



## Walton County Planning and Development Department

126 Court Street – Monroe, GA 30655  
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August 30, 2024

To: Chairman Thompson

From: Charna Parker

RE: Rezone Z24050021 Hwy 78 & Locklin Road

Attached are the list of proposed conditions, house renderings and reservation of constitutional rights letter from a new attorney representing the rezone for Adam Ewing located off Hwy 78 and Locklin Road.

The only conditions that would be necessary to adopt should the Board desire are as follows:

- 1) The minimum heated floor area per dwelling unit shall be 1,800 square feet for single-story homes and 2,000 square feet for two-story homes.
- 2) Project entrance shall be landscaped by the developer and maintained by the Homeowners Association. The entrance(s) shall include a decorative masonry entrance feature. Landscape plans and entrance feature design shall be subject to review and approval by the Director of Planning and Development.
- 3) Homes shall have brick or stone water tables on the front and sides of each home to the height of the windows.
- 4) All shingles shall be architectural shingles.
- 5) All homes shall obtain the approval of the ARC (HOA Architectural Review Committee) prior to beginning construction of the home. The Declaration shall provide design standards for not only the home, but the yard, fences, and retaining walls and a specific list of restrictions for the development.

The remaining conditions are required by code.

In looking at the house plans submitted; 3 of the 4 plans have front entry garages. This could be a point of contention.

CC: John Ward  
Rhonda Hawk