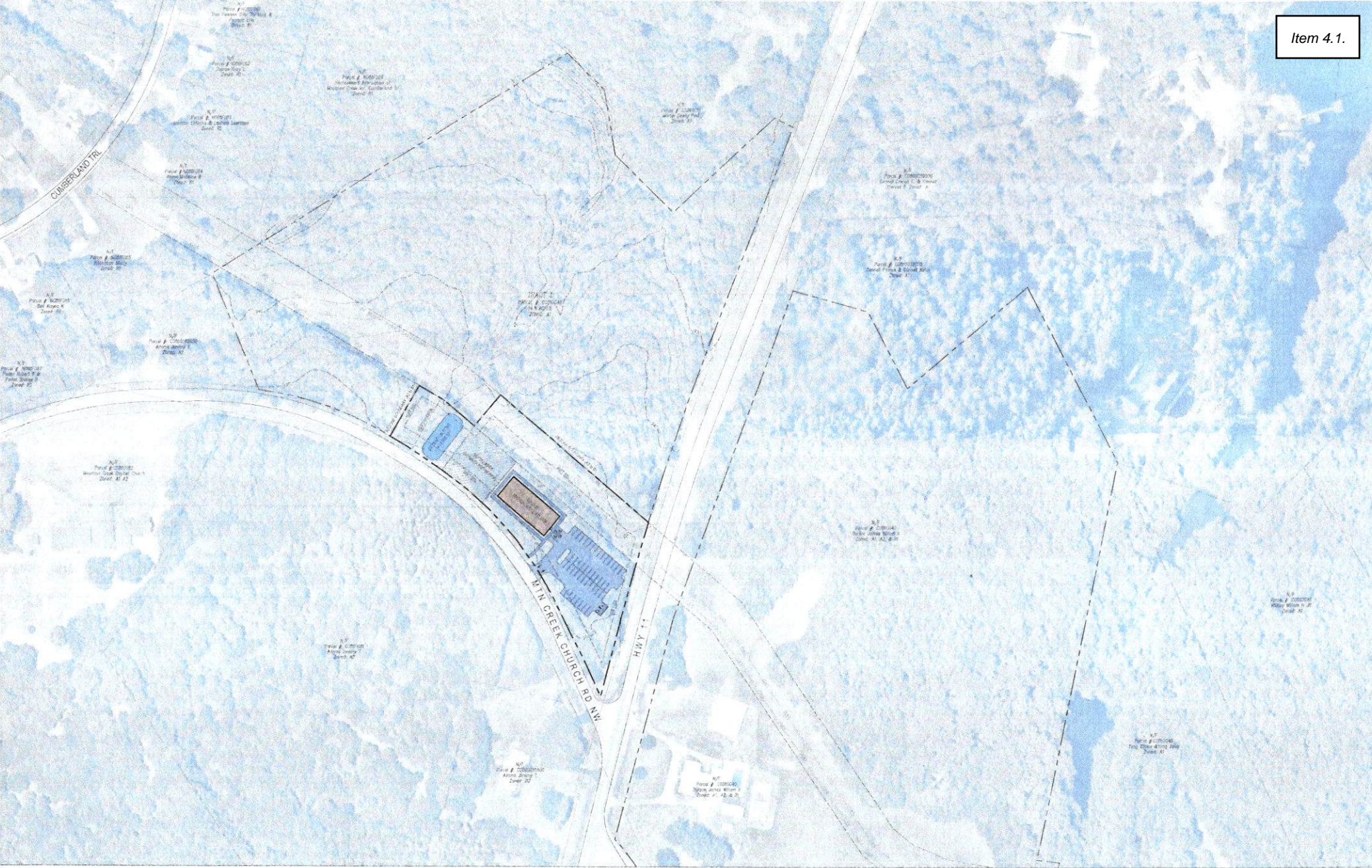
**Project Info:**  
 Motivate Martial Arts  
 2569 Highway 11 NW  
 Monroe, Georgia  
 County:

Sheet Issue: 01/24/25 | Project No. 22-0019

**Firm Info:**  
**SFG Planners + Engineers**  
 SFG Planners + Engineers  
 1705 Elmwood Avenue, STE 300  
 Marietta, GA 30067  
 706.769.9636  
 www.sfge.com

**Sheet Title:**  
 Cover

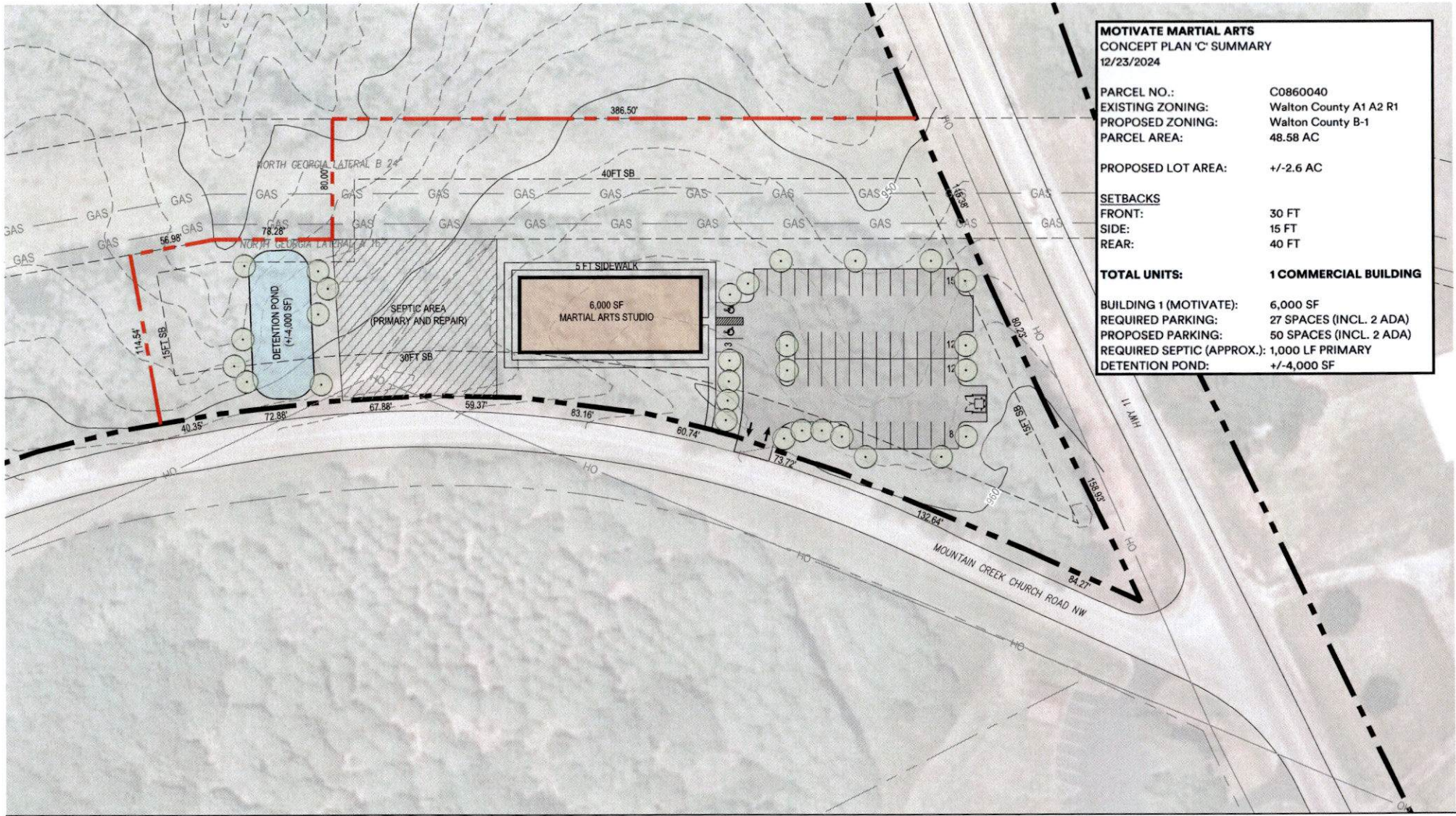








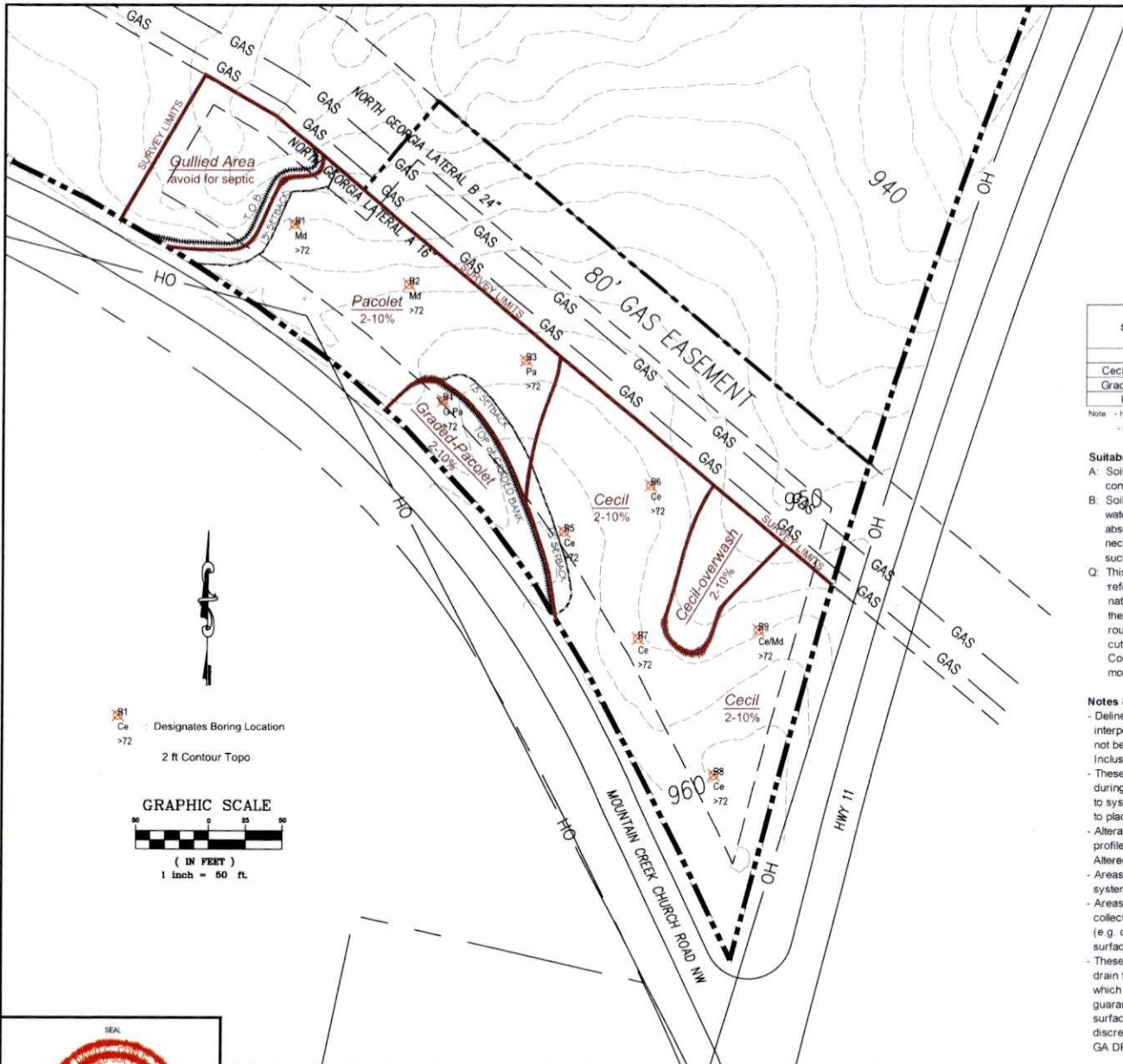




<b>MOTIVATE MARTIAL ARTS CONCEPT PLAN 'C' SUMMARY 12/23/2024</b>	
PARCEL NO.:	C0860040
EXISTING ZONING:	Walton County A1 A2 R1
PROPOSED ZONING:	Walton County B-1
PARCEL AREA:	48.58 AC
PROPOSED LOT AREA:	+/-2.6 AC
<b>SETBACKS</b>	
FRONT:	30 FT
SIDE:	15 FT
REAR:	40 FT
<b>TOTAL UNITS:</b>	<b>1 COMMERCIAL BUILDING</b>
BUILDING 1 (MOTIVATE):	6,000 SF
REQUIRED PARKING:	27 SPACES (INCL. 2 ADA)
PROPOSED PARKING:	50 SPACES (INCL. 2 ADA)
REQUIRED SEPTIC (APPROX.):	1,000 LF PRIMARY
DETENTION POND:	+/-4,000 SF







**SOIL DATA & SUITABILITY TABLE**  
 Division of Parcel C0860040; Mountain Creek Church Rd; Walton Co.  
 for: SPG Planners + Engineers  
 Tract Area: 2.6 ac; Area Surveyed: 1.8 ac

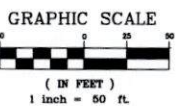
NRCS SERIES	SLOPE RANGES (%)	DEPTH TO ROCK (inches)	DEPTH TO WATER TABLE (inches)	TRENCH DEPTH (inches)	ESTIMATED PERC RATE (min/in)	SUITABILITY CODES
Cecil	2-8	>72	>72	24-36	60	A
Cecil-overwash	2-8	>72	>72	24-36	75	B
Graded-Pacolet	2-8	>72	>72	see code	see code	Q
Pacolet	2-8	>72	>72	24-36	50	A

Note: - Hard rock is defined as material that is consolidated, non-fractured and is impenetrable with a hand auger  
 - Depth to water is defined as the depth to first indication of seasonal saturation

- Suitability Codes:**
- A: Soils are well drained and free of significant limitations. These soils should have ability to accommodate conventional on-site systems with proper design, installation, and maintenance.
  - B: Soils are well drained but reside in a concave landscape position that is subject to surface and subsurface water flow during and after storm events. These soils should provide adequate permeability to support conventional absorption fields providing that transient water flow is addressed during planning and system design. Where necessary, mechanisms should be installed upslope from the system to prevent inundation by transient water, such as surface water diversions (berms & swales) and subsurface water interceptors (curtain drains).
  - Q: This unit presents as an abandoned road bed containing uneven and acute topography. The area has reforested and stabilized. The soils were originally Pacolet series with as much as 3 ft removed from the natural profile. The remaining soils are well drained and suitable for conventional absorption fields; however, the topography is not conducive to drain field installation along the contour and surface drainage will need to be routed away from the area. Site modification, such as minor grading to blend the vertical face of the road cut into the surrounding contours to produce a smoother surface, may be considered with these soils. Consult the soil scientist for recommendations. Trench depths would need to be determined once modifications are complete.

- Notes & Comments:**
- Delineation of soil unit boundaries were derived from soil characteristics observed at specific boring locations and interpolated through relationships in landscape position. Lines delineating soil unit boundaries on soil map should not be considered precise. They should be considered as transitional areas dividing soils with different utilizations. Inclusions of dissimilar soils may exist within these units which are too small to delineate at this survey intensity.
  - These soils rely heavily on soil structure for hydraulic conductivity. Soil structure can be damaged and sealed up during system installation if soils are too moist or trench bottoms are subjected to heavy foot traffic, which can lead to system failure. Systems should be installed under dry conditions. Surfaces of trenches should be scarified prior to placement of drain field product and closure of trenches if sidewalls and bottom appear smeared or packed.
  - Alterations, during construction or prior to drain field installation, that result in significant changes to the natural soil profile render the specifications of those soils inapplicable and may render them unusable for drain field application. Altered soils should be reevaluated to determine suitability prior to system design and installation.
  - Areas outside of lines labeled SURVEY LIMITS on soil map were not studied and should not be considered for on-site system application without a more extensive survey.
  - Areas that reside in concave landscape positions or are subject to natural or man-made surface and subsurface water collection should not be considered for drain field application without the use of water diversion mechanisms (e.g. curtain drains, berms, etc.) to divert water away from drain field area. Drainage from downslopes, impervious surfaces, or features that channel storm water should be routed away from all on-site system components.
  - These recommendations, including perc rates, trench depths, and suitability, are based on typical gravel and pipe drain field systems. Other products are available, including chamber, multi-pipe, and synthetic media systems, which may not conform to the same standards as gravel and pipe systems. Solum Soils & Water does not guarantee the performance of any on-site wastewater system, particularly those that incorporate length and surface area reductions based on product selection. The system type, size, and overall design is at the discretion of the property owner and their system designer / installer. All permitting decisions are subject to GA DPH and local environmental health department review and approval.

⊗<sup>B1</sup>  
 Ca  
 >72  
 Designates Boring Location



DATE: 1/16/25  
 SHEET: 1 OF 1  
 PRINT SCALE: 18x24 @ 1:50  
 DRAWING SCALE: 1"=50'  
 Area Surveyed: +/- 1.8 ac

**DIVISION OF PARCEL C0860040**  
 MOUNTAIN CHURCH RD & HWY 11  
 MONROE, GA  
 WALTON COUNTY  
 for  
 SPG PLANNERS + ENGINEERS

**LEVEL III SOIL SURVEY**  
 for permitting of on-site wastewater systems

REVIS.	DATE	DESCRIPTION

PO BOX 1746 WATKINSVILLE, GEORGIA 30677

706.714.8270 • service@solumsoilsandwater.com

**GENERAL NOTES:**

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**BASE MAP SOURCE:**  
 Base map (boundary and topo) provided by SPG Planners + Engineers (Waltonville, GA). Borings and features located with submeter GPS receiver.





# Planning and Development Department Case Information

Case Number: LU25-0061 and Z25-0056

Meeting Dates: Planning Commission 03-06-2025  
Board of Commissioners 04-01-2025

Applicant:  
Nityanand Sankar  
1014 Country Lane  
Loganville, Georgia 30052

Owner:  
Jeremy D Elrod  
2660 Gum Creek Church Road  
Loganville, Georgia 30052

Current Zoning: A2

Request: Land Use Change from Suburban to Highway Corridor and Rezone 0.63 acres from A2 to B2 for motor vehicle sales

Address: 2660 Gum Creek Church Road & Highway 81, Loganville, Georgia 30052

Map Number: C0490025

Character Area: Suburban

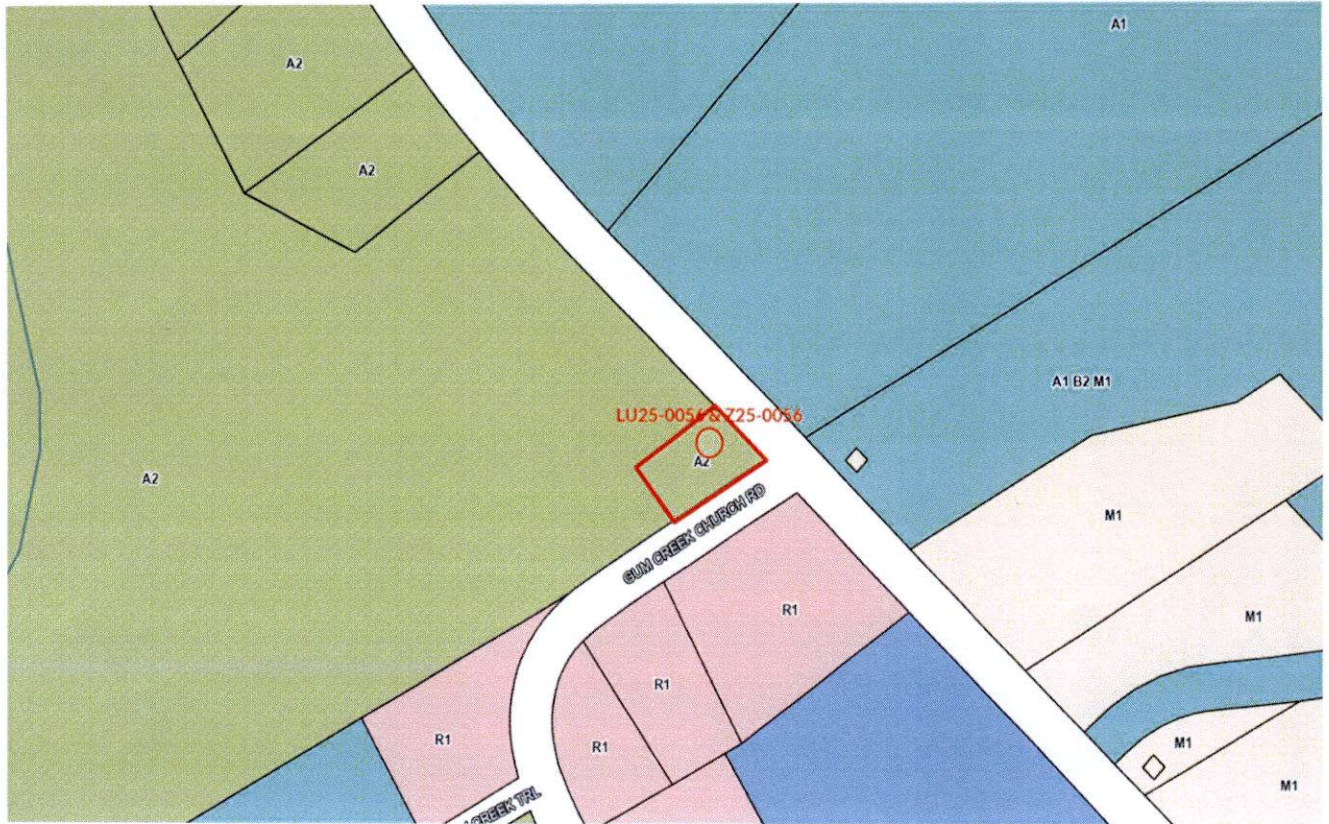
District 2: Commissioner–Pete Myers Planning Commission –Chris Alexander





Existing Site Conditions: Property consists of .063 acres and contains a house and an accessory building.

The surrounding properties are zoned A, A2 and R1.

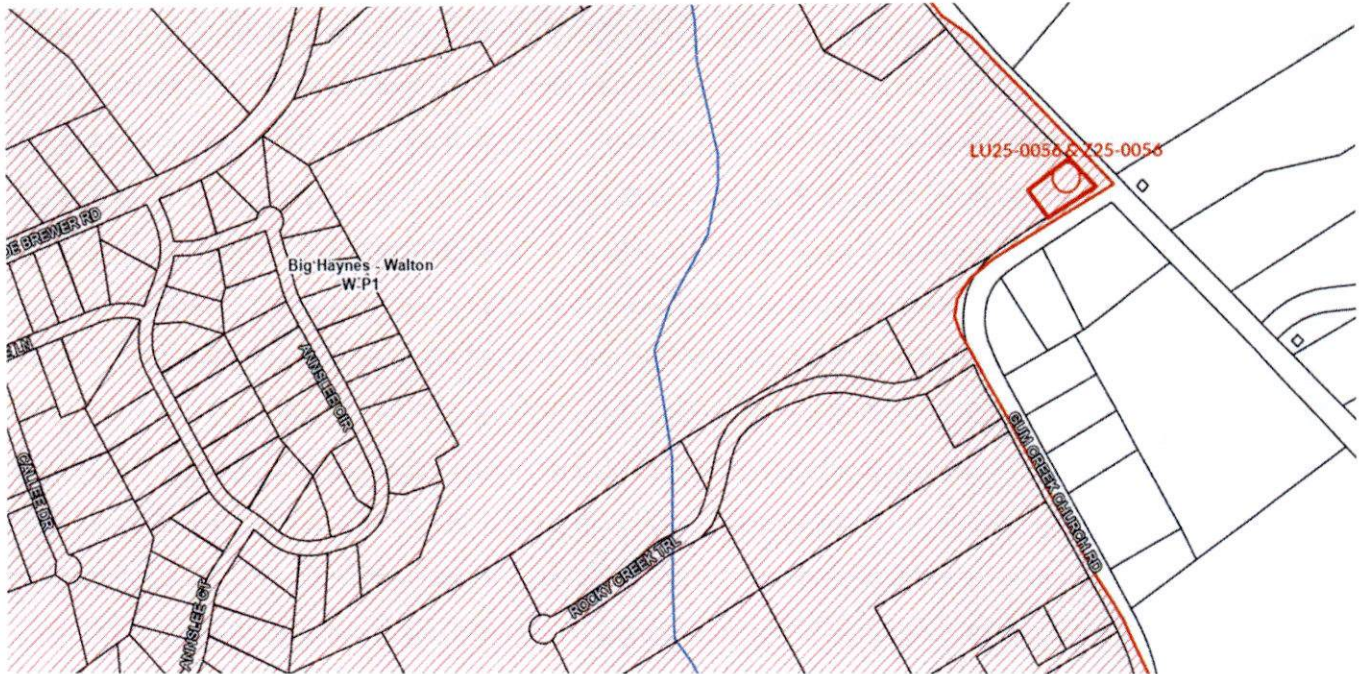


Subdivisions surrounding property:

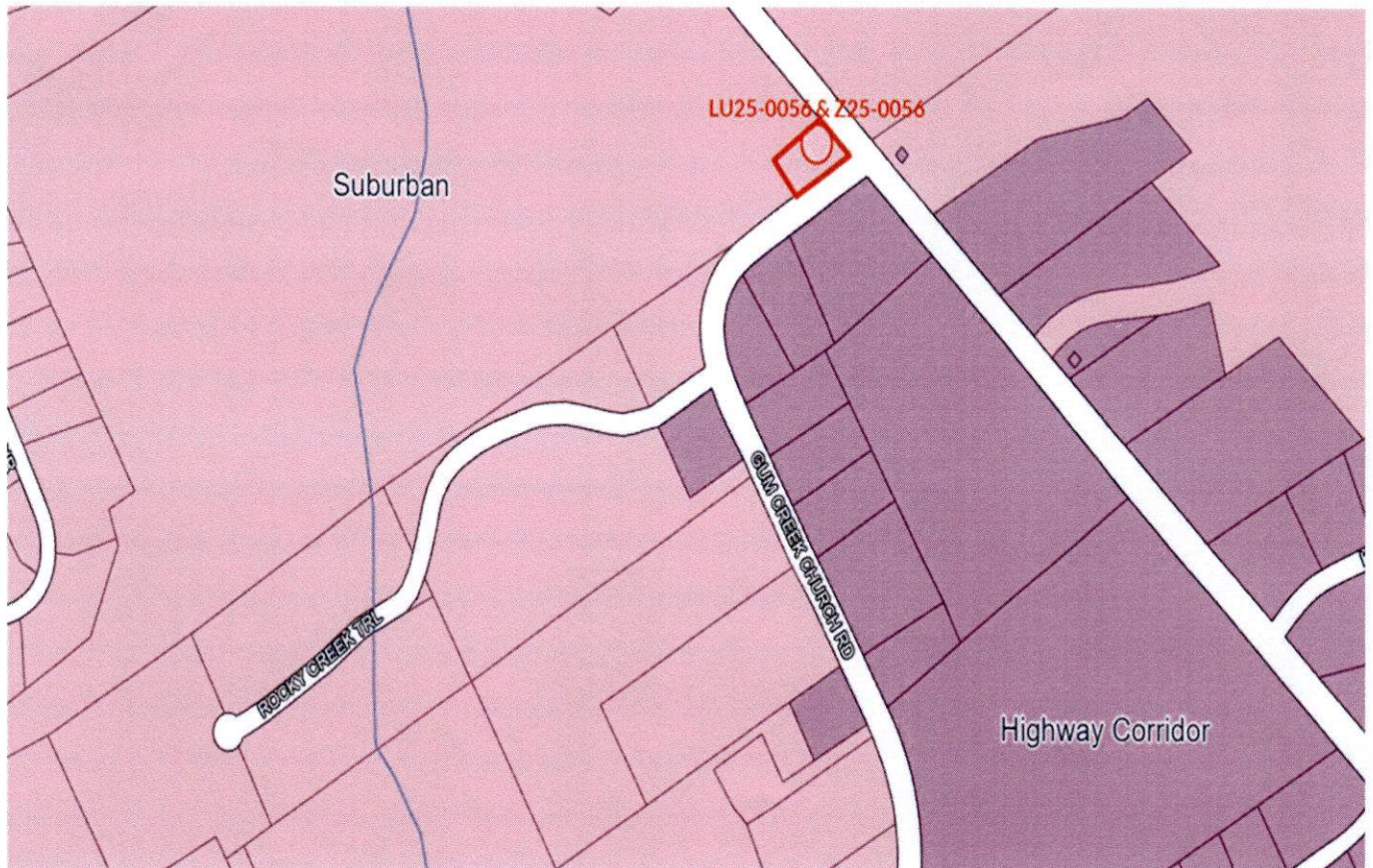




The property is the Big Haynes Watershed.



The Future Land Use Map for this property is Suburban. The applicant is requesting this be changed to Highway Corridor.





**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**

**Board of Education:**

**DOT Comments:**



## **Motor Vehicle Sales (8)**

All vehicle sale lots or vehicle lots that are increasing in acreage must comply with the following. Within the districts permitting vehicle sale lots, the following requirements shall apply:

- A. Exterior lighting shall be arranged so that it is deflected away from adjacent properties.
- B. Parking areas shall be hard surfaces with concrete or asphalt and grass must be maintained on the remainder of the lot.
- C. Each vehicle parking space shall be no less than 180 sq. ft., excluding area for egress and ingress and maneuverability of vehicles.
- D. Vehicle sales and storage activity is not permitted on public rights of way or in any parking area that is needed to satisfy the off-street parking requirements of this ordinance.

# Character Area Map Amendment

Application # LU 25-0061

Planning Comm. Meeting Date 3-6-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**  
 Board of Comm. Meeting Date 4-8-2025 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** C049002

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>NIYANAND SANKAR</u>	<u>Jeremy D. Elrod</u>
<u>1011 COUNTRY LANE</u>	<u>2660 Gum CREEK CHURCH RD</u>
<u>LOGANVILLE GA 30052</u>	<u>LOGANVILLE GA 30052</u>
	(If more than one owner, attach Exhibit "A")
Phone # <u>678-758-0439</u>	Phone # _____
E-mail Address: <u>RSANKAR0624@YAHOO.COM</u>	<u>0.63</u>
Location: <u>2660 Gum CREEK CHURCH RD Hwy 81</u>	Acreage <u>0.63</u>
Existing Character Area: <u>Suburban</u>	
Proposed Character Area: <u>AUTOMOBILE SALE - Highway Corridor</u>	
Is this a Major or Minor amendment to the plan? <u>Minor</u>	
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA	
Is the property located within a watershed protection overlay district? _____	
Proposed Development: _____ Single-family _____ Multi-family <input checked="" type="checkbox"/> Commercial _____ Industrial	
Proposed Zoning: <u>B2</u> Number of Lots: _____ Minimum Lot Size: _____	
Public Sewer: _____ Provider: _____ Septic Tank: <input checked="" type="checkbox"/>	

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] \_\_\_\_\_ 01/30/2025 \$250.00  
 Signature Date Fee Paid

# Rezone Application # Z 25-0056 Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date 4-8-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0490025

**Applicant Name/Address/Phone #**

NETYANAND SANKAR.

7014 COUNTRY LANE.

LOGANVILLE GA 30052

E-mail address: RSANKAR0621@YAHOO.COM (If more than one owner, attach Exhibit "A")

Phone # 678-758-0439

Phone # \_\_\_\_\_

Location: 2660 Gum Creek Ch. Rd. Hwy 81 Requested Zoning B2 Acreage 0.63

Existing Use of Property: RESIDENTIAL

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

The purpose of this rezone is AUTOMOBILE SALE

Property is serviced by the following:

Public Water:  Provider: WALTON COUNTY Well: \_\_\_\_\_

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 [Signature] Date \_\_\_\_\_ Fee Paid \$ 450.00

**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 South A2  
East A1 West A2

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

Commission District: 2-Pete Myers Watershed: Big Haynes Walton TMP   
W-P1

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: NETYANAND SANKAR

Address: 1014 COUNTRY LANE LOGANVILLE GA 30052

Telephone: 678-758-0439

Location of Property: 2660 Gum Creek Church Road  
LOGANVILLE, GA 30052

Map/Parcel Number: C0490025

Current Zoning: A2 Requested Zoning: B2

Jeremy Elrod  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Jeremy Elrod

Print Name: \_\_\_\_\_

Address: 2660 Gum Creek Church Rd. Loganville GA, 30052

Address: \_\_\_\_\_

Phone #: 404-771-5584

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.

Mandy Andrews  
Notary Public

2-3-25  
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 AND RECREATIONAL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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

YES.

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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

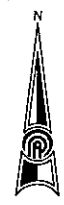
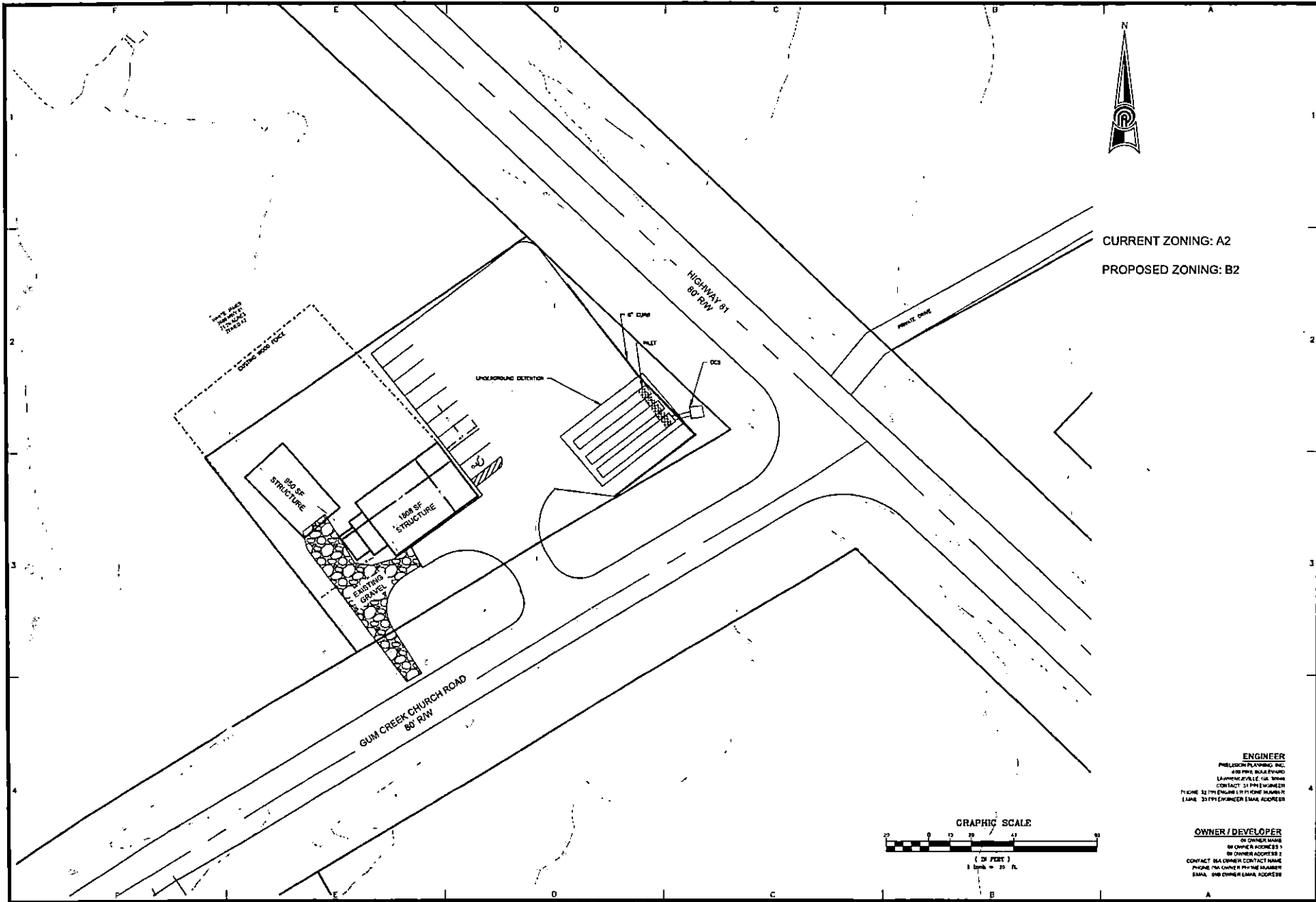
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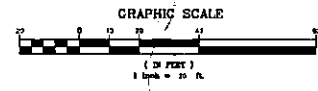
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CURRENT ZONING: A2  
 PROPOSED ZONING: B2



**ENGINEER**  
 PRECISION PLANNING, INC.  
 400 PINE BUCKLE BLVD  
 LAWRENCEVILLE, GA 30046  
 CONTACT: JIM HUGHES  
 PHONE: 337-949-1171 EXT. 1000  
 EMAIL: JIM@PRECISIONPLANNING.COM

**OWNER / DEVELOPER**  
 01 OWNER NAME  
 02 OWNER ADDRESS 1  
 03 OWNER ADDRESS 2  
 CONTACT OR OWNER CONTACT NAME  
 PHONE OR OWNER PHONE NUMBER  
 EMAIL OR OWNER EMAIL ADDRESS

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PROFESSIONAL SEAL FOR  
 PUBLIC USE: GENERAL  
 PRACTICE OF CONSTRUCTION

**PRECISION**  
 Planning Inc.  
 planners • engineers • architects • surveyors  
 Georgia Engineering Firm ECA # 175702229  
 400 Pine Buckle Blvd, Lawrenceville, GA 30046  
 770.331.8000 • www.ppinc.com

**GUM CREEK CHURCH ROAD**  
 COLLINS HILL RD.  
 LAWRENCEVILLE, GA

CONCEPT PLAN	
SHEET TITLE	
SEARCH	INDEX
REVISION	DATE

DATE	NO. OF DESCRIPTION	RELEASE

172/0/20  
 25-013  
 PPR2025102

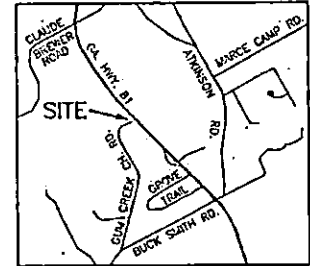
1 OF 2



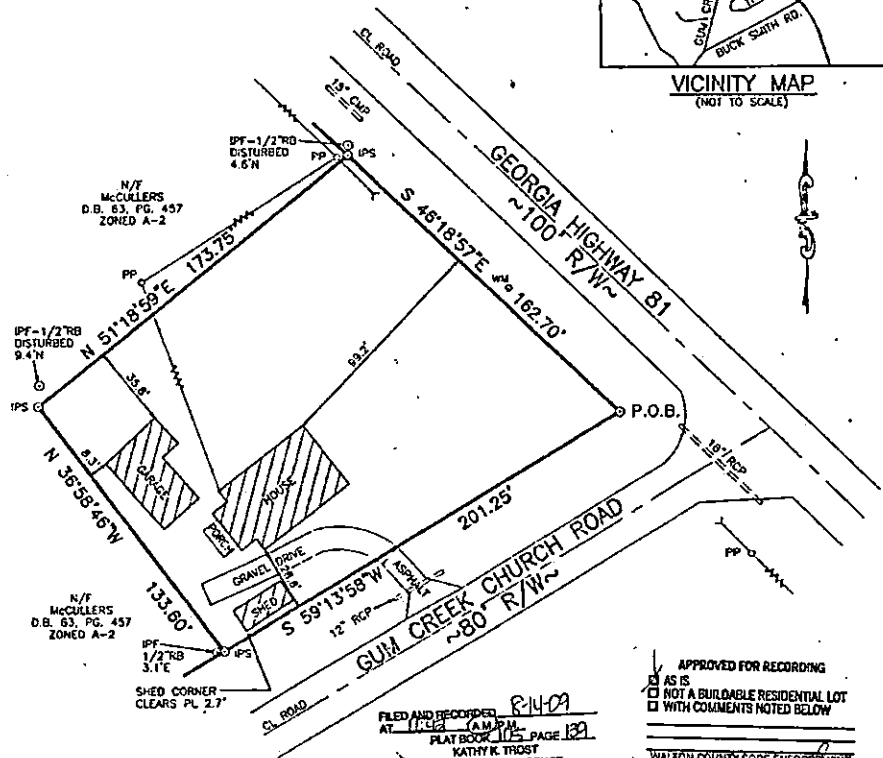
**CERTIFICATE OF APPROVAL FOR RECORDING:**

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)



AREA = 27,374 SQ. FT. = 0.628 ACRES

FILED AND RECORDED **R14-09**  
AT **11:48** (A.M.)  
PLAT BOOK **115** PAGE **139**  
KATHY K. TROST  
CLERK SUPERIOR COURT  
WALTON COUNTY, GEORGIA

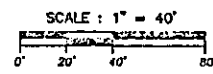
APPROVED FOR RECORDING  
 AS IS  
 NOT A BUILDABLE RESIDENTIAL LOT  
 WITH COMMENTS NOTED BELOW  
WALTON COUNTY CODE ENFORCEMENT  
DATE **8/11/09** NAME **LR**

**NOTES:**

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,228 FEET AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,723,364 FEET.

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED.  
THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13297C0100 D DATED FEBRUARY 16, 1990  
LOT IS ZONED A-2.  
MINIMUM SETBACKS: FRONT 50'  
REAR 40'  
SIDE 15'

**OWNER:**  
MAKHAYAL FAROOQI  
4870 CA. HWY. 29  
LOGANVILLE, GEORGIA 30052



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW

	SURVEY FOR: <b>MAKHAYAL FAROOQI</b>	
	2660 GUM CREEK RD., LOGANVILLE, GA PARCEL ID C0490-025-000 D.B. 2432, PG. 127 P.B. 13, PG. 160	COUNTY: WALTON LAND LOT: 159 DISTRICT: 4TH SECTION: BUNCOMBE C.M.D. 417 SCALE: 1"=40' FIELD: 8-29-07 BY: TF OFFICE: 11-16-07 BY: GSG REVISED:
<b>ADAM &amp; LEE LAND SURVEYING</b> 6640 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8995		<b>07197</b>



# Planning and Development Department Case Information

Case Number: LU25-0063 and Z25-0062

Meeting Dates: Planning Commission 03-06-2025  
Board of Commissioners 04-01-2025

Applicant:  
Angel Zurita  
80 Paden Street  
Covington, Georgia 30016

Owner:  
Pablo & Maria Zurita  
80 Paden Street  
Covington, Georgia 30016

Current Zoning: R1

Request: Request Land Use Change from Suburban to Highway Corridor and Rezone 7.0 acres from R1 to B2 for mini warehouses/storage facility.

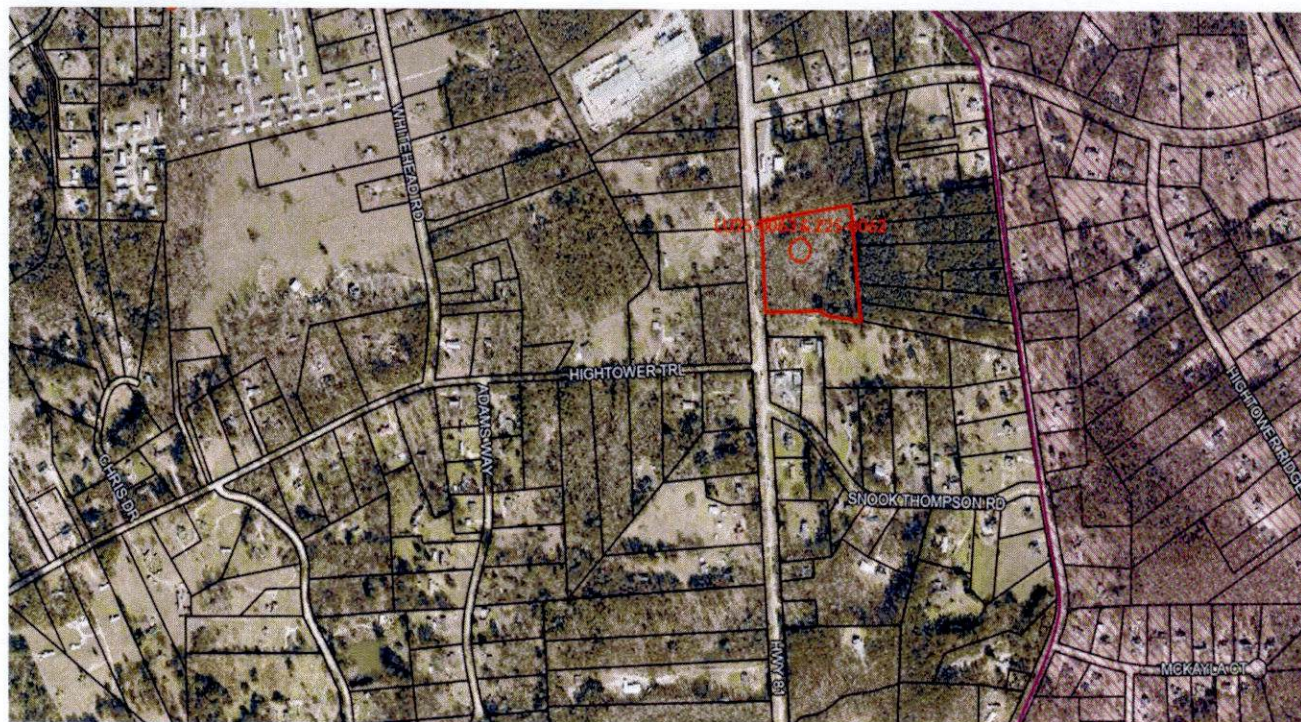
Address: 257 Highway 81, Oxford, Georgia 30054

Map Number/Site Area: C0540258

Character Area: Suburban

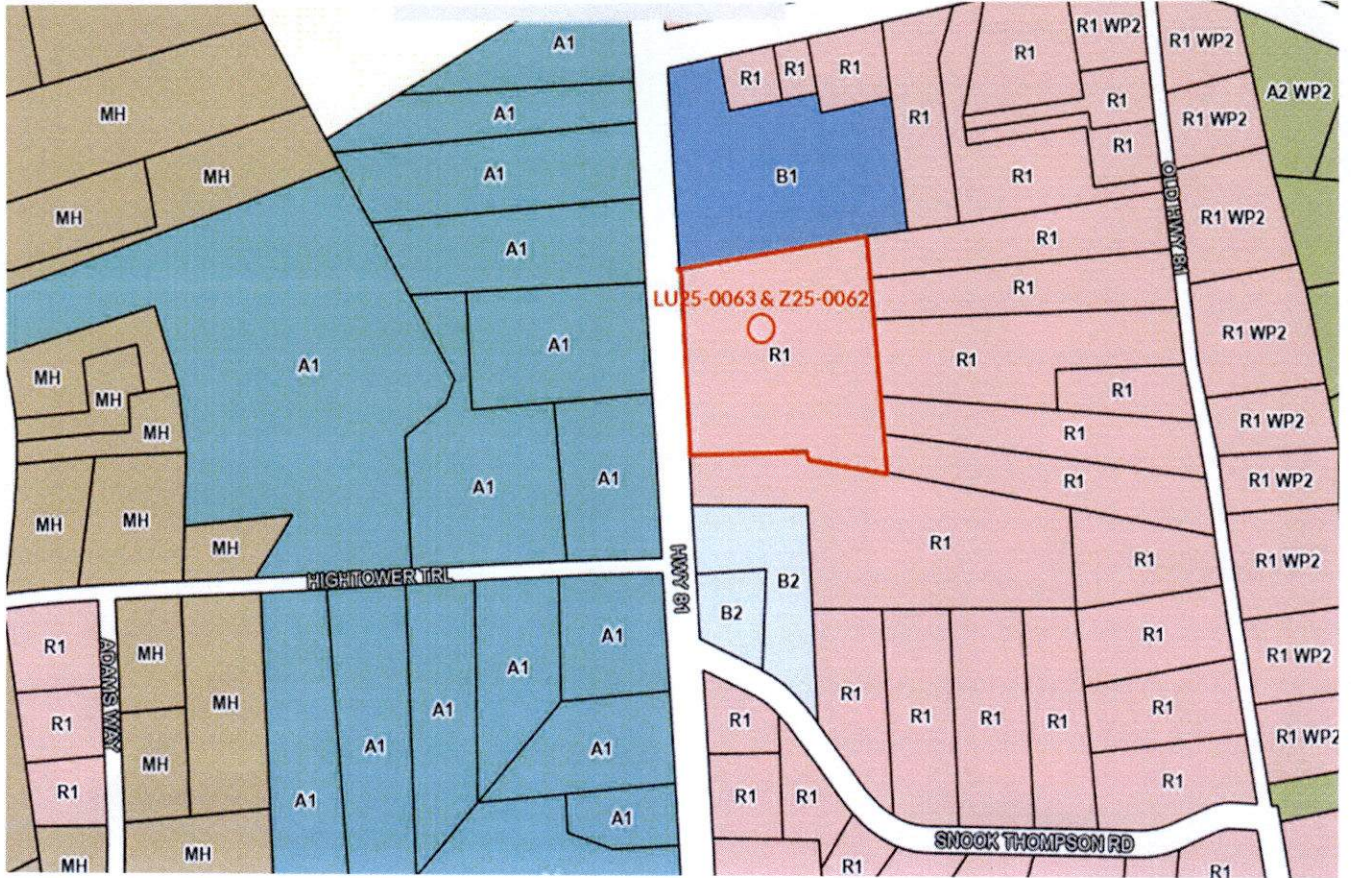
District 3 Commissioner-Timmy Shelnett Planning Commission–John Pringle

Existing Site Conditions: Property consists of 7.00 acres and has a barn and accessory building located on it.





The surrounding properties are zoned A1, B1 and R1.



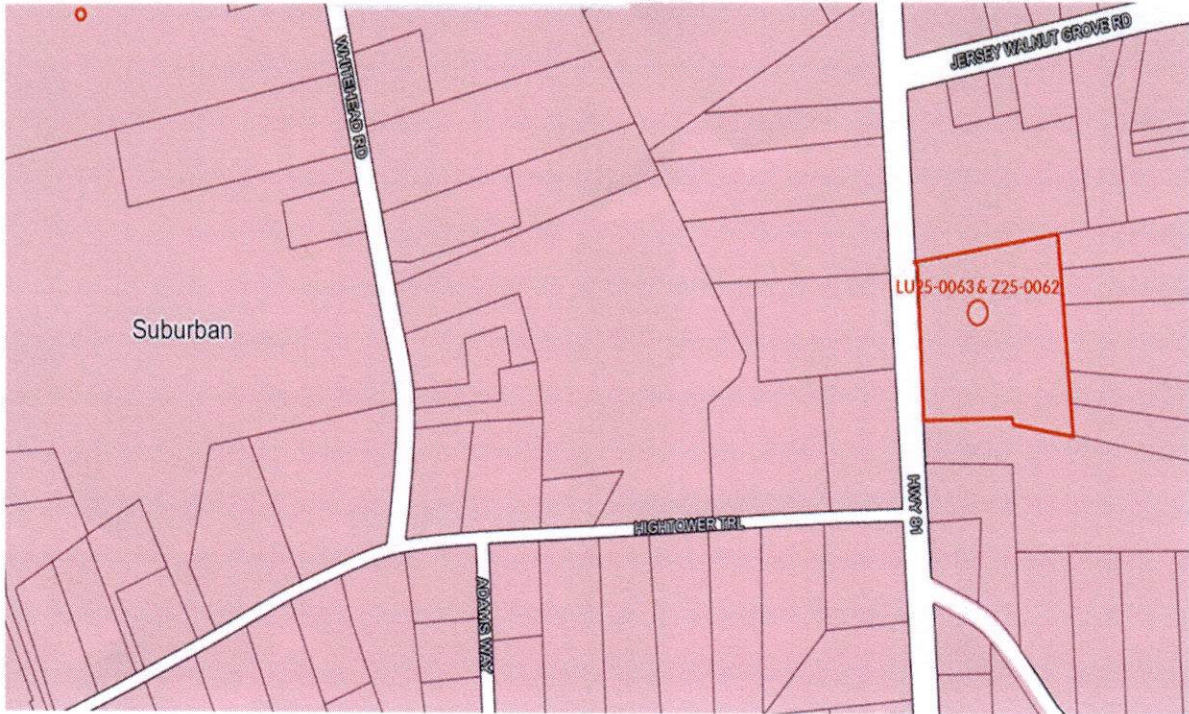
Subdivisions surrounding property:





The property is not located in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**



**Board of Education:**

**DOT Comments:**

**City of Monroe:**

# Character Area Map Amendment

Application # LU 25-0063

Planning Comm. Meeting Date 3-6-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**  
 Board of Comm. Meeting Date 4-8-2025 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 LD540258

Applicant Name/Address/Phone #

Angel Zurita  
80 Paden Street  
Covington, GA. 30016

Phone # 470-334-1855

E-mail Address: zuritaangel3@gmail.com

Location: 257 Highway 81 Acreage 7 acres

Existing Character Area: Suburban

Proposed Character Area: Highway Corridor

Is this a Major or Minor amendment to the plan? \_\_\_\_\_

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? \_\_\_\_\_

Proposed Development: \_\_\_ Single-family \_\_\_ Multi-family \_\_\_ Commercial \_\_\_ Industrial

Proposed Zoning: B2 Number of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_

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]  
Signature

2/3/2025  
Date

\$ \_\_\_\_\_  
Fee Paid



# Rezone Application # 225-0062 Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date 4-8-2025 at 6:00PM held at **WC Historical Court House**

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

<b>Map/Parcel</b> <u>C0540258</u>	
<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>ANGEL ZURITA</u>	<u>PABLO ZURITA &amp; Maria Zurita</u>
<u>80 PADEN ST, COVINGTON, GA 30016</u>	<u>80 PADEN ST, COVINGTON, GA 30016</u>

E-mail address: zuritaangel3@gmail.com (If more than one owner, attach Exhibit "A")

Phone # 470-334-1855 Phone # 678-409-1106

Location: 257 HWY 81, OXFORD, GA 30054 Requested Zoning B2 Acreage 7.0 AC

Existing Use of Property: The property is currently not in use, but it includes a barn and small shed.

Existing Structures: A 40 X 40 barn, and a small shed.

The purpose of this rezone is This rezoning will facilitate the development of a mini warehouse and storage facility.

Property is serviced by the following:

Public Water: Available Provider: Walton County Water Well:

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 [Signature] Date 2/3/25 Fee Paid \$ 550.00

**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 B1 South R1  
East R1 West A1

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

Commission District: 3 - Timmy Shelnutz 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: ANGEL ZURITA

Address: 80 PADEN ST, COVINGTON, GA 30016

Telephone: 470-334-1855

Location of Property: 257 HWY 81

OXFORD, GEORGIA 30054

Map/Parcel Number: C0540258

Current Zoning: R1 Requested Zoning: B2

*[Signature]*  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: PABLO ZURITA

Print Name: \_\_\_\_\_

Address: 80 PADEN ST,  
COVINGTON, GA 30016

Address: \_\_\_\_\_

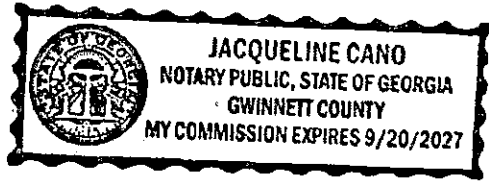
Phone #: 678-409-1106

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.

*Jacqueline Cano*  
Notary Public

02/03/15  
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;

North - B1 gas station and convenience store.

West - A1 Agricultural/Residential.

East - R1 Residential.

South - R1 Driveway and B2 Retail and Offices.

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

The current zoning diminishes the value of the subject property by limiting development possibilities while positioned between two already commercially zoned properties.

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

It does not have much of an effect on these items because there are already two other commercial zoned properties to the north and south of the subject property.

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

If rezoned the public would gain nearby storage and potentially more business to the other businesses in the area, while in the current zoning the property owner faces reduced income potential and poor market perception of the property due to its positioning between other commercial properties.

5. The suitability of the subject property for the zoned purposes; and  
Under the current zoning the property is less desirable because of the two neighboring commercial properties and frontage on a busy state highway. In this case the property is more suited for commercial zoning for the very same reasons.
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 appears to have been vacant for at least the last 20 years with the exception of the construction of a small barn/garage. The tax assessors report shows no record of occupied structures as far back as 1900.



February 3, 2025

Walton County  
Department of Planning and Development  
303 S Hammond Dr Suite 98  
Monroe, GA 30655

**RE: LETTER OF INTENT FOR REZONING REQUEST**

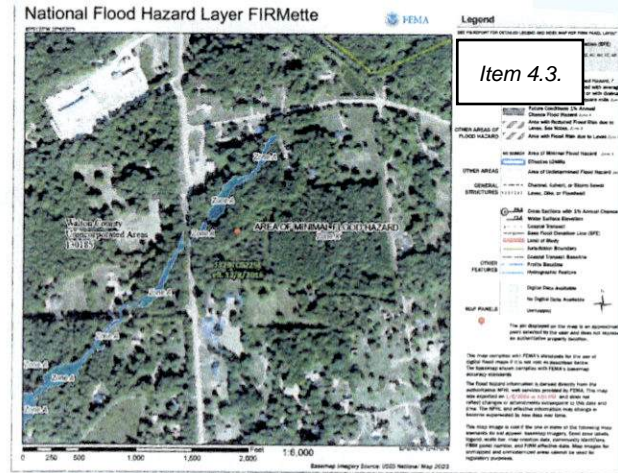
To Whom it May Concern,

Please find attached an Application for Rezoning. Pablo Zurita is the current property owner of the 7.0-acre tract at address 257 Hwy 81. We, Georgia Civil, Inc. as a representative of Mr. Zurita, are proposing a Rezoning from R-1 to C-2.

Please do not hesitate to call me with any questions you may have about this application. Thank you for your consideration of this request.

Respectfully,

Georgia Civil, Inc.



Walton County Deminons Requirements for B2 Zoning

Dist. from Arterials or Collector R/W	50 FT
Dist. from all other street R/W	40 FT
Minimum side yard	15 FT
Min. rear yard	40 FT
Max height	3 STORES
Min. floor area	400 SF
Min. Lot Area	25,500 SF
Max Impervious Surface	75% CURRENTLY = 35%
Min. Lot Width	120 FT
Transitional Buffer Required	50 FT
Total Tree Density Requirement	15 units/ acre

**OWNER/DEVELOPER**  
 COMPANY: PABLO ZURITA  
 ADDRESS: 80 PADEN ST  
 CONINGTON, GA 30616  
 PHONE: (478) 234-1835  
 CONTACT: ANGEL ZURITA  
 EMAIL: ZURITAANGELS@GMAIL.COM

**CONTRACTOR**  
 COMPANY: SUNBELT  
 ADDRESS: 1841 HIGHWAY 30  
 CONTACT: KEVE MCCORREY  
 PHONE: 678-444-2039  
 EMAIL: MCMCCORREY@SUNBELTBI.COM

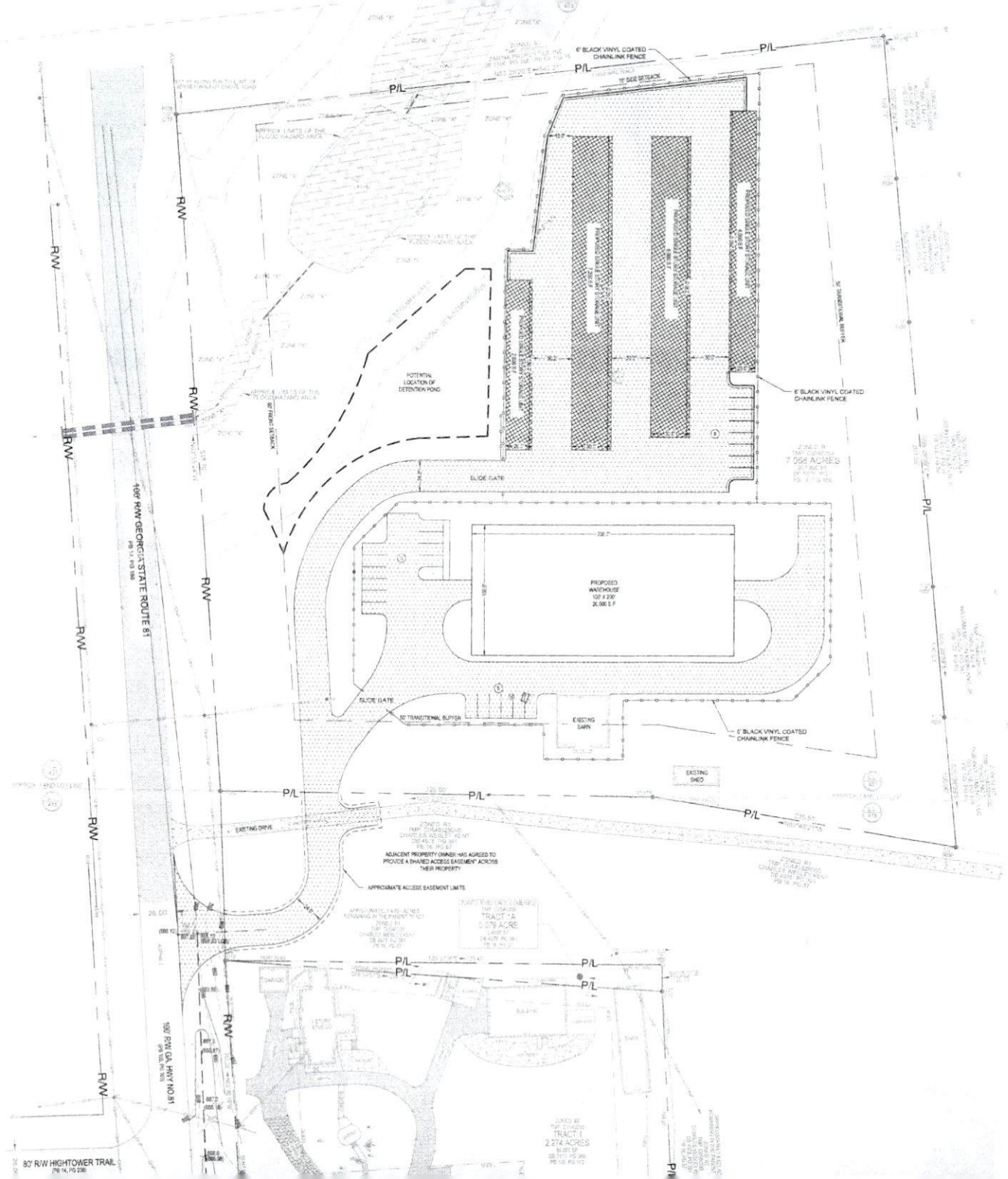
**SURVEYOR**  
 COMPANY: GEORGIA CIVIL, INC.  
 ADDRESS: P.O. BOX 896  
 MADISON, GA 30655  
 PHONE: 706.342.1154

NOT FOR FINAL RECORDING

GRAPHIC SCALE

(IN FEET)  
SCALE 1" = 40'

**SITE DES** 56  
 COMPANY: GEOR  
 ADDRESS: P.O. BOX 896  
 MADISON, GA 30655  
 PHONE: 706.342.1154







# Planning and Development Department Case Information

Case Number: Z25-0064

Meeting Dates: Planning Commission 03-06-2025  
Board of Commissioners 04-01-2025

Applicant:  
Henderson Fab Inc  
4003 Booth Road NE  
Conyers, Georgia 30012

Owners:  
Efren Jimenez & Amelia Catalan  
6342 Hwy 20  
Loganville, Georgia 30052

Gidean & Patricia Moon  
Carolyn Moon (Deceased) & Steve Moon  
2429 St Martin Way  
Monroe, Georgia 30655

6327 Hwy 20  
Loganville, Georgia 30052

Carolyn Moon (Deceased) & James Moon  
3779 Highland Park Way  
Statham, Georgia 30666

Current Zoning: A1

Request: Request to rezone 52.67 acres from A1 to M1 for fabricated metal product manufacturing facility.

Addresses: 6342 Hwy 20 & 6327 Hwy 20 & Center Hill Church Road, Loganville, Georgia 30052

Map Numbers/Site Areas: C0090017-2.00 acres; C0090016-58.17 acres & C0110007A00-2.82 acres

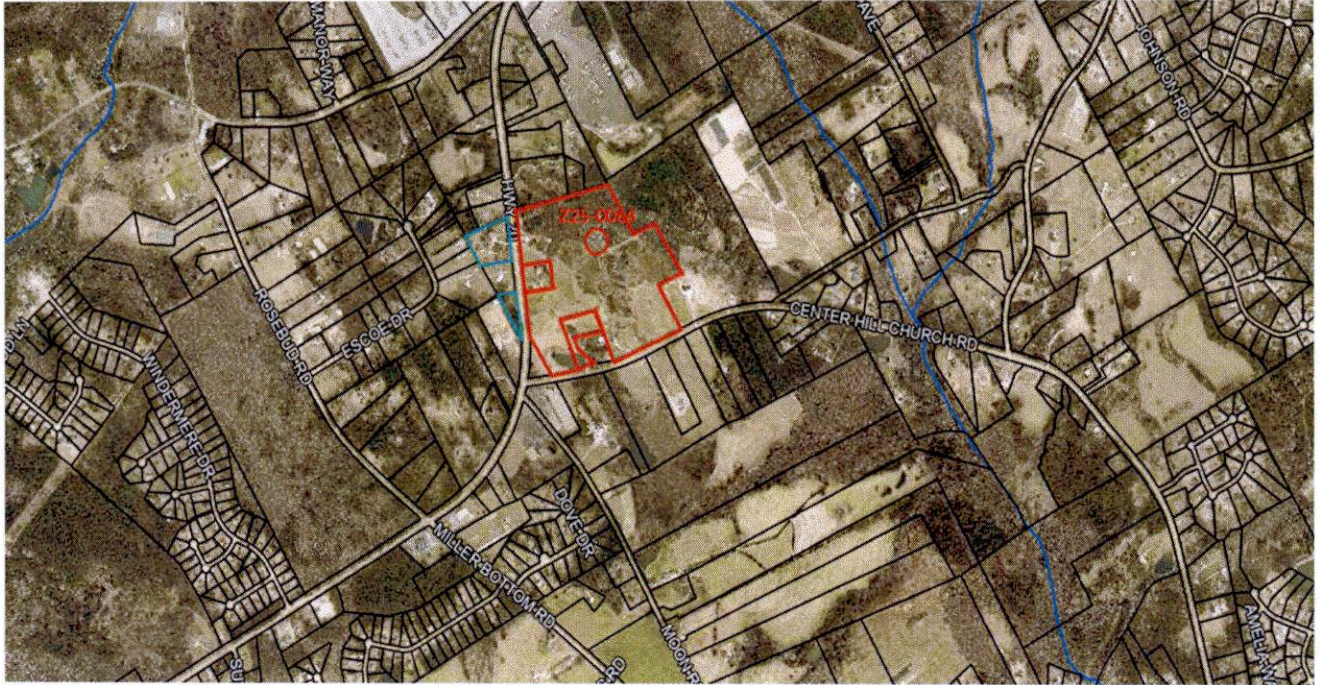
Character Area: Highway Corridor

District 2 Commissioner-Pete Myers

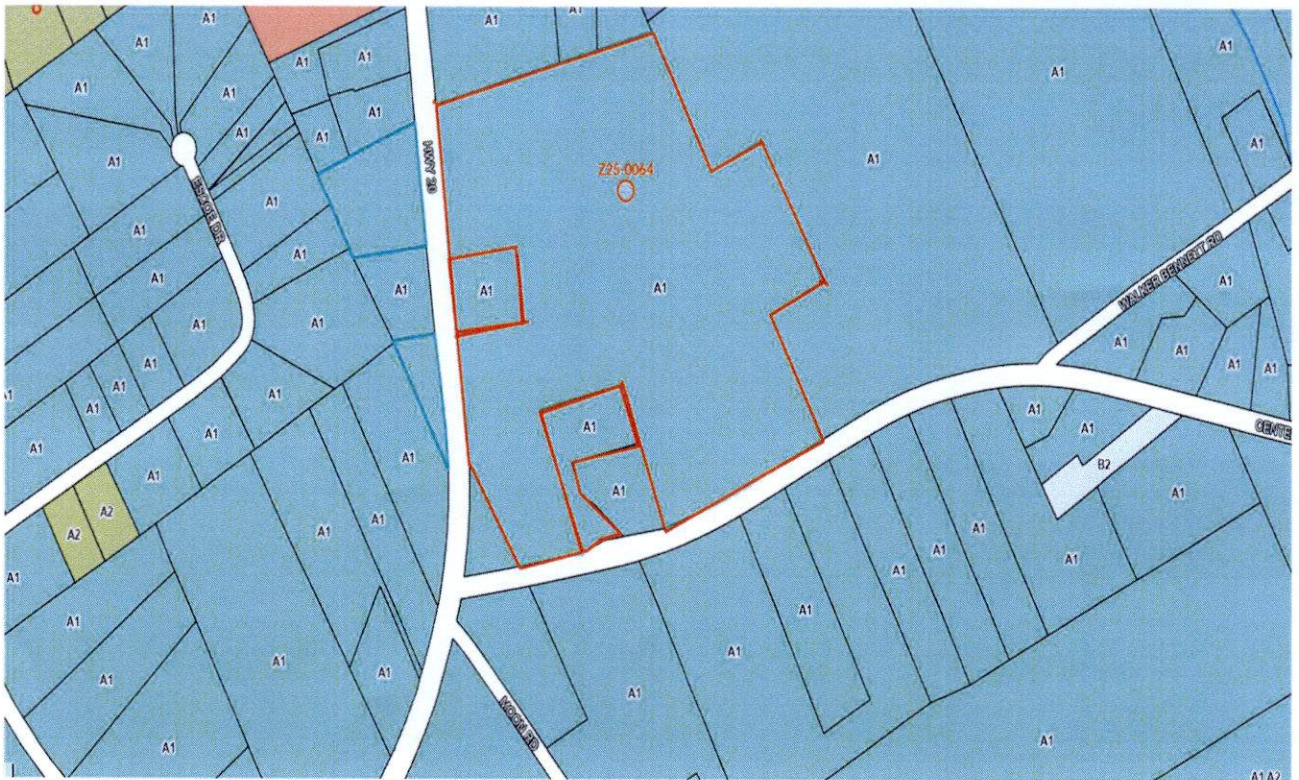
Planning Commission—Chris Alexander



Existing Site Conditions: Property at 6342 Hwy 20 consists of a house and pool; property at 6327 Hwy 20 consists of a house, green house and accessory buildings; property at Center Hill Church Road is vacant land.



The surrounding properties are zoned A1.





Subdivisions surrounding property:

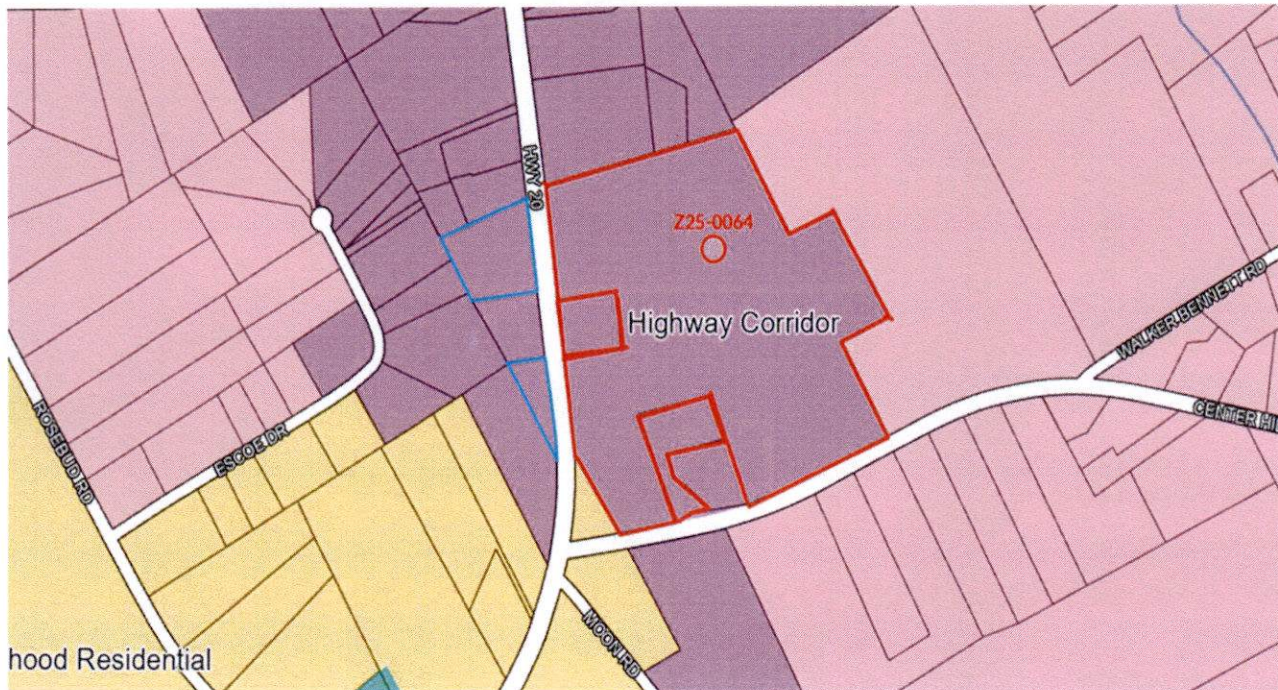


The property is in the Big Haynes Watershed.





The Future Land Use Map for this property is Highway Corridor.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**

**Board of Education:**



**DOT Comments:**

**City of Monroe:**

Rezone Application # Z25-0064

Planning Comm. Meeting Date 3-6-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm Meeting Date 4-8-2025 at 6:00PM held at **WC Historical Court House**  
**You or your agent must be present at both meetings**

**Map/Parcel**

**Applicant Name/Address/Phone #**                      **Property Owner Name/Address/Phone**  
HENDERSON FAB. INC.                                      PATRICIA MOON  
4003 BOOTH RD. NE                                      2695 SHARON RD.  
CONYERS, GA 30012                                      WASHINGTON, GA 30673  
Phone # (678) 977-7813                                      Phone # (770) 318-8683  
(If more than one owner, attach Exhibit "A")

Location: 6342 HWY 20. Requested Zoning M-1 Acreage 52.67 (See attached)

Existing Use of Property: TREE FARM.  
Existing Structures: OLD BARN AND SILOS

The purpose of this rezone is Requesting a change of zoning from A-1 to M-1 to allow for construction of a fabricated metal product manufacturing facility.

Property is serviced by:  
Public Water:  Provider: Walton County Water Department Well: \_\_\_\_\_  
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 \_\_\_\_\_ Date 2-3-25 Fee Paid \$ 850.00

**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 A1                      Surrounding Zoning: North A1 South A1  
East A1 West A1  
Comprehensive Land Use: Highway Corridor **DRI Required?** Y \_\_\_\_\_ N   
Commission District: 2-Pete Myers Watershed: Big Haynes

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_



Parcel #C0090017 – 6342 Highway 20

Property Owners: Efren Jimenez & Amelia Camarillo Catalan

2.00 acres Zoned A1

Parcel #C0090016 – 6327 Highway 20 & Center Hill Church Road

Property Owners: Gideon &, Patricia Moon, Carolyn Moon (Deceased) & Steve Moon

58.17 acres Zoned A1

Parcel #C0110007A00 – Center Hill Church Road

Property Owners: Carolyn Moon (Deceased) & James Moon

2.82 acres Zone A1

### 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: Henderson Fab, LLC, Johnny Henderson

Address: 2624 Ivory Rd, Loganville, GA 30052

Telephone: 404-317-8362

Location of Property: 6327 Highway 20, Loganville, Georgia 30052

Map/Parcel Number: C0090-016 (see attached, part of property not to be rezoned, Identified in \_RED\_)

Current Zoning: A1 Requested Zoning: M1

[Signature]  
Property Owner Signature

[Signature]  
Property Owner Signature

Print Name: James Moon

Print Name: Steve Moon

Address: 3779 Highland Parkway  
St. Louis Ga 30666

Address: 2429 St. Martin Way  
Monroe, GA 30656

Phone #: 770-527-6164

Phone #: 678-687-2113

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

1/21/25  
Date





**Exhibit "A"**

**James Moon**  
3779 Highland Park Way Statham, GA  
770-527-6164

**Steve Moon**  
2429 Saint Martin Way, Monroe Georgia 30656  
678-687-2113

PROJECT: 54.67 ACRES AT 6342 HWY 20  
**ANALYSIS OF ZONING MAP AMENDMENT IMPACT**

1. The existing uses and zoning of nearby property.

**The existing uses of nearby property are Rural Estate to the North, east, and south of the subject project. There are property with B2 and B3 and M1 and M2 zoning designation located north east of the site.**

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

**The owner cannot develop their land to meet their current business demand.**

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

**The proposed facility on the property will be similar to existing business currently in operations approximately 2900' north of the proposed site.**

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

**If rezoned, the property will be developed in accordance to the M1 zoning standard, which will create additional jobs, promote growth of this region, and better meet the demand for commercial services of this region.**

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

**The proposed zoning is consistent with the current usage of nearby properties.**

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 in its current state, which is a tree farm, for the past 32 years.**



TO: Walton County Planning and Development  
Suite 98  
126 Court St.  
Monroe, GA 30655

February 3, 2025

SUBJECT: Letter of Intent, 6342 Hwy 20 JB Steel Rezoning

To Whom It May Concern,

A rezone of 54.67 acres is requested for the subject project, for the purpose of rezoning the properties. The subject properties are 2.0 acres, 2.82 acres, and 47.85 acres respectively and they are currently shown as Parcels C0090017, C0110007A00, and Part of C0090016 on the Walton County Tax Records.

The property is currently zoned A-1. The proposed rezoning request is for M-1 to allow for the manufacturing of steel structures.

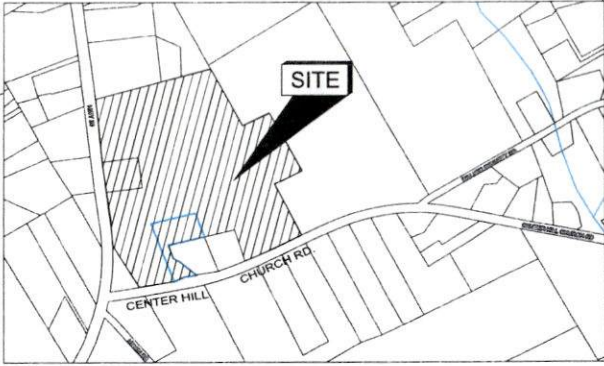
We look forward to developing this project in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

For questions or further information please contact me at 770-466-4002.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Thiep Huynh', with a long horizontal line extending to the right.

Thiep Huynh, PE  
Consultant



VICINITY MAP  
N.T.S.

**SITE ANALYSIS**

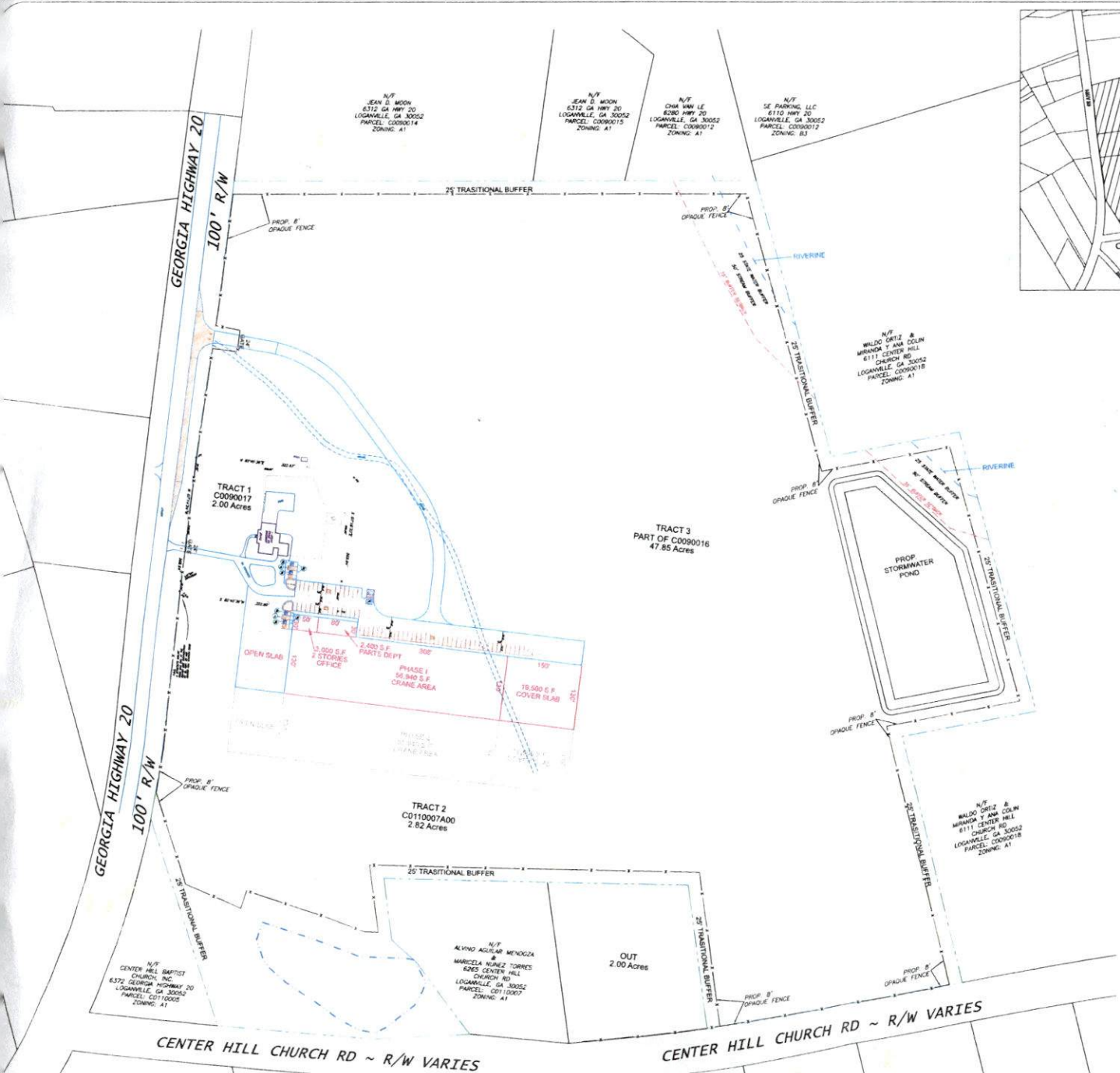
TOTAL BUILDING	62,340 S.F.
1 STORY	59,340 S.F.
WAREHOUSE AREA	3,000 S.F.
OFFICE AREA	52.67 AC.
TOTAL AREA	A-1 WP-1
ZONED	
REQUIRED	
1 SP. / 200 S.F. OFFICE	15 SPACES
1.0 SP. / 1,000 S.F. SHOP	60 SPACES
TOTAL REQUIRED	75 SPACES
TOTAL PROVIDED	75 SPACES
H.C. SPACES REQ.	2 SPACES
H.C. SPACES PROVIDED	2 SPACES

NOT FOR FINAL RECORDING.  
THIS LOT IS SUBJECT TO APPROVAL FROM THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEM.

REZONE REQUEST: CURRENTLY ZONED A1 (GENERAL BUSINESS DISTRICT) REQUESTING M-1 (LIGHT INDUSTRIAL DISTRICT) ZONING TO ALLOW FOR A FABRICATED METAL PRODUCT MANUFACTURING FACILITY.

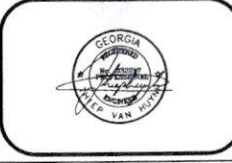
TOTAL SITE AREA = 52.67 ± ACRES  
PROPOSED USE = FABRICATED METAL PRODUCT MANUFACTURING FACILITY.

- NOTES:**
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC. W&A ENGINEERING.
  - THERE ARE NW1 WETLAND ON THE SITE.
  - THERE ARE STATE WATER ON SITE.
  - A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0095E DATED DEC. 8, 2022.
  - SITE SHALL COMPLY WITH ART. 4 PART 1 SECT. 250 OF WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE.



**A.C.E.**  
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, LLC.  
P.O.C. TIF BRUNN, P.E.  
485 Edwards Rd.  
Columbus, Georgia 30054  
Phone: 770-466-4002  
tipacell@gmail.com

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**SITE PLAN**

**JB STEEL & PRECAST, INC. LOGANVILLE FACILITY EXPANSION MOON'S SITE**

C0090017  
C0110007A00  
PARCEL: PART OF C0090016  
LAND LOT: 248  
DISTRICT: 4TH  
6342 HWY 20  
WALTON COUNTY, GA

DATE: 1/30/2025  
SCALE: 1"=60'

**OWNER**  
PATRICIA MOON  
2695 SHARON RD.  
WASHINGTON, GA 30673

**DEVELOPER**  
HENDERSON FAB, INC.  
4003 BOOTH RD. NE  
CONYERS, GA 30012  
24 HOUR - EMERGENCY CONTACT  
JOHNNY HENDERSON  
PHONE: 404-317-8362  
JOHNNYHENDERSON@JBSTEEL.US

**REVISIONS**

NO.	DATE	DESCRIPTION









# Planning and Development Department Case Information

Case Number: Z25-0055

Meeting Dates: Planning Commission 03-06-2025  
Board of Commissioners 04-01-2025

Applicant:  
Ned Butler

P.O. Box 2655

Loganville, Georgia 30052

Owner:  
MFT Land Investments LLC

P.O. Box 2655

Loganville, Georgia 30052

Current Zoning: A1

Request: Request zoning from A1 to A1OSC for a 26 lot subdivision.

Address: Double Springs Road, Monroe, Georgia 30656

Map Number/Site Area: C0730043

Character Area: Conservation

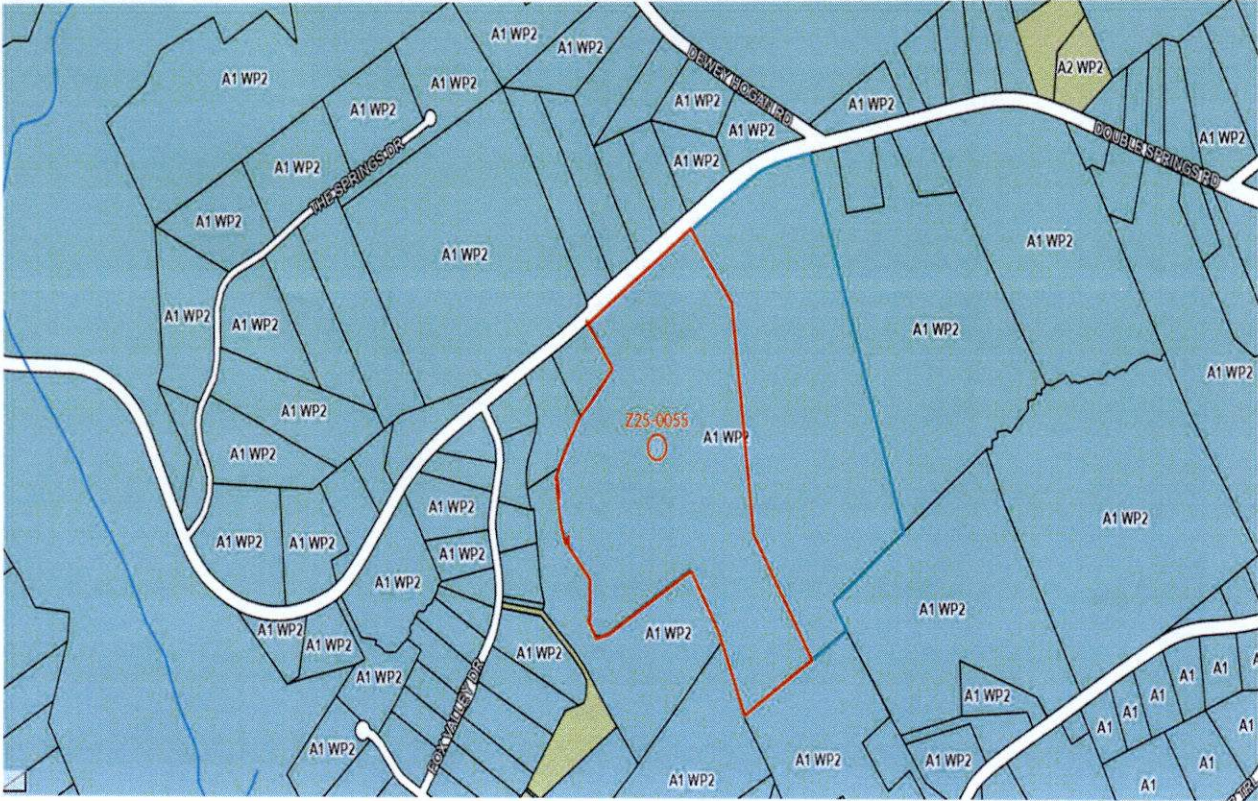
District 5 Commissioner-Jeremy Adams Planning Commission-Tim Hinton

Existing Site Conditions: Property consists of 54.786 and is vacant land.

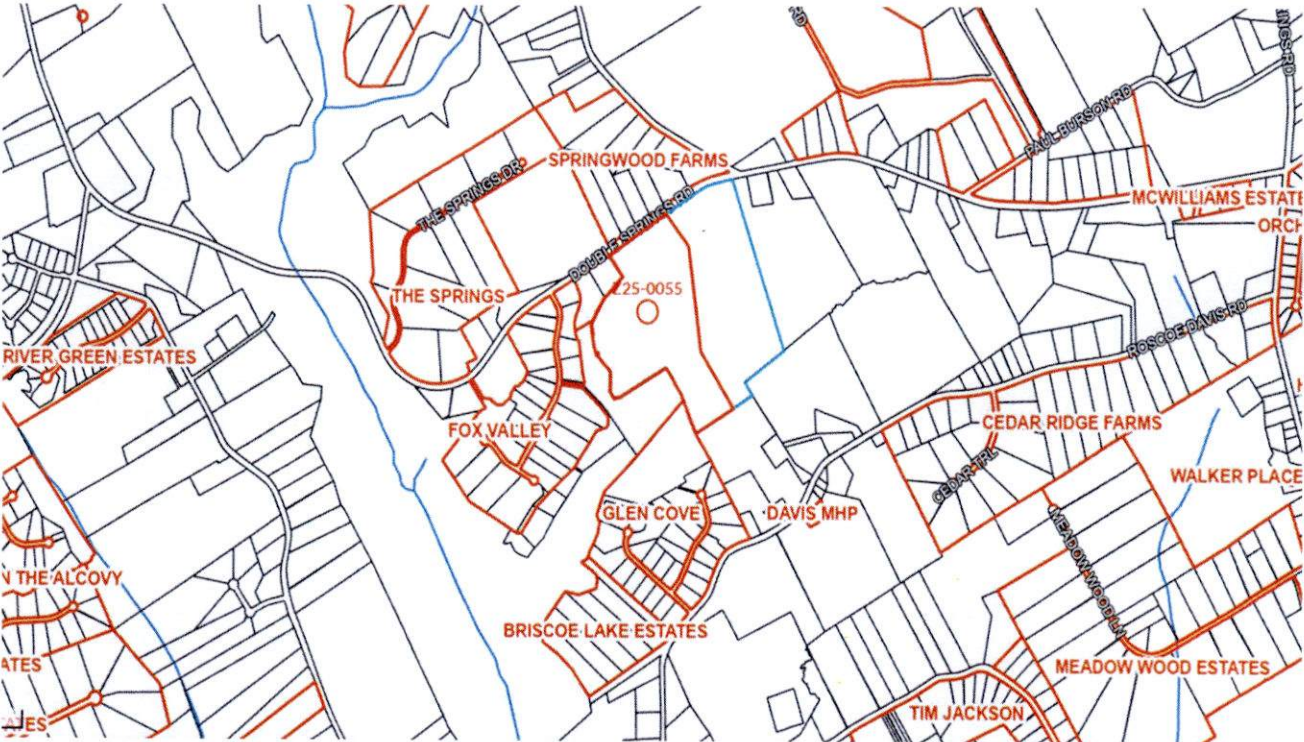




The surrounding properties are zoned A1.



Subdivisions surrounding property:









**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**

**Board of Education:**

**DOT Comments:**

**City of Monroe:**

# Rezone Application # 225-0055 Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date 4-8-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0730043

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Reliant Homes GA LLC

MFT Land Investments LLC

PO Box 2655

PO Box 2655

Loganville, GA 30052

Loganville, GA 30052

E-mail address: nbutler@relianthomes.com (If more than one owner, attach Exhibit "A")

Phone # 678-373-0536

Phone # 678-373-0536

Location: Double Springs Road Requested Zoning A1 OSC WP2 Acreage 54.786

Existing Use of Property: Vacant land

Existing Structures: None

The purpose of this rezone is \_\_\_\_\_  
Request rezone to develop a 26 lot OSC subdivision.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Department Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: X

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 1-31-2025 Fee Paid \$ 550.00

**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 A1 Surrounding Zoning: North A1 South A1  
East A1 West A1

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

Commission District: S-Jeremy Adams Watershed: Beaverdam Creek 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: MFT Land Investments LLC

Address: PO Box 2655 Loganville GA 30052

Telephone: 678-373-0536

Location of Property: Double Springs Road

Map/Parcel Number: C0730043

Current Zoning: A1 WP2 Requested Zoning: R1 WP2

  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Ned Butler

Print Name: \_\_\_\_\_

PO Box 2655

Address: Loganville GA 30052

Address: \_\_\_\_\_

Phone #: 678-373-0536

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.

  
Notary Public

4/31/2025  
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;

A1 subdivisions to the South and West along with a few large tracts, to the East are large tracts, North are A1 properties ranging from 2 acres up to large tracts

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

Property values are not anticipated to be diminished by the proposed zoning.

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

The proposed zoning will provide additional housing for the local area with no anticipated destruction of surrounding property values.

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

The proposed zoning will provide additional housing and tax basis to the public.



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

The proposed use is for a residential use that  
coincides with the surrounding uses. The proposed  
use also follows along with the Land Use Map  
of a Conservation character.

**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 owned by the owner and  
vacant since August 2024. The property appears  
have been vacant for many years.



January 31, 2025

Walton County Planning Department  
Attention: Charna Parker  
126 Court St.  
Monroe, GA 30655

Mrs. Parker,

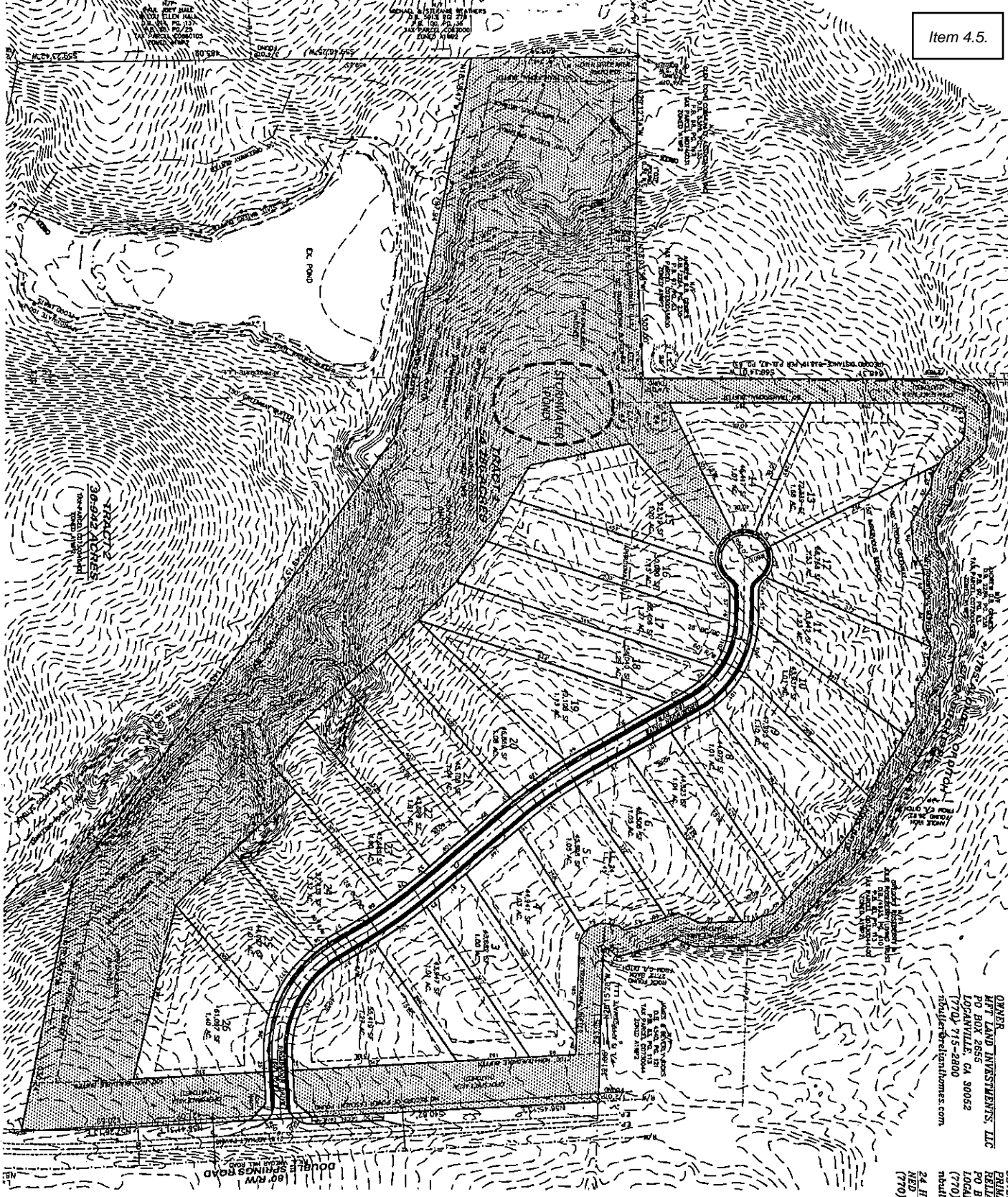
Reliant Homes GA, LLC is requesting a rezone of parcel numbers C0730043 located on Double Springs Road in Monroe, GA Walton County. The request is to rezone the 54.786 acres to A1-OSC WP2 from A1 WP2 for development of a 26 lot subdivision.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler', with the initials 'JP' written at the end of the signature.

Ned Butler  
Vice President  
Reliant Homes GA, LLC



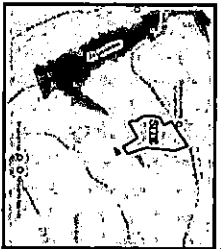


**OWNER**  
**MFT LAND INVESTMENTS, LLC**  
 PO BOX 2655  
 LOGANVILLE, CA 90052  
 (770) 715-2800  
 mftland@earthlinkhomes.com

**DEVELOPER**  
**RELIANT HOMES CA, LLC**  
 PO BOX 2655  
 LOGANVILLE, CA 90052  
 (770) 715-2800  
 nheller@earthlinkhomes.com

**24 HOUR CONTACT**  
**NED BUTLER**  
 (770) 715-2800

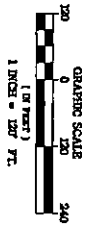
THIS PLAN IS NOT FOR FINAL RECORDING  
 ALL INDIVIDUAL LOTS ARE SUBJECT TO  
 APPROVAL BY THE WALTON COUNTY HEALTH  
 DEPARTMENT FOR SEPTIC SYSTEMS



**VISITING MAP NOTES**  
 THE GPS LOCATION OF THE  
 CONSTRUCTION EXIST. IS:  
 33.8438 NORTH, -83.7824 WEST.



**FLOOD MAP NTS**  
 A PORTION OF THE PROPERTY IS LOCATED WITHIN  
 A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE  
 GENERAL FIRM PANEL NO. 132970101E,  
 EFFECTIVE DATE DECEMBER 15, 2022.



**GENERAL SITE NOTES:**

1. THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED TOWN OF LOGANVILLE, WALTON COUNTY, GEORGIA.
2. THE PROPERTY IS ZONED R-100 (RESIDENTIAL SINGLE-FAMILY).
3. THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED TOWN OF LOGANVILLE, WALTON COUNTY, GEORGIA.
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20. THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED TOWN OF LOGANVILLE, WALTON COUNTY, GEORGIA.

CONCEPTUAL REZONING PLAN FOR BROADMOOR SUBDIVISION