



## PLANNING COMMISSION

Thursday, April 03, 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

#### 4. NEW BUSINESS

- 4.1. CU25-0095-Conditional Use for outside storage-Applicant: John B Crouch/Owner: EDK Realty Holdings LLC located on 2424 Lance Ct/Map/Parcel C0070005F00-District 2.
- 4.2. Z25-0082-Rezone 4.30 acres from A2 to OI for a residential care facility-Applicant: Anna White/Owners: Timothy & Anna White located on 1370 Snows Mill Rd & Hwy 83/Map/Parcel C1650003A00-District 6.
- 4.3. Z25-0108-Rezone 4.85 acres from A1 to R1 to create 4 buildable lots-Applicant: Alicia Zinner/Owners: Nathan & Alicia Zinner located on 1730 Lee Peters Rd/Map/Parcel C0610082-District 1.
- 4.4. Z25-0109-Rezone 2.58 acres from R1 to A for beekeeping & selling bees/honey-Applicant: Billy Farmer/Owner: Janis Farmer located on 4878 Jersey Walnut Grove Rd & Old Hwy 81/Map/Parcel C0540267-District 3.
- 4.5. Z25-0110-Rezone 81.00 acres from A1 to R1OSC for a residential subdivision-Applicant: Carter Engineering Consultants Inc/Owner: Grady Thompson Enterprises LLLP located on Nicholville Rd/Map/Parcel C0850083-District 5.

#### 5. DISCUSSION

6. **PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*
7. **ANNOUNCEMENTS**
8. **EXECUTIVE SESSION**
9. **ADJOURNMENT**

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



# Planning and Development Department Case Information

Case Number: CU25-0095

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

John B Crouch  
880 Royal Park Drive

Monroe, Georgia 30656

Owner:

EDK Realty Holdings LLC  
2424 Lance Court

Loganville, Georgia 30052

Current Zoning: B2

Request: Conditional use for outside storage.

Address: 2424 Lance Court, Loganville, Georgia 30052

Map Number/Site Area: C0070005F00

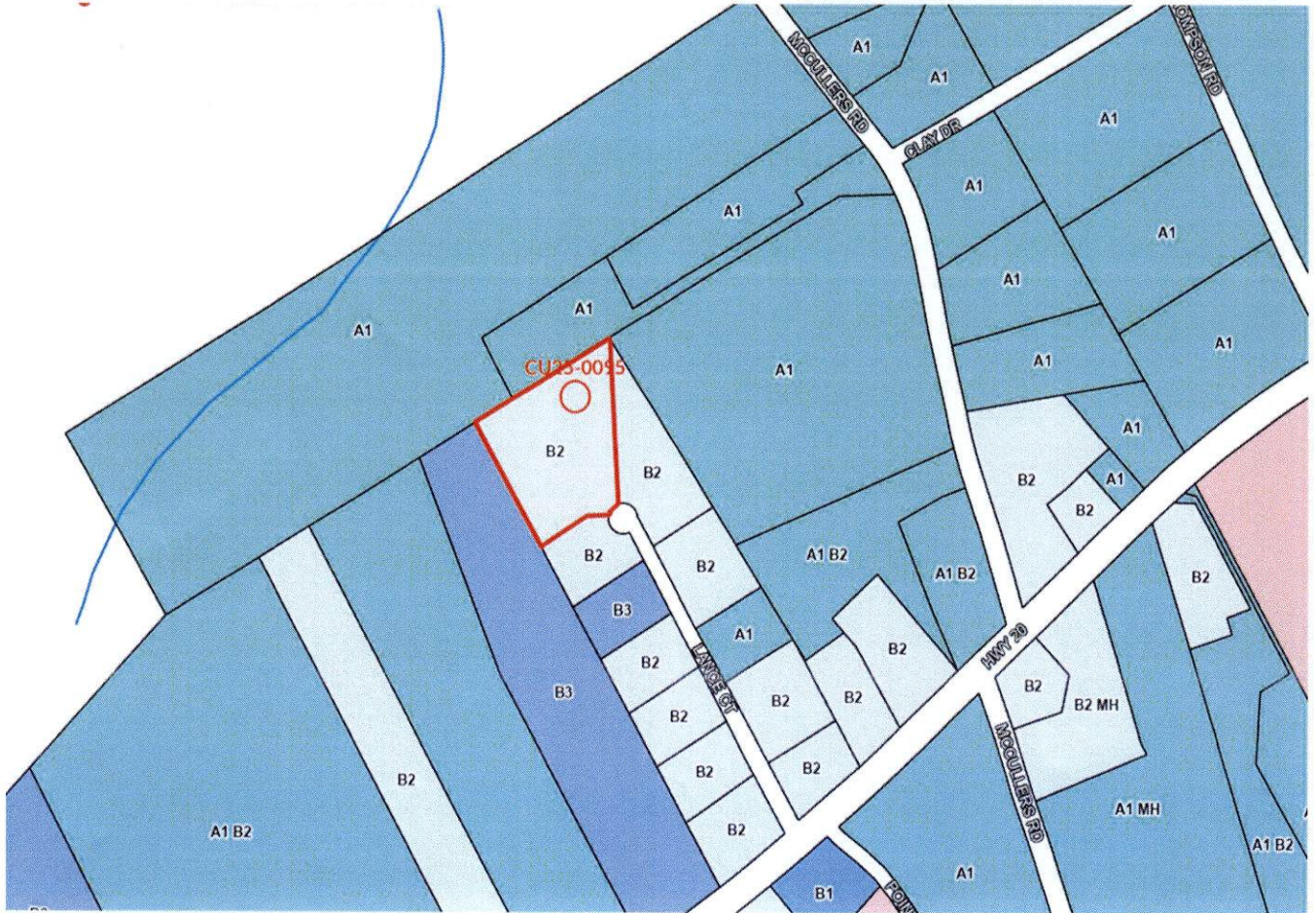
Character Area: Neighborhood Residential

District 2 Commissioner-Pete Myers Planning Commission-Chris Alexander

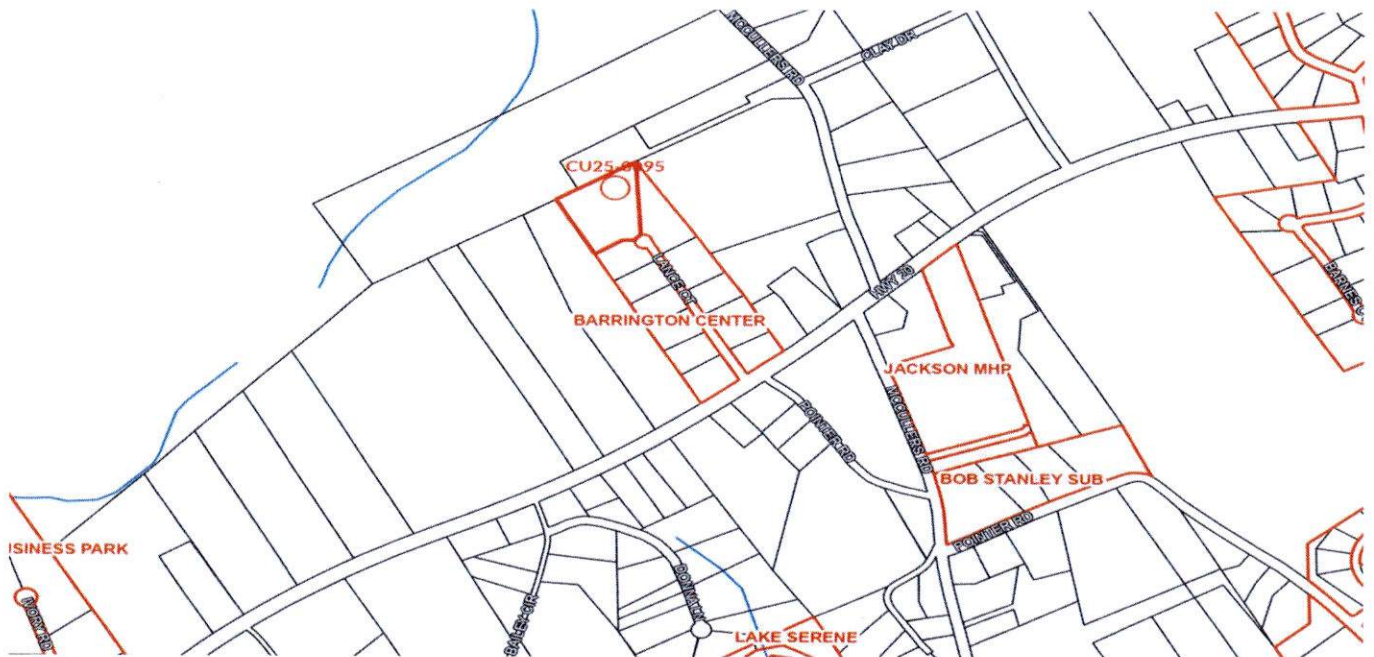
Existing Site Conditions: Property consists of 5.00 acres.



The surrounding properties are zoned A1, B2 and B3.



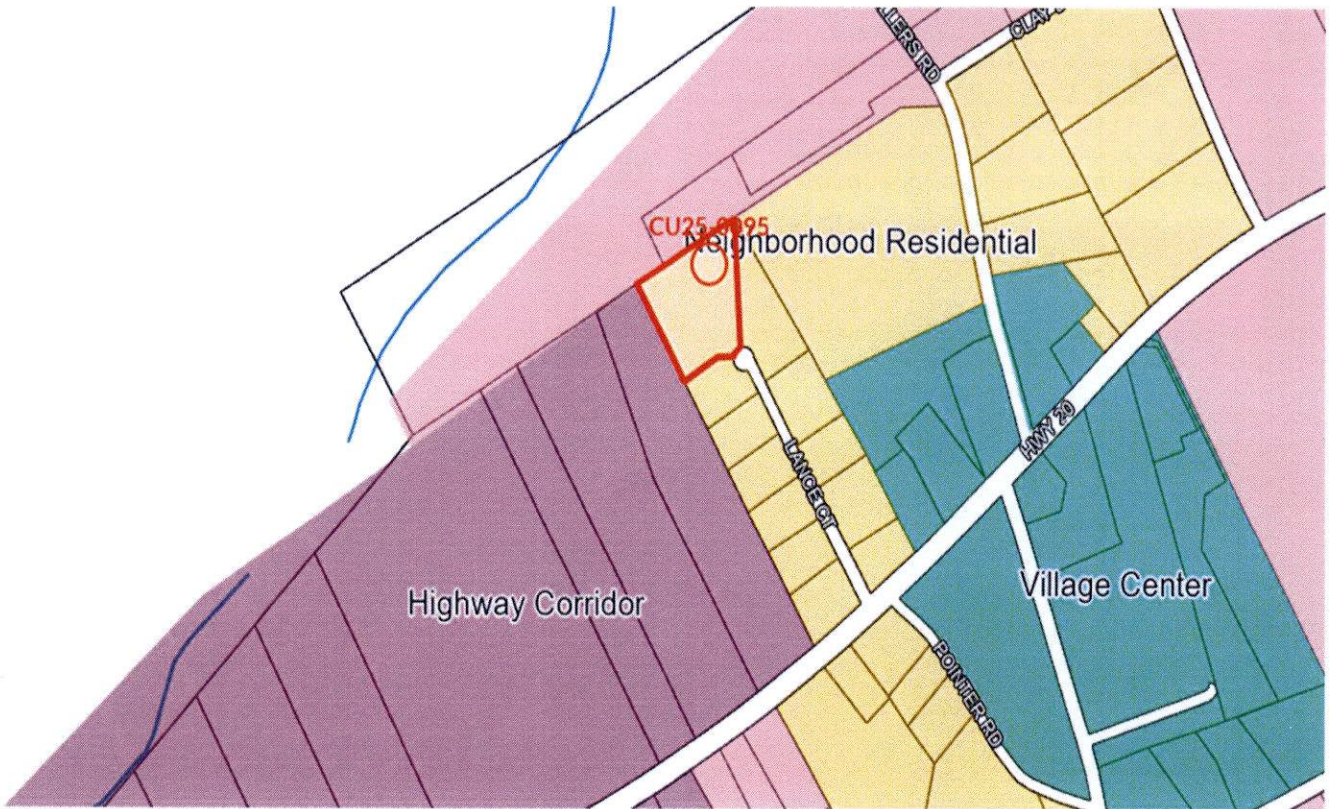
Subdivisions surrounding property:



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Neighborhood Residential.



**History:** No History

**Staff Comments/Concerns:**

# Conditional Use Application # CU25-0095

Item 4.1.

Planning Comm. Meeting Date 4-3-2025 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2<sup>nd</sup> Floor)**  
Board of Comm Meeting Date 5-6-2025 at 6:00PM held at **WC Historical Court House**  
**You or a representative must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

Map/Parcel C0070005F00

|  |  |
|--|--|
| Applicant Name/Address/Phone #<br><u>John B. Crouch</u><br><u>880 Royal Park D</u><br><u>Monroe Ga 30656</u> | Property Owner Name/Address/Phone<br><u>EDK Realty Holdings LLC</u><br><u>2424 Lance Court</u><br><u>Loganville GA. 30052</u><br><small>(If more than one owner, attach Exhibit "A")</small> |
|--|--|

E-mail: brndc@stormsystemserves.com  
Phone # 404-219-6833 Phone # 678-725-3000

Location 2424 Lance Ct Present Zoning B2 Acreage 5.02

Existing Use of Property: None

Existing Structures: 8000 sqft building

Property is serviced by:  
Public Water:  Provider: \_\_\_\_\_ Well: \_\_\_\_\_  
Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

The purpose of this conditional use is: Outside Storage

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

Signature [Signature] Date 2/4/25 Fee Paid \$350.00

**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 B2 Surrounding Zoning: North A1 South B2  
East A1 West B3  
Comprehensive Land Use Neighborhood Residential  
Commission District 2-Pete Myers Watershed: Big Haynes

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: Brynd Crouch

Address: 880 Royal Park Dr

Telephone: 404-219-6833

Location of Property: 2424 Lawrence Ct  
Logansville GA

Map/Parcel Number: \_\_\_\_\_

Current Zoning: B-2 Requested Zoning: B-3

*[Signature]*  
Property Owner Signature

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

Print Name: EDWARD KISTLER

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

Address: 503 STONECREEK Bend

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

Phone #: 678-725-3000

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

2/15/25  
Date





### Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

#### Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.

*Property does not have storage close to adjacent properties and current site is used for outside storage now.*

2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

*Correct*

3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.

*Correct*

4. Public facilities and utilities are capable of adequately serving the proposed use.

*Correct*

5. The proposed use will not adversely affect the level of property values or general character of the area.

*Correct*

Letter of Intent

2/21/2025

2424 Lance Ct

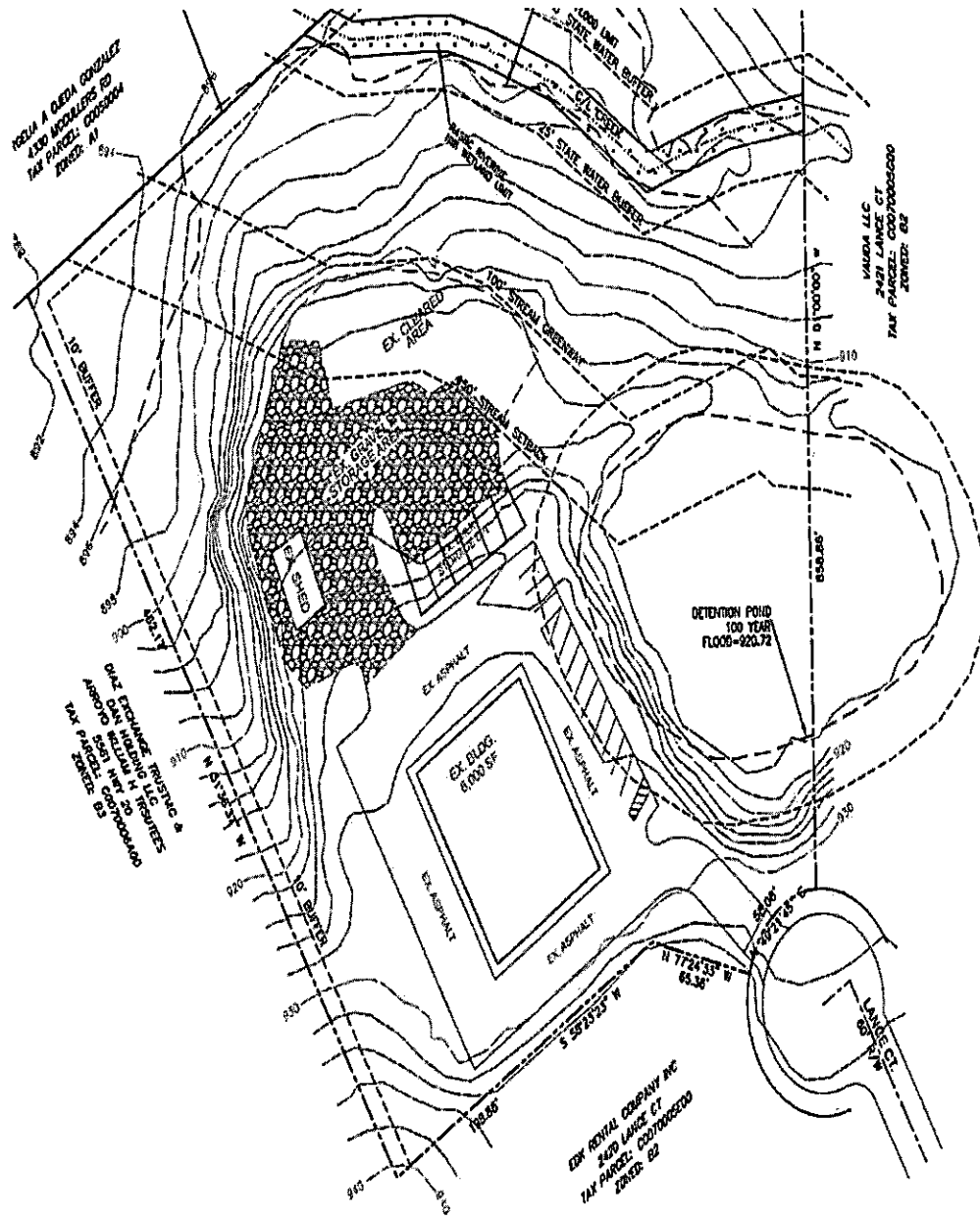
Walton County Zoning Variance

As the potential operator of the property at 2424 Lance ct our business plans to use the property in the same manner as it has been used in the past. We will operate an Environmental services business using the warehouse for storage and the offices to conduct the administrative operations of the business and the outside storage area to park equipment and store supplies and materials used in the business operations.

Brad Crouch

A handwritten signature in black ink, appearing to read "Brad Crouch", with a long horizontal flourish extending to the right.

N.T.S.



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

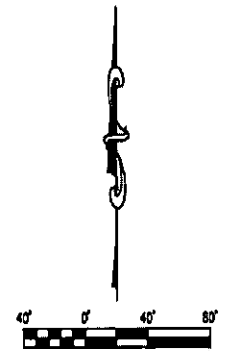
**VARIANCE REQUEST: REQUESTING A CONDITIONAL VARIANCE FOR OUTSIDE STORAGE**

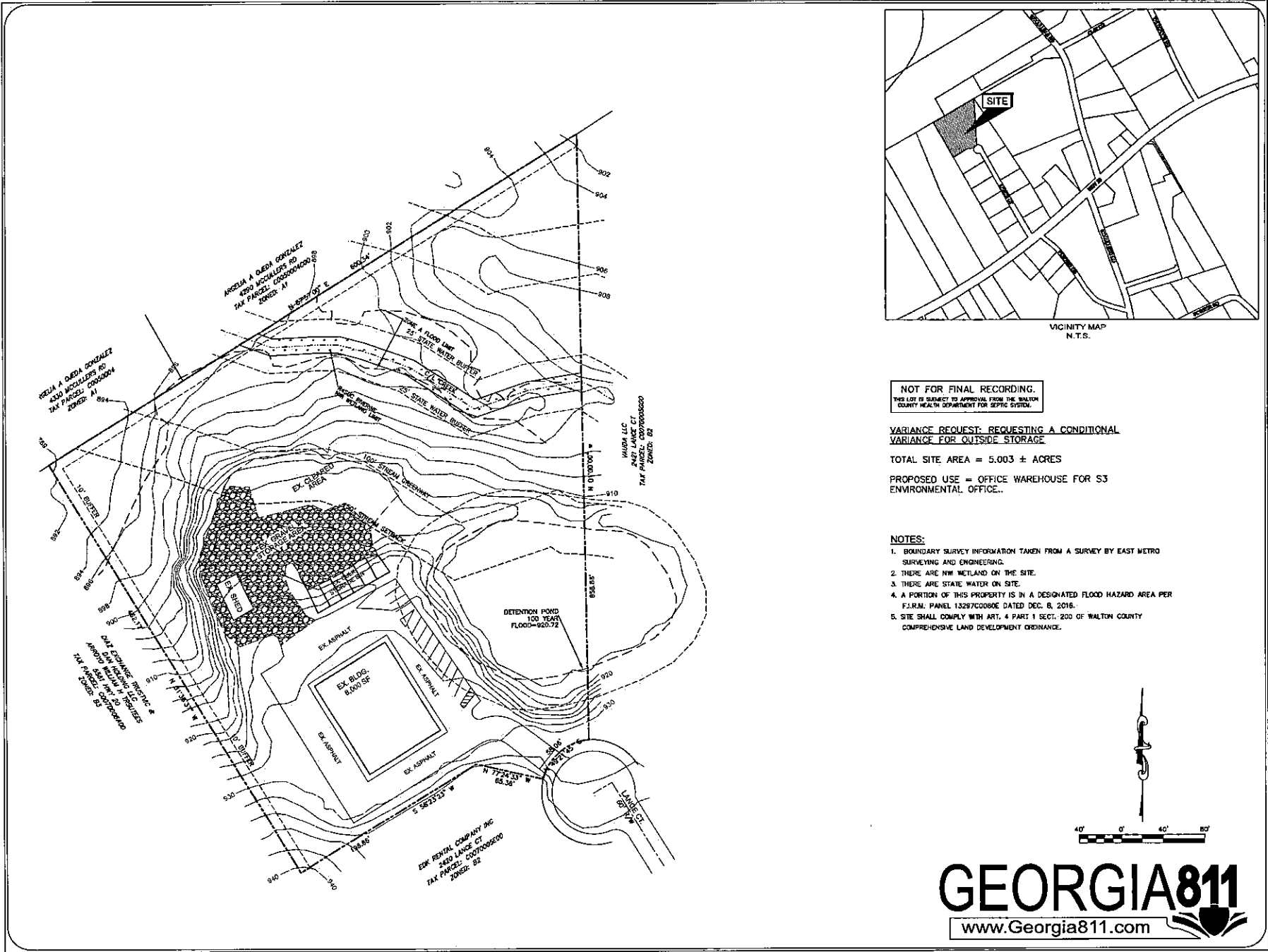
TOTAL SITE AREA = 5.003 ± ACRES

PROPOSED USE = OFFICE WAREHOUSE FOR S3 ENVIRONMENTAL OFFICE.

**NOTES:**

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY EAST METRO SURVEYING AND ENGINEERING.
2. THERE ARE NO WETLAND ON THE SITE.
3. THERE ARE STATE WATER ON SITE.
4. A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.L.R.M. PANEL 1329700080E DATED DEC. 8, 2016.
5. SITE SHALL COMPLY WITH ART. 4 PART 1 SECT. 200 OF WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE.





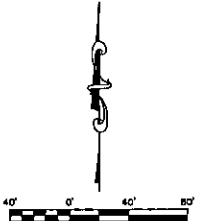
NOT FOR FINAL RECORDING.  
THIS LOT IS SUBJECT TO APPROVAL FROM THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEM.

VARIANCE REQUEST: REQUESTING A CONDITIONAL VARIANCE FOR OUTSIDE STORAGE

TOTAL SITE AREA = 5.003 ± ACRES

PROPOSED USE = OFFICE WAREHOUSE FOR S3 ENVIRONMENTAL OFFICE..

- NOTES:**
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY EAST METRO SURVEYING AND ENGINEERING.
  - THERE ARE NW WETLAND ON THE SITE.
  - THERE ARE STATE WATER ON SITE.
  - A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13287C00806 DATED DEC. 8, 2016.
  - SITE SHALL COMPLY WITH ART. 4 PART 1 SECT. 200 OF WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE.



**GEORGIA811**  
www.Georgia811.com

**A.C.E.**  
ALCOVE CONSULTING ENGINEERING AND ASSOCIATES, L.L.C.  
P.O. BOX 1171078, P.E.  
488 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-468-4002  
spacelc@gmail.com

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**SITE PLAN**  
**S3 ENVIRONMENTAL STORM SYSTEM SERVICES**

PARCEL: C0070005F00  
LAND LOT: 245  
DISTRICT: 4th  
2424 LANCE CT  
WALTON COUNTY, GA

DATE: 2/13/2025  
SCALE: 1"=40'

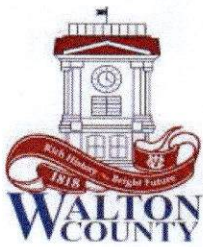
**OWNER**  
EDK REALTY HOLDINGS LLC  
2424 LANCE CT  
LOGANVILLE, GA 30052  
ED KISTLER  
PHONE: 678-725-3000

24 HOUR - EMERGENCY CONTACT  
BRAD CROUCH  
PHONE: 404-215-8833  
brad@stormsystems-services.com

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

JOB No. # 25-010  
C-1



# Planning and Development Department Case Information

Case Number: Z25-0082

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

Anna White  
1370 Snows Mill Road  
Monroe, Georgia 30655

Owners:

Timothy & Anna White  
1370 Snows Mill Road  
Monroe, Georgia 30655

Current Zoning: The current zoning is A2.

Request: Rezone 4.30 from A2 to OI for a Residential Care Facility.

Address: 1370 Snows Mill Road & Hwy 83, Monroe, Georgia 30655

Map Number/Site Area: C1650003A00

Character Area: Employment Center

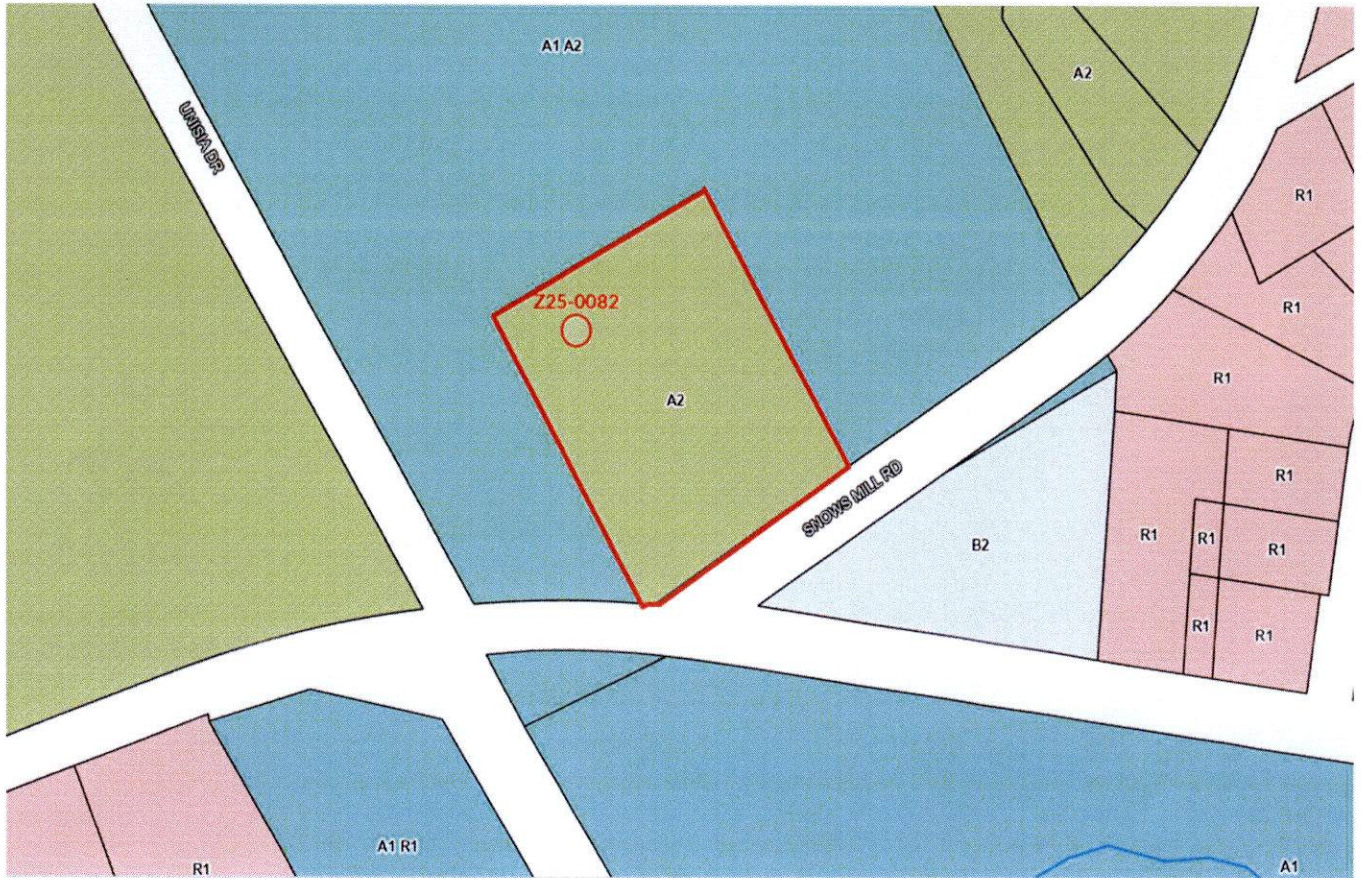
District 6 Commissioner-Kirklyn Dixon

Planning Commission-Timothy Kemp

Existing Site Conditions: Property consists of a house and a guest house.



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



Subdivisions surrounding property:



The property is not in a Watershed.

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



**History:** No History

**Staff Comments/Concerns:**

# Rezone Application # 225-0082 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-3-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**  
Board of Comm Meeting Date 5-6-2025 at 6:00PM held at **WC Historical Court House**  
**You or your agent must be present at both meetings**

**Map/Parcel** C1650003A00

|                                       |  |
|---------------------------------------|--|
| <b>Applicant Name/Address/Phone #</b> | <b>Property Owner Name/Address/Phone</b> |
| <u>ANNA WHITE</u>                     | <u>TIM AND ANNA WHITE</u>                |
| <u>1370 SNOWSMILL RD</u>              | <u>1370 SNOWSMILL RD</u>                 |
| <u>MONROE, GA 30655</u>               | <u>MONROE, GA 30655</u>                  |

E-mail address: ANNA.W@ALLHANDS.ORG (If more than one owner, attach Exhibit "A")

Phone # 678-480-9258 Phone # 470-983-3005

Location: 1370 Snows Mill Rd. Hwy 83 Requested Zoning OF Acreage 4.3

Existing Use of Property: RESIDENTIAL LIVING

Existing Structures: HOME, CARE TAKER HOUSE, BARN

The purpose of this rezone is CHILD CARE FOR ABUSED AND NEGLECTED CHILDREN AGES 12-18

Property is serviced by the following:

Public Water:  Provider: City of Monroe 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.

Anna White 2/13/2025 \$ 450.00  
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 A2 Surrounding Zoning: North A1/A2 South B2/A1  
East A1/A2 West A1/A2

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

Commission District: 6-Kirklyn Dixon Watershed:          TMP         

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



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

**Provide written documentation addressing each of the standards listed below:**

1. Existing uses and zoning of nearby property;

A1, B1  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Properties in the area will maintain or increase their value based on the home's residential maintenance, landscaping, and blending of the home in the neighborhood.  
\_\_\_\_\_

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

Our organization promotes healthy living, safety, morals & values; the children pose no risk to the neighborhood. They are normal children with 24 hour care abandoned or taken by the courts.  
\_\_\_\_\_

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

Enhanced agriculture through beekeeping, & farm therapy on the property. We are also an available, and needed organization locally available to assist and develop young girls into morally sound, educated & workforce developed citizens.  
\_\_\_\_\_

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

*This property is suitable for O.I. zoning because there is currently a deep care accross the street. The property has over 4 Acres of land which provides a private setting out of the view of neighbors.*

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 is occupied by owners and guests.*

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## Letter of Intent for Rezoning from A1 to OI

February 13, 2025

To Whom It May Concern,

I have attached the requested rezoning documentation and an explanation about our program, which we would like to bring to our property at 1370 Snows Mill Road, Monroe, GA 30655. We currently have an established program running out of space in Gwinnett County. We are looking to open more beds for young adolescent girls between the ages of 12-18 years old who have been exploited or abused. I want to continue giving our girls who have been sex trafficked the opportunity to feel safe, loved, and valued as we have done in Gwinnett with a trauma-focused care environment. We would like to have another place that provides educational, therapeutic, and career development services. The property is currently zoned for Agricultural (A1) use, but I wish to use it for Office Industrial (OI) to have a 24-hour care home for 6-10 girls. The state of Georgia has over 10,000 children living in congregate care, which includes hotel living.

Individual foster homes are at their capacity; Hotels are housing up to 70 children at a time. With the urgent need for appropriate child-caring facilities, we have decided to transform one of our homes into another refuge for children. My mission of the program has remained the same: to provide resources via residential accommodations, mental health counseling, intervention, and career development to impact our girls' lives positively. Allowing them to beat the odds of death, teen pregnancy, sexually transmitted diseases, becoming abusers, drug problems, or going into incarceration due to committing crimes. It's easy for people in the system to cycle these abused girls through and not give them the tools in life that can help empower and improve their lives. We plan to continue supporting our girls so they can see that anything is possible with God! We have our girls involved in the community and provide them with great resources so they can see there are adults they can trust who won't abuse or abandon them. We are passionate about giving back to the community and aim to continue making a difference in our girls' lives. Also, we would like to inform you that parking, multiple visitors, or noise won't be an issue. We have not had any ordinance, property upkeep, or traffic issues in Gwinnett County since establishing our program in 2020. The property will maintain safety and no additional traffic than what is currently within the neighborhood. We will have 2-3 staff members onsite 24 hours a day to provide childcare and therapy, prepare meals, and assist with daily activities. We will have one van and 2-3 personal vehicles on the property. Our program will not provide drug or alcohol rehabilitation services, so we will not take any children in need of detoxes or children with issues related to addiction. The program will meet all state, environmental, and county requirements. This variance is necessary as the property is ideal for OI use and will contribute positively to the residents and community. The properties in the area will maintain/increase their value based on the landscaping and maintenance of our home.

Along with the wildlife, the environment will be enhanced based on our *Fields of Healing Program*, which includes gardening and beekeeping. Please feel free to contact me if you have any further questions or need any information. We look forward to partnering with the community to continue to make a successful impact on the lives of our adolescent girls.

### Our staff:

Director- Anna White -Licensed Masters In Social Work, Certified Family and Children's Counselor  
Human Services Provider Darnell Johnson Master of Education with Honors, Bachelor of Business Administration

Ashley Ramsey-White-Planning and Development-Administrator Masters in Public Administration, Bachelors of Sociology

Dr. Victoria Timmermans- Health Care Provider-Educational Resources-MD, Family Medicine

Asya Hendricks- Bachelor of Science, Trauma Registered Nurse

For more information, look us up at [AllCaringHands.org](http://AllCaringHands.org)

Thank you for your time and consideration.



Anna White- Director of ACH

Mobile: 678-480-9258

Office: 770-576-5048



ALL CARING HANDS  
1370 SNOWS MILL RD  
MONROE, GA 30655

CATER DESIGN GROUP  
COMMERCIAL SPACE PLANNING, INTERIOR DESIGN,  
AND CONSTRUCTION DRAWING

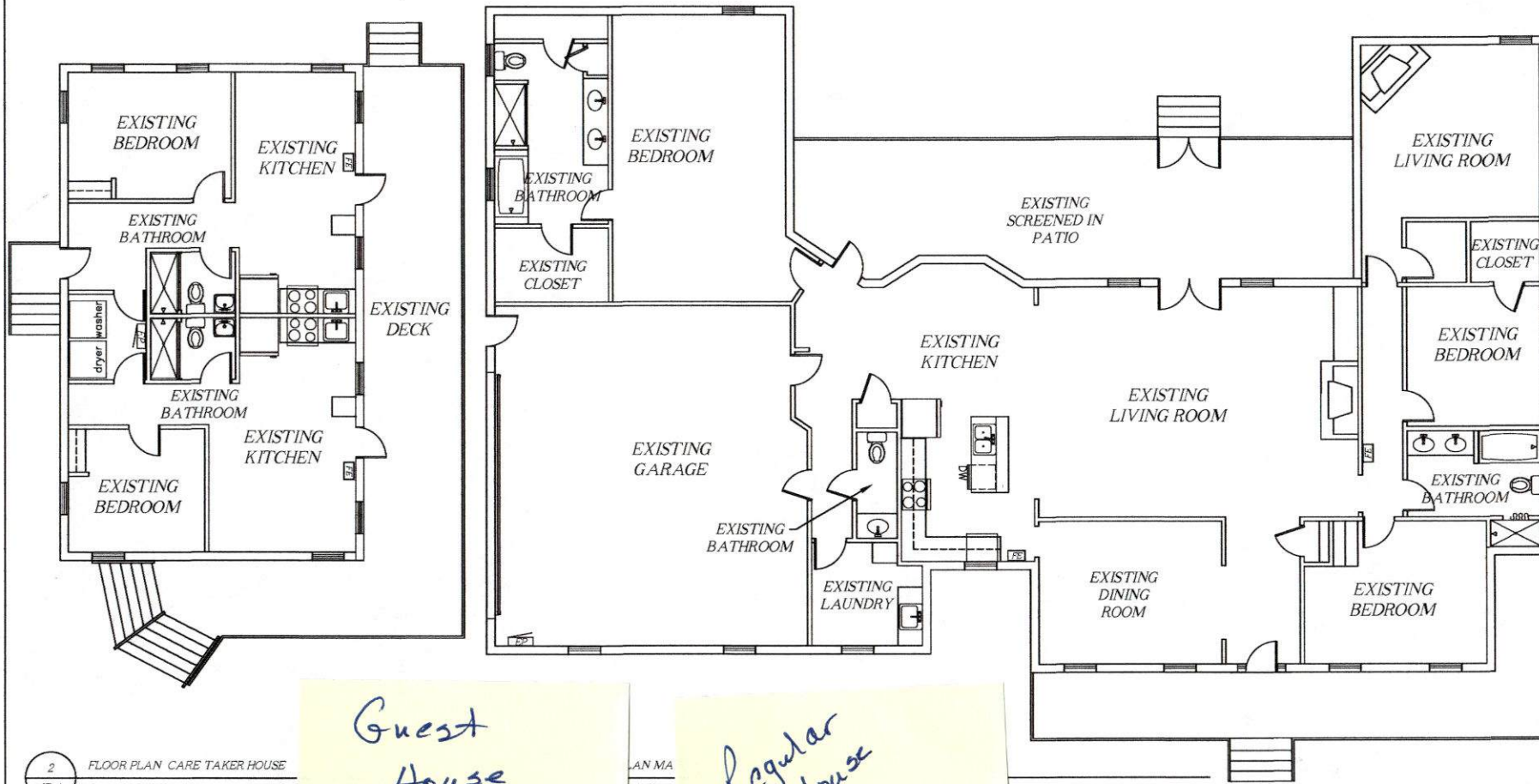


1000 Peachtree Industrial Blvd | Suite C-298 | Suwanee, GA 30024  
404-282-3938  
www.caterdesigngroup.com

**PROJECT DESCRIPTION AND SCOPE**  
The purpose of this project is to obtain a certificate of occupancy for an existing occupancy. There will be no new construction. All information on floor plans is existing to remain.

**SYMBOLS LEGEND**

|  |                              |
|--|------------------------------|
|  | EXISTING PARTITION TO REMAIN |
|  | ELECTRICAL PANEL             |
|  | FIRE EXTINGUISHER            |



Guest House

Regular House

2 FLOOR PLAN CARE TAKER HOUSE  
ID-1 Scale: 1/4"=1'-0"

AN MA  
1'-0"

|         |            |
|---------|------------|
| DATE    |            |
| SCALE   | 1/4"=1'-0" |
| DATE IN | SC         |
| PROJECT | 2510500    |
| DATE    | 02-01-25   |
| DRAWN   |            |
| CHECK   |            |
| DATE    |            |
| DATE    |            |

ID-1



**OUR FOUNDER'S STORY**



**SERVICES**



**DONATE**



**GET INVOLVED**



**LEARN MORE**

**OBJECTIVE**

- Break the cycle of Life Impacting Behavior
- Produce awareness of positive options and maintain an improved way of life.
- Prevent teen pregnancy, sexually transmitted diseases, and homelessness.
- Stop domestic sexual exploitation of minors.
- Empowering at-risk adolescent girls through training and apprenticeship programs.



*"The most difficult thing is the decision to act, the rest is merely tenacity." (Amelia Earhart)*



Our facility's sole purpose is to establish confidence, growth, sound judgment, and positive productivity in adolescent youth. We provide a home-like environment that provides stability and supervision for teenage girls at risk or victims of abuse, abandonment, and exploitation.

Our main goal is to help young women take personal responsibility for their lives and establish healthy independence. Our therapy, community service projects, career development services, and life skills training are all prevention measures, along with helping girls take charge of their life and long-term goals.

## LOCATION

All Caring Hands is a residential facility in a rural area of Snellville, Georgia. Our facility gives a stable home environment to youth and keeps them connected to community-based services. We provide a home for young girls (ages 12– 17) coming out of domestic minor sex trafficking (DMST) and abusive environments.

Our distinct program is a peaceful, home setting on 2 acres of land for our adolescent girls. It includes experienced

Call us:  
678-278-8411

Email us:  
caringhandsllc20@gmail.com

Find us:  
Snellville, GA

© 2023 by All Caring Hands, LLC



# Planning and Development Department Case Information

Case Number: Z25-0108

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

Alicia Zinner  
23908 NW 206<sup>th</sup> Avenue  
High Springs, Florida 32643

Owners:

Nathan & Alicia Zinner  
23908 NW 206<sup>th</sup> Avenue  
High Springs, Florida 32643

Current Zoning: The current zoning is A1.

Request: Rezone 4.85 acres from A1 to R1 to create 4 buildable lots.

Address: 1730 Lee Peters Road, Loganville, Georgia 30052

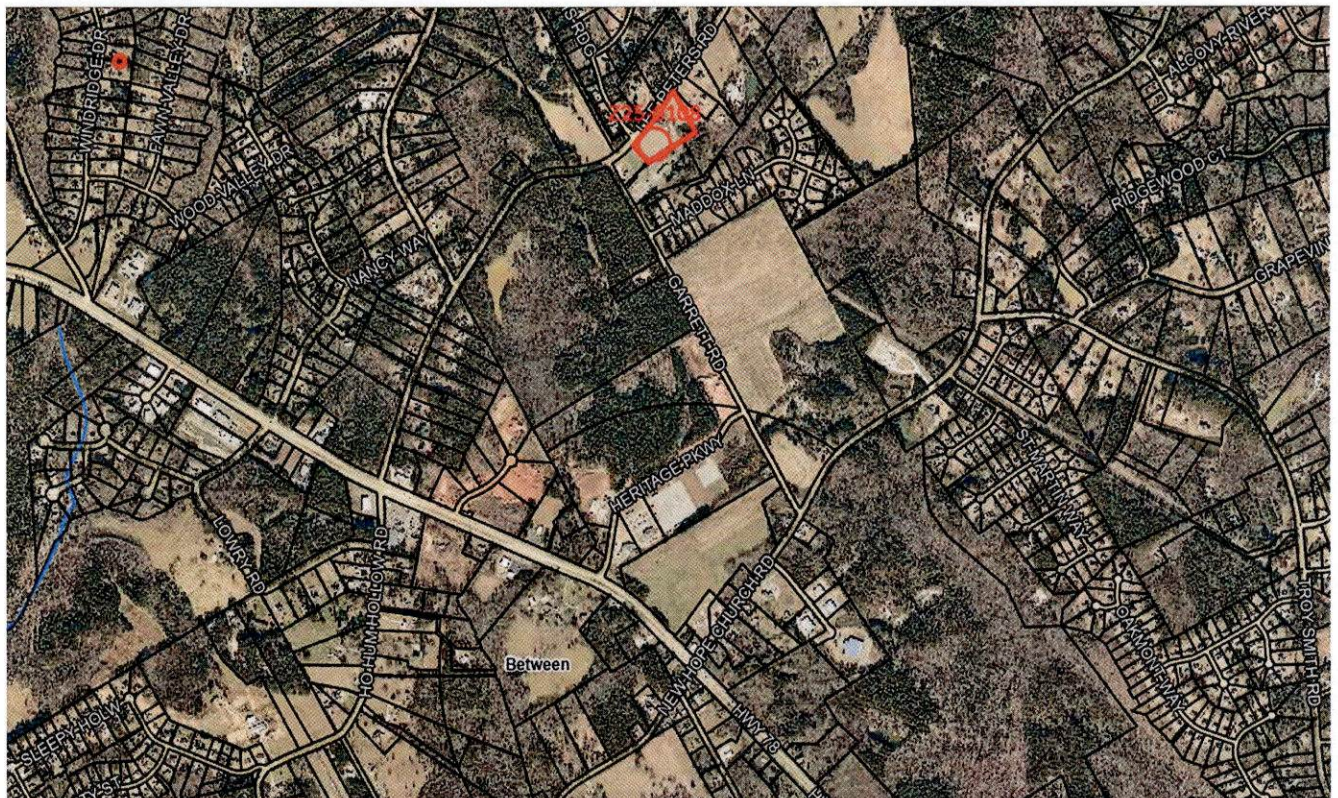
Map Number/Site Area: C0610082

Character Area: Suburban

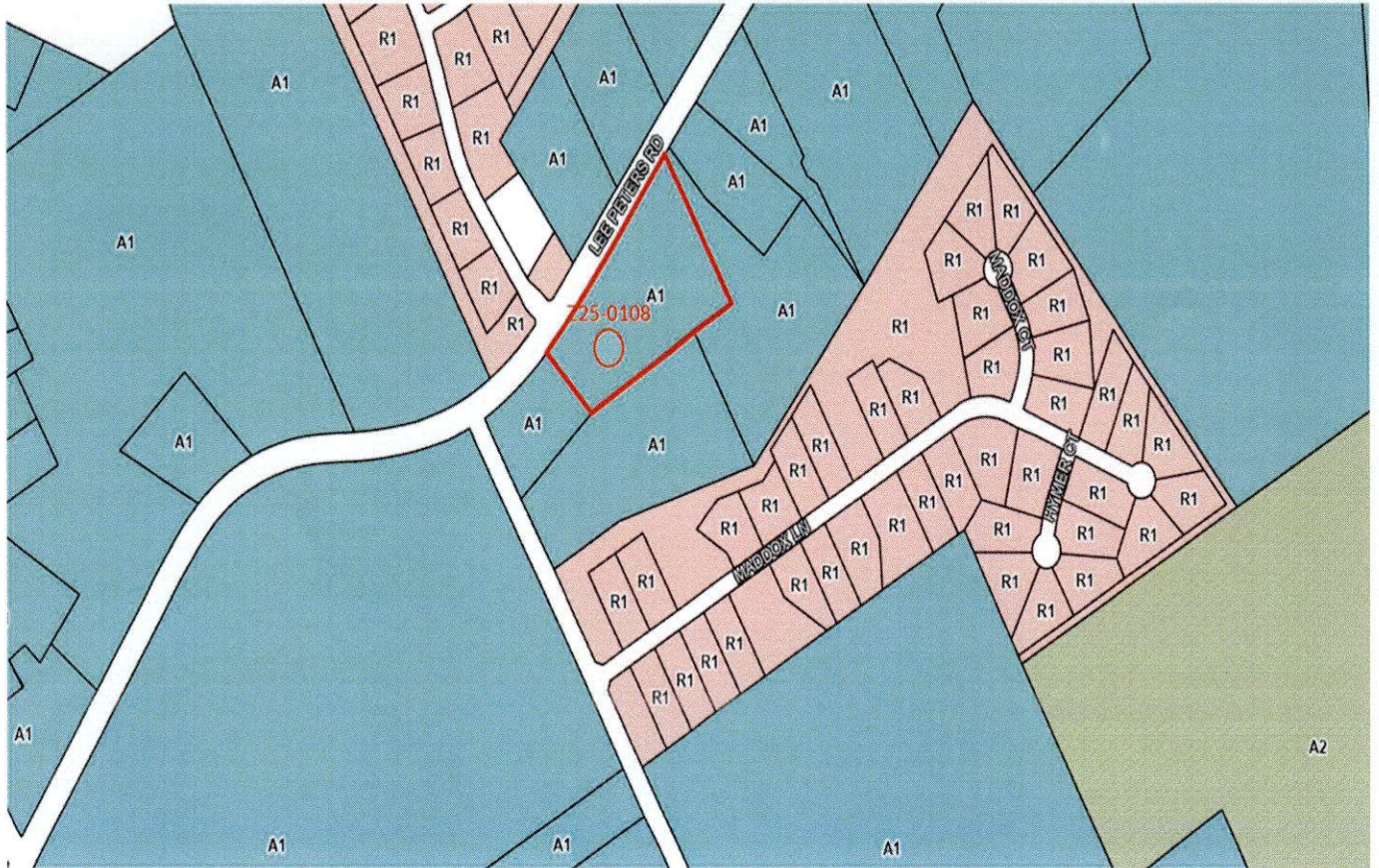
District 1 Commissioner-Bo Warren

Planning Commission-Josh Ferguson

Existing Site Conditions: Property consists of a house.



The surrounding properties are zoned A1 and R1.

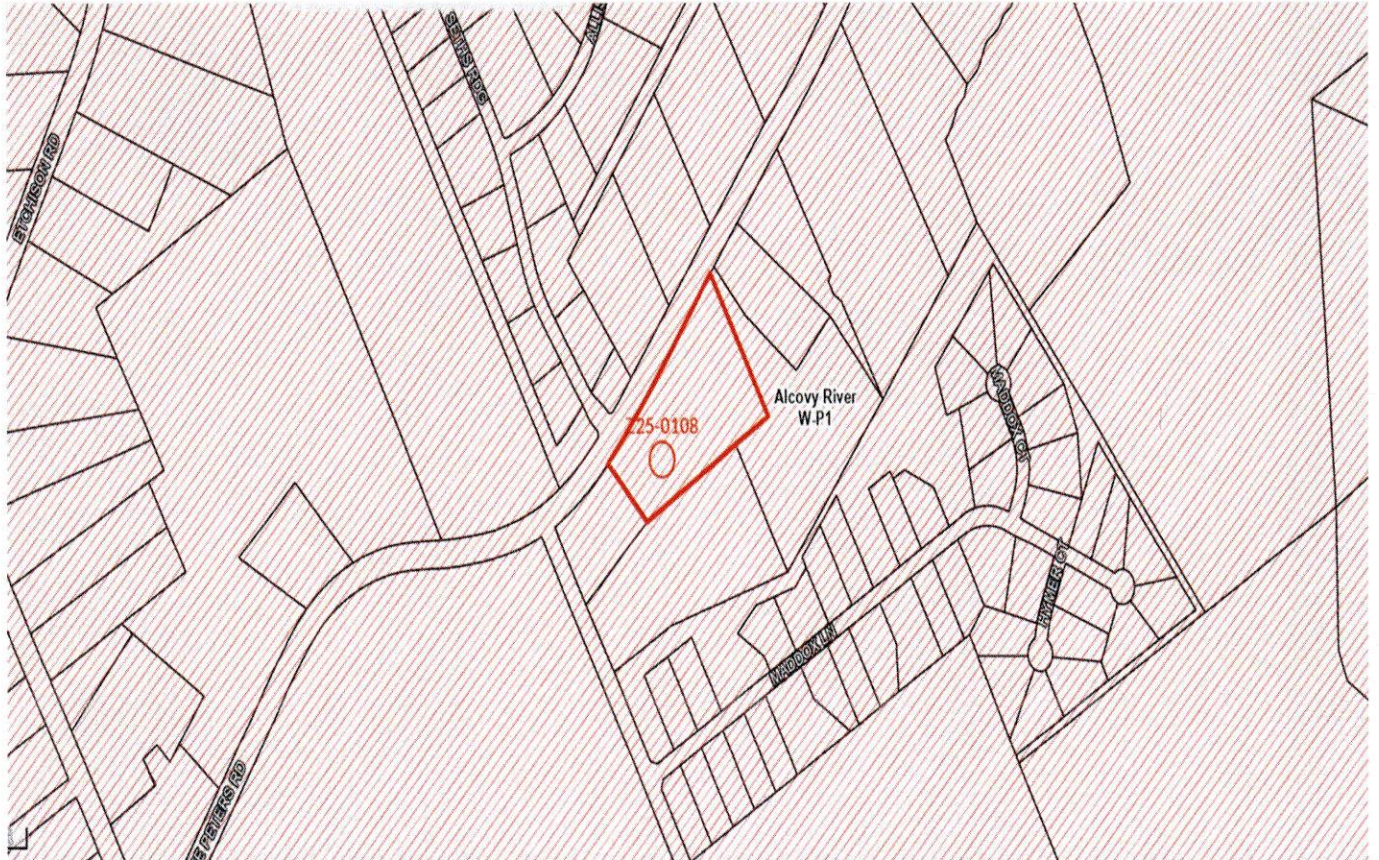


Subdivisions surrounding property:

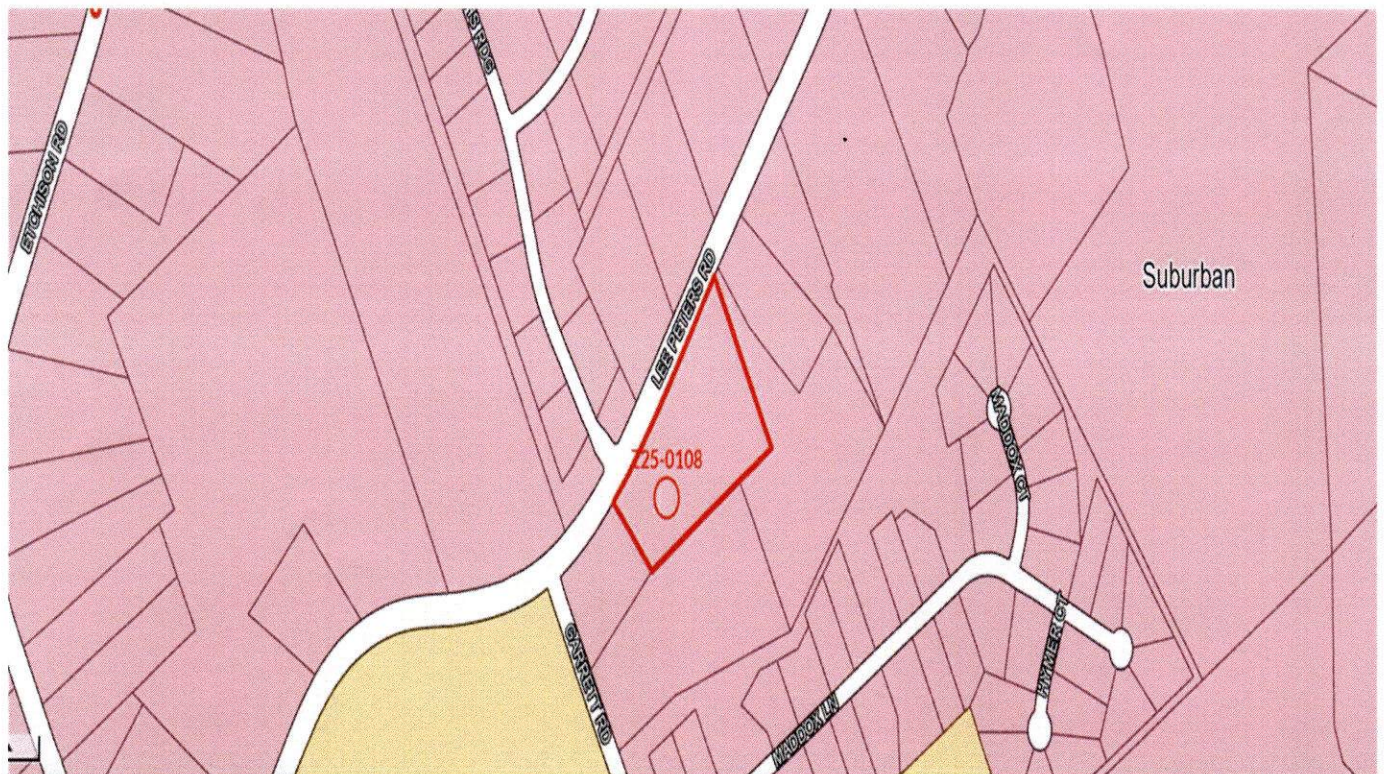




The property is the Alcovy River Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

RESIDENTIAL REZONE APPLICATION

Planning Commission: 4/9/2025

Board of Commissioners: 5/6/2025

LINK Rezone Application, Checklists and Forms

MAP/PARCEL: C0610082

Applicant Name: Alicia Zinner

Applicant Address: 23908 NW 206th Ave, High Springs, FL 32643

Applicant Phone: 770-322-4466

Applicant Email: alicia.zinner@gmail.com

Property Owner Name: Nathan & Alicia Zinner

Property Owner Address: 1730 Lee Peters Road

Property Owner Phone: 770-322-4466

Property Owner Email: nzinner@gmail.com

(If more than one owner, upload exhibit "A")

Location: 1730 Lee Peters Rd

Requested Zoning: R1

Acreage: 4.85

Existing use of property:

A1

Existing Structures:

The Purpose of this rezone is :

Ability to provide more housing

Property is serviced by the following:

Public Water : Yes

Provider: Walton County

Well:

Public Sewer:

Provider:

Septic Tank:

Yes

**CERTIFICATION**

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

Applicant Name:

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,

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

3. The extent to which the destruction of property values of the plaintiffs promotes 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;

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

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.

## **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.

Applicant Name:

Check one:  Owner  Agent

February 27, 2025

Re: Letter of Intent  
Rezoning Request  
Property: 1730 Lee Peters Road, Loganville

To whom it may concern,

I am requesting rezoning parcel number C0610082, located at 1730 Lee Peters Road, Loganville, GA, from A1 to R1. The current lot is 4.85 with over 600 road frontage so there is enough land to support additional lots, as represented by the attached site plan.

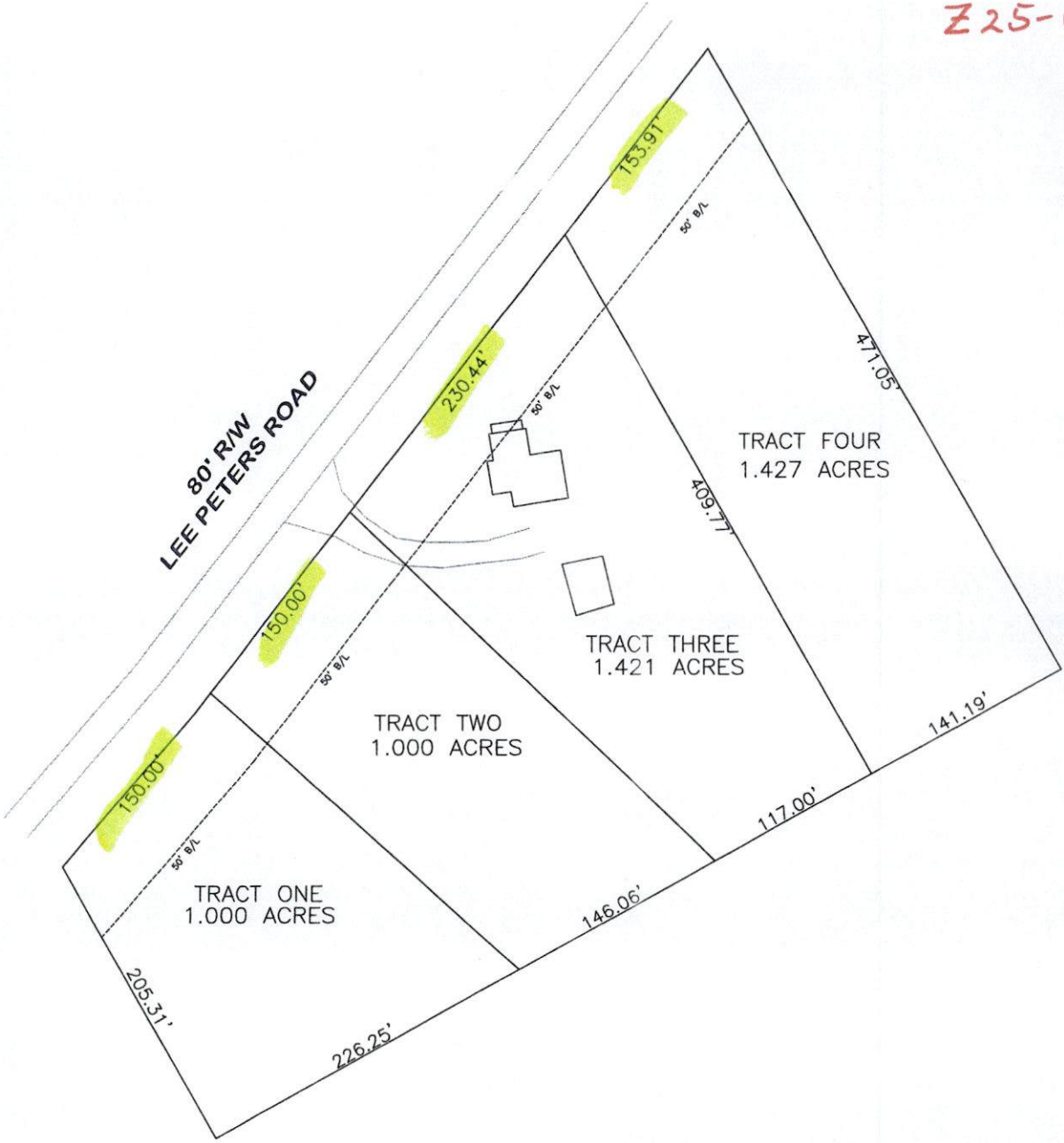
There are residential subdivisions to the east and west of this property, so R1 zoning for this lot correlates with the surrounding area. The 2022-2026 Walton County Comprehensive Plan shows this area as suburban, to which the proposed rezone relates.

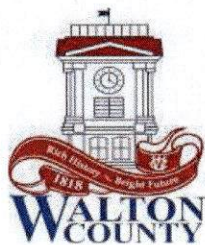
I believe that rezoning this property for residential use is consistent with the Comprehensive Plan and will be of economic value to the county and the area.

Thank you for your consideration,

Alicia Zinner

Z25-0108





# Planning and Development Department Case Information

Case Number: Z25-0109

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

Billy Farmer  
4878 Jersey Walnut Grove Road  
Covington, Georgia 30014

Owners:

Janis H Farmer  
4878 Jersey Walnut Grove Road  
Covington, Georgia 30014

Current Zoning: The current zoning is R1.

Request: Rezone 2.58 from R1 to A for beekeeping to produce and sell bees and honey.

Address: 4878 Jersey Walnut Grove Road & Old Hwy 81, Covington, Georgia 30014

Map Number/Site Area: C0540267

Character Area: Suburban

District 3 Commissioner-Timmy Shelnett

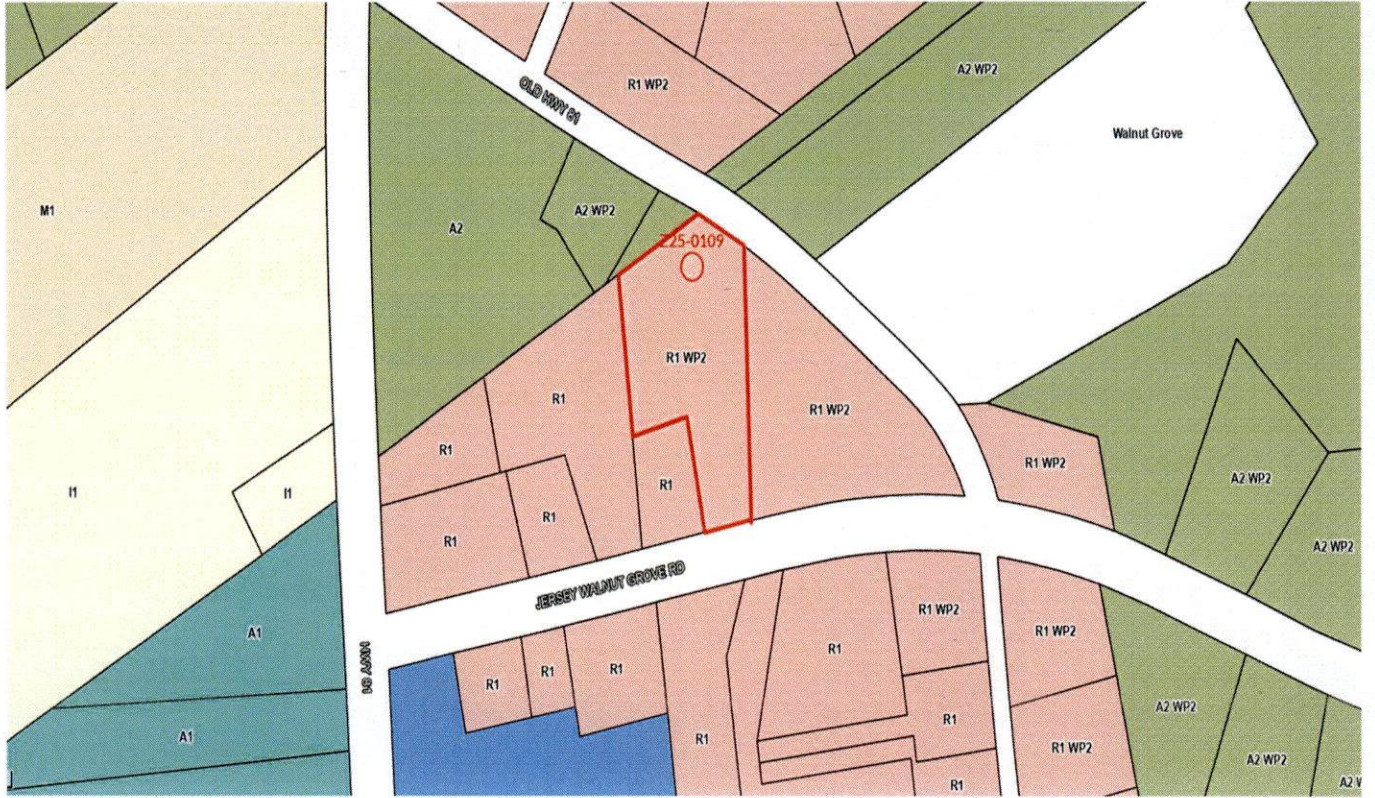
Planning Commission-John Pringle

Existing Site Conditions: Property consists of a house.





The surrounding properties are zoned A1, A2 and R1.

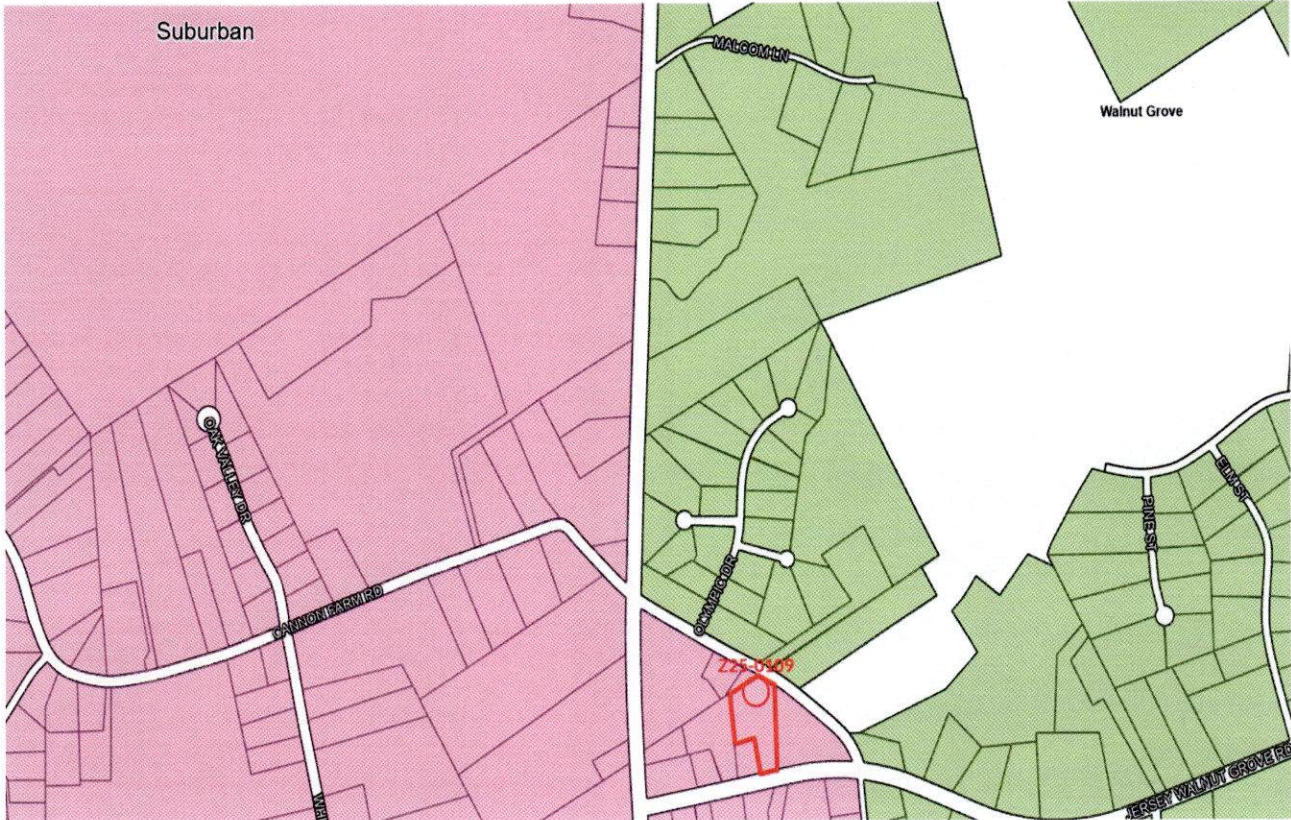


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:**

|          |              |                  |                          |                |
|----------|--------------|------------------|--------------------------|----------------|
| V6120012 | Billy Farmer | Customer Contact | C054-267                 | Approved Cond. |
|          |              | H.O.P. Photo     | 4878 Jersey Walnut Grove |                |

**Conditions were:**

1. For applicant only.
2. By appointment only.
3. No more than one client on site at a time.
4. No signs.
5. Day light hours only.
6. Studio will be in an enclosed building with no outside business activity.

**Staff Comments/Concerns:**

# Rezone Application # 225-0109 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-3-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 5-6-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0540267

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Billy Farmer  
4878 Jersey Walnut Grove Rd

JANIS H. Farmer  
4878 Jersey Walnut Grove Rd

Covington, GA 30014

Covington, GA 30014

E-mail address: billyfarmerphotos@comcast.net

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

Phone # 404-512-3075

Phone # 678-451-5656

Location: 4878 Jersey Walnut Grove Rd - Old Hwy 81 Requested Zoning A Acreage 2.58

Existing Use of Property: Residential

Existing Structures: House, Truck port.

The purpose of this rezone is Beekeeping (Honeybees) Produce  
and sell to other Beekeepers to sell honey.

Property is serviced by the following:

Public Water: WCWD Provider: Walton Co. water Dept. Well: not used

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 Billy Farmer Date 2/28/2025 Fee Paid \$ 350.00

**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 A2 South R1  
East R1 West R1

Comprehensive Land Use: Suburban **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: Billy Farmer  
Address: 4878 Jersey Walnut Grove Rd, Covington, GA.  
Telephone: 404-512-3075  
Location of Property: 4878 Jersey Walnut Grove Rd, Covington, GA.

Map/Parcel Number: C0540267

Current Zoning: Res Requested Zoning: A9

Janis H. Farmer \_\_\_\_\_  
Property Owner Signature Property Owner Signature

Print Name: Janis H. Farmer Print Name: \_\_\_\_\_

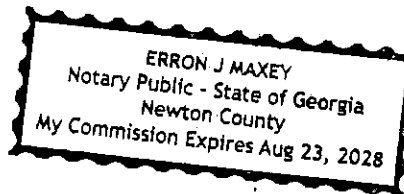
Address: 4878 Jersey Walnut Grove Rd, Covington, Ga Address: \_\_\_\_\_

Phone #: 678 451 5656 3004 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

2/27/25  
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;

Both Ag/Res  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

There should be no diminished value  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Property will not be disturbed.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Bec pollination (crop ~~yield~~<sup>yield</sup> for farmers and good healthy honey for Nabors.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The honey bees will thrive and do well.

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

we have lived here for 32 years.

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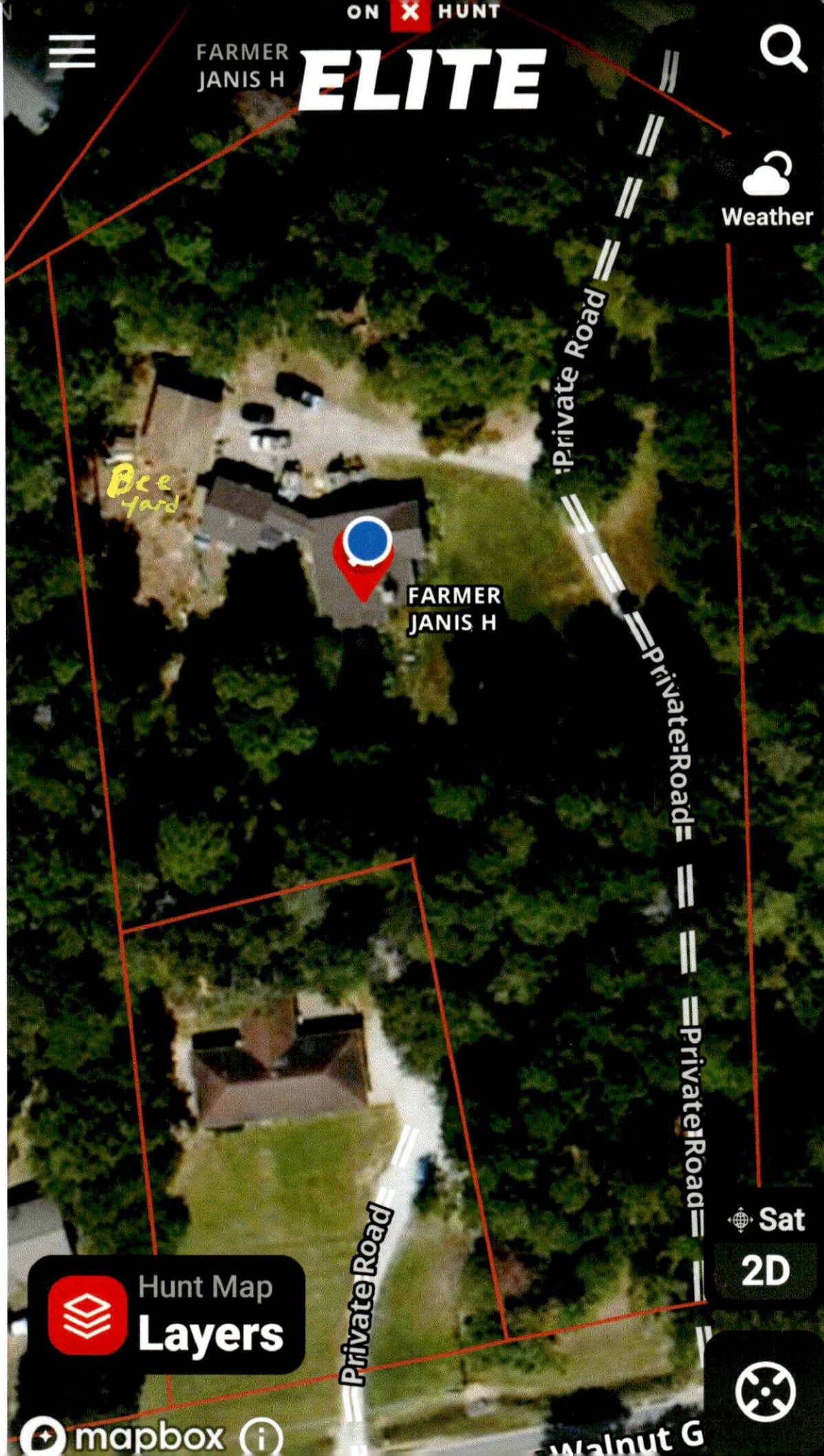
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My plan is to produce honeybees,  
And sell mated queens and nucleus colony.  
I will also include production of honey which  
will be sold and shared.

Thank you for your consideration,  
Billy Farmer  
4878 Jersey Walnut Grove Rd  
Covington, GA. 30014

4878 Jersey Walnut Grove Rd  
Covington, GA 30014



FARMER  
JANIS H

ON X HUNT  
**ELITE**

Item 4.4.



Hunt Map  
**Layers**

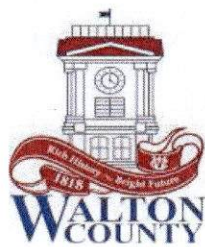
mapbox (i)

Sat

2D







# Planning and Development Department Case Information

Case Number: Z25-0110

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

Carter Engineering Consultants Inc  
1010 Commerce Drive  
Bogart, Georgia 30622

Owner:

Grady Thompson Enterprises LLLP  
2770 Highway 11 NW  
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 81.00 acres from A1 to R1OSC for a 62 lot residential subdivision.

Address: Nicholsville Road, Monroe, Georgia 30656

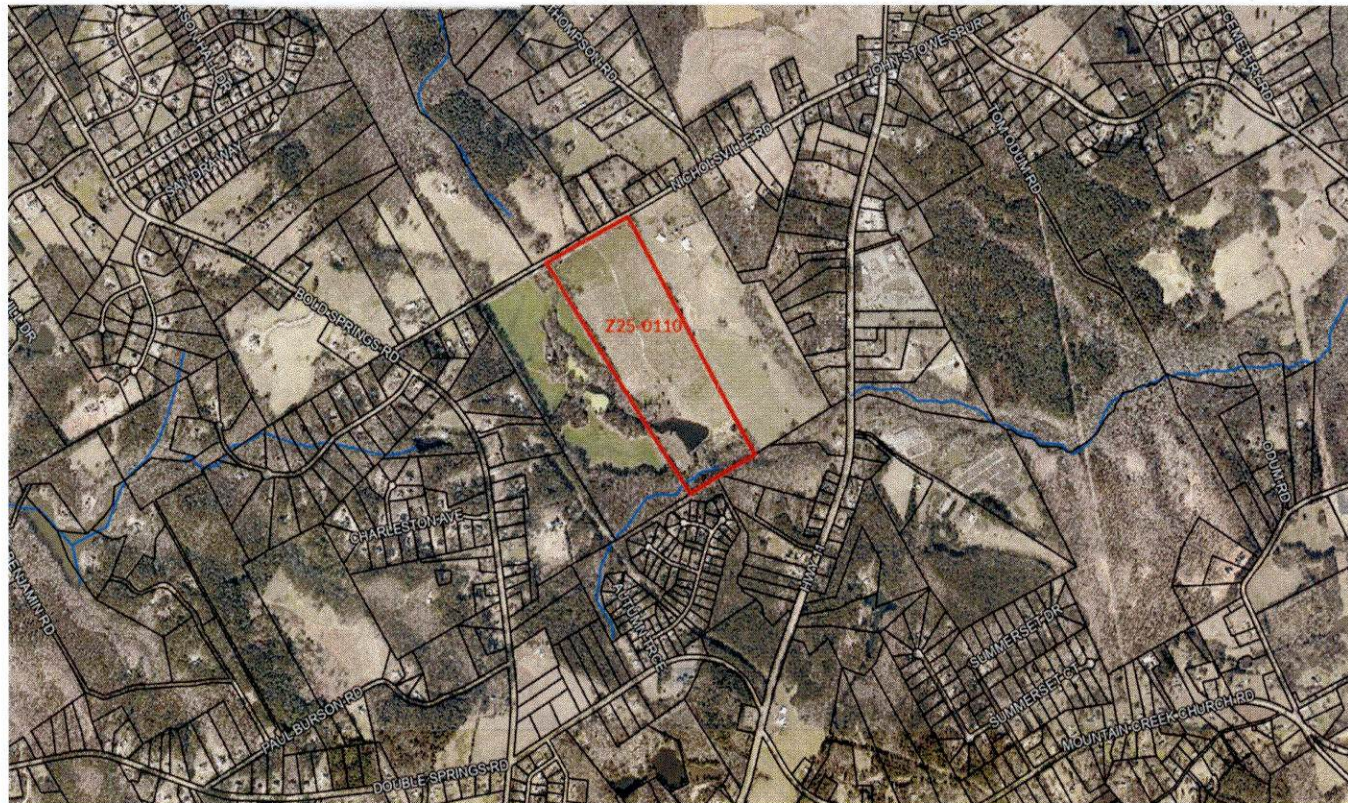
Map Number/Site Area: C0850083

Character Area: Suburban

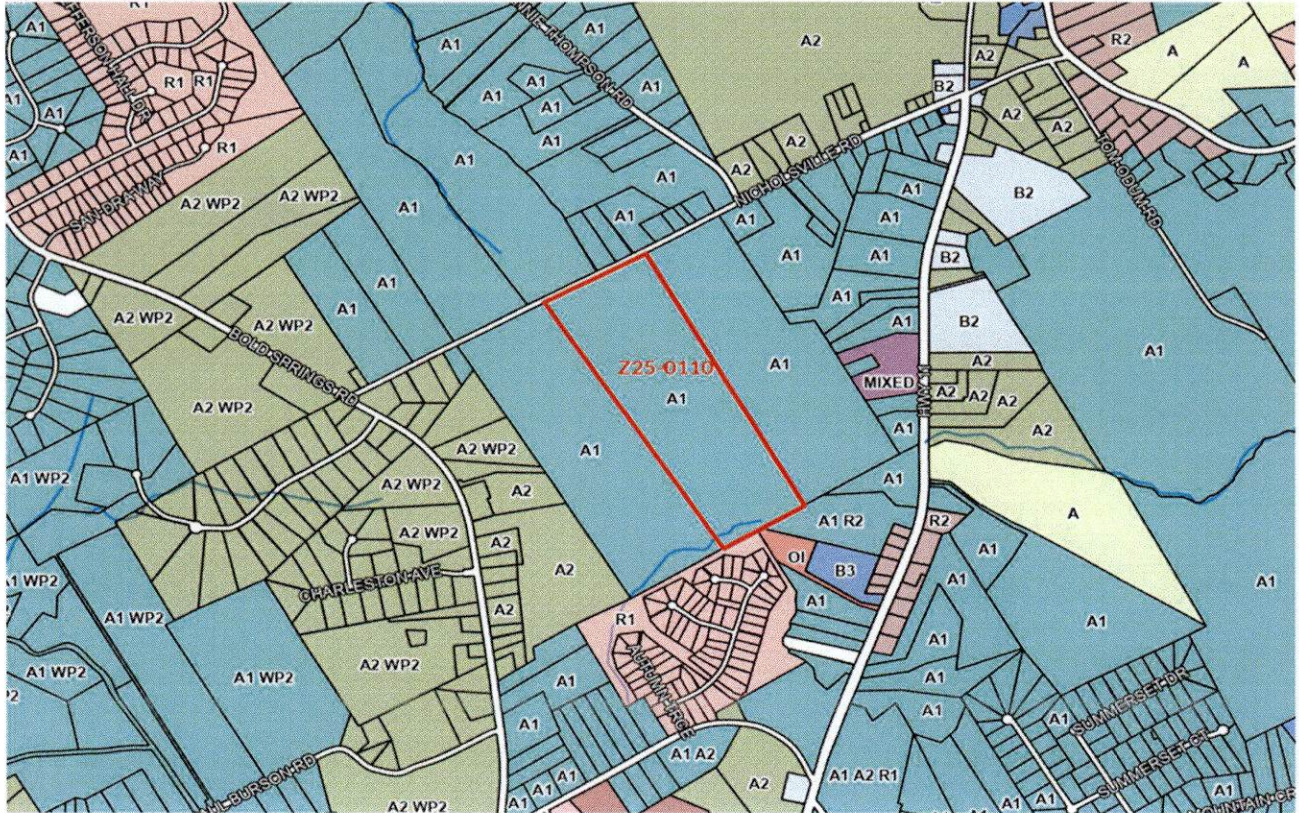
District 5 Commissioner-Jeremy Adams

Planning Commission-Tim Hinton

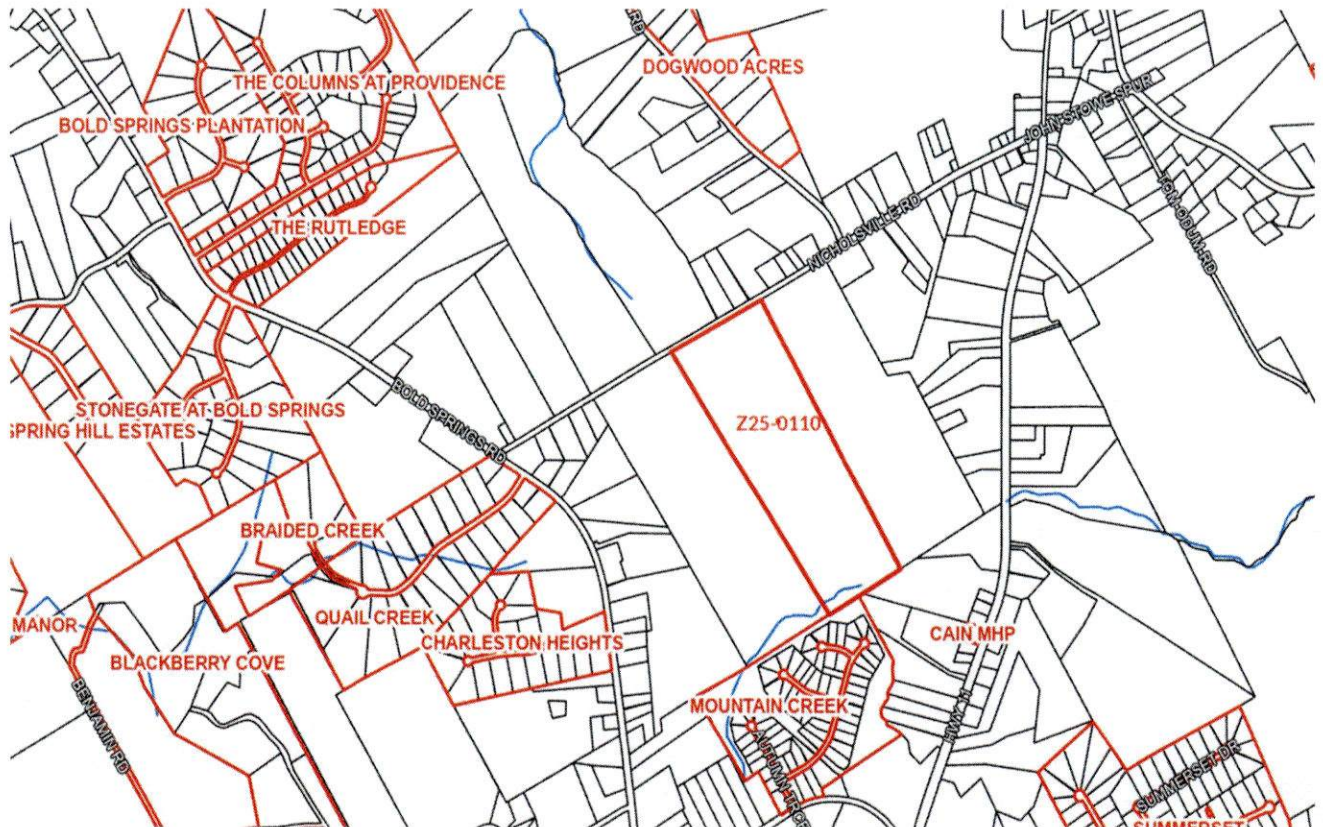
Existing Site Conditions: Property consists of vacant land.



The surrounding properties are zoned A1, R2, R1 and OI.

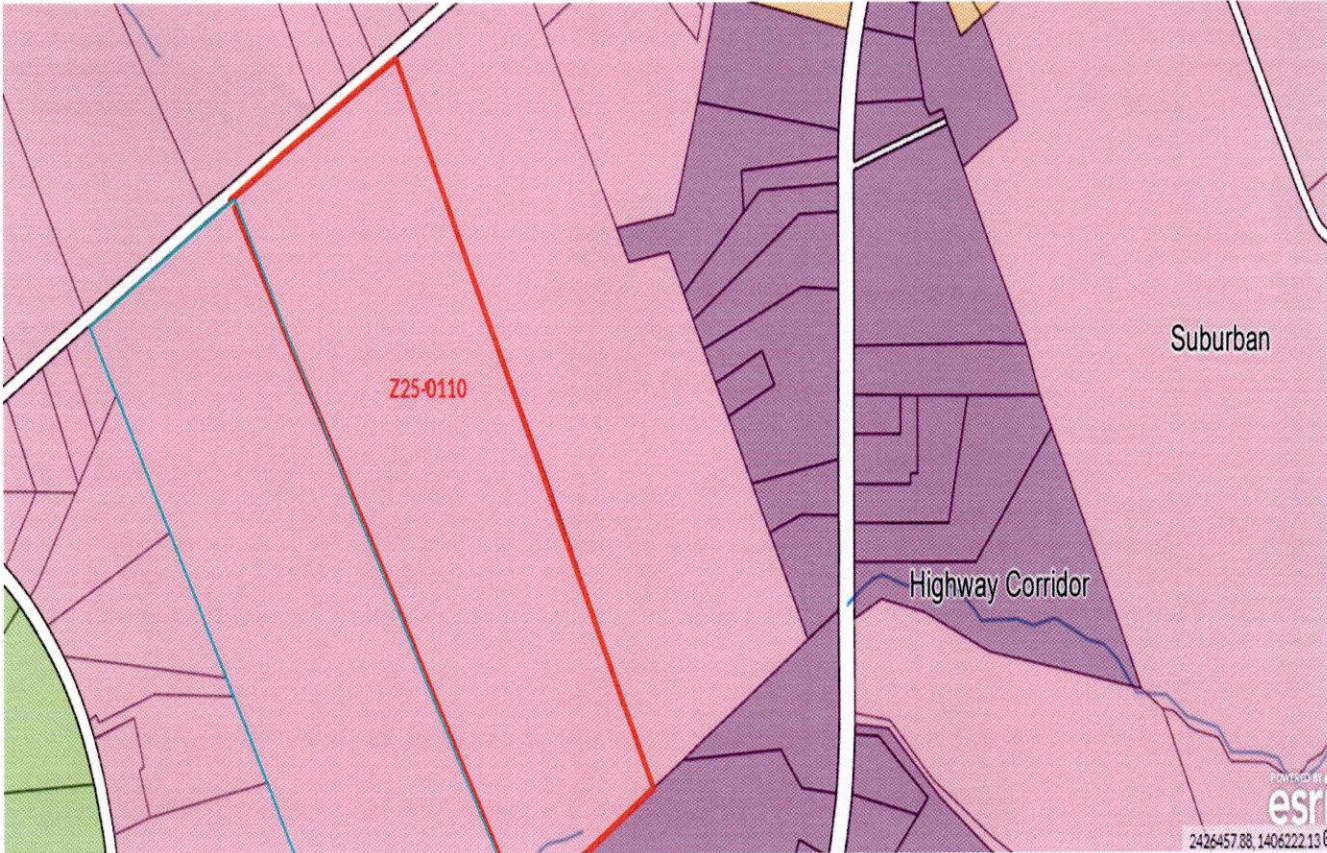


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:**      No History

**Staff Comments/Concerns:**

# Rezone Application # 225-0110 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-3-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 5-6-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0850083

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Carter Engineering Consultants Inc.

Thompson Grady Enterprises LLLP

1010 Commerce Drive

2770 Highway 11 NW

Bogart, GA 30622

Monroe, GA 30656

E-mail address: jessica@carterengineering.com

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

Phone # 770-725-1200

Phone # 706-255-1403

Location: Nicholsville Road Requested Zoning R1 OSC Acreage 81.00

Existing Use of Property: Vacant

Existing Structures: Vacant

The purpose of this rezone is The developer wishes to rezone to R1 OSC to achieve the required density for a proposed subdivision.

Property is serviced by the following:

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

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

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

Signature [Signature] Date 02/28/2025 Fee Paid \$ 550.00

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

**Signs will not be removed until after Board of Commissioners meeting**

**Office Use Only:**

Existing Zoning AI Surrounding Zoning: North AI South AI, R2, R1, OI  
East AI West AI

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

Commission District: 5-Jeremy Adams Watershed: \_\_\_\_\_ TMP ✓

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

**AUTHORIZATION  
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Carter Engineering Consultants Inc.

Address: 1010 Commerce Drive, Bogart, GA 30622

Telephone: 770-725-1200

Location of Property: Nicholsville Road

Map/Parcel Number: C0850083

Current Zoning: A1 Requested Zoning: R1 OSC

*Mike Thompson*  
Property Owner Signature

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

Print Name: MIKE THOMPSON Print Name: \_\_\_\_\_

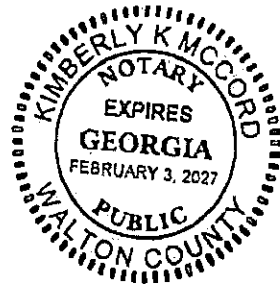
Address: 2770 Hwy 11 NW Monroeville Address: \_\_\_\_\_  
30656

Phone #: 706 255-1403 Phone #: \_\_\_\_\_

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

*Kimberly K McCord*  
Notary Public

2/7/25  
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 a vacant, agricultural property in the rural estate district (A1). Bordering properties are rural estate district (A1), office institutional district (O-I), two family residential district (R2), and single family residential district (R1).


---
  
- 2. The extent to which property values are diminished by the particular zoning restrictions;  
The current zoning of A1 without the OSC overlay district does not allow the developer to achieve the required density. The OSC overlay district allows for a minimum 0.6 acre lot, while the A1 zoning allows for a minimum 2.0 acre lot. The developer requires the additional density to justify the purchase and development costs.


---
  
- 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 Monroe, Walton County area has been rapidly expanding and is predicted to grow at a rate of 1.49% annually per the comprehensive plan. The rezone will allow a new single family residential subdivision with the creation of 63 lots ranging from 0.67 to 1.67 acres. The subdivision will also generate a new tax base for Walton County.


---
  
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;  
As mentioned above, the public receives a new subdivision and the county receives an additional tax base. Without the rezone, the developer would only be able to achieve less than half the proposed density, which would not justify the development.


---

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

The property is already zoned A1, so the current designation allows for a subdivision, however, the zoning does not allow the developer to achieve the required density needed to justify the development. The subject and adjacent properties support a subdivision of the proposed density.

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 fallow agricultural property since the early 1990s. The nearby Mountain Creek subdivision (R1) was constructed around 2001.



## Introduction

The property referenced as Tax Parcel No(s). C01850083 is currently owned by Thompson Grady Enterprises LLLP. The current owner and the developer, My Home Communities, have a contract to purchase the property pending approval of this rezone request. The property is currently zoned A1, and the developer wishes to rezone to include the R1 Open Space Community (OSC) Overlay to achieve the required density for a proposed subdivision. A new rezone request has been submitted for approval.

## Site

The site is located off Nicholsville Road in Walton County, Georgia. The property is comprised of approximately 81.0-acres. The properties feature an existing pond, which is to remain undisturbed.

The property is bordered by a residential A1 tract to the west, a residential A1 to the east, and Nicholsville Road to the north. The south side of the property is bordered by an R1, OI and an A1 R2.

## Development

The developer proposes to construct a single-family residence subdivision that will include 62 single-family 0.66-acre minimum lots, green-space, and roads / infrastructure for the proposed subdivision. The development will provide 25.60 acres of open space. The required open space is 20.12 acres. Fifty percent of the required open space or 10.06 acres, is required to be on buildable land. 13.11 acres or 0.65% has been provided.

## Access

The site will be accessed from Nicholsville Road. The proposed subdivision will feature a new 27-foot access drive off Nicholsville Road that will service the 62 single-family lots.

## Setbacks

According to the Walton County Land Development Ordinance, the building setbacks for a property zoned R1 within the OSC Overlay with public water and private on-site septic systems are defined as: Front Building Setback = 40 feet, Side Building Setback = 15 feet, and Rear Building Setback = 40 feet for interior lots, and 50 feet for exterior lots.





## Traffic

The proposed single-family residence subdivision will have a moderate affect of the traffic along Nicholsville Rd NW. The estimated average daily trips (ADT) are 6 trips per residence, and the estimate number of trips during peak hours is 4 trips; totaling an estimated ADT of 372.

## Water Supply

The water supply for the proposed subdivision will be provided by Walton County.

## Sewage Disposal

Sewage disposal for the proposed subdivision will be provided by individual private septic systems located within each lot. A preliminary soil survey was conducted to determine site feasibility, and lots are not shown within areas defined by poor soils.

## Utilities

The utilities needed to serve the site are proposed to be underground. The proposed development will require electricity, water, and telephone / data lines. Each of these utilities can be connected at Nicholsville Road.

## Solid Waste

Garbage collection will be by private contracts with a trash can on the property.

## Type of Ownership

Once developed, the subdivision lots will be privately owned, while the development, greenspace, amenity areas, and stormwater detention facilities will be governed by a homeowner's association. The roads within the proposed subdivision will be owned and maintained by Walton County.















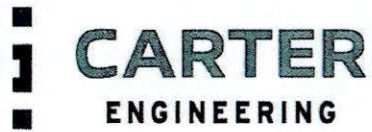


**SUMMARY**

OPEN SPACE REQUIRED: 20.12 ACRES  
 AVAILABLE OPENSACE REQUIRED: 10.06 ACRES  
 OPEN SPACE PROPOSED: 25.60 ACRES  
 AVAILABLE OPENSACE PROPOSED: 13.11 ACRES

- RAIN ENTRANCE
- LISTING POND
- OPENSACE
- OPENSACE WITHIN FLOODPLAIN
- OPENSACE WITHIN BUFFER
- RAIL KIOSK
- RAILHEAD

| Parcel # | Area    | Parcel # | Area    | Parcel # | Area    |
|----------|---------|----------|---------|----------|---------|
| 1        | 0.21 AC | 41       | 0.71 AC | 71       | 0.21 AC |
| 2        | 0.21 AC | 42       | 0.71 AC | 72       | 0.21 AC |
| 3        | 0.21 AC | 43       | 0.71 AC | 73       | 0.21 AC |
| 4        | 0.21 AC | 44       | 0.71 AC | 74       | 0.21 AC |
| 5        | 0.21 AC | 45       | 0.71 AC | 75       | 0.21 AC |
| 6        | 0.21 AC | 46       | 0.71 AC | 76       | 0.21 AC |
| 7        | 0.21 AC | 47       | 0.71 AC | 77       | 0.21 AC |
| 8        | 0.21 AC | 48       | 0.71 AC | 78       | 0.21 AC |
| 9        | 0.21 AC | 49       | 0.71 AC | 79       | 0.21 AC |
| 10       | 0.21 AC | 50       | 0.71 AC | 80       | 0.21 AC |
| 11       | 0.21 AC | 51       | 0.71 AC | 81       | 0.21 AC |
| 12       | 0.21 AC | 52       | 0.71 AC | 82       | 0.21 AC |
| 13       | 0.21 AC | 53       | 0.71 AC | 83       | 0.21 AC |
| 14       | 0.21 AC | 54       | 0.71 AC | 84       | 0.21 AC |
| 15       | 0.21 AC | 55       | 0.71 AC | 85       | 0.21 AC |
| 16       | 0.21 AC | 56       | 0.71 AC | 86       | 0.21 AC |
| 17       | 0.21 AC | 57       | 0.71 AC | 87       | 0.21 AC |
| 18       | 0.21 AC | 58       | 0.71 AC | 88       | 0.21 AC |
| 19       | 0.21 AC | 59       | 0.71 AC | 89       | 0.21 AC |
| 20       | 0.21 AC | 60       | 0.71 AC | 90       | 0.21 AC |



CONCEPTUAL SITE PLAN  
**NICHOLSVILLE RD SUBDIVISION**  
 NICHOLSVILLE ROAD-MONROE, GA  
 FEBRUARY, 2025