



Planning and Development Department Case Information

Case Number: Z25-0028

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

Applicant:
Shield Sword LLC
1155 Jim Daws Road
Monroe, Georgia 30656

Owner:
James William Burson II
2069 Highway 11 NW
Monroe, Georgia 30656

Current Zoning: A2

Request: Request zoning from A2 to B1 for martial arts studio.

Address: 2069 Highway 11 NW/Mountain Creek Church Road, Monroe, Georgia 30656

Map Number/Site Area: C0860040

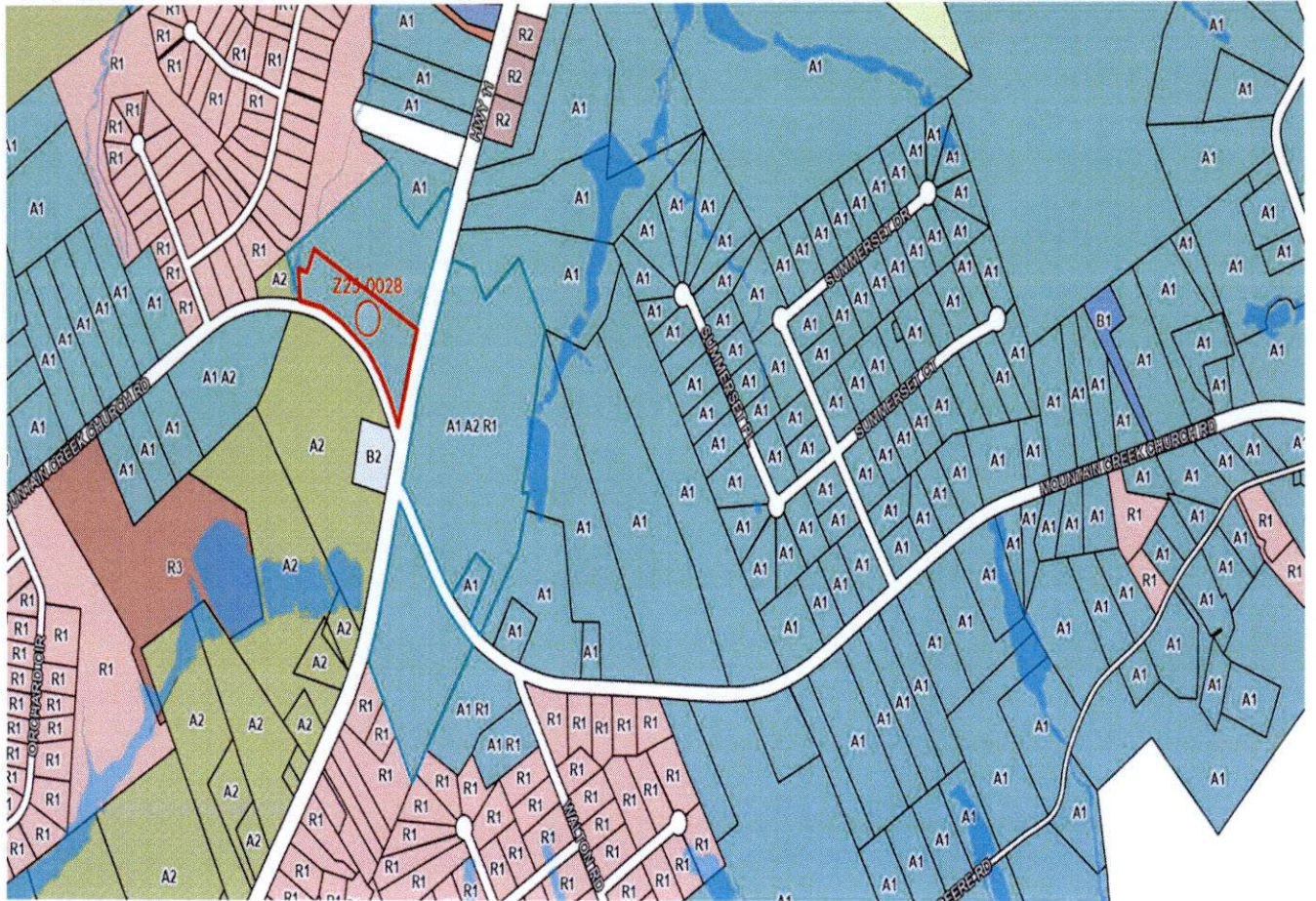
Character Area: Employment Center

District 5 Commissioner-Jeremy Adams Planning Commission-Tim Hinton

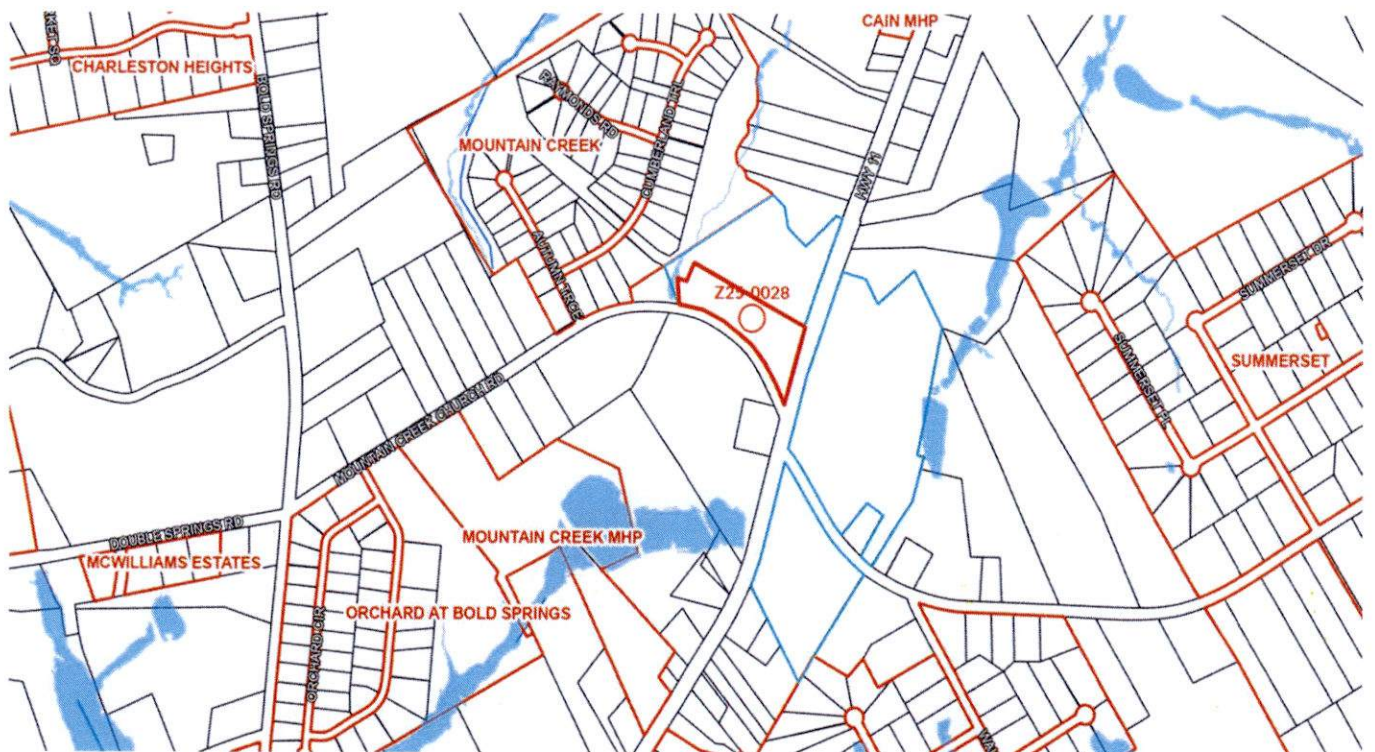
Existing Site Conditions: Property consists of 48.58 acres but only 2.6 is in the request for the rezone.



The surrounding properties are zoned A1, A2, R1 and B2.

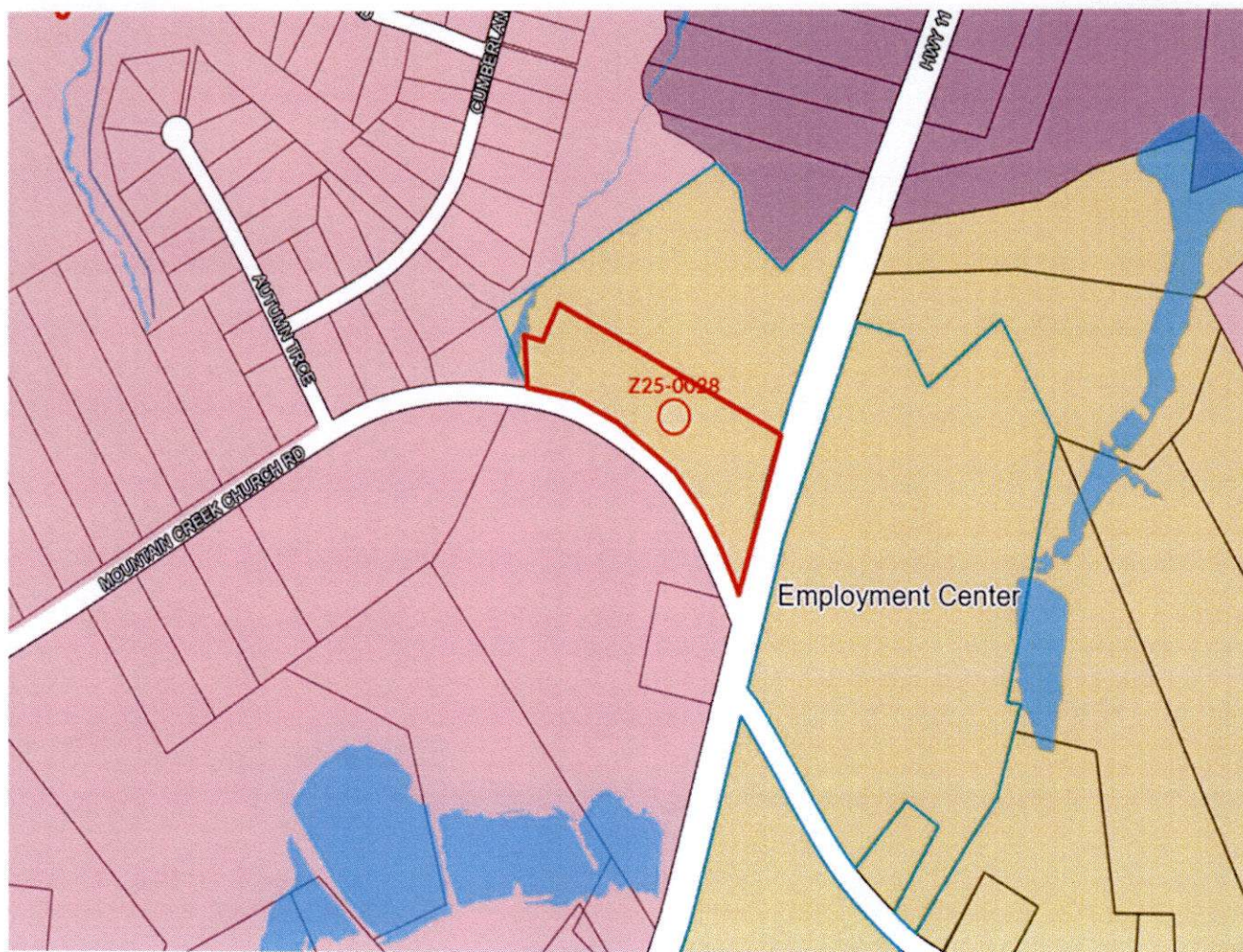


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Employment Center.



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 # 225-0028
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 C0860040

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

SHIELD SWORD LLC

BURSON JAMES WILLIAM II

1155 JIM DAWS RD

2069 HIGHWAY 11 NW

MONROE, GA 30656

MONROE, GA 30656

E-mail address: motivatemartialarts@icloud.com

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

Phone # 770-558-7990

Phone # 770-639-2653

Location: 2069 Highway 11 Requested Zoning B-1 Acreage +/-2.6 AC

Existing Use of Property: Residential / Agricultural

Existing Structures: House, Barn, Utility Building (2)

The purpose of this rezone is to rezone a 2.6-acre portion of the 48.5-acre parcel to B-1 to allow the construction of a 6,000 square foot martial arts studio and required site improvements (parking, stormwater, wastewater, access).

Property is serviced by the following:

Public Water: X Provider: Walton County 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 [Signature] Date 1/10/2025 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 (A2)

Surrounding Zoning: North A1 South A2/B2
 East R1/A2 West A1/A2/R1

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

Commission District: S-Jeremy Adams Watershed: _____ TMP _____

I hereby withdraw the above application _____ Date _____



Walton County

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

INVOICE

Invoice Number: 25-0418
Invoice Date: January 24, 2025
Account Number: 3502101300

Bill To:

SHIELD SWORD LLC
1155 JIM DAWS ROAD
MONROE GA 30656

Invoice Questions?
Phone: 7702671485

Invoice Due Date: January 24, 2025
Record Number: Project A25-0028
Parcel Number: C0860040
Location: 2069 HWY 11 NW

Date	Description	Paid Date	Amount	Paid Balance
January 24, 2025	NRREZONE - Non Residential Rezone Fee		\$450.00	
	TOTAL: Project Fees REZONE 2.6 ACRES FROM A2 TO B1 FOR MARTIAL ARTS STUDIO		\$450.00	\$450.00

For Business Licenses only, the fees are calculated as follows :

Administrative fee : \$75
Per Employee fee (full-time employees) : \$10

Fees are non-refundable & non-transferrable

REMITTANCE INFORMATION

If you are paying by check, please include this portion with your payment and remit to the address listed on this invoice.

Remittance Information

Your payment is due by January 24, 2025

Invoice Number	Account Number	Total Due This Invoice
25-0418	3502101300	\$450.00

SHIELD SWORD LLC
1155 JIM DAWS ROAD
MONROE GA 30656

Payment Receipt

Date :2025-01-24 01:01:52 PM

Details	Value
Payment Method	Credit/Debit Card
Merchant Code	1207b068-604f-4ad7-b453-ab78d136d811*02538G
Amount Paid	\$450.00
Payment Notes	Captured
Payor Name	CP Pay (SHIELD SWORD LLC)
Payor Email	MOTIVATEMARTIALARTS@ICLOUD.COM
Payor Phone	770-558-7990
Payor Address	1155 JIM DAWS ROAD, MONROE GA 30656
Payment Status	Captured
Payment Date	2025-01-24 13:27:52

Invoices

Invoice Date	Invoice Number	Billed To	Payment For	Invoice Amount
January 24, 2025	25-0418	SHIELD SWORD LLC	Project Fees	\$450



Walton County

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

PAYMENT RECEIPT

Original Invoice Number: 25-0418
Invoice Date: January 24, 2025
Account Number: 3502101300

SHIELD SWORD LLC
1155 JIM DAWS ROAD
MONROE GA 30656

Thank you for your payment(s).

Your Payment Transactions for this record are recorded below.

Application Number: Project A25-0028

Permit Number:

Date	Description	Paid Date	Amount Paid	Balance
January 24, 2025	NRREZONE - Non Residential Rezone Fee		\$450.00	
	TOTAL: Project Fees-REZONE 2.6 ACRES FROM A2 TO B1 FOR MARTIAL ARTS STUDIO		\$450.00	\$450.00
	Credit/Debit Card 1624 Payment Successful	January 24, 2025	\$450.00	\$0.00

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;
The existing zoning of nearby properties is generally made up of R1, R2, A1, and A2 with OI, B3, and B2 scattered throughout. Uses include residential, agricultural, and institutional.

2. The extent to which property values are diminished by the particular zoning restrictions;
The existing A2 zoning limits the allowed uses to agricultural and larger acreage, sparse residential. The current zoning does not align with the Future Land Use Plan designation of "Employment Center" and as a consequence limits the potential for the subject and surrounding properties.

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 limitations of the existing A2 zoning restrict the opportunity for neighborhood services or other potential retail / commercial development on this site. The public may benefit from this due to the site remaining undeveloped or unchanged for the foreseeable future.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
The limitations of the existing A2 zoning restrict the opportunity for neighborhood services or other potential retail / commercial development on this site. The public may benefit from this due to the site remaining undeveloped or unchanged for the foreseeable future, as the site would remain an agricultural use.

5. The suitability of the subject property for the zoned purposes; and
The proposed zoning to B-1 would allow for light retail and service
businesses, which are a benefit to small residential areas. The
location near a major intersection allows for convenient access from
all directions. The site design would meet or exceed all requirements
of the Walton County Land Development Ordinance, to ensure the
health, safety, and welfare of the public.
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 portion of the subject property requested to be rezoned has
never been developed.

BURNIN

**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: Shield Sword LLC

Address: 1155 Jim Daws Road Monroe Ga 30656

Telephone: 770-558-7990

Location of Property: 2069 Highway 11
Monroe, GA 30656

Map/Parcel Number: C0860040

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

James W. Burson II
Property Owner Signature _____ Property Owner Signature _____

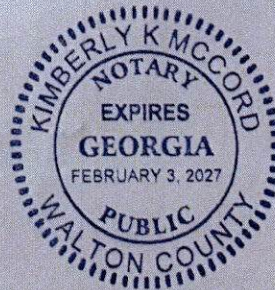
Print Name: JAMES W. BURSON II Print Name: _____

Address: 2069 Hwy 11 Address: _____
Monroe, Ga. 30656

Phone #: 770-639-2653 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.

Kimberly Kay McCord 1/21/25
Notary Public _____ Date _____



n

Motivate Martial Arts

Monroe, Georgia
Walton County

Rezone Concept Plan

01/24/25

Sheet Index

Sheet No.	Description
RZ-00	Cover
RZ-10	Overall Site
RZ-20	Concept Plan

Project Team

Owner
Bunson James William II
2069 Highway 11 NW
Monroe, Georgia, 30656
Contact: Bunson James William II
bjw@bunson.com
706.639.2663

Developer
Seward Shield LLC
185 Jim Davis Road
Monroe, Georgia, 30656
Contact: Seward Shield LLC
MotivateMartialArts@outlook.com
770.558.7940

Contractor
TBD

Contact: ---

Architect
TBD

Contact: ---

Planner / Engineer / Landscape Architect
SPG Planners + Engineers, LLC
1725 Electric Avenue, STE 320
Wadleyville, GA 30077
Contact: Ed Lane, PE
ed@spg.com
706.769.9516

Land Surveyor
SPG Land Surveyors
236 W Franklin Dr
Hartwell, GA 30643
Contact: Aaron Blomberg
Aaron@spg.com
706.769.9516



Vicinity Map
Not to Scale

Project Data

Project Description
This project involves rezoning a 2.6-acre portion of a larger parcel from A2 to R1, facilitating the establishment of a martial arts studio. The site is currently undeveloped and will require land clearing. The commercial development will also necessitate the installation of infrastructure, including storm drains, structures, piping, curbing, a stormwater detention basin, waterlines, and a private septic system.

Project Address / Parcel
Parcel(s) C0860050
2069 Highway 11 NW
Monroe, Georgia

Project Zoning
A2

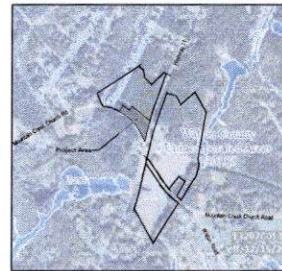
Total Project Area (Parcel)
2.6 AC

Total Proposed Add'l Impervious Area
0.55 AC (22.7%)

24 Hour Erosion Control Contact:
TBD

Project Land Use
Commercial

Total Disturbed Area
1.82 AC (70%)



FEMA Firm Map
Not to Scale

spg



Project Info:
Motivate Martial Arts
2069 Highway 11 NW
Monroe, Georgia
County

Sheet Issue: 01/24/25 Project No: 22-2429

Firm Info:
Planners+ Engineers
SPG Planners + Engineers
1725 Electric Avenue, STE 320
Wadleyville, GA 30077
706.769.9516
www.spg.com
Sheet Title:
Cover

RZ-00





SPG Planners + Engineers
1725 Electric Avenue
Suite 320
Watkinsville, GA 30677

T: 706 769 9515
E: hello@onespg.com
onespg.com

January 24, 2025

Letter of Intent - Rezone
2069 Highway 11 NW
Monroe, GA 30656
Parcel C0860040

Introduction

The property referenced as Tax Parcel C0860040 is currently owned by James William Burson II. The potential developer, Sword Shield LLC, is under contract to purchase a 2.6-acre portion of the overall property, pending approval of this rezone request. The property is currently zoned A2, and the developer is requesting the 2.6-acre portion to be rezoned to B1 to allow the construction of a 6,000 SF martial arts studio.

Site

The site is located off Highway 11 in Walton County, Georgia. The property is comprised of approximately 48.58 acres. Existing structures include a residence, barn, pool, and utility building, to remain.

Adjacent property zoning includes A2 to the south and southwest, R1 to the northwest, A1 to the north, and A1 to the east.

There is an existing 80 FT Williams Transco pipeline easement within a portion of the proposed rezone area.

Development

The developer proposes to construct a 6,000 SF martial arts studio with vehicular access, parking, infrastructure, stormwater management system, and pedestrian sidewalks, that meets or exceeds the requirements of the Walton County Land Development Ordinance. The proposed development includes approximately 0.59 acres of impervious surface, or 22.7% percent of the total site area. This is well below the 75%, or 1.95 acres, allowed within the B1 zoning classification. There are no improvements proposed within the adjacent Williams Transco pipeline easement.

Access

The site will be accessed from Mountain Creek Church Road and include a 24-FT, two-way drive aisle to serve the martial arts studio. There is not a proposed connection to Highway 11 N.

Setbacks

Per the Walton County Land Development Ordinance, the building setbacks for property zoned B1 are defined as Front: (40) FT, Side: (15) FT, and Rear: (40) FT.

Traffic

The proposed martial arts studio will have a minimal impact on the traffic along Mountain Creek Church Road. Per the latest edition of the ITE Manual, the estimated Weekday PM Peak Hour is 24 total trips. GDOT has determined that this development is unlikely to trigger improvements to the Mountain Creek Church Road intersection or a deceleration lane for access.

Water Supply

The water supply for this development is anticipated to be from Walton County.

Sewage Disposal

Sewage disposal will be provided by a private septic system. A Level 3 soil survey was conducted to confirm site feasibility and is enclosed with this submission. The soil in the general area of the proposed septic field appears to be suitable for a conventional septic system.

Utilities

All necessary site utilities are proposed to be underground. All utility connections are anticipated to be from Mountain Creek Church Road.

Solid Waste

Garbage and recycling will be collected in two 8-yard containers and picked up by a private company.

Type of Ownership

Upon approval of the rezone, the 2.6-acre parcel will be subdivided from the main parcel. The new parcel plus all improvements shall be owned by Sword Shield LLC.

Conclusion

The applicant and design team thank you for the opportunity to submit this rezone application. Please contact the applicant or SPG Planners + Engineers with any questions or comments.

Motivate Martial Arts

Monroe, Georgia
Walton County

Rezone Concept Plan

01/24/25

Sheet No.	Description
RZ-00	Cover
RZ-10	Overall Site
RZ-20	Concept Plan

Project Team

Owner
 Name: James Wilgert III
 2509 Highway 11 NW
 Monroe, Georgia, 30646
 Contact: Burk Aumer Wilgert III
 almonroe@hotmail.com
 706.635.2603

Developer
 David Gable LLC
 1000 1st Lane SW
 Monroe, Georgia 30646
 Contact: David Gable LLC
 Mfgdevelopment@bellsouth.com
 706.755.7949

Contractor
 TBC

Architect
 TBC

**Planner / Engineer /
 Landscape Architect**
 SFG Planners + Engineers, LLC
 1705 Elmwood Avenue, STE 300
 Wakefield, GA 30677
 Contact: G. L. Smith, PE
 eng@sfg.com
 706.769.9636

Land Surveyor
 SFG Land Surveys
 235 W. Franklin St.
 Hartwell, GA 30643
 Contact: Aaron Blumberg
 Aaron@svs.com
 706.769.9636



Vicinity Map
 Not to Scale

Project Data

Project Description
 The project involves rezoning a 25-acre portion of a larger parcel from A2 to B1. To bring the rezoning to a final approval, the site owner has developed a civil site plan and zoning. The civil site development will also be exploring the installation of infrastructure, including stormwater structures, storm piping, a non-potable detention basin, waterlines, and a private septic system.

Project Address / Parcel
 Parcel#: 000000040
 2509 Highway 11 NW
 Monroe, Georgia

Project Zoning
 A2

Total Project Area (Parcel)
 25 AC

Total Proposed Add'l Impervious Area
 0.99 AC (2.7%)

24 Hour Erosion Control Contact:
 TBC

Project Land Use
 Commercial

Total Disturbed Area
 182 AC (72%)



FEMA Firm Map
 Not to Scale



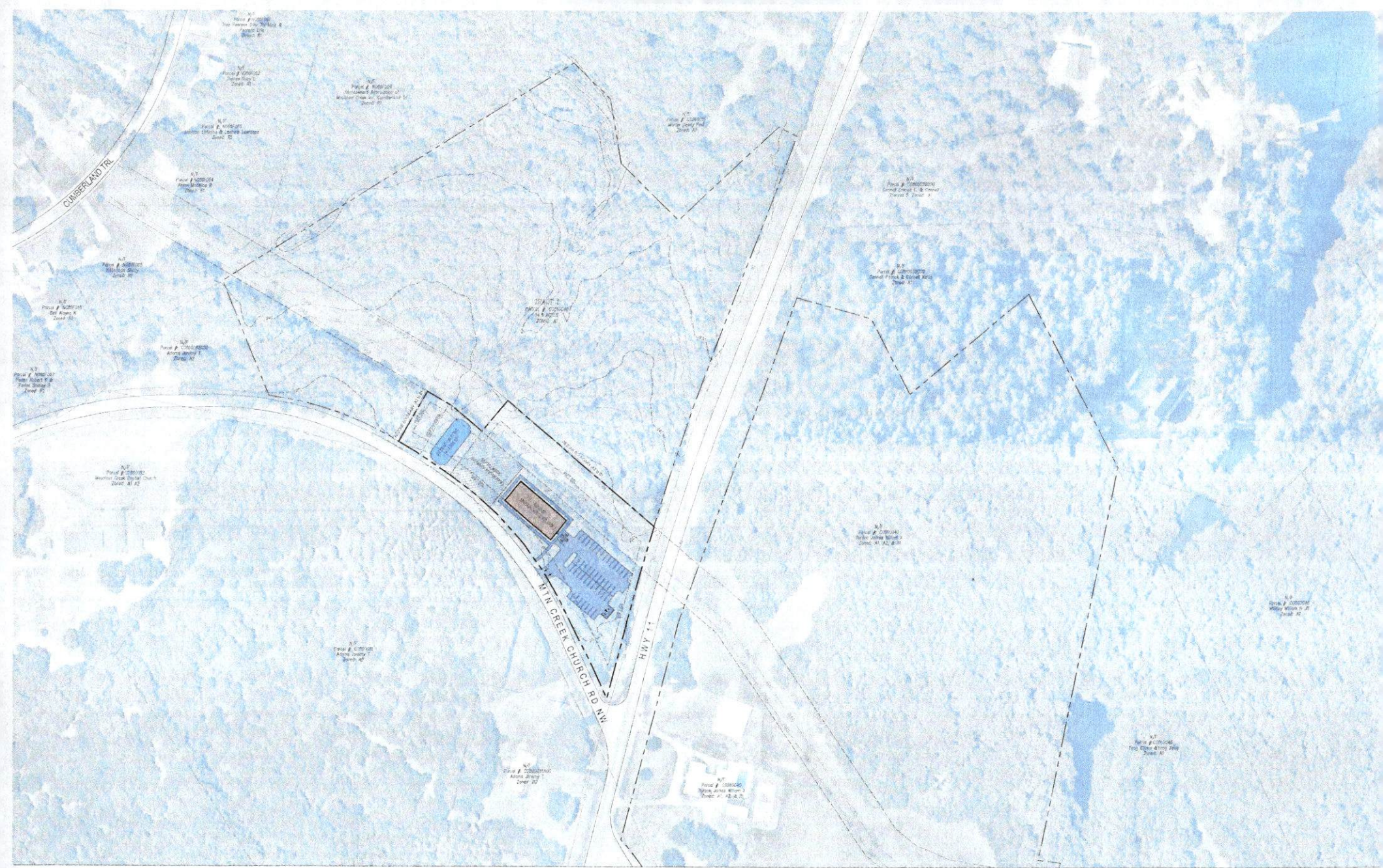
Project Info:
 Motivate Martial Arts
 2509 Highway 11 NW
 Monroe, Georgia
 County:

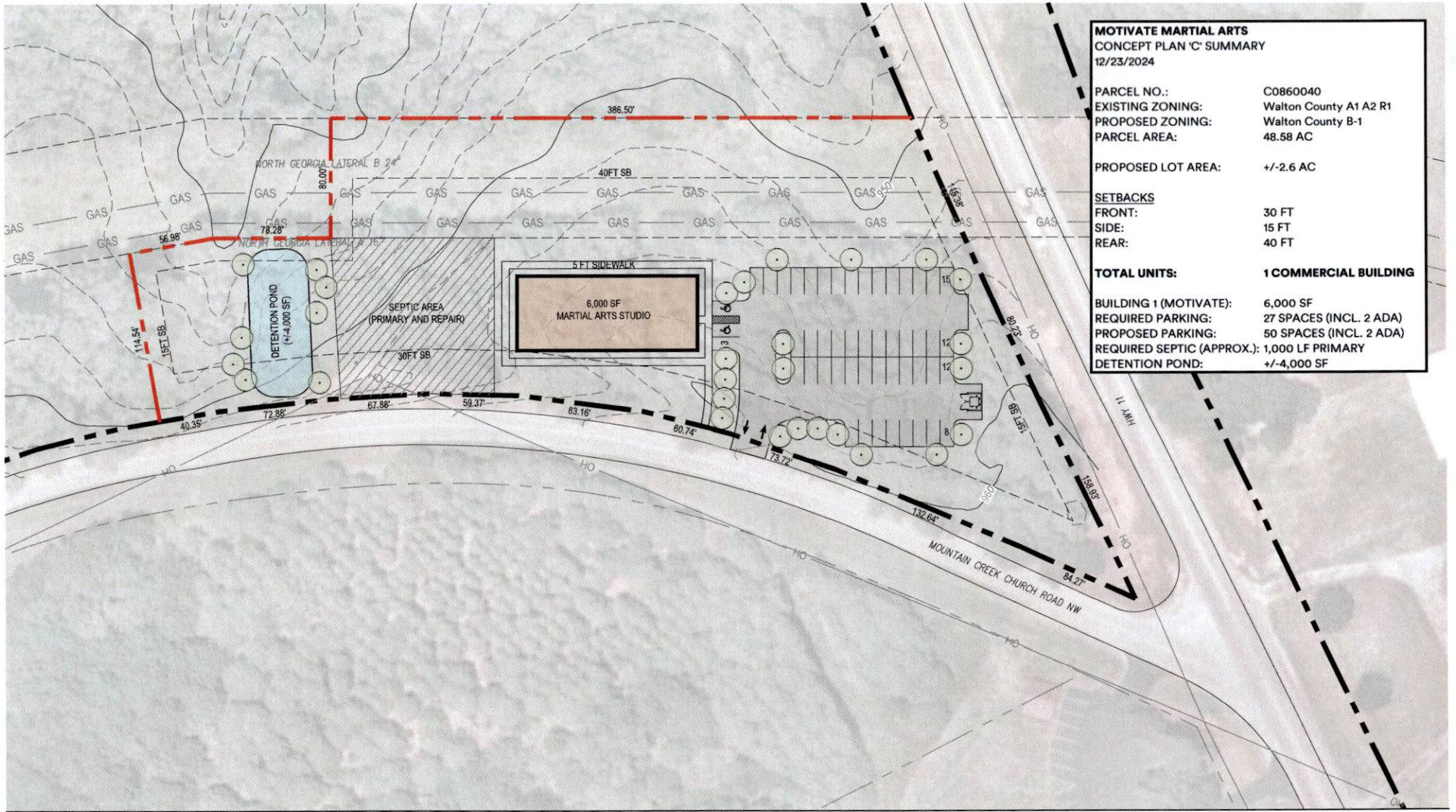
Sheet Issue: 01/24/25 | Project No. 22-0019

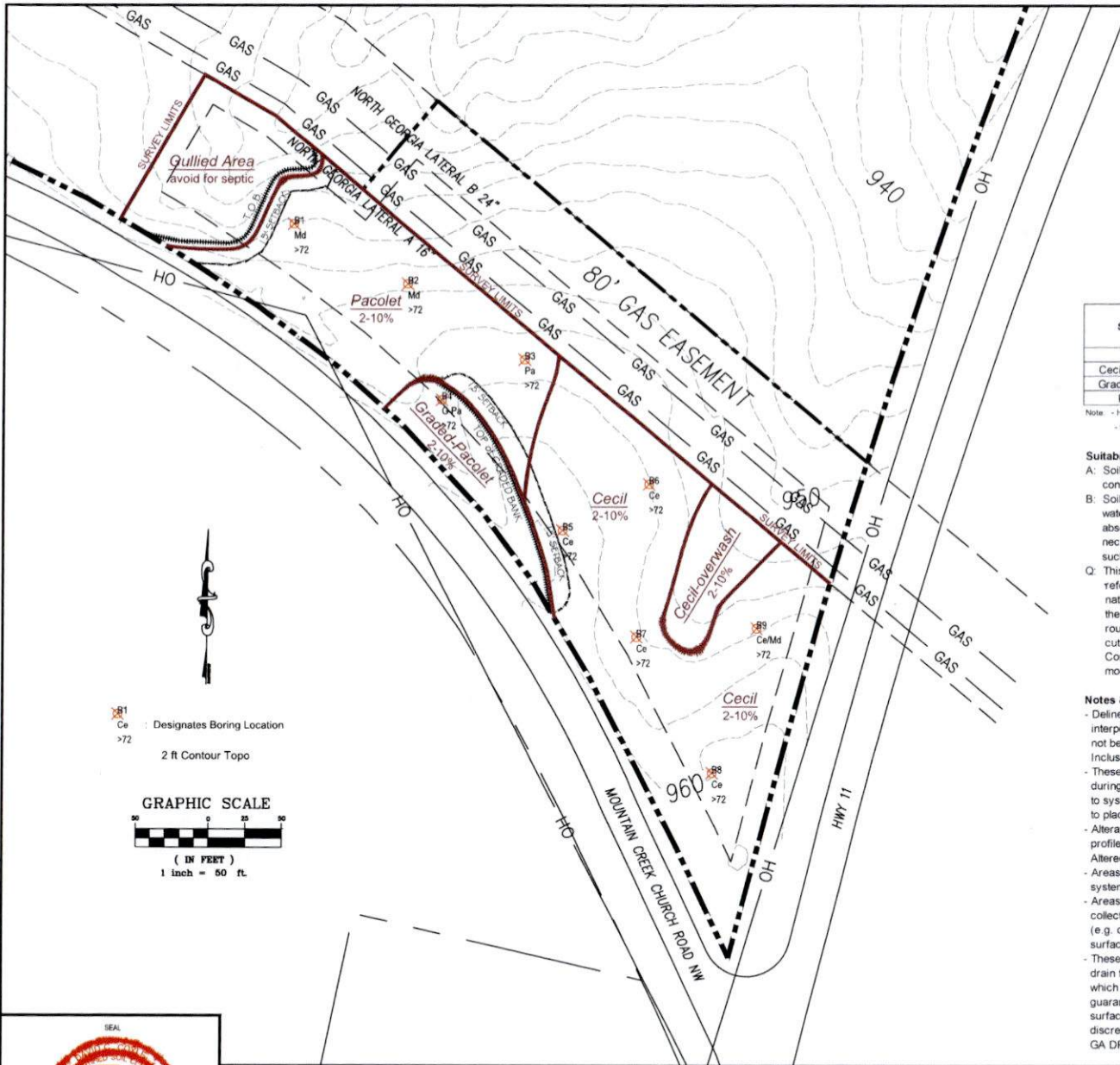
Firm Info:

 SFG Planners + Engineers
 1705 Elmwood Avenue, STE 300
 Wakefield, GA 30677
 706.769.9636
 www.sfgplanners.com

Sheet Title:
 Cover







SOIL DATA & SUITABILITY TABLE
 Division of Parcel C0860040; Mountain Creek Church Rd; Walton Co.
 for: SPG Planners + Engineers
 Tract Area: 2.6 ac; Area Surveyed: 1.8 ac

NRCS SERIES	SLOPE RANGES (%)	DEPTH TO ROCK (inches)	DEPTH TO WATER TABLE (inches)	TRENCH DEPTH (inches)	ESTIMATED PERC RATE (min/in)	SUITABILITY CODES
Cecil	2-8	>72	>72	24-36	60	A
Cecil-overwash	2-8	>72	>72	24-36	75	B
Graded-Pacolet	2-8	>72	>72	see code	see code	Q
Pacolet	2-8	>72	>72	24-36	50	A

Note: - Hard rock is defined as material that is consolidated, non-fractured and is impenetrable with a hand auger
 - Depth to water is defined as the depth to first indication of seasonal saturation

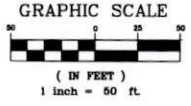
Suitability Codes:

- A: Soils are well drained and free of significant limitations. These soils should have ability to accommodate conventional on-site systems with proper design, installation, and maintenance.
- B: Soils are well drained but reside in a concave landscape position that is subject to surface and subsurface water flow during and after storm events. These soils should provide adequate permeability to support conventional absorption fields providing that transient water flow is addressed during planning and system design. Where necessary, mechanisms should be installed upslope from the system to prevent inundation by transient water, such as surface water diversions (berms & swales) and subsurface water interceptors (curtain drains).
- Q: This unit presents as an abandoned road bed containing uneven and acute topography. The area has reforested and stabilized. The soils were originally Pacolet series with as much as 3 ft removed from the natural profile. The remaining soils are well drained and suitable for conventional absorption fields; however, the topography is not conducive to drain field installation along the contour and surface drainage will need to be routed away from the area. Site modification, such as minor grading to blend the vertical face of the road cut into the surrounding contours to produce a smoother surface, may be considered with these soils. Consult the soil scientist for recommendations. Trench depths would need to be determined once modifications are complete.

Notes & Comments:

- Delineation of soil unit boundaries were derived from soil characteristics observed at specific boring locations and interpolated through relationships in landscape position. Lines delineating soil unit boundaries on soil map should not be considered precise. They should be considered as transitional areas dividing soils with different utilizations. Inclusions of dissimilar soils may exist within these units which are too small to delineate at this survey intensity.
- These soils rely heavily on soil structure for hydraulic conductivity. Soil structure can be damaged and sealed up during system installation if soils are too moist or trench bottoms are subjected to heavy foot traffic, which can lead to system failure. Systems should be installed under dry conditions. Surfaces of trenches should be scarified prior to placement of drain field product and closure of trenches if sidewalls and bottom appear smeared or packed.
- Alterations, during construction or prior to drain field installation, that result in significant changes to the natural soil profile render the specifications of those soils inapplicable and may render them unusable for drain field application. Altered soils should be reevaluated to determine suitability prior to system design and installation.
- Areas outside of lines labeled SURVEY LIMITS on soil map were not studied and should not be considered for on-site system application without a more extensive survey.
- Areas that reside in concave landscape positions or are subject to natural or man-made surface and subsurface water collection should not be considered for drain field application without the use of water diversion mechanisms (e.g. curtain drains, berms, etc.) to divert water away from drain field area. Drainage from downslopes, impervious surfaces, or features that channel storm water should be routed away from all on-site system components.
- These recommendations, including perc rates, trench depths, and suitability, are based on typical gravel and pipe drain field systems. Other products are available, including chamber, multi-pipe, and synthetic media systems, which may not conform to the same standards as gravel and pipe systems. Solum Soils & Water does not guarantee the performance of any on-site wastewater system, particularly those that incorporate length and surface area reductions based on product selection. The system type, size, and overall design is at the discretion of the property owner and their system designer / installer. All permitting decisions are subject to GA DPH and local environmental health department review and approval.

B1
Ca
>72
Designates Boring Location
2 ft Contour Topo



DATE: 1/16/25
 SHEET: 1 OF 1
 PRINT SCALE: 18x24 @ 1:50
 DRAWING SCALE: 1"=50'
 Area Surveyed: +/- 1.8 ac

DIVISION OF PARCEL C0860040
 MOUNTAIN CHURCH RD & HWY 11
 MONROE, GA
 WALTON COUNTY
 for
 SPG PLANNERS + ENGINEERS

LEVEL III SOIL SURVEY
 for permitting of on-site wastewater systems

REVIS.	DATE	DESCRIPTION

PO BOX 1746 WATKINSVILLE, GEORGIA 30677

706.714.8270 • service@solumsoilsandwater.com

GENERAL NOTES:
 ALL RIGHTS RESERVED
 These documents and data, as well as any authorized reproductions, in whole or in part, are proprietary and are the property of Solum Soils & Water (SS&W). They should not be reproduced or used for any purposes other than those indicated herein without permission, release, and due compensation to SS&W. SS&W retains the right to demand return of these documents in cases of default of compensation or breach of contract.
 BASE MAP SOURCE:
 Base map (boundary and topo) provided by SPG Planners + Engineers (Waltonville, GA). Borings and features located with submeter GPS receiver.