



# PLANNING COMMISSION MEETING

Thursday, June 04, 2026 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

## AGENDA

### 1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

### 2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

### 3. OLD BUSINESS

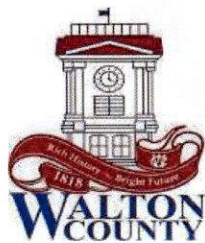
### 4. NEW BUSINESS

- 4.1. Z26-0119 - Rezone 4.22 acres from A1 to A to grow and sell fruits, vegetables, eggs and cottage food items with customer contact - Applicant: Christine Rojas Carrillo/Owners: Alejandro & Christine Carrillo - property located at 4350 Tiffany Lane, 4330 & 4310 Shiloh Road - Map/Parcels N039A024, 025 and 026 - District 1
- 4.2. Z26-0123 – Rezone 60.11 acres from A1 to A to grow and sell fruits, vegetables, herbs and flowers with customer contact and up-pick – Applicant: Donnie A Wright, III Esq./Owners: William Paul Jones, Jr. & Tobey Lorraine Jones – property located at 2120 H D Atha Road & Ammons Bridge Rd – Map/Parcel C0770094A00 - District 5
- 4.3. LU26-0128 & Z26-0114 – Land Use Change from Highway Corridor to Suburban and Rezone a portion of C0090016 (1.329 acres) from A1 to R1 to create a buildable lot – Applicant: Kerry Roe/Owners: Kerry H & Regina M Roe – property located at 6327 Highway 20 – Map/Parcel C0090016 - District 2
- 4.4. Z26-0133 – Rezone a portion of C1360030 (5.082 acres) from A1 to B3 for commercial business and outdoor storage of heavy equipment – Applicant: Mike Conner/Owner: Aycock Farms, LLC – property located at Highway 83 Connector & Dial Road – Map/Parcel C1360030 - District 4

### 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: Z26-0119

Meeting Dates: Planning Commission 06-04-2026

Board of Commissioners 07-07-2026

Applicant:

Christine Rojas Carrillo  
4350 Tiffany Lane  
Loganville, Georgia 30052

Owners:

Alejandro & Christine Rojas Carrillo  
4350 Tiffany Lane  
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 4.22 acres from A1 to A to grow and sell fruits, vegetables, eggs and cottage food items with customer contact.

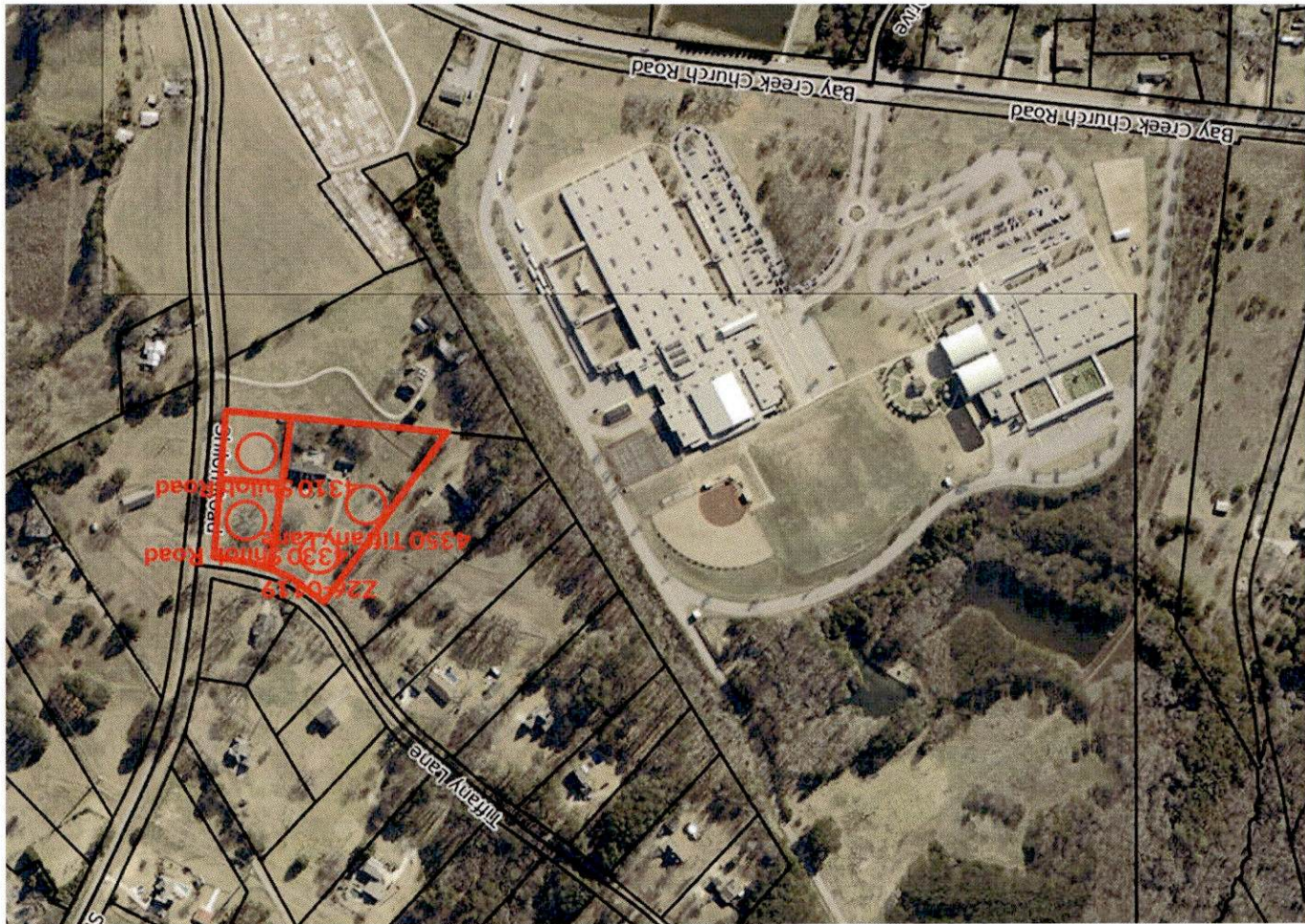
Addresses: 4350 Tiffany Lane, 4330 Shiloh Road & 4310 Shiloh Road, Loganville, Georgia 30052

Map Numbers/Site Areas: Parcel #N039A024 is 4350 Tiffany Lane and contains 2.29 acres; Parcel #N039A025 is 4330 Shiloh Road and contains 0.91 acres and Parcel #N039A026 is 4310 Shiloh Road which contains 1.02 acres.

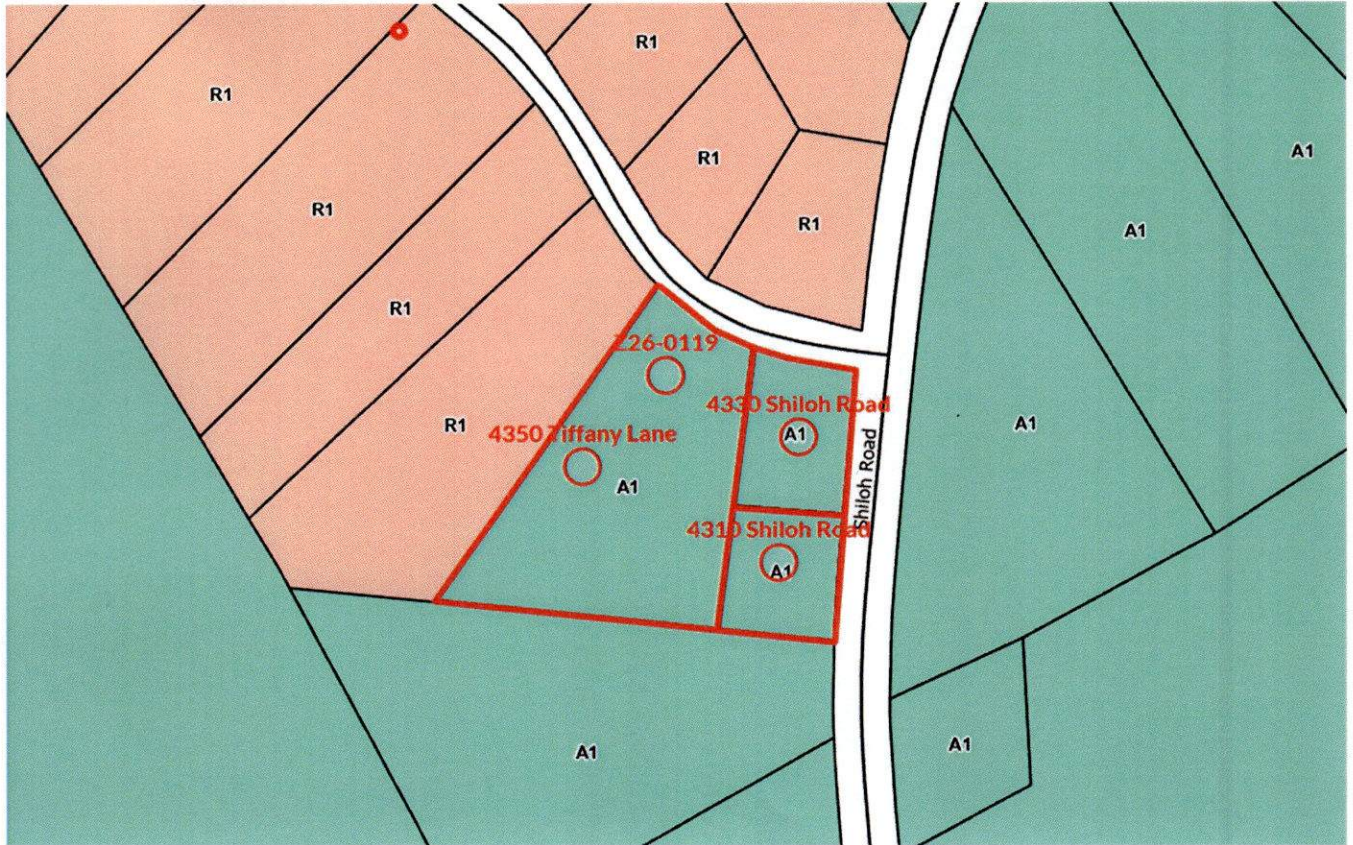
Character Area: Suburban

District 1 Commissioner- Amarie Warren    Planning Commission–Josh Ferguson

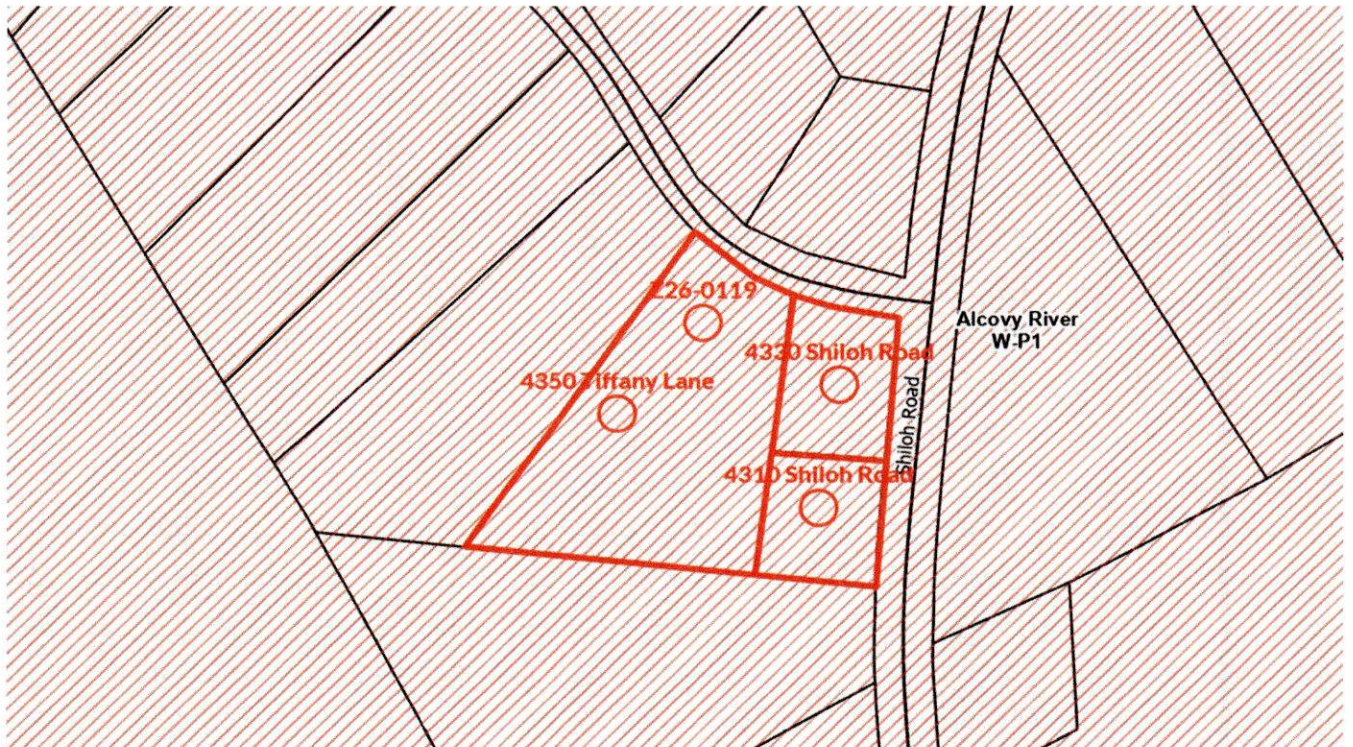
Existing Site Conditions: Property at 4350 Tiffany Lane consists of a house, detached garage and shed and 4330 & 4310 Shiloh Road is vacant land.



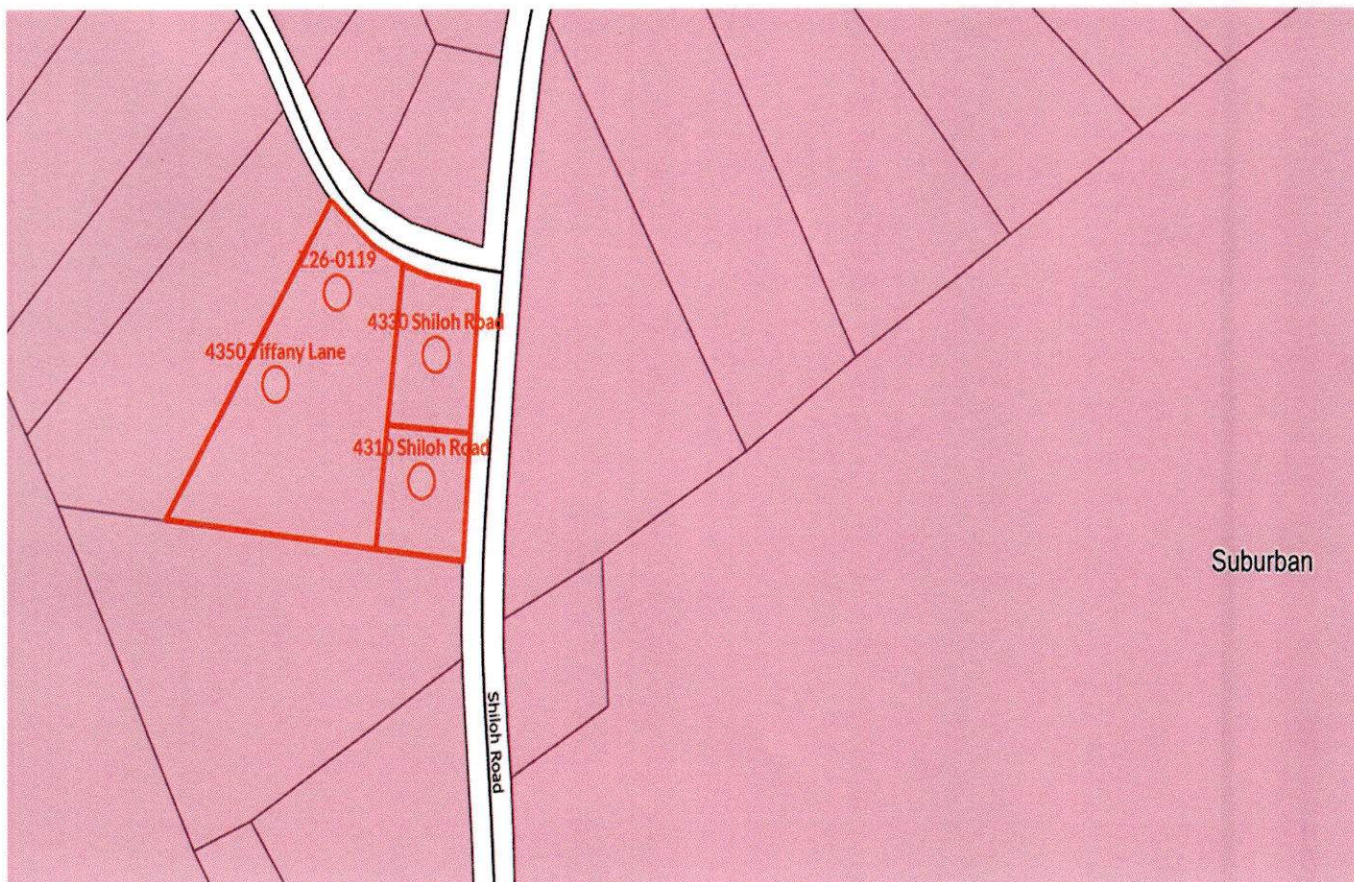
The surrounding properties are zoned R1 and A1.



The property is in the Alcovy River Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



**History:**

Z21090015	Christine Rojas	R1 to A1 to have personal animals	N039A024, 025 & 026 4350 Tiffany Lane 4330 Shiloh Rd 4310 Shiloh Rd	Approved w/conditions
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**Conditions:** Livestock be limited to parcels that front on Shiloh Road and all guidelines for livestock be followed. (See attached).

**Staff Comments/Concerns:** Applicant already has a business license for Carrillo’s Farm Stand for retail bakeries with no customer contact (See attached). There is no homeowner’s association at Buffalo Hills Subdivision.

**Public Works:** Public Works recommends considering a commercial driveway for a Business.

**Sheriff's Department:** No concerns

**Water Authority:** No system impacts anticipated.

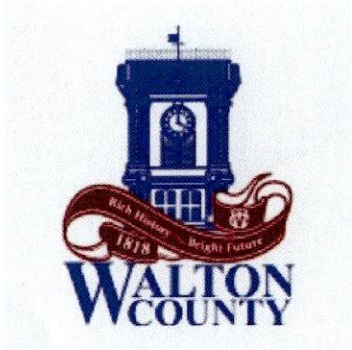
**Fire Marshall Review:** No comments

**Fire Department Review:** No impacts foreseen.

**Board of Education:** No impact on the school system.

**GDOT:** No Concerns.

**City of Monroe:** No issues for the City of Monroe utilities.



**Walton County  
Planning and Development**

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

**OCCUPATIONAL TAX CERTIFICATE**

**BUSINESS LICENSE NUMBER : 26-0009**

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

**CARRILLO'S FARM STAND**

**4350 TIFFANY LN LOGANVILLE GA 30052, LOGANVILLE**

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

Retail Sales  
**RETAIL BAKERIES**

Description, Limitations, Notes: MAKES BAKED GOODS, HOME OFFICE ONLY - NO SALES AT RESIDENCE

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**

*Cheryl Willard*

Cheryl Willard  
Permit Tech



EFFECTIVE DATE  
**January 12, 2026**

EXPIRATION DATE  
**January 12, 2027**

STATE OF GEORGIA  
COUNTY OF WALTON

CASE NO. Z21090015

1. Rezone – Z21090015 – Rezone 4.22 acres from R1 to A1 to have personal animals– Applicant: Christine Rojas/Owner: Alejandro Carrillo & Christine Rojas – Property located on 4350 Tiffany Lane & 4330&4310 Shiloh Rd/Map/Parcels N039A024, 025 & 026 – District 1.

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WALTON COUNTY, GEORGIA**

WHEREAS, the Walton County Planning Commission held a duly advertised public hearing and filed a formal recommendation with the Board of Commissioners of Walton County upon an Application to Amend the Official Zoning Map of Walton County from R1 TO A1 by CHRISTINE ROJAS for the proposed use TO HAVE PERSONAL ANIMALS AT 4350 TIFFANY LANE/4330 & 4310 SHILOH ROAD, Map/Parcel IDS N039A024, 025, AND 026; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map of Walton County has been duly published in The Walton Tribune, the Official News Organ of Walton County; and

WHEREAS, a public hearing was held by the Board of Commissioners of Walton County on 12-07-2021 and objections were not filed.


NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application to Amend the Official Zoning Map of Walton County from R1 to A1 in Case No. Z21090015 is hereby APPROVED WITH CONDITIONS.

The Board of Commissioners of Walton County, Georgia further directs the County Clerk to enter upon the minutes of the meeting at which this ordinance is adopted the following: "On the 7<sup>TH</sup> DAY OF DECEMBER, 2021, by official action of the Board of Commissioners of Walton County, the following changes were made to the Official Zoning Map of Walton County: The zoning classification of Walton County Parcel ID#S N039A024, 025 & 026 was changed from R1 TO A1 with the following conditions:

1. Livestock be limited to parcels that front on Shiloh Road and all guidelines for livestock be followed.

SO ORDAINED, this 7<sup>TH</sup> DAY OF DECEMBER, 2021.

Board of Commissioners of Walton County

By:   
David G. Thompson, Chairman

Attest:   
Rhonda Hawk, County Clerk

# Rezone Application # 226-0119 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 6-4-2026 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 7-7-2026 at 6:00PM held at **WC Historical Court House**

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

<b>Map/Parcel</b> <u>N039A024, N039A023, N039A026</u>	
<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>Christine A Rojas Carrillo / 786-523-3421</u>	<u>Alejandro Carrillo / 305-338-5122</u>
<u>4350 Tiffany Lane</u>	<u>4350 Tiffany Lane</u>
<u>Loganville, GA 30052</u>	<u>Loganville, GA 30052</u>
E-mail address: _____	(If more than one owner, attach Exhibit "A")
Phone # <u>786-523-3421</u>	Phone # <u>786-323-3421</u>

Location: Tiffany Lane <sup>Walton County</sup> Requested Zoning A Acreage 4.22

Existing Use of Property: Farming and Residential

Existing Structures: Home, detached garage, shed

The purpose of this rezone is to bring our farmstead back to operation. We are requesting a change to A (Agriculture) to grow & sell farm products with customer contact and storage for items.

Property is serviced by the following:

Public Water:  Provider: Walton County Water <sup>Department</sup> 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: Christine Rojas Date: 4/28/2026 Fee Paid: \$400

**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 R1 South A1  
East A1 West R1

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

Commission District: 1-Marie Warren Watershed: Alcany River 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.

Christina A. Arjiv

Signature of Applicant/Date

Check one: Owner  Agent \_\_\_\_\_

1. Existing uses and zoning of nearby property

The surrounding properties are primarily agricultural (A1) and low-density residential (R1) uses. Nearby parcels include single-family homes on large lots as well as undeveloped or agricultural land. The area maintains a rural character with a mix of residential and agricultural uses, and we believe the proposed use is consistent with this pattern.

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

The current A1 zoning restricts the ability to conduct limited direct-to-consumer agricultural sales. Allowing minimal customer contact through rezoning to A would enable a reasonable use of the property without negatively impacting surrounding property values, as the scale of the operation remains minimal and compatible with the area.

3. The extent to which the destruction of property values promotes public welfare

Maintaining the current restriction does not significantly promote public health, safety, morals, or general welfare. Allowing limited agricultural sales supports local food access, small-scale farming, and community engagement, which are consistent with public welfare goals. The proposed use from A1 to A (agricultural) does not introduce any adverse impacts that would justify limiting the property's reasonable use.

4. The relative gain to the public vs. hardship to the owner

The hardship imposed on the property owner is the inability to utilize the property for small-scale agricultural commerce. The public benefit of maintaining the restriction is minimal. In contrast, approval of the rezoning provides community access to locally produced goods while maintaining a low-impact use. Therefore, the benefit to the property owner and surrounding community outweighs any negligible impact to the public.

5. Suitability of the property for the zoned purposes

The property is well-suited for agricultural use and small-scale or limited customer interaction. It has an existing driveway with adequate access and space for safe vehicle turnaround. The layout allows customer activity to remain near the front of the property, while the residence is located toward the rear, providing natural separation and buffering from neighboring properties.

6. Length of time the property has been vacant as zoned

The property is not vacant and is currently used as a residence and agricultural homestead. However, under the current zoning, it has not been able to fully function as a direct-to-consumer agricultural operation. The requested rezoning would allow the property to be utilized more effectively in a manner consistent with its agricultural character and the surrounding area.

**RE: Rezoning Request from A1 to A for Customer Contact Use****Property Address:** 4350 Tiffany Lane, Loganville, GA 30052

Dear Walton County Planning Commission,

We respectfully submit this request to rezone our property from A1 (Agricultural) to A (Agricultural) to allow limited customer contact associated with a small-scale farm stand.

The property is currently used as our primary residence and agricultural homestead. We produce homemade and agricultural goods, including cottage food items, and seek to offer these products directly to the local community in a controlled and low-impact manner.

The proposed use is intentionally small in scale. Customer activity will be limited to a designated area near the front of the property along the existing driveway. No more than two customer vehicles will be accommodated at any given time. All vehicles will enter and exit via the existing driveway, which includes sufficient space for turnaround, ensuring no impact to traffic flow along Tiffany Lane.

No additional structures of commercial scale are proposed. The existing residential character of the property will remain unchanged. The primary residence and private areas, including the rear of the property, will remain inaccessible to customers.

We are committed to maintaining the rural and agricultural character of the surrounding area. This request supports local agriculture, provides access to locally produced goods, and aligns with the intent of agricultural zoning by allowing direct farm-to-consumer interaction.

We respectfully request approval of this rezoning to support our small farm operation while maintaining compatibility with surrounding properties.

Sincerely,  
Christine Rojas Carrillo and Alejandro Carrillo  
Property Owner(s)



Christine Carrillo

**Farm # 4618 Tract # 10944 Walton County -Christine Ashley Marie Rojas Carrillo**

11 messages

**Owens, Jennifer - FSA - GA** <Jennifer.Owens2@usda.gov>

To: Christine Carrill

Tue, Nov 19, 2024 at 2:03 PM

Good afternoon,

Below is a copy of the completed map that is drawn off of your property at [4350 Tiffany Lane](#) in Loganville, GA. Your assigned farm number is 4618, with attract number of 10944 all out of Walton County. You may use these numbers to now apply to any of the disaster assistance programs within USDA that are run by the Farm Service Agency ( FSA) and Natural Resources and Conservation Services (NRCS). A great website to look up all the available programs we offer is at <https://www.fsa.usda.gov/programs-and-services/disaster-assistance-program/index>.

Also attached is your completed acreage report . Please review this report, **sign and date and email it back to me once completed**. Please be aware that these acreage reports are due annually each year, and as a courtesy to our producers, we will be mailing these out to you to sign. The deadline to report crops is usually subject to the type of crops that are grown. In other words, there are different deadlines for different crops. If you do not receive an acreage report in the mail by June each year, then please call our office so that we can manually populate the report for you. Any acreage reports that are filed after the deadline date are subject to a late file fee.

\*Farm Service Agency policy requires that producers participating in programs submit an annual acreage report regarding all cropland used on their farms. Failure to file an accurate and timely acreage report for all crops and land uses can result in loss of program benefits. Producers are required to self-report all cropland on each farm to FSA annually. FSA uses this data to determine payment eligibility and to calculate losses for various disaster programs.

Very Respectfully,



**Jennifer L.  
Owens**

Program Technician

Oconee/Walton FSA

**Phone:** 706-769-3987 ext.2

**Email:** [jennifer.owens2@usda.gov](mailto:jennifer.owens2@usda.gov)

1291 Greensboro Hwy

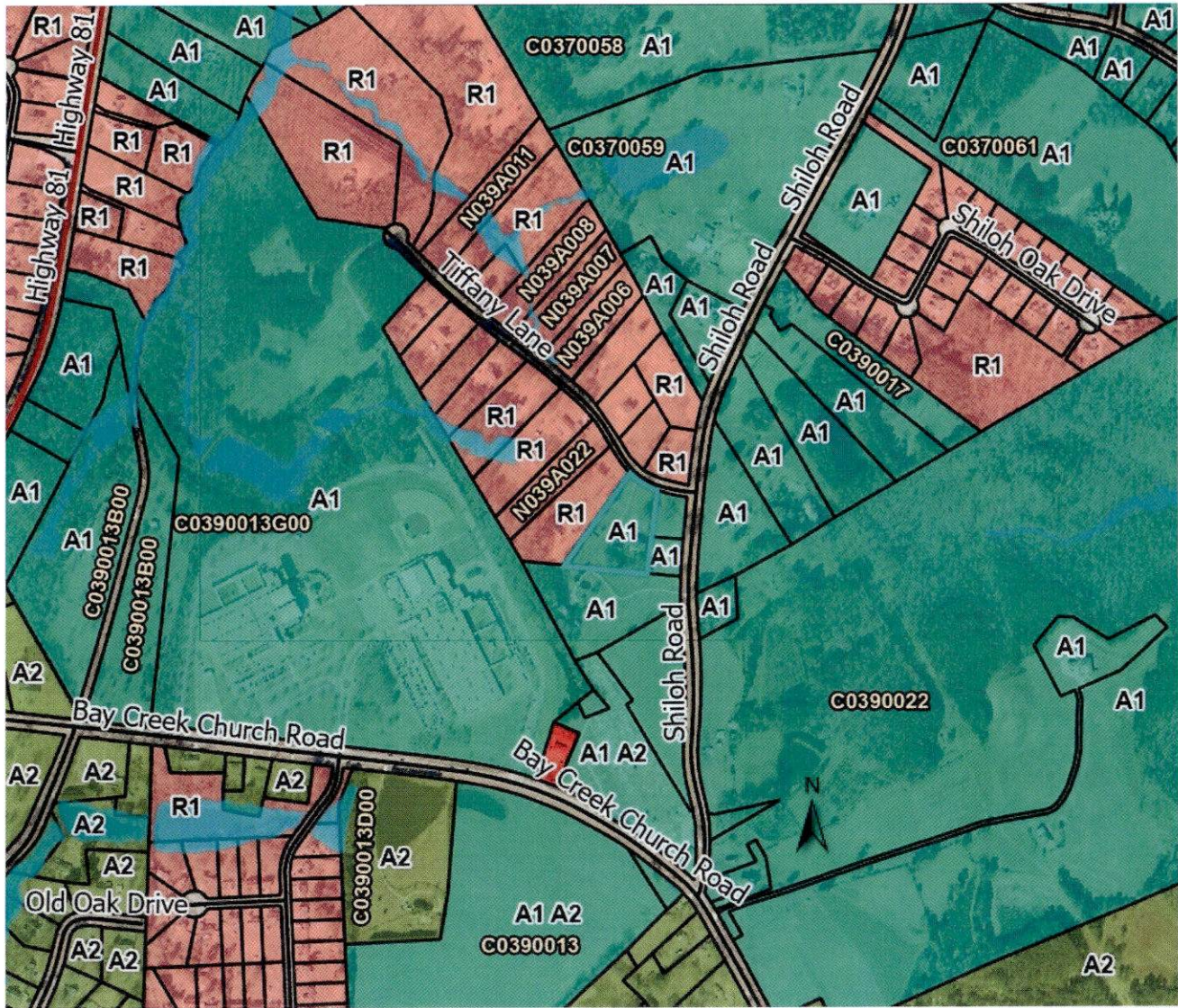
Suite: A104

Watkinsville, GA 30677

Stay Connected with USDA:

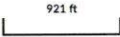


USDA is an equal opportunity provider and employer.



Flood Map Dec 2022

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).



The area highlighted is the site of the home with the adjoining parcels to it's right.

**Not For Final Recording**



Parcel ID N039A024  
 Class Code Residential  
 Taxing DistrictWalton County  
 Acres 2.29

Parcel ID N039A025  
 Class Code Residential  
 Taxing DistrictWalton County  
 Acres 0.91

Parcel ID N039A026  
 Class Code Residential  
 Taxing DistrictWalton County  
 Acres 1.02

Owner CARRILLO ALEJANDRO &  
 ROJAS CHRISTINE ASHLEY MARIE  
 4350 TIFFANY LN  
 LOGANVILLE, GA 30052  
 Physical Address 4350 TIFFANY LN

Owner CARRILLO ALEJANDRO &  
 ROJAS CHRISTINE ASHLEY MARIE  
 4350 TIFFANY LN  
 LOGANVILLE, GA 30052  
 Physical Address 4330 SHILOH RD

Owner CARRILLO ALEJANDRO &  
 ROJAS CHRISTINE ASHLEY MARIE  
 4350 TIFFANY LN  
 LOGANVILLE, GA 30052  
 Physical Address 4310 SHILOH RD

Not For Final Recording

(Note: Not to be used on legal documents)

USDA **Walton County, Georgia**



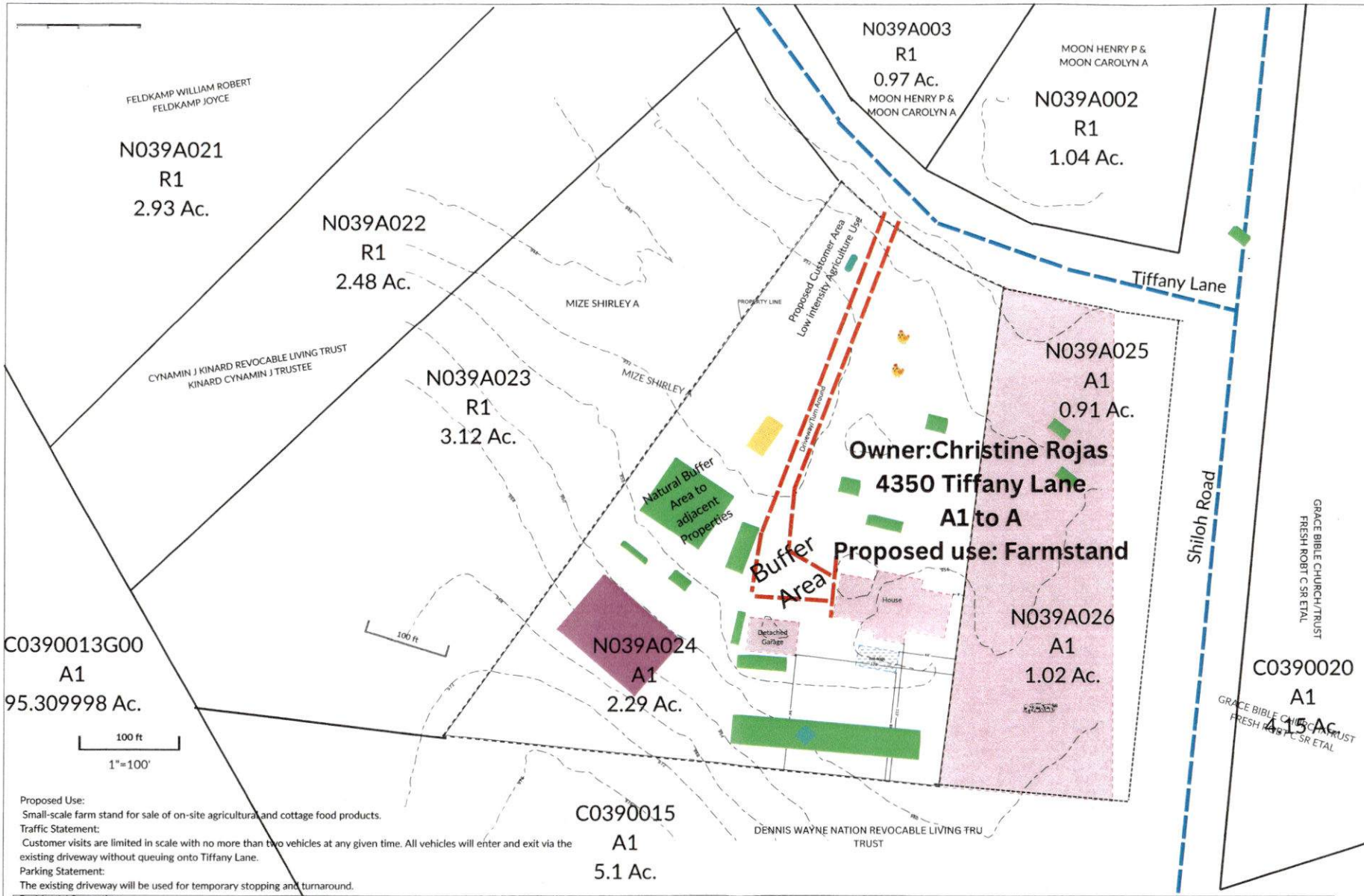
**Common Land Unit**  
 Cropland Non-cropland CRP

2025 Crop Year

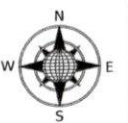
Farm 4618  
Tract 10944

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ● Exempt from Conservation Compliance Provisions





ADDRESS: 4350 TIFFANY LN, LOGANVILLE, GA 30052, USA  
 PARCEL ID: LAR01 0039A024  
 OWNER: CAROLLO ALEJANDRO & YEAR BUILT:  
 LOCALITY: LOGANVILLE COUNTY: WILTON  
 PROPERTY AREA: 2.8499 ACRES, 123586.67 SQ. FT.  
 PROPERTY WIDTH: 650.8 FT. PROPERTY HEIGHT: 408.5 FT.  
 ZONING:  
 LATITUDE: 33.825341446 LONGITUDE: -83.853668681  
 FLOODZONE: FLOODZONE SUBTYPE:



**LEGENDS**

- PROPERTY LINE
- DRIVEWAY LINE
- ELEVATION LINE
- EXISTING ROOF LINE
- GRASS LINE
- LAWN HATCH
- HARDSCAPE HATCH
- POOL HATCH

**Proposed Use:**  
 Small-scale farm stand for sale of on-site agricultural and cottage food products.

**Traffic Statement:**  
 Customer visits are limited in scale with no more than two vehicles at any given time. All vehicles will enter and exit via the existing driveway without queuing onto Tiffany Lane.

**Parking Statement:**  
 The existing driveway will be used for temporary stopping and turnaround.

**Residential Separation:**  
 All customer activity is located near the front of the property. Primary residence and private areas are located to the rear.

**Floodplain Statement:**  
 Floodplain areas on the parcel will remain undisturbed and will not be developed.

- Sheep area
- Chicken area/Tractors
- Proposed Area for the Farmstand
- Current fruiting trees/garden areas
- Proposed future gardening area
- Proposed future greenhouse area

Date: 3/26/2026  
 Not for Final Recording



# Planning and Development Department Case Information

Case Number: Z26-0123

Meeting Dates: Planning Commission 06-04-2026

Board of Commissioners 07-07-2026

Applicant:

Donnie A Wright, III Esq.  
Rosenthal Wright, LLC  
110 Court Street  
Monroe, Georgia 30655

Owners:

William Paul Jones, Jr. and  
Tobey Lorraine Jones  
2961 Old Highway 138  
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Rezone 60.11 acres from A1 to A to grow and sell fruits, vegetables, herbs and flowers to the local community and have customer contact where they can pick their own items.

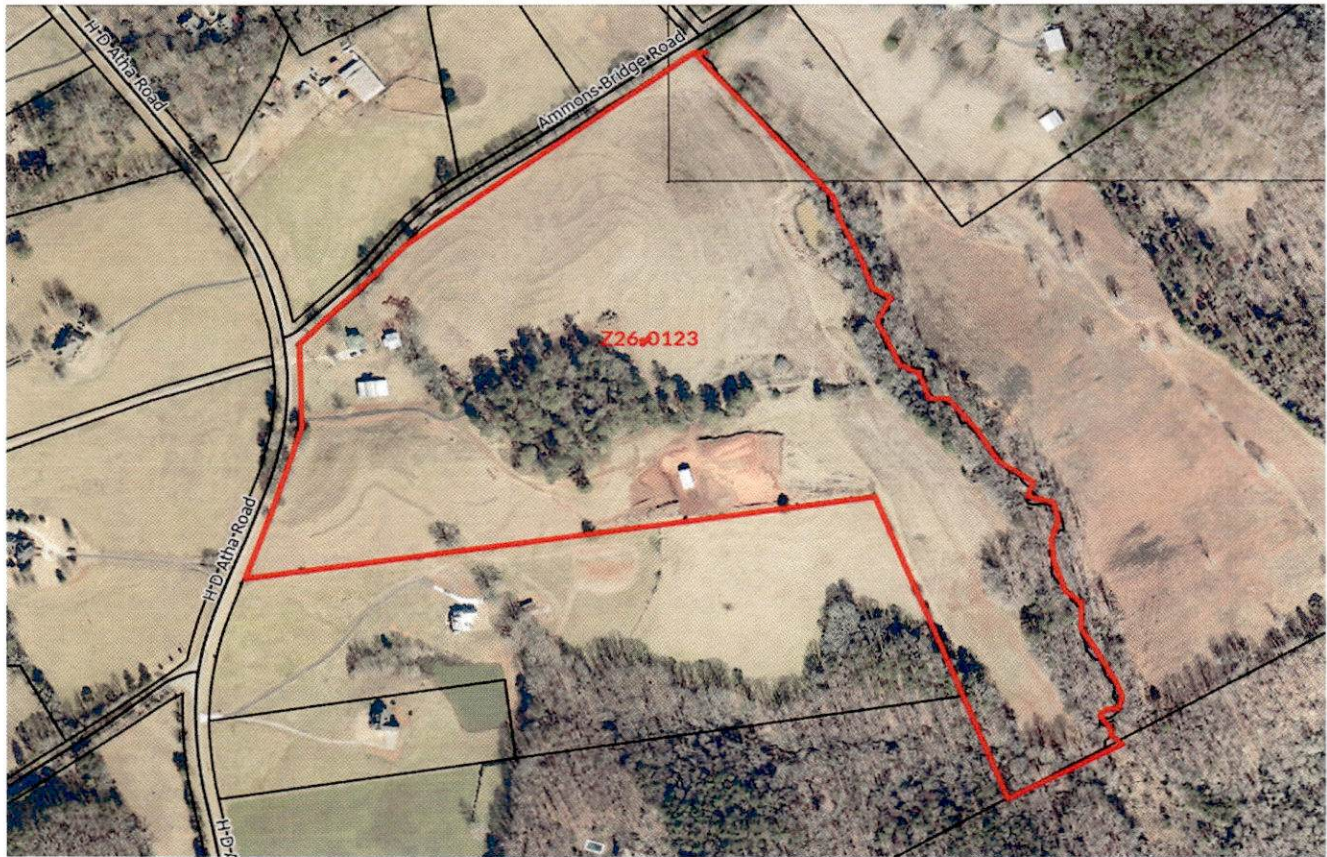
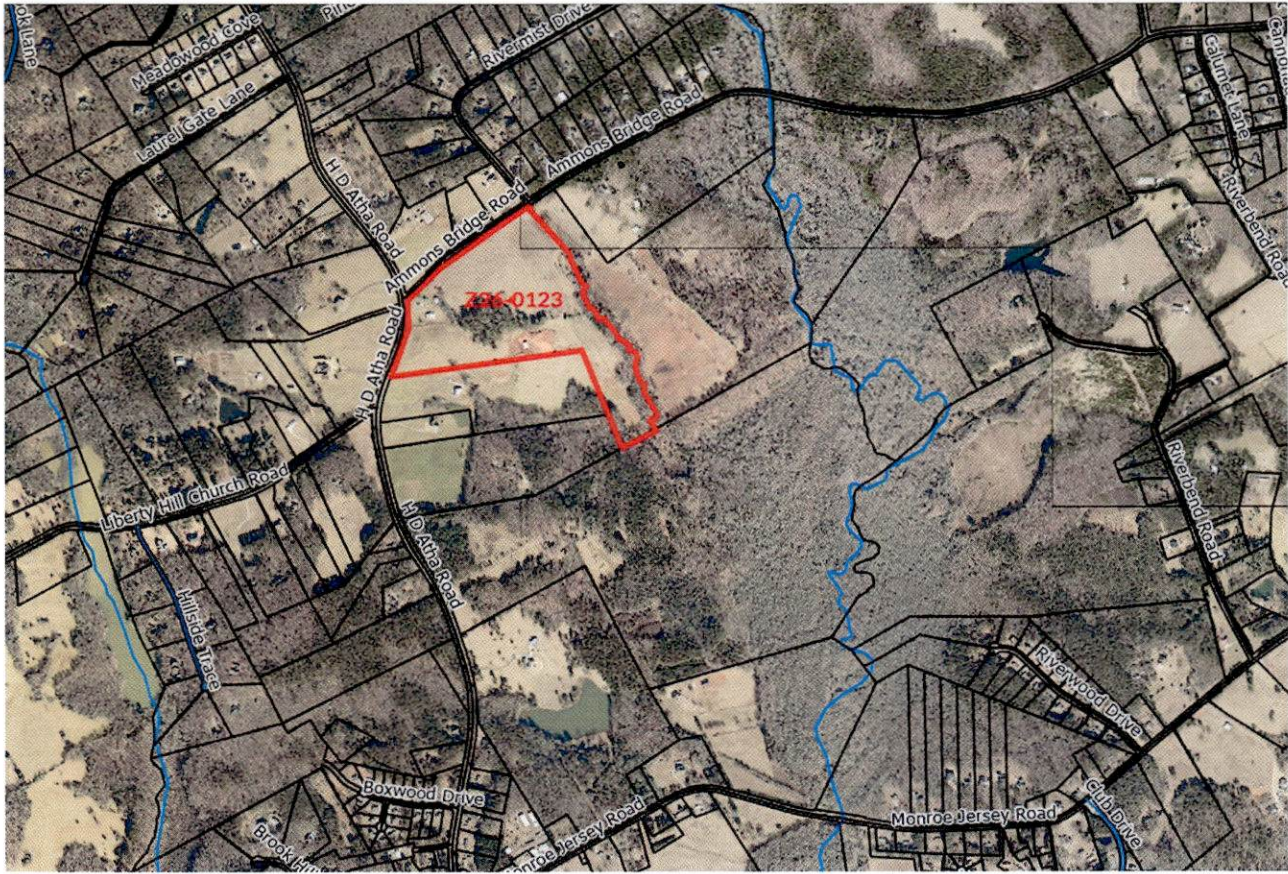
Addresses: 2120 H D Atha Road and Ammons Bridge Road, Monroe, Georgia 30655

Map Number/Site Area: C0770094A00 is 2120 H D Atha Road & Ammons Bridge Road, Monroe, Georgia 30655 and contains 60.11 acres.

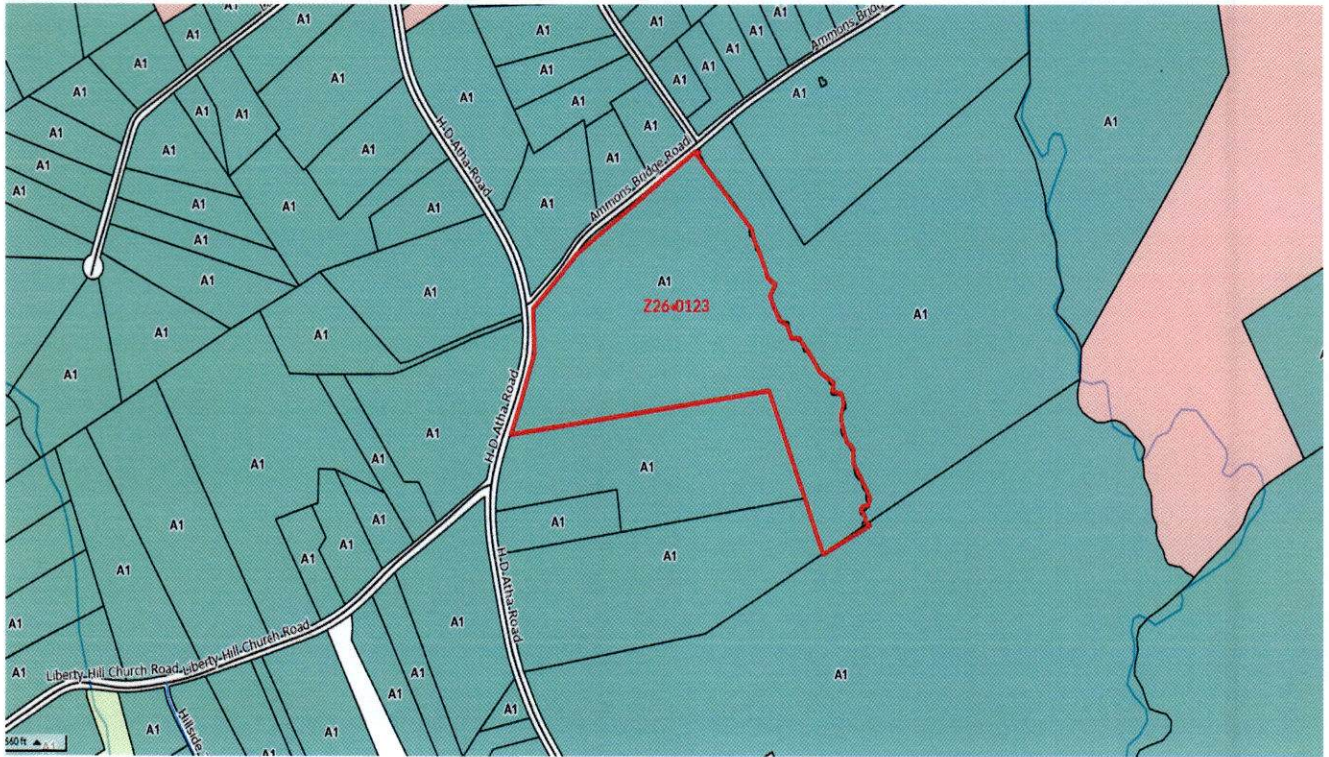
Character Area: Suburban

District 5 Commissioner- Jeremy Adams    Planning Commission–Tim Hinton

Existing Site Conditions: Property consists of a house, 1 wood building, 2 barns, 2 greenhouses and 1 gazebo.

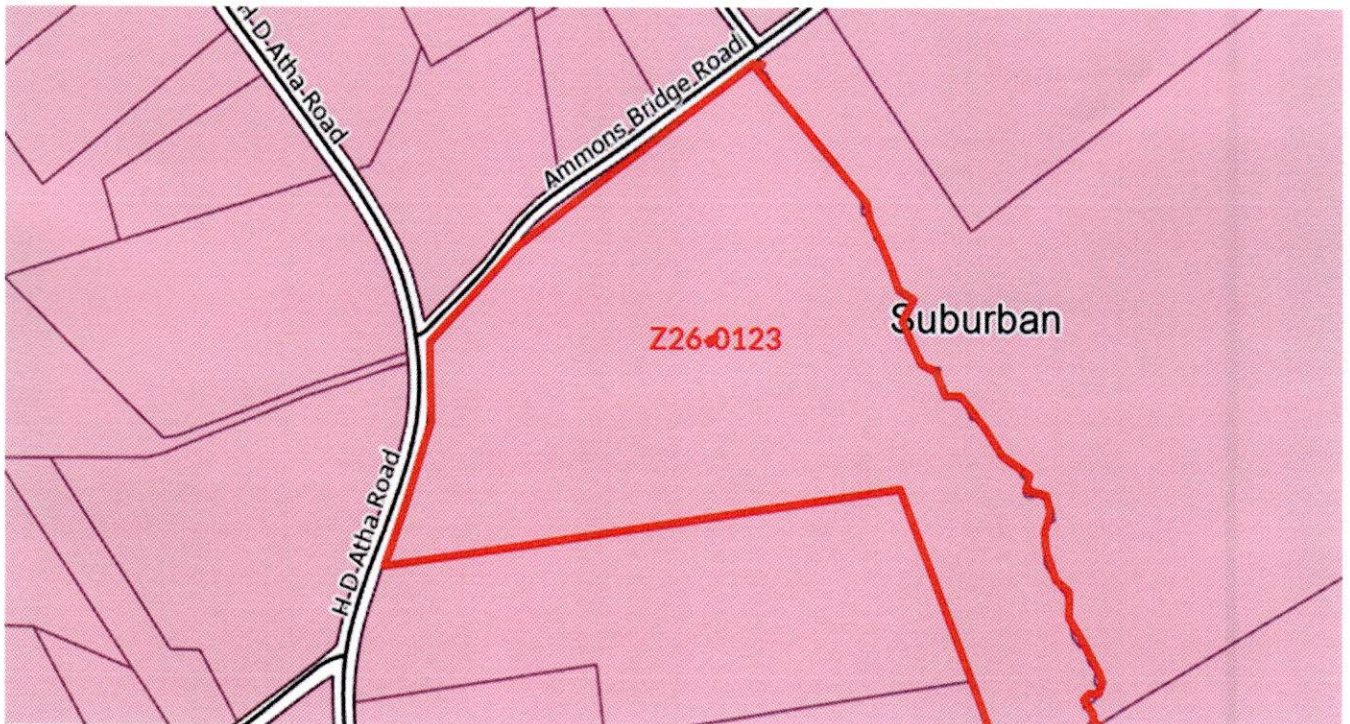


The surrounding properties are zoned A1.



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 Monroe:**

# Rezone Application # 226-0123 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 6/4/26 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 7/7/26 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0770094A00

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Rosenthal Wright, LLC; Donnie A. Wright, III, Esq.

William Paul Jones, Jr. & Tobey Lorraine Jones

110 Court Street

2961 Old Hwy. 138

Monroe, GA 30655

Monroe, GA 30655

770-267-2894

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

404-909-5474

Location: 2120 H D Atha Road Requested Zoning A Acreage 60.105

Existing Use of Property: Farm.

Existing Structures (1) detached residence, (1) wood framed building, (2) storage barns/buildings, (2) greenhouses, (1) gazebo

The purpose of this rezone is To allow for small commercial farming operations for food, herbs, and flowers. Also, to allow for in person selection (pick your own) and sale of herbs and flowers grown in a greenhouse.

Property is serviced by the following:

Public Water: Yes. Provider: Walton County Well: \_\_\_\_\_

Public Sewer: No. 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] 4-30-26 \$ 1,200.00  
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 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  
Donnie A. Wright, III, Esq.

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: Rosenthal Wright, LLC; Donnie A. Wright, III, Esq.

Address: 110 Court Street, Monroe, GA 30655

Location of Property: 2120 H D Atha Rd., Monroe, GA 30655

Map/Parcel Number: C0770094A00

Current Zoning: A1

Requested Zoning: A

*William Paul Jones, Jr.*  
Property Owner Signature

*Tobey Lorraine Jones*  
Property Owner Signature

Print Name: William Paul Jones, Jr.

Print Name: Tobey Lorraine Jones

Address: 2961 Old Hwy. 138

Address: 2961 Old Hwy. 138

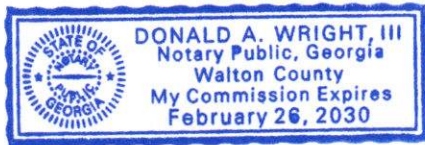
Monroe, GA 30655

Monroe, GA 30655

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.

*Donald A. Wright, III*  
Notary Public

4-30-26  
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;

The surrounding parcels of land are made up of farm land, and rural residential homes. The zoning classification of the surrounding parcels are A1.

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

The existing zoning classification limits the development of the Subject Property to a very limited scope of agricultural uses. Allowing the requested rezone will allow the Subject Property to realize its full economic potential with a small commercial agricultural farm operation while still preserving the rural character of the Subject Property on a long term basis.

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

Maintaining the current zoning as compared to granting this request does not promote 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;

There is no gain to the public by denying this rezone request given that the requested rezone will maintain the parcel in a very low density rural type use of general farming/agricultural purposes, and will further limit the overall residential yield on the property.

5. The suitability of the subject property for the zoned purposes; and  
The Subject Property and the surrounding area are well suited for the rural agricultural use requested of light agricultural farming operations.

---

---

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 undeveloped, rural farm land for more than a century.  
This is an appropriate long-term use of the property given the surrounding property classifications.

---

**William Paul Jones, Jr. & Tobey Lorraine Jones****Rezone Request****Map/Parcel ID# C0770094A00****Letter of Intent & Project Overview**

William Paul Jones, Jr. ("Paul") and Tobey Lorraine Jones ("Tobey") have lived in Walton County, Georgia, for more than 59 years. The subject property is their home away from home, and where they spend most of their time on the weekends. Paul and Tobey's vision for the property is to grow and provide food, herbs, and flowers to the local community, as well as fellowship with friends and family.

The initial products grown on the property will be corn, watermelon, cantaloupes, green beans, butter beans, peas, squash, okra, strawberries, vegetable plants, annual flowers, and chrysanthemums. The products that will be grown on the property are seasonal and will be available for purchase by the public on the weekends, when available.

The buildings located on the property are a single-family residence, used by Paul and Tobey on the weekends, a barn and building used to store farm equipment, two greenhouse buildings, and a one-story wood frame building used for friends and family to gather and fellowship.

# ROSENTHAL WRIGHT

ATTORNEYS AT LAW

From the desk of  
Donnie A. Wright, III, Esq.

donnie@rosenthalwright.com

April 30, 2026.

**VIA HAND DELIVERY**

Hon. David Thompson, Chairman  
& District Commissioners  
Walton County Board of Commissioners  
303 South Hammond Drive, Suite 330  
Monroe, Georgia 30655

**Re: Rezone Application No.:** Z-\_\_\_\_\_

**Applicant:** William Paul Jones, Jr. & Tobey Lorraine Jones

**Rezoning:** A-1 to A

Dear Honorable Chairman and Board of Commissioners,

The Petitioner in the above-referenced case has requested a rezone from A-1 to A for 60.105 +/- acres located off of H D Atha Road.

The purpose of this down-zoned rezone request is to allow for small family-based commercial farming operations to include planting, harvesting, and selling of food, herbs, and flowers.

Petitioner contends that the current zoning of A-1 prohibits any practical development of the property. Therefore, the Petitioner is requesting this current rezone request. If the Board of Commissioners grants the request, it will ensure compatibility with the adjacent property owners and the area in general. The Petitioner is unaware of any benefit to the public health, safety, morality or welfare of the community that would be served by denying this application for the requested rezone. Denying this request would violate Article I, Section I, Paragraph I of the Georgia Constitution of 1983 on the grounds that the denial would constitute an abuse of police power, in that the action would bear no substantial relationship to the public health, safety, morality, or general welfare, hence it would constitute a

PAUL L. ROSENTHAL  
DONNIE A. WRIGHT, III  
RUSSELL P. PRESTON, OF COUNSEL

110 COURT STREET  
POST OFFICE BOX 926  
MONROE, GEORGIA 30655  
PHONE 770-267-2894  
FAX 770-267-2899

WWW.ROSENTHALWRIGHT.COM

**ROSENTHAL WRIGHT**  
ATTORNEYS AT LAW

deprivation of property without due process of law. In addition, the Fifth and Fourteenth Amendments of the United States Constitution would be violated by denying the rezone request.

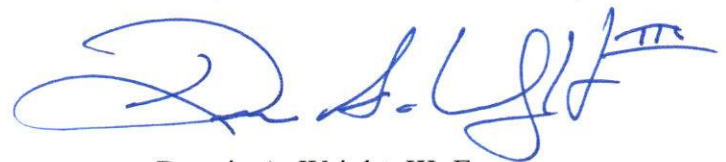
The existing zoning of the property is unconstitutional, in that it renders the property unusable and destroys the marketability of the property, therefore constituting a taking of property without just compensation and without due process of law, in violation of the Fourteenth Amendment of the United States Constitution as well as Article I, Section I, Paragraph II of the Constitution of Georgia of 1983.

This notice is filed for the purpose of allowing the Walton County Board of Commissioners to grant the Petitioner's rezone request and be in compliance with the State and Federal Constitutions. This notice is further provided to preserve the Petitioner's rights to challenge any denial of the application as required by Dekalb Co. v. Bremby, 252 Ga. 510 (1984).

This letter is respectfully submitted in accordance with Georgia law to preserve the rights of the Petitioner and is submitted at the earliest possible time, contemporaneously with the application for rezone, to enable the Walton County Board of Commissioners to correct any zoning problems with the above referenced property and petition.

With kind regards,

I am,



Donnie A. Wright, III, Esq.

DAW/keg

cc: Paul and Tobey Jones (*via email only*)

Chip Ferguson, Esq. (*via email only*)





# Planning and Development Department Case Information

Case Number: LU26-0128 and Z26-0114

Meeting Dates: Planning Commission 06-04-2026

Board of Commissioners 07-07-2026

Applicant:  
Kerry Roe  
6341 Highway 20  
Loganville, Georgia 30052

Owners:  
Kerry H & Regina M Roe  
6341 Highway 20  
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Land Use Change from Highway Corridor to Suburban and Rezone 1.329 acres of a 4.33 acre tract from A1 to R1 to create a buildable lot.

Address: 6327 Highway 20, Loganville, Georgia 30052

Map Number/Site Area: C0090016 – 4.33 acres

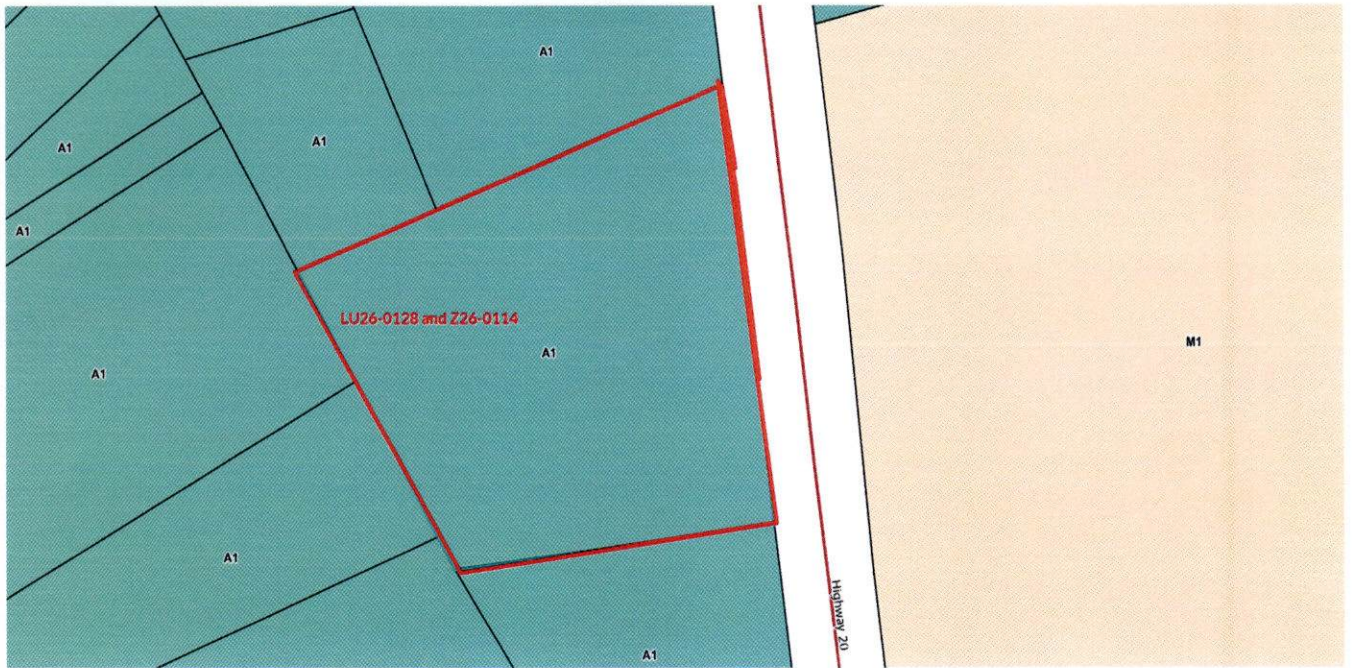
Character Area: Highway Corridor

District 2 Commissioner- Pete Myers      Planning Commission – Chris Alexander

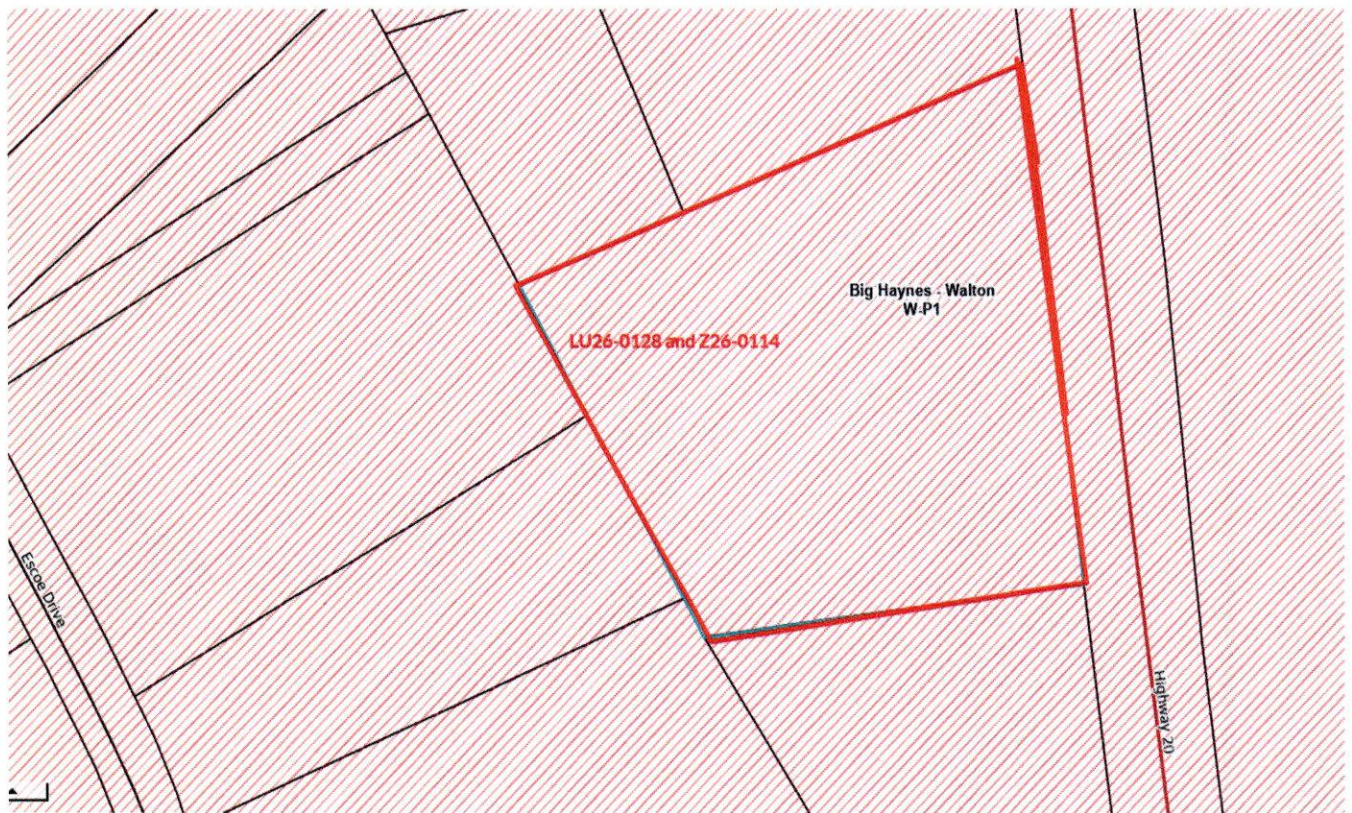
Existing Site Conditions: The property has a house.



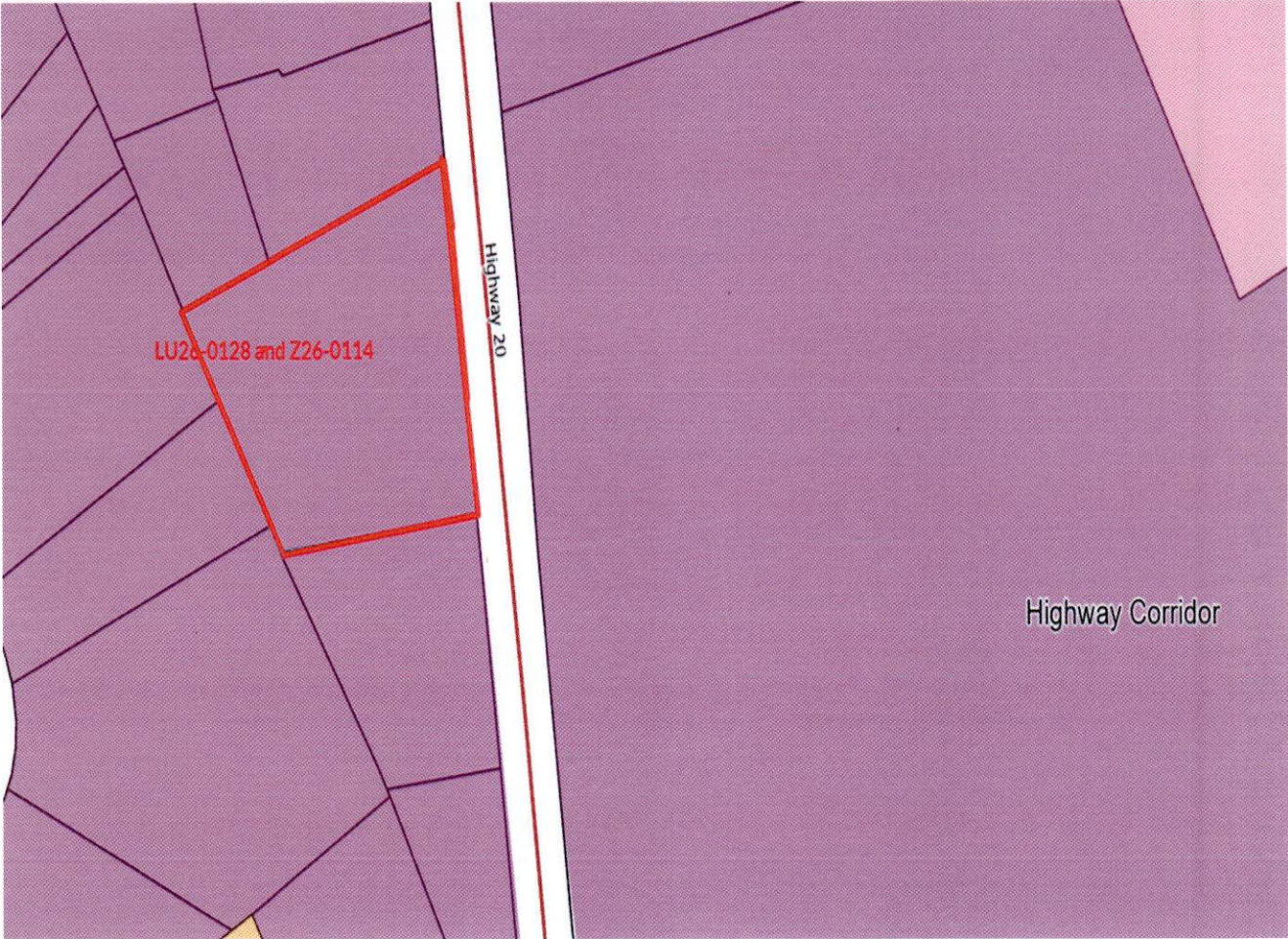
The surrounding properties are zoned A1 and M1.



The property is in the Big Haynes Watershed Protection Area.



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



**History:** No History

**Staff Comments/Concerns:** The property is 4.33 acres but only 1.329 acres is being requested to be rezoned to R1 to create a buildable lot and to change the Character Area from Highway Corridor to Suburban.

**Public Works:**

**Sheriff's Department:**

**Water Authority:**

**Fire Marshall Review:**

**Fire Department Review:**

**Board of Education:**

**GDOT:**

**City of Monroe:**



# Rezone Application # 226-0114 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 06-04-2026 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 07-07-2026 at 6:00PM held at **WC Historical Court House**

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

Map/Parcel <u>C0090016</u>	Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
	<u>Kerry Roe</u>	<u>Kerry H Roe &amp; Regina M Roe</u>
	<u>6341 Highway 20, Loganville, GA 30052</u>	<u>6341 Highway 20, Loganville, GA 30052</u>
	<u>678-409-3902</u>	<u>678-858-3657; 678-409-3902</u>
		(If more than one owner, attach Exhibit "A")

Location: 6327 Highway 20, Requested Zoning R1 Single Family Residential Acreage 4.33

Existing Use of Property: Single-family residence with surrounding yard/land

Existing Structures: One single-family residence and accessory metal building (shop/garage)

The purpose of this rezone is the property is currenty zoned Agricultural (A-1). The requested rezoning to R-1 will allow subdivision of a one-acre residential lot and construction of a single-family residence consistent with surrounding development along Highway 20.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Well: No

Public Sewer: No Provider: N/A 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: [Handwritten Signature] Date: 3/30/26 Fee Paid: \$ 400.00

**Public Notice sign will be placed and removed by P&D Office**  
Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1 Surrounding Zoning: North A1 South A1  
East M1 West A1

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

Commission District: 2-Pete Myers Watershed: Big Haynes W-P1 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.

*Kenny A Poe*

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;  
Nearby properties consist primarily of single-family residential homes on rural parcels along Highway 20. Surrounding properties are predominantly zoned A-1 (Agricultural). A commercial (M-1) property associated with a logging/forestry business is located across the road. Overall, the surrounding land uses remain primarily residential in character.
  
- 2. The extent to which property values are diminished by the particular zoning restrictions;  
The current A-1 Agricultural zoning requires a larger minimum lot size for residential development, which limits the ability to create a one-acre residential lot on the property. Rezoning to R-1 would allow reasonable residential use of land consistent with surrounding development and would not negatively impact nearby 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 current zoning restrictions do not significantly promote public health, safety, morals, or general welfare in a manner that outweighs the reasonable residential use of the property. Rezoning to R-1 to allow a single-family residence would be consistent with surrounding development and would not negatively affect the health, safety, or welfare of the public.
  
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;  
The public gain from maintaining the current A-1 zoning on this parcel is minimal, the surrounding area is already primarily residential in character. The current zoning creates a hardship by limiting the ability to establish a one-acre resident lot for a single-family home. Rezoning to R1 would allow reasonable use of the property while remaining consistent with surrounding land uses and would not adversely affect the public interest.

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

While the property is currently zoned A-1 Agricultural, the surrounding area is primarily developed with single-family residential homes. Due to its location along Highway 20 and the existing residential character of nearby properties, the subject property is suitable for residential use. Rezoning to R-1 would allow development consistent with the surrounding 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

The property has not remained vacant, as it currently contains an existing single-family residence. The surrounding area along Highway 20 has developed primarily with residential uses on rural parcels. The requested rezoning would allow reasonable residential development consistent with the ongoing development pattern in the vicinity.

03 March 2026

Walton County Planning & Development  
126 Court Street  
Monroe, GA 30655

RE: Rezoning Request – 6327 Highway 20, Loganville, GA 30052

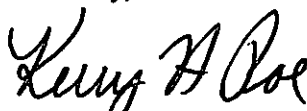
To Whom It May Concern,

This letter serves as a request to rezone the property located at 6327 Highway 20 in Loganville, Georgia from A-1 (Agricultural) to R-1 (Single-Family Residential). The purpose of this request is to allow the creation of a one-acre residential lot and the construction of a single-family home. The surrounding area along Highway 20 is primarily developed with single-family residences on rural parcels, and the requested rezoning would be consistent with the existing residential character of the area.


The proposed use of the property is limited to a single-family residence and customary residential accessory uses. No commercial or higher-density development is proposed. This request is intended to allow reasonable residential use of the property while remaining compatible with surrounding land uses and development patterns.

Thank you for your consideration.

Sincerely,



Kerry H. Roe



Regina M. Roe

# PRELIMINARY SITE PLAN

PARCEL C0090016 IS TO BECOME 2 PARCELS  
 TRACT 1 & TRACT 2 AS SHOWN HEREON  
 TOTAL AREA SURVEYED : 4.327 ACRES  
 TRACT 3 IS CURRENTLY ZONED A-1 AND WILL REMAIN A-1  
 TRACT 2 TO BE REZONED TO R-1

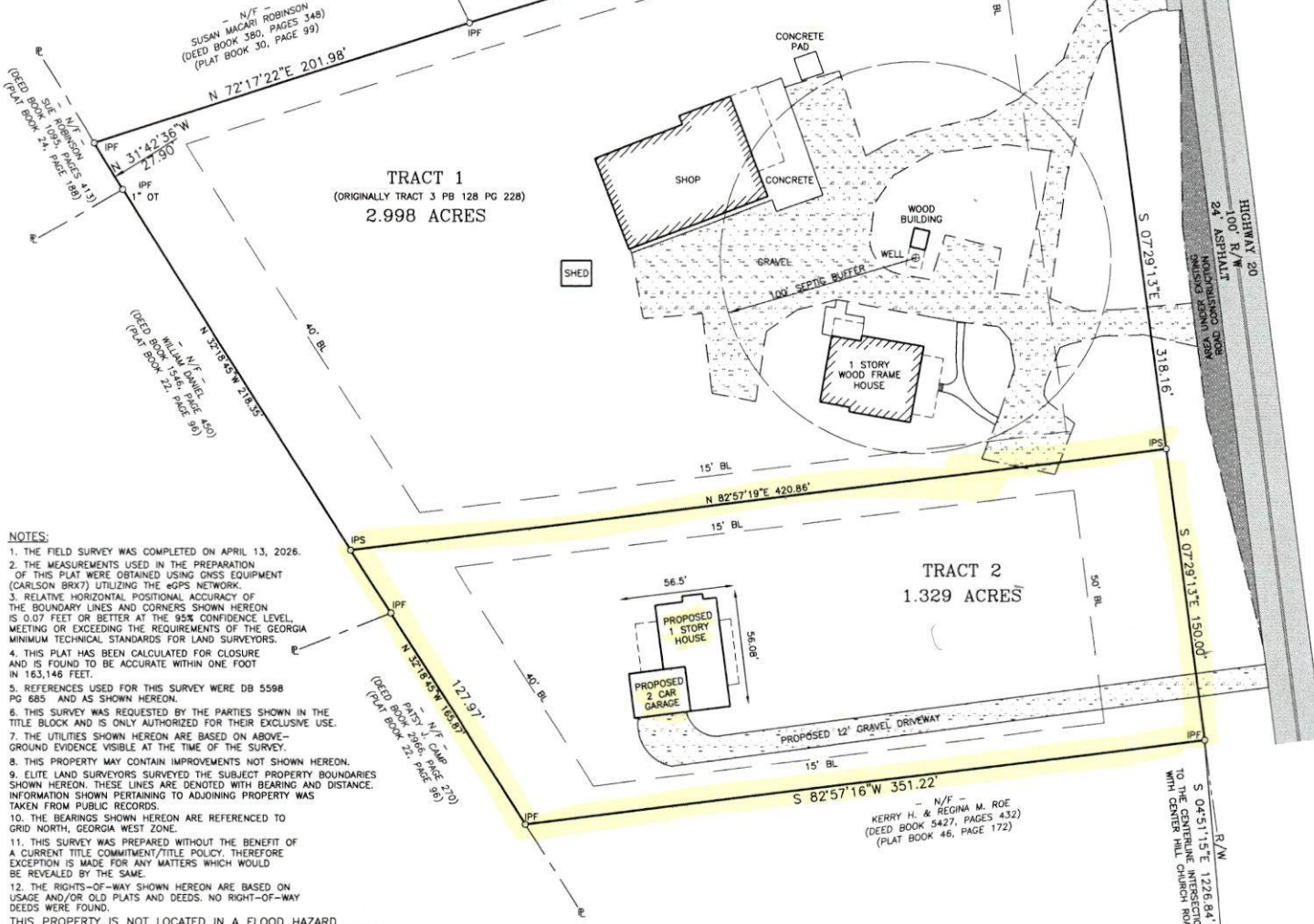
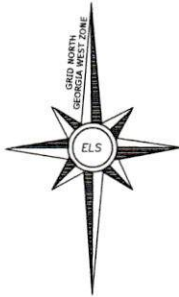
RESERVED FOR SUPERIOR COURT CLERK

VICINITY MAP (NOT TO SCALE)



**LEGEND**

- BL - BUILDING LINE
- CL - CENTERLINE
- DB - DEED BOOK
- EP - EDGE OF PAVEMENT
- EX - EXISTING
- GMD - GEORGIA MILITIA DISTRICT
- HPF - IRON PIN FOUND(1/2"RB UNO)
- IPS - IRON PIN SET(1/2"RB W/CAP STAMPED "ELITE LSF001473")
- N/F - NOW OR FORMERLY
- PB - PLAT BOOK
- PG - PAGE
- PL - PROPERTY LINE
- RB - REINFORCING BAR
- R/W - RIGHT OF WAY
- R/W - RIGHT-OF-WAY MONUMENT
- UNO - UNLESS NOTED OTHERWISE



- NOTES:**
1. THE FIELD SURVEY WAS COMPLETED ON APRIL 13, 2026.
  2. THE MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING GNSS EQUIPMENT (CARLSON BRK7) UTILIZING THE GPS NETWORK.
  3. RELATIVE HORIZONTAL POSITIONAL ACCURACY OF THE BOUNDARY LINES AND CORNERS SHOWN HEREON IS 0.07 FEET OR BETTER AT THE 95% CONFIDENCE LEVEL, MEETING OR EXCEEDING THE REQUIREMENTS OF THE GEORGIA MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS.
  4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 163,146 FEET.
  5. REFERENCES USED FOR THIS SURVEY WERE DB 5598 PG 685 AND AS SHOWN HEREON.
  6. THIS SURVEY WAS REQUESTED BY THE PARTIES SHOWN IN THE TITLE BLOCK AND IS ONLY AUTHORIZED FOR THEIR EXCLUSIVE USE.
  7. THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY.
  8. THIS PROPERTY MAY CONTAIN IMPROVEMENTS NOT SHOWN HEREON.
  9. ELITE LAND SURVEYORS SURVEYED THE SUBJECT PROPERTY BOUNDARIES SHOWN HEREON, THESE LINES ARE DENOTED WITH BEARING AND DISTANCE. INFORMATION SHOWN PERTAINING TO ADJOINING PROPERTY WAS TAKEN FROM PUBLIC RECORDS.
  10. THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH, GEORGIA WEST ZONE.
  11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT/TITLE POLICY. THEREFORE EXCEPTION IS MADE FOR ANY MATTERS WHICH WOULD BE REVEALED BY THE SAME.
  12. THE RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON USAGE AND/OR OLD PLATS AND DEEDS. NO RIGHT-OF-WAY DEEDS WERE FOUND.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13297C0090E, FOR WALTON COUNTY, GEORGIA BEARING THE EFFECTIVE DATE OF DECEMBER 8, 2016.

**SURVEYOR CERTIFICATIONS**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as set forth in any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Marcus W. Patterson*  
 Marcus W. Patterson GA RLS #3594

MINOR SUBDIVISION PLAT FOR  
**PARCEL C0090016**  
 FOR  
**KERRY & REGINA ROE**  
 LOCATED IN  
 LAND LOT 271.4TH DISTRICT  
 WALTON COUNTY, GEORGIA  
 THIS PLAT WAS PREPARED ON APRIL 23, 2026.

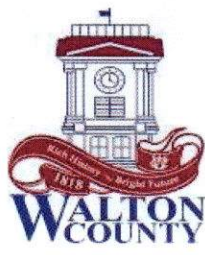
THIS PLAT IS VALID ONLY IF IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE ACROSS THE REGISTRANT'S CERTIFICATION. MARCUS W. PATTERSON GA. RLS #3594 MY REGISTRATION EXPIRES ON DECEMBER 31, 2026.

GRAPHIC SCALE 1"=40'



PREPARED BY  
**ELITE**  
 LAND SURVEYORS, LLC  
 LSF001473  
 P.O. BOX 93  
 BOGART, GA. 30622  
 (678) 920-9054

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



# Planning and Development Department Case Information

Case Number: Z26-0133

Meeting Dates: Planning Commission 06-04-2026

Board of Commissioners 07-07-2026

Applicant:

Mike Conner  
271 Stock Gap Road  
Monroe, Georgia 30656

Owners:

Aycock Farms, LLC  
Laura Smith, Lynn Laird &  
James Summerour  
1791 Moores Mill Road  
Atlanta, Georgia 30318

Current Zoning: The current zoning is A1.

Request: Rezone a portion of C1360030 (5.082 acres from A1 to B3 for commercial building and outdoor storage of heavy equipment.

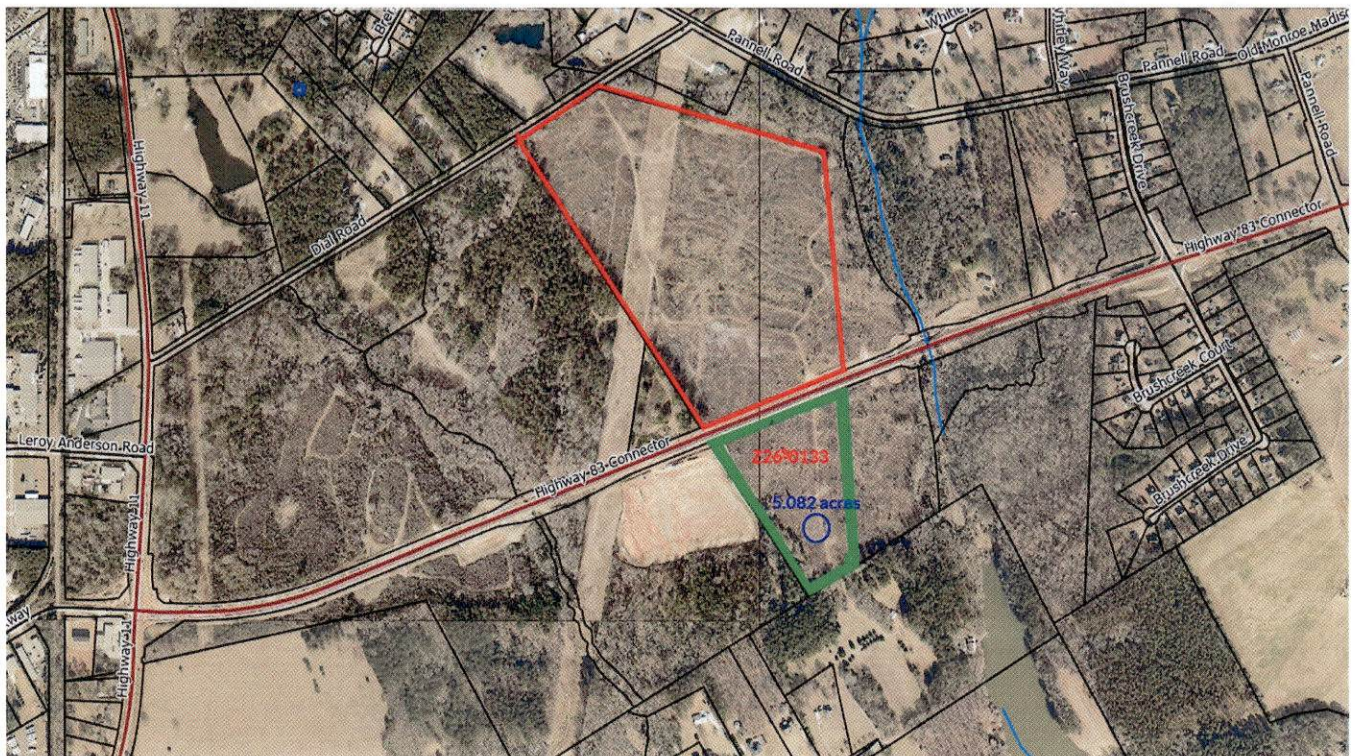
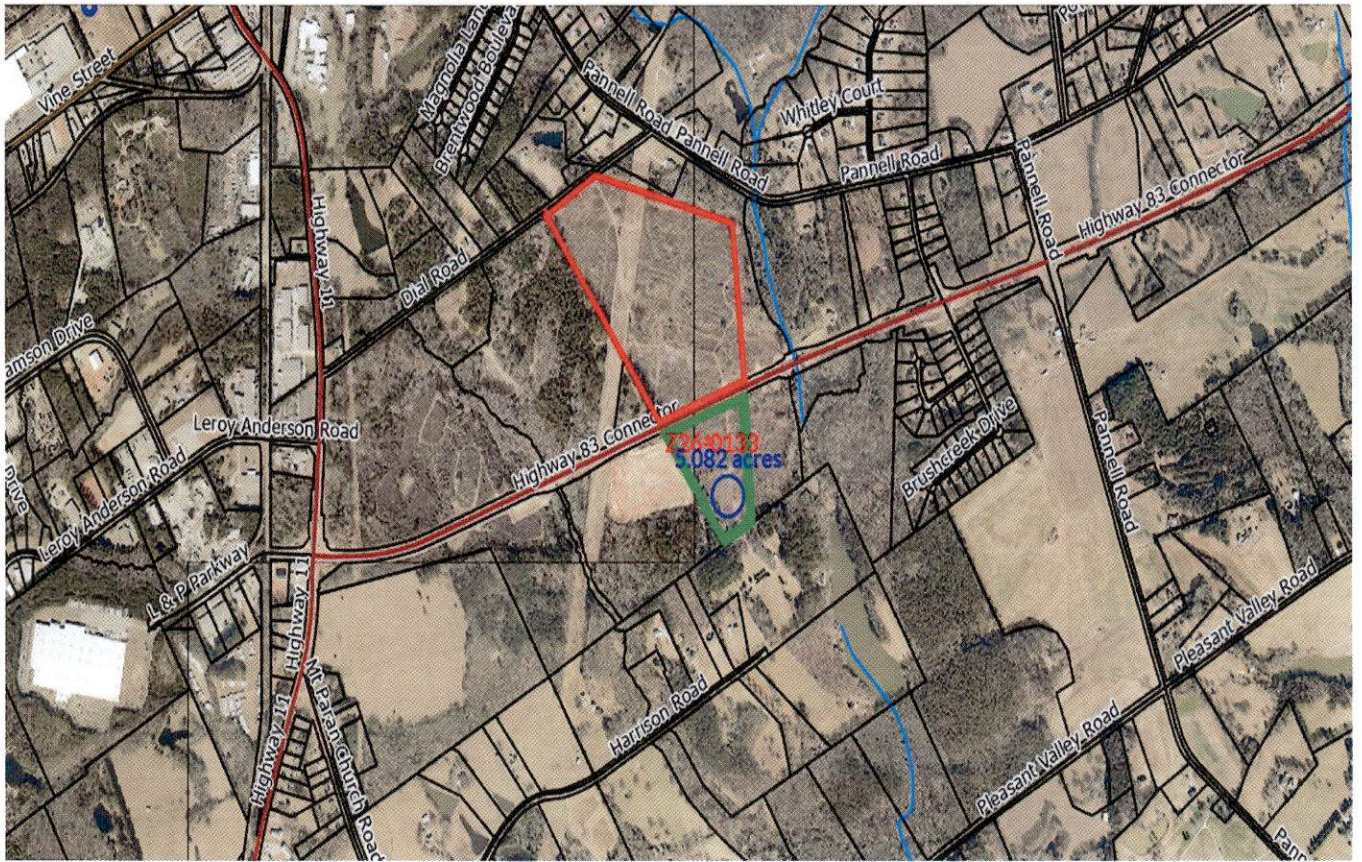
Addresses: Highway 83 Connector & Dial Road, Monroe, Georgia 30655

Map Numbers/Site Areas: Parcel #C1360030 contains 67.96 acres

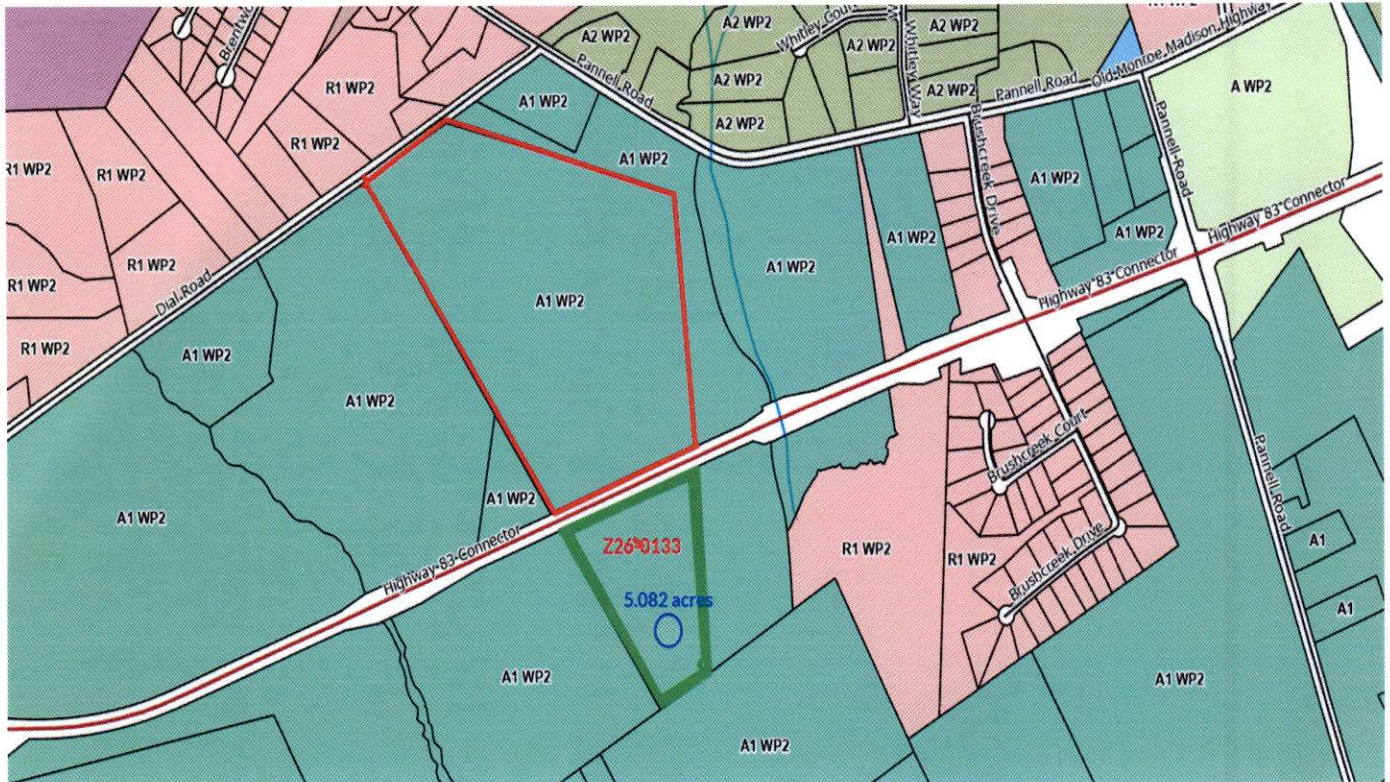
Character Area: Employment Center

District 4 Commissioner- Lee Bradford    Planning Commission–Michelle Trammel

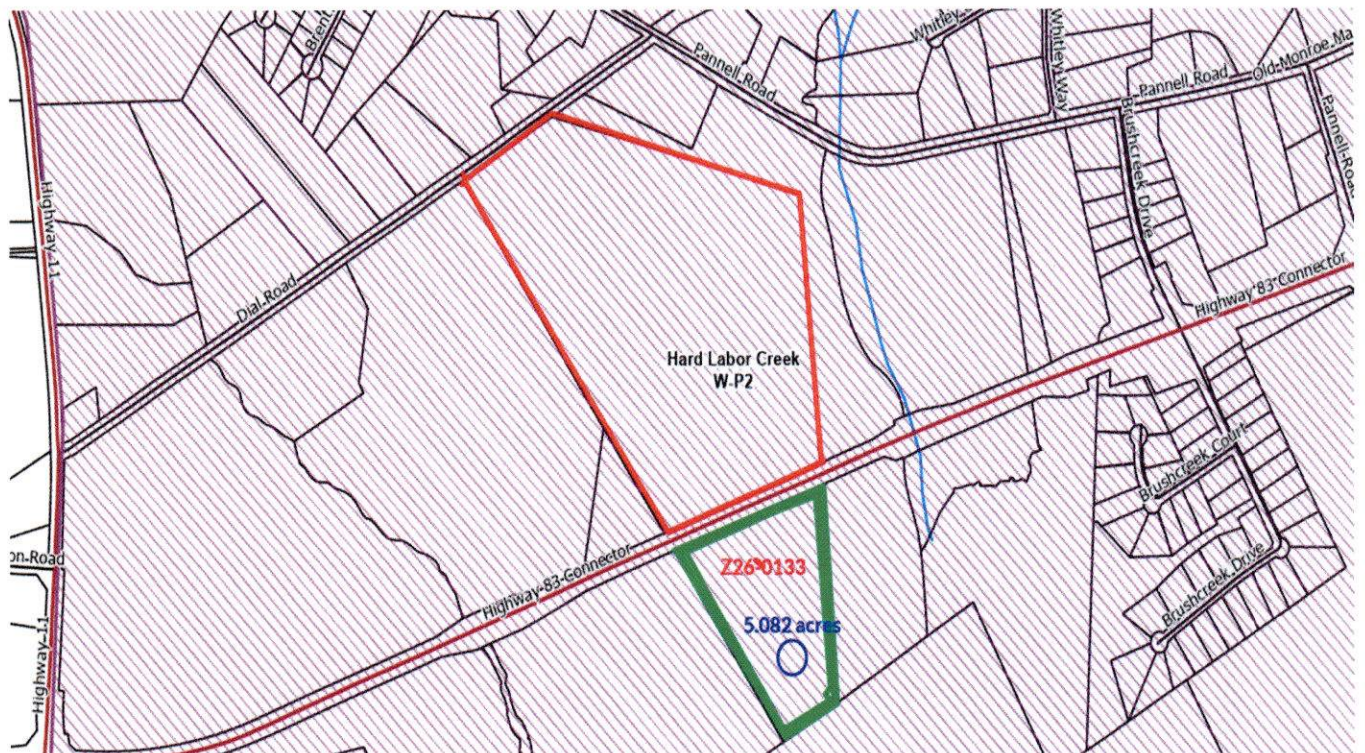
Existing Site Conditions: Property at Highway 83 Connector is vacant land.



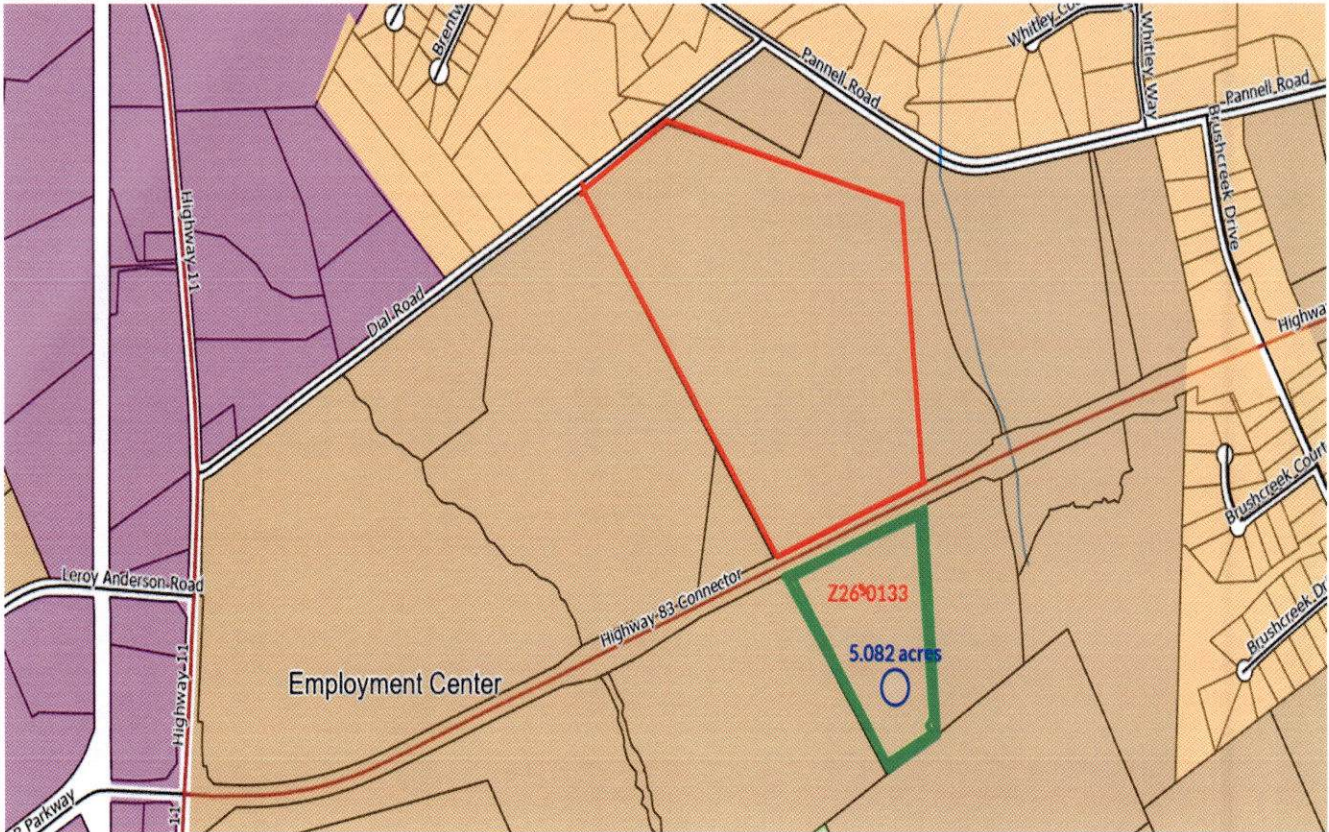
The surrounding properties are zoned R1 and A1.



The property is in the Hard Labor Creek Protection Area.



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



**History:** No History

**Staff Comments/Concerns:** The property is 67.96 acres located on Dial Road and Highway 83 Connector. The Applicant is requesting to rezone the property on the Highway 83 Connector side which is 5.082 acres from A1 to B3.

**Public Works:**

**Sheriff's Department:**

**Water Authority:**

**Fire Marshall Review:**

**Fire Department Review:**

**Board of Education:**

**GDOT:**

**City of Monroe:**

**Rezone Application #** 226-0133  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 6.4.26 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 7.7.26 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1360030

**Applicant Name/Address/Phone #**

Mike Conner  
271 Stock Gap Rd  
Monroe, GA 30656  
770.652.3403

**Property Owner Name/Address/Phone**

Aycock Farms LLC  
James Summerour  
1791 Moores Mill Rd  
Atlanta, GA 30318

(If more than one owner, attach Exhibit "A")  
404. 667. 1554

Location: 0 SR83 Connector Requested Zoning B3 Acreage 5.082

Existing Use of Property: vacant / undeveloped

Existing Structures: none

The purpose of this rezone is future site of commercial building / business. Heavy equipment storage will be needed.

Property is serviced by the following:

Public Water: \_\_\_\_\_ Provider: \_\_\_\_\_ 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 5-4-26 Fee Paid \$ 900.00

**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+R1 South AI  
East AI West AI

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

Commission District: 4-Lee Bradford Watershed: Hard Labor Creek TMP

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

---

**Section 6-1-600 Outdoor Storage (20)**

- A. Outdoor storage yards shall be set back at least fifteen (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.



GEORGIA  
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE  
BRAD RAFFENSPERGER

[HOME \(/\)](#)

**BUSINESS SEARCH**

BUSINESS INFORMATION

Business Name:	<b>Aycock Farms, LLC</b>	Control Number:	<b>15037091</b>
Business Type:	<b>Domestic Limited Liability Company</b>	Business Status:	<b>Active/Compliance</b>
Business Purpose:	<b>NONE</b>		
Principal Office Address:	<b>4351 Bridgehaven Drive, Smyrna, GA, 30080, USA</b>	Date of Formation / Registration Date:	<b>4/1/2015</b>
State of Formation:	<b>Georgia</b>	Last Annual Registration Year:	<b>2026</b>

REGISTERED AGENT INFORMATION

Registered Agent Name: **Laura Smith**  
 Physical Address: **4351 Bridgehaven Drive, Smyrna, GA, 30080, USA**  
 County: **Cobb**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

**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: Mike Conner  
Address: 271 Stock Gap Rd Monroe GA 30656

Location of Property: 0 SR 83 Connector  
Monroe, GA 30655

Map/Parcel Number: C 1360030

Current Zoning: A1 Requested Zoning: B3

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

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

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

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

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

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.

\* See attached  
3 owners, 3  
separate forms.

Notary Public \_\_\_\_\_ Date \_\_\_\_\_

**AUTHORIZATION  
BY PROPERTY OWNER**

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

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

Name of Applicant: Mike Conner  
Address: 271 Stock Gap Rd Monroe GA 30656

Location of Property: 0 SR 83 Connector  
Monroe, GA 30655

Map/Parcel Number: C 1360030

Current Zoning: A1 Requested Zoning: B3

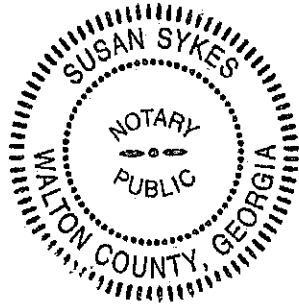
Lynn J. Laird \_\_\_\_\_  
Property Owner Signature Property Owner Signature

Print Name: Lynn J. Laird Print Name: \_\_\_\_\_

Address: 120 Walter St Address: \_\_\_\_\_  
Monroe, GA 30655

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.

Susan Sykes \_\_\_\_\_  
Notary Public Date 5/1/2026



**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: Mike Conner  
Address: 271 Stock Gap Rd Monroe GA 30656

Location of Property: 0 SR 83 Connector  
Monroe, GA 30655

Map/Parcel Number: C 1360030

Current Zoning: A1 Requested Zoning: B3

AYLOCK FARMS, LLC

Property Owner Signature

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

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

Laura Smith  
Property Owner Signature

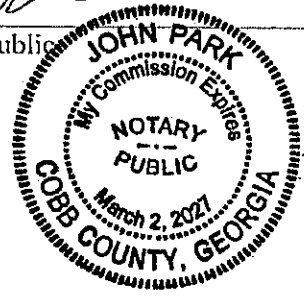
Print Name: Laura Smith

Address: 4351 BRIDGEHAVEN DR SE  
SMYRNA GA 30080

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

5/1/26  
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: Mike Conner  
Address: 277 Stock Gap Rd Monroe GA 30656

Location of Property: 0 SR 83 Connector  
Monroe, GA 30655

Map/Parcel Number: C 1360030

Current Zoning: A1 Requested Zoning: B3

Property Owner Signature	<u>[Signature]</u>
Print Name:	<u>JAMES SUMNER</u>
Address:	<u>1791 Morris Mill Rd</u> <u>ACANTA, GA 30518</u>

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] L Hernandez 05/3/2026  
Notary Public Date



**Disclosure of Campaign Contributions**

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

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

\_\_\_\_\_yes 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.

*[Handwritten Signature]* 5-4-26

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;

Hwy 11 Truck Stop - B2  
 Septic Blue of Monroe - B2

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

Under current zoning, A1, prohibits best use as high-traffic commercial. Given proximity to the bypass as the "commercial corridor", there is little demand for its current zoning.

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

Rezoning to B3 will expand local tax base + provide necessary services to residents, promoting general welfare by economic sustainability in a designated "growth corridor"

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

Property is located in an area transitioning toward commercial use where agricultural activity is no longer practical or beneficial. Denying rezoning denies the owner the only viable use of the land. B3 zoning would provide a net benefit to the community via tax base expansion.

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

Surrounding land-use pattern has shifted from rural to transitional commercial. High traffic counts in the immediate vicinity, property is no longer a suitable environment for quiet agricultural use.

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

In the context of the SR 83 corridor, the property's status of A1 is an outlier. There is no modern demand for 5-acre agricultural tracts on major thoroughfares. Demand for B3 Hwy business is high.

## LETTER OF INTENT

**TO:** Walton County Planning Commission & Board of Commissioners

**FROM:** Mike Conner, JM Conner Properties, LLC.

**DATE:** May 4, 2026

**RE:** Rezoning Application for 0 SR 83 Connector/Parcel ID - C1360030

**Current Zoning:** A1 (Agricultural District)

**Proposed Zoning:** B3 (Highway Business District)

### To the Walton County Planning & Development Department:

This letter serves as the formal Letter of Intent for the rezoning of 5.082 acres located at 0 SR 83 Connector. The applicant is requesting a map amendment from A1 to B3 to facilitate the development of Conner Grading & Landscaping.

**1. Suitability of the Proposed Use** The subject property is located along the Hwy 83 corridor / at the intersection of Hwy 83 Connector and Hwy 11, which is increasingly characterized by commercial activity. Given the traffic patterns and the property's proximity to nearby businesses, the current A1 designation is no longer the highest and best use for this land. B3 zoning is more appropriate for this high-visibility corridor.

**2. Impact on Adjacent Properties** The proposed development is designed to be a low-impact neighbor. We intend to maintain significant setbacks and natural screening. The transition from A1 to B3 will not adversely affect the usability of adjacent properties, as our specific business model operates primarily during standard business hours.

**3. Alignment with the Comprehensive Plan** The Walton County Comprehensive Plan identifies this area as the "Business Employment Center". Our request to move to B3 aligns with the county's goals of fostering economic development and providing services to residents along major transportation arteries.

**Proposed Conditions for Rezoning** To mitigate any potential concerns from the community and staff; the applicant proposes the following conditions be attached to this rezoning:

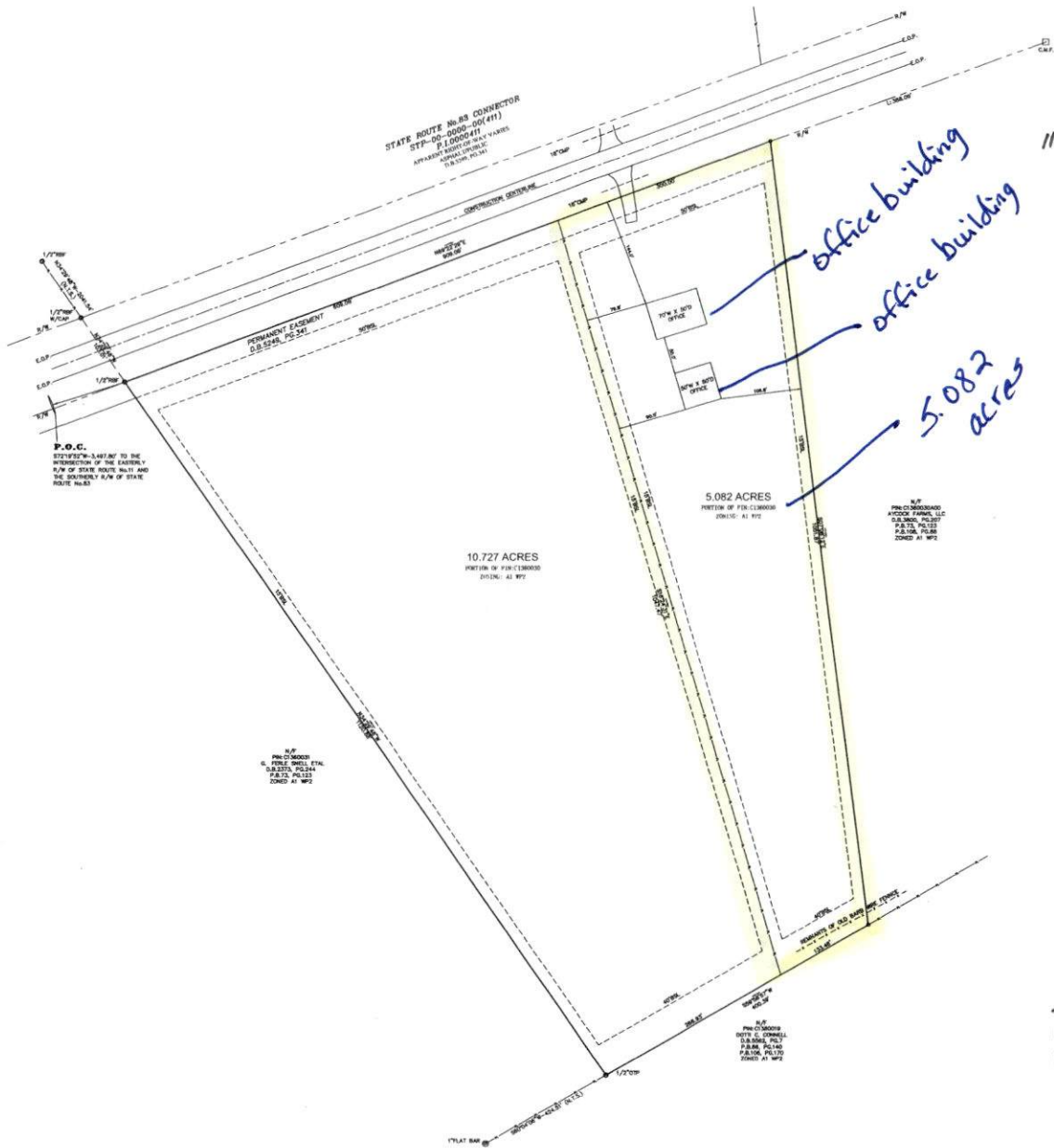
- **Prohibited Uses:** The property shall not be used for adult entertainment establishments or salvage yards.
- **Buffer Requirements:** A minimum 50-foot undisturbed natural buffer (or a 25-foot replanted buffer with a 6-foot privacy fence) will be maintained along any property line shared with an A1-zoned residential lot.
- **Lighting:** All exterior lighting will be directed downward and shielded (Dark-Sky compliant) to prevent light spillover onto neighboring properties.
- **Architectural Standards:** The primary building shall feature a metal building focusing on intentional design, material contrast, and refined finishes to maintain the aesthetic integrity of the corridor.
- **Signage:** Monument-style signage only; no pylon signs or flashing LED displays.

**Conclusion** The proposed rezoning represents a logical extension of the commercial activity in this area of Walton County. We believe Conner Grading & Landscaping will be a valuable addition to the county’s tax base while providing a necessary service. We respectfully request your support for this application.

Sincerely,

  
5-4-26

Mike Conner  
JM Conner Properties, LLC.



"Not for  
Final  
Recording."

Current owner:  
Aycock Farms, LLC  
James Summerow  
1791 Moores Mill Rd  
Atlanta, GA 30318

Buyer:  
JM Conner Properties, LLC  
Mike Conner  
271 Stock Gap Rd  
Monroe, GA 30656