



## Planning and Development Department Case Information

Case Number: Z24060023

Meeting Dates: Planning Commission 08-01-2024  
Board of Commissioners 09-10-2024

Applicant:  
Rosewood Development Company LLC  
513 Plantation Drive  
Loganville, Georgia 30052

Owner:  
AHC Bentley Bold LLC  
4761 Bentley Road  
Monroe, Georgia 30656

Current Zoning: A2

Request: Rezone 34.26 acres from A2 to R1 for a 22 lot residential subdivision

Address: 3525 Bold Springs Road, Monroe, Georgia 30656

Map Number: C0720107

Site Area: 34.26 acres

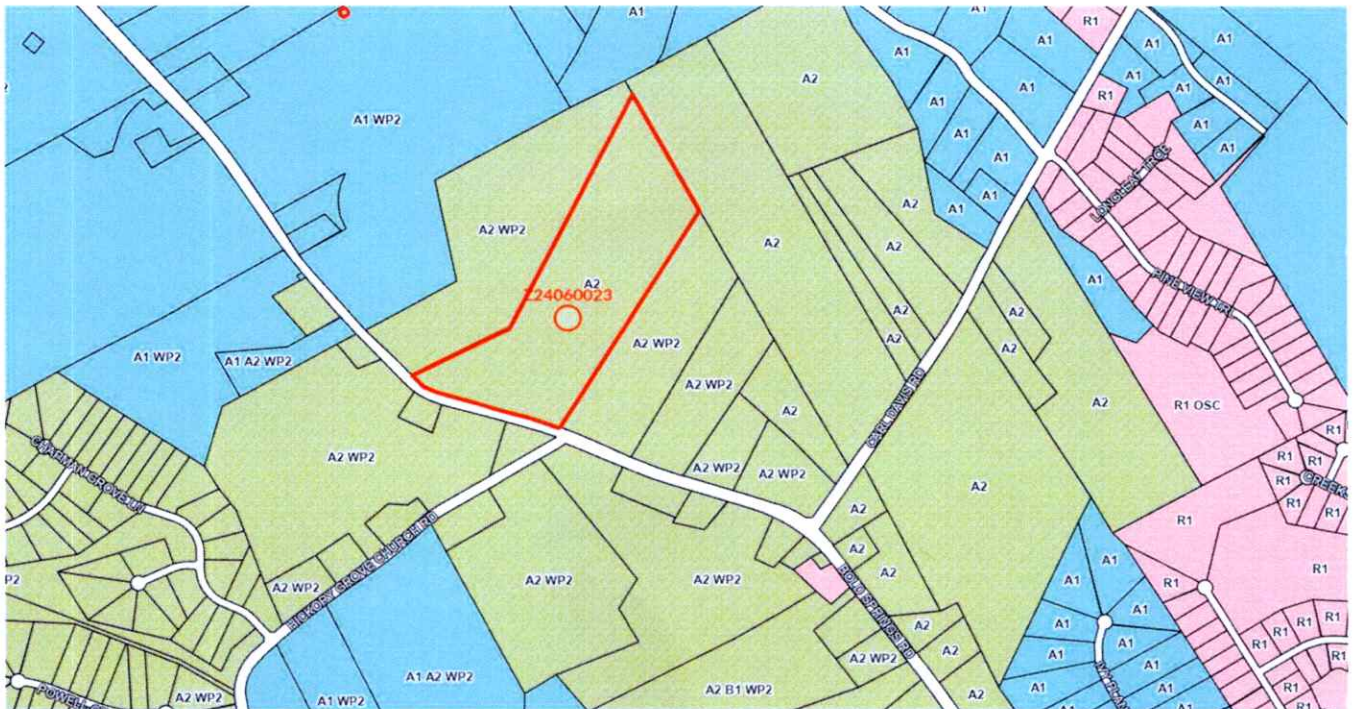
Character Area: Suburban

District 5: Commissioner: Jeremy Adams Planning Commission –Tim Hinton

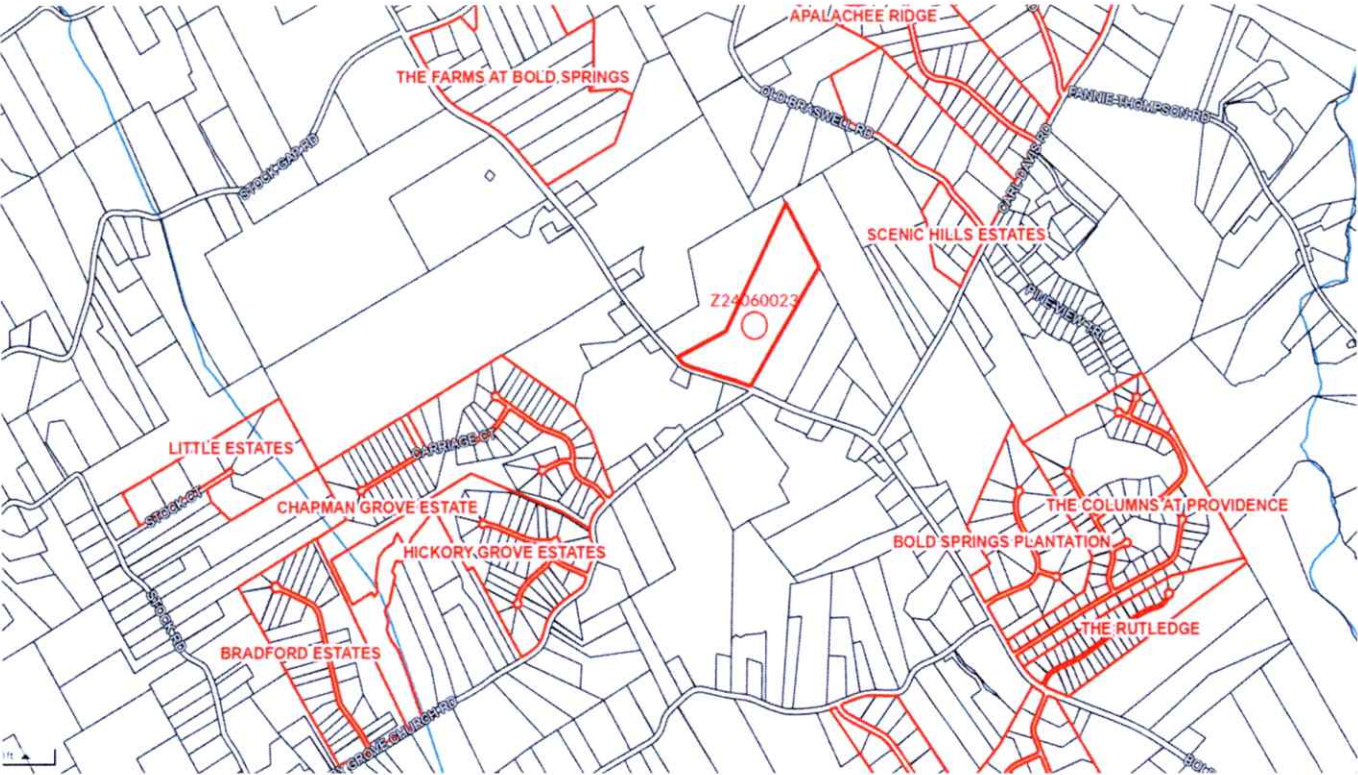
Existing Site Conditions: Property consists of 34.26. There is presently an older home on the property that will be removed.



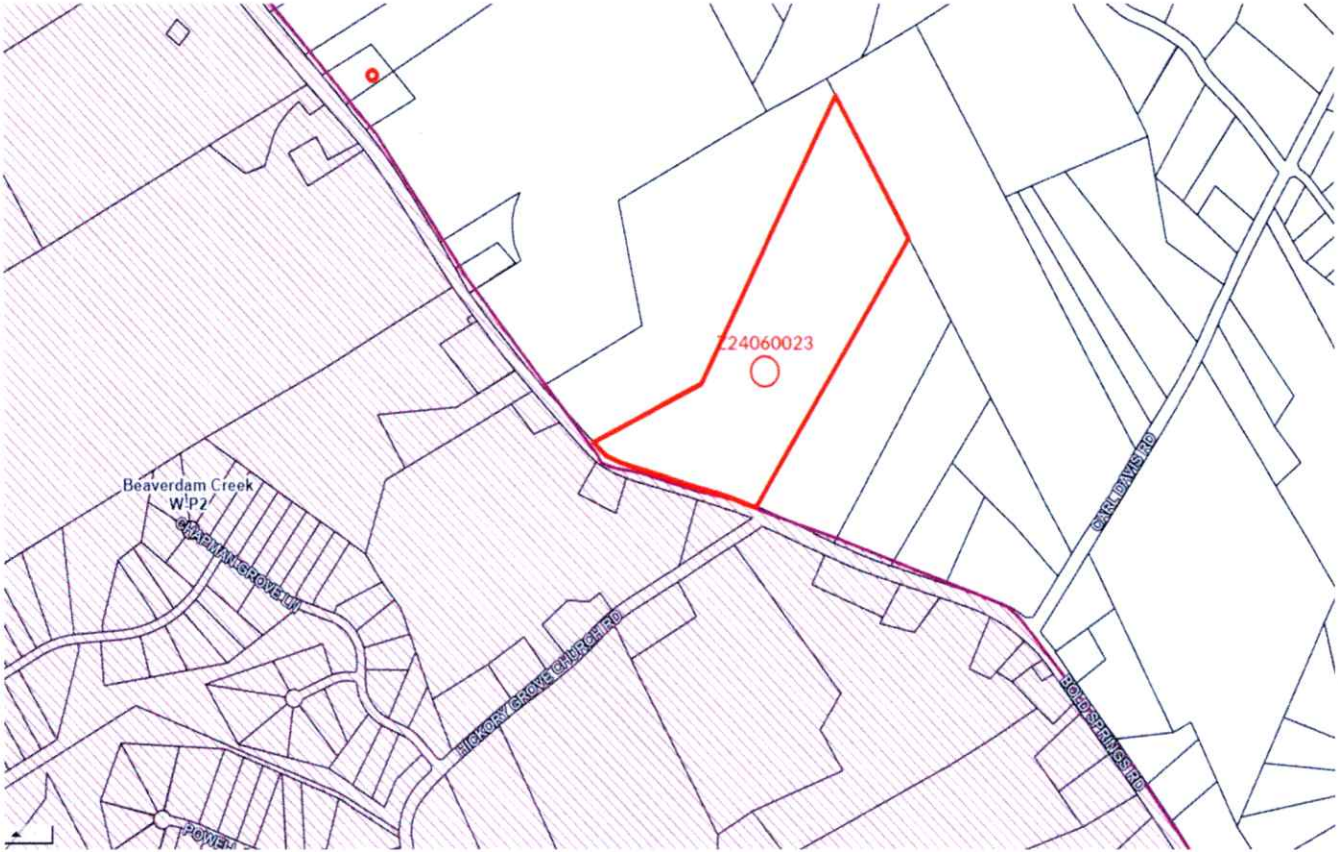
The surrounding properties are zoned A2.



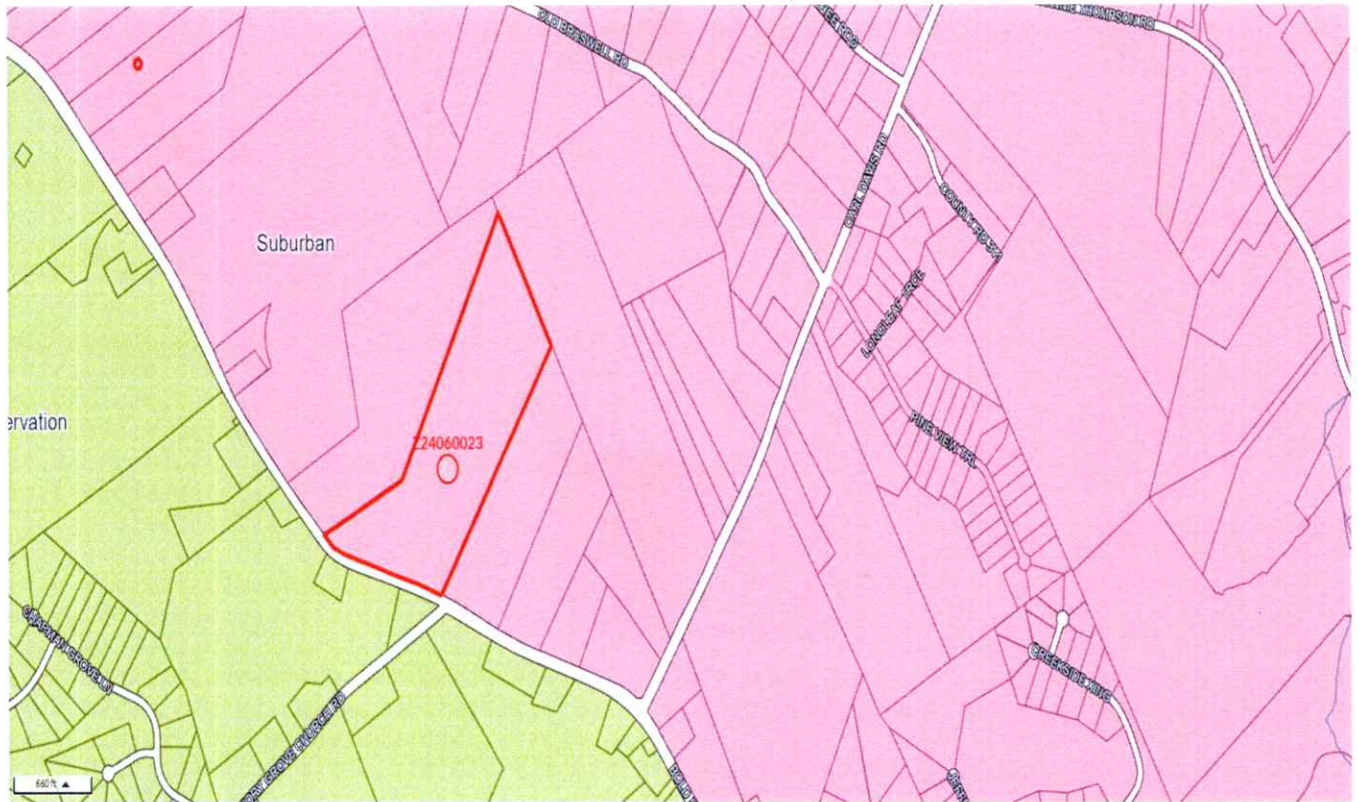
Subdivisions surrounding property:



The property is not located in a Watershed.



The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends site distance be verified. Entrance Grade may need to be adjusted with grading to improve sight distance and ingress And egress, site may require a center turn lane due to speed and traffic volume.

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

**Water Authority:** This area is served by an existing 8" diameter water main along Bold Springs Road. (static pressure: 75 psi, Estimated fire flow available: 2,250 gpm @ 20 psi). A new 8" water main will be required from Bold Springs Road to distribute water within the development. Please coordinate 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. 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 due to added population.

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

**DOT Comments:** No coordination with GDOT needed.

**City of Monroe:** No comment received.

**PC ACTION 8/1/2024:**

**Z24060023-Rezone 34.26 acres from A2 to R1 for a residential subdivision-Applicant: Rosewood Development Co LLC/Owner: AHC Bentley Bold LLC-Property located on 3525 Bold Springs Rd/Map/Parcel C0720107-District 5.**

**Presentation:** Kris Rosendahl with Rosewood Development represented the case. He stated that David Carruth is the property owner. He would like to develop 25 lots for a residential subdivision. Tim Hinton asked if Tip, who developed the site plan, could not be present and Mr. Rosendahl stated that he could not but does not believe site is an issue. Tim Hinton asked about the 2 out parcels and that would make 24 lots and not 22 lots. The two outparcels will have driveways off Bold Springs. Tim Hinton stated that he is very aware of the issues pulling out on this road and the two driveways would be in the blind curve.

**Speaking:** Sheila Denmark who owns property at the corner of Hickory Grove Road and Bold Springs Road stated that if the entrance is at Hickory Grove Church Road she is opposed to that. She said there have been several accidents there and her fence gets hit often. She has children in Walker Park School, and it is overcrowded, and the county needs to look into a middle school there. She said she had issues as to the entrance and she didn't hear the price range of the houses.

**Johnny McKissick who lives at 3590 Bold Springs Road spoke and has concerns about the traffic and the entrance. He stated the road now is already bad with big trucks going down the road.**

**Ron Smith, who lives at 3660 Old Braswell Road, spoke. He has concerns about the traffic and the environmental impact that this subdivision will have. He stated that there are 3 to 4 springs on the property and is concerned about the overflow. He stated that he has a neighbor Mr. Lee Thurman who couldn't be here, and he has a pond on his property that the children fish, swim and play in. He also said that there are lots of wildlife living in the area and is concerned about the impact on that.**

**Mike Powell, who lives at 3920 Old Braswell Road spoke. He has concerns about all the water from the development hitting his property. He stated that he has lost his driveway 3 times in the last 5 years because of the runoff and could something not be done about the water and the environmental impact.**

**Rebuttal: Kris Rosendhal came back for rebuttal. Tim Hinton has concerns and said that there was a similar situation on his dad's property in Gwinnett County and he had to learn and attend a meeting. The rules are once a development is done; they cannot shed any more water on the development than is leaving the site now. There are 2 detention ponds. What will happen to the existing pond and Mr. Rosendahl stated that he is going to leave that up to the engineer and if he says that they can keep it they will and if not, then they will do away with it. Josh Ferguson said as drawn on the site plan is the pond part of the 3 individual lots, and would it be better to have this under common ownership and Mr. Rosendahl was asked about HOA and Mr. Rosendahl stated that they will have HOA. Mr. Hinton stated that Lot 12 has the retention pond on the back of it and right now that owner would be responsible for this Mr. Rosendahl stated that he would form an HOA to share the maintenance. Mr. Rosendahl stated that he is not a fan of HOA, but he will do one if that is being requested.**

**Recommendation: Tim Hinton made a motion to recommend approval with the following conditions: 1. Before a Land Disturbance Permit or Development Permit is issued, an assessment by the county will be completed and signed off by the county that site distance is good. 2. Two out parcels are in a blind curve so an assessment will need to be made on the driveways before a permit can be issued with a second by John Pringle. The motion carried unanimously.**

**Rezone Application # Z24060023**

Planning Comm. Meeting Date 8-1-2024 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm Meeting Date 9-10-2024 at 6:00PM held at **WC Historical Court House**  
**You or your agent must be present at both meetings**

**Map/Parcel C0720107**

| <b>Applicant Name/Address/Phone #</b>                        | <b>Property Owner Name/Address/Phone</b>  |
|--|---|
| <u>Rosewood Development Company, LLC</u>                     | <u>Ahc Bentley Bold, LLC.</u>             |
| <u>513 Plantation Dr.</u>                                    | <u>4761 Bentley Rd.</u>                   |
| <u>Loganville, GA 30052</u>                                  | <u>Monroe, GA 30655</u>                   |
| Phone # <u>(678) 635-7276</u><br><i>tipace llc@gmail.com</i> | Phone # <u>( ) 614 2037</u><br><i>678</i> |

Location: 3525 Bold Springs Rd. Monroe, GA 30656. Requested Zoning R-1 Acreage 34.26

Existing Use of Property: Residential Dwelling.

Existing Structures: Ex. house to be removed.

The purpose of this rezone is Requesting a change of zoning from A-1 to R-1 to allow for construction of a residential subdivision.

Property is serviced by:

Public Water:  Provider: Walton County Water Department 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 6-25-2024 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 A2 Surrounding Zoning: North A2 South A2  
East A2 West A2

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

Commission District: S-Jeremy Adams Watershed: ✓

**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: Rosewood Development Company, LLC

Address: 513 Plantation Dr. Loganville, GA 30052

Telephone: (678) 635-7276

Location of Property: 3525 Bold Springs Rd. Monroe, GA 30656

Map/Parcel Number: C0720107

Current Zoning: A2 Requested Zoning: R1



Property Owner Signature

Property Owner Signature

Print Name: David A. Smith Print Name: \_\_\_\_\_

Address: 4761 Bentley Rd. Monroe, GA 30656 Address: \_\_\_\_\_

Phone #: 678-614-2037 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.

Tara Sachs  
Notary Public

6/25/24  
Date





PROJECT: 34.26 ACRES AT 3525 BOLD SPRINGS RD. MONROE, GA 30656

## ANALYSIS OF ZONING MAP AMENDMENT IMPACT

1. The existing uses and zoning of nearby property.

The existing uses of nearby property are rural estate district with WP-2 watershed protection overlay district (A2, WP-2) to the South and north and A2 to the east of the subject property.

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

The owner cannot develop their land in a similar fashion as nearby properties which are currently zoned R-1.

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

The proposed land use change represents a fair balance. This area is emerging as a medium density residential district, with surrounding tracts are already zoned R1 and R1 OSC.

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

If rezoned, the property will be developed in accordance with the R-1 zoning standard, which is in line with the Walton County future land use map projected as suburban area. The property cannot reasonably be used as a rural estate due to increasing land prices. The property also doesn't have a reasonable economic use in comparison to nearby property that is zoned R-1 and R1 OSC.

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

The proposed zoning is consistent with the trend of nearby property. If approved, this property will be used as a residential subdivision like the properties north, east and southeast of the subject property.

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 in its current state, which has been used as single-family resident since 1985.

**A.C.E. ASSOCIATES, LLC**  
 PROFESSIONAL ENGINEERING  
 1000 W. BUNN RD.  
 488 EASTMAN RD.  
 CHICKEN, GEORGIA 30006  
 770-426-1111  
 www.ace-engineers.com

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**REZONE REQUEST**

**PROPOSED CARRUTH FARMS SUBDIVISION**

PARCEL: C0720107  
 LAND LOT: 85  
 DISTRICT: 34D  
 3425 BOLD SPRINGS RD  
 WALTON COUNTY, GA

DATE: 6/20/2024  
 SCALE: 1" = 100'

**OWNER / DEVELOPER**  
 MKC BENTLEY HOLD, LLC  
 4781 BENTLEY ROAD  
 MARIETTA, GA 30067  
 KRIS ROSENDAHL  
 678-632-7278  
 krosen@mkc.com

24 HOUR - EMERGENCY CONTACT  
 KRIS ROSENDAHL  
 678-632-7278  
 krosen@mkc.com

**REVISIONS**

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

JOB NO. P-24-018  
 RZ-1



|                                     |
|-------------------------------------|
| TOTAL SITE AREA = 34.26 ACRES       |
| TOTAL UNDEVELOPED AREA = 1.00 ACRES |
| TOTAL DEVELOPED AREA = 33.26 ACRES  |

THERE ARE STATE WATERS ON THE SITE.  
 THERE ARE NW WETLAND ON THE SITE. NWMA ARE NOT SHOWN WHICH INDICATES WETLAND ON THE SITE.

NOTE: A PORTION OF THE PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. NO. 13370002P DATED 12/15/2022.

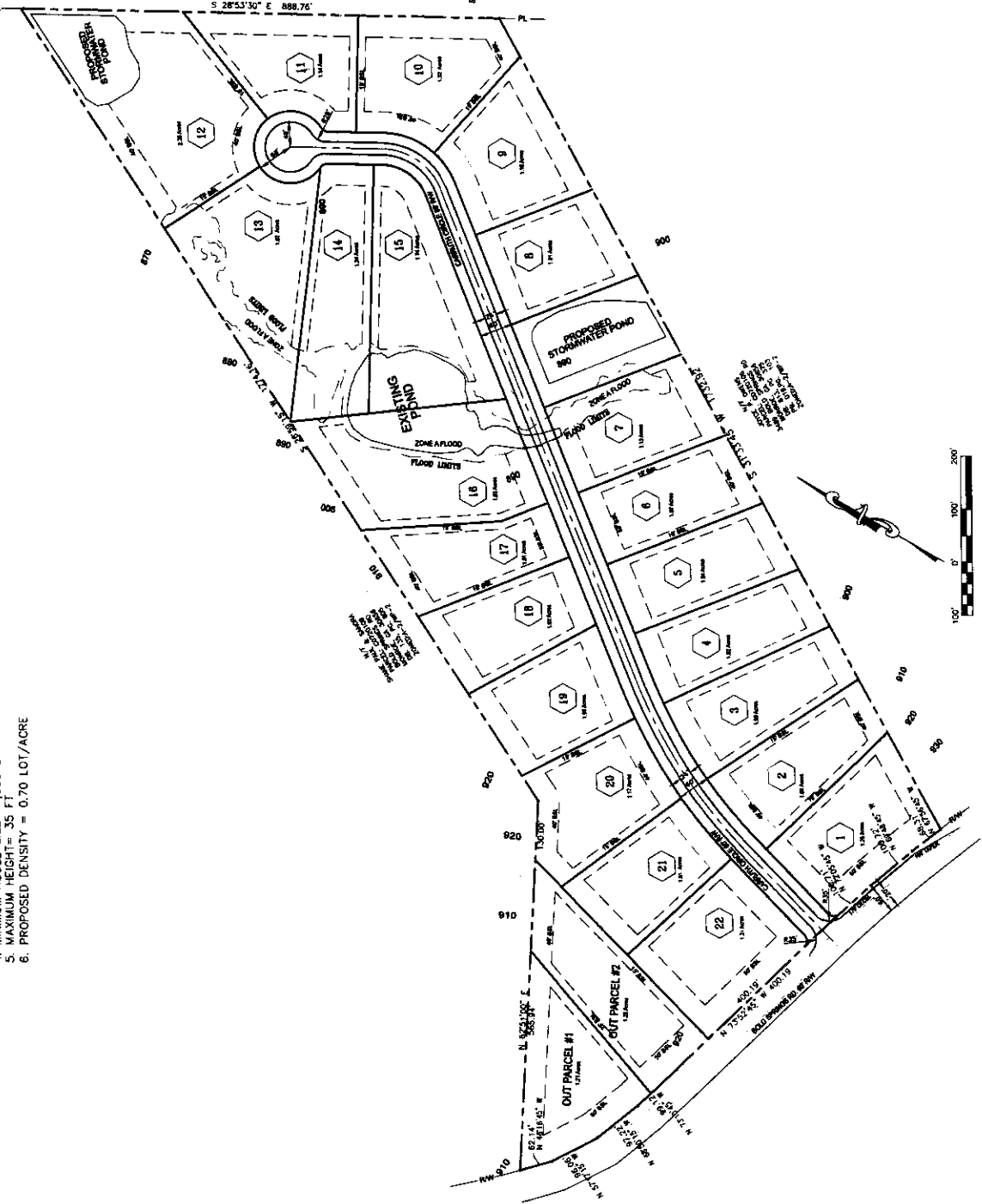
N/F  
 MIGUEL A. MEDINA &  
 ALMA F. MEDINA  
 PARCEL COMMISSIONER  
 350 CARL DAVIS RD  
 MARIETTA, GA 30067  
 DB: 4036, PG. 457  
 PB: 112, PG. 150  
 ZONED-A-2

- NOTES:**
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY GREGG & ASSOCIATE, DATED 04/30/77
  - THERE ARE ARE NW WETLAND ON THE SITE.
  - UN-NAMED TRIBUTARY OF APPALACHEE RIVER LOCATED NORTHEAST OF THE SITE.
  - A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13397C0020F DATED 12/15/2022.
  - THERE ARE STATE WATER ON SITE.
  - THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER SEWER SYSTEM.
  - THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.

**"NOT FOR FINAL RECORDING"**  
**TOTAL AREA = 34.26 ± ACRES**  
 PARCEL: C0720107 ZONED: A2

REZONE REQUEST CURRENTLY ZONED A2 REQUESTING RE ZONING TO ALLOW FOR THE RESIDENTIAL SUBDIVISION DEVELOPMENT.  
 TOTAL AREA = 34.26 ± ACRES  
 PROPOSED USE = 22 LOTS RESIDENTIAL S/70 WITH 2 OUT PARCELS.

- MINIMUM DEVELOPMENT STANDARD PER ARTICLE 4, PART I, SECTION 150.**
- MINIMUM LOT AREA = 1 ACRE
  - MINIMUM LOT WIDTH = 150 FEET
  - MINIMUM YARD REQUIREMENTS:  
 A. FRONT = 50 FT ALONG STREETS,  
 WHICH FUNCTION AS ARTERIAL OR COLLECTOR STREETS.  
 FRONT = 40 FT ALONG ALL OTHER STREETS.  
 B. SIDE = 15 FT  
 C. REAR = 40 FT
  - MINIMUM HOUSE SIZE = 1,600 SF
  - MAXIMUM HEIGHT = 35 FT
  - PROPOSED DENSITY = 0.70 LOT/ACRE



TO: Walton County Planning and Development  
303 S Hammond Drive  
Suite 98  
Monroe, Georgia 30655

June 14, 2024

SUBJECT: Letter of Intent, 3525 Bold Spring Rd. Monroe, GA 30656

To Whom It May Concern,

A change of existing zoning of A2 is requested for the subject property located at 3525 Bold Springs Rd, Monroe GA 30656. – Parcel number C0720107 to R-1 to allow for the construction of a Residential Subdivision.

We look forward to developing this project in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our client's proposed business.

For questions or further information please contact me 770-466-4002.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thiep Huynh', with a long horizontal line extending to the right.

Thiep Huynh, PE  
Consultant



Charna Parker &lt;cparker@co.walton.ga.us&gt;

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**Re: Sight Distance for proposed Carruth Farms Suidivision**

1 message

**Tim Hinton** <hintontim01@gmail.com>

To: Charna Parker &lt;cparker@co.walton.ga.us&gt;

Fri, Jul 26, 2024 at 11:55 AM

So the County DOT does not access we just work with the design engineer?

Tim Hinton  
RE/MAX Center  
RE/MAX Hall Of Fame Member  
Lifetime Achievement Member  
770-401-3397

On Jul 26, 2024, at 11:19 AM, Charna Parker <cparker@co.walton.ga.us> wrote:

See response below from engineer for the development of Carruth Farms.

*Charna Parker  
Director  
Walton County Planning and Development  
770-267-1354 Fax 770-267-1407*

----- Forwarded message -----

From: **Thiep Huynh** <tipacellc@gmail.com>  
Date: Fri, Jul 26, 2024 at 5:50 AM  
Subject: Sight Distance for proposed Carruth Farms Suidivision  
To: charna parker <cparker@co.walton.ga.us>  
Cc: Ron Smith <ron.smith@co.walton.ga.us>, Kris Rosendahl <construction@rwdconline.com>

Charna,

I made a site visit yesterday afternoon to check out the site distance for the proposed Carruth Farms Subdivision. The existing speed limit is 50mph along this stretch of Bold Springs Rd. The topo sloped toward the subdivision and will have to be built up to provide a flat landing at the proposed intersection. From my initial evaluation, the proposed entrance is the best location to achieve the longest site distance for an access to the proposed subdivision and there seemed to be sufficient site distance at the proposed entrance location. We will provide the county with a left and right sight distance profile to ensure that minimum sight distance requirement is met during the design phase with field survey topographic data.

Sincerely,

Tip Huynh, P.E.  
A.C.E.  
Alcovy Consulting Engineering  
and Associates, LLC.  
485 Edwards Rd.  
Oxford, GA 30054  
770-466-4002 office  
770-480-8457 cell