



PLANNING COMMISSION REGULAR MEETING

Thursday, November 05, 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

- 3.1. Z26-0072 – Rezone 2.00 acres from B2/M1 to B2 to allow motor vehicle sales and car rental – Applicant/Owner: Gloria Linton - property located at 2149 Highway 78 – Map/Parcel C0610133B00 - District 1

4. NEW BUSINESS

- 4.1. Z26-0288 – Rezone 86.83 acres from A2OSC to R1OSC to create a 71-lot residential subdivision – Applicant: K and M Home Builders, LLC/Owner: Pleasant Valley Developers, LLC- Property located on Pleasant Valley Road – Map/Parcel C1810021 - District 6
- 4.2. Z26-0289 – Rezone 5.00 acres from A1 to A2 to create 3 buildable lots with one lot already having a house – Applicant: Amy Wade Potgieter/Owner: Estate of Alfred Meeks - property located at 3110 Hearn Road – Map/Parcel C1620083 - District 5
- 4.3. LU26-0290 and Z26-0291 – Land Use Change from Suburban to Neighborhood Residential and Rezone 1.00 acre from R1 to R2 to have a 6 resident personal care home – Applicant/Owner: Alix Julmis - property located at 2955 Atkinson Road – Map/Parcel C0470047 - District 1
- 4.4. LU26-0297 and Z26-0298 – Land Use Change from Employment Center to Suburban and Rezone 188.42 acres of Parcel C0750131 from B2&R1 to R1OSC and Rezone 73.54 acres of Parcel C0750018 from A1 to R1OSC for a 179-lot residential subdivision – Applicant: Reliant Homes GA, LLC/Owner: MFT Land Investments, LLC - properties located on Hwy 78 and HD Atha Road – Map/Parcels C0750131 and C0750018 - District 3

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: Z26-0072

Meeting Dates: Planning Commission 04-02-2026 – MEETING WAS TABLED TO 11-05-2026 TO GIVE APPLICANT TIME TO DECIDE HOW HE WOULD LIKE TO PROCEED ON THE PROPERTY.

Board of Commissioners 12-01-2026

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 B2 to allow motor vehicle sales and car rental.

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

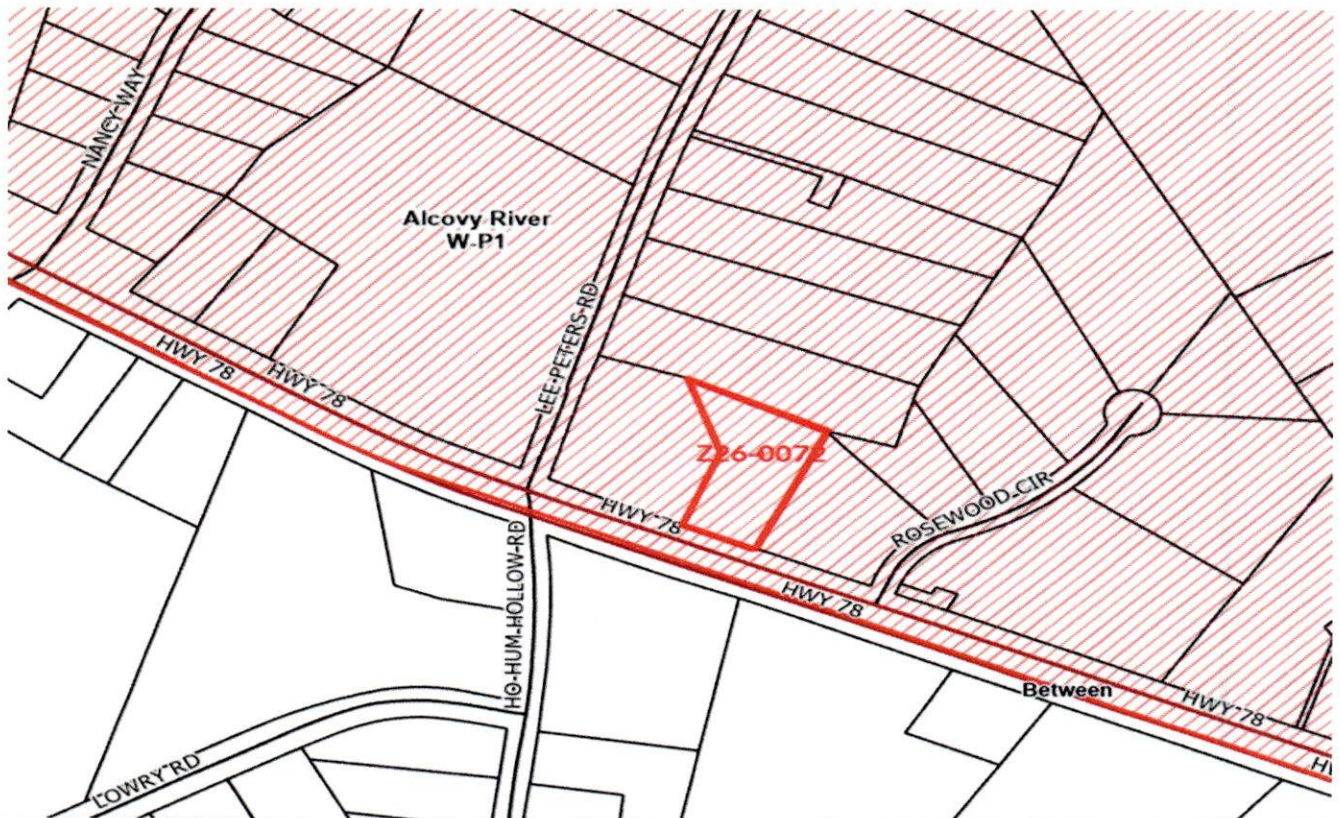
Existing Site Conditions: Property is vacant.



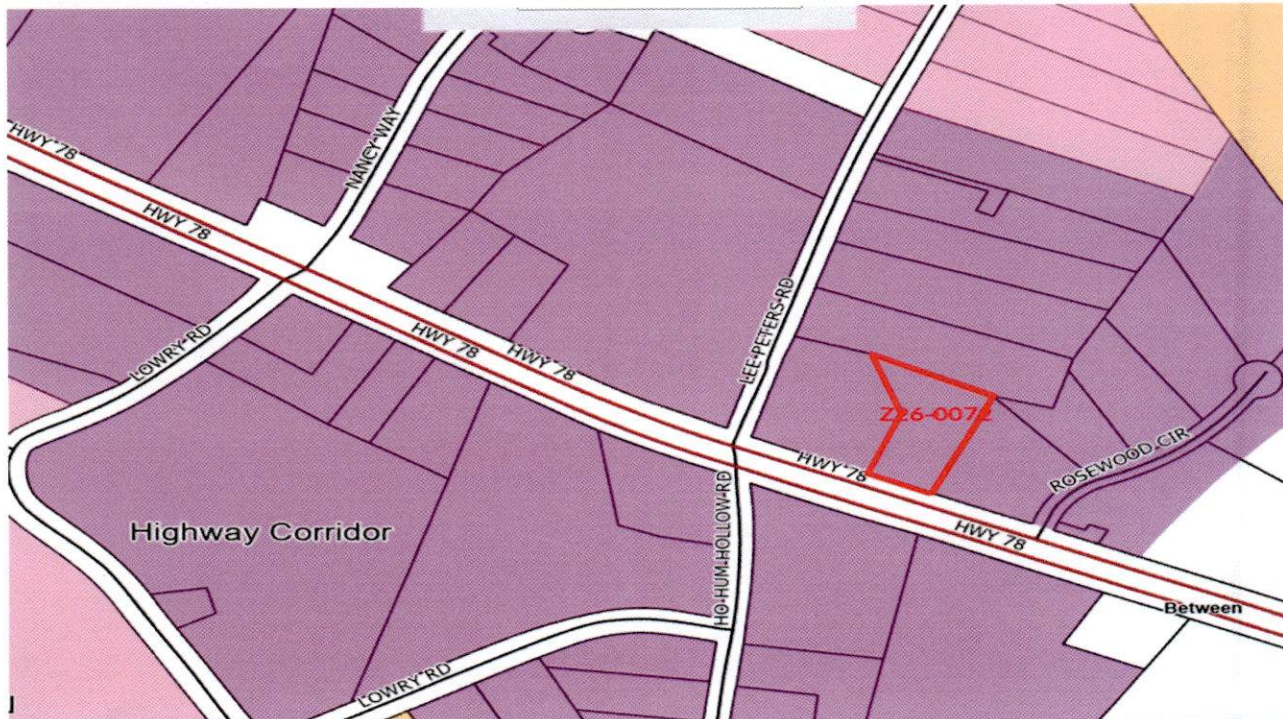
The surrounding properties are zoned A1, B2 and City of Between.



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: Case came before the Planning Commission on April 2, 2026 with Applicant requesting outside storage of personal commercial trucks. At the meeting the Applicant was indecisive of what he wanted to do with the property so the case was tabled until the Applicant could decide what his plans would be for the property.

The below comments were made from the different agencies when the applicant was requesting to do outdoor storage of his personal commercial trucks.

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

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 10" diameter water mains along Highway 78 (static pressure: 50 psi, Estimated fire flow: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall 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: Possible Increase fire response risk with truck parking

Board of Education: This will not affect Transportation.

GDOT: Will need to coordinate with GDOT. Need to coordinate if there is any grading or drainage work being proposed on GDOT R/W.

City of Monroe: No issues or concerns from City of Monroe Utilities on these three cases.

PC Action 4/2/2026:

1. 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

Presentation: Tip with Alcovy Consulting Engineering and Reuben Thomas represented the case on behalf of the property owner Gloria Linton. Tip expressed they are wanting to rezone the property to M1 to be able to storage trucks with parking on the back of the property for his business and he will do the correct screening. Mr. Thomas knows he has 2 box trucks parked there now and would like to have space to store trucks based on the county regulations. This property is next to a B2 development and a gas station with a Dollar General and Coles Automotive across the street.

Tim Hinton asked if this is for personal vehicles or in the future would he put a business on the property.

Mr. Thomas said that in the future he would like to build a structure on the property for truck sales and maintenance. He would like to be able to have customers parking trucks there as well as his personal trucks because he said that parking commercial trucks is expensive.

It was then stated that at his previous property 2232 Hwy 78, customers parked their trucks and code enforcement has come out. Mr. Thomas said that it was not him, but it was customers doing that on his property. Mr. Thomas stated that he wants to do things the right way.

Tim Hinton stated that maintenance is not allowed in an M1 zoning. He stated that we could condition it with no repair or maintenance on the property.

Tip stated it would be for parking only.

Tim asked if it was for commercial trucks or pickup trucks and Tip stated it would be for big trucks (commercial trucks). Mr. Hinton asked if this was the same as what Danny Cagle has behind the Dollar General and he advised that it was.

Speaking: Mayor of Good Hope, Robert Post, who lives at 3020 Sweetwater Trail stated he was opposed to this rezone. He stated that M1 is a no vehicle maintenance or washing of vehicles zoning. He said that the drawing shows 2,400 sq. ft. building to be placed on the property. He expressed that all surrounding properties are B2 and that it would be better for him to ask for B3 with a variance but went on to say that there about ½ dozen storage facilities up and down Highway 78.

Rebuttal: Mr. Thomas stated he has not operated in 2 years and that others do stuff on his property and make him look bad.

Tim Hinton asked if there were any code cases on this property and Mr. Thomas stated that there were not any on this property. He said from the first time when he came across Keith Sargent and Josh Prophett with Walton County Planning & Development that he has complied with everything that code enforcement has asked him to do. He went on to state that there are other businesses around him that are operating without a license.

Mark Banks said that we need to find out exactly what the Applicant is trying to do with the property.

Tip stated that Mr. Thomas is not trying to build a multi-storage building that he is only trying to store his own trucks and that they would like to speak with Kristi, the Director of Walton County Planning & Development and the Zoning Department about re-doing the application.

Recommendation: Tim Hinton made a motion to table the case until the Applicant can decide how he would like to proceed on the property and was seconded by Timothy Kemp. The Motion carried unanimously.

Allowed in: B2, B3, M1 & M2

MOTOR VEHICLE SALES: An open area, other than a right-of-way or public parking area, used for display, sale, or rental of new or used motor vehicles in operable condition and where no repair work is done.

Section 6-1-570 Motor Vehicle Sales (8)

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

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

Amended
Rezone Application # Z26-0072 **Tabled from:** 4/2/2026

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 12-1-2026 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 #

GLORIA LINTON

5611 NW 43RD WAY

COCONUT CREEK, FL 33073

Phone # 470-478-8873

Property Owner Name/Address/Phone

SAME AS APPLICANT

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

Phone # _____

Location: 2149 HWY 78 Requested Zoning B-2 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 B-2 to allow an auto dealership and a passenger car rental

Property is serviced by:

Public Water: X 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.

Gloria Linton 9/9/2026 \$ paid *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 City of Between West B2

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

Commission District: 1- Amarie Warren 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 X _____ 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.

Gloria Linton

Signature of Applicant/Date

Check one: Owner _____ X 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 B-2 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

September 9, 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 B-2 to allow for an auto dealership and a passenger car rental office.

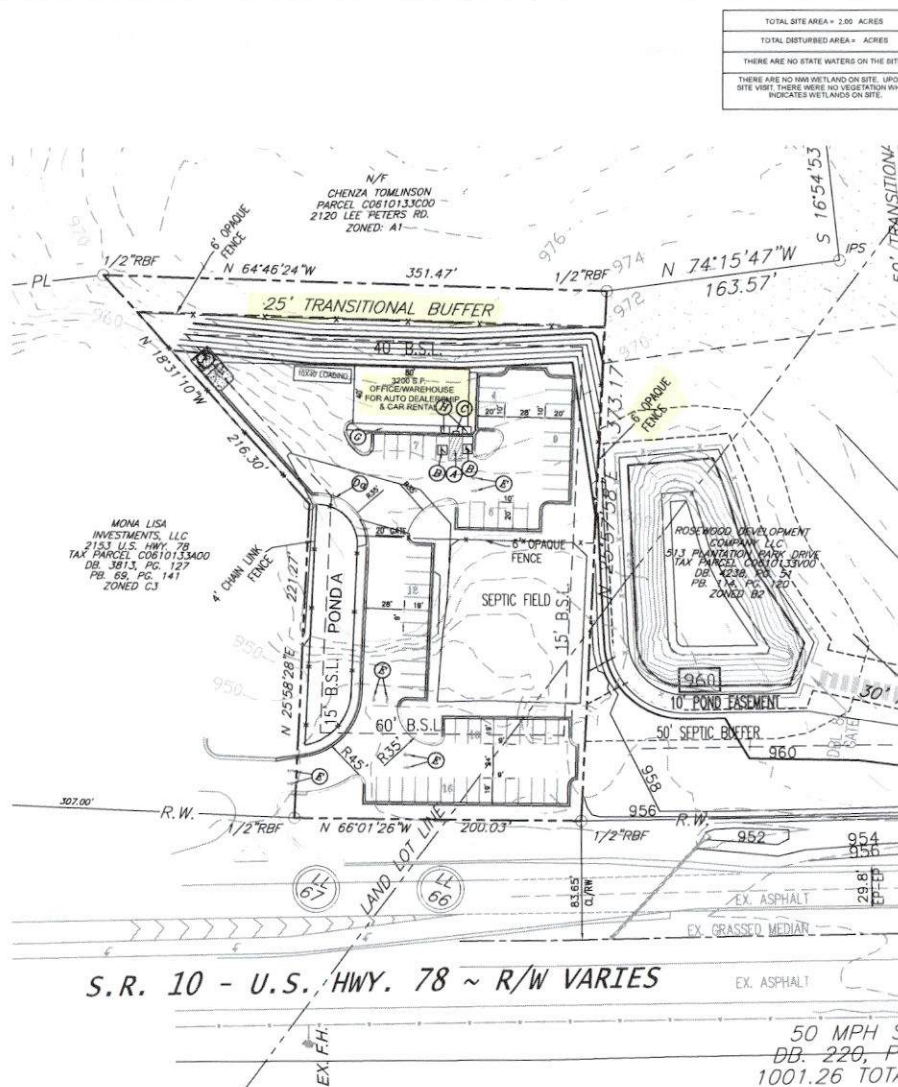
We look forward to developing this project in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Thiep Huynh', with a horizontal line drawn through the middle of the signature.

Thiep Huynh, PE
Consultant



A. 1.5 INCH ASPHALT TOPPING - TYPE "E" OR "F"
B. 3 INCH ASPHALT BINDER - TYPE "B"
C. 8.0 INCHES OF CRUSHED STONE BASE COURSE
D. STABILIZED SUBGRADE
RAIL SUBGRADE NON (IN SITU OR COMPACTED FILL)
COMPACTED TO A MINIMUM OF 90%
OF ASTM D 1557 DENSITY

TYPE I PAVEMENT
(FOR INTERIOR DRIVEWAY)
NO SCALE

TOTAL SITE AREA = 2.00 ACRES
TOTAL DISTURBED AREA = ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWW WETLAND ON SITE. UPON A
SITE VISIT THERE WERE NO VEGETATION WHICH
INDICATES WETLANDS ON SITE.



REZONE REQUEST: CURRENTLY ZONED B-2 AND M-1
REQUESTING B-2 ZONING DISTRICT.

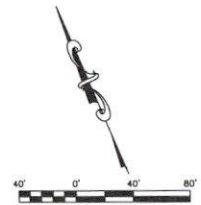
TOTAL SITE AREA = 2.0 ± ACRES

PROPOSED USE = AUTO DEALER AND PASSENGER CAR
RENTAL

NOTES:
1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY DJ BAGGETT LAND
SURVEYING, DATED 1/20/2003.
2. THERE ARE NO NW WETLAND ON THE SITE.
3. THERE ARE NO STATE WATER ON THE SITE.
4. NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER
F.I.R.M. PANEL 13297C0125E DATED DEC. 8, 2016

SITE PLAN KEYED NOTES

- (A) AREA STRIPPED WITH SWIS/4"AMP @ 40' 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.
- (E) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL SEE DETAIL SHEET.
- (F) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (G) CONCRETE DUMPSTER PAD.
- (H) 5' CONCRETE SIDEWALK.
- (I) HANDICAP SIGN. SEE DETAIL SHEET.
- (J) CROSS WALK.



A.C.E.
ALCOVY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.
P.O. BOX 111111, F.E.
400 Edwards Rd.
Oxford, Alabama 35057

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in whole or part, are the sole property of Alcovy
Consulting Engineering and Associates, LLC, and
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Consulting Engineering and Associates, LLC.

**CONCEPTUAL
PLAN**

**PROPOSED
THOMAS'
COMMERCIAL**

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
REUBEN THOMAS

24 HOUR - EMERGENCY CONTACT
REUBEN THOMAS

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 19-004THOMAS
C-1



Planning and Development Department Case Information

Case Number: Z26-0288

Meeting Dates: Planning Commission 11-05-2026

Board of Commissioners 12-01-2026

Applicant:

K and M Home Builders, LLC
5072 Bristol Industrial Way, Suite A
Buford, Georgia 30518

Owner:

Pleasant Valley Developers, LLC
5072 Bristol Industrial Way, Suite A
Buford, Georgia 30518

Current Zoning: The current zoning is A2OSC.

Request: Rezone 86.83 acres from A2OSC to R1OSC to create a 71-lot residential subdivision.

Address: Pleasant Vally Road, Monroe, Georgia 30655

Map Number/Site Area: C1810021 – 86.83 acres

Character Area: Suburban

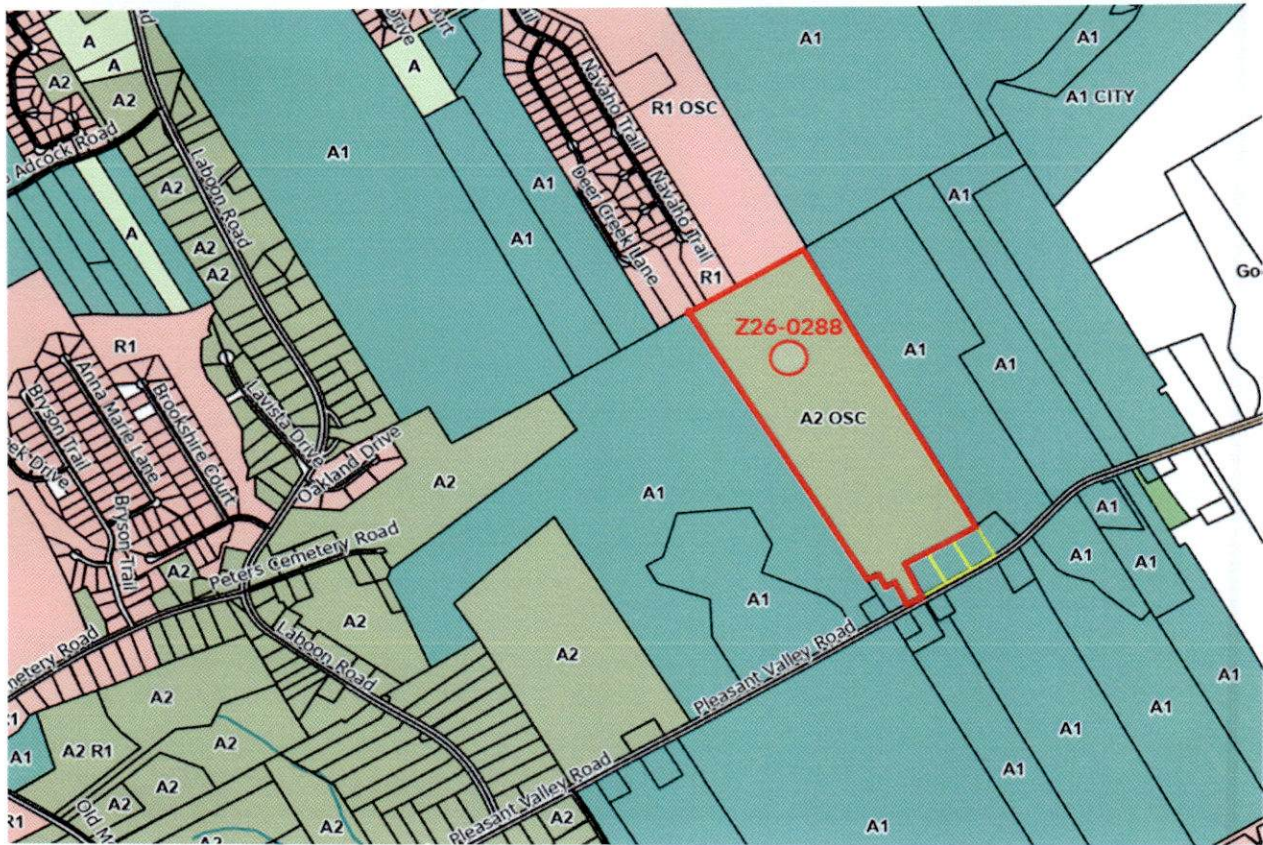
District 6 Commissioner- Kirklyn Dixon

Planning Commission–Timothy J Kemp

Existing Site Conditions: Property is vacant.

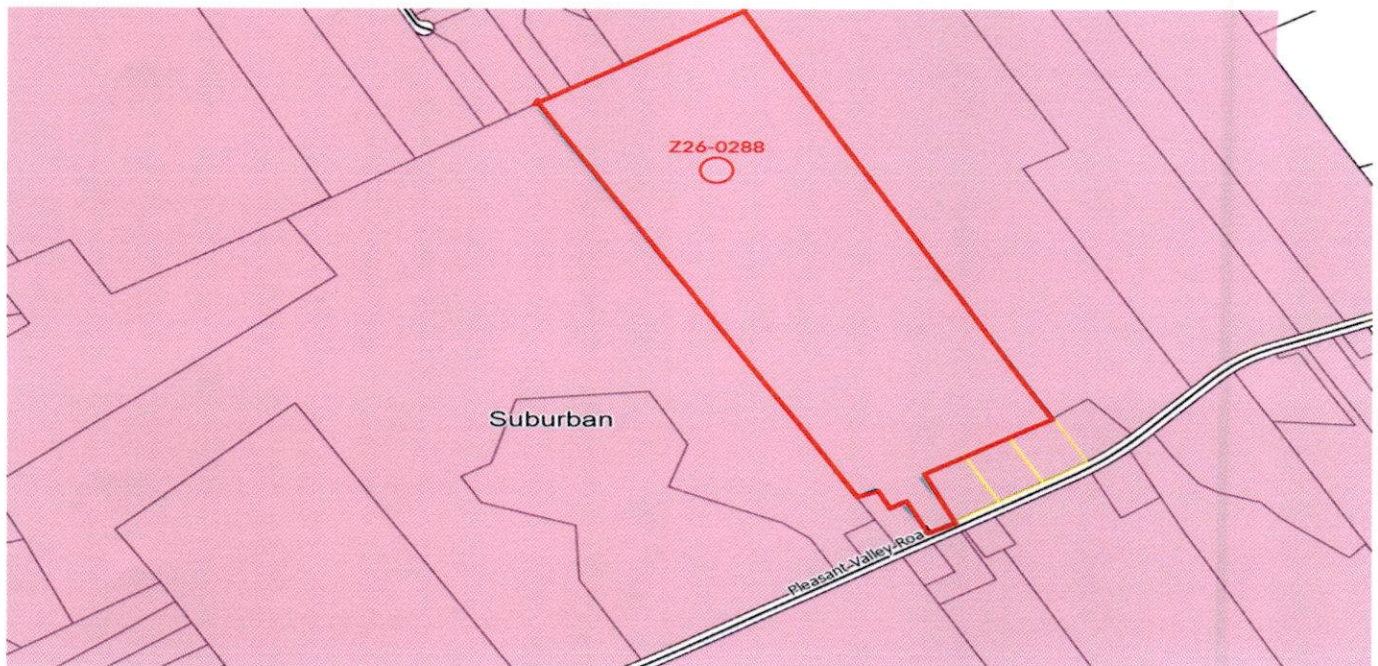


The surrounding properties are zoned A1, R1 and R1OSC.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

Z23060002	Freeman Berrong Properties, LLC	Residential Subdivision & Variance to reduce street width from 24' back to curb to back to curb	C1810021 Pleasant Valley Road	Approved w/conditions
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Conditions: Approved the zoning of A2OSC so it says agriculture, with a maximum of 56 lots and density of 1.52 houses per acre which is 13 lots more than A1 but 16 lots less than the developer is asking for and with the conditions presented:

1. Minimum sq. ft. on single story lots to be 2,300;
2. Minimum sq. ft. on two-story lots to be 2,800;
3. Roads will not be stubbed into adjoining properties;
4. Roads will be curb and gutter;
5. Facades to include cement siding with some combination of brick, stone, board and batten or shake accents;
6. Front yards to be sodded; and
7. Mandatory HOA with HOA managing the open space.

Staff Comments/Concerns:**Public Works:****Sheriff's Department:****Water Authority:****Fire Marshall Review:****Fire Department Review:****Board of Education:****GDOT:****City of Loganville:**

City of Social Circle:

City of Monroe:

Rezone Application # 226-0288**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 11/5/26 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12/1/26 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1810021**Applicant Name/Address/Phone #**

KandM Homebuilders LLC
5072 Bristol Industrial Way
Suite A
Buford GA 30518

Property Owner Name/Address/Phone

Pleasant Valley Developers LLC
5072 Bristol Industrial Way
Suite A
 (If more than one owner, attach Exhibit "A")
Buford GA 30518

Location: Pleasant Valley Rd Requested Zoning R1 OSC Acreage 86.83

Existing Use of Property: VACANT LAND UNDEVELOPED

Existing Structures: NONE

The purpose of this rezone is DEVELOP A COMMUNITY OF 71 R1 OSC LOTS FOR RESIDENTIAL USE.

Property is serviced by the following:

Public Water: ☒ Provider: WALTON COUNTY WATER Well: N/A

Public Sewer: N/A Provider: _____ Septic Tank: YES

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

Fee Paid

30 SEPT 2026 \$ 1200.00

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A2 OSC Surrounding Zoning: North R1 South A1
 East A1 West A1

Comprehensive Land Use: Suburban **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 X_____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.



30 SEPT 2020

Signature of Applicant/Date

Check one: Owner X 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: Pleasant Valley Developers LLC

Address: 5072 Bristol Industrial Way, Suite A, Buford GA 30518

Location of Property: 0 Pleasant Valley Rd

Map/Parcel Number: C1810021

Current Zoning: A20SC Requested Zoning: R10SC


Property Owner Signature

Property Owner Signature

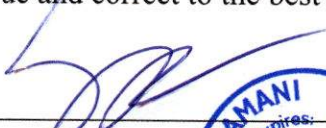
Print Name: Keith Boeckman

Print Name: _____

Address: 5072 Bristol Ind Way, Buford GA 30518

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



30 SEP 2024
Date

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

- Existing uses and zoning of nearby property;

C1810024140 PARCEL TO SW ZONED A1
 PARCEL TO NW ARE ZONED R1 AND R1 OSC
 C1810018 PARCEL TO NE ZONED A1
 ADDITIONAL 3 RES PARCELS TO SE ARE ZONED A1 (FRONT ON P. VALLEY)

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

THE PROPOSED ZONING REQUEST SHOULD NOT HAVE ANY NEGATIVE OR DIMINISHING IMPACT TO ANY PROPERTIES IN THE AREA

- 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 PROVIDES ADDITIONAL RES HOUSING FOR THE AREA. THERE IS NO ANTICIPATED DESTRUCTION OF SURROUNDING PROPERTY VALUES EXPECTED

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

THE PUBLIC WILL BENEFIT THROUGH ADDITIONAL PROPERTY TAXES GENERATED AS COMPARED TO CURRENT ZONING OF A2 OSC. ADDITIONALLY, ADDITIONAL HOMESITES WILL ASSIST IN REDUCING PER LOT DEVELOPMENT COST.

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

THE PROPOSED REQUEST FALLS WITHIN PARAMETERS
PER LAND USE MAP, WITH COMPLIANCE TO THE
SUBURBAN CHARACTER AREA

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

THIS PROPERTY HAS NOT OCCUPIED AS ZONED
SINCE AUGUST 2023.

Letter of Intent

September 30, 2026

Ms. Parr,

Pleasant Valley Developers LLC is requesting to rezone 86.83 acres being parcel C181000000021000, located on Pleasant Valley Road in Good Hope GA. The applicant is requesting to rezone to R1OSC designation for a residential community containing 71 Lots. The proposed homes will have a minimum of 2200 sq ft for ranch style homes and 2400 sq ft for two story homes. We propose a recreation area to include 2 pickle ball courts and the Mail Kiosk.

Roads are to have 60' of R/W with 28' width BOC and 24' width EOP.

Thank you!

Gary Gettis

404 569 4221



Planning and Development Department Case Information

Case Number: Z26-0289

Meeting Dates: Planning Commission 11-05-2026

Board of Commissioners 12-01-2026

Applicant:

Amy Wade Potgieter
490 Gene Bell Road
Monroe, Georgia 30655

Owner:

Estate of Alfred Meeks
c/o John W Stell, Jr.
Attorney at Law
P.O. Box 644
Winder, Georgia 30680

Current Zoning: The current zoning is A1.

Request: Rezone 5.00 acres from A1 to A2 to create 3 buildable lots with 1 lot having a house already on the property.

Address: 3110 Hearn Road, Monroe, Georgia 30656

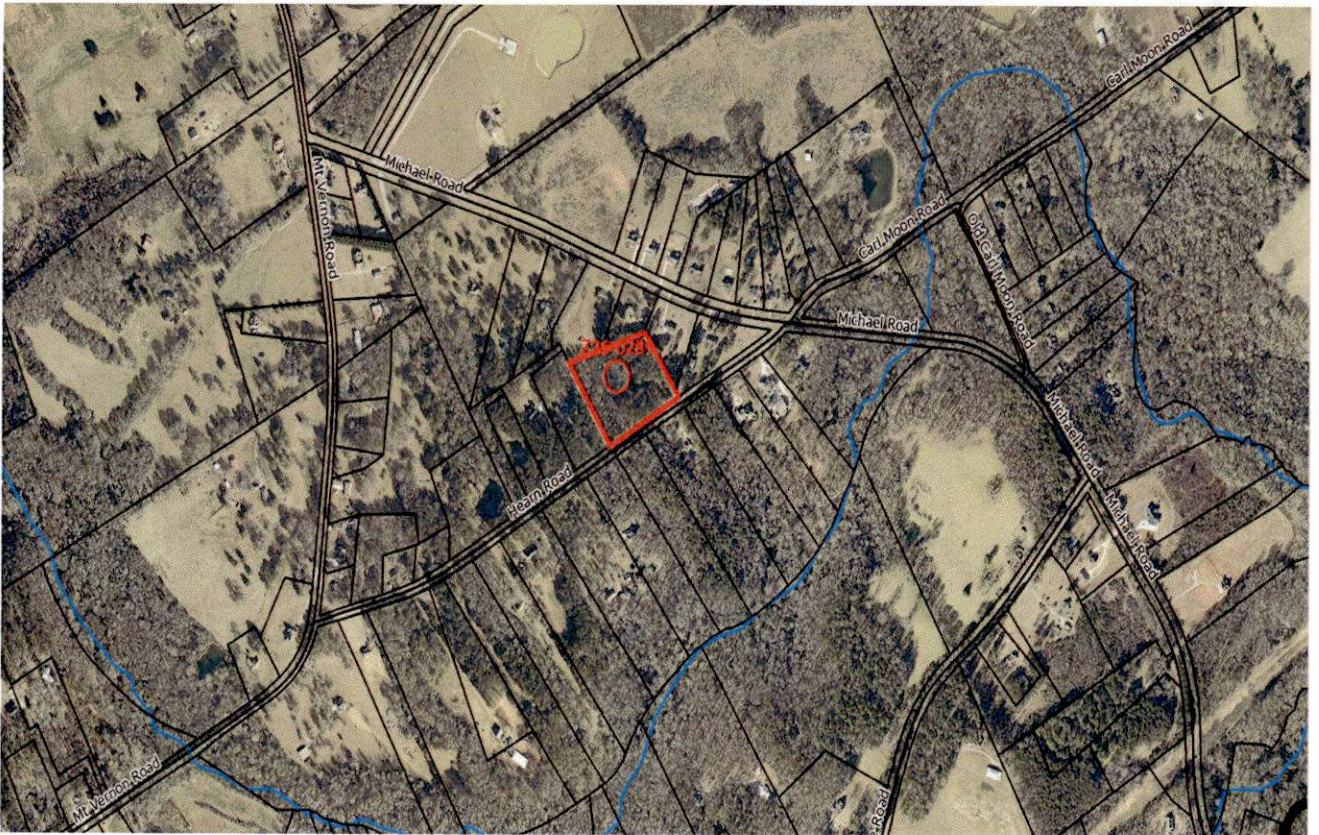
Map Number/Site Area: C1620083–5.00 acres

Character Area: Suburban

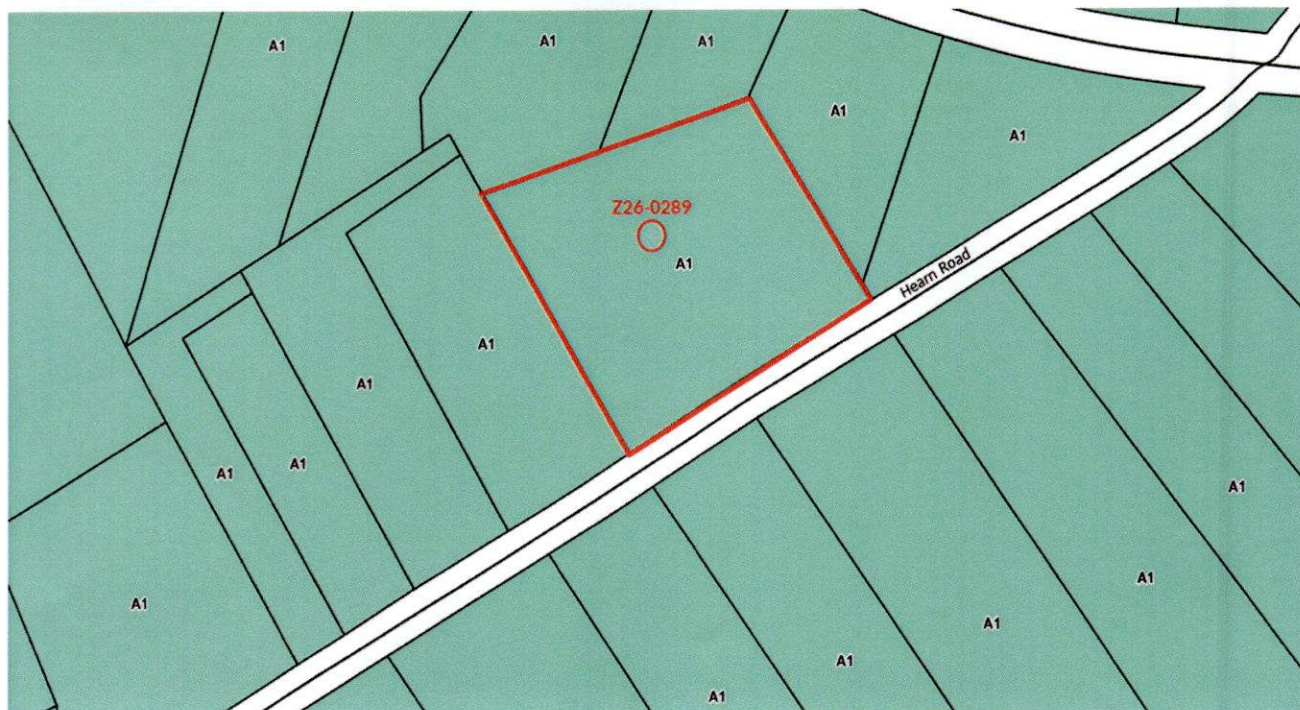
District 5 Commissioner- Jeremy Adams

Planning Commission–Tim Hinton

Existing Site Conditions: Property has a house on it.

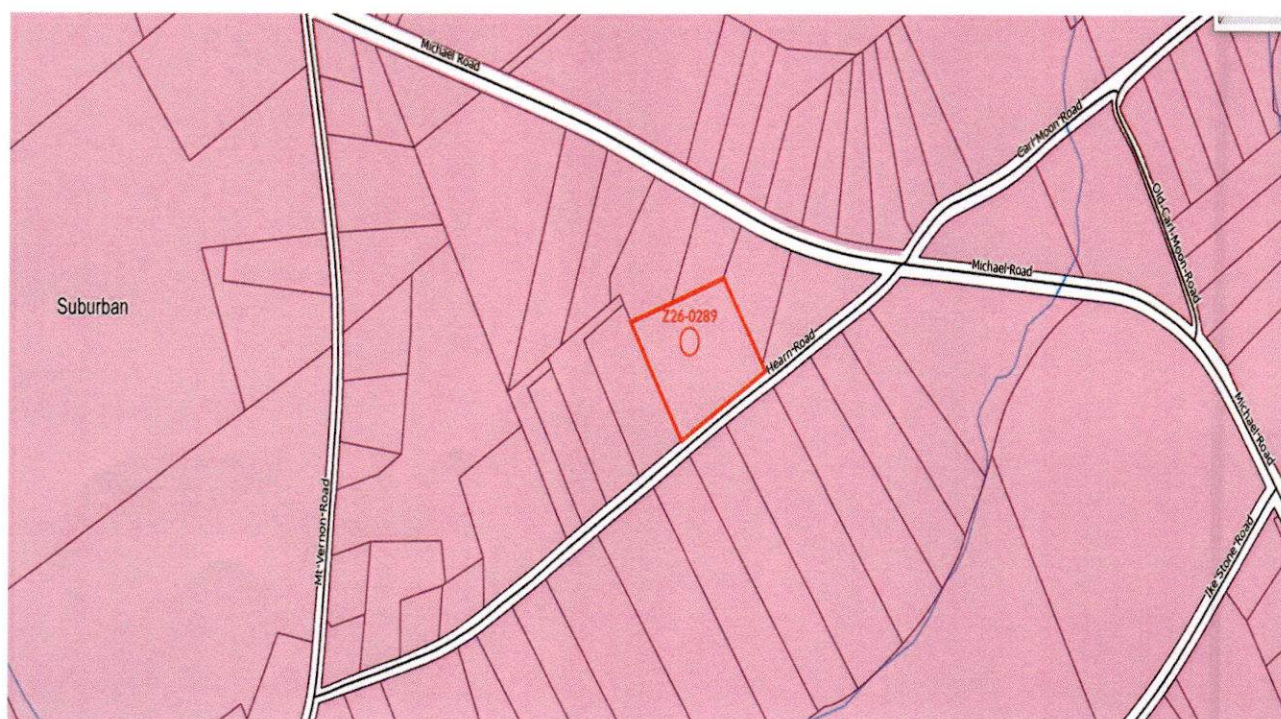


The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



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 Loganville:

City of Social Circle:

City of Monroe:

Rezone Application # Z26-0289
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C162 0083

Applicant Name/Address/Phone #

Amy Wade Potgieter
13 S. Center St
Winder, GA 30680

E-mail address

Phone # 678-859-4238

Property Owner Name/Address/Phone

John Estell Jr. Administrator
for Alfred Means
PO Box 644

Winder, ga 30680
 (If more than one owner, attach Exhibit "A")

Phone # 770-867-7431 ext. 1

Location: 3110 Hearn Rd Requested Zoning A2 Acreage 5.00

Existing Use of Property: Vacant land with one house

Existing Structures: Yes - 1 house

The purpose of this rezone is Divide into 3 tracts - residential homes

Property is serviced by the following:

Public Water: X Provider: Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Amy Wade Potgieter Date 9/23/26 Fee Paid \$ 600.00

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: 5-Jeremy Adams 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.



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: Amy Wade Potgieter
 Address: 13 S. Lenth St, Winder, GA 30680
 Telephone: 678-859-4238
 Location of Property: 3110 Hearn Rd
Monroe, GA 30656
 Map/Parcel Number: C162 0083
 Current Zoning: A1 Requested Zoning: A2
 Property Owner Signature: [Signature]
 John E. Stell Jr
 Print Name: Administrator of Alfred Print Name: _____
Meeks
 Address: P.O. Box 644, Winder GA 30680 Address: _____
 Phone #: 770-867-7431 ext. 1 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] 9-16-26
 Notary Public 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;

Nearby properties consist of land and lots of similar uses with newer homes being built as well as some older established homes in the area.

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

Under the current zoning the property would only yield one additional lot at best. We are asking to get two additional lots to maximize the potential use.

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

There will be no destruction of property value if the requested use is approved. We are asking to build single family homes on one plus acre lots which conform to the area.

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

We are planning to build homes similar to what exists in the area and feel this is a gain to the adjoining property owners as well as the current owner of this property.

5. The suitability of the subject property for the zoned purposes; and
our requested use is suitable to the
area as it conforms with what exists
there currently.
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 occupied by one home
which is currently lived in and is owned
by an estate who wishes to sell. We
are the contract buyer

Letter of Intent

Dear Members of the Planning Commission:

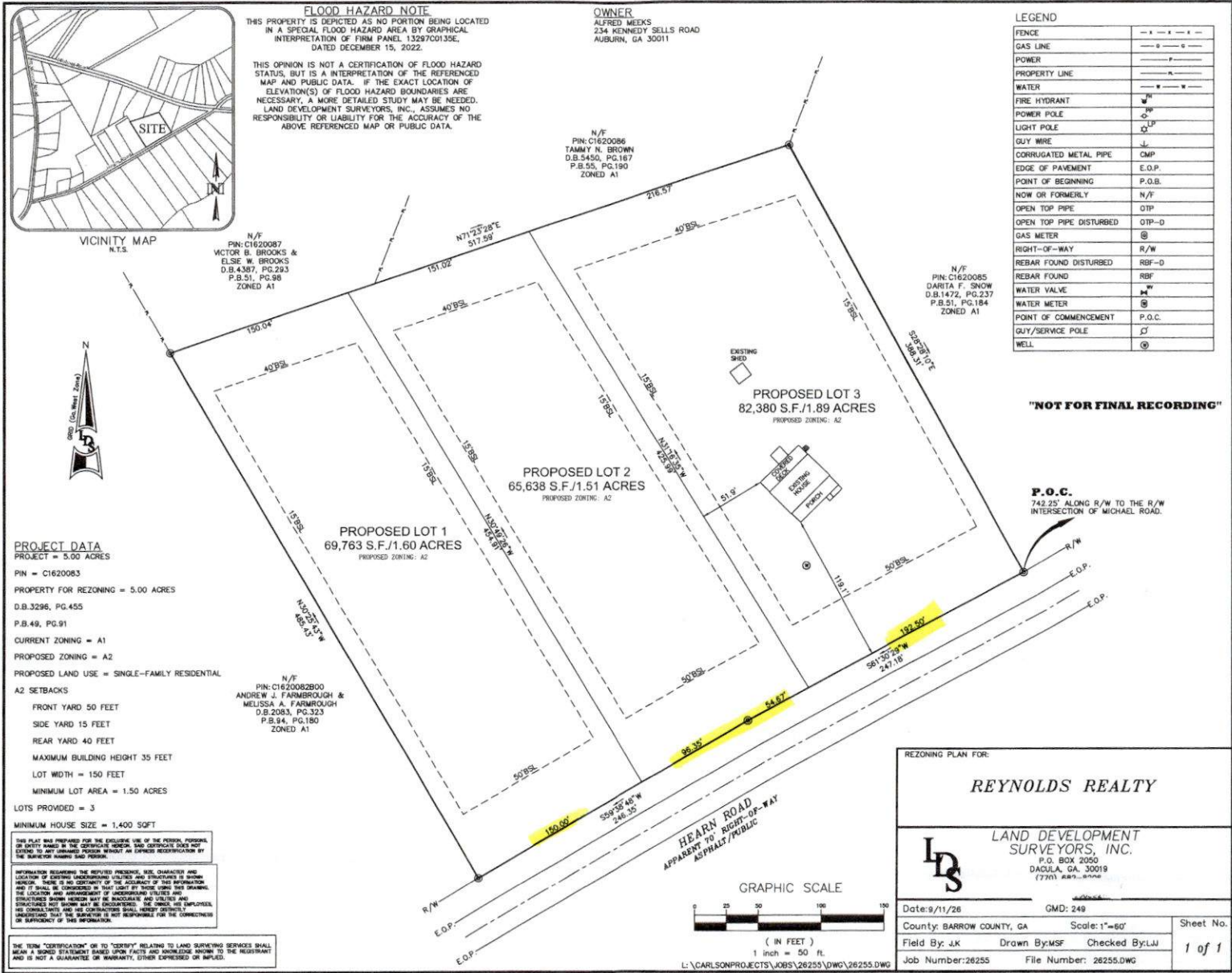
I am submitting this Letter of Intent in support of my request to rezone approximately 5 acres of property located in Walton County, Georgia, at 3110 Hearn Rd, Monroe, GA 30656 from A-1 to A-2.

The purpose of the requested rezoning is to allow the property to be divided into three residential lots, with each lot intended for the construction of a single-family home. The proposed development is intended to remain low-density and residential in character and is consistent with the rural/residential nature of the surrounding area.

Sincerely,

A handwritten signature in black ink, reading "Amy Wade Potgieter". The signature is fluid and cursive, with a large loop at the end of the last name.

Amy Wade Potgieter





Planning and Development Department Case Information

Case Number: LU26-0290 & Z26-0291

Meeting Dates: Planning Commission 11-05-2026

Board of Commissioners 12-01-2026

Applicant/Owner:

Alix P Julmis
403 Silvertop Drive
Grayson, Georgia 30017

Current Zoning: The current zoning is R1.

Request: Land Use Change from Suburban to Neighborhood Residential and Rezone 1.00 acre from R1 to R2 to have a 6 resident personal care home.

Address: 2955 Atkinson Road, Loganville, Georgia 30052

Map Number/Site Area: C0470047 – 1.00 acre

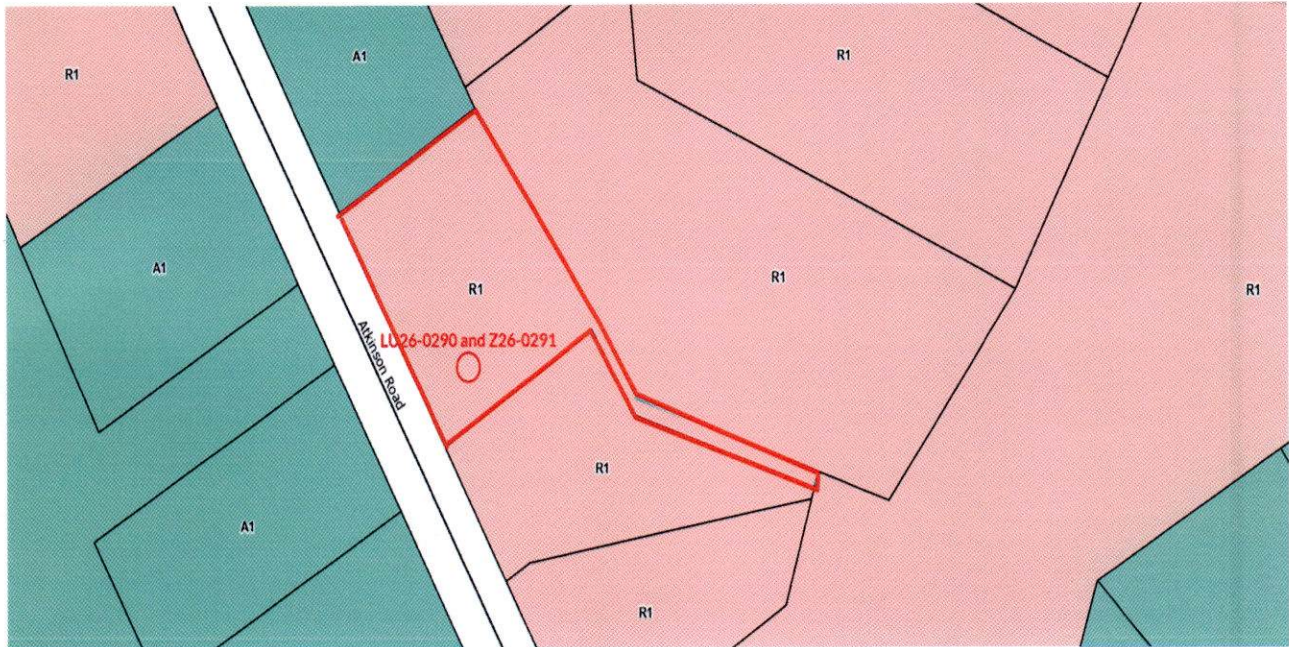
Character Area: Suburban

District 1 Commissioner- Amarie Warren Planning Commission – Josh Ferguson

Existing Site Conditions: The property contains a house and a storage building.

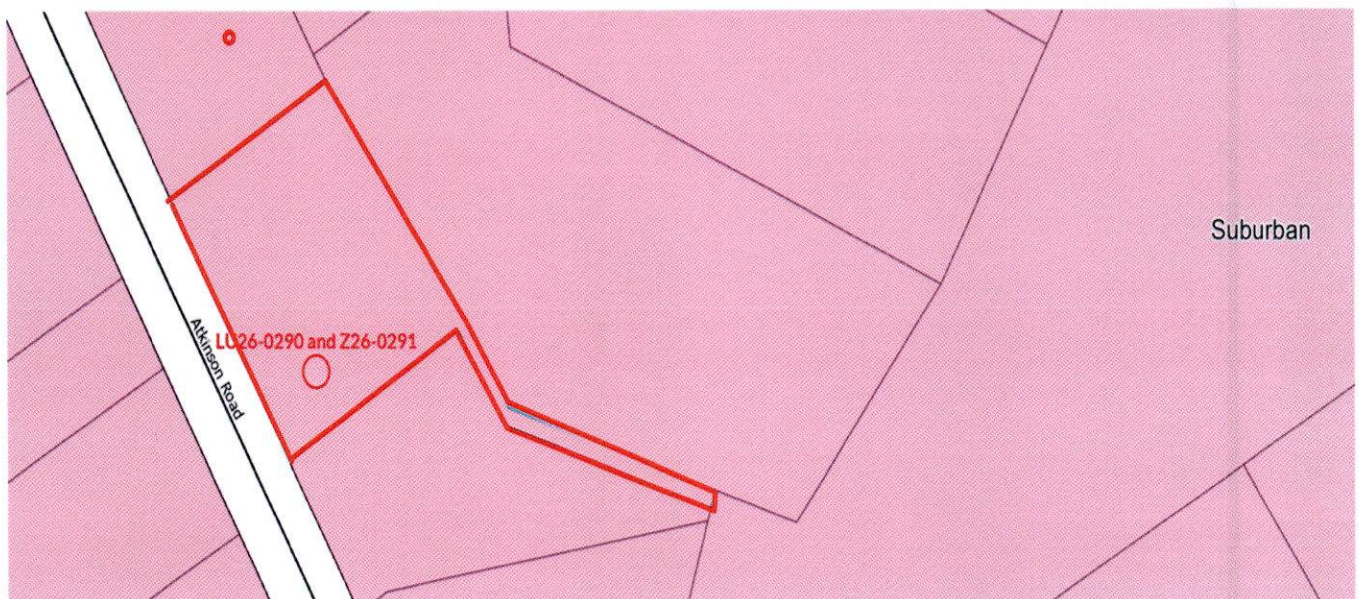


The surrounding properties are zoned A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

Z00865	Larry Garner	A-1 to R-1 Split 2 lots into 3 lots	C047-47,48,49 2955 & 2915 Atkinson Rd	Approved
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Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

City of Social Circle:

City of Loganville:

Character Area Map Amendment

Application # LU26-0290

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 12-1-2026 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 C0470047

Applicant Name/Address/Phone #

P. Alix Julmis

403 Silvertop Dr

Grayson GA 30017

Phone # 516-303-6933

E-mail Address:

Property Owner Name/Address/Phone

P. Alix Julmis

2955 Atkinson Rd

Loganville GA 30052

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

Phone # 678-261-7654

Location: 2955 Atkinson Rd Loganville GA Acreage 1.00

Existing Character Area: Suburban

Proposed Character Area: Neighborhood Residential

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

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 yes Industrial

Proposed Zoning: Number of Lots: 1 Minimum Lot Size: 1.00 Acre

Public Sewer: Provider: Septic Tank: yes

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 Alix Julmis

Date 10/05/2026

\$ 300.00
Fee Paid

Rezone Application # 226-0291

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

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel CO470047

Applicant Name/Address/Phone #

Alix P. Tulmis
403 SILVERTOP DR. Grayson
516-303-6933

Property Owner Name/Address/Phone

Alix P. Tulmis
403 SILVERTOP DR. Grayson Ga
516-303-6933
 (If more than one owner, attach Exhibit "A")

Location: 2955 Atkinson Requested Zoning R-2 Acreage 1

Existing Use of Property: Single Family Residential dwelling

Existing Structures: One single-family residence and accessory structure shed
garage

The purpose of this rezone is to allow the operation of a state-licensed
Personal care home with a maximum of six (6) residents in
Residential setting. The property will maintain its residential character
and no major structural expansion is proposed
 Property is serviced by the following:

Public Water: ☒ Provider: Walton County Well: ☐

Public Sewer: ☒ Provider: Walton County 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 10/5/2026 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

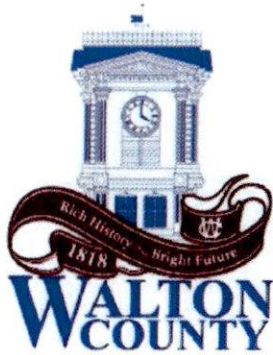
Office Use Only:

Existing Zoning R1 Surrounding Zoning: North R1 South R1
 East R1 West R1

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

Commission District: 1-Amarie Warren Watershed: — TMP —

I hereby withdraw the above application _____ Date _____



**Walton County
Planning and Development**

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

OCCUPATIONAL TAX CERTIFICATE

BUSINESS LICENSE NUMBER : 26-0237

Pursuant to the provisions of the Walton County Comprehensive Land Development Ordinance

**CARING HANDS FAMILY LLC
2955 Atkinson Road, Loganville**

Has been duly licensed by the County of Walton to engage in the business of:
**Personal Care Home
3 RESIDENTS**

Description, Limitations, Notes: Personal Care home - 3 residents

The Issuance of an Occupational Tax Certificate shall not be interpreted that such business is in compliance with State or Federal Statutes and Regulations or Deed Covenants.

*****POST THIS CERTIFICATE IN A CONSPICUOUS LOCATION*****
THIS LICENSE IS NOT TRANSFERABLE AND IS SUBJECT TO BE REVOKED IF ABUSED

**Tracie Malcom
Zoning Specialist**



EFFECTIVE DATE
September 10, 2026

EXPIRATION DATE
September 10, 2027



GEORGIA DEPARTMENT OF
COMMUNITY HEALTH

STATE OF GEORGIA PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

Caring Hands Family LLC

(Name of Governing Body)

to maintain and operate a Personal Care Home with a capacity of

3

named as

Caring Hands Family LLC

(Name of Facility)

Said facility and premises are located at

2955 Atkinson Road

(Street)

in

Loganville

(City or Town)

30052

(Zip Code)

, County of

Walton

, Georgia.

This permit is effective

9/2/2026

, and remains in effect unless revoked or suspended.

"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. 31-7-3 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."

THIS PERMIT IS NOT TRANSFERABLE

Permit No:

PCH045528

In Witness Whereof, we have hereunto set our hand this

3 rd

day of

September , 2026 .

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

Anthony A. Moss

Anthony A. Moss, Executive Director

Application checklist:

Name of Home: Caring Hands Family PCKTAddress: 2955 Atkinson Rd Loganville GA 30052Manager of Facility: Alix P. Tulma24 hr. contact Name and Phone #: Alix Tulma
516-303-6933

(Information must be kept current)

Number of Residents: 6

- ☒ 1. Provide copy of Proof of Ownership for the property or a copy of the Lease Agreement (notarized)
- ☒ 2. A scaled floor sketch (including labeling of the rooms, room measurements, location of all doors, windows and bed placement for residents, family and staff)
- ☐ 3. Written approval for water source and sewage disposal system
- ☒ 4. Electrical Service Inspection Report with no violations or hazards identified from a Georgia licensed electrician.
- ☒ 5. HVAC Inspection Report with no violations or hazards identified from a Georgia licensed HVAC Contractor.
- ☐ 6. Fire Alarm Installation Affidavit of Installation.
- ☐ 7. Fire Suppression System Affidavit of Installation.

All items listed above must be submitted to the department in order to obtain an Evaluation Permit.

The cost of the permit is \$50.00. Applicant calls 770-267-1485 prior to 3:00pm to request a Fire Safety Inspection the next business day Monday - Thursday.

****All Safety Code Requirements listed on page 3 must be completed prior to scheduling an inspection.****

Prior to the issuance of an Occupational Tax Certificate (business license) the Fire Safety Inspection must be approved and a copy of the state license must be submitted.

Water and Septic Tank Report Form

Water and sewage systems must meet applicable federal, state and local standards or regulations. This report should be completed by the County Environmentalist from the County Public Health Department in which the residence is located. The form should be included in your application package submitted to HFR.

To be completed by applicant:

Home Name: Cooking Hands Family LLC

Address: 2955 Jackson Rd City: Loganville

County: Walton Telephone: 516-303-6933

To be completed by the County Environmentalist:

WATER (Check only one):

☒ The home's water supply is from an approved source.

☐ The home's well has been tested and the report is attached.

SEWAGE (Check only one):

☐ The home is connected to a public or county sewage disposal system.

☒ The home is served by an on-site sewage system adequate for proposed use for 1 employee and 6 residents.
(Maximum number of residents)

County Environmentalist: Lam Paha

Print Name Signature: Walker Rabun Date: 1/29/26

Walton County Fire Rescue

Certificate of Occupancy

Occupancy Classification
Personal Care Home

Caring Hands Family
2955 Atkinson Rd
Loganville, GA 30052

Area of Building Covered
2400 Sq Ft.

Construction Type
VB
Ordinary

This certificate of occupancy certifies that the building hereon has met the minimum fire safety requirements set forth by Walton County Fire Marshal's office.

Maximum
Occupant Load
3 Residents
1 Staff

Issue Date
06/25/2026

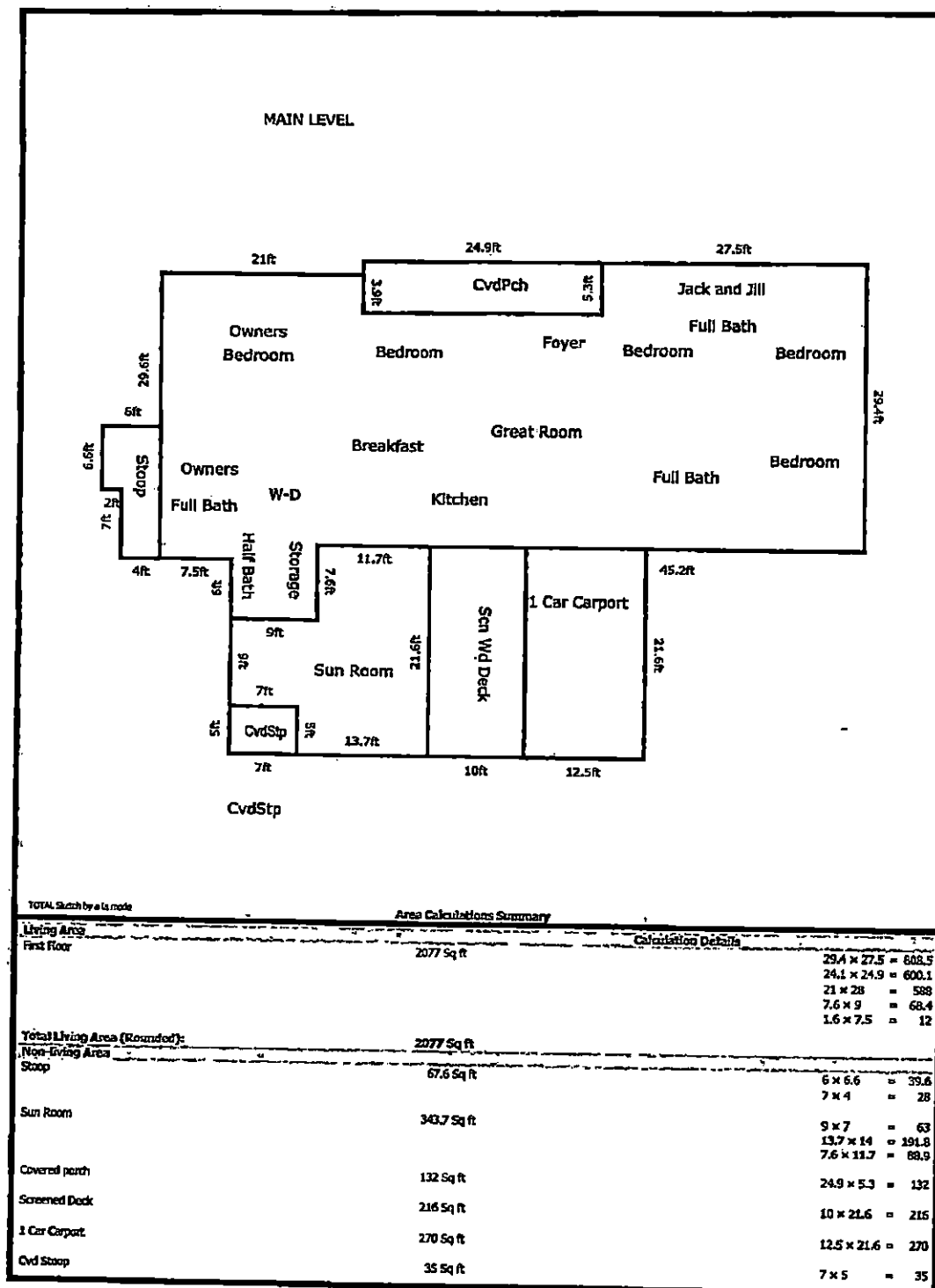


Fire Marshal
Jonathan Fuqua
Jonathan Fuqua

Building Sketch

Item 4.3.

Borrower	Alix Juhmis				
Property Address	2955 Atkinson Rd				
City	Logansville	County	Walton	State	GA
Lender/Client	United Wholesale Mortgage				
				Zip Code	30052



Character Area	Description of Character Area	Zoning Allowed	Appropriate Land Uses
Conservation	Undeveloped land to be limited <u>from</u> development pressures due to sensitive environmental conditions and natural <u>resource</u> protection	A, A1, A2, (OSC), (GS)	Agriculture, Forestry, Low-Density Residential, Conservation, Parks and Outdoor Recreation
Rural Residential and Agriculture	Undeveloped land likely to face development pressures for low-density residential land	A, A1, A2, MHP, (OSC), (GS)	Residential, Agriculture, Public, Outdoor Recreation
Suburban	Planned to accommodate the <u>majority</u> of new residential growth	A, A1, A2, R1, MHP, B1, (OSC), (GS)	Residential, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use
Neighborhood Residential	Traditional residential development with neighborhood- <u>scale</u> businesses located throughout	A, (R1), (R2), (R3), O-I, (TC), B1, B2,	Residential, Commercial, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use
Village Center	Focal point/activity center with retail, service, office, high-density housing, and public/open space.	R1, R2, R3, B1, O-I, TC	Mixed-use, Residential, Public, General Recreation, (Rec Sports and Outdoor Rec) <u>Office</u> , Commercial
Employment Center	Larger-scale commercial, including light industry, office, retail, and services	B1, B2, B3, OI, M1, M2, MUBP, SSBP	Commercial, Office, Industry
Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares.	A, B1, B2, B3, O-I, M1, M2, MUBP,	Commercial, Office, Industry, Public, Agriculture

I pulled your Personal Care Home paperwork from Environmental Health and it shows 1 employee and 6 residents.

I contacted the Fire Marshal to let him know you were applying for a Rezone. The Fire Marshal said that the only remaining task was to finish the fire sprinkler work. You would need to get an evaluation for his CO changing from 3 to 6.

--
Tracie Malcom
 Zoning Specialist
 Walton County Planning & Development
 126 Court Street, Annex 1
 Monroe, CA 95555

Property at 899 Pannell Rd.
now owned by: Alix Julmis
(Personal Care Home)

Item 4.3.

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF COMMISSIONERS

WHEREAS, the petition filed with the Planning Commission/Board of Commissioners:

1. Rezone Z19110009– Rezone 2.00 acres from R1 to R2 to increase personal care home capacity to 5 residents – Applicant/Owner: Kathryn Reed – Property located on 899 Pannell Rd-Map/Parcel C1360019C00 – District 5.

Said case was duly advertised by publishing notice thereon in the Walton Tribune, a newspaper of local circulation 15 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said publication the public has been notified that the Planning Commission/Board of Commissioners would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Planning Commission conducted a public hearing on said petition on **JANUARY 9, 2020**. The **Planning Commission** having listened to evidence both from those in favor of said rezone, and from those in opposition of said rezone hereby recommends Approval.

WHEREAS, the Board of Commissioners conducted a public hearing on said petition on **FEBRUARY 4, 2020**. The **Board of Commissioners** having listened to evidence both from those in favor of said rezone, and from those in opposition of said rezone hereby order that the application be Approved.

Under the provision of the Walton County Land Development Ordinance of 1973 as amended.

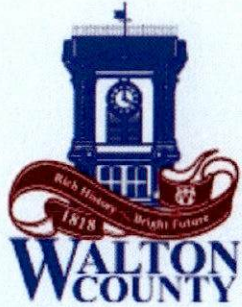
Approvals are subject to any citizen's right to appeal)

Article 4, Board of Commissioners, Part 4

THIS DECISION RENDERED THE **4TH DAY OF FEBRUARY, 2020** WALTON COUNTY BOARD OF COMMISSIONERS.

Attest: 
Assistant Director, WC Planning & Development

Date: 3-10-2020



**Walton County
Planning and Development**

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

OCCUPATIONAL TAX CERTIFICATE

BUSINESS LICENSE NUMBER : 63343

Pursuant to the provisions of the Walton County Comprehensive Land Development Ordinance

MAGE CARING HANDS LLC

899 PANNELL RD, MONROE

Has been duly licensed by the County of Walton to engage in the business of:

Personal Care Home

More than 3

Description, Limitations, Notes:

The Issuance of an Occupational Tax Certificate shall not be interpreted that such business is in compliance with State or Federal Statutes and Regulations or Deed Covenants.

*****POST THIS CERTIFICATE IN A CONSPICUOUS LOCATION*****
THIS LICENSE IS NOT TRANSFERABLE AND IS SUBJECT TO BE REVOKED IF ABUSED

**Tracie Malcom
Zoning Coordinator**



EFFECTIVE DATE
June 16, 2022

EXPIRATION DATE
December 31, 2025

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.

 3/2/26
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;

Surrounding properties consist primarily of single-family residential homes & agricultural residential uses. The requested R-2 zoning is consistent with nearby residential zoning classifications.

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

The current zoning does not allow the proposed residential care use. The requested rezoning will allow reasonable use of the property while maintaining residential character and protecting property values.

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 use promotes public welfare by providing needed residential care services within Walton County. The facility will comply with all state and local safety regulations including fire and life safety standards.

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

Approval will provide community-based housing for elderly or disabled residents while imposing minimal impact on surrounding properties. Denial will limit reasonable residential use of the property.

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

The property is suitable for residential care use due to its existing single-family structure adequate lot size and compatibility with surrounding residential 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

If occupied the property is currently improved with a residential structure and is not vacant
If vacant the properties has remained residential and suitable for adoptive residential use.

Letter of Intent

Re: Rezoning Request to R-2

2955 Atkinson Rd, Loganville, GA 30052

Parcel No.: C0470047

To the Honorable Members of the Planning Commission and Board of Commissioners,

I respectfully submit this Letter of Intent in support of my request to rezone the property located at 2955 Atkinson Road, Loganville, Georgia, to R-2.

The purpose of this rezoning is to allow the operation of a small, state-licensed Personal Care Home limited to a maximum of six (6) residents. This type of residential care setting functions similarly to a single-family household and is intentionally designed to maintain the quiet, low-density character of the neighborhood.

The proposed home will:

- Operate within the existing residential structure
- Maintain the exterior appearance of a single-family residence
- Generate traffic comparable to a typical household
- Comply fully with Georgia state licensing requirements
- Meet all Walton County fire safety and building compliance standards

There will be no commercial signage, no structural expansion altering neighborhood character, and no increase in density beyond what is reasonable for residential use.

Walton County, like many communities, has a growing need for smaller, community-based residential care options that allow elderly and disabled residents to live in a safe, home-like environment rather than in larger institutional settings. This request supports that need while preserving surrounding property values and neighborhood integrity.

The property is well-suited for this use due to its residential layout, lot size, and compatibility with surrounding properties. The proposed rezoning represents a reasonable and balanced use of the land that benefits the public while maintaining the character of the area.

I respectfully request your favorable consideration of this application.

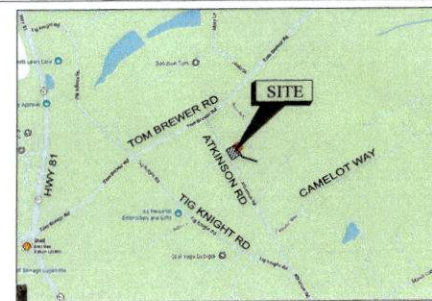
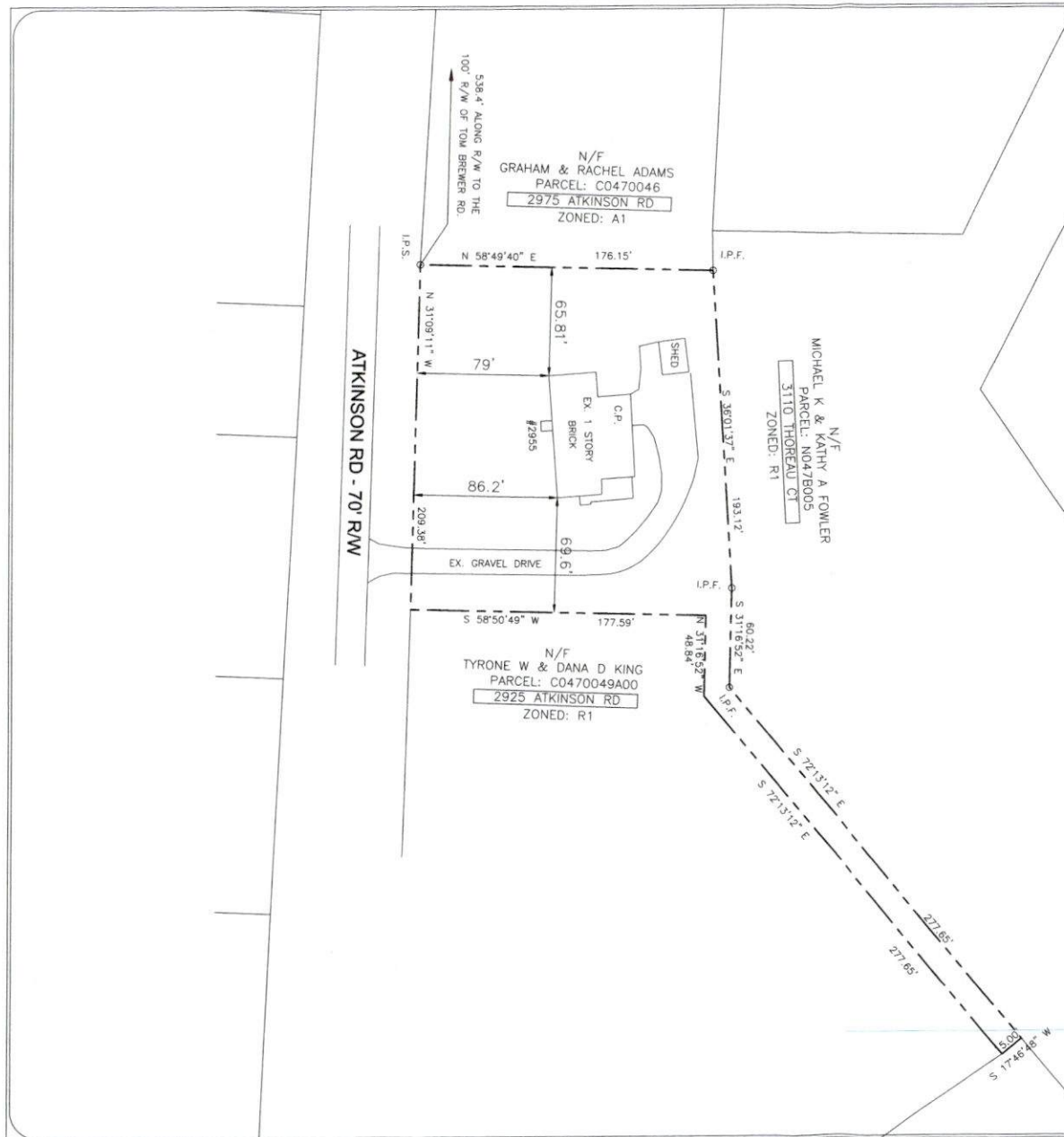
Thank you for your time and service to Walton County.

Sincerely,

Alix Julmis

516-303-6933

Date: 3/2/2026



VICINITY MAP
N.T.S.

TOTAL SITE AREA = 1.02 ACRES
TOTAL DISTURBED AREA = 0.00 ACRES
THERE ARE STATE WATERS ON THE SITE
THERE ARE NO WETLAND ON SITE

"NOT FOR FINAL RECORDING"
TOTAL AREA = 1.00 ACRES

PARCEL: C1790024 ZONED: R1

REZONING FROM R-1 TO R-2 TO ALLOW FOR A PERSONAL CARE SERVICE BUSINESS

TOTAL SITE AREA = 1.0 ACRES

APPLICABLE ORDINANCE: SECTION 4-1-120.

PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 1 ACRE.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 150 FEET.
3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 15 FEET
 - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

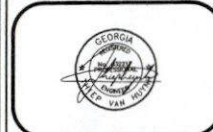
NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY VON ITTER AND ASSOCIATES, INC., DATED JAN. 7, 1998.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE STATE WATER ON SITE, LIMIT SHOWN.
4. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
5. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.



GEORGIA811
www.Georgia811.com

A. C. ALCOY CONSULTING ENGINEERING AND ASSOCIATES, LLC
P.O. BOX 100, P.E.
485 Edwards Rd.
Oakland, Georgia 30054
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SITE PLAN

PROPOSED CARING HANDS FAMILY

PARCEL: C0470047
LAND LOT: 148
DISTRICT: 4TH
2955 ATKINSON RD.
WALTON COUNTY, GA

DATE: 3/6/2026
SCALE: 1"=30'

OWNER / DEVELOPER / PRIMARY PERMITTEE
ALIX P. JULMIS
2955 ATKINSON RD
LOGANVILLE, GA 30052
1"=1" 6"=6"

24 HOUR - EMERGENCY CONTACT
ALIX JULMIS
PHONE: 770-848-8888

REVISIONS		
NO.	DATE	DESCRIPTION

JOB No. # 26-020
RZ-1



Planning and Development Department Case Information

Case Number: LU26-0297 & Z26-0298

Meeting Dates: Planning Commission 11-05-2026

Board of Commissioners 12-01-2026

Applicant:

Reliant Homes GA, LLC
P.O. Box 200
Monroe, Georgia 30655

Owner:

MFT Land Investments, LLC
P.O. Box 200
Monroe, Georgia 30655

Current Zoning: Parcel C0750131 is B2 & R1 and Parcel C0750018 is A1.

Request: Land Use Change from Employment Center to Suburban and Rezone on Parcel C0750131 from B2 & R1 to R1OSC and Rezone Parcel C0750018 from A1 to R1OSC for a 179-lot residential subdivision.

Address: C0750131 – Highway 78, Monroe, Georgia 30655

C0750018 – H D Atha Road, Monroe, Georgia 30655

Map Number/Site Area: C0750131 – 188.42 acres and C0750018 – 73.54 acres

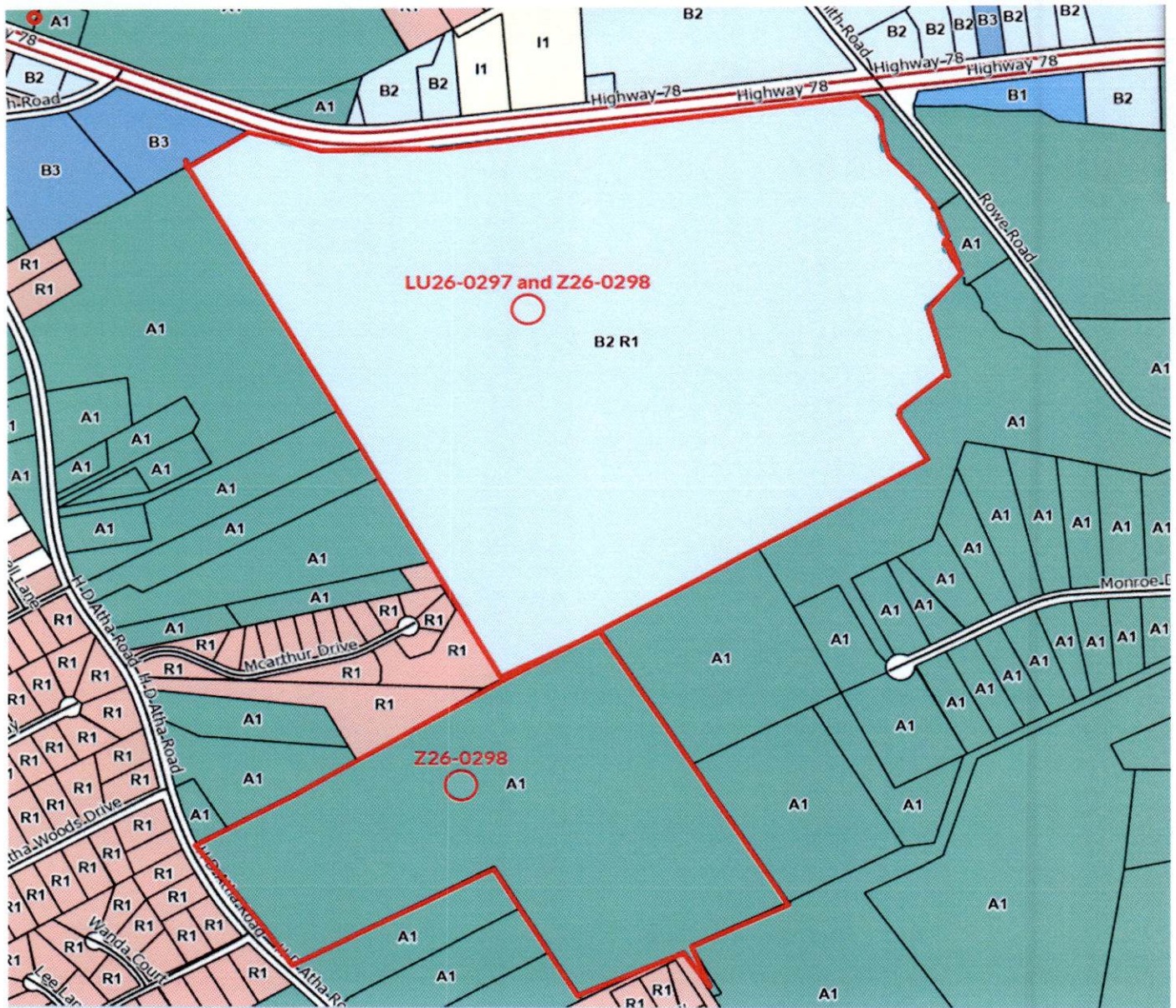
Character Area - C0750131 is Employment Center and C0750018 is Suburban

District 3 Commissioner- Timmy Shelnett Planning Commission – Robert Post

Existing Site Conditions: The properties are vacant.

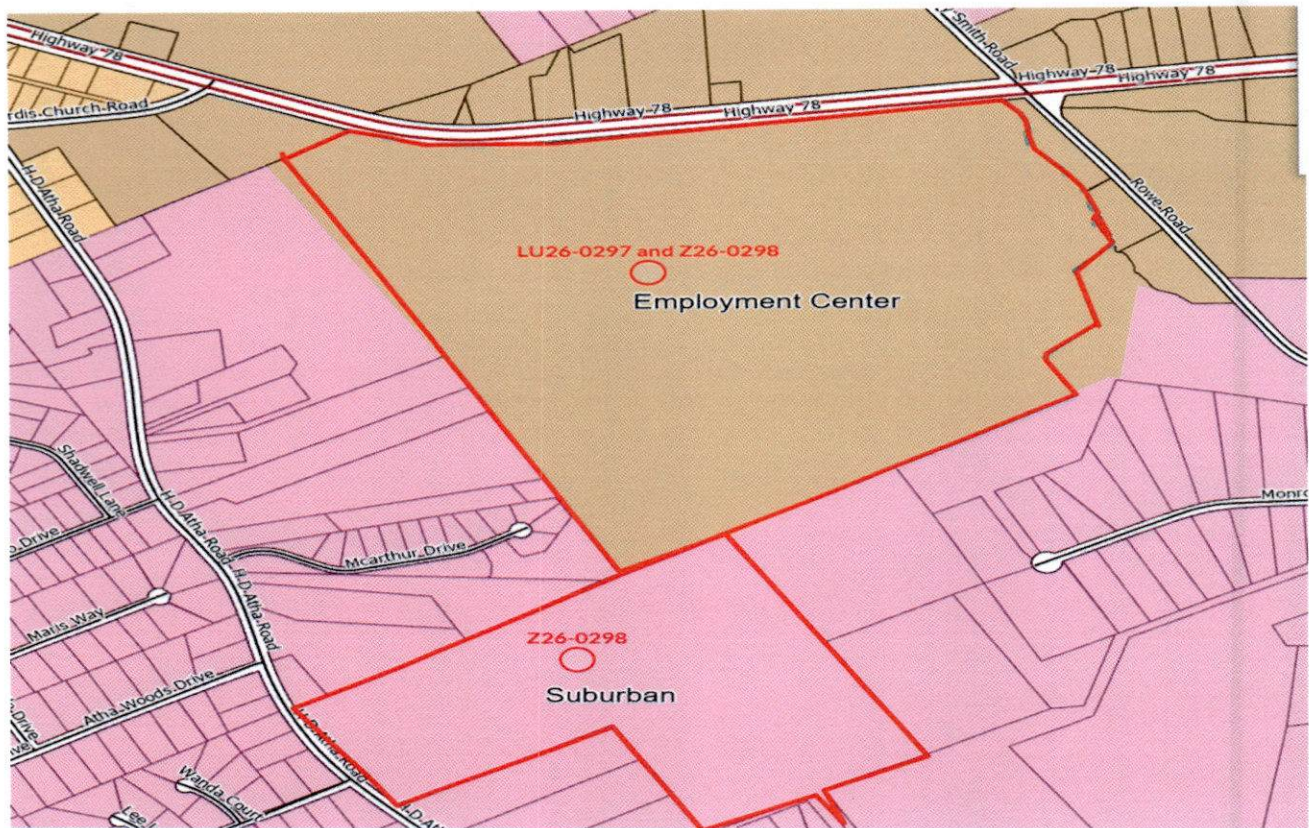


The surrounding properties are zoned A1, R1, B2 and I1 (M1).



The property is not in a Watershed Protection Area.

The Future Land Use Map Parcel C0750131 is Employment Center and Parcel C0750018 is Suburban.



History:

Z02060015	Maxie Price & Scott Price	A-1 to B-2 48.7 R-1 PUD 146.14 Res. Pud & Comm	C075-131-140 US Highway 78	Approved w/Conditions
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Conditions: The Rezone with B-2 lots 1, 2 & 3 providing a 100 ft. undisturbed buffer, glare shielding on the streetlights on those same lots, fencing the cemetery with a 20 ft. access, traffic circles at 1,000 ft. intervals, no access from the B-2 lots to the residential streets, B-2 lots 1, 2 & 3 to O & I only and only three cuts allowed on Hwy 78.

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

City of Social Circle:

City of Loganville:

Character Area Map Amendment

Application # LU26-0297

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 12-1-2026 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 C0750131

Applicant Name/Address/Phone #

Reliant Homes GA, LLC

PO Box 200

Monroe, GA 30655

Phone # 678.373.0536

Property Owner Name/Address/Phone

MFT Land Investments LLC

PO Box 200

Monroe, GA 30655

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

Phone # 678.373.0536

E-mail Address: _____

Location: Hwy 78 Monroe, GA Acreage 188.418

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: R1 OSC Number of Lots: 129 Minimum Lot Size: 25,500

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

Fee Paid

10-5-2026 \$ 300.00 Paid

Rezone Application # Z26-0298

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

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0750018 / C0750131

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Reliant Homes GA, LLC

MFT Land Investments LLC

PO Box 200

PO Box 200

Monroe, GA 30655

Monroe, GA 30655

E-mail address: _____

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

Phone # 678.373.0536

Phone # 678.373.0536

HD Anna Rd + Hwy 78

Location: A1 / B2 & R1 PUD - m1 Requested Zoning R1 OSC Acreage 73.54 / 188.418 total 261.958

Existing Use of Property: Raw Land

Existing Structures: None

The purpose of this rezone is To rezone these properties to develop
a 179 lot residential subdivision.

Property is serviced by the following:

Public Water: X Provider: WCWD 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 _____

Date 10-5-2026

Fee Paid \$ 1,500.00

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 Zonings A1 B2 R1 Surrounding Zoning: North A1 B2 M1 South A1
East A1 B2 R1 West A1 B2 R1

Comprehensive Land Use: C0750131 - Employment Center **DRI Required?** Y _____ N ✓

Commission District: 3 - Timmy Shelnuitt 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.



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: Reliant Homes GA, LLC

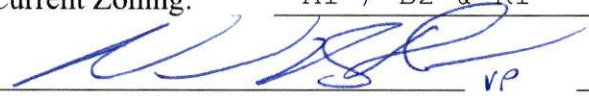
Address: PO Box 200 Monroe, GA 30655

Telephone: 678.373.0536

Location of Property: HD Atha Road and State Hwy 78 Monroe, GA 30655

Map/Parcel Number: C0750018 / C0750131

Current Zoning: A1 / B2 & R1 Requested Zoning: R1 OSC

 VP
 Property Owner Signature
 MFT Land Investments LLC
 Print Name: Ned Butler
PO Box 200
 Address: Monroe, GA 30655
 Phone #: 678.373.0536

Property Owner Signature
 Print Name: _____
 Address: _____
 Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.



Notary Public

10/5/26
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;

To the west and south is a mixture of R1 and A1 properties, to the east is all A1 zoned property, and to the North is Hwy 78 with I1 and B2 zoned properities.

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

The R1 OSC zoning designation will allow for a subdivision layout more in line with the properties to the east of this property with more compact lots and allowing for preservation of more open space.

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 allow the applicant to provide additional housing options to the community as well as additonal connectivity with road connections between Hwy 78 and HD Atha Road.

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

This will provide residential housing to an area desirable for residential development. Increased connectivity between Hwy 78 and HD Atha Rd and preservation of open space in the development.

5. The suitability of the subject property for the zoned purposes; and
- The property is suitable for R1 OSC zoning to
allow for residential zoning for development
in an efficient manner and preserving open space.
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 properties have been vacant undeveloped tracts
of land at least back to the 1990's.



October 5, 2026

Walton County Planning Department
Attention: Kristi Parr
126 Court St.
Monroe, GA 30655

Mrs. Parr,

Reliant Homes GA, LLC is requesting a land use change and rezone of parcel number C0750131 located on Hwy 78 in Monroe, GA Walton County. The request is to rezone the 188.418 acres to R1-OSC from B2 & R1 PUD and also rezone the adjoining parcel C0750018 containing 73.54 acres on HD Atha Rd for development of a 179 lot subdivision. This would require a change in land use from Employment Center to Suburban on Parcel C0750131 which will match the land use of C0750018.

Kind Regards,

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

Ned Butler
Vice President
Reliant Homes GA, LLC



