



PLANNING COMMISSION MEETING

Thursday, April 02, 2026 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

4. NEW BUSINESS

- [4.1.](#) Rezone 1.808 acres from A1 to A2 to create a buildable lot - Applicant: Dorin Cret/Owner: Dimitrie Illisei - property located on Bold Springs Road - Map/Parcel C0860013F00 - District 5
- [4.2.](#) Z26-0054 – Rezone 11.50 acres from A1/A2/R1 to B1 for a convenience store with gasoline stations, retail & quick service restaurants, public golf range and a Variance to encroach into the 75’ stream buffer – Applicant: Reed Creek Food Mart, LLC/Owner: James William Burson, II – property located at 2069 Highway 11 and Mountain Creek Church Road – Map/Parcel C0860040 - District 6
- [4.3.](#) Z26-0072 – Rezone 2.00 acres from B2/M1 to M1 for outside storage of commercial vehicles – Applicant/Owner: Gloria Linton – property located on 2149 Highway 78 – Map/Parcel C0610133B00 - District 1

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: Z26-0046

Meeting Dates: Planning Commission 04-02-2026

Board of Commissioners 05-05-2026

Applicant:

Dorin Cret
283 Saddle Creek Drive
Monroe, Georgia 30656

Owner:

Dimitrie Ilisei
8 Mile Road
South Lyon, Michigan 48178

Current Zoning: The current zoning is A1.

Request: Rezone 1.808 acres from A1 to A2 to create a buildable lot. The property consisted of 6 acres but has since been divided into 3 lots. The other 2 lots are zoned A1 and meet all the requirements.

Address: Bold Springs Road, Monroe, Georgia 30656

Map Number/Site Area: C0860013F00 – 1.808 acres

Character Area: Suburban

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property is vacant.

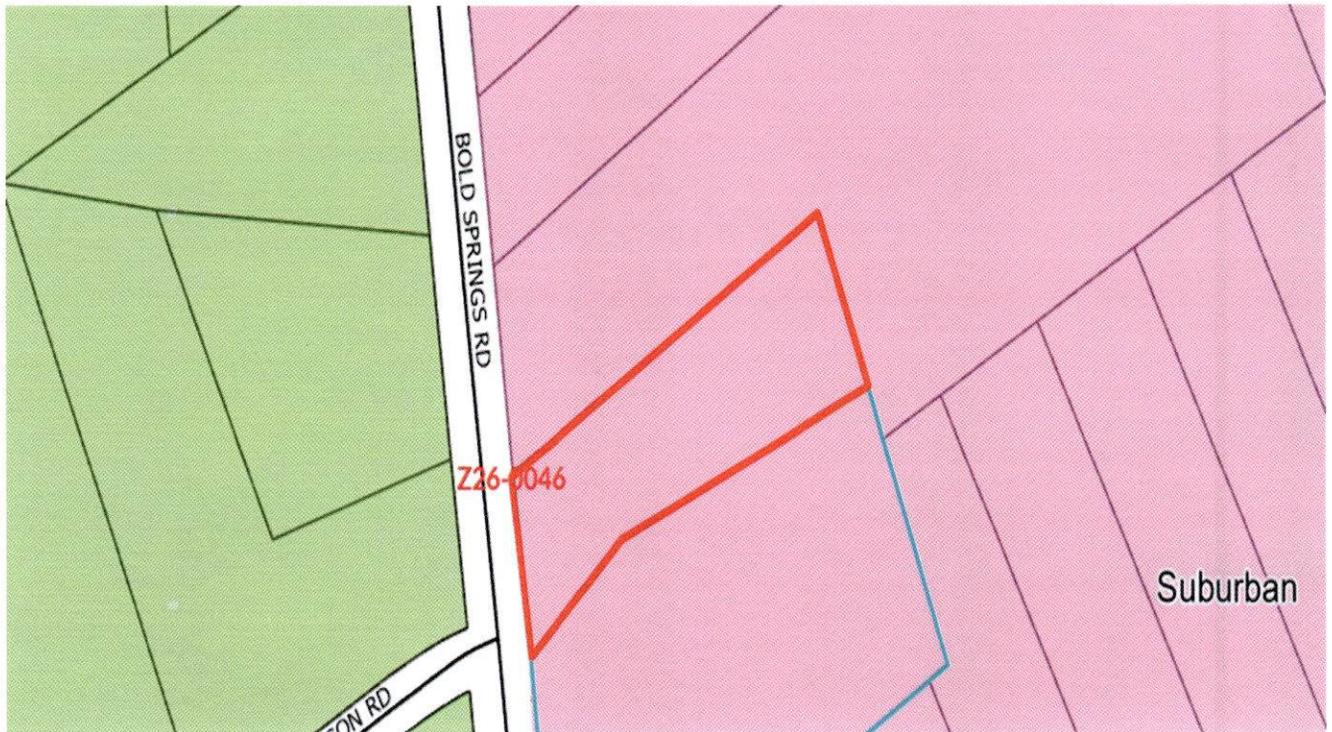


The surrounding properties are zoned A1 and A2.

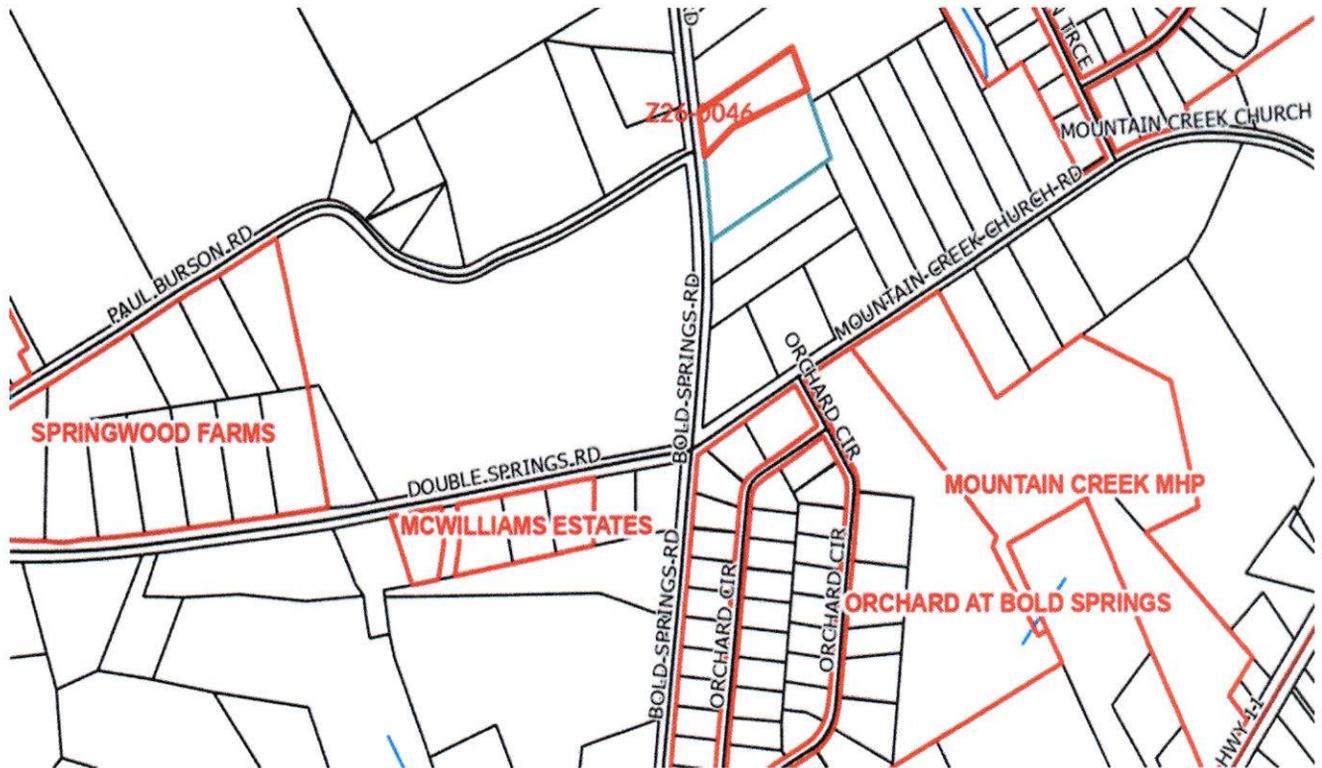


The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Subdivisions:



History: No History

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

Rezone Application # 226-0046 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-2-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 5-5-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0860013400

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Dacia Cret
283 Saddle Creek Dr.
Monroe GA 30656
678-778-7896

Dimitrie I Lisei
8 mile Rd South Lyon, MI
313-333-5388
(If more than one owner, attach Exhibit "A") 48178

Location: Bald Springs Rd Requested Zoning A2 Acreage 1.808

Existing Use of Property: Vacant

Existing Structures: NONE

The purpose of this rezone is To make Buildable lot in
A2 zoning

Property is serviced by the following:

Public Water: X Provider: _____ 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 2-11-26 Fee Paid \$ 400.00

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 A2

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

Commission District: S-Jeremy Adams 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: DIMITRIE ILISEI / Dorin Cret
Address: 61849 8 Mile Rd SOUH LYON, MI 48178 / 283 Saddle Creek Drive Monroe GA. 30656

Location of Property: 6135 BOLD SPRINGS TRAC 3 1.808 ACRE

Map/Parcel Number: C0860013D00

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

Property Owner Signature _____

Property Owner Signature _____

Print Name: Dimitrie Ilisei

Print Name: _____

Address: 61849 W. 8 Mile South Lyon MI 48178

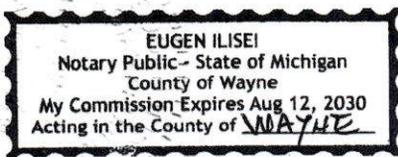
Address: _____

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.

Eugen Ilisei

2.13.26
Date

Notary Public



**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: Dorin Cret

Address: 283 Saddle Creek Dr. Monroe GA
30656

Location of Property: 16135 Bold Springs Rd
Monroe GA 30656

Map/Parcel Number: C08600013D00

Current Zoning: A1 Requested Zoning: A2

Dimitrie Misi
Property Owner Signature

With express Permission
Property Owner Signature

Print Name: Dimitrie MISEI

Print Name: Dorina Cret

Address: 8 mile Rd
South Lyon, MI
48178

Address: _____

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 Date

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

Dimitri Shari _____
2-11-26

Signature of Applicant/Date

Check one: Owner Agent _____

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 + A2 zoning
single family Residence

- 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;

To build another residence
no hardships

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

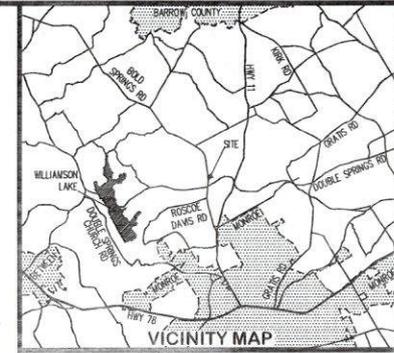
Perfectly buildable to build a residence for a family with plenty of space and land.

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

June 2025

MINOR DIVISION SURVEY

LOCATED IN LAND LOT 78 OF THE 3RD LAND DISTRICT, 419TH G.M.D.
WALTON COUNTY, GEORGIA
PARENT PARCEL: C0860013D00

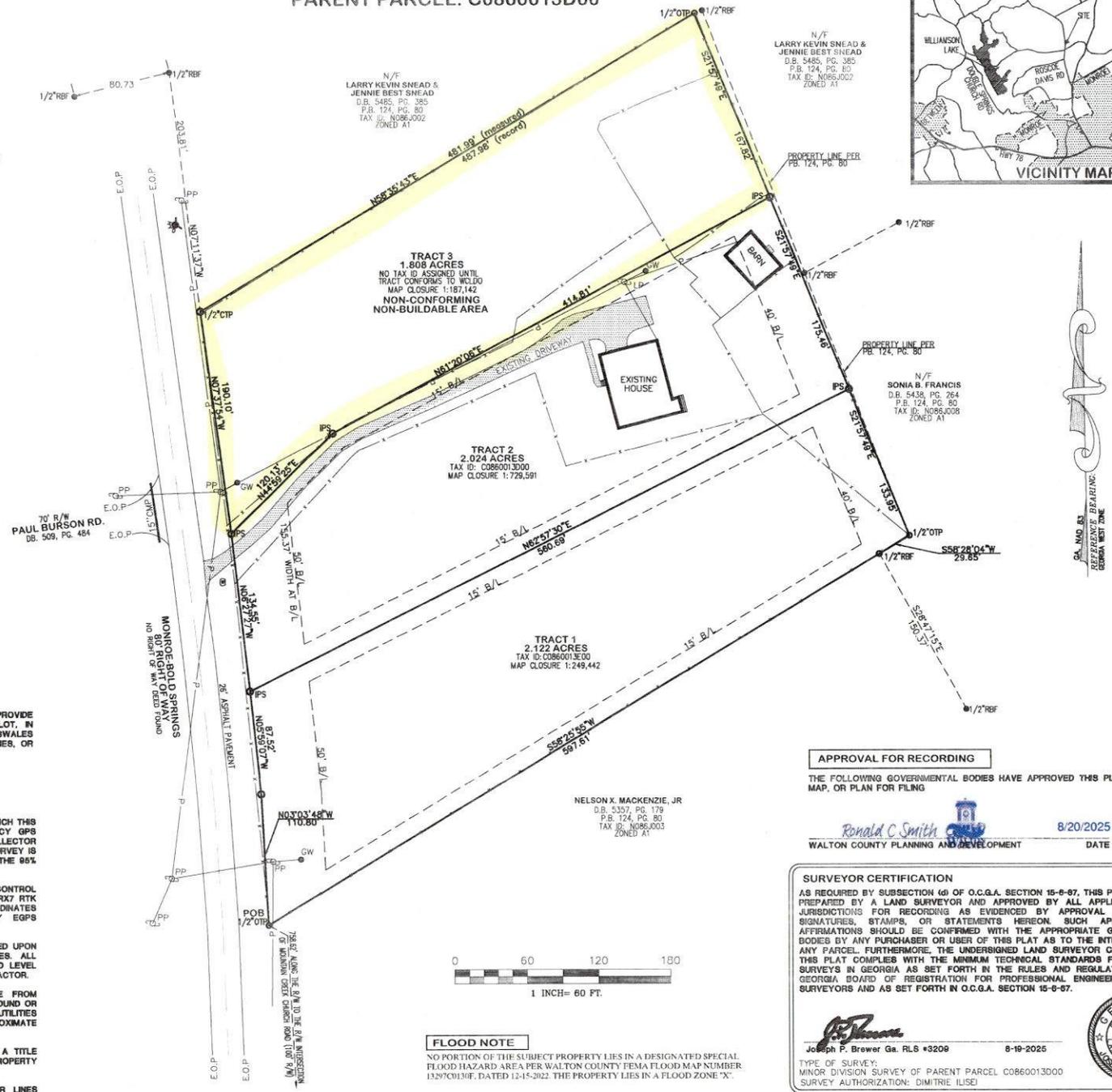


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Owner/Subdivider of Tax parcel C0860013D00
DIMITRIE ILISEI
918 BEAVER HILL LANE,
BETHLEHEM GA 30620

SUBJECT PROPERTY REFERENCE:
REFERENCE DEED: D.B. 5592, PG. 1069

- SITE INFORMATION:**
1. PROPERTY ZONED: A1
 2. MINIMUM LOT AREA= 2 ACRES
 3. MINIMUM LOT WIDTH AT BUILDING LINE= 150 FEET
 4. BUILDING SETBACKS:
FRONT: 50 FEET
SIDE: 15 FEET
REAR: 40 FEET
 5. INDIVIDUAL SEPTIC AND PUBLIC WATER



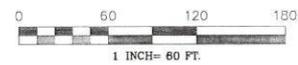
WALTON COUNTY NOTES

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH IRC R401.9 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.

SURVEYOR'S NOTES

1. THE EQUIPMENT USED TO COLLECT THE FIELD DATA FOR WHICH THIS SURVEY IS BASED WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM UTILIZING A CARLSON DATA COLLECTOR AND SURVEY SOFTWARE. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS POSITIONAL ACCURACY OF 0.05' PLUS 2 PPM AT THE 95% CONFIDENCE LEVEL PER POINT.
2. HORIZONTAL AND VERTICAL DATUM FOR THE INITIAL CONTROL POINTS WERE OBTAINED BY THE USE OF GPS. A CARLSON BRX7 RTK ROVER WAS USED TO COLLECT NETWORK ADJUSTED COORDINATES REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
3. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM APPLYING A COMBINED SCALE FACTOR.
4. UTILITY PIPES, LINES, AND APPARATUS'S SHOWN ARE FROM OBSERVED EVIDENCE ONLY BY WHAT WAS VISIBLE ABOVE GROUND OR MARKED ON THE GROUND BY OTHERS. ALL BELOW GROUND UTILITIES SHOWN ON THIS MAP SHOULD BE CONSIDERED APPROXIMATE LOCATIONS.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND EASEMENTS MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
6. NO POWER EASEMENTS FOUND FOR OVERHEAD POWER LINES CROSSING OVER AND THROUGH SUBJECT PROPERTY.

FLOOD NOTE
NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER WALTON COUNTY FEMA FLOOD MAP NUMBER 132970C01NF, DATED 12-15-2022. THE PROPERTY LIES IN A FLOOD ZONE 'X'.



APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR PLAN FOR FILING

Ronald C. Smith (Signature)
WALTON COUNTY PLANNING AND DEVELOPMENT
8/20/2025
DATE

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Joseph P. Brower (Signature)
Joseph P. Brower Ga. RLS #3209
8-19-2025
TYPE OF SURVEY:
MINOR DIVISION SURVEY OF PARENT PARCEL C0860013D00
SURVEY AUTHORIZATION: DIMITRIE ILISEI



MINOR DIVISION SURVEY FOR: REVISION: NO. DATE: SURVEY INFORMATION: DATE: 08/11/2025 LAND LOT: 78 419th G.M.D. COUNTY: WALTON CITY: N/A SCALE: 1"=60' DRAWN BY: A. BOATRIGHT JOB NUMBER: 25-969 DATE OF FIELD WORK: 7/29/2025

DIMITRIE ILISEI

acore
PROFESSIONAL SURVEYORS
LAND DEVELOPMENT SURVEYING AND MAPPING
REGROUP, INC.
WASHINGTON ST. (NORTON) (GEORGIA) 30681 706-611-4900



Planning and Development Department Case Information

Case Number: Z26-0054

Meeting Dates: Planning Commission 04-02-2026

Board of Commissioners 05-05-2026

Applicant:

Reed Creek Food Mart, LLC
1176 Sanford Drive, SW
Lilburn, Georgia 30047

Owner:

James William Burson, II
2069 Highway 11
Monroe, Georgia 30656

Current Zoning: The current zonings are A1, A2 and R1.

Request: Rezone 11.50 acres of a 45.98-acre parcel of land from A1/A2/R1 to B1 for a convenience store with gasoline stations, retail & quick service restaurants and a public golf range with a Variance to encroach into the 75' stream buffer.

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

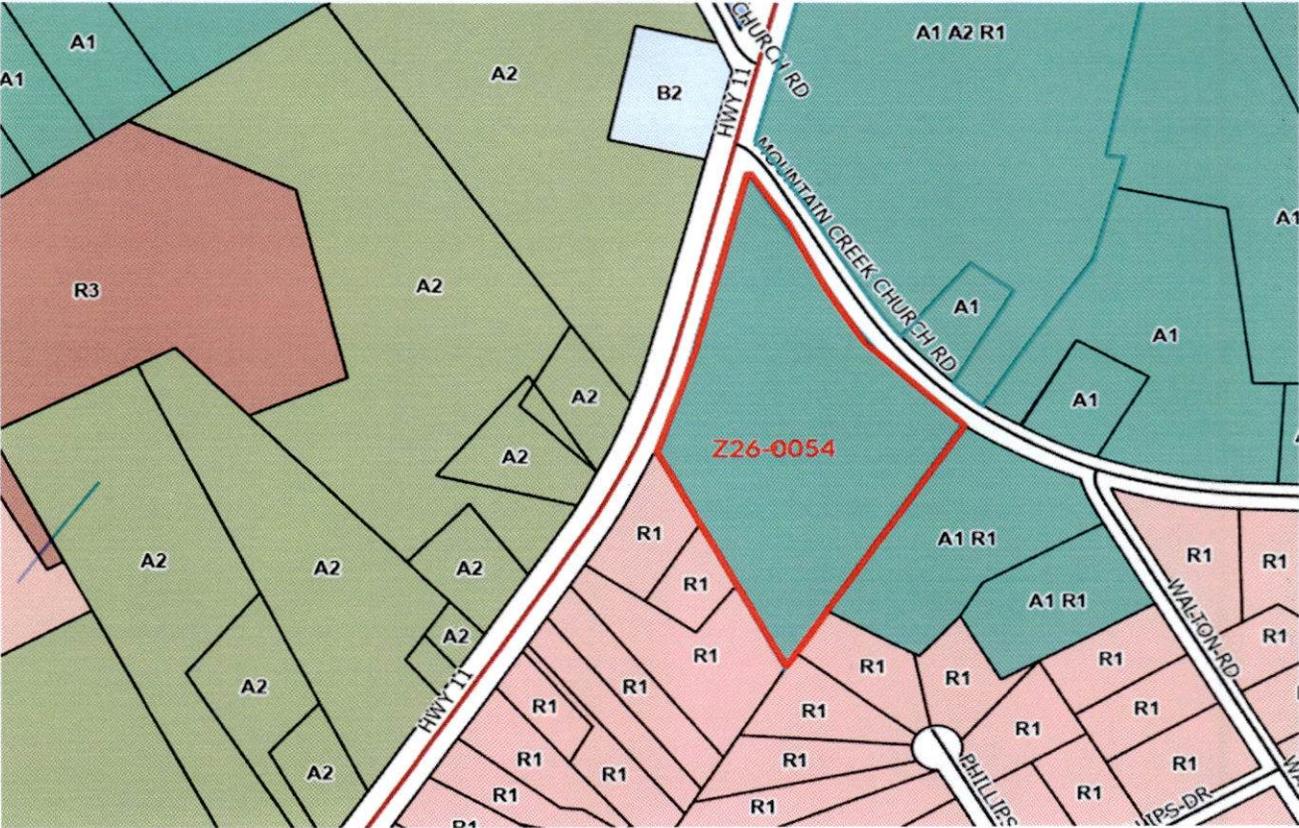
Map Number/Site Area: C0860040 – 11.50 acres

Character Area: Employment Center

District 6 Commissioner- Kirklyn Dixon Planning Commission–Timothy Kemp

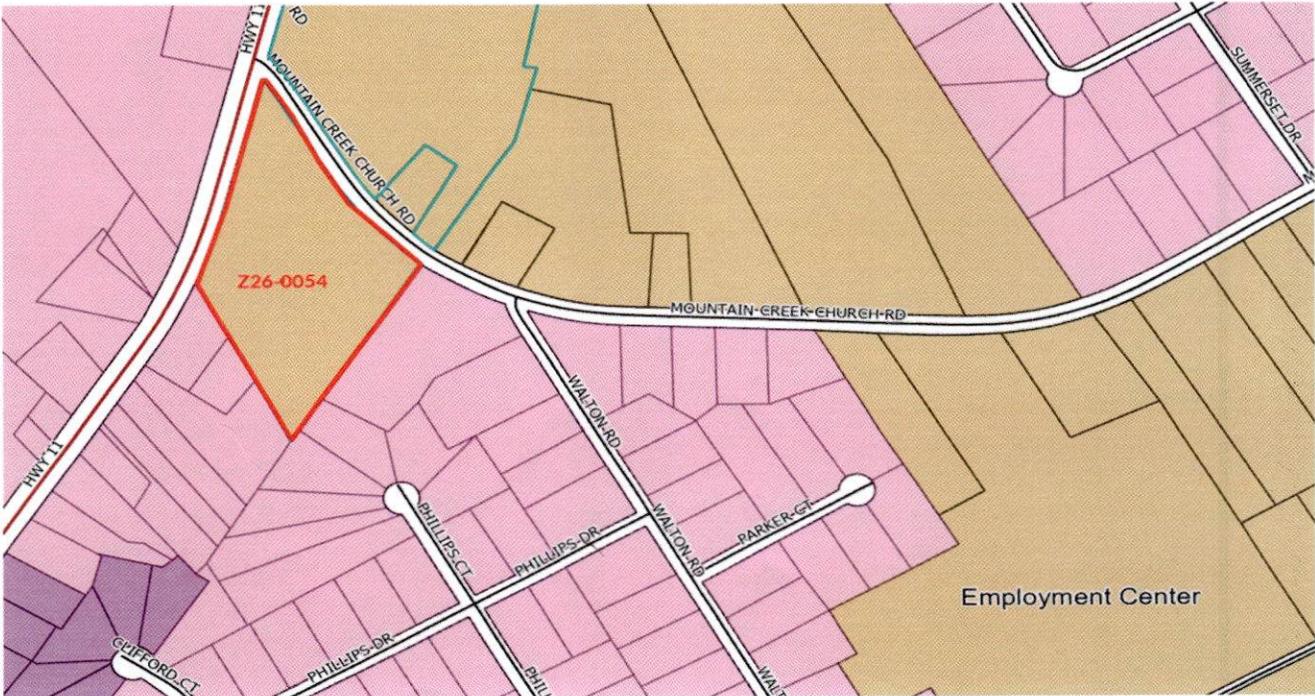
Existing Site Conditions: Property is vacant.

The surrounding properties are zoned A1, A2 and R1.

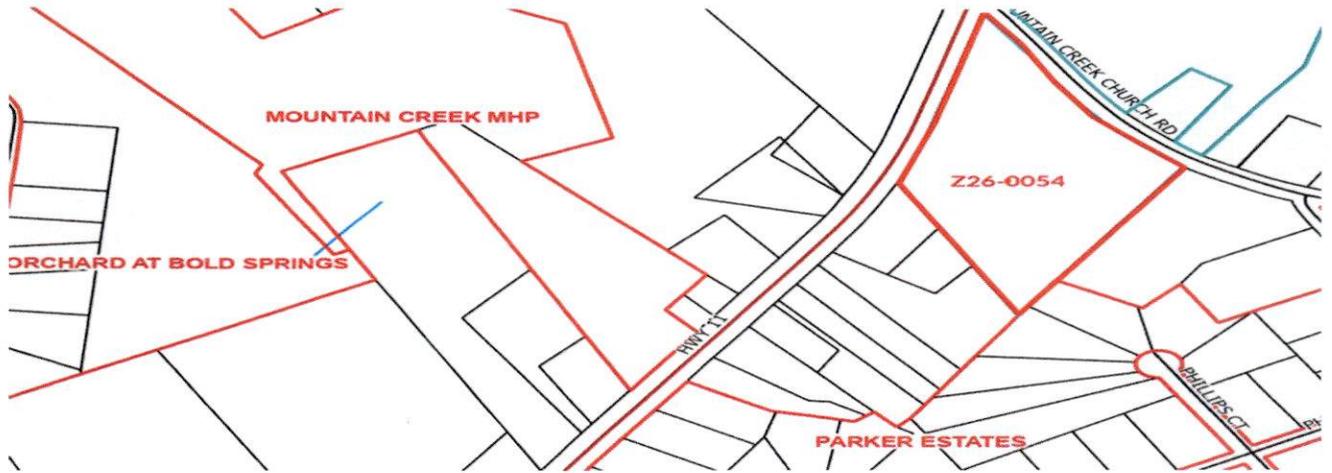


The property is not in a Watershed Protection Area.

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



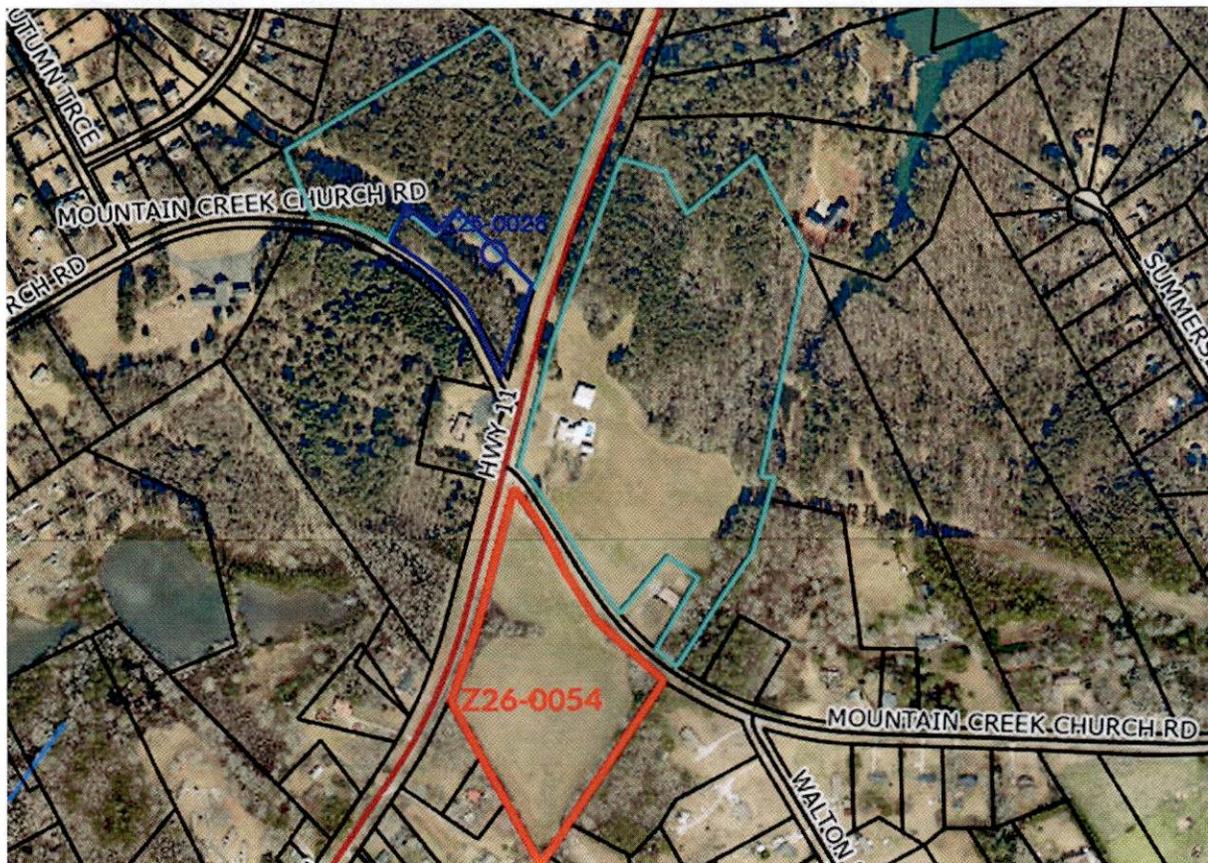
Subdivisions:



History:

Z25-0028 PJ25-0202	Shield Sword LLC	Rezone from A2 to B1 for a martial arts studio	C0860040 2069 Hwy 11 & Mountain Creek Church Road	Approved
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****A Rezone was done on this Parcel on 4/1/2025 where 2.60 acres was rezoned from a 48.58 parcel of land from A2 to B1 for a martial arts studio at the below part of the land:**



Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

Allowed in B1, B2, B3, TC and (MUBP - A permitted use that must be within 1200 feet of a State or Federal Highway (P*) and CU in M1 and M2

Section 6-1-250 Convenience Store with Gasoline Station (8)

- A. The use shall not exceed a gross leasable floor space of five thousand (5,000) square feet.
- B. The place of business shall not be within one hundred (100) yards of any school building, school grounds, or college campus or within one hundred (100) yards of an alcoholic treatment center owned and operated by this state or any county or municipal government therein. *Distances herein shall be measured along a straight line, which describes the shortest distance from the main customer entrance to the main entrance of the entrance of the establishments as listed above.
- C. A gasoline service station/convenience store shall have a minimum frontage on the primary street of one hundred twenty (120) feet and a minimum lot area of twenty-five thousand five hundred (25,500) square feet. Canopies and gasoline pump islands shall be set back fifteen (15) feet from all right-of-way lines.
- D. Vehicular entrances or exists at a gasoline service station:
 - 1. Shall contain an access width along the edge of the pavement of not more than forty (40) feet as measured parallel to the street at its narrowest point and shall not be located closer than ten (10) feet to the adjoining property.
 - 2. Shall not have any two (2) driveways any closer than twenty (20) feet at both the right-of-way line and the edge of the pavement along a single street.
- E. A Conditional Use Permit is required if three (3) or more diesel fuel pumps are provided for a convenience store/ gasoline service station in the B2 or B3 zoning district. A convenience store/gasoline service station with three (3) or more diesel pumps shall be a use by right in the M1 and M2 zoning districts.
- F. Other Site Improvements. In addition to the above requirements, the following additional site improvements shall be adhered to:
 - 1. A solid fence or wall six (6) feet in height shall be erected along the property lines which abut residential property.
 - 2. Exterior lighting with cut-off luminaries are required so that light it is directed away from adjacent properties.
- G. All flammable products shall be stored in compliance with State EPD regulations.

(2-2-2010)

Article 5 Permitted Uses

Part 1 Permitted and Conditional Uses

Section 100 Table of Permitted and Conditional Uses

A. The Permitted and Conditional Uses listed in the table below shall be permitted in Walton County zoning districts and no structure shall be erected, structurally altered or enlarged unless the use is permitted as:

1. A permitted use (P);

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
	ACCOMMODATION & FOOD SERVICES	(19)															
72211	Full-Service Restaurants									P	P	P	P	P	A or P*		
722211	Limited-Service Restaurants (incl. fast food)										P	P	P		P*		

Allowed as CU in A, A1 and A2

Permitted in OI, B1, B2 and B3

OUTDOOR RECREATION FACILITIES, COMMERCIAL: Any establishment whose main purpose is to provide the general public with facilities for active, outdoor recreational activities and where tickets are sold or fees are collected for participation in the activity. Outdoor commercial recreation facilities include, but are not limited to: water slides and parks, golf courses and miniature golf courses, driving ranges, baseball batting cages, and tracks for motor sports.

Outdoor Recreation Facility, Commercial (18)

- A. Only accessory services and parking related exclusively to the recreational operations shall be allowed.
- B. Total floor area of all buildings shall be a maximum of 2,000 square feet. The building[s] shall be located at least 100 feet from all residentially zoned property.
- C. The site shall be at least two (2) acres in size.
- D. All activities shall take place at least 100 feet from any property line adjacent to a residential zone or use.
- E. Outdoor activity areas shall be sufficiently screened and insulated so as to protect adjacent property from noise and other disturbances.
- F. No outdoor storage shall be allowed.
- G. No outdoor public address system shall be allowed
- H. The use of the site adjacent to residentially zoned property after 8:00 p.m. shall be prohibited.

Section 11-10-140 - Applicability

This ordinance shall apply to all land development activity on property containing a stream protection area as defined in [Section 11-10-130] of this Ordinance. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under state law and approval or exemption from these requirements do not constitute approval or exemption from buffer requirements established under state law or from other applicable local, state or federal regulations.

A. Grandfather Provisions

This ordinance shall not apply to the following activities:

1. Work consisting of the repair or maintenance of any lawful use of land that is zoned and approved for such use on or before the effective date of this Ordinance.
2. Existing development and on-going land disturbance activities including but not limited to existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except that new development or land disturbance activities on such properties will be subject to all applicable buffer requirements.
3. Any land development activity that is under construction, fully approved for development, scheduled for permit approval or has been submitted for approval as of the effective date of this Ordinance.
4. Land development activity that has not been submitted for approval, but that is part of a larger master development plan, such as for an office park or other phased development that has been previously approved within two (2) years of the effective date of this Ordinance.

B. Exemptions

The following specific activities are exempt from this Ordinance. Exemption of these activities does not constitute an exemption for any other activity proposed on a property.

1. Activities for the purpose of building one of the following:
 - a. A stream crossing by a driveway, transportation route or utility line;
 - b. Public water supply intake or public wastewater outfall structures;
 - c. Intrusions necessary to provide access to a property;
 - d. Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
 - e. Unpaved foot trails and paths;
 - f. Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used.

2. Public sewer line easements paralleling the creek, except that all easements (permanent and construction) and land disturbance should be at least twenty-five (25) feet from the top of the bank. This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in Subsection B.1, above.
3. Land development activities within a right-of-way existing at the time this Ordinance takes effect or approved under the terms of this Ordinance.
4. Within an easement of any utility existing at the time this Ordinance takes effect or approved under the terms of this Ordinance, land disturbance activities and such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
5. Emergency work necessary to preserve life or property. However, when emergency work is performed under this section, the person performing it shall report such work to the Walton County Planning and Development Department on the next business day after commencement of the work. Within ten (10) days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the Walton County Planning and Development Department to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
6. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land disturbing activity other than normal forest management practices will be allowed on the entire property for three (3) years after the end of the activities that intruded on the buffer.

After the effective date of this Ordinance, it shall apply to new subdividing and platting activities.

Any land development activity with a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to Section 11-10-150 B below.

Rezone Application # 226-0054 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-2-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**
Board of Comm Meeting Date 5-5-2026 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
<u>Reed Creek Food Mart, LLC</u>	<u>James William Burson II</u>
<u>1176 Sanford Drive SW</u>	<u>2069 GA Hwy 11</u>
<u>Lilburn, GA 30047</u>	<u>Monroe, GA 30656</u>
<u>2069 GA Hwy 11, land located at the southeast intersection of GA Highway 11 and Mountain Creek</u>	<small>(If more than one owner, attach Exhibit "A")</small>

Location: Church Rd Requested Zoning B1 Acreage 11.50

Existing Use of Property: Vacant land

Existing Structures: None

The purpose of this rezone is to rezone this tract of land to B1 zoning to allow the proposed use of use convenience stores with gasoline stations, retail and quick service restaurants, and public golf driving range. And a concurrent variance to encroach into the 75' stream buffer.

Property is serviced by the following:

Public Water: No Provider: Walton County Well: No

Public Sewer: No Provider: No Septic Tank: No

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 02-06-26 Fee Paid \$ 1,150.00

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

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

Commission District: 6-Kirklyn Dixon Watershed: TMP

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

- 1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

James W. Burdick 7-9-26

Signature of Applicant/Date

Check one: Owner Agent _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

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If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

a. Lak

Signature of Applicant/Date

Check one: Owner _____ Agent

**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: Reed Creek Food Mart, LLC

Address: 1176 Sanford Drive SW, Lilburn, GA 30047

Location of Property: 2069 Highway 11 NW, Monroe, GA 30656 (southwest parcel area only)

Map/Parcel Number: C0860040

Current Zoning: A1, A2 and R1 Requested Zoning: B1

James W. Burson
Property Owner Signature

Property Owner Signature

Print Name: JAMES W. BURSON Print Name: _____

Address: 2069 Hwy 11
MONROE, GA. 30656 Address: _____

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.

Robinsalto
Notary Public

2-9-20
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;
 - Northern property, PID: C0860041, Zoned: A1 Rural Estate District, Existing Use: Residential.
 - Eastern properties, PID: C0860052, Zoned: A1 R1 Rural Estate District & Single-Family Residential District. PIDs: N086B077 & N086B076, Zoned: R1 Single-Family Residential. Existing Use(s): Residential.
 - Southern properties, PIDs: C0860053, C0860054, and C0860055, Zoned: R1 Single-Family Residential District. Existing Use(s): Residential.
 - Western properties, PID: C0860081, Zoned: A2 Rural Estate District, Existing Use: Vacant. PID: C0860081A00, Zoned: B2 Highway Business District, Existing Use: Chiropractor Clinic.

- 2. The extent to which property values are diminished by the particular zoning restrictions;
 - The current zoning of the property is A1, A2 and R1, which is Rural Estate District and Single-Family Residential District. This area in the County does not have public sanitary sewer availability. Zoning A1 & A2 require a minimum lot size of two (2) acres and R1 would require a minimum lot size of one (1) acre and based on soil findings that area would be larger per parcel to accommodate areas with adequate soil for an onsite septic system. The parcel fronts GA Hwy 11 which is a connecting roadway between 316 and 78 and is classified by GDOT as a State Highway Route, a commercial development better service this type of thoroughfare.

- 3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
 - This tract has never been developed on. Neighboring residential properties to the east and south were developed prior to 1993. This

development will provide a 50-ft zoning buffer along the east and south property lines. Parking will be provided between the building and GA Hwy 11 and all proposed lighting will be shielded from neighboring properties. Significant detriment shall not be imposed on neighboring properties.

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

All access points from either roadway will provide decelerations lanes alleviating turning traffic from the travel lane and contingent on GDOT approval a right turn lane will be provided from GA Hwy 11 turning right going southeast on Mountain Creek Church Road.

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

The subject tract of the property is currently zoned A1, A2 and R1, which prohibits the development of convenience stores with gasoline stations, retail and quick service restaurants, and public golf driving range. However, the proposed rezoning to B1 Neighborhood Business District does allow said uses. B1 zoning designation is also consistent with the County Future Land Use Map, listing this parcel as Employment Center.

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 subject property and neighboring properties have been developed since prior to 1993, however, the subject tract of land has remained undeveloped.



January 28, 2026

Walton County
Planning & Development
126 Court Street
Monroe, GA 30655
Office: (770) 267-1319

Re: Proposed Acorn Express Monroe Station
Rezoning Request
Parcel C0860040

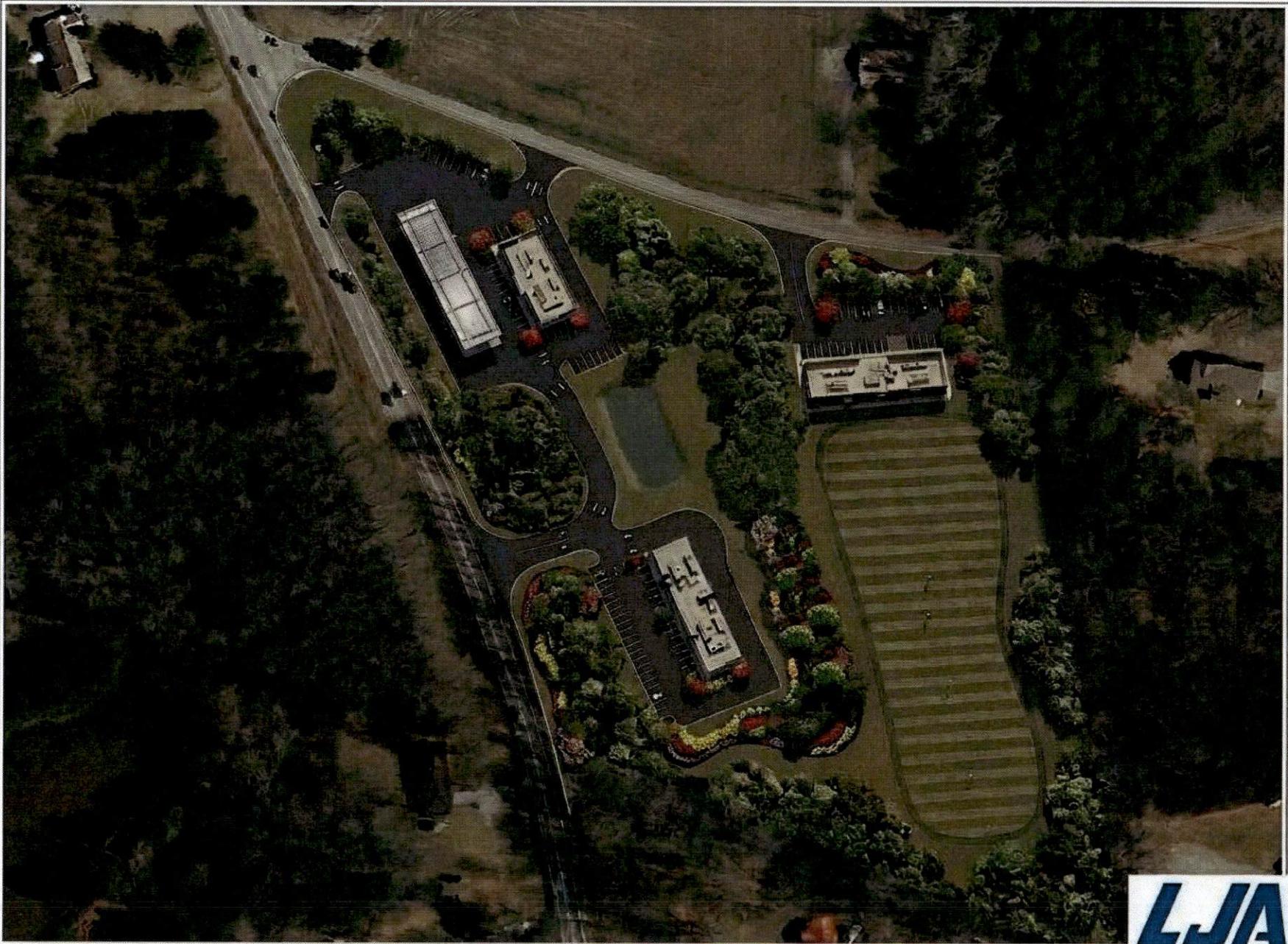
To whom it concerns,

On behalf of Reed Creek Food Mart, LLC. please consider this our Letter of Intent for a proposed 6,000 sf convenience store with fuel sales, retail and drive through restaurant space totaling 8,000 sf and a public golf driving range with a 2,000 sf building. The proposed development will be positioned on a portion of parcel C0860040 with the address of 2069 Hwy 11. The parcel is currently zoned A1, A2 and R1 zoning and we are requesting a rezoning to B1 (Neighborhood Business District). The Future Land Use Map designates this area as Employment Center which is conducive to the proposed development and the B1 zoning designation. We would also like to request a variance to allow encroachment into the 75' Impervious Stream Buffer.

Sincerely,

A handwritten signature in black ink that reads 'Terry Boomer'.

Terry Boomer PE
LJA Engineering

















Planning and Development Department Case Information

Case Number: Z26-0072

Meeting Dates: Planning Commission 04-02-2026

Board of Commissioners 05-05-2026

Applicant/Owner:

Gloria Linton
5611 NW 43rd Way
Coconut Creek, Florida 33073

Current Zoning: The current zoning is B2 and M1.

Request: Rezone 2.00 acres from B2 and M1 to M1 to allow outside storage of his personal commercial trucks but he would eventually like to have a truck sales lot and possibly maintenance of the trucks.

Address: 2149 Highway 78, Loganville, Georgia 30052

Map Number/Site Area: C0610133B00 – 2.00 acres

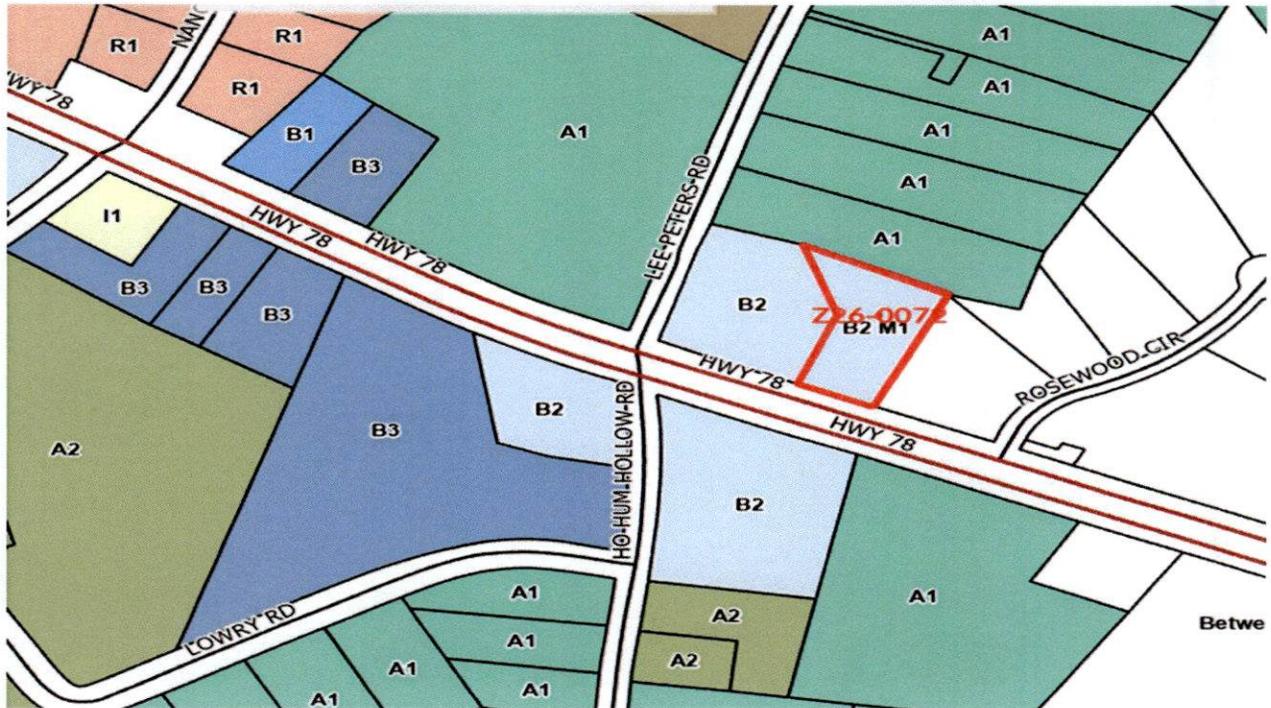
Character Area: Highway Corridor

District 1 Commissioner- Amarie Warren Planning Commission–Josh Ferguson

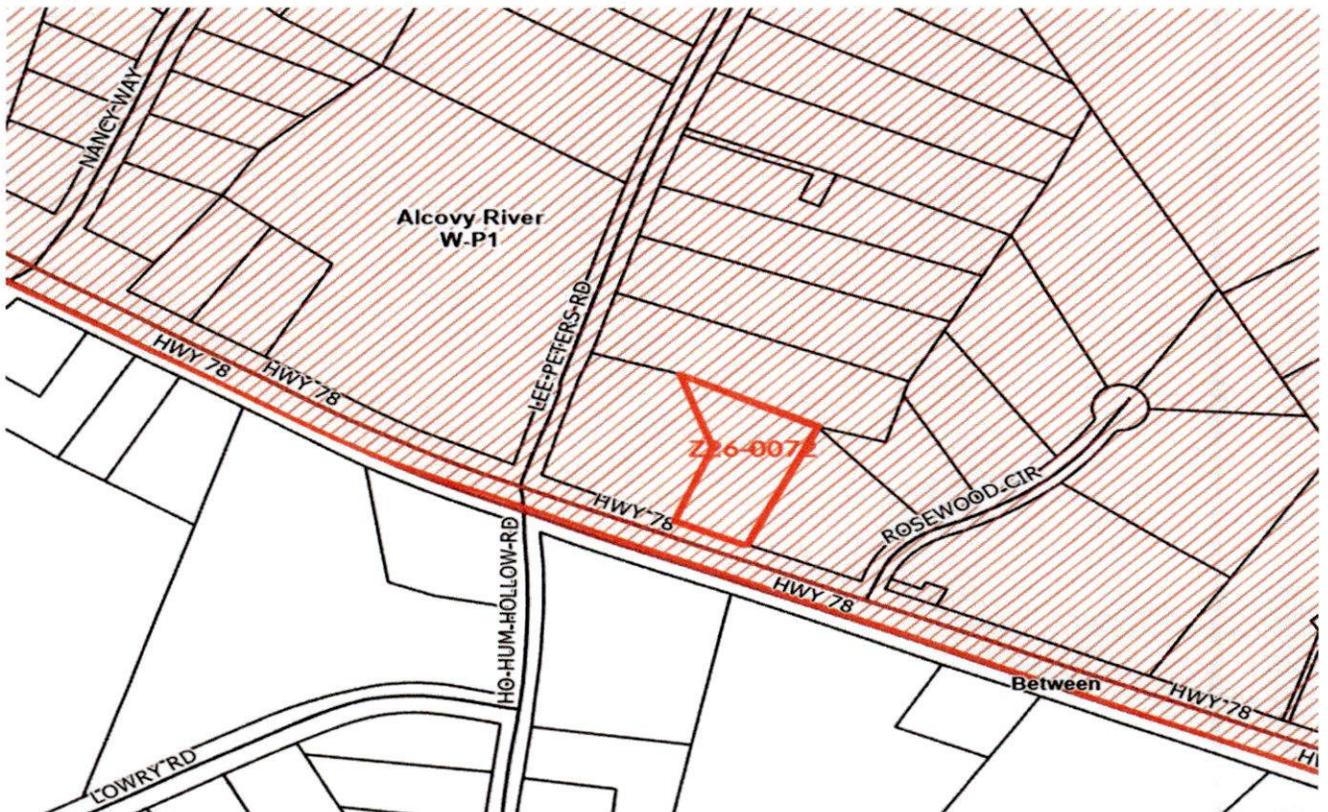
Existing Site Conditions: Property is vacant.



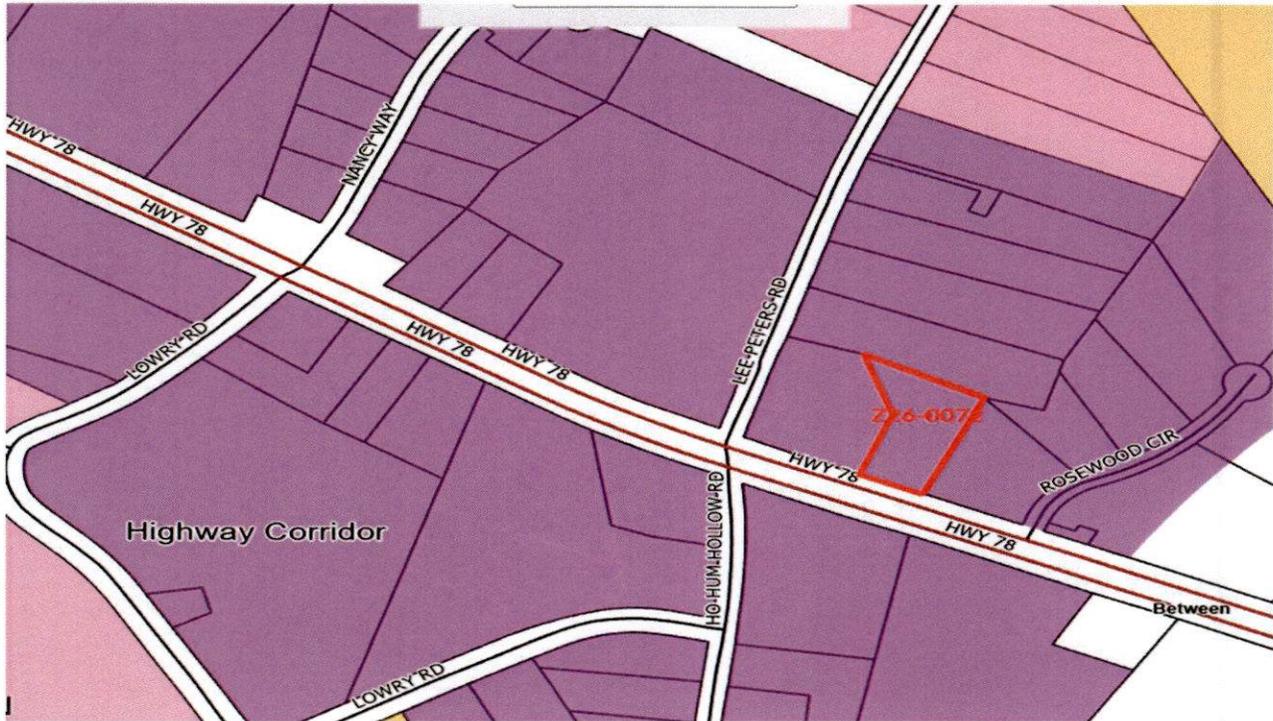
The surrounding properties are zoned A1, B2 and City of Between.



The property is in the Alcovy River Watershed Protection Area.



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



History: No History

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

Rezone Application # Z26-0072

Planning Comm. Meeting Date 4-2-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 5-5-2026 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C0610133B00

Applicant Name/Address/Phone # **Property Owner Name/Address/Phone**
GLORIA LINTON SAME AS APPLICANT
5611 NW 43RD WAY _____
COCONUT CREEK, FL 33073 _____
(If more than one owner, attach Exhibit "A")

Phone # 470-478-8873 Phone # _____

Location: 2149 HWY 78 Requested Zoning M-1 Acreage 2.00 ACRES

Existing Use of Property: VACANT

Existing Structures: NONE

The purpose of this rezone is Requesting a change of zoning from M-1 AND B-2 to M-1 to allow outside storage of personal trucks but eventually would like to have a truck sales lot and possibly maintenance of the trucks.

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.

Gloria Linton 3/5/2026 \$ 650.00
Signature Date 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 B2 & M1 Surrounding Zoning: North A1 South B2
East Between West B2
Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N
Commission District: 1-Amanickarren Watershed: Alcovy River

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

 03/02/26

Signature of Applicant/Date

Check one: Owner Agent _____

PROJECT: 2.0 ACRES AT 2149 HWY 78

ANALYSIS OF ZONING MAP AMENDMENT IMPACT

1. The existing uses and zoning of nearby property.

The existing uses of nearby property are B-2 to the West, A-1 to the North and PBD to the East and B-2 to the south directly across from the site on Hwy 78.

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 along this stretch of Hwy 78.

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 M-1 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 commercial/light industrial, for the past 19 years.

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

March 2, 2026

SUBJECT: Letter of Intent, 2149 Hwy 78 Zoning Amendment

To Whom It May Concern,

A rezone of 2.0 acres is requested for the subject project, currently shown as Parcels C0610133B00 on the Walton County Tax Records.

The property is currently zoned B-2 and M1. The proposed rezoning request is for M-1 to allow outside storage of personal trucks but eventually would like to have a truck sales lot and possibly maintenance of the trucks.

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,



Thiep Huynh, PE
Consultant

TOTAL SITE AREA = 2.50 ACRES
 TOTAL DISTURBED AREA = ACRES
 THERE ARE NO STATE WATERS ON THE SITE.
 THERE ARE NO NWI WETLANDS ON SITE. UPON A SITE VISIT, THERE WERE NO VEGEATION WHICH INDICATES WETLANDS ON SITE.



VICINITY MAP
N.T.S.

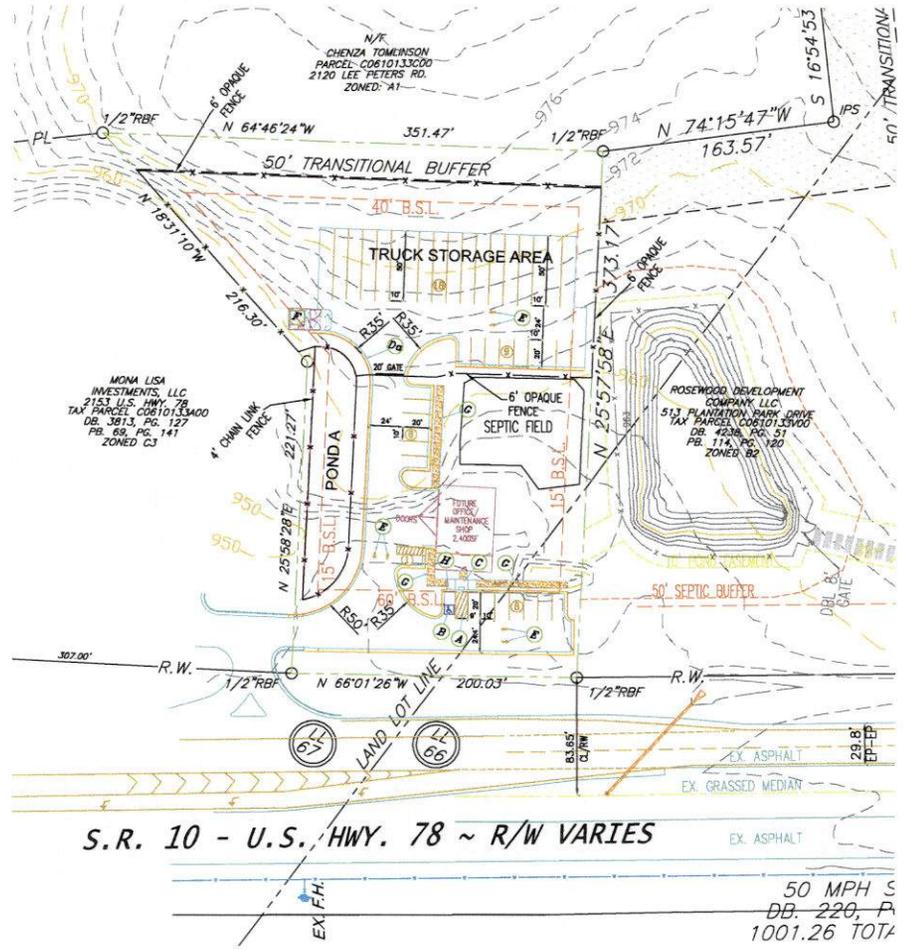
REZONE REQUEST: CURRENTLY ZONED B-2 AND M-1
 REQUESTING M-1 ZONING DISTRICT
 TOTAL SITE AREA = 2.0 ± ACRES

PROPOSED USE = OUTSIDE STORAGE OF PERSONAL TRUCKS.
 EVENTUALLY WOULD LIKE TO HAVE A TRUCK SALES LOT AND
 POSSIBLY MAINTENANCE OF THE TRUCKS AT THE SITE.

- NOTES:
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY DJ BAGGETT LAND SURVEYING, DATED 1/20/2003.
 - THERE NO NWI WETLAND ON THE SITE.
 - THERE ARE NO STATE WATER ON SITE.
 - NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 1329700125E DATED DEC. 8, 2018

SITE PLAN KEYED NOTES

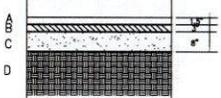
- (A) AREA STRIPED WITH 3/8" x 4" x 6" @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) CONCRETE CHAMPIER PAD.
- (G) 5' CONCRETE SIDEWALK
- (H) HANDICAP SIGN. SEE DETAIL SHEET.
- (I) CROSS WALK



S.R. 10 - U.S. HWY. 78 ~ R/W VARIES

50 MPH S
 DB: 220, P
 1001.26 TOTL

- A. 1.5 INCH ASPHALT TOPPING - TYPE "T" OR "T"
- B. 3 INCH ASPHALT BINDER - TYPE "B"
- C. 8.0 INCHES OF CRUSHED STONE BASE COURSE
- D. STABILIZED SUBGRADE
 8"MIN SUBGRADE SOIL (ON 8"MIN OR COMPACTED FILL)
 COMPACTED TO A MINIMUM OF 95%
 OF ASTM D 1557 DENSITY



TYPE I PAVEMENT
 (FOR INTERIOR DRIVEWAY)
 NO SCALE

A.C.E.
 ALCOY CONSULTING ENGINEERING
 AND ASSOCIATES, L.L.C.
 P.O. C: TITHUYNLE, PE
 485 Edwards Rd.
 Oxford, Georgia 30054
 Phone: 770-466-4002
 ltpacell@gmail.com

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CONCEPTUAL PLAN

PROPOSED RAT HEAVY DUTY

PARCEL: C0610133B00
 LAND LOT: 66-67
 DISTRICT: 4TH
 2149 HWY 78
 WALTON COUNTY, GA

DATE: 2/19/26
 SCALE: 1"=40'

OWNER / PRIMARY PERMITTEE

GLORIA LINTON
 5611 NW 43RD WAY
 COCONUT CREEK, FL 33073
 RELBEN THOMAS
 470-478-8873
 ratheavyduty@gmail.com

24 HOUR - EMERGENCY CONTACT
 RELBEN THOMAS
 470-478-8873
 ratheavyduty@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 18-004THOMAS
 C-1

