



## Planning and Development Department Case Information

Case Number: LU24050020 and Z24050021

Meeting Dates: Planning Commission 07-11-2024  
Board of Commissioners 08-06-2024

Applicant: Adam Ewing  
P.O. Box 270  
Bethlehem, Georgia 30620

Owners: Jeffrey Bell  
P.O. Box 369  
Watkinsville, GA 30677

Joe Harrison  
P O BOX 963  
Watkinsville GA 30677

Current Zoning: A1/R1

Request: Land Use Change from Rural Residential/Agriculture to Suburban and Rezone 39.82 acres from A1/R1 to R1OSC for a 34 lot subdivision

Address: Highway 78/Locklin Road, Monroe, Georgia 30655

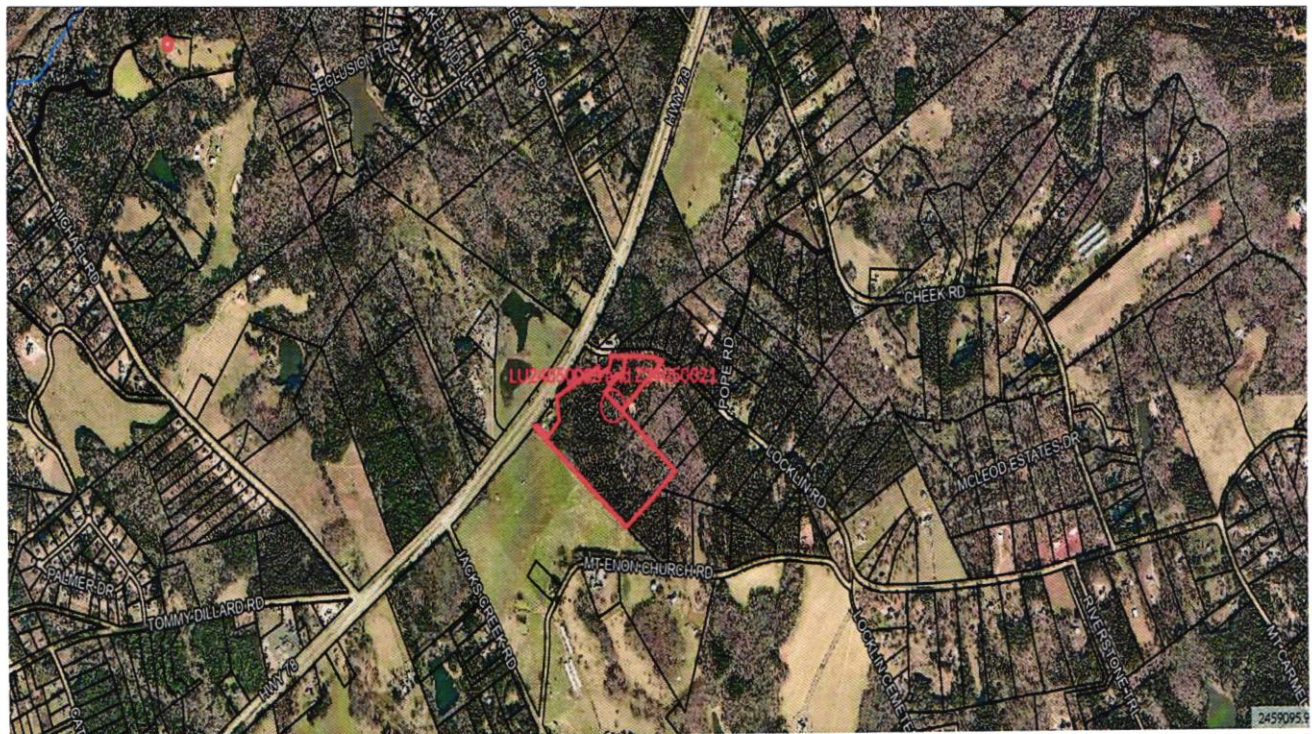
Map Number: Tract 1 - C1780012X00 and Tract 2 - C1780012Y00

Site Area: Tract 1 - 34.81 acres and Tract 2 - 5.01 acres

Character Area: Rural Residential/Agriculture

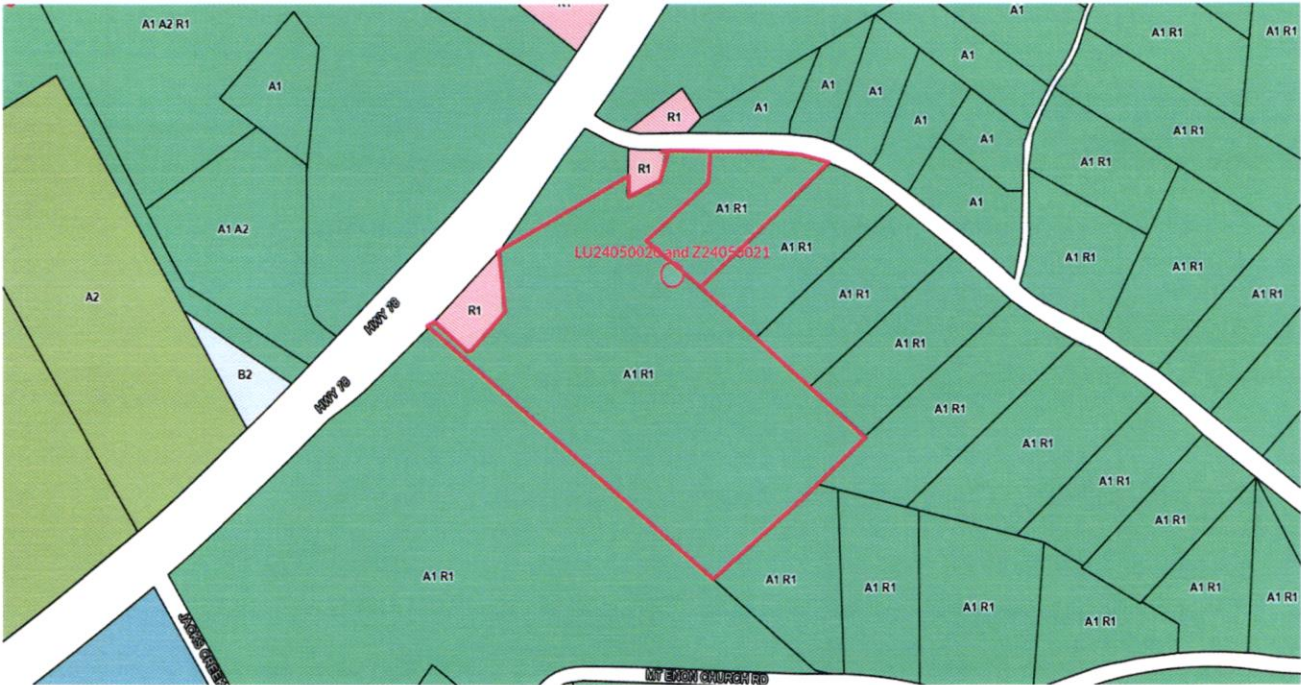
District 4: Commissioner–Lee Bradford Planning Commission –Michelle Trammel

Existing Site Conditions: Property consists of a total of 39.82 acres.





The surrounding properties are zoned A1/R1 and R1.

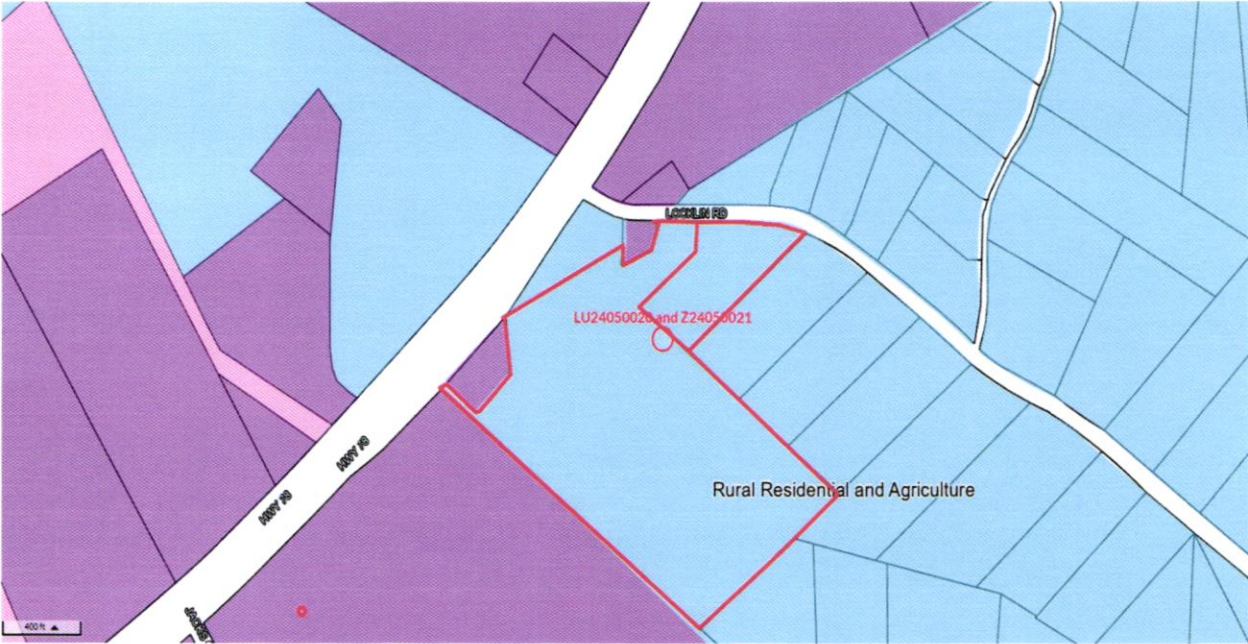


Subdivisions surrounding property:





The Future Land Use Map for this property is Rural Residential/Agriculture. The applicant is requesting this be changed to Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends to install a De-cell Lane an A-cell Taper.

**Sheriffs' Department:** No comment received.

**Water Authority:** This area is served by an existing 12" diameter water main along Hwy 78. (static pressure: 130 psi, Estimated fire flow available: 1,500 gpm @ 20 psi). **A NEW 8" WATER MAIN WILL BE REQUIRED FROM HWY 78 TO THE SUBDIVISION ENTRANCE AND A NEW 8" WATER MAIN WILL BE REQUIRED TO DISTRIBUTE WATER WITHIN THE DEVELOPMENT. PLEASE COORDINAE WITH WCWD.**

**Fire Marshal Review:** Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances.

Fire hydrants shall be located within 500 ft. along the roadway.

A full plan review shall be performed.

The road width shall be 26' FOC to FOC cul-de-sacs shall be 96' minimum and radii shall be 28' minimum.

**Fire Department Review:** Added Fire and EMS response.

**Board of Education:** No comment received.

**DOT Comments:** Will require coordination with Georgia DOT. Please have applicant e-mail [Chash@dot.ga.gov](mailto:Chash@dot.ga.gov) for conceptual review. (THE SITE PLAN SHOWS NO ENTRANCE ON HIGHWAY 78)

**City of Monroe:** No impact for the City of Monroe.

**PC Action:**

Presentation: Stanton Porter, attorney for the applicant, represented the case for the applicant.

This is a request to rezone for open space concept neighborhood with 34 lots. Property barely touches Hwy 78. With this being an open space concept there are certain design criteria that must be met that may resolve some of the concerns of the neighbors. One thing is we are required to set aside 25% as open space. They have no issues if the zoning is adopted with the site plan as presented. There is estate style lots down Locklin Road and to keep development from backing up to these lots they have positioned the open space and extra buffer areas abutting these properties to provide more privacy; more than you would have with a regular R1. Property does abut two R1 zoned properties, so this is not spot zoning. There is an aerial image in the packet that shows within the narrow scope there are 9 other subdivisions in this area. Walton County water will serve the lots with septic tanks.

Tim Kemp asked is he aware of the big field next to this development and that he has had to chase cows back into that field. Mr. Kemp verified that the only entrance will be off Locklin Road.

Michelle Trammell asked if they are bringing water to the site in an 8-inch pipe or will they be larger. Mr. Porter stated they will put in what is required. She verified the houses will be minimum 2,100 square feet, \$300,000-\$400,000 range. Ms. Trammel also verified there will be no amenities. Tim Hinton verified that the developer is also building the homes and he is intending to develop to sell houses. He asked about the standards are for his houses, to which Mr. Porter stated they are not asking for any variance from the codes, and they will probably be hardy, brick and stone exteriors.

Speaking: Laura and Jason Morris who live on Mt Ena Church Road were speaking on behalf of the neighborhood. They presented a petition with 60 homeowners' signatures. The neighbors met and came up with a list of concerns which included: They moved here due to the rural character. There are beautiful homes, natural water streams, larger homes. In the 100-surrounding home, the average lot is 6.6 acres. Most of the lots in this proposed subdivision are .6 and .7 acres which is drastically different from their estate lots and custom homes. She stated the applicant made mention of the Comprehensive Plan several times in the application; and their land area is the only section that is still rural agricultural, there is suburban located on down Locklin Road. She mentioned the current A1/R1 zoning of the property and pointed out most of this property is zoned A1 which requires a minimum of 2 acres. This would be more in keeping with the neighborhood. She said He mentioned the subdivisions in the area on a map, these aren't really subdivisions these are estate lots. Ms. Morris pointed out several issues in the comp plan that mention preserving rural areas. The detention pond will empty directly into their pond. Mr. Morris stated that he works in Stormwater in Gwinnett County, and he knows what these ponds turn into if they are not maintained properly. There would have to be a mandatory HOA to maintain. She stated they all have soil issues; the area has a lot of wet areas, and this project is proposing to put 34 septic tanks on this property which is a concern. Traffic: This entrance will be 200' from Hwy 78, this development will bring in another 100 cars trying to turn left. That along with the apartment complex down the road is going to greatly increase



traffic. The Moore's Ford historic monument is located at this corner and may have to be moved. The house on the other side of this property belongs to Ms. Cooper who has her autistic grandchild that lives with her. The special bus that picks her up takes longer than normal and will back cars up and this should be taken into consideration. With the apartments down the road, why are more homes needed. There is concern about this being a rental community.

David Schultz, 4446 Locklin Road, moved here 4 years ago from Gwinnett County to move away from this type of growth. All the tracts in the area are 5 to 10 acres.

James B Duden, 4425 Locklin Road, has been here 24 years and he wants to know how they plan to run water down Locklin Road. He has concerns about traffic and accidents.

Keith Stafford, 1023 McLeod Estates Drive, McLeod Estates. Mr. Ewing built the homes in this subdivision. Mr. McLeod developed the subdivision and created the HOA. Mr. Ewing has never turned it over to the residents and claimed it didn't exist. He was just letting them know that he probably won't start an HOA in this development.

Megan Linebaugh spoke stating that she does not live in this area but wanted to know how many lots could be developed now and verified that this is an open space conservation. Charna Parker said maybe 18; that they would have to be 2-acre lots. She asked if the Board of Commissioners had adopted the amendment that was proposed last year would this have allowed this gentleman to build this without having to come before this board. Ms. Parker explained that because this property is zoned A1 and R1 if he wanted the density of 1 dwelling per 1 acre he would still have to come before the board to rezone all to R1. She just wondered because she is seeing a trend of these type of developments as the opportunity for developers to have less infrastructure to install and cram more lots into the subdivision.

Rebuttal: Mr. Porter stated there would be no issues for mandatory HOA. The design is for the subdivision to be owner occupied. The purpose of the open space is to try to create a buffer. This property can be developed with larger lots with no buffers along the development. The issues of the cost of homes and apartments down the road; the design of a \$400,000 house is the in between home for teachers and police officers. Why must people choose between apartments and million-dollar homes, young people just want a starter home. The property has already been developed into larger estate lots as much as could be done, and this is what is left. Hwy 78 could grow, and this could be commercial one day. He stated people are always saying I moved here to get away from wherever, should this mean that no one else can move here. He asked that a recommendation for approval be given.

Recommendation: Michelle Trammel stated that she would like to make a motion instead of recommending R1 OSC to rezone to A1 OSC. Chairman Hinton stated unfortunately what we have an application requesting R1 OSC so what we must do is either recommend approval of the R1 OSC with any conditions you may have or denial. Ms. Trammel then made a motion to recommend denial with a second by John Pringle. Tim Hinton and Wesley Sisk opposed that motion. Michelle Trammel, John Pringle, Tim Kemp, and Terry Eison voted in favor of the motion to deny. The motion carried.

# Character Area Map Amendment

Application # LU24050020

Planning Comm. Meeting Date 7-11-2024 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm. Meeting Date 8-6-2024 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 C1780012X00 & C1780012400

Applicant Name/Address/Phone # <u>Adam Ewing</u> <u>Po Box 270</u> <u>Bethlehem, GA</u> <u>30620</u> Phone # <u>6786280227</u>	Property Owner Name/Address/Phone <u>Jeffrey Bell</u> <u>Joe Harrison</u> <u>Po Box 369</u> <u>Po Box 963</u> <u>Watkinsville GA</u> <u>Watkinsville, GA</u> <small>(If more than one owner, attach Exhibit "A")</small> <u>30677</u> Phone # <u>706-207-4652 / 706-255-8100</u>
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E-mail Address: aeewing@premierhq.com

Location: Hwy 78 / Locklin Rd Acreage 34.81 / 5.01 AC  
~~33.91 / 5.02~~

Existing Character Area: rural Residential / Agriculture (39.82 acres)

Proposed Character Area: Suburban

Is this a Major or Minor amendment to the plan? Minor  
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? NO

Proposed Development:  Single-family  Multi-family  Commercial  Industrial

Proposed Zoning: R1OSC Number of Lots: 34 Minimum Lot Size: \_\_\_\_\_

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

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

[Signature] Date 5/30/24 Fee Paid \$ 250.00

**Rezone Application #** Z24050021  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 7-11-2024 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 8-6-2024 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C1780012X00X00 <sup>35.41 acres</sup> & C1780012Y00 <sup>5.02 acres</sup>  
 Applicant Name/Address/Phone # Property Owner Name/Address/Phone

Adam Ewing  
Po Box 270  
Bethlem, GA

Jeffrey Bell  
Po Box 369  
Watkinsville GA

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

Phone # 678 628 6227

Phone # \_\_\_\_\_

Location: Hwy 78 / Locklin Rd Requested Zoning R1 OSC Acreage 34.81 / 5.01 AC  
~~33.11 / 5.02~~

Existing Use of Property: Undeveloped

Existing Structures: Abandoned house (to be removed)

The purpose of this rezone is Develop a 34 lot subdivision

Property is serviced by the following:

Public Water: X Provider: Walton Co Water Auth. Well: \_\_\_\_\_

Public Sewer: NA Provider: N/A 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 AZ Date 5/30/24 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/R1 Surrounding Zoning: North R1 South A1/R1  
 East A1 West A1

Comprehensive Land Use: Rural Residential / Agriculture **DRI Required?** Y \_\_\_\_\_ N ✓

Commission District: 4-Lec Bradford 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: Adam Ewing

Address: PO Box 270, Bethlehem, GA

Telephone: 678 628 0227

Location of Property: Hwy 78 & Lockin Road

Map/Parcel Number: C1780012X00 (33.91AC) & C1780012Y00 (S.02AC)

Current Zoning: A1 R1 Requested Zoning: R1 OSC

[Signature]  
Property Owner Signature

[Signature]  
Property Owner Signature

Print Name: JEFF BELL

Print Name: JEFF HARRISON

Address: P.O. Box 369 WATKINSVILLE GA 30677

Address: P.O. Box 963 WALKERSVILLE GA 30677

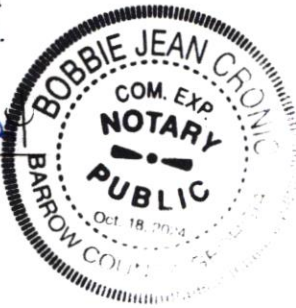
Phone #: 706 707 4652

Phone #: 706 255-8100

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

05-31-2011  
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;

All adjoining properties are zoned  
A1/R1 used primarily for residential  
use.

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

The particular zoning only  
allows for one lot due to the  
road frontage without building  
infrastructure.

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 will not destruct property  
values or hurt the health safety  
or moral of the public in any  
way.

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

The public gains greater housing  
availability that is needed in our  
community at this time compared  
to a loss in property value to the  
owner.

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

The future land use for Walton  
County will be residential 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

- N/A



# Revised Site Plan

**GENERAL NOTES**  
 -DOMESTIC WATER SUPPLY TO BE WALTON COUNTY  
 -SANITARY SEWER TO BE INDIVIDUAL SEPTIC SYSTEMS  
 -CURRENT ZONING: A1 R1  
 -TO BE REZONED: R1 OSC  
 -MINIMUM LOT WIDTH 100FT  
 -NEW COUNTY R/W: 2,069 LF @ 60FT ROW

**BOUNDARY SURVEY**  
 -BOUNDARY REFERENCED FROM PLAT PREPARED BY  
 GULF-ATLANTIC FORESTRY, DATED 06/24/2017  
 -SOURCE OF DATUM IS MEAN SEA LEVEL

**FLOOD NOTE:**  
 FLOOD HAZARD AREA EXISTS ON SITE AS PER F.I.R.M.  
 COMMUNITY PANEL No. 13297C0155E, DATED 12/15/22

**BUILDING SETBACKS R1:**  
 FRONT: 40' FROM R/W OF ROADS  
 SIDE: 10' FROM PROPERTY LINES  
 REAR: 40' FROM PROPERTY LINES

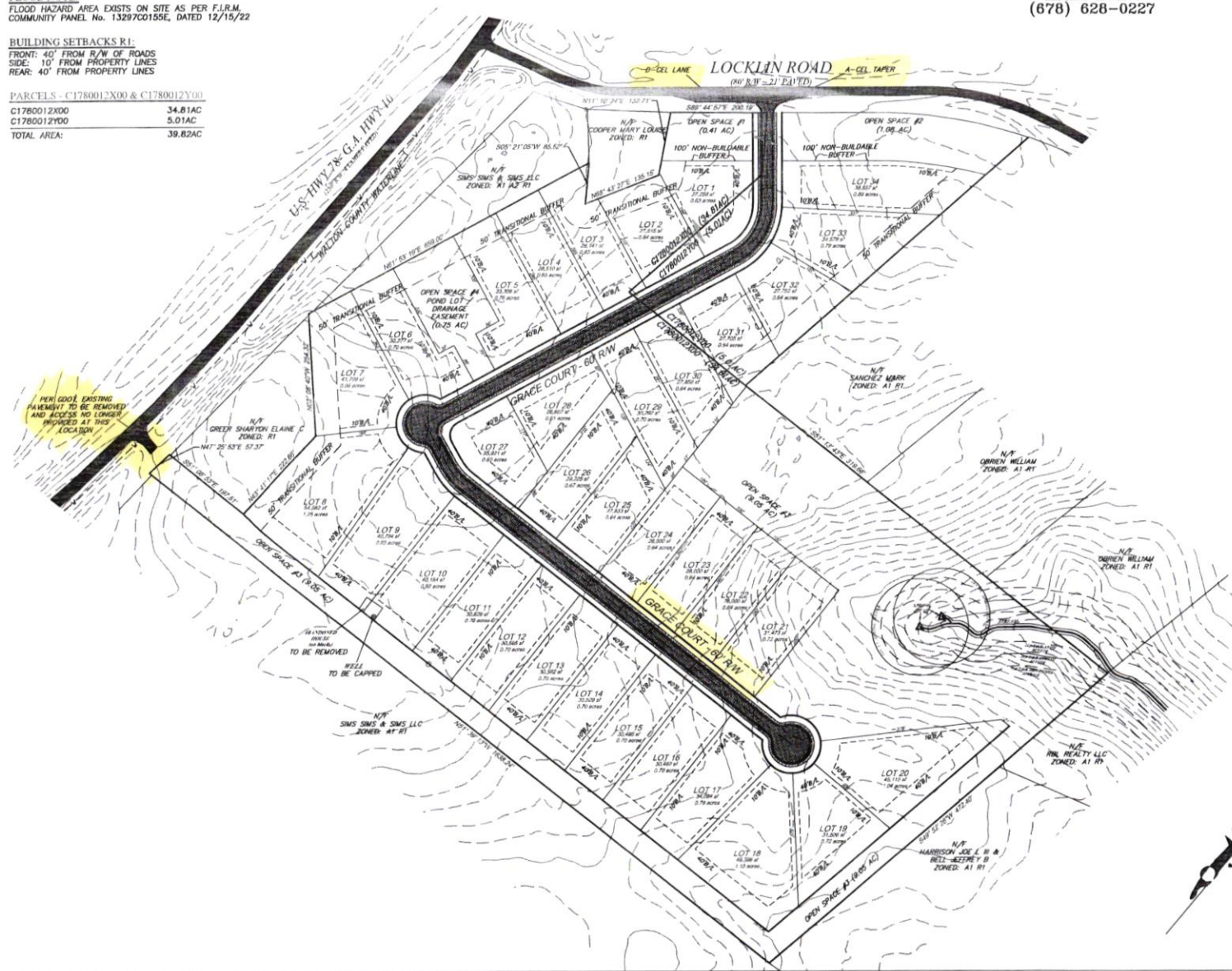
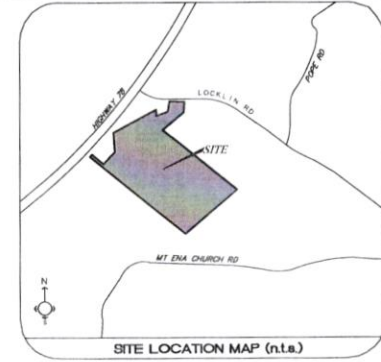
**PARCELS - C1780012X00 & C1780012Y00**

C1780012X00	34.81AC
C1780012Y00	5.01AC
<b>TOTAL AREA:</b>	<b>39.82AC</b>

**OPEN SPACE CONSERVATION  
 DEVELOPMENT OVERLAY DATA:**  
 TOTAL AREA: 39.82 ACRES  
 TOTAL LOTS: 34  
 DENSITY: 0.80 LOTS/AC  
 TAX PARCEL: C1780012X00 & C1780012Y00  
 SUBDIVIDED PER ART. 4 -  
 PART 2 SECT. 120 (OSC) & ART. 4-1-140  
 MIN. 25% OPEN SPACE REQ.: 0.96 AC  
 OPEN SPACE PROVIDED(1+2+3+4): 11.29 AC

**OWNER DEVELOPER  
 PRIMARY PERMITTEE  
 PREMIER HCG  
 PO BOX 270  
 BETHLEHEM, GA 30620  
 PH: (678) 628-0227  
 oldmillproperties.main@gmail.com**

**24 HOUR CONTACT  
 ADAM EWING  
 (678) 628-0227**



**Sullins Engineering, LLC**  
 CIVIL ENGINEERS & LAND PLANNERS  
 302 WEST HAY STREET  
 WINDER, GA 30090  
 PHONE: (678) 887-9219

**REVISION PLAN FOR  
 GRACE ESTATES**  
 LOCATED IN  
 PARCEL C1780012X00 & C1780012Y00  
 WALTON COUNTY, GEORGIA

**GEORGIA811**  
 Utilities Protection Center, Inc.  
 Know what's below. Call before you dig.  
 www.Georgia811.com

Scale 1" = 100'

Scale 0 100 200 300

DATE: 6/17/2024 JOB #: 3033  
 SHEET 1

NOT FOR FINAL RECORDING



302 West May Street, Winder, GA 30680 \* matt@sullinsengineering.com \* 706-773-3849

May 30, 2024

RE: Application for Rezone for Parcels C1780012Y00 & C1780012X00 Locklin Road

Letter of Intent

I am writing on behalf of Adam Ewing with Premier HCG, the applicant, to formally request a rezone application from AG R1 to R1 OSC for the above-referenced parcels. Our purpose in seeking this rezone is to develop a residential subdivision that aligns with the Walton County Comprehensive Plan and contributes positively to the surrounding community.

The existing conditions of the property consist of a lightly wooded area with gentle slopes, an abandoned and uninhabitable house with a dirt trail access from Locklin Road, and direct road frontage access to HWY 78. Our proposed rezone will not create a substantial change to the surrounding area or be considered spot zoning, as it is supported by a detailed concept plan showing 34 total residential lots with approximately 28.42% open space provided.

It is important to note that this property adjoins two R1 zoned properties to the north and northeast, while all other adjoining properties are zoned AG R1. Incorporating the Open Space Conservation Development Overlay District (OSC) into our proposal will further align with the goals of the Walton County Comprehensive Plan by adding additional open space throughout the development. Parcel C1780012X00, which is a part of this rezone, is partially zoned R1 already which only supports the character of the area being residential.

We are committed to addressing any concerns and providing further information as needed throughout the rezoning process. Should you have any questions or require additional details, please do not hesitate to reach out.



Thank you for considering our request.

Sincerely,

Matthew Sullins



GA Registration No. 28445