



Planning and Development Department Case Information

Case Number: Z25-0055

Meeting Dates: Planning Commission 03-06-2025
Board of Commissioners 04-01-2025

Applicant:
Ned Butler

P.O. Box 2655

Loganville, Georgia 30052

Owner:
MFT Land Investments LLC

P.O. Box 2655

Loganville, Georgia 30052

Current Zoning: A1

Request: Request zoning from A1 to A1OSC for a 26 lot subdivision.

Address: Double Springs Road, Monroe, Georgia 30656

Map Number/Site Area: C0730043

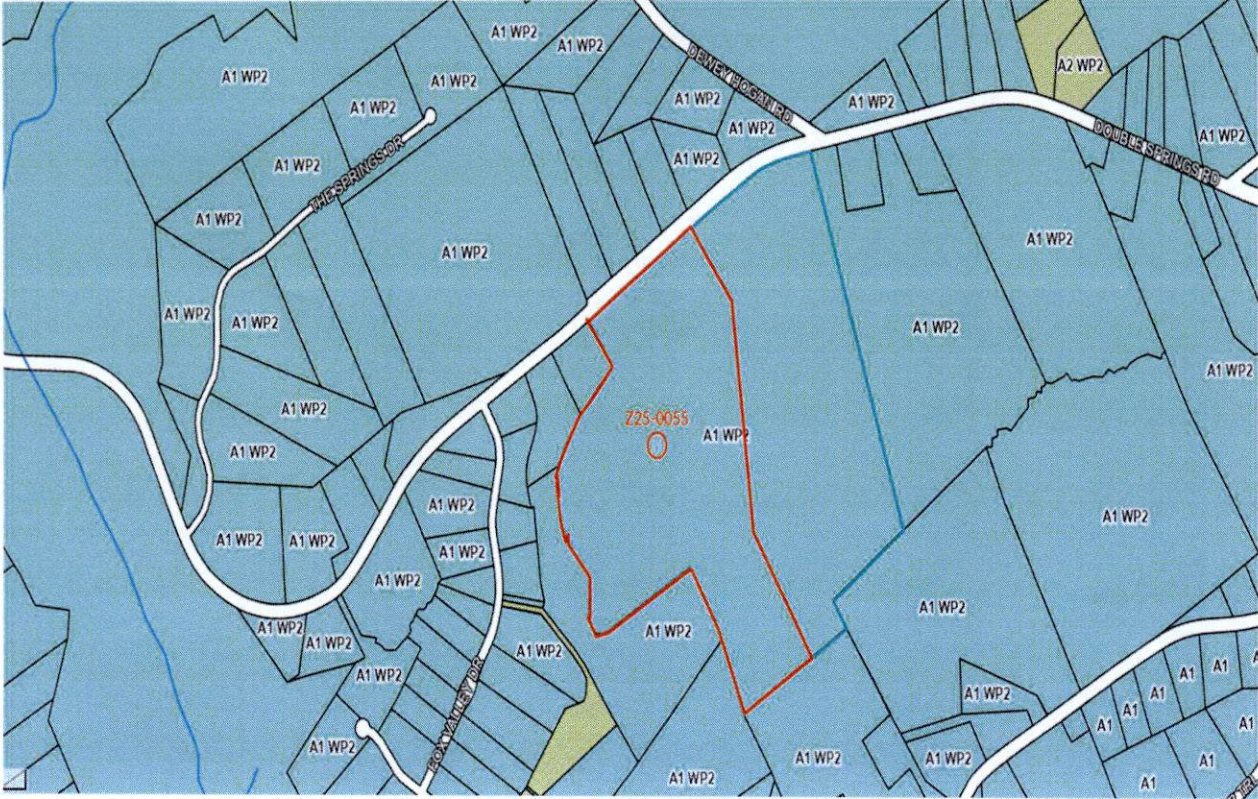
Character Area: Conservation

District 5 Commissioner-Jeremy Adams Planning Commission-Tim Hinton

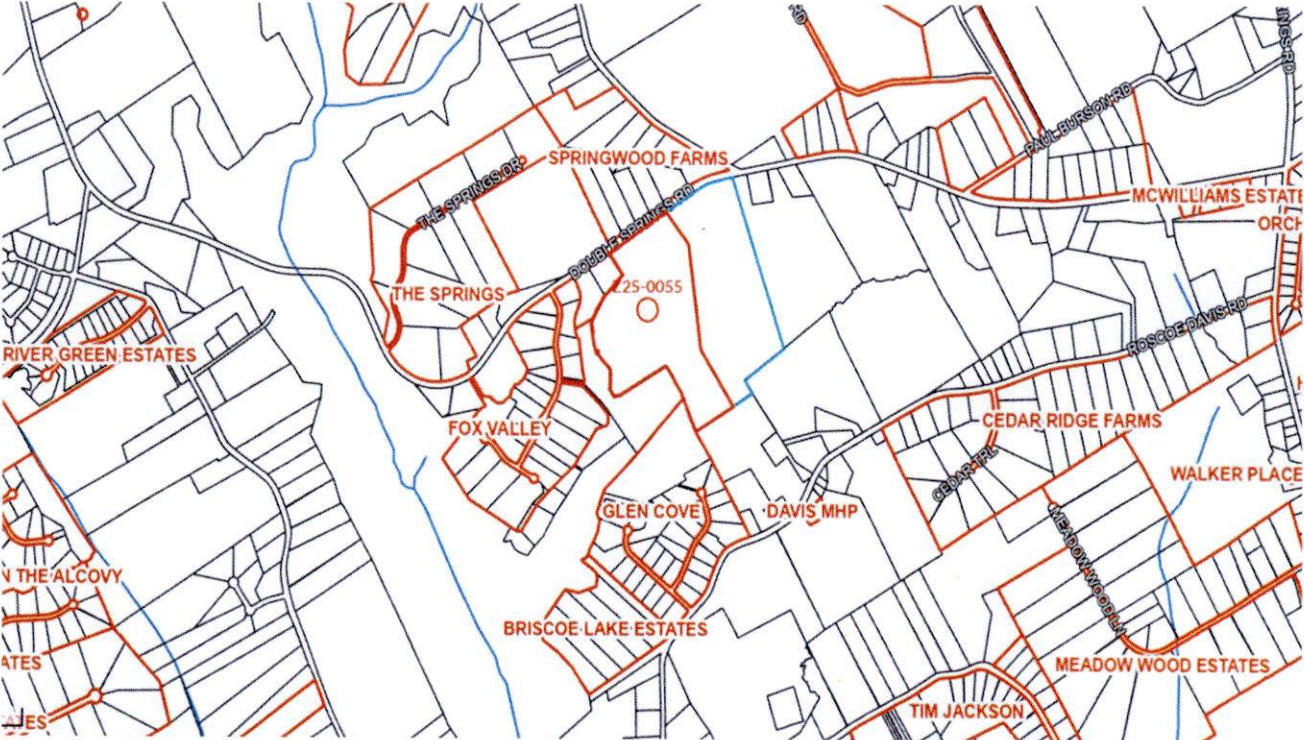
Existing Site Conditions: Property consists of 54.786 and is vacant land.



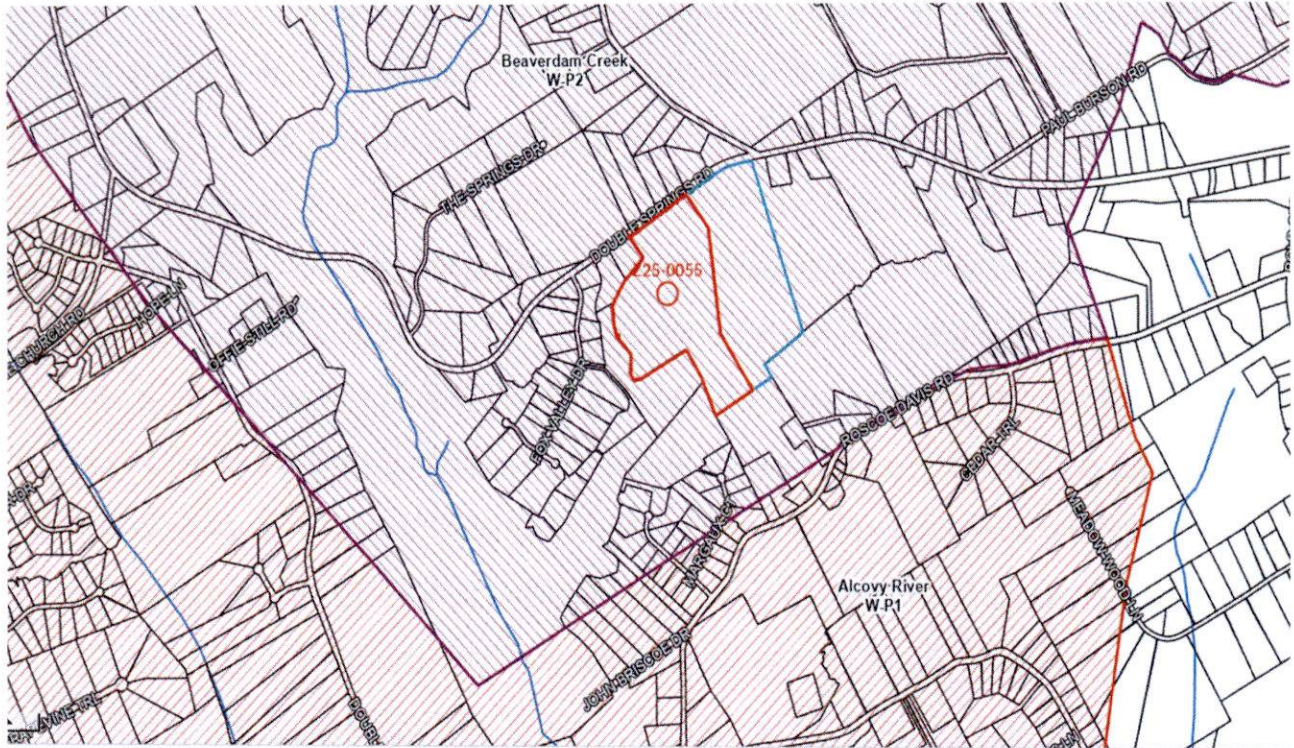
The surrounding properties are zoned A1.



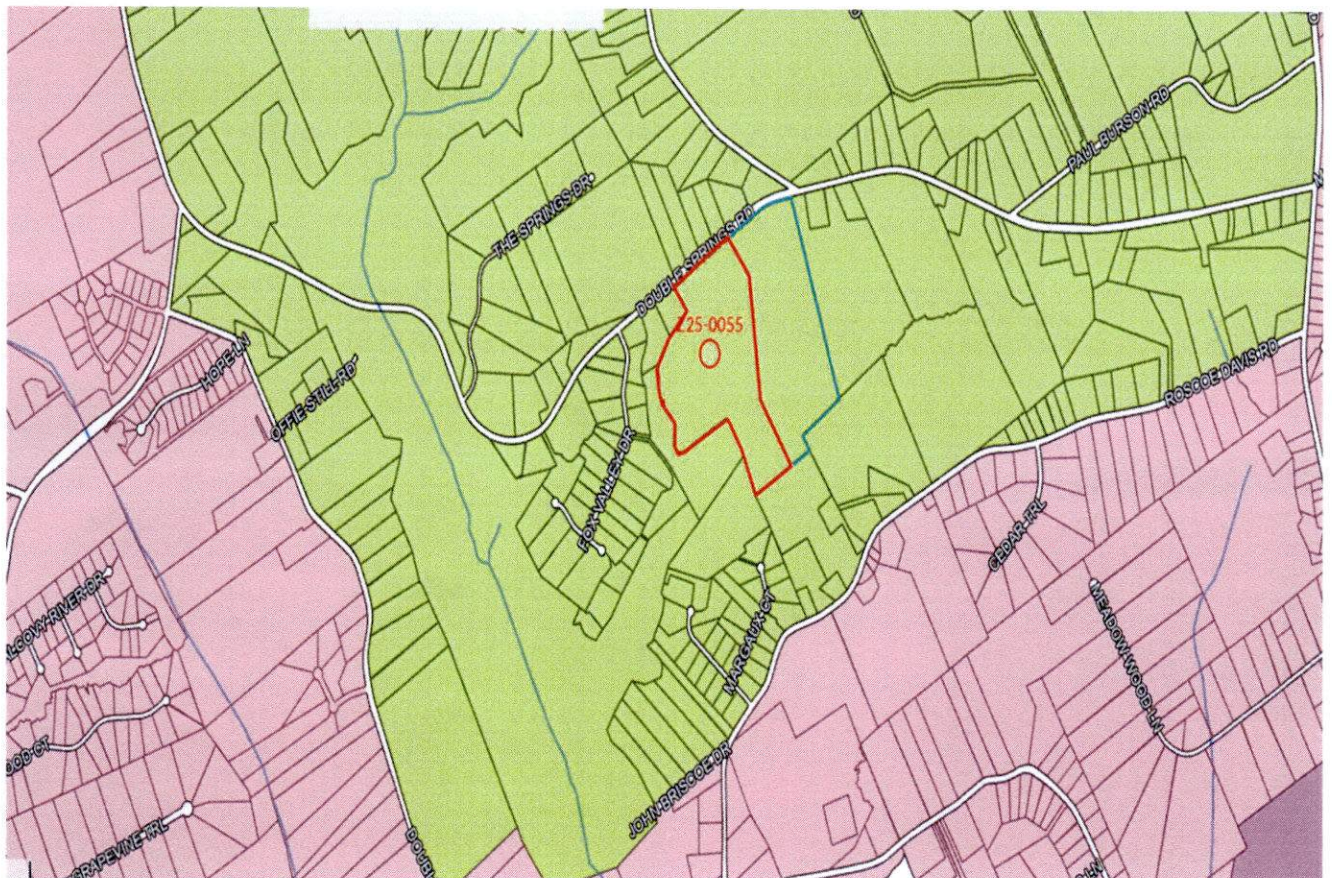
Subdivisions surrounding property:



The property is in the Beaverdam Creek Watershed.



The Future Land Use Map for this property is Conservation.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Marshal Review:

Fire Department Review:

Board of Education:

DOT Comments:

City of Monroe:

Rezone Application # 225-0055
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3-6-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 4-8-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0730043

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Reliant Homes GA LLC

MFT Land Investments LLC

PO Box 2655

PO Box 2655

Loganville, GA 30052

Loganville, GA 30052

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

Phone # 678-373-0536

Phone # 678-373-0536

Location: Double Springs Road Requested Zoning A1 OSC WP2 Acreage 54.786

Existing Use of Property: Vacant land

Existing Structures: None

The purpose of this rezone is _____

Request rezone to develop a 26 lot OSC subdivision.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Department Well: _____

Public Sewer: _____ Provider: _____ 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 _____

Date 1-31-2025

Fee Paid \$ 550.00

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 A1

Comprehensive Land Use: Conservation **DRI Required?** Y _____ N ✓

Commission District: S-Jeremy Adams Watershed: Beaverdam Creek 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: MFT Land Investments LLC

Address: PO Box 2655 Loganville GA 30052

Telephone: 678-373-0536

Location of Property: Double Springs Road

Map/Parcel Number: C0730043

Current Zoning: A1 WP2 Requested Zoning: R1 WP2



Property Owner Signature

Property Owner Signature

Print Name: Ned Butler

Print Name: _____

PO Box 2655

Address: Loganville GA 30052

Address: _____

Phone #: 678-373-0536

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.



Notary Public

4/31/2025
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;

A1 subdivisions to the South and West along with
a few large tracts, to the East are large tracts,
North are A1 properties ranging from 2 acres up
to large tracts

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

Property values are not anticipated to be
diminished by the proposed 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;

The proposed zoning will provide additional
housing for the local area with no anticipated
destruction of surrounding property values.

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

The proposed zoning will provide additional
housing and tax basis to the public.

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

The proposed use is for a residential use that
coincides with the surrounding uses. The proposed
use also follows along with the Land Use Map
of a Conservation character.

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 owned by the owner and
vacant since August 2024. The property appears
have been vacant for many years.



January 31, 2025

Walton County Planning Department
Attention: Charna Parker
126 Court St.
Monroe, GA 30655

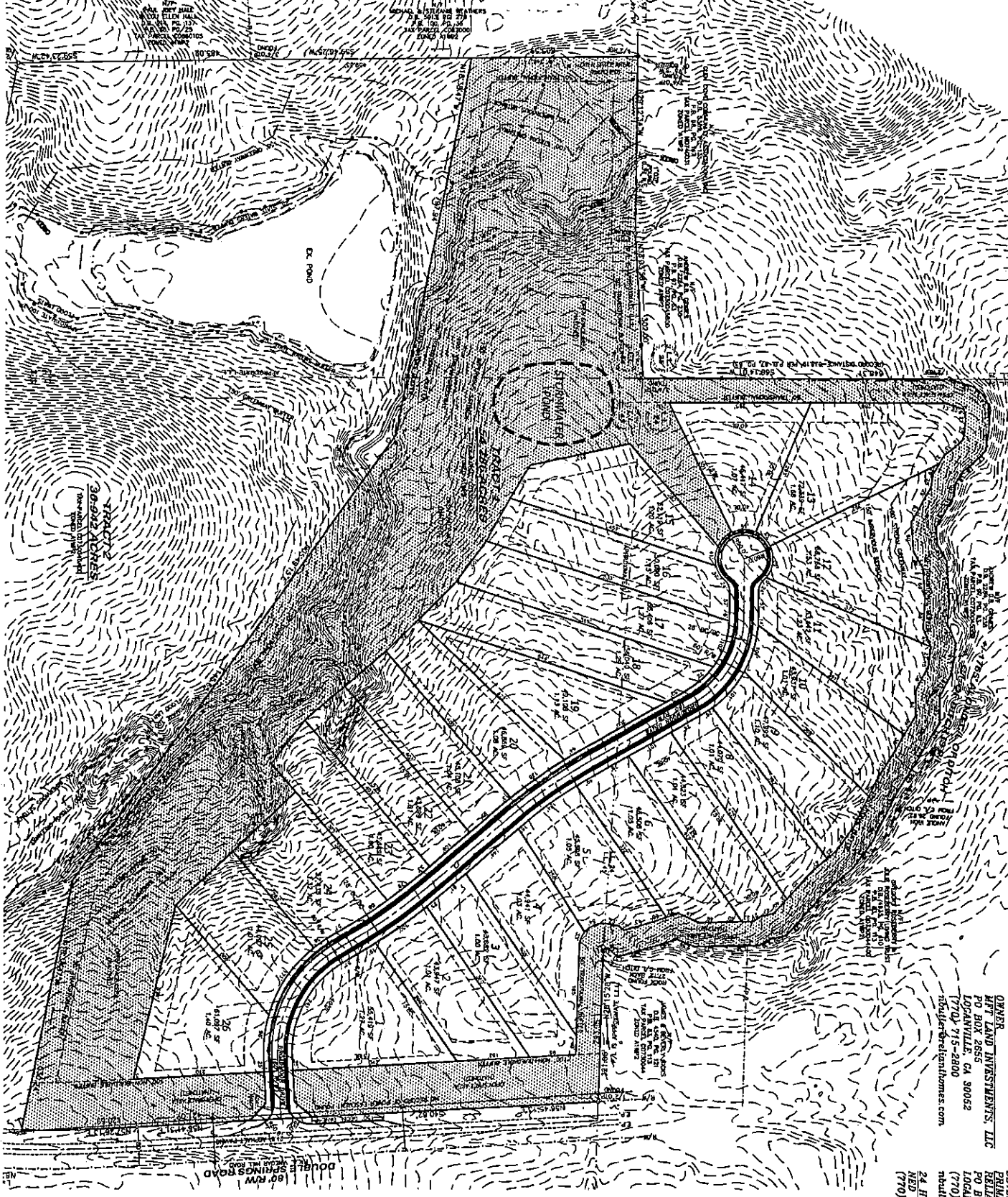
Mrs. Parker,

Reliant Homes GA, LLC is requesting a rezone of parcel numbers C0730043 located on Double Springs Road in Monroe, GA Walton County. The request is to rezone the 54.786 acres to A1-OSC WP2 from A1 WP2 for development of a 26 lot subdivision.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler', with a small 'VP' written below the end of the signature.

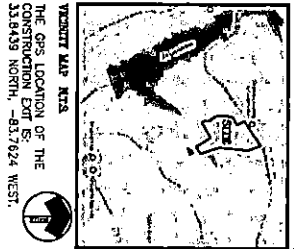
Ned Butler
Vice President
Reliant Homes GA, LLC



OWNER
MFT LAND INVESTMENTS, LLC
 PO BOX 2655
 LOGANVILLE, CA 90052
 (770) 715-2800
 mftland@broadmoorthomes.com

DEVELOPER
RELIANT HOMES CA, LLC
 PO BOX 2655
 LOGANVILLE, CA 90052
 (770) 715-2800
 nhshl@relianthomes.com

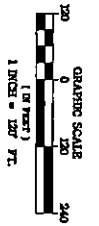
24 HOUR CONTACT
NED BUTLER
 (770) 715-2800



VISITING MAP INFO
 THE GRS LOCATION OF THE CONSTRUCTION EXIST. IS: 338458 NORTH, -8317624 WEST.



FLOOD MAP INFO
 A PORTION OF THE PROJECT IS LOCATED WITHIN A FLOOD HAZARD ZONE. FOR FURTHER INFORMATION, CONTACT THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM PANEL NO. 132701010E, DISTRICT BAY DORCHESTER, TX, 2022.



GENERAL SITE NOTES:

1. THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED AREA OF WILSON COUNTY, GEORGIA. THE PROPERTY IS SUBJECT TO THE UNINCORPORATED AREA OF WILSON COUNTY, GEORGIA. THE PROPERTY IS SUBJECT TO THE UNINCORPORATED AREA OF WILSON COUNTY, GEORGIA.
2. THE SITE AREA IS 1.54 ACRES.
3. THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED AREA OF WILSON COUNTY, GEORGIA. THE PROPERTY IS SUBJECT TO THE UNINCORPORATED AREA OF WILSON COUNTY, GEORGIA.
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THIS PLAN IS NOT FOR FINAL RECORDING
 ALL INDIVIDUAL LOTS ARE SUBJECT TO
 APPROVAL BY THE WALTON COUNTY HEALTH
 DEPARTMENT FOR SEPTIC SYSTEMS

SECTION	DATE
REVISION	

CONCEPTUAL REZONING PLAN FOR **BROADMOOR SUBDIVISION**

DATE: 09/20/11
 SHEET: 1

DAY DESIGN GROUP, Inc.

P.O. BOX 848
 RUFORD, GA 30055
 (770) 271-4876 ph.
 (706) 389-8368 fax

**CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING**