



PLANNING COMMISSION REGULAR MEETING

Thursday, August 07, 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. LU25-0063/Z25-0062 – Land Use Change from Suburban to Highway Corridor and Rezone 7.0 acres from R1 to B2 for mini warehouse/storage facility – Applicant: Angel Zurita - Owners: Pablo & Maria Zurita - Property located at 257 Highway 81 - Map/Parcel C0540258 - District 3

4. NEW BUSINESS

- 4.1. Z25-0249 - Rezone 2.45 acres from A1 to A to grow and sell cut flowers for retail and wholesale purchase - Applicant: CJ Higgs-Barros - Owners: CJ & Nicholas Hipp-Barros - Property located at 3685 McCullers Road - Map/Parcel C0100015F00 - District 2
- 4.2. Z25-0250 - Rezone 7.27 acres from A1 to A to grow vegetables and livestock for a non-profit organization and educational tours - Applicant: Henry G Reid, Jr. - Owners: Chance & Eva Reid - Property located at 611 Youth Jersey Road – Map/Parcel C0640094 - District 3
- 4.3. Z25-0253 - Rezone 84.16 acres from A1 and A2 to R1OSC for a residential subdivision - Applicant: Reliant Homes GA, LLC - Owner of Map/Parcel C0660035 is Alcovy Builders Inc. - Owner of Map/Parcel C0650056 and a part of Map/Parcel C0650057 is MFT Land Investments, LLC – Property located on Youth Jersey Road and Monroe Jersey Road - District 3

- 4.4.** LU25-0256 and Rezone Z25-0257 – Land Use Change from Employment Center to Suburban and Rezone 121.43 acres from A1 to A1 OSC for a residential subdivision
- Applicant: JW Residential Group, LLC – Owner: 3SD, LLC - on Property located on Rowe Road and Highway 78 – Map/Parcel C0750154 - District 3 and District 5

5. NEW BUSINESS

6. DISCUSSION

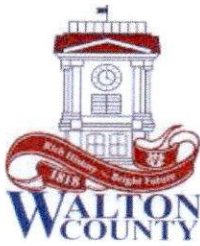
7. PUBLIC COMMENT | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

8. ANNOUNCEMENTS

9. EXECUTIVE SESSION

10. 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: LU25-0063 and Z25-0062

Meeting Dates: Planning Commission 03-06-2025 – Tabled to 08-07-2025

Board of Commissioners 09-02-2025

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

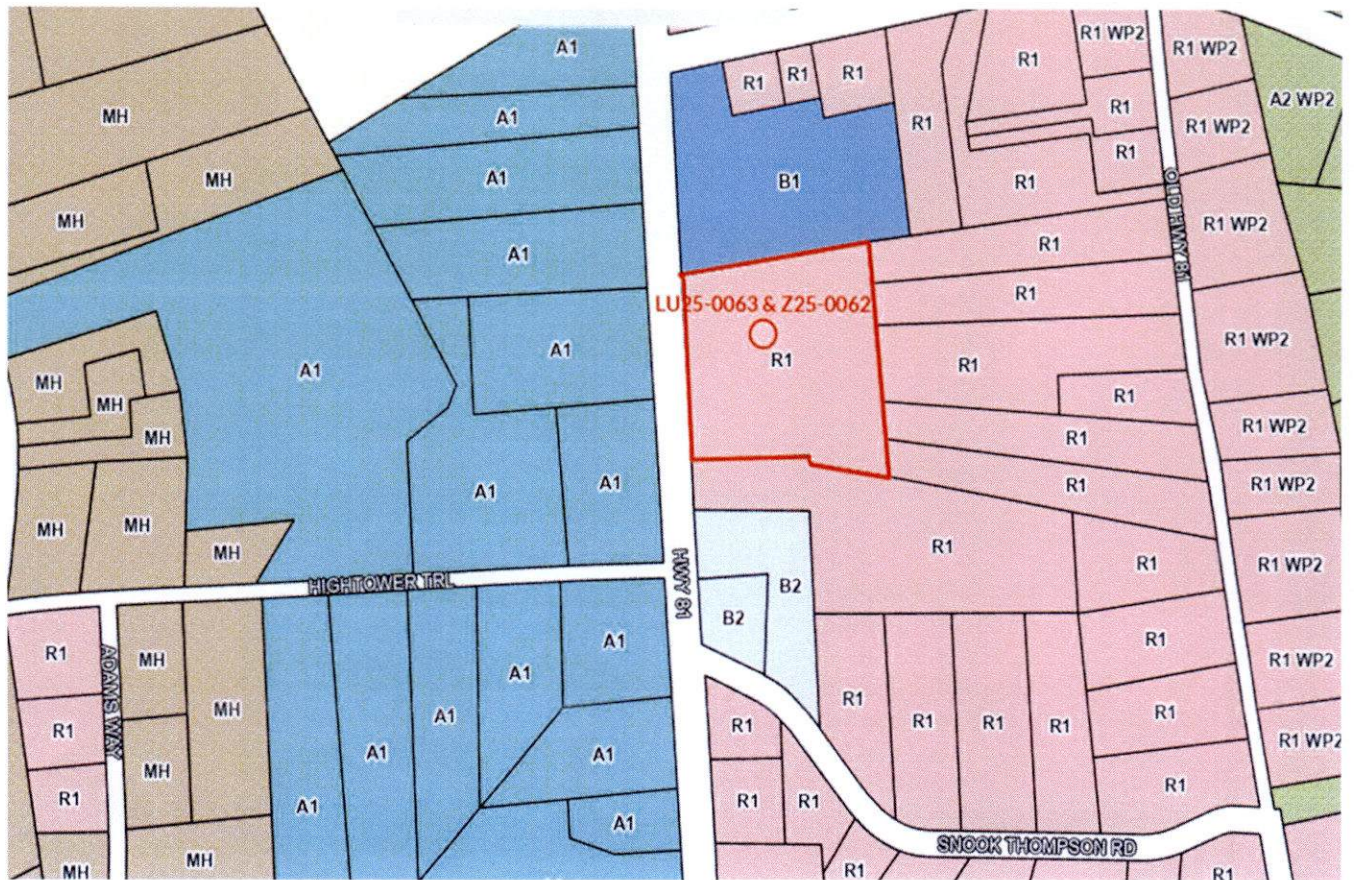
Character Area: Suburban

District 3 Commissioner-Timmy Shelnutt 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.

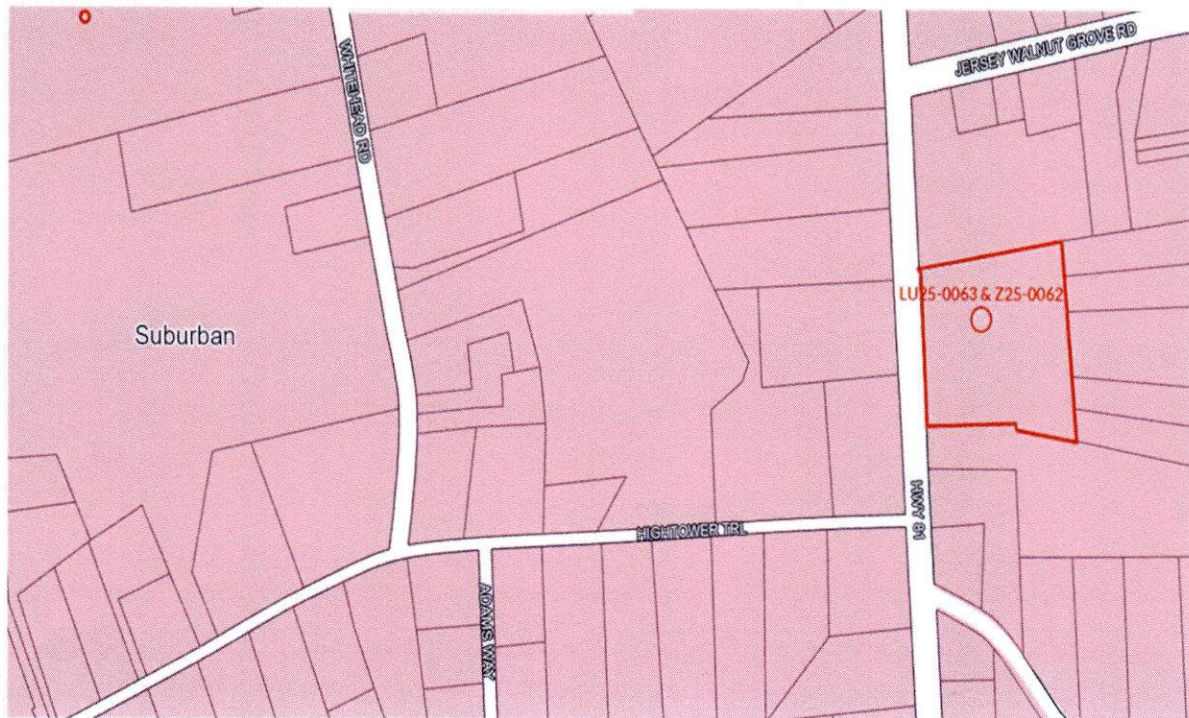


Subdivisions surrounding property:



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: Public Works has no issue with approval of the proposed plan designed submitted.

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 6" diameter water main along Highway 81. (static pressure: 95 psi, Estimated fire flow available: 1,400 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: Impacts can include increased fire and emergency medical response.

Board of Education: No comment received.

DOT Comments: Will require coordination with GDOT.

City of Monroe: No comment received.

PC ACTION 3/6/2025:

1. 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.

Presentation: Angel Zurita represented the case. He would like to build a storage facility and mini warehouse and rezone the property from R1 to B2.

Jason Brown with Georgia Civil stated the site plan shows this is north of Hightower on 7 acres. This will be a 20,000 sq. ft. warehouse. One part will be a dry wall supply and distribution, and the remainder will be a mini warehouse. He stated for GDOT due to the site distance for the driveway, they put the driveway entrance at a pretty low elevation. There is a small barn, and they will revert this to an office. On the site plan they met with the property owner next door, and they will allow an access easement to this property. When you turn off the road the front part will be a drywall business and to the exterior is the mini storage facility.

Tim Hinton asked was the storage going to be inside and no outside storage and would the applicant be good with a condition of no outside storage and he stated that he would not have a problem. Mr. Hinton asked about the shared driveway with the resident. Mr. Brown stated that they have had an Attorney draft papers for an easement on that small piece of property on the residential parcel.

Kristi Parr with Walton County Planning & Develop stated that the driveway will need to be commercial.

John Pringle asked if there was anything in writing and Mr. Brown stated that they were waiting to see if this was approved.

Someone asked what Public Works said on their recommendation.

Kristi Parr stated that the residential property will need to sell property to the Applicant for an entrance so it can be a commercial driveway.

Tim Hinton said so the bottom line is we have to consider the use and vote on this either way and they could put in a stipulation that part of the property will need to be purchased.

Kristi Parr stated the Applicant does not own the property where they want to have the driveway, and they would have to get to property owner to sell them that portion for the driveway and an application will need to be made for that.

The applicant requested that the case be tabled, and Josh Ferguson stated it would be a good idea to table the case.

It was brought up that the case will need to be re-advertised and re-submitted.

Mr. Hinton stated that in this case they don't have to listen to any opposition or people in favor of the rezone.

Speaking: Since the case was tabled no one was allowed to speak for or against the case.

Recommendation: John Pringle made a motion to table the case with the understanding that the case be re-applied for and re-advertised and was seconded by Josh Ferguson. The Motion carried unanimously.

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: zuritaangel32@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

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 C0540258

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

ANGEL ZURITA

PABLO ZURITA 2 Maria Zurita

80 PADEN ST, COVINGTON, GA 30016

80 PADEN ST, COVINGTON, GA 30016

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 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

2/3/25
Date

\$ 530.00
Fee Paid

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning R1

Surrounding Zoning: North B1 South R1
East R1 West A1

Comprehensive Land Use: Suburban DRI Required? Y N ☒

Commission District: 3-Timmy Shelnuh Watershed: TWP:

I hereby withdraw the above application _____ Date _____

Rezone Application # _____

Application to Amend the Official Zoning Map of Walton County, Georgia

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

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

You or your agent must be present at both meetings

Map/Parcel C0540258

Applicant Name/Address/Phone #

ANGEL ZURITA

80 PADEN ST, COVINGTON, GA 30016

E-mail address: zuritaangel3@gmail.com

Phone # 470-334-1855

Location: 257 HWY 81, OXFORD, GA 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.

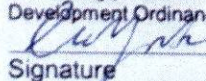
The purpose of this rezone is This rezoning will facilitate the development of a mini warehouse and storage facility. Access to the facility will be through the neighboring property with signed and notarized agreement from the neighbor.

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  Date 6/30/25 \$ _____ Fee Paid

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning _____ Surrounding Zoning: North _____ South _____
East _____ West _____

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

Commission District: _____ 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: _____

80 PADEN ST,
Address: COVINGTON, GA 30016

Address: _____

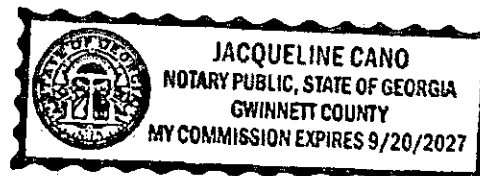
Phone #: 678-409-1106

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

02/03/25
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;

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.

STRICKLAND TURNER, LLP
Attorneys at Law

C. David Strickland
C. David Strickland, P.C.
Frank B. Turner, Jr. (GA & SC)
Turner Law Firm, LLC

1138 Conyers Street, SE
1118 Conyers Street
Covington, Georgia 30014-2851

Post Office Box 70
Covington, Georgia 30015-0070

Telephone (770) 786-5460
Facsimile (770) 786-5499

preclosing@stricklandturner.com

June 24, 2025

RE: Ingress & Egress Easement
Charles W. Kent & Pablo Zurita

To Whom it May Concern,

I am in agreement with the cross-districting of that portion of property needed to accommodate the ingress and egress easement with Pablo Zurita. I have attached a copy of the updated site plan for reference.

Respectfully,

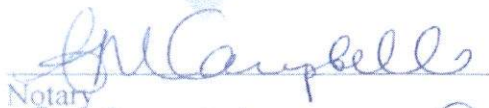


Charles W. Kent
253 Hwy 81
Oxford, GA 30054



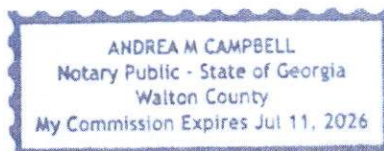
Magali M. Kent
253 Hwy 81
Oxford, GA 30054

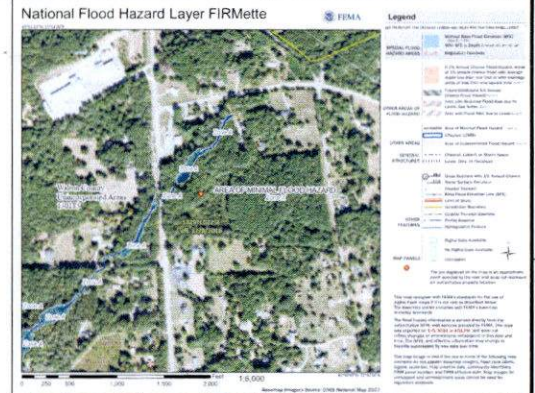
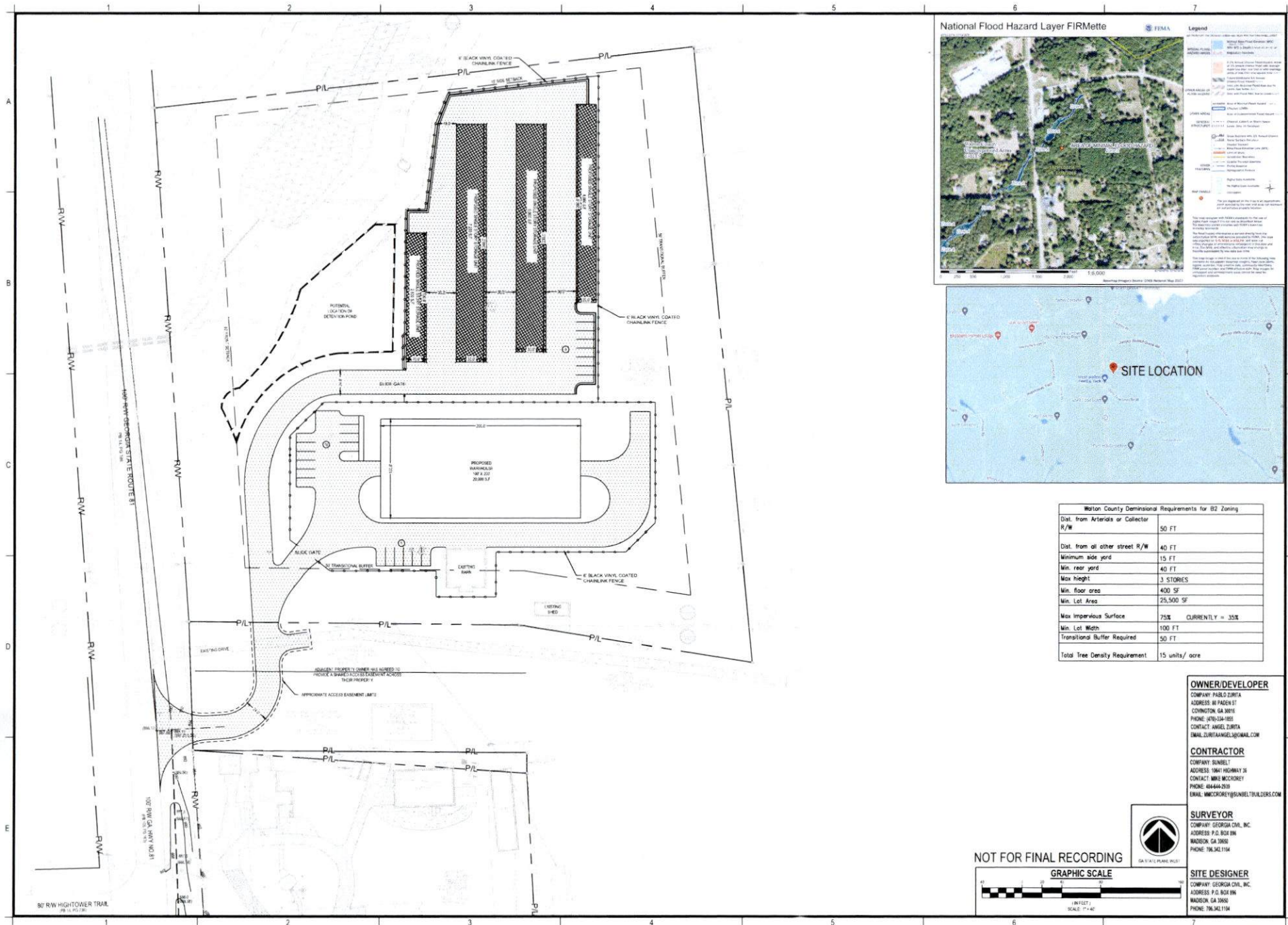
Sworn to and subscribed before me,
this 24th day of June, 2025.



Notary

Andrea M. Campbell





Macon County Deemotional 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 STORIES
Min. floor area	400 SF
Min. Lot Area	25,500 SF
Max Impervious Surface	75% CURRENTLY = 35%
Min. Lot Width	100 FT
Transitional Buffer Required	50 FT
Total Tree Density Requirement	15 units/ acre

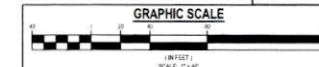
OWNER/DEVELOPER
 COMPANY: PABLO DURTA
 ADDRESS: 88 PARDEN ST
 COWARTON, GA 30016
 PHONE: 404-534-1855
 CONTACT: ANGEL DURTA
 EMAIL: DURTAANGEL@GMAIL.COM

CONTRACTOR
 COMPANY: DUNNELL
 ADDRESS: 1941 HIGHWAY 36
 CONTACT: MIKE MCCORMY
 PHONE: 404-444-2030
 EMAIL: MMCCORMY@DUNNELLBUILDERS.COM

SURVEYOR
 COMPANY: GEORGIA CIVIL, INC.
 ADDRESS: P.O. BOX 894
 WADSWORTH, GA 30090
 PHONE: 770-342-1104

SITE DESIGNER
 COMPANY: GEORGIA CIVIL, INC.
 ADDRESS: P.O. BOX 894
 WADSWORTH, GA 30090
 PHONE: 770-342-1104

NOT FOR FINAL RECORDING



DRYWALL WAREHOUSE HWY 81
 257 HIGHWAY 81
 OXFORD, GA 30054
 ZONING: R1

DATE	6/30/2025
SCALE	1"=40'
PROJECT	DRYWALL WAREHOUSE
CLIENT	ANGEL DURTA
DESIGNER	ANGEL DURTA
CHECKED	ANGEL DURTA
APPROVED	ANGEL DURTA

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Planning and Development Department Case Information

Case Number: Z25-0249

Meeting Dates: Planning Commission 08-07-2025

Board of Commissioners 09-02-2025

Applicant:

CJ Hipp-Barros
3685 McCullers Road
Loganville, Georgia 30052

Owner:

CJ & Nicholas Hipp-Barros
3685 McCullers Road
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 2.45 acres from A1 to A to grow and sell cut flowers for retail and wholesale purchase.

Address: 3685 McCullers Road, Loganville, Georgia 30052

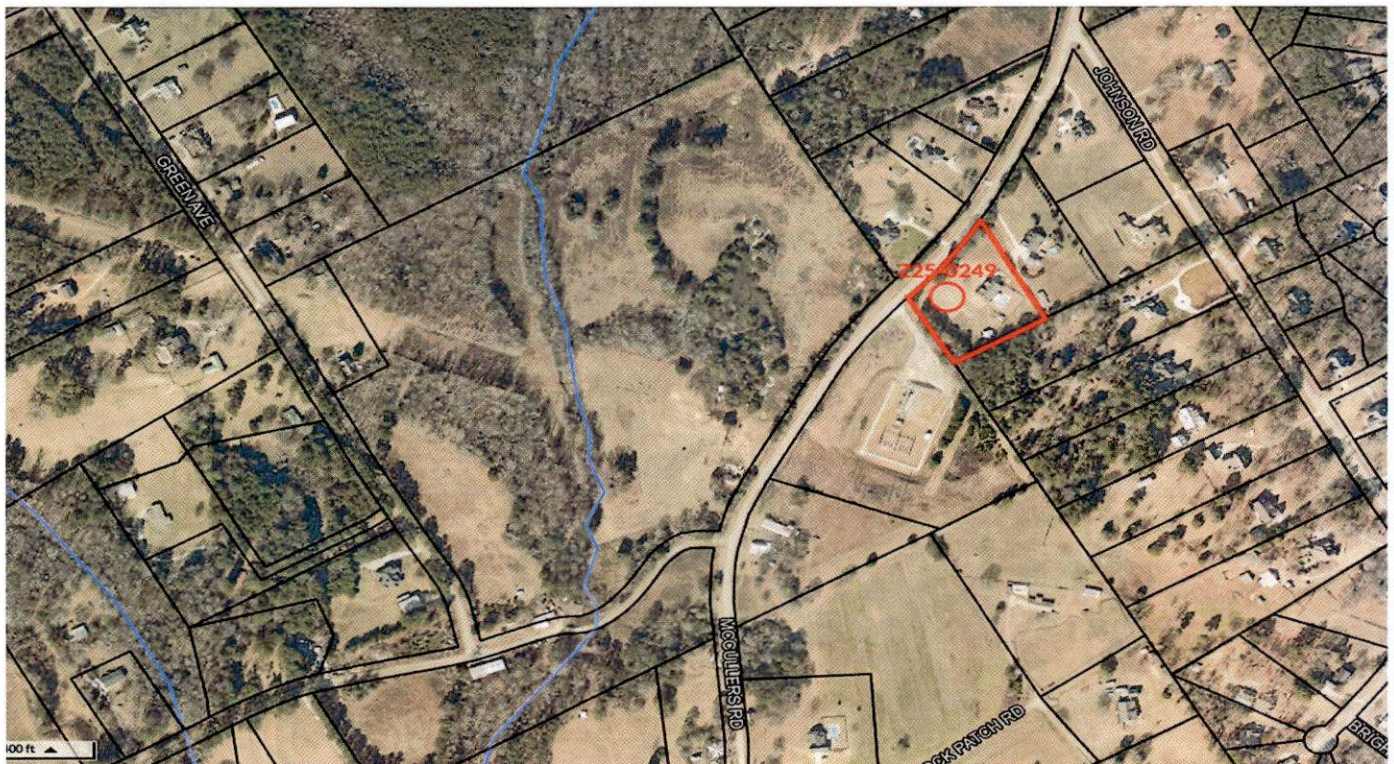
Map Number/Site Area: C0100015F00

Character Area: Suburban

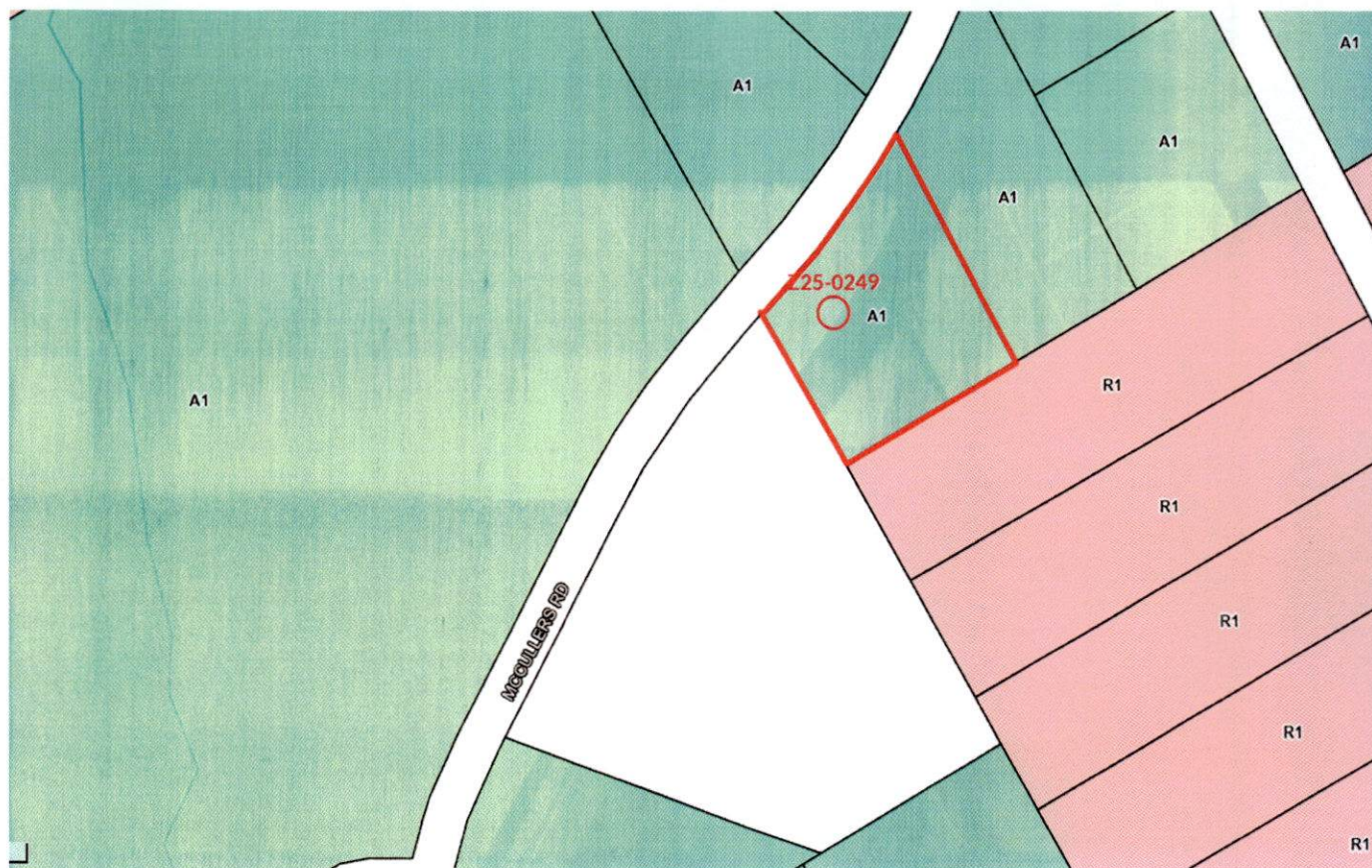
District 2 Commissioner-Pete Myers

Planning Commission—Chris Alexander

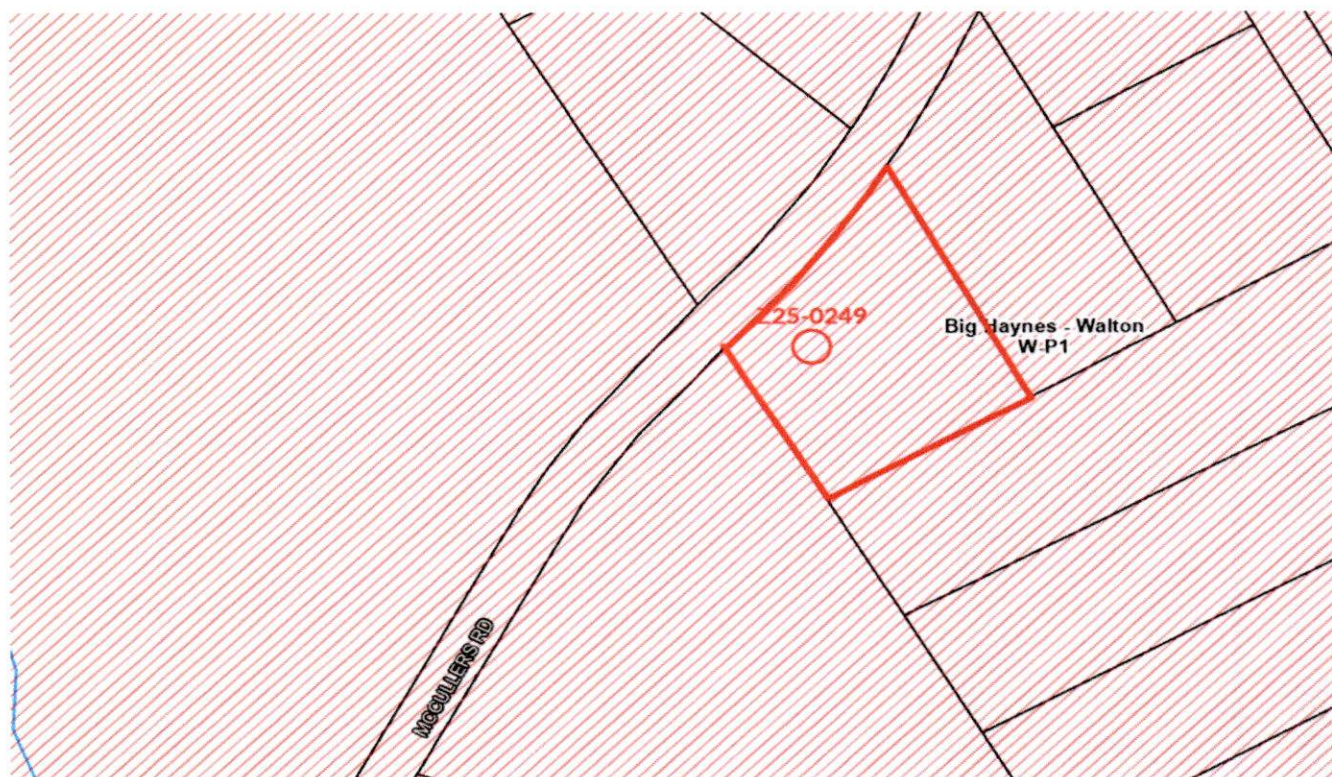
Existing Site Conditions: Property consists of residential dwelling.



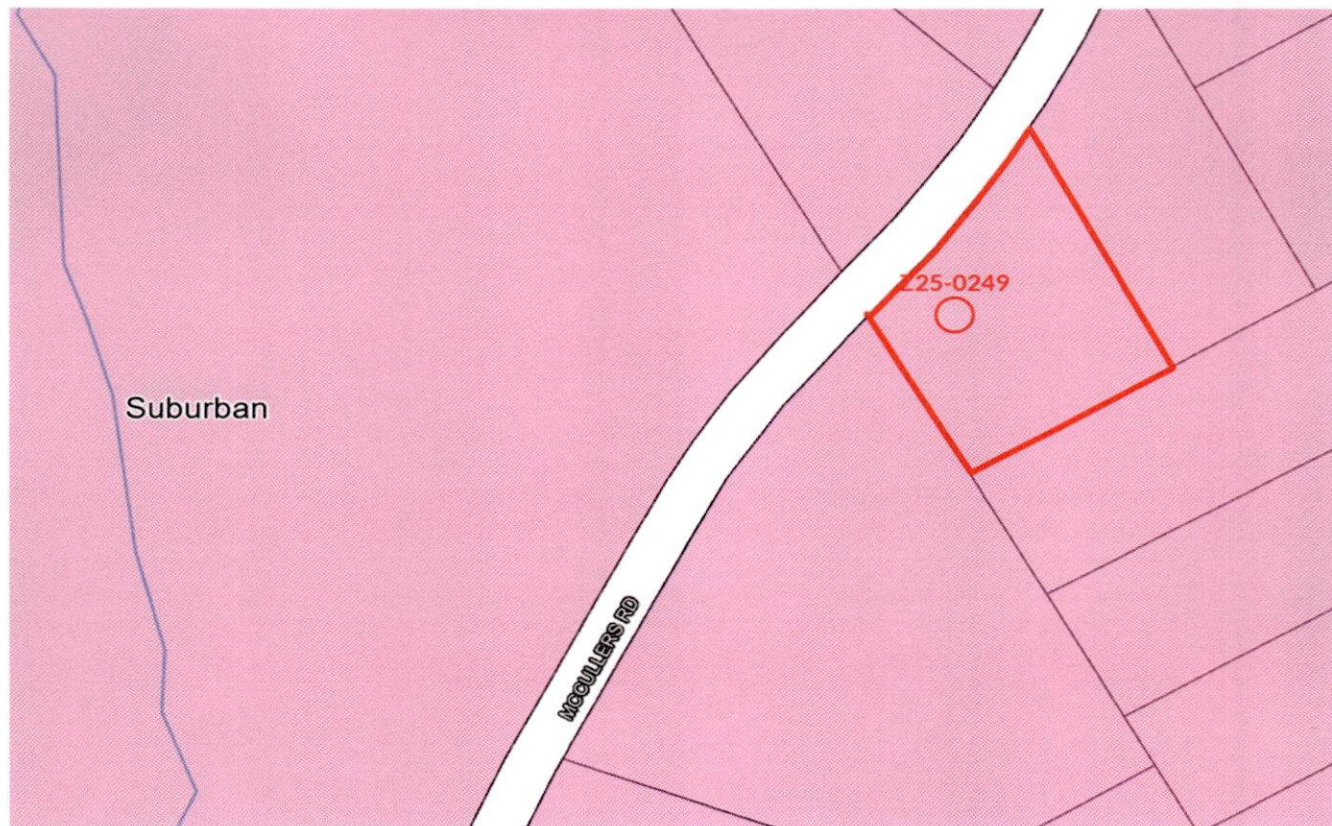
The surrounding properties are zoned A1 and R1.



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Suburban.



Subdivisions surrounding property:



History: No History

Staff Comments/Concerns: If approved, approve for this use only.

Rezone Application # 225-0249
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 08-07-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 09-02-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0100015F00

Applicant Name/Address/Phone #

CJ Hipp-Barros

3685 McCullers Rd

Loganville, GA 30052

E-mail address: FugateFlowers@gmail.com

Phone # 352-278-0904

Location: 3685 McCullers Rd

Existing Use of Property: Primary Residence

Existing Structures: Single Family Home

The purpose of this rezone is to grow and sell cut flowers for retail and wholesale purchase.

Property Owner Name/Address/Phone

CJ Hipp-Barros Nicholas Hipp-Barros

3685 McCullers Rd

Loganville, GA 30052

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

Phone # _____

Requested Zoning A Acreage 2.45

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 CJ Hipp-Barros Date 06/25/2025 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 R1
East A1 West /

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

Commission District: 2-Pete Myers Watershed: Big Haynes TMP ☒

I hereby withdraw the above application _____ Date _____

Exhibit A

Property Owner Name/Address/Phone

Nicholas Hipp-Barros

3685 McCullers Rd

Loganville, GA 30052

470-294-7069

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;
 Nearby properties are residential with the exception of the west

 property line which is shared with the Walton EMC transfer

 station. There are other Zone A properties in the area.

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

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 Change

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
 No Change

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

Very suitable

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 is my primary residence.

Ga. Comp. R. & Regs. r. 40-4-9-.01 Definitions

Georgia Administrative Code

Department 40. RULES OF GEORGIA DEPARTMENT OF AGRICULTURE

Chapter 40-4. ENTOMOLOGY AND PLANT INDUSTRY

Subject 40-4-9. LIVE PLANT REGULATIONS

Current through Rules and Regulations filed through June 4, 2025

Rule 40-4-9-.01. Definitions

The following words or terms shall have the meaning set forth herein when used in these rules and regulations.

- (a) Bare Root Plant: Any live plant that has been uprooted and separated from its growing medium, then bagged in moss, sawdust or other material to provide temporary moisture to the roots. A bare root plant is also any plant that has been uprooted from its growing medium and placed in controlled atmosphere conditions or heeled in with sawdust, packing material or soil as a means for supplying moisture until it has been planted.
- (b) Certificate: Any document issued by the Department attesting to the Plant Pest or treatment status of any Regulated Article.
- (c) Commissioner: The Commissioner of Agriculture or any employee of the Department authorized to act on his behalf.
- (d) Compliance Agreement: Any written agreement between a person and the Department specifying requirements enforced by the Department for regulatory purposes.
- (e) Containerized Plant: Any live plant grown in a container where the plant is healthy, vigorous, well rooted, and established in the container in which it is growing. Containerized plants must possess a well-established root system reaching or nearly reaching the sides of the container to maintain a firm ball when the container is removed, but not possessing excessive root growth that encircles the inside of the container.
- (f) Department: The Georgia Department of Agriculture.
- (g) Dormant Plant: Any plant or plant part that is not in an active state of growth as evidenced by the lack of vegetative bud swelling and/or shoot growth.

- (h) Federal Noxious Weed: Any plant listed under Title 7, Code of Federal Regulations, Part 360 "Noxious Weed Regulations".
- (i) Fees: Assessments of costs for the purpose of defraying the expenses of registration of Live Plant Growers and Live Plant Dealers, and expenses of inspection and certification of Regulated Articles.
- (j) Live Plant: Any whole or propagative part of any member of the Plant Kingdom, capable of or intended for propagation or growth. It does not include true seeds, cut flowers, or decorative cut foliage.
- (k) Live Plant Dealer: Any person who does not grow or propagate Live Plants, but who handles, maintains, solicits orders for, sells, or distributes any Live Plants.
- (l) Live Plant Grower: Any person who propagates or grows any Live Plants for sale or distribution. Persons meeting any of the following criteria must be properly licensed by the Department:
 - 1. have a production space greater than 1,000 square feet;
 - 2. receive plants from another state;
 - 3. send plants interstate;
 - 4. send plants internationally; or
 - 5. dig or collect plants from the wild or residential areas for sale or distribution.
- (m) Live Plant License: A document issued by the Commissioner indicating that the Live Plants maintained by the licensee are regularly inspected by the Commissioner to ensure freedom from plant pests and absence of poor physical condition, and verifying that the licensee has registered with the Commissioner.
- (n) Live Plant Shipping Certificate: A document issued by the Commissioner indicating that the Live Plants in the accompanying shipment have been grown and maintained under a regular inspectional program administered by the Commissioner in compliance with these Rules.
- (o) Maintain: Both to prevent and control damage by Plant Pests to Live Plants, and to prevent Poor Physical Condition or decline in viability of Live Plants by providing proper environmental conditions, by applying water and nutrients, by applying chemical and cultural pest control, and by removing damaged, diseased, or dead plant material.
- (p) Non-profit: Any government agency or bureau, any member of a county or independent school system, any college or university under the University System of Georgia or any 501(c) organization.

- (q) Permit: A document issued by the Commissioner authorizing the movement of Regulated Articles to a specific destination in accordance with specific requirements.
- (r) Phytosanitary Certificate: A document issued by the Commissioner indicating that the specified Live Plants or Plant Products comply with the legal requirements of the importing state or country. Such a document may be either a State Phytosanitary Certificate or Federal Phytosanitary Certificate.
- (s) Plant Pest: Any organism which is determined by the Commissioner to be injurious to the agricultural, horticultural, or other interests of the state, including, but not limited to, insects, bacteria, fungi, viruses, or weeds.
- (t) Plant Products: Fruits, vegetables, grains, roots, bulbs, seeds, cut flowers, decorative cut foliage, wood, timber, and all other Live Plants or parts of Live Plants not intended for or used for propagation or growing.
- (u) Poor Physical Condition: Serious physical damage, serious wilting caused by lack of or by excessive water, damage caused by severe heat or cold, death, or any other condition which would cause decline in viability or increased susceptibility to plant pests when subsequently handled with normal care.
- (v) Quarantine: A verbal or written order issued by the Commissioner immediately prohibiting the sale or distribution of Regulated Articles from a given location, until released in writing by the Commissioner.
- (w) Regulated Articles: Live Plants, Plant Products or other things determined by the Commissioner to be capable of carrying Plant Pests.

Cite as Ga. Comp. R. & Regs. R. 40-4-9-.01

Authority: O. C. G. A. 2-7-1 et. seq.

History. . Original Rule entitled "Definitions" adopted. F. and eff. June 30, 1965.

Repealed: New Rule of same title adopted. F. Sept. 18, 1987; eff. Oct. 8, 1987.

Repealed: New Rule of same title adopted. F. Aug. 23, 1996; eff. Sept. 12, 1996.

Amended: F. Sept. 25, 2003; eff. Oct. 15, 2003.

Repealed: New Rule of same title adopted. F. Sept. 13, 2006; eff. Oct. 3, 2006.

Repealed: New Rule of same title adopted. F. Jan. 17, 2008; eff. Feb. 6, 2008

. Amended: F. Sept. 23, 2010; eff. Oct. 13, 2010.

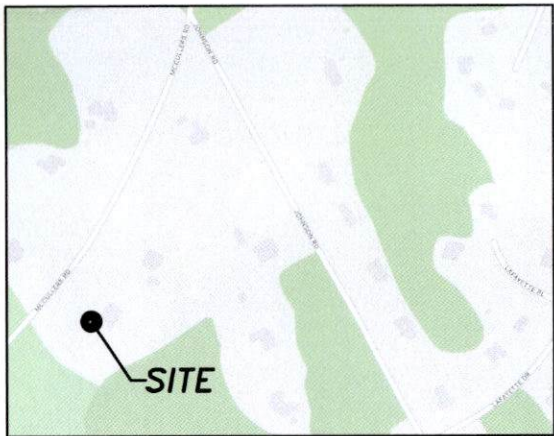
Amended: F. Oct. 1, 2014; eff. Oct. 21, 2014.

Letter of Intent - 3685 McCullers Rd Loganville, GA 30052 - Fugate Flowers

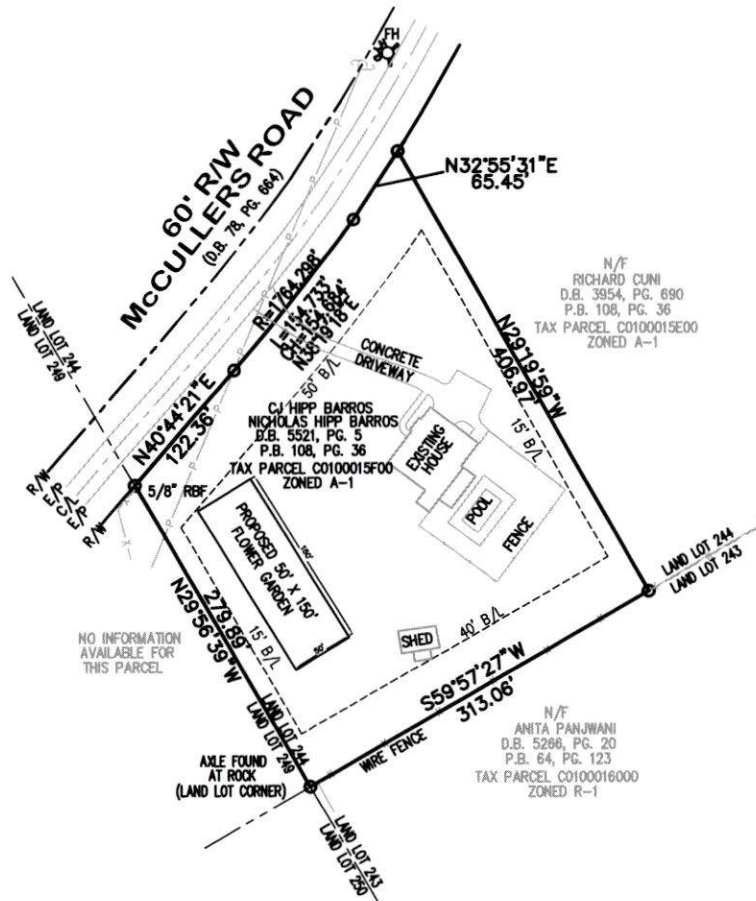
This property is my primary residence. I will grow flowers for cut arrangements. The flowers will be available for retail and wholesale purchase. The initial planting area is a 50' x 50' plot.

Thank you for your consideration,

CJ Hipp-Barros
FUGATE FLOWERS, Owner
352-278-0904



VICINITY MAP



LEGEND	
B/L	BUILDING LINE
C/L	CENTERLINE
C&G	CURB & GUTTER
CTP	CRIMP TOP PIPE
DE	DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
IE	INVERT ELEVATION
IPF	IRON PIN FOUND
IPS	IRON PIN SET
LL	LAND LOT
LLL	LAND LOT LINE
MFE	MINIMUM FINISHED FLOOR ELEV.
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OTP	OPEN TOP PIPE
P/L	PROPERTY LINE
RBF	REBAR PIN FOUND
R/W	RIGHT OF WAY
SSE	SANITARY SEWER EASEMENT
SMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
HW	HEADWALL
FES	FLARED END STRUCTURE
PP	POWER POLE
FH	FIRE HYDRANT
-X-	FENCE
---	FLOOD LIMITS
---	SWALE



NOT FOR FINAL RECORDING

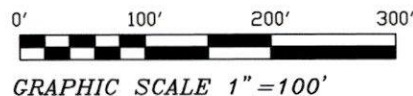
ZONING EXHIBIT FOR:
**CJ HIPP BARROS &
NICHOLAS BARROS**

CHARLES D. NORTON
GEORGIA RLS 2872

2325 FISHER DR.
LOGANVILLE, GA 30052
Phone: (678) 898-7535
charlesdavidnorton@gmail.com

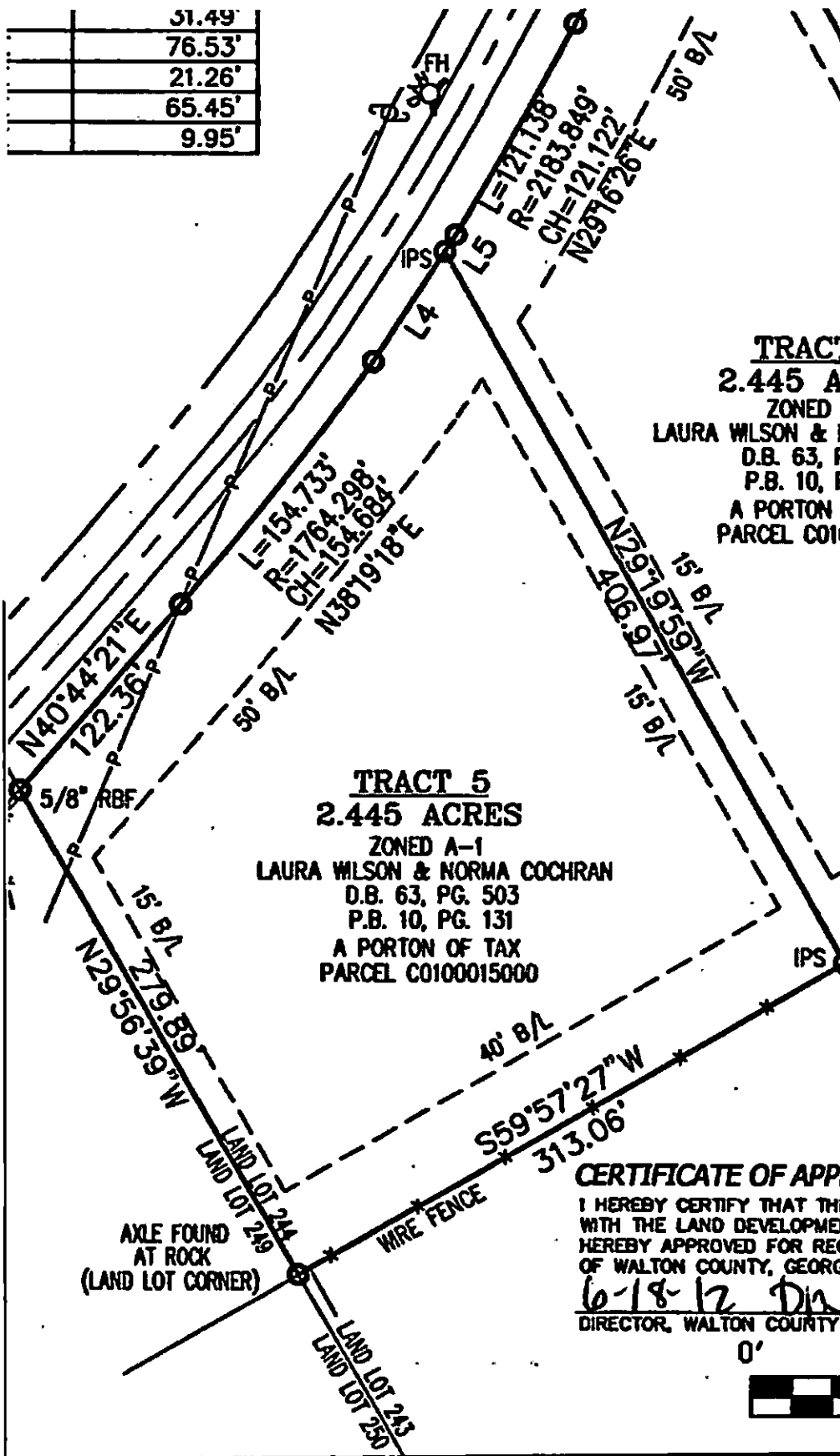
Date: 06/27/25 Land Lot: 244 District: 4TH
County: WALTON, GA Scale: 1"=100' Sheet No. 1 of 1
Drawn By: CDN Checked By: CDN
Date of Field Work: Job #: HIPP BARROS

- NOTES:
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER WALTON COUNTY F.I.R.M. COMMUNITY PANEL NO. 13297C0095E, DATED 12/8/16.
 - THE SUBJECT PROPERTY IS LOCATED AT 3685 McCULLERS RD, LOGANVILLE, GA.
 - THE SUBJECT PROPERTY IS ZONED A-1.
 - THIS DRAWING IS NOT A SURVEY AND IS NOT INTENDED FOR RECORDING.
 - REFERENCES - P.B. 108 PG. 36.



No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		







Planning and Development Department Case Information

Case Number: Z25-0250

Meeting Dates: Planning Commission 08-07-2025

Board of Commissioners 09-02-2025

Applicant:

Henry G Reid, Jr.
611 Youth Jersey Road
Covington, Georgia 30014

Owner:

Chace & Eva Reid
611 Youth Jersey Road
Covington, Georgia 30014

Current Zoning: The current zoning is A1.

Request: Rezone 7.27 acres from A1 to A to grow vegetables and livestock for a non-profit organization and educational tours.

Address: 611 Youth Jersey Road, Covington, Georgia 30014

Map Number/Site Area: C0640094

Character Area: Suburban

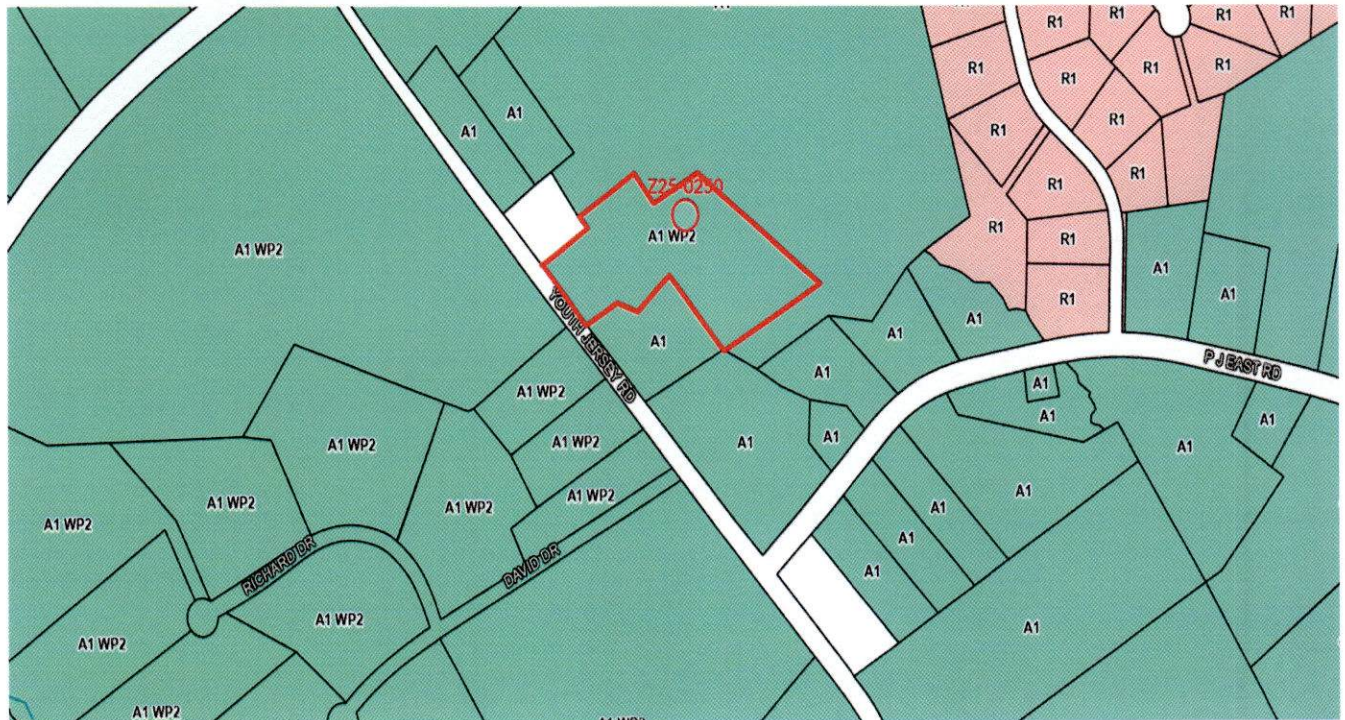
District 3 Commissioner-Timmy Shelnett

Planning Commission—John Pringle

Existing Site Conditions: Property consists of residential dwelling and a barn.

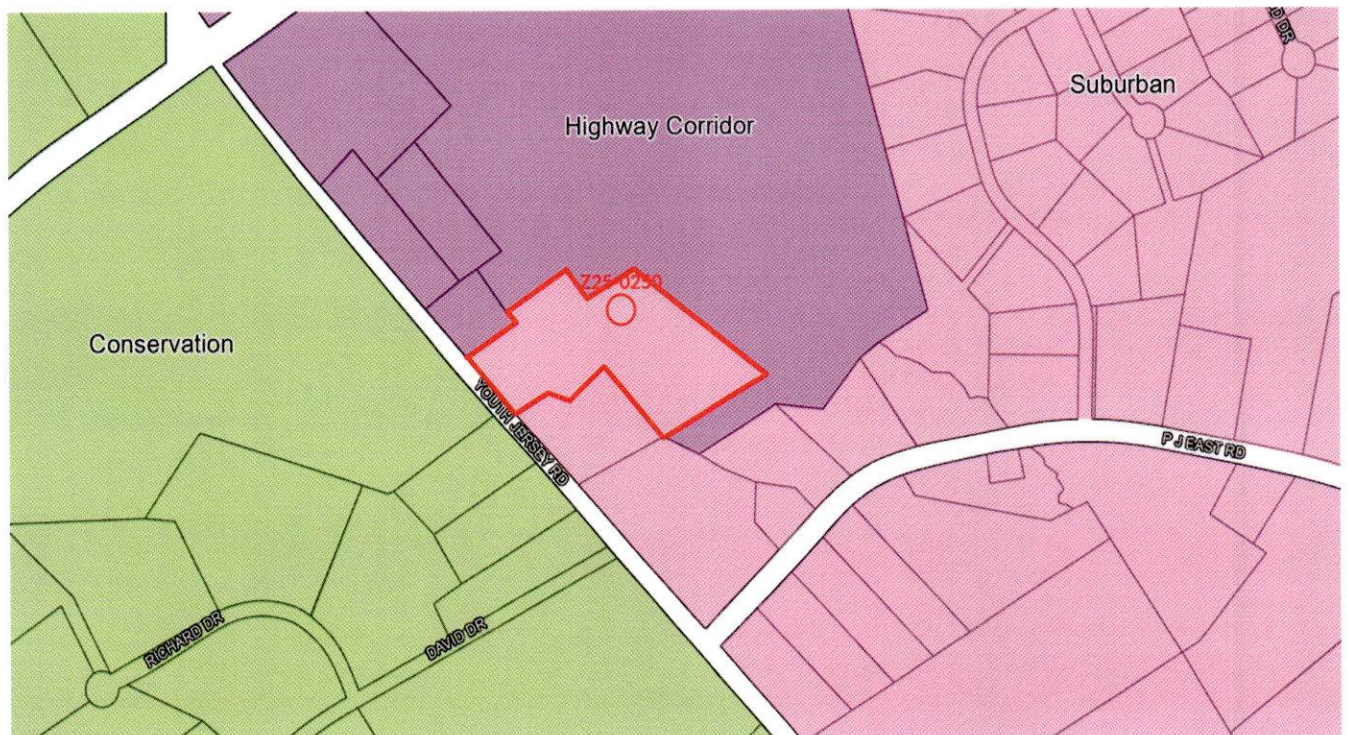


The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Subdivisions surrounding property:



History: No History

Staff Comments/Concerns: If approved, approve for this use only.

Rezone Application # 225-0250

Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 08-07-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 09-02-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0640094

Applicant Name/Address/Phone #

Henry G. Reid, Jr

611 Youth Jersey Road

Covington GA 30014

E-mail address: chefhank@lettumeat.com

Phone # 470-469-7167

Property Owner Name/Address/Phone

Chace Reid J Eva M. Reid

611 Youth Jersey Road

Covington GA 30014

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

Phone # 404-610-7978

Location: 611 Youth Jersey Rd. Covington, GA. Requested Zoning A Acreage 7.27

Existing Use of Property: Residence/Homestead

Existing Structures: Dwelling with full basement, Barn, Well House

The purpose of this rezone is to leverage the full benefit of agriculture zoning which will preserve the rural character of the area and expand the agricultural potential of the property through sustainable farming practices.

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 6/25/2025 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 A1

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

Commission District: 3-Timmy Shelnett 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;
Residential and small farm operations.

2. The extent to which property values are diminished by the particular zoning restrictions;
Current zoning may restrict the addition of green houses and other buildings necessary for the expansion farm operations and year round crop cultivation.

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

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
The farm operations are intended to support the local community.

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

Empowering communities through sustainable agriculture and environmentally friendly practices with a commitment to fostering a resilient and inclusive food system that prioritizes accessibility, health, and community well-being.

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

N/A

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: Henry Reid

Address: 611 Youth Jersey Road Covington GA 30014

Telephone: 470-469-7167

Location of Property: 611 Youth Jersey Road

Covington GA 30014

Map/Parcel Number: C0640094

Current Zoning: A1 Requested Zoning: A

C. Reid
Property Owner Signature

Property Owner Signature

Print Name: Chace Reid
611 Youth Jersey Road
Address: Covington GA 30014

Print Name: _____

Address: _____

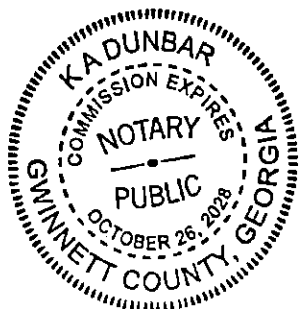
Phone #: 404-610-7978

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.

[Signature]
Notary Public

6/25/2025
Date



Letter of Intent for Rezoning Application

Rezoning from A1 to A for Expanded Agricultural Activities

6/25/2025

Planning and Zoning Department

Monroe/Walton County

126 Court Street

Walton County Annex 1

Monroe, GA 30655

Re: Letter of Intent – Rezoning Application from A1 to A

Parcel Number: C0640094

Property Address:

611 Youth Jersey Road

Covington, GA 30014

To Whom It May Concern,

I am writing to formally submit this Letter of Intent in support of a rezoning application for the property identified above, currently zoned as A1 (Agricultural Limited), with the intent to rezone it to A (General Agricultural). This rezoning request is made to facilitate the expansion and diversification of agricultural activities on the parcel, in alignment with both current agricultural trends and the broader objectives of the local comprehensive plan.

Background and Purpose

The subject parcel has historically been used for limited agricultural purposes under the A1 zoning classification, which restricts certain types of farming operations and agricultural-related activities. As the owner/operator of this property, I am seeking to rezone the parcel to the A district to enable a broader range of agricultural uses. The proposed activities include, but are not limited to, crop diversification, livestock management, small-scale crop processing, the addition of greenhouse buildings for year-round seedling production and propagation, storage buildings for farm equipment and surplus crop harvest and agritourism-related functions. Ultimately our purpose is to develop small scaled farming systems, processes and crops to share, at no charge with those in the community struggling with food insecurity. The Specialty Farm is a partner operation to Lettum Eat Inc., an established nonprofit meal outreach ministry program. Crops grown on the farm will support the food supply for the organization which serves surrounding communities.

Greenhouse Use

We currently have in storage, two 960 square foot modular classroom buildings donated by Gwinnett County School System. We intend to relocate them to the property and repurpose as solar powered, climate-controlled Greenhouses. We will use the space to propagate plants from existing plants and sprout seeds for plant production year-round. There will be some percentage of crop production that will go to market for sale as a fundraising component of the nonprofit entity, however most of the production is intended for mobile distribution by the Parent organization Lettum Eat Inc. and other Food Resource Cooperative Ministries and Churches in the area.

Farm Animal Livestock Use

The general purpose of livestock on the parcel is for property maintenance and educational agritourism purposes. Large and small hooved animals will maintain healthy pastures and produce manure for compost material. Chicken will contribute to healthy soil and egg production. We intend to offer educational tours for school aged guests highlighting the benefits of rural living and the positive impact it has on society. The Farm will also offer extracurricular activities for Senior Adults, Veterans and members of our Special Needs Community.

Justification for Rezoning

Expanding the permitted uses from A1 to A will allow for enhanced productivity and sustainability of the land. The flexibility afforded by the A zoning district is crucial for adapting to evolving agricultural practices, market demands, and technological advancements. Additionally, rezoning will support local food production, contribute to food security, and provide opportunities for value-added agricultural enterprises, which are not permitted under the current A1 zoning.

Community and Environmental Benefits

The requested rezoning is consistent with the local land use plan and will not adversely affect surrounding properties. On the contrary, the expansion of agricultural activities will:

- Promote economic vitality in the rural community
- Encourage sustainable land stewardship and conservation practices
- Increase opportunities for local employment in the agricultural sector
- Preserve the rural character of the area
- Support educational outreach through agritourism and community engagement

Conclusion

I respectfully request your favorable consideration of this application to rezone the parcel from A1 to A. This change will allow for responsible and productive agricultural use in a manner that aligns with local planning goals and the interests of the broader community.

Should you require any additional information or documentation to process this application, please do not hesitate to contact me at 470-469-7167 or chefhank@lettumeat.com.

Thank you for your time and attention to this request.

Sincerely,



Chef Hank Reid

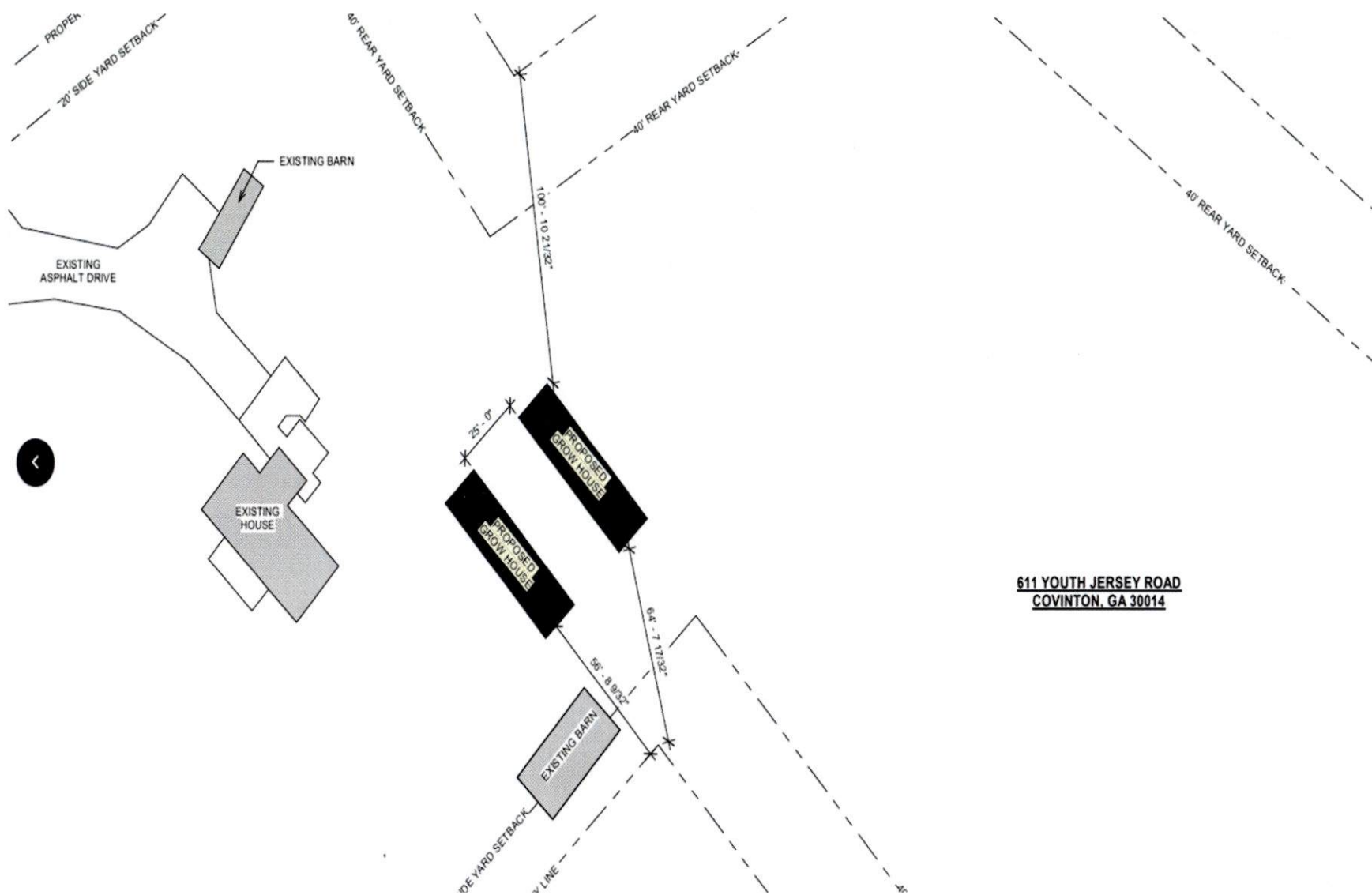
Founder, Lettum Eat Inc.

611 Youth Jersey Road

Covington, GA 30014

470-469-7167

chefhank@lettumeat.com



45



Planning and Development Department Case Information

Case Number: Z25-0253

Meeting Dates: Planning Commission 08-07-2025

Board of Commissioners 09-02-2025

Applicant:

Reliant Homes GA LLC
P.O. Box 2655
Loganville, Georgia 30052

Owner:

(See attached)

Current Zonings: The current zonings are A1 and A2.

Request: Rezone 84.16 acres from A1 and A2 to R1OSC for a residential subdivision with 70 lots.

Address: Youth Jersey Road & Monroe Jersey Road, Covington, Georgia 30014

Map Number/Site Area: C0650056 (49.597 acres), C0660035 (13.243 acres) and C0650057 (21.280 acres)

Character Area: Suburban

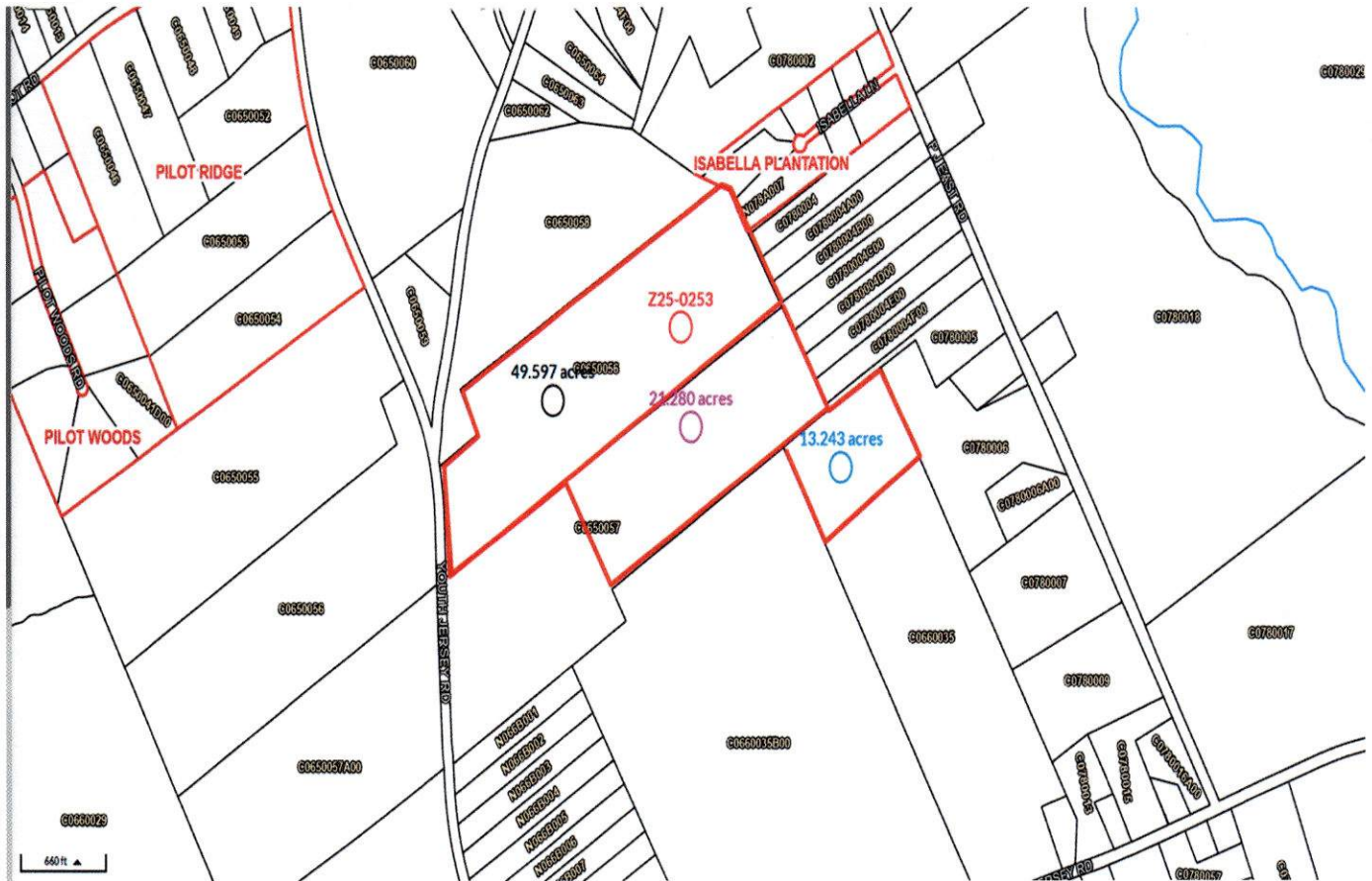
District 3 Commissioner-Timmy Shelnett

Planning Commission—John Pringle

Existing Site Conditions: Property consists of vacant land.



Subdivisions surrounding property:



History: No History

Staff Comments/Concerns:

Rezone Application # Z25-0253

Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-7-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-2-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel (49.597 acres) C0650056 & a portion of C0660035 (13.243 acres) - (C0650057 21.190 acres)

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Reliant Homes GA LLC

Alcovy Builders Inc

PO Box 2655

2834 Horseshoe Rd

Loganville, GA 30052

Loganville, GA 30052 *(see attached)*

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

Phone # 678-373-0536

Phone # 404-557-6520

Location: Monroe Jersey Rd & Covington
Youth Jersey Road **Requested Zoning** R1 OSC **Acreage** 84.16

Existing Use of Property: Vacant land

Existing Structures: None

The purpose of this rezone is _____

Request rezone to develop a 70 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] 6-30-2025 \$ 550.00
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 s A1 JA2

Surrounding Zoning: North A1 South A2
East A1 JA1 West A1 A1

Comprehensive Land Use: Suburban

DRI Required?

Y _____ **N** ✓

Commission District: 3-Timmy Shelnett

Watershed: ✓

TMP ✓

I hereby withdraw the above application _____ **Date** _____

Owners:

Portion of Parcel C0660035 – 13.243 acres Monroe Jersey Road

Owner: Alcovy Builders Inc, 2834 Horseshoe Road, Loganville, Georgia 30052

Portion of Parcel C0650056 – 49.597 acres Youth Jersey Road

Owner: MFT Land Investments, LLC, P.O. Box 2655, Loganville, Georgia 30052

Portion of Parcel C0650057 -21.280 acres Youth Jersey Road

Owner: MFT Land Investments, LLC, P.O. Box 2655, Loganville, Georgia 30052

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: C0650056 J C0650057

Current Zoning: A1 WP2 Requested Zoning: R1 OSC


Property Owner Signature

Property Owner Signature

Print Name: Ned Butler

Print Name: _____


PO Box 2655
Address: Loganville GA 30052

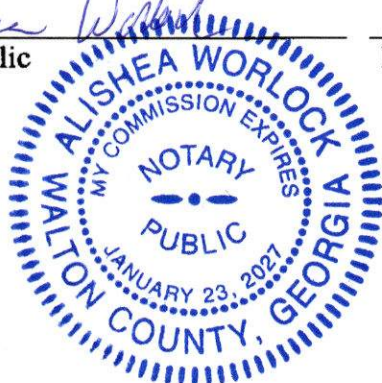
Address: _____

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.

 6/30/25
Notary Public 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: Alcovy Builders Inc

Address: 2834 Horseshoe Rd Loganville, GA 30052

Telephone: 404-5576520

Location of Property: 13.25+/- acres Monroe Jersey Road which is a
portion of 56.63 acres tract parcel #C0660035

Map/Parcel Number: C0660035

Current Zoning: A2 R2 Requested Zoning: R1 OSC

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: John Jessup

Print Name: _____

Address: 2834 Horseshoe Rd
Loganville GA 30052

Address: _____

Phone #: 770-318-9891

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.

[Signature] 6/20/2025
Notary Public Date

ASHLEY M KINES
Notary Public, Georgia
Newton County
My Commission Expires
March 13, 2026



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;

All tracts of land to the immediate North, South,
and West. There is a R1 subdivision
East of the site and further north of this site.

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 Suburban 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 March 2025. The property appears
have been vacant for many years.



June 30, 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 C0650056 and a portion of C0660035 located on Youth Jersey Road in Covington, GA Walton County. The request is to rezone the 84.16 acres to R1 OSC from A1 WP2 an A1 R1 OSC for development of a 70 lot residential subdivision.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler' with a 'vp' monogram at the end.

Ned Butler
Vice President
Reliant Homes GA, LLC

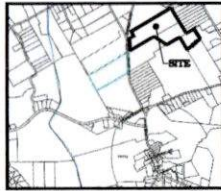
GENERAL SITE NOTES:

1. SITE DESCRIPTION: LOCATED AT THE EAST SIDE OF YOUTH JERSEY RD. NEAR THE INTERSECTION WITH WALTON ROAD, IN WALTON COUNTY, GEORGIA.
2. TOTAL SITE AREA IS = 84.18 AC.
3. PROJECT SITE ZONED: A1. RESIDENTIAL MEDDENSE OF THE PROPERTY TO R1 W/ OSC OVERLAY. PROPOSED USE: RESIDENTIAL LOTS.
4. TOTAL LOTS PROPOSED: 70 UNITS / 84.18 ACRES = 0.83 UNITS/AC.
5. BUILDING SETBACKS IN R1 W/ OSC OVERLAY: FRONT = 10 FT. SIDE = 10 FT. REAR = 10 FT. 70.00 FT AS REQUIRED BY THE L.D.C. 100' MIN. TRANSITIONAL BUFFER ALONG ADJACENT NON-RESIDENTIAL SUBDIVISIONS.
6. TOTAL OPEN SPACE AREA REQUIRED IS 21.54 AC. (25% OF 84.18 AC.) TOTAL OPEN SPACE AREA PROVIDED IS 24.08 (21.54/1.12).
7. SMALLEST LOT SIZE SHOWN = 29,800 S.F.
8. MIN. LOT SIZE REQUIRED = 25,000 S.F.
9. MIN. HOUSE SIZE = 1,800 S.F. FOR 1 STORY & 2,000 S.F. FOR 2 STORY.
10. SURVEY INFORMATION: WORKS ARE TAKEN FROM A RECONCILED SURVEY AND A BOUND SUBDIVISION PLAN PREPARED BY NORTHEAST LAND SURVEYING, LLC, DATED 03/17/2019 & 03/27/2019.
11. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM NOAA GA DNR LOAN FOR WALTON COUNTY, GEORGIA.
12. THE NATIONAL NAD83 DATUM WAS CONSULTED AND THERE ARE NO UNLAWFUL IDENTIFIED GRANTS.
13. DEVELOPER: RELIANT HOMES GA, LLC. 1301 BOX 2655 LOGANVILLE, GA 30052. PHONE: (770) 715-2800. FAX: NO CONTACT: RED BUTLER.
14. SURVEYOR: NORTHEAST LAND SURVEYING, INC. 1000 N. W. 10TH AVE. SUITE 100. WILMINGTON, GA 30187. PHONE: (770) 456-7720. SURVEY CONTACT: REAR CANN.
15. ENGINEER: DAY DESIGN GROUP, INC. 1301 BOX 2655 LOGANVILLE, GA 30052. PHONE: (770) 715-2800. ENGINEER: CONRAD, D. M. & D. F. E.
16. SEPTIC SERVICE SHALL BE PROVIDED FOR EACH LOT ON AN INDIVIDUAL LOT BY LOT BASIS. THE BUILDER OF EACH LOT IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, THROUGH THE WALTON COUNTY HEALTH DEPARTMENT. DEPARTMENT'S DEVELOPMENT REGULATIONS.

REFERENCE WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE ZONING: ARTICLE 4 SECTION 4-1-120 A1 BASE ZONING, & ARTICLE 4 SECTION 4-2-120 OSC SUBDIVISION.

PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL HAVING BEEN FULFILLED, THE OSC CONCEPT PLAN HAS BEEN APPROVED. THE FINAL PLAN MUST BE SUBMITTED TO A DEVELOPMENT PERMIT MUST BE SUBMITTED WITHIN 6 MONTHS OF THE APPROVAL OF THE OSC CONCEPT PLAN OR THE APPROVAL WILL EXPIRE AND BE NULL AND VOID.

DIRECTOR: WALTON COUNTY PLANNING & DEVELOPMENT. DATE:

**VICINITY MAP N.T.S.**

THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.7334 NORTH, -83.8045 WEST.

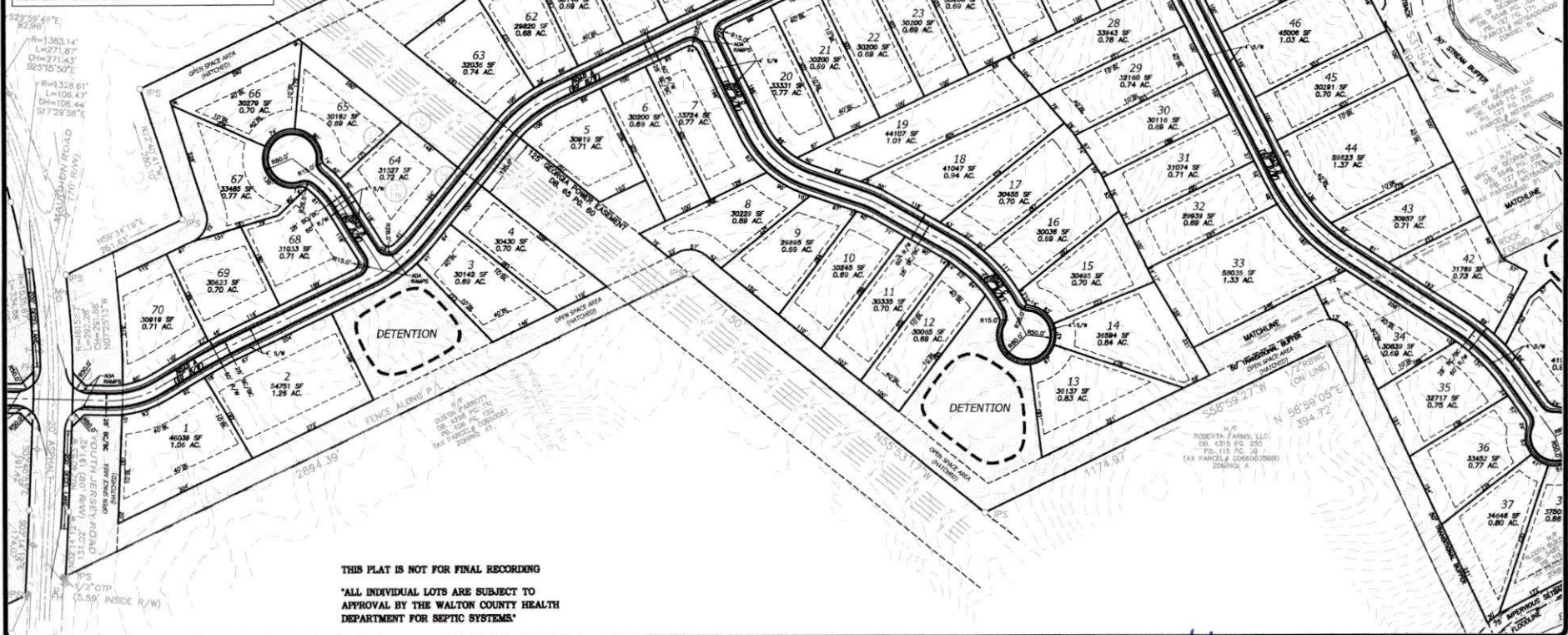
**FLOOD MAP N.T.S.**

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ZONE A PER F.E.M.A. FLOOD INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA. FIRM PANEL NO. 13297C0225E. EFFECTIVE DATE DECEMBER 8, 2016.

OWNER
MPT LAND INVESTMENTS, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
nbutter@relianthomes.com

DEVELOPER
PRIMARY PERMITEE
RELIANT HOMES GA, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
nbutter@relianthomes.com

24 HOUR CONTACT
RED BUTLER
(770) 715-2800



THIS PLAT IS NOT FOR FINAL RECORDING

'ALL INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL BY THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
DAY DESIGN GROUP, INC.
1301 BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
www.daydesigngroup.com

DAY DESIGN GROUP, Inc.

RELIANT

FOR
CONCEPTUAL RECORDING PLAN
KENSLEY PARK SUBDIVISION
LOCATED IN
LANDLOT 130, 131, 132, 133 - 470 DISTRICT
WALTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
1	06/27/25	INITIAL DATE OF PLANS	

DATE: 06/27/25
DRAWN BY: GND/JNA
JOB NO.: 25-107

SHEET 1 OF 2

lots 38-41
Continued on next site plan



VICINITY MAP N.T.S.
THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.7334 NORTH, -83.8045 WEST.



FLOOD MAP N.T.S.
PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ZONE A PER F.E.M.A. FLOOD INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA. FIRM PANEL NO. 13297C0225E. EFFECTIVE DATE DECEMBER 8, 2016.

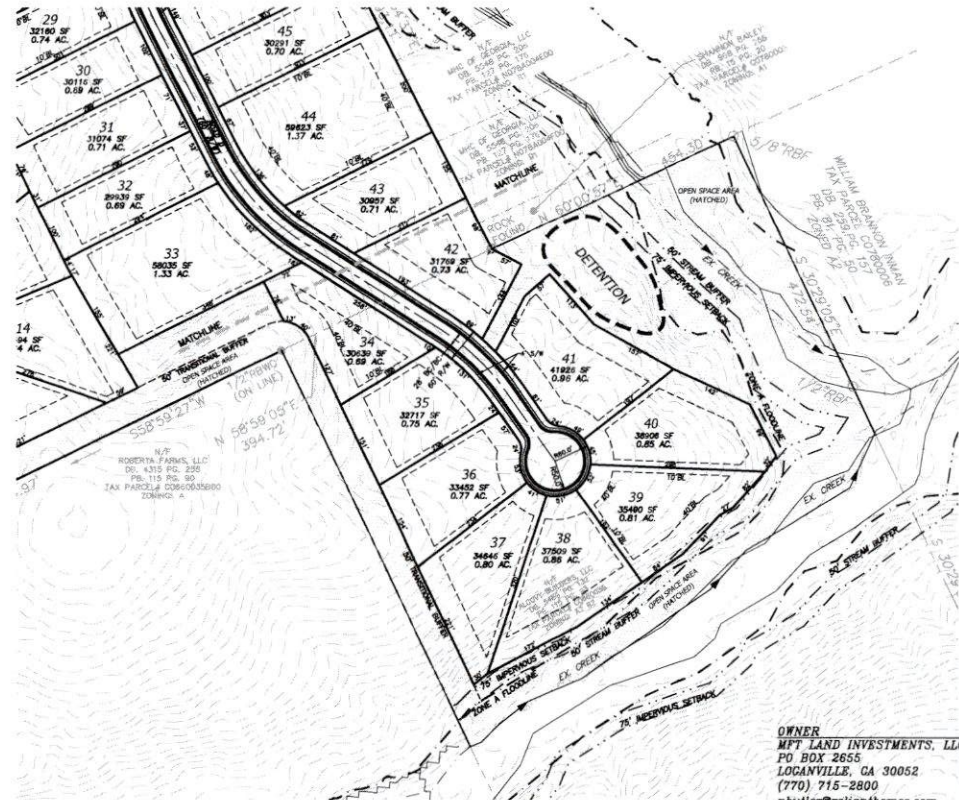


**CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING**
P.O. BOX 848
BURLINGTON, GA 30515
(770) 271-4478
(706) 368-8568
www.daydesigngroup.com

**DAY
DESIGN
GROUP, Inc.**

RELIANT

CONCEPTUAL REZONING PLAN
FOR
KENSLEY PARK SUBDIVISION
LOCATED IN
WALTON COUNTY, GEORGIA
LANDLOT 132, 131, 138, 139 - 4TH DISTRICT



OWNER
MFT LAND INVESTMENTS, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
nbutler@relianthomes.com

DEVELOPER
PRIMARY PERMITTEE
RELIANT HOMES CA, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
nbutler@relianthomes.com
24 HOUR CONTACT
NED BUTLER
(770) 715-2800

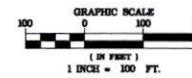
REFERENCE WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE
ZONING, ARTICLE 4 SECTION 4-1-120 A1 BASE ZONING,
& ARTICLE 4 SECTION 4-2-120 OSC SUBDIVISION.

"PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL HAVING BEEN FULFILLED, THE OSC CONCEPT PLAN HAS BEEN APPROVED. THE FINAL PLAN MUST BE RECORDED ON A DEVELOPER'S RECORD MUST BE ISSUED WITHIN 6 MONTHS OF THE APPROVAL OF THE OSC CONCEPT PLAN OR THE APPROVAL WILL EXPIRE AND BE NULL AND VOID."

DIRECTOR _____ DATE _____
WALTON COUNTY PLANNING & DEVELOPMENT

THIS PLAT IS NOT FOR FINAL RECORDING

"ALL INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL BY THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS."



NO.	DATE	DESCRIPTION	REVISIONS
1	06/27/25	INITIAL DATE OF PLANS	

SHEET	OF
2	2

DATE: 06/27/25
DRAWN BY: QND/JAM
JOB NO.: 25-107



Planning and Development Department Case Information

Case Number: LU25-0256 and Z25-0257

Meeting Dates: Planning Commission 08-07-2025

Board of Commissioners 09-02-2025

Applicant:

JW Residential Group, LLC
146 MLK Jr. Blvd #382

Monroe, Georgia 30655

Owner:

3SD, LLC
146 MLK Jr. Blvd #382

Monroe, Georgia 30655

Current Zoning: A1

Request: Request Land Use Change from Employment Center to Suburban and Rezone 121.431 acres A1 to A1OSC for a residential subdivision with 54 lots.

Address: Rowe Road & Highway 78, Monroe, Georgia 30655

Map Number/Site Area: C0750154

Character Area: Employment Center

District 3 Commissioner - Timmy Shelhutt

Planning Commission—John Pringle

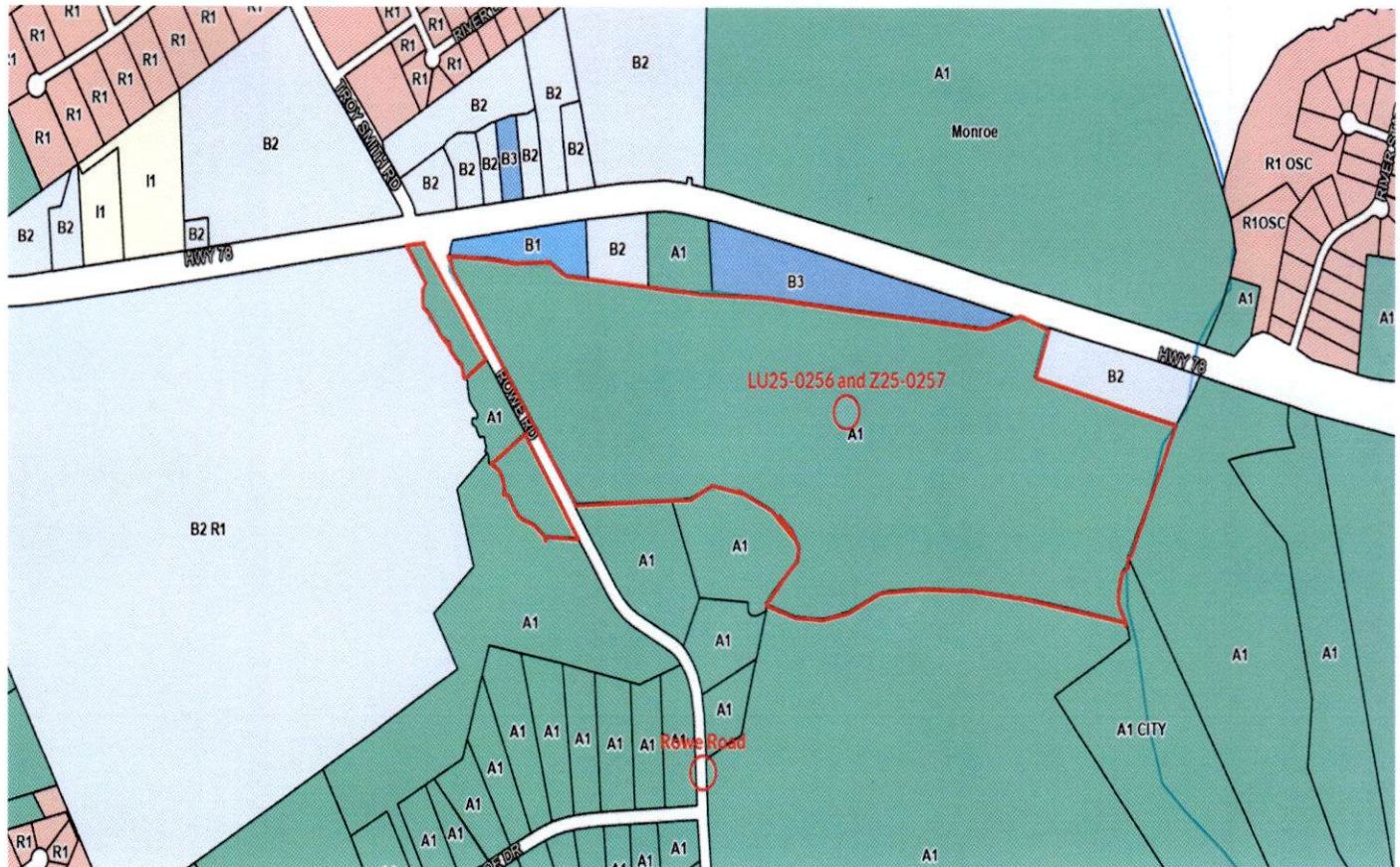
District 5 Commissioner – Jeremy Adams

Planning Commission – Tim Hinton

Existing Site Conditions: Property is vacant.



The surrounding properties are zoned A1, R1, B1, B2, and B3.

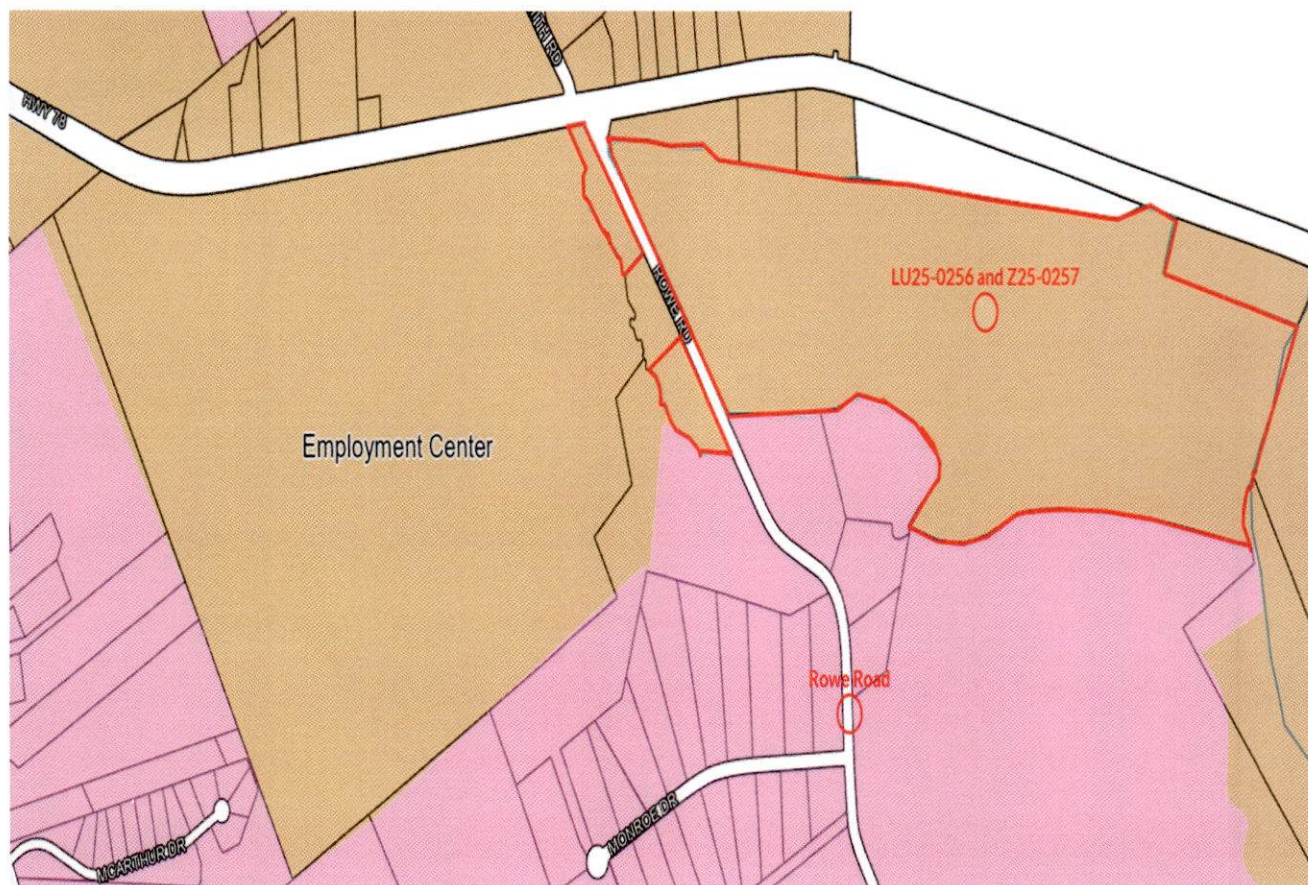


Subdivisions surrounding property:



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:

Character Area Map Amendment

Application # LU25-0256

Planning Comm. Meeting Date 8-7-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 9-2-2025 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 C0750154

Applicant Name/Address/Phone #

JW Residential Group, LLC

146 MLK Jr. Blvd, #382

Monroe, GA 30655

Phone # 470-995-1776

Property Owner Name/Address/Phone

3SD, LLC

146 MLK Jr. Blvd, #382

Monroe, GA 30655

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

Phone # 470-995-1776

E-mail Address: jcantrell@underwoodscoggins.com

Location: Rowe Road Acreage 121.08+/-

Existing Character Area: Employment Center

Proposed Character Area: Suburban

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

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? No

Proposed Development: ☒ Single-family ☐ Multi-family ☐ Commercial ☐ Industrial

Proposed Zoning: A1 2400 Number of Lots: 54 Minimum Lot Size: 25,000 sq. feet
Residential Overlay

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 7/2/2025

Fee Paid \$250.00

Rezone Application # 225-0257

Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-7-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-2-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0750154

Applicant Name/Address/Phone #

JW Residential Group, LLC

146 MLK Jr. Blvd, # 382

Monroe, GA 30655

Property Owner Name/Address/Phone

3SD, LLC

146 MLK Jr. Blvd, # 382

Monroe, GA 30655

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

Phone # 470-995-1776

Phone # 470-995-1776

Location Rowe Road J Hwy 78 Requested Zoning A10SC A1 2400 Residential Overlay Acreage 121.08+/-
121.431

Existing Use of Property: Undeveloped

Existing Structures: Undeveloped

The purpose of this rezone is The property is currently zoned A1, the developer wishes to rezone to A1 2400

Residential Overlay to develop a residential subdivision.

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 6/30/25 Fee Paid \$ 650.00

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 B2 B1 B3 A1 South A1
 East B2 A1 West B2 R1 A1

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

Commission District: 3-Timmy Shelton 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: JW Residential Group
 Address: 146 MLK Jr. Blvd, #382, Monroe, GA 30655
 Telephone: 470-995-1776
 Location of Property: Rowe Road

Map/Parcel Number: C0750154

Current Zoning: A1

Requested Zoning: A1 2400 Residential Overlay

Property Owner Signature

Property Owner Signature

Print Name: Emma Shadrach

Print Name: John Shadrach

Address: 146 MLK Jr Blvd #382
Monroe, GA 30655

Address: 146 MLK Jr Blvd #382
Monroe, GA 30655

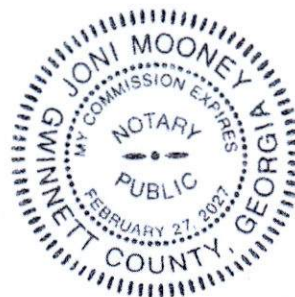
Phone #: 678-466-9954

Phone #: 678-466-9954

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.

Joni Mooney
 Notary Public

6/30/25
 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;

The existing property is currently undeveloped, zoned A1 property in the Rural Estate District.

Boarding properties to the north (facing Highway 78) are Neighborhood Business District (B1), Rural Estate District (A1)

Highway Business District (B2), and General Business District (B3). Properties to the East are A1.

Properties to the South and West are A1 and B2R1.

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

The current zoning of A1 without the A1 2400 Residential Overlay District does not allow the

development of the property in a manner that is economically viable and as such the property has no value as currently zoned.

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

Per Walton County's Comprehensive Plan, the County is predicted to grow annually at a rate of 1.49%.

Specifically the Monroe and Between areas will benefit from this rezoning because it will allow for the development

of a residential subdivision with 54 lots ranging from 0.67 acres to 2.69 acres, while still maintaining 39.47 acres of open green space.

Leaving the property encumbered by the A1 zoning restrictions does not

further the health, safety, morals or general welfare of the public.

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

As mentioned above, the County is growing, the public would receive a new community that is in line with the

character area of the surrounding areas and already has dedicated open green space, the County would receive an additional tax base.

Without the requested rezoning the property cannot be developed in an economically viable manner. And leaving

the property encumbered by the existing A1 zoning restrictions would impose a significant detriment on the

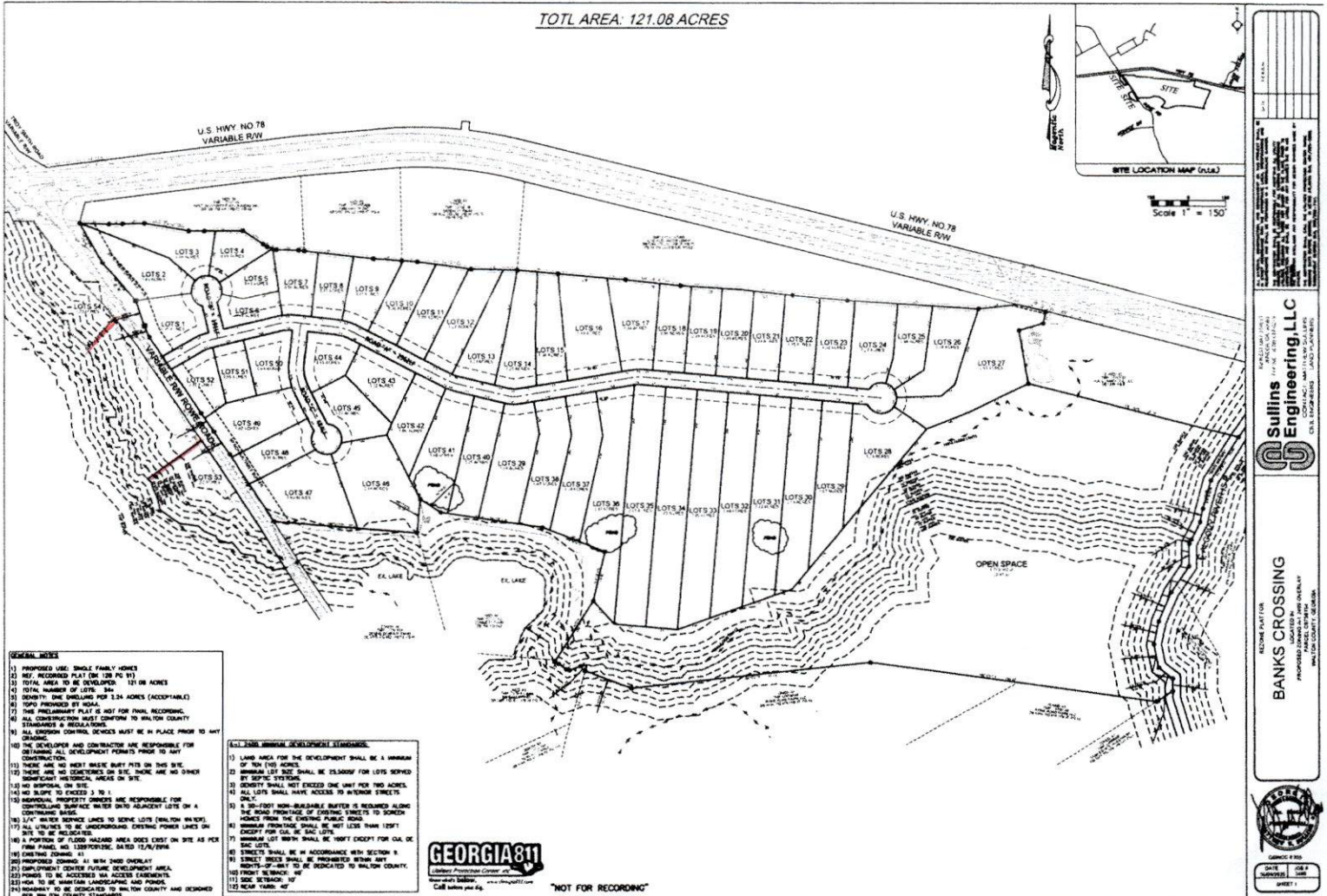
Applicant and Owner without providing any benefit to the health, safety, and welfare of the public.

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

The property is currently zoned A1, the current zoning designation allows for a subdivision. However, the current zoning does not allow the Applicant to build an economically viable project. The adjacent and Subject Properties are compatible with the 2400 Residential Overlay and Proposed Use as a subdivision

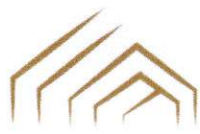
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

The land has remained undeveloped and as far as the Applicant knows, another zoning Application for the property has never been sought. As far as land development in the area, Lake Monroe subdivision was built in 1999; Alcovy River Landing (across Hwy 78) was built between 2001-2003; Weston subdivision was built in 2007. The time and area is ripe for new life to be brought in.



Amended Proffered conditions:

- 1. Neighborhood to be controlled by a mandatory Homeowner's Association with design and building covenants and restrictions.**
- 2. Lots shall be graded to allow water to flow away from the homes to the stormwater infrastructure.**
- 3. Roofs shall have a minimum pitch of:**
 - a. 10/12 minimum on main body front to back.**
 - b. 9/12 minimum on ranch style homes.**
 - c. 12/12 minimum on pitch on accent gables.**
- 4. All dwelling facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products. Vinyl and aluminum siding is prohibited.**
- 5. Front and side chimneys shall be masonry; chimneys that penetrate the roof may be stucco, synthetic stone or shakes.**
- 6. All garage doors must be side facing (side entry garages).**
- 7. All yards shall be sodded.**
- 8. All shingles shall be architectural shingles.**



July 1, 2025

LETTER OF INTENT
AND
RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	JW Residential Group, LLC
Owner:	3SD, LLC
Subject Property:	121.08 +/- Acres Designated as Walton County Tax Parcel Number C0750154
Current Zoning:	A1 – Rural Estate District
Proposed Zoning:	A1 2400 Residential Overlay District
Proposed Use:	Single-family detached subdivision
Governing Jurisdiction:	Walton County, Georgia

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the owners of the property referenced in the Application (“Subject Property”) and to put the Governing Jurisdiction on notice of the Applicant’s and Owner’s assertion of their constitutional and legal rights.

The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

This statement is intended to comply with the application procedures established by The Comprehensive Land Development Ordinance of Walton County, Georgia (“LDO”) and is otherwise intended as the Applicant’s Letter of Intent required thereby.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application incorporated by reference herein and this Letter of Intent. The Applicant incorporates by reference all statements made in the Application, including the responses contained in Numbers 1 through 6 on pages 4 and 5 of the Application titled “**Article 4, Part 4, Section 160 Standard Review Questions**” into this Letter of Intent. The Application sets forth a conceptual site plan for the Subject Property, to evaluate the requested rezoning, based upon factors set forth by Walton County.

Specifically, the Applicant requests the following:

Rezone 121.08 +/- acres from A1 Rural Estate District to A1 2400 Residential Overlay District for a 54-lot residential subdivision to be named Banks Crossing pursuant to the requirements of section 4-2-110 of the LDO.

PROPOSED USE

The Subject Property is identified as Walton County Tax Parcel Number C0750154 and is currently owned by 3SD, LLC. The Subject Property is undeveloped and vacant land. The Applicant, JW Residential Group, LLC, has successfully developed other single family residential communities in Walton County, Georgia and JW Residential Group, LLC will be the developer of this community pending approval of the Application.

COMPREHENSIVE PLAN

The Walton County Future Land Use Map designates the Subject Property as being located in the "Employment Center" Character Area. The Employment Center Character Area is described in the Comprehensive Plan as follows:

"The zoning overall character of this area is intended for large-scale, employment-intensive commercial uses...The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service, as well as major transportation networks. Where public sewerage is currently unavailable in this area, it is identified as a long-term need to accommodate the desired growth." Comp. Plan P. 34

The zoning districts deemed to be compatible with the Employment Center Character Area are B1, B2, B3, O-I, M1, M2, MUBP, and SSBP. The Subject Property is currently zoned A1, which is not considered appropriate in the Employment Center Character Area.

The Applicant and Owner wish to rezone the Subject Property to A1 2400 Residential Overlay District to facilitate larger homes while also protecting environmentally sensitive areas through the preservation of undisturbed green spaces. The Subject Property appears to be included in the Employment Center Character Area due solely to the fact that the Subject Property is in close proximity to Highway 78. However, the Subject Property and its Proposed Use are more compatible with the goals, objectives, purposes, and intent of the Suburban Character Area due to the fact that the Subject Property is adjoined on its South side by property within the Suburban Character Area and the fact that the Subject Property does not actually have direct access onto Highway 78. Additionally, the Subject Property's adjacency to the Alcovy River and the numerous streams and tributaries that drain across the Subject Property into the Alcovy River, make the development of a larger lot single-family detached residential neighborhood the only economically viable use of the Subject Property that maximizes protection of these environmentally sensitive areas. Having a residential neighborhood adjacent to the Alcovy River is far more desirable than having a large commercial development with tremendous amounts of paving and impervious surfaces as well as contaminants common to large-scale commercial employment centers draining directly into the Alcovy River. Furthermore, the Proposed Use will (i) preserve the rural character of the County while accommodating residential growth and (ii) preserve significant portions of the Subject Property in an undeveloped state, following principles of conservation design.

The Subject Property is suitable for development under the A1 2400 Residential Overlay District for the Proposed Use, and is in keeping with the character of the surrounding area.

July 1, 2025

Page 3 of 6

SITE

The site is located off Rowe Road in Walton County, Georgia. The Subject Property is comprised of approximately 121.08 +/- acres. The Subject Property features ponds and access to the Alcovy River.

The Subject Property is bordered by B1, B2, A1, and B2-zoned properties to the North. To the East, the Subject Property is bordered by A or A1-zoning properties. To the South and West there are properties zoned A1 and B2 R1.

DEVELOPMENT

The Applicant proposes to construct a single-family residential subdivision that will include 54 single-family lots with all lots being at least 25,500 square feet in area.

Banks Crossing will also contain 39.47+/- acres of undisturbed open space which will serve to protect environmentally sensitive areas while also preserving the rural character of the area.

A proffered set of conditions, which impose certain minimum standards for the homes and lots within the development, is attached to the Application, and is incorporated by reference herein.

ACCESS

The Subject Property will be accessed from Rowe Road. The proposed subdivision, "Banks Crossing," will feature a new access drive off Rowe Road that will serve the community. The access road will be approximately 800 feet from the intersection of Rowe Road and Highway 78.

All curb cuts shall be coordinated and approved by Walton County and acceleration and deceleration lanes will be installed as required by applicable standards. All streets and access drives within the development will be constructed to conform to County standards.

SETBACKS

Following the LDO, the building setbacks for a property zoned 2400 Residential Overlay District with public water and private on-site septic systems are defined as: Front Building Setback – not less than 125 feet, except lots located entirely on a turnaround area at the end of a cul-de-sac shall have a minimum of 40 feet of street frontage, Side Building Setback – 10 feet, and the Rear Building Setback – 40 feet.

WATER SUPPLY

The water supply for Banks Crossing will be provided by Walton County.

SEWER UTILITIES

Sanitary sewage disposal will be provided by on-site septic systems sized to serve each home within the community, which will be designed and installed in compliance with applicable Health Department regulations.

July 1, 2025

Page 4 of 6

UTILITIES

The utilities needed to serve Banks Crossing are proposed to be located underground. The proposed development will require electricity, water, and telephone/data lines. Each of these utilities are located along Rowe Road and are available to the Subject Property.

SOLID WASTE

Garbage collection will be by private contracts with individual trash cans being provided to each home within the community.

TYPE OF OWNERSHIP

Once developed, Banks Crossing will be privately owned, while the development, greenspace, and stormwater detention facilities will be owned and maintained by a homeowner's association. The roads within Banks Crossing will be owned and maintained by Walton County.

CONCLUSION

The Application complies with all criteria appropriate for consideration for the rezoning of the Subject Property to the 2400 Residential Overlay District. The Applicant and Owner respectfully request that the Application, which is incorporated herein by reference, be approved as requested. The Applicant and Owner reserve the right to amend and supplement this Letter of Intent at any time.

Reservation of Rights

The Applicant and Owner object to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant and Owner also object to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) encumbering the Subject Property is unconstitutional and deprives the Subject Property of any and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

July 1, 2025

Page 5 of 6

Any provisions in the applicable land use, subdivision, and/or zoning ordinances (collectively the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Board of Commissioners cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the LDO. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board’s authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such conditions or restrictions.

Finally, the Applicant and Owner assert that the Zoning Ordinance, Character Area Map, Future Land Use Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant’s request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

By filing this Reservation, the Applicant and Owner reserve all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

July 1, 2025
Page 6 of 6

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Jessica G. Cantrell