



Planning and Development Department Case Information

Case Number: Z26-0046

Meeting Dates: Planning Commission 04-02-2026

Board of Commissioners 05-05-2026

Applicant:

Dorin Cret
283 Saddle Creek Drive
Monroe, Georgia 30656

Owner:

Dimitrie Ilisei
8 Mile Road
South Lyon, Michigan 48178

Current Zoning: The current zoning is A1.

Request: Rezone 1.808 acres from A1 to A2 to create a buildable lot. The property consisted of 6 acres but has since been divided into 3 lots. The other 2 lots are zoned A1 and meet all the requirements.

Address: Bold Springs Road, Monroe, Georgia 30656

Map Number/Site Area: C0860013F00 – 1.808 acres

Character Area: Suburban

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property is vacant.

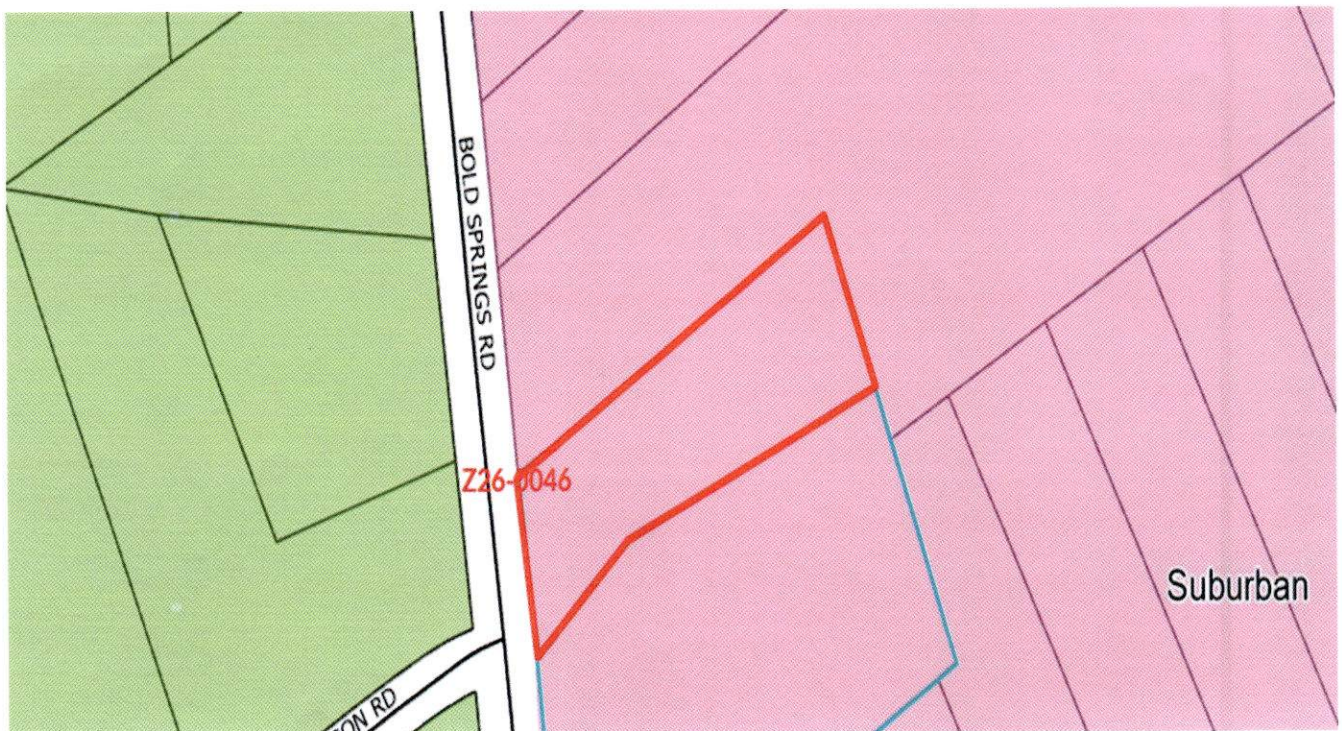


The surrounding properties are zoned A1 and A2.

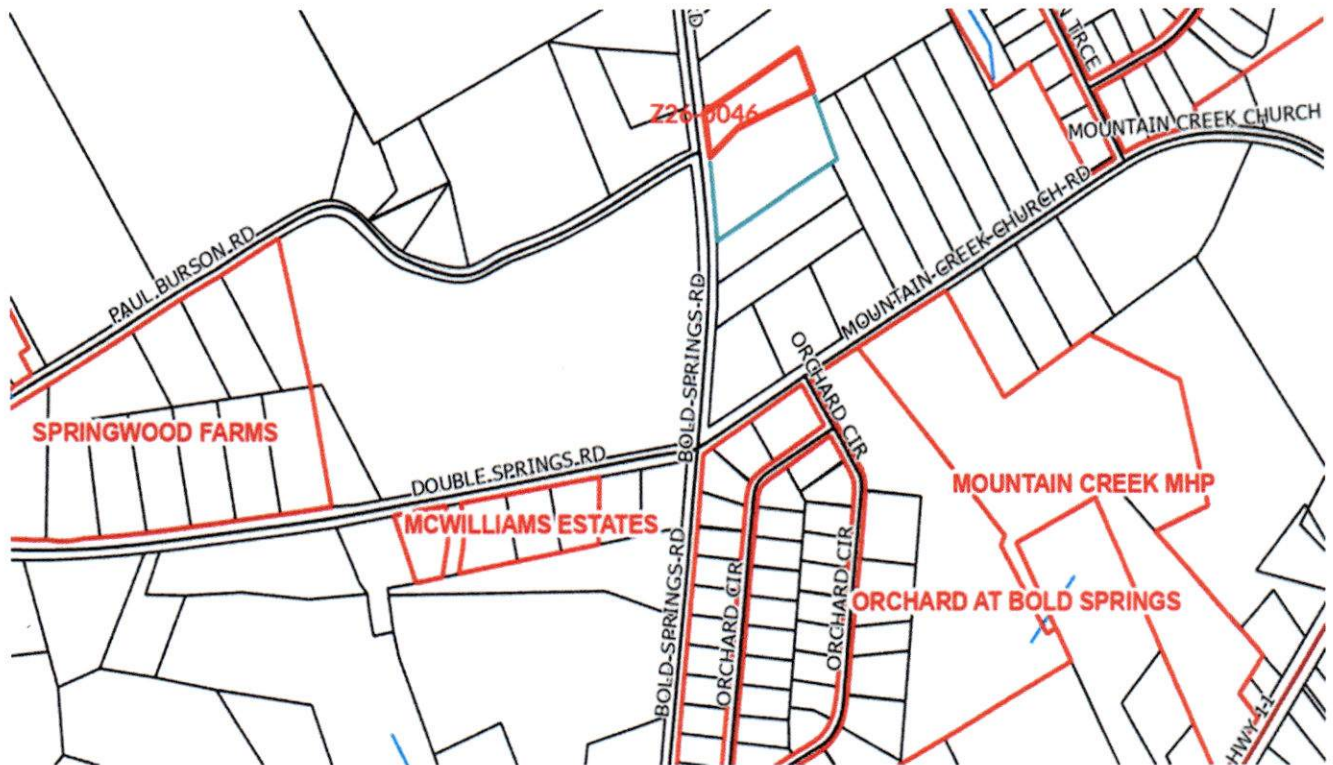


The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Subdivisions:



History: No History

Staff Comments/Concerns:

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water mains along Bold Springs Road (static pressure: 65 psi, Estimated fire flow: 1,000 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts

Board of Education: This will not affect Transportation.

GDOT: Will have no impact on GDOT.

City of Monroe: No issues or concerns from City of Monroe Utilities on these three cases.

PC Action 4/2/2026:

1. Z26-0046 – Rezone 1.808 acres from A1 to A2 to create a buildable lot – Applicant: Dorin Cret/Owner: Dimitrie Ilisei – property located on Bold Springs Road – Map/Parcel C0860013F00 - District 5

Presentation: Dorin Cret who lives at 283 Shadow Creek Drive presented the case. He owns the property and would like to rezone it from A1 to A2 to make a buildable lot to build a house.

Tim Hinton stated he is familiar with the property and believes that the Applicant is trying to conform with the code.

Speaking: Larry Snead who lives at 2321 Bold Springs Road, is opposed to the rezone. He stated that he feels that if approved this would set a precedent and allow more to follow which would cause more people to build houses in the area.

Tim Hinton stated that he understands the hardship here because it was a 3-lot division and due to the right of way given to the county is the reason the Applicant is asking for this rezone.

Rebuttal: Dorin stated that the property has public water and due to the county right of way that when the property was divided, he was missing a small amount of property to make this property a buildable lot.

Tim Hinton advised Mr. Snead that the Board reviews cases on a case-by-case basis.

Recommendation: Tim Hinton made a motion to recommend approval as submitted and was seconded by Mark Banks. The Motion carried unanimously.

Rezone Application # 226-0046
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-2-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 5-5-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0860013400

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Dacia Cret

Dimitrie ILisei

283 Saddle Creek Dr.

8 mile Rd South Lyon, MI 48178

Monroe GA 30656

313-333-5388

678-778-7896

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

Location: Bald Springs Pet Requested Zoning A2 Acreage 1.808

Existing Use of Property: Vacant

Existing Structures: NONE

The purpose of this rezone is To make Buildable Lot in A2 zoning

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 2-11-26 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 A1 West A2

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

Commission District: S-Jeremy Adams 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: DIMITRIE ILISEI / Dorin Cret
Address: 61849 8 Mile Rd SOUH LYON, MI 48178 / 283 Saddle Creek Drive Monroe GA. 30656

Location of Property: 6135 BOLD SPRINGS TRAC 3 1.808 ACRE

Map/Parcel Number: C0860013D00

Current Zoning: A-1 Requested Zoning: A-2

Property Owner Signature _____

Property Owner Signature _____

Print Name: Dimitrie Ilisei

Print Name: _____

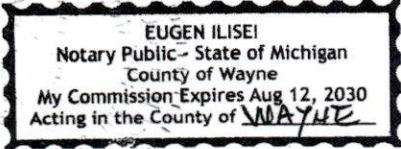
Address: 61849 W. 8 Mile South Lyon MI 48178

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.

Eugen Ilisei

Notary Public _____ Date 2.13.26



**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: Dorin Cret

Address: 283 Saddle Creek Dr. Monroe GA
30656

Location of Property: 6135 Bold Springs Rd
Monroe GA 30656

Map/Parcel Number: C08100013D00

Current Zoning: A1 Requested Zoning: A2

Dimitrie Misi
Property Owner Signature

With express Permission
Property Owner Signature

Print Name: Dimitrie MISEI

Print Name: Dorina Cret

Address: 8 mile Rd
South Lyon, MI
48178

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.

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 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.

Dimitri Anisic
_____ 2-11-26

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;

A1 + A2 zoning
single family Residence

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

NONE

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

NONE

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

To build another residence
no hardships

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

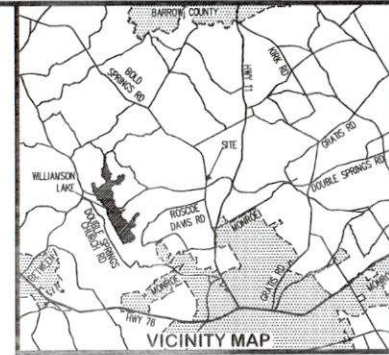
Perfectly buildable to build a residence for a family with plenty of space and land.

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

June 2025

MINOR DIVISION SURVEY

LOCATED IN LAND LOT 78 OF THE 3RD LAND DISTRICT, 419TH G.M.D.
WALTON COUNTY, GEORGIA
PARENT PARCEL: C0860013D00

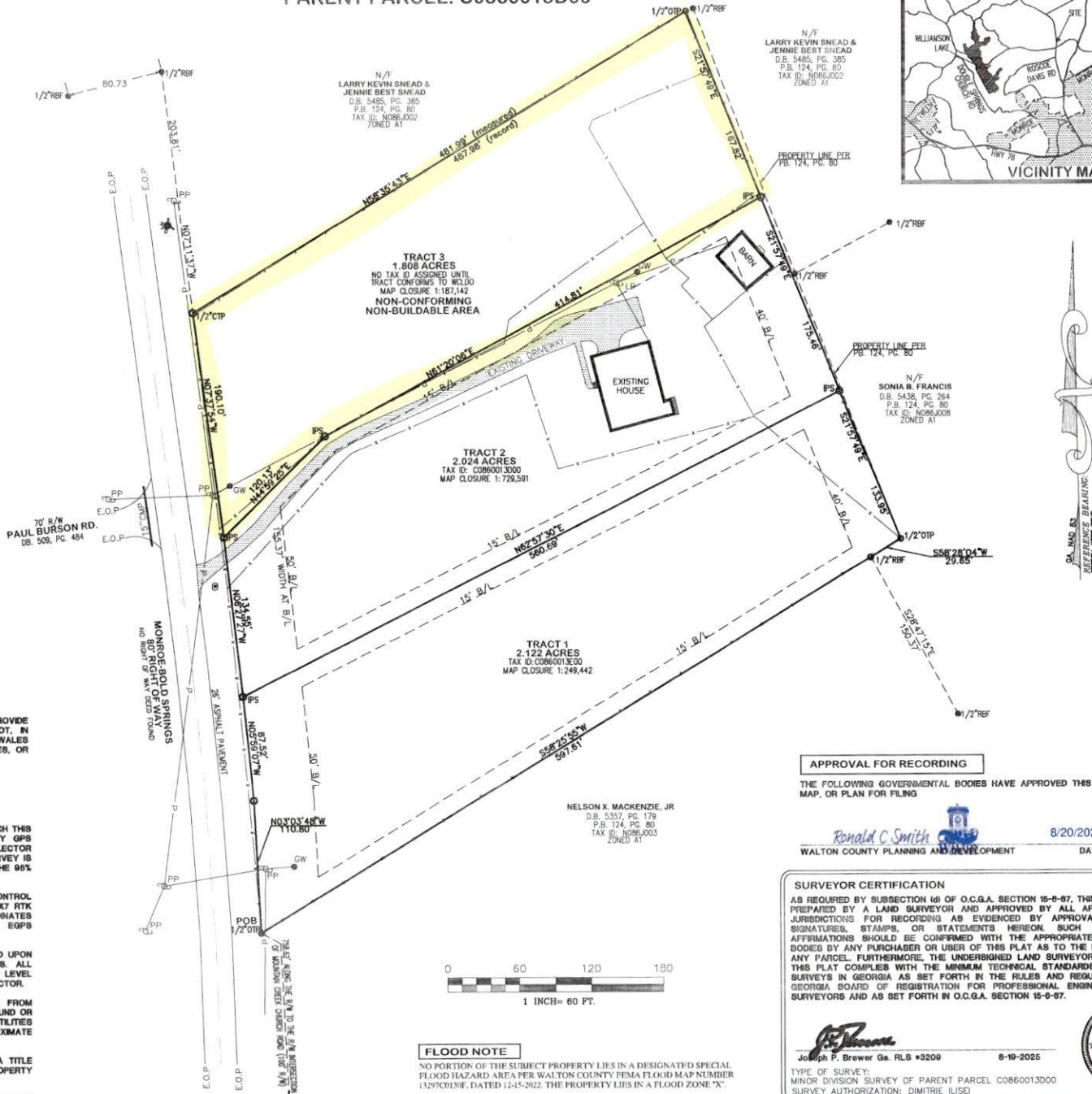


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Owner/Subdivider of Tax parcel C0860013D00
DIMITRIE ILISEI
916 BEAVER HILL LANE,
BETHLEHEM GA 30820

SUBJECT PROPERTY REFERENCE:
REFERENCE DEED: D.B. 5592, PG. 1069

- SITE INFORMATION:**
1. PROPERTY ZONED: A1
 2. MINIMUM LOT AREA= 2 ACRES
 3. MINIMUM LOT WIDTH AT BUILDING LINE= 150 FEET
 4. BUILDING SETBACKS:
FRONT: 50 FEET
SIDE: 15 FEET
REAR: 40 FEET
 5. INDIVIDUAL SEPTIC AND PUBLIC WATER

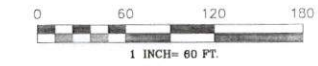


WALTON COUNTY NOTES

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH IRC R4013 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.

SURVEYOR'S NOTES

1. THE EQUIPMENT USED TO COLLECT THE FIELD DATA FOR WHICH THIS SURVEY IS BASED WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM UTILIZING A CARLSON DATA COLLECTOR AND SURVEY SOFTWARE. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS POSITIONAL ACCURACY OF 0.05' PLUS 2 PPM AT THE 95% CONFIDENCE LEVEL PER POINT.
2. HORIZONTAL AND VERTICAL DATUM FOR THE INITIAL CONTROL POINTS WERE OBTAINED BY THE USE OF GPS. A CARLSON BRX7 RTK ROVER WAS USED TO COLLECT NETWORK ADJUSTED COORDINATES REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
3. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM APPLYING A COMBINED SCALE FACTOR.
4. UTILITY PIPES, LINES, AND APPARATUS'S SHOWN ARE FROM OBSERVED EVIDENCE ONLY BY WHAT WAS VISIBLE ABOVE GROUND OR MARKED ON THE GROUND BY OTHERS. ALL BELOW GROUND UTILITIES SHOWN ON THIS MAP SHOULD BE CONSIDERED APPROXIMATE LOCATIONS.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND EASEMENTS MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
6. NO POWER EASEMENTS FOUND FOR OVERHEAD POWER LINES CROSSING OVER AND THROUGH SUBJECT PROPERTY.



FLOOD NOTE
NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER WALTON COUNTY FEMA FLOOD MAP NUMBER 13297C0130F, DATED 12-15-2022. THE PROPERTY LIES IN A FLOOD ZONE 'X'.

APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR PLAN FOR FILING

Ronald C. Smith 8/20/2025
WALTON COUNTY PLANNING AND DEVELOPMENT DATE

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-87, 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 TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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 15-6-87.

Joseph P. Brewer
Joseph P. Brewer Ga. RLS #3209 8-10-2025
TYPE OF SURVEY:
MINOR DIVISION SURVEY OF PARENT PARCEL C0860013D00
SURVEY AUTHORIZATION: DIMITRIE ILISEI



MINOR DIVISION SURVEY FOR: NO. DATE: REVISION:

SURVEY INFORMATION:	
DISTRICT: 3RD	LAND LOT: 78
COUNTY: WALTON	DATE: 08/11/2025
CITY: N/A	SCALE: 1"=60'
DRAWN BY: A. BOATRIGHT	DATE OF FIELD WORK: 7/29/2025
JOB NUMBER: 25-989	

DIMITRIE ILISEI

acre
PROFESSIONAL SURVEYORS
LAND DEVELOPMENT SURVEYING AND MAPPING
ACRE GROUP, INC.
150 W. WASHINGTON ST. | MARIETTA, GA 30067 | 770-511-4900

