

Walton County Planning and Development Department

126 Court Street – Monroe, GA 30655
Office: (770) 267-1485, Fax: (770) 267-1401

November 5, 2025

To: Chairman Thompson

From: Charna Parker
Director, Planning and Development

RE: City of Social Circle
Annexation Request
Property Owner:
C1710019 Jeremy Reece 5.00 acres located off Hawkins Academy Road
C1710020 Douglas Eugene Peters & Deborah Sue Peters 146.80 acres located
off Roy Malcom Road

The proposed annexation request is a 100% annexation in accordance with O.C.G.A. §36-36-6 and § 36-36-9.

The current county zoning designation is A1 WP2. The comprehensive land use map designation is conservation.

The proposed zoning classification is light industrial to align with the future land use map. (No specific use is proposed.)

**Subject property is located within a Watershed Protection area within the County's zoning, and we trust the City will ensure through zoning conditions that the environmentally sensitive areas of the property are appropriately protected and buffered.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

SUBJECT PROJECT INFORMATION

Parcel Number: Parcels C1710019 & C1710020

Address of Subject Property: C1710019 - Hawkins Academy Rd & C1710020-Roy Malcom Road

Housing Units: 0 Buildings: 3

Population: White: _____ Black: _____ Other: _____ N/A

Site Plan – Showing the location of existing buildings and other improvements.



Site Plan

Petition Requesting Annexation



Complete Petition for Annexation

[Click here for Petition Requesting Annexation Form](#)

Annexation Information Application



Complete Annexation Information Application

[Click here for Annexation Information Application](#)

100% Method Petition Requesting Annexation



Complete 100% Method Form

[Click here for 100% Method Petition Requesting Annexation](#)

I DO HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS BOTH COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. I AGREE TO ELECTRONICALLY SIGN THIS APPLICATION.

Scott Greene

Scott Greene (Aug 11, 2025 15:39:35 EDT)

Signature

Aug 11, 2025

Date: _____



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100% ANNEXATION METHOD APPLICATION

Evidence of a Pre-Application Meeting Evidence of Pre-Application Meeting

APPLICANT INFORMATION

Applicant Name: Thomas & Hutton: Scott Greene

Applicant Address: 5552 Peachtree Road, Suite 175 Atlanta, GA 30340

Phone Number: 470-893-1664 E-Mail: greene.s@tandh.com

Applicant is the Owner's Agent Property Owner Contract Purchaser
 Other: _____

PROPERTY OWNER INFORMATION (if different than the applicant)

Owner of Property: _____

Owners Address: _____

Phone Number: _____ E-Mail: _____

Who will be the main point of contact for this application? Applicant Property Owner

Property Owner Authorization Complete Property Owner Authorization

[Click here for Property Owner Authorization Form](#)



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**PETITION REQUESTING ANNEXATION
CITY OF SOCIAL CIRCLE, GEORGIA**

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SOCIAL CIRCLE, GEORGIA

The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Social Circle, Georgia, and extend the City boundaries to include the same.

The territory to be annexed abuts the existing boundary of Social Circle, Georgia, and the description of such territory area is as follows:

Address / Location of Property: Corner of HAWKINS ACADEMY RD, SOCIAL CIRCLE, GA 30025 and ROY MALCOM RD, SOCIAL CIRCLE, GA 30025

It is requested that this territory to be annexed shall be zoned: Light Industrial (M1)

For the following reasons:

To align with the future land use map amendment: Industrial Character Area.

Authorization to Inspect Premises: I hereby authorize the City of Social Circle to inspect the premises which is the subject of the annexation application.

Owner Signature

Douglas Eugene Peters

Deborah Sue Peters Powers

D. Powers

WHEREFORE, the Petitioners pray that the City Council of the City of Social Circle, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, 1946, do by proper ordinance annex said property to the City limits of the City of Social Circle, Georgia.

Respectfully Submitted,

Owners(s) *Douglas Eugene Peters*

DATE: Jun 09, 2025

Deborah Sue Peters Powers

D. Powers



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SOCIAL CIRCLE

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**PRE-APPLICATION MEETING NOTES
ZONING APPLICATION**

Date of Meeting: 5/12/2025

Applicant Name: Scott Greene

Applicant E-mail: greene.s@tandh.com

Subject Property Address: Tax Parcels C1710019 & C1710020

Future Land Use Character Area: Agricultural and Estate Residential Character Area

Current Zoning: Option 2

Will a Special Use be needed? Yes No

Will a Future Land Use Map Amendment be needed? Yes No

If yes, what is the Character Area needed to meet this request? Industrial Character Area

Will a Variance be needed? Yes No

If yes, which Code Section will the applicant need a Variance from? _____

Briefly describe the request:

Petition to annex into the City, Future Land Use Map Amendment to Industrial Character Area, Rezone to Light Industrial, and a Special Use for a Data Center.

Staff Notes:

Will need to have a community meeting with mailed notices being postmarked at least two weeks prior to the date of meeting. Applicant is only responsible for notifying adjacent property owners within the city limits. Community meeting notes must be turned in a week prior to the Planning Commission date. The next deadline for applications submittals is June 9, 2025, to get on the July 22 Planning Commission agenda and the August 19 Mayor & Council agenda.

The undersigned have attended the Pre-Application Meeting to discuss next steps and procedures regarding a zoning application. This signed document shall be included with the zoning application.

Applicant Signature: Scott Greene
Scott Greene (May 22, 2025 14:31 EDT) Date: May 22, 2025

Staff Signature: Anny Davis Date: May 22, 2025
Community Development Director



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SOCIAL CIRCLE

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CITY OF SOCIAL CIRCLE, GEORGIA
ANNEXATION INFORMATION APPLICATION FOR ANNEXATION

TO THE MAYOR AND COUNCIL OF THE CITY OF SOCIAL CIRCLE:

NOW COMES DOUGLAS EUGENE PETERS, DEBORAH SUE PETERS, AND JEREMY REECE, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, CONTIGUOUS TO PRESENT CITY LIMITS:

All that tract or parcel of land situate, lying and being in Land Lots 38 and 39 of the First Land District of Walton County, Georgia, and being more particularly described as containing 147.489 acres, as shown on a plat survey prepared by Travis N. Pruitt, Jr., Georgia Registered Land Surveyor, dated February ___, 2025, and described by metes and bounds in Exhibit A attached hereto. Said plat and the attached legal description are hereby made a part of his description by reference of all purposes.

ADDRESS/PARCEL: South of Roy Malcom Road and West of Hawkins Academy Road

THIS APPLICATION IS MADE UNDER THE PROVISIONS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED Section 3 6-36-20 ET SEQ, AND IS MADE FOR THE PURPOSE OF ANNEXING THE ABOVE-DESCRIBED LANDS SO THAT THEY MAY, BY ORDINANCE, BE INCLUDED WITHIN THE CORPORATE LIMITS OF SAID MUNICIPALITY AND MADE A PART THEREOF.

SUBMITTED HEREWITH IS A COMPLETE SURVEY BY COMPETENT SURVEYOR SHOWING THE LOCATION OF SAID PROPERTY WITH REGARD TO THE EXISTING CITY LIMITS AS WELL AS AN ATTORNEYS CERTIFICATOR OF TITLE SHOWING THE UNDERSIGNED TO BE SOLE OWNERS OF THE PROPERTY.

SURVEY

CERTIFICATE OF TITLE



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Have you as the applicant, agent for applicant, or anyone associated with this application or property, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the City of Social Circle Mayor or Council?

YES

NO

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (within last 2 years)
NONE	NONE	

*Business entity may be a corporation, partnership, limited partnership, firm, enterprise franchise, association, trade organization, or trust. While other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church foundation, club, charitable organization, or educational organization.

Owners:

A handwritten signature in black ink that reads "Douglas Eugene Peters". Above the signature, the text "PM-SIGNED" is printed in a small box. Below the signature, the text "06/09/20 11:27 AM EDT" is printed in a small box.

Douglas Eugene Peters

A handwritten signature in black ink that reads "Deborah Sue Peters Powers". Above the signature, the text "PM-SIGNED" is printed in a small box. Below the signature, the text "06/09/20 11:27 AM EDT" is printed in a small box.

Deborah Sue Peters Powers

"Georgia's Greatest Little Town"



The City Of
SOCIAL CIRCLE

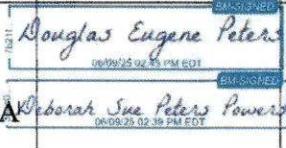
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**100 PERCENT METHOD OF ANNEXATION
PETITION REQUESTING ANNEXATION**

(Date of Submission)

To the Mayor and City Council of the City of Social Circle, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Mayor and Council of the City of Social Circle, Georgia annex this territory to the City of Social Circle, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. 36-36-20) to the existing corporate limits of Social Circle, Georgia, and the description of such territory is as follows:

Parcel ID	Owner's Name	Address	Signature	Date
C171000000019 000	Jeremy Reece	HAWKINS ACADEMY RD, SOCIAL CIRCLE, GA 30025	 The image shows two digital signatures. The top signature is for "Douglas Eugene Peters" and the bottom one is for "Deborah Sue Peters Powers". Both signatures are in blue ink and are timestamped with "06/09/25 02:39 PM EDT" and "06/09/25 02:39 PM EDT" respectively. Each signature is preceded by a small blue rectangular box containing the text "SIGNED" and followed by a blue rectangular box containing the timestamp.	<i>Jun 09, 2025</i> <i>Jun 09, 2025</i>
C171000000020 000	Douglas Eugene Peters & Deborah Sue Peters	ROY MALCOM RD, SOCIAL CIRCLE, GA 30025	 A digital signature for "Douglas Eugene Peters" in blue ink, timestamped "06/09/25 02:39 PM EDT". The signature is preceded by a small blue rectangular box containing the text "SIGNED" and followed by a blue rectangular box containing the timestamp.	<i>Jun 09, 2025</i>



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Jeremy Reece

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Property Owner Authorization

I swear that I am the owner of the property, which is the subject matter of the attached application, as shown in the records of Walton County, Georgia. I authorize the person named below to act as an applicant in the pursuit of an annexation request of this property.

Name of Applicant: Scott Greene & Jed Beardsley

Address: 5553 Peachtree Road; Suite 17 Atlanta, GA 30341

City _____ State _____ Zip Code _____

Phone Number: Scott Greene 470-893-1698

Jed Bearsdley 404-667-7707

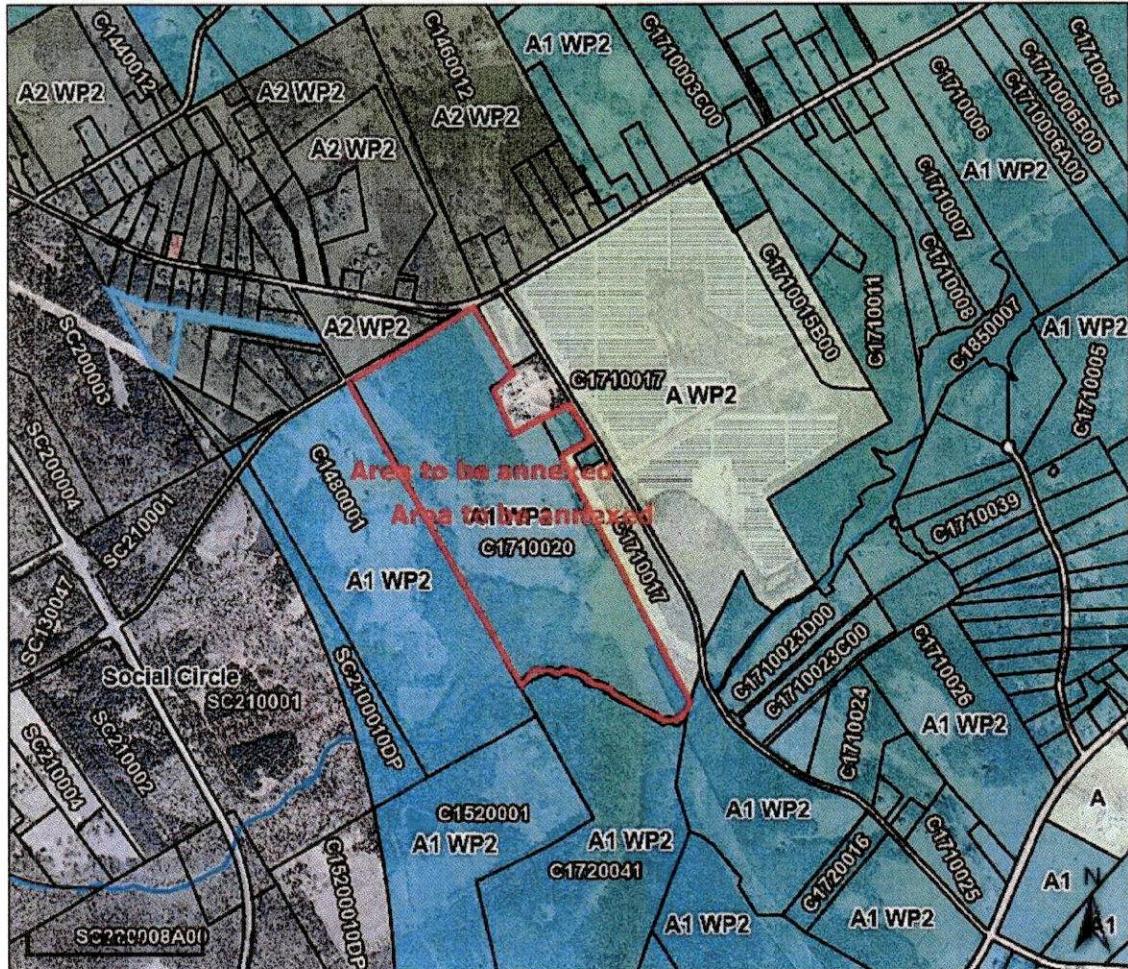
RECORDED BY: **Douglas Eugene Peters**
ON **10-10-1968** AT **10:00 PM ADT**

Douglas Eugene Peters

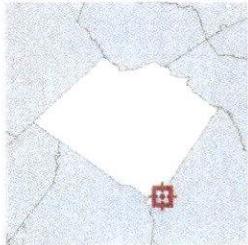
Barack Joe Peter Newark
2010-05-08 17 PM ADT

Deborah Sue Peters *Powers*

Jeremy Reece



Overview



Legend

Parcels
Parcel Numbers

Roads

- BETWEEN
- COUNTY
- FDOT
- GDOT
- GOOD HOPE
- GWINNETT COUNTY
- JERSEY
- LOGANVILLE
- MONROE
- PRIVATE
- SOCIAL CIRCLE
- WALNUT GROVE
- <all other values>

Parcel ID	C1460014G00	Owner	HAYES BRANDY	Last 2 Sales			
Class Code	Residential		3931 ROY MALCOM SPUR	Date	Price	Reason	Qual
Taxing District	Walton County		SOCIAL CIRCLE, GA 30025	4/22/2022	\$250000	PP	U
Acres	9.51	Physical Address	3931 ROY MALCOM SPUR	3/26/2021	\$60000	FC	U

(Note: Not to be used on legal documents)

Date created: 9/9/2025
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