



PLANNING COMMISSION MEETING

Thursday, July 10, 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. LU25-0199 & Z25-0198-Land Use Change from Suburban to Employment Center and rezone 2.64 acres from A1 to B3 for outdoor storage and car repair-
Applicant/Owner: Melody C Jackson Moon located at 1350 Mountain Creek Church Rd/Parcel C1210079A00-District 6.

4.2. Z25-0218-Rezone 2.45 acres from A2 to R1 to create 2 buildable lots-Applicant: Brent Miller/Owner: Stefan Vancica (Covenant Property Management LLC) located at 0 Wall Rd/Parcel C1630079A00-District 6.

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: LU25-0199 and Z25-0198

Meeting Dates: Planning Commission 07-10-2025

Board of Commissioners 08-05-2025

Applicant/Owner:

Melody C Jackson Moon
519 White Oak Drive
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Suburban to Employment Center and rezone 2.64 acres from A1 to B3 for outdoor storage and car repair

Address: 1350 Mountain Creek Church Road, Monroe, Georgia 30656

Map Number/Site Area: C1210079A00

Character Area: Suburban

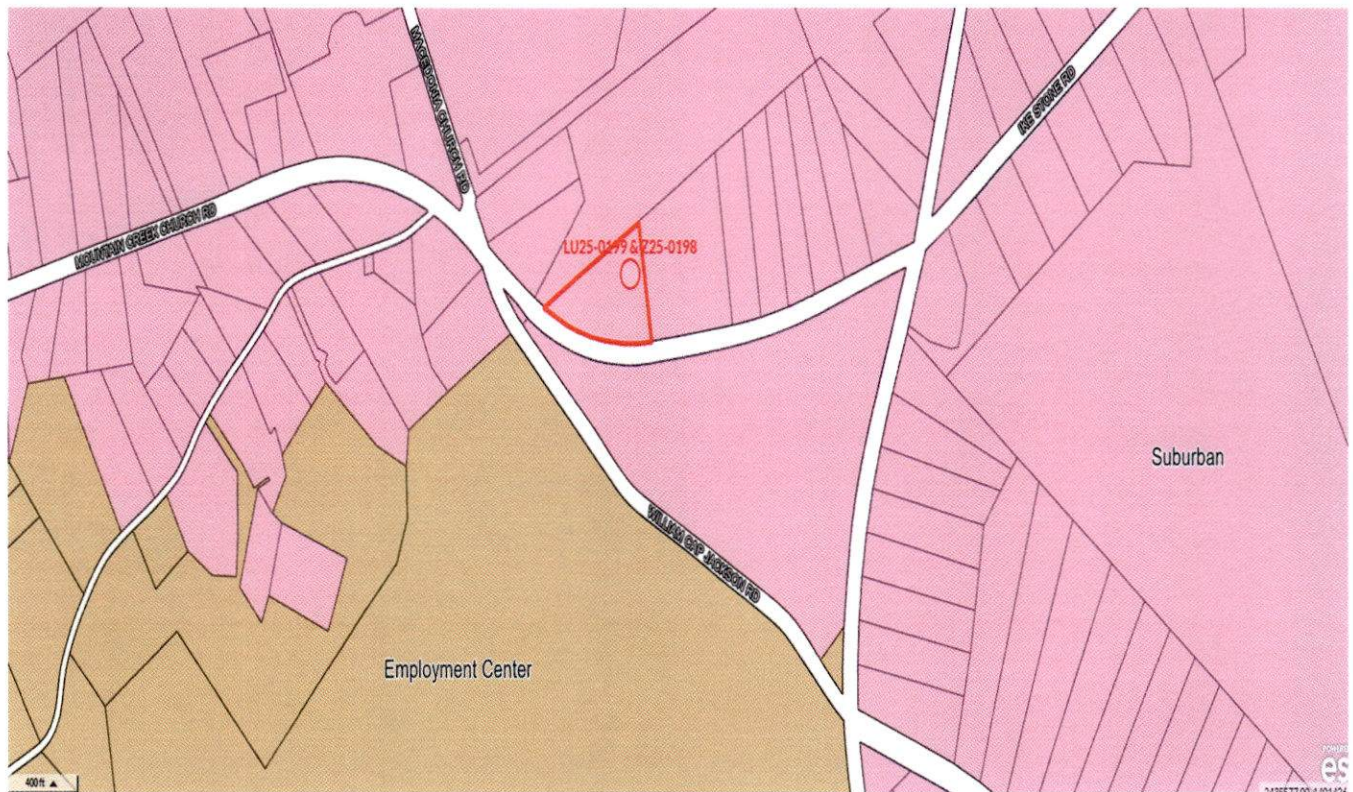
District 6 Commissioner-Kirklyn Dixon Planning Commission-Timothy J Kemp

Existing Site Conditions: Property contains accessory buildings.



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



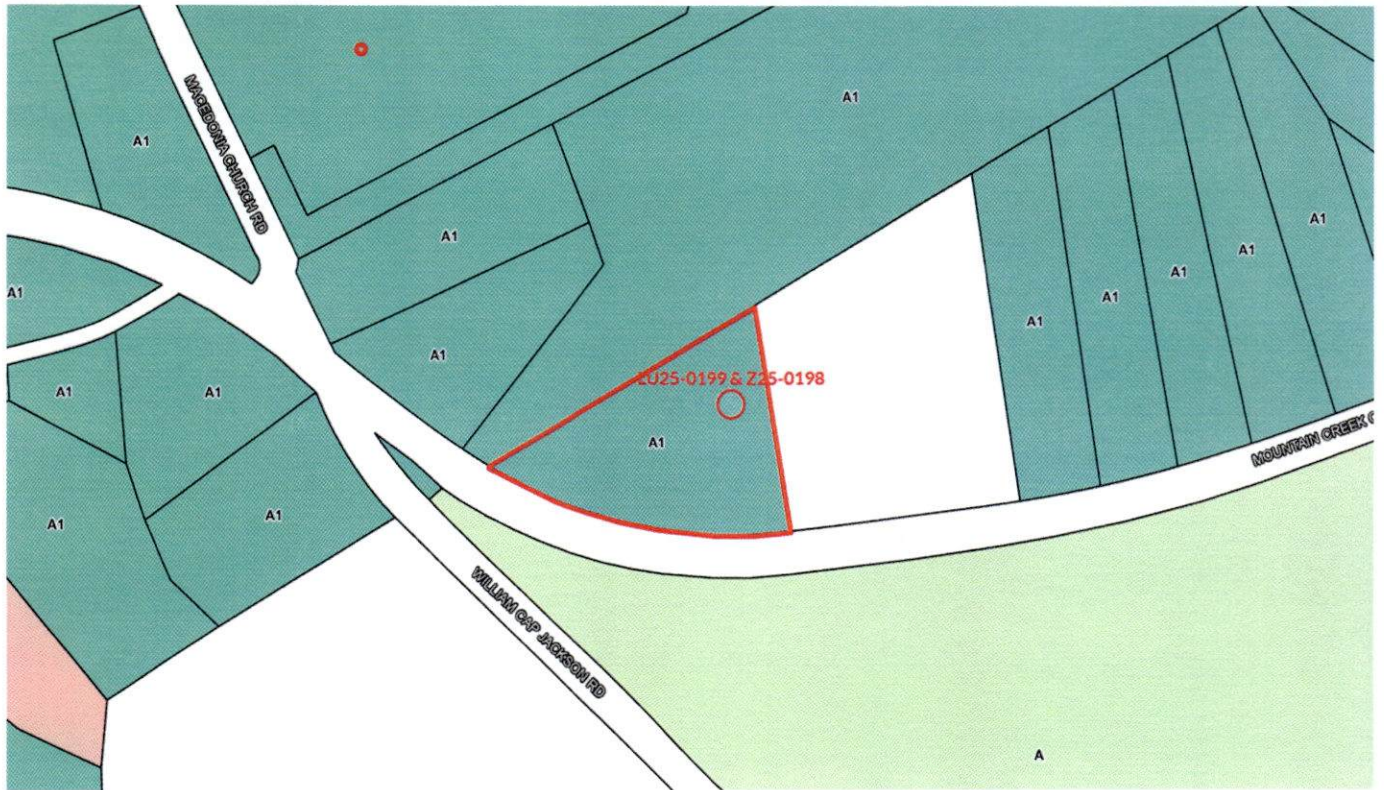
History: No History

Staff Comments/Concerns: This rezone is the result of a code enforcement case in which the owner was notified of the improper use of the property as a storage lot with auto repair in an A1 zoning.

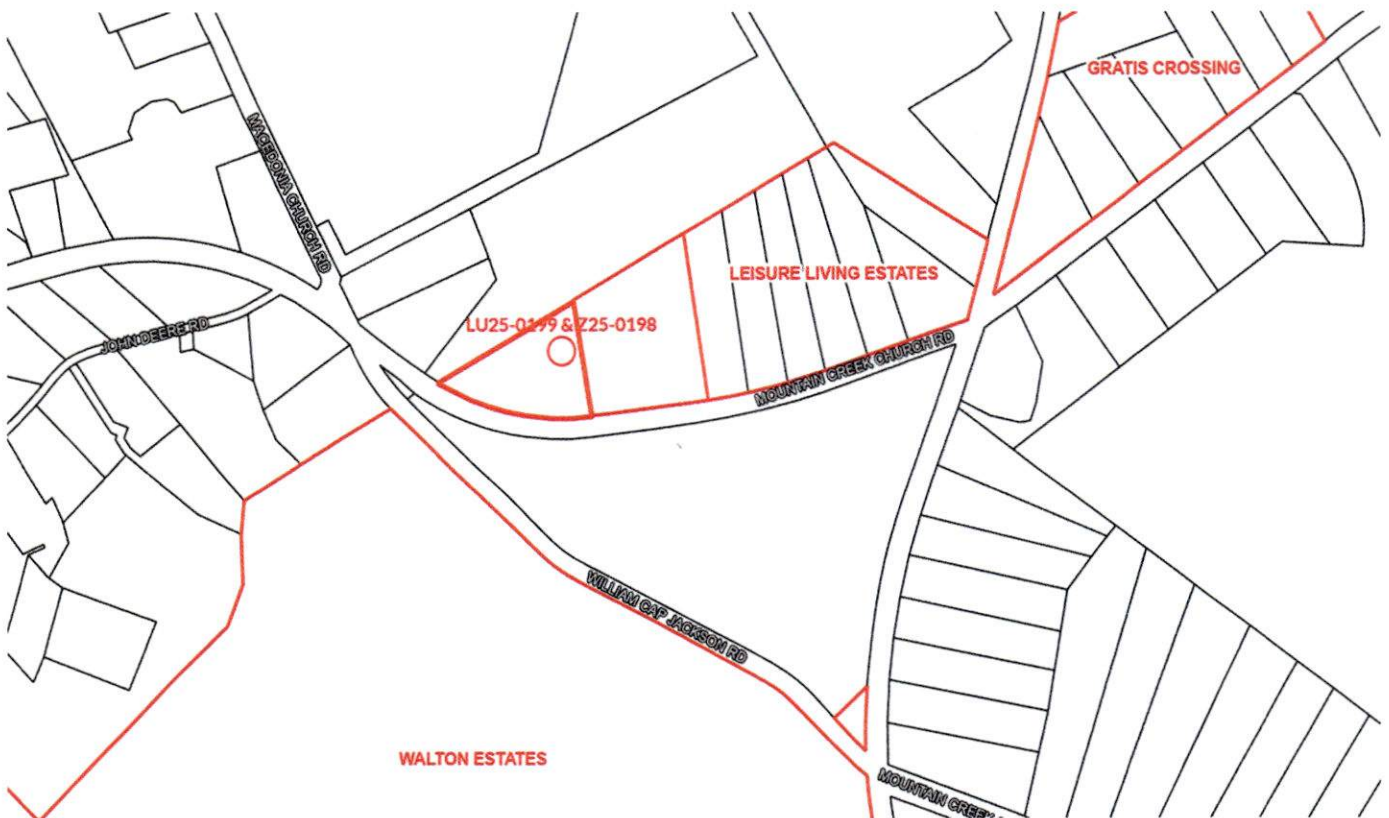
Should the Board approve, a site plan showing buffers, storage area and commercial driveway will be required.

If denied, the owner will need to cease use of property and remove vehicles.

The surrounding properties are zoned A1 and A.



Subdivisions surrounding property:



Character Area Map Amendment

Application # LU25-0199

Planning Comm. Meeting Date 7-10-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 8-5-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1210079A00

Applicant Name/Address/Phone #

Melody C. Jackson Moon
519 White Oak Drive
Monroe, GA. 30655

Property Owner Name/Address/Phone

Same

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

Phone # 770-530-0162

Phone # _____

E-mail Address: melodymoon@windstream.net

Location: 1350 Mountain Creek Ch Rd. Acreage 2.66

Existing Character Area: Suburban

Proposed Character Area: Employment Center

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: B3 Number of Lots: _____ Minimum Lot Size: _____

Public Sewer: _____ Provider: _____ Septic Tank: ☒

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

Melody Jackson Moon 5/12/2025 \$ _____
Signature Date Fee Paid

Rezone Application # 225-0198
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-10-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-3-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1210079ADD

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Melody Jackson Moon
519 White Oak Dr.

Melody Jackson Moon 770-530-0162
519 White Oak Dr.

Monroe, Ga 30655

Monroe, Ga 30655

E-mail address: melodymankindsteam.net (If more than one owner, attach Exhibit "A")

Phone # 770-530-0162

Phone # 770-530-0162

Location: 1350 Mt Creek Church Rd Monroe Requested Zoning B3 Acreage 2.64

Existing Use of Property: As a hobby for my husband to repair cars & store car trailer.

Existing Structures: 30x40 Building, 2 car hauler, 10x12 storage, cars

The purpose of this rezone is As a hobby of my husband to repair cars and store his car trailer

Property is serviced by the following:

Public Water: ☒ Provider: City of Monroe Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: _____

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

Signature Melody Jackson Moon Date 5/12/25 Fee Paid \$ 450.00

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1 Surrounding Zoning: North A1 South A1
 East A1 West _____

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

Commission District: 6-Kirklyn Dixon Watershed: _____ TMP _____

I hereby withdraw the above application _____ Date _____

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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

As a hobby my husband repairs cars and store his car haulers. Nearby properties are, Agricultural, Meter, Residential properties.

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

N/A

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

No

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

Same as current

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

no change/Not adding.

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

30 X 40 Building, Cars, two
Car hauler, 10x12 Storage
building. No House

May 12, 2025

RE: Letter of intent

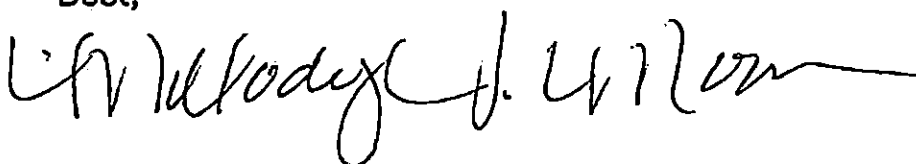
We would like to rezone the property at 1350 Mountain Creek Church Road to B3 for outside storage and for my husband to continue to work on vehicles. He works on vehicles in his spare time on the weekend and sometimes at night. This is not full time as he works for Walton County BOE full time. He has been doing this on the property for three years.

My husband has cars on this property that he works on. He also had 2 car haulers and a storage building and a building that he works in.

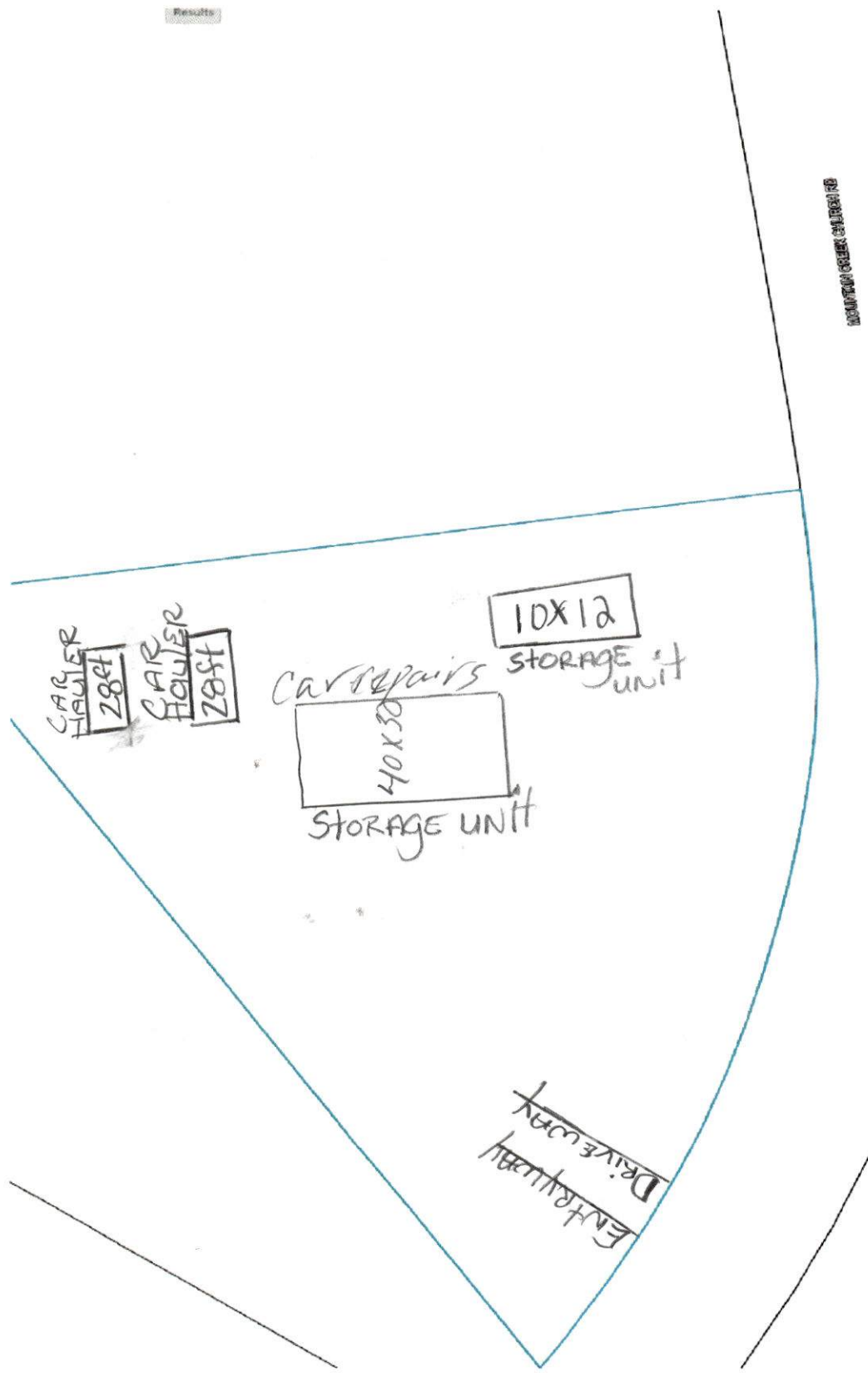
The nearby properties are Agriculture zone, county owned meter, and residential properties.

Please grant this rezone as this is mostly a hobby for my husband to work on cars.

Best,

A handwritten signature in black ink, appearing to read "L. H. McEachern". The signature is fluid and cursive, with a long horizontal stroke at the end.

Results







Section 6-1-180 Automotive, Minor Repair and Maintenance (20)

- A. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- B. There shall be no outdoor storage.

Section 6-1-170 Automotive, Major Repair and Maintenance (20)

- A. The use shall not be established on any lot which is either adjacent to or directly across from any residentially zoned district.
- B. The use shall not be within one hundred (100) feet of a residential district.
- C. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- D. Outdoor storage is limited to twenty-five percent (25%) of the total lot and shall comply with the outdoor storage regulation in this Ordinance.
- E. Minor automotive repair and maintenance is allowed.

Outdoor Storage (20)

- A. Outdoor storage yards shall be set back at least 15 feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.



Planning and Development Department Case Information

Case Number: Z25-0218

Meeting Dates: Planning Commission 07-10-2025

Board of Commissioners 08-05-2025

Applicant:

Brent Miller

4472 Locklin Road

Monroe, Georgia 30655

Current Zoning: The current zoning is A2.

Owner:

Stefan Vancica

c/o Covenant Property Management LLC

4509 Grady Smith Road

Loganville, Georgia 30052

Request: Rezone 2.45 acres from A2 to R1 to create 2 buildable lots

Address: 0 Wall Road, Monroe, Georgia 30656

Map Number/Site Area: C1630079A00

Character Area: Suburban

District 6 Commissioner-Kirklyn Dixon

Planning Commission-Timothy Kemp

Existing Site Conditions: Property consists of vacant land.



The surrounding properties are zoned A2.

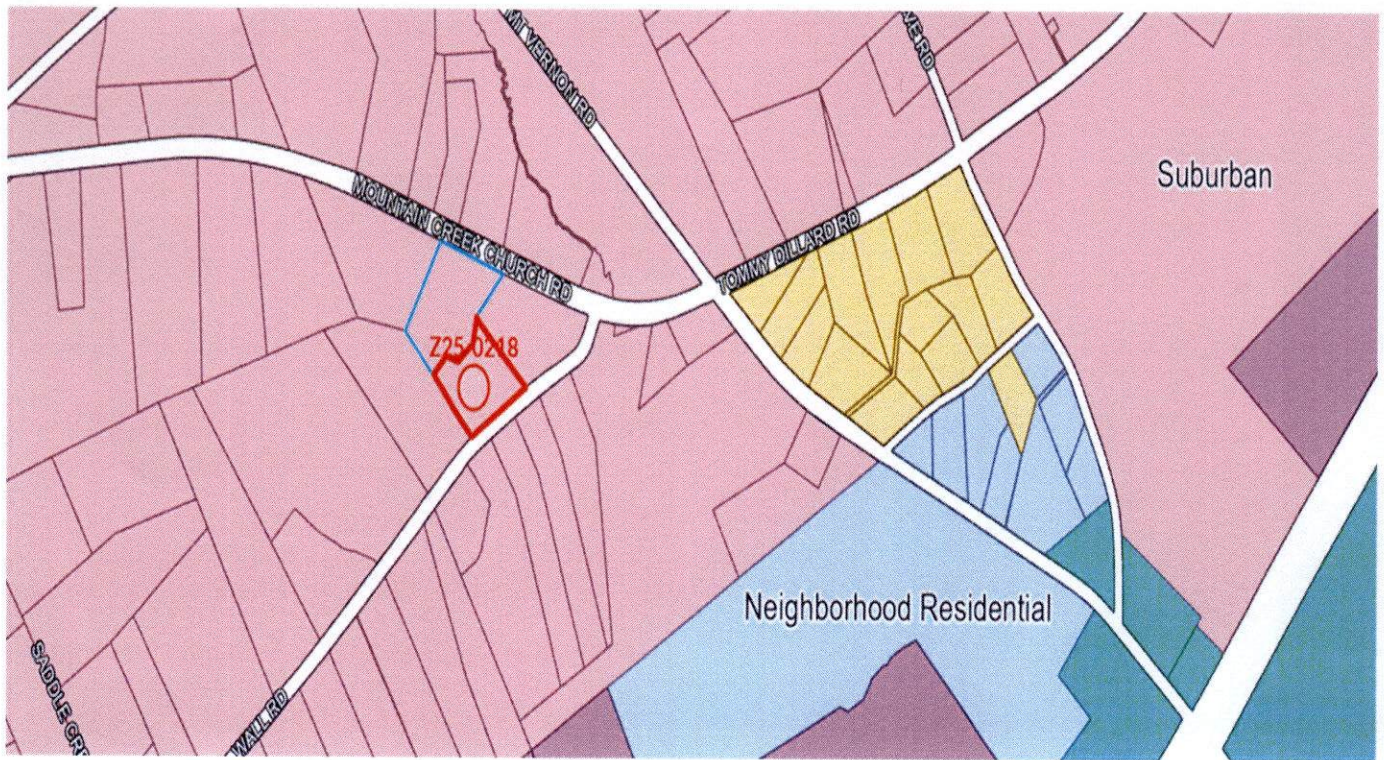


Subdivisions surrounding property:



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 # 225-0218
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-10-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-5-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1630079A00

Applicant Name/Address/Phone #

Brent Miller

4472 Locklin Rd.

Monroe, GA 30655

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

Phone # 706-621-9711

Property Owner Name/Address/Phone

Stefan Vancica

4509 Grady Smith Rd.

Loganville, GA 30052

Phone # 678-697-5082

Location: 0 Wall Rd Tract 2 Requested Zoning R1 Acreage 2.450

Existing Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is to split this lot into 2 lots so we can build 1 large home on each lot. one house for myself and one for my in-laws.

Property is serviced by the following:

Public Water: ☒ Provider: City of Monroe Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: ☒

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

Signature [Signature] Date 5-25-25 Fee Paid _____

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A2 Surrounding Zoning: North A2 South A2
East A2 West A2

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

Commission District: 6-Dixon Watershed: NA 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: Brent Miller
 Address: 4472 Locklin Rd. Monroe, GA 30655
 Telephone: 706-621-9711
 Location of Property: 0 Wall Rd Tract 2

Map/Parcel Number: 0630079A00

Current Zoning: A2 Requested Zoning: R1

[Signature]
 Property Owner Signature

 Property Owner Signature

Print Name: Stefan Vancica

Print Name: _____

Address: 4509 Grady Smith Rd
Loganville, GA 30052

Address: _____

Phone #: 678-697-5082

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

5-27-25
 Date

Notary expires

05-08-2028





GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **COVENANT PROPERTY MANAGEMENT, LLC** Control Number: **12009684**

Business Type: **Domestic Limited Liability Company** Business Status: **Active/Compliance**

Business Purpose: **NONE**

Principal Office Address: **4509 Grady Smith Road, Loganville, GA, 30052, USA** Date of Formation / Registration Date: **2/1/2012**

State of Formation: **Georgia** Last Annual Registration Year: **2025**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Vancica, Stefan**

Physical Address: **4509 Grady Smith Road, Loganville, GA, 30052, USA**

County: **Walton**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

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; and

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

1. Existing uses and zoning of nearby property;

A2 & A2 R1 are directly around the property. R1 zoning lots are also right down the street.

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

If we are able to get this rezoned to R1 then property values in the area will increase as we plan to build 2 homes in the \$800,000 range which will raise the property values of our fellow neighbors.

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

If we are able to get this rezoned to R1 then property values in the area will increase and the general public will not be affected in any negative way. They should only reap the benefits of increasing property values.

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

No hardship will be imposed to fellow neighbors. A conventional septic will be used for both lots and city water is at the street so these factors will not impose any hardships on our fellow neighbors.

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

The property will be more usable if rezoned to accommodate 2 large homes. Each property would still have over 190' of road frontage. Directly across the road from our lots, 3 houses are built with similar, but smaller amounts of road frontage.

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

This property has always been vacant. It used to be part of a larger lot with a mobile home on it. The mobile home portion, behind our lot, is still there. The A2 zoning never changed.

Brent Miller <brent@georgiaprinters.com>
To: Tracie Malcom <tracie.malcom@co.walton.ga.us>

Mon, Jun 2, 2025 at 2:05 PM

Hi Tracie,

I have an updated survey attached along with the acreage. This survey has been adjusted slightly from the previous one so please use this one and discard of the previous one.

Letter of Intent:

We would like to split this lot into 2 lots so me and my father-in-law can each build a house for ourselves. We have family on the same road and love the location.

Please let me know if you need anything else at all! Thanks so much for your time and help!

Thanks,

Brent Miller

Brent Miller, Sales & Marketing
[1263 Athens Road, Crawford GA 30630](https://www.georgiaprinters.com/1263-Athens-Road-Crawford-GA-30630)
Office: (706) 208-8800 / Cell: (706) 621-9711
brent@georgiaprinters.com / www.georgiaprinters.com
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