



## Planning and Development Department Case Information

Case Number: Z25-0332

Meeting Dates: Planning Commission 11-06-2025

Board of Commissioners 12-02-2025

Applicant/Owner:

Bill Shea  
1370 Monroe Drive  
Monroe, Georgia 30656

Current Zoning: The current zoning is A2.

Request: Rezone 1.00 acre from A2 to B3 to conform with future land use.

Address: 782 Highway 11, Monroe, Georgia 30656

Map Number/Site Area: C1350044 – 1.00 acre

Character Area: Highway Corridor

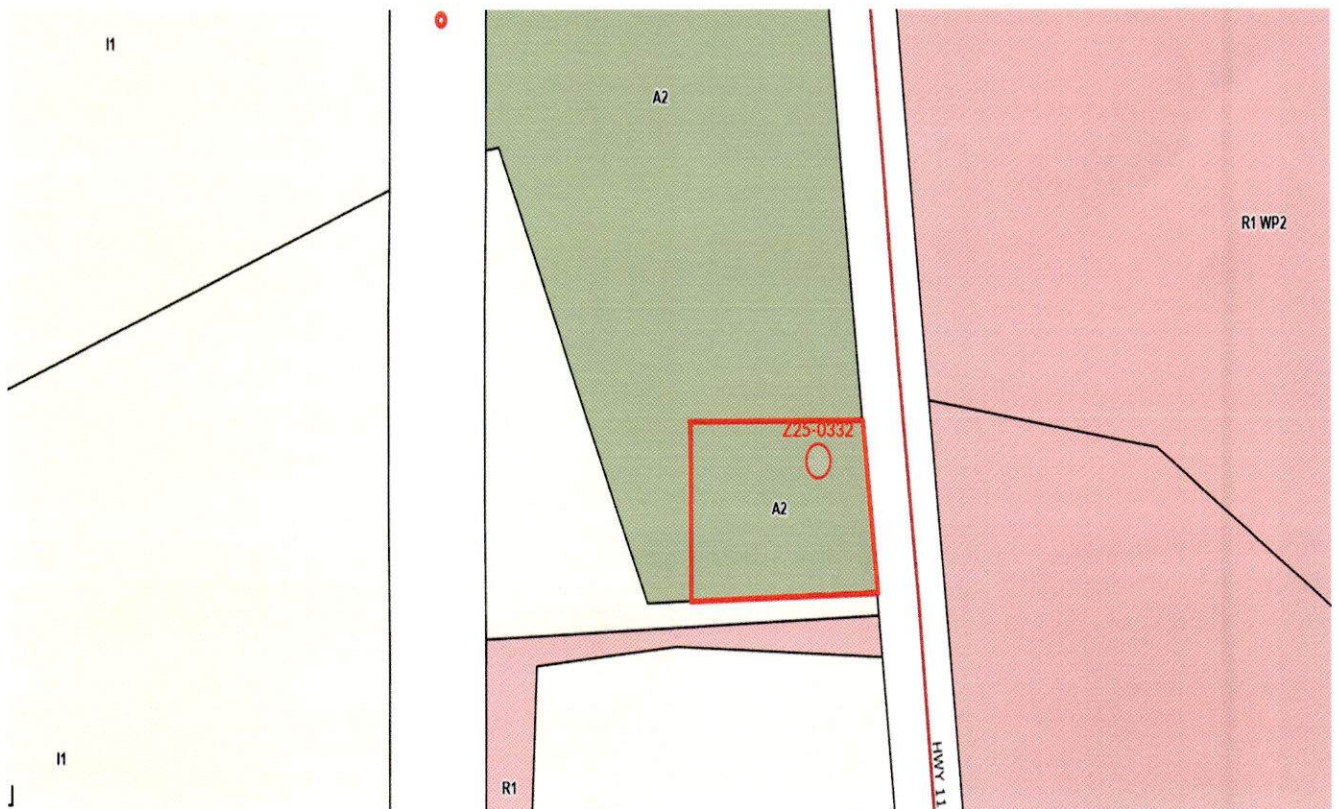
District 5 Commissioner- Jeremy Adams      Planning Commission –Tim Hinton

Existing Site Conditions: Property consists of a house.





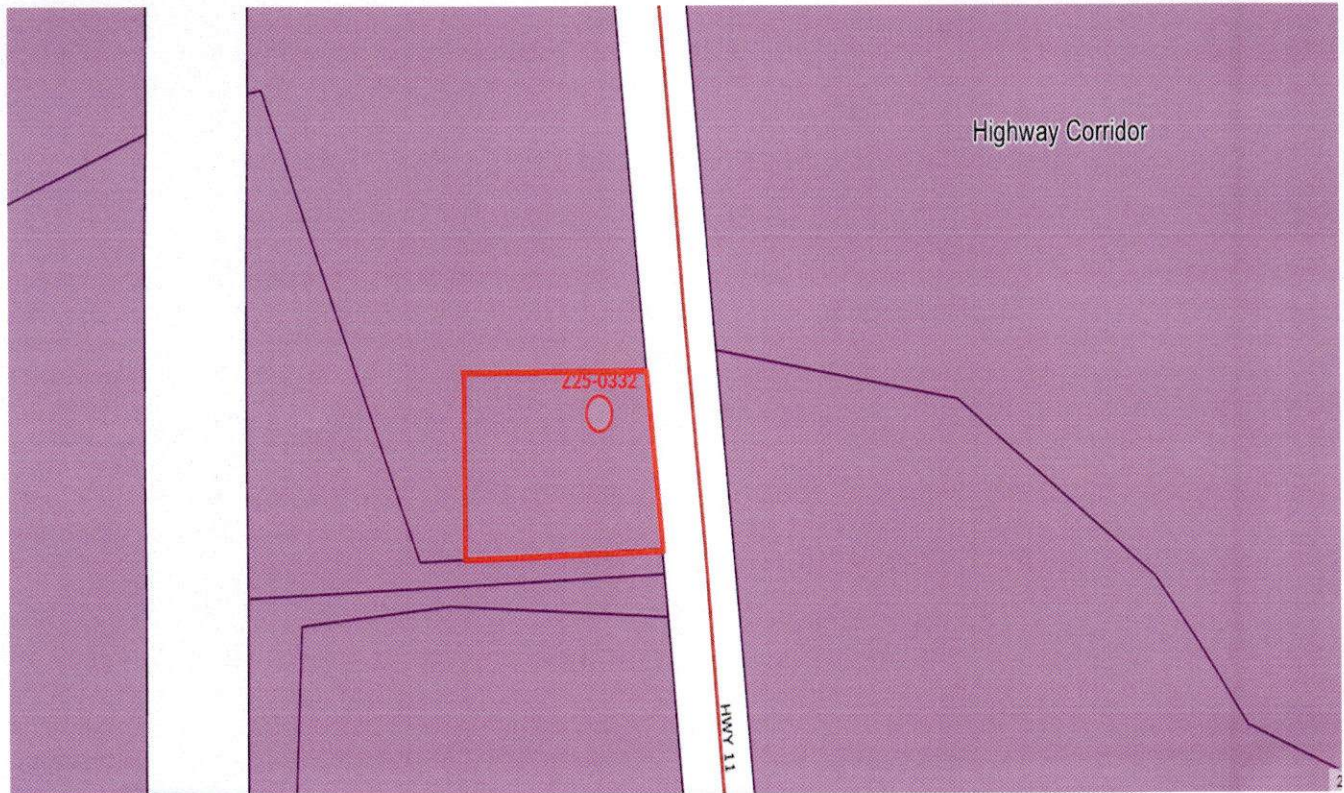
The surrounding properties are zoned A2, R1, and M1.





The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Highway Corridor.



**History:** No History

**Staff Comments/Concerns:**

**Z25-0332 – Rezone 1.00 acre from A2 to B3 to conform with future land use -  
Applicant/Owner: Bill Shea – property located at 782 Highway 11 – Map/Parcel C1350044 -  
District 5**

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

**Sheriff's Department:** No issues

**Water Authority:** This property is located within the City of Monroe Service Area.

**Fire Marshall Review:** No Comments while undeveloped: Project shall comply With all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

**Fire Department Review:**

**Board of Education:** No issues.

**GDOT:** Will need to coordinate with GDOT for a commercial driveway access.

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

**PC Action 11/6/2025:**

**Z25-0332 – Rezone 1.00 acre from A2 to B3 to conform with future land use – Applicant/Owner: Bill Shea – property located at 782 Highway 11 – Map/Parcel C1350044 – District 5**

**Presentation:** John Shea who lives at 808 McDaniel Street represented the case. He stated that Bill Shea is his father. He would like to rezone this property to highway business. This property abuts industrial and on the side is industrial and it is right below the new bypass. Josh Ferguson stated that he knows where this is and Tim Hinton stated that he rode out to look at the property. He also understands that the Applicant just wants to get the property zoned commercial for the future.

**Public Comment:** None

**Recommendation:** Motion by Tim Hinton to recommend approval as submitted with a second by John Pringle. The motion passed unanimously.



**Rezone Application #** 225-0332  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 11-6-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-2-2025 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C1350-044 (C1350044)

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Bill Shea

Bill Shea

1370 Monroe Drive

1370 Monroe Drive

Monroe, Ga. 30656

Monroe, Ga. 30656

E-mail address: \_\_\_\_\_

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

Phone # 770-601-7217

Phone # 770-601-7217

Location: 782 Hwy 11 Requested Zoning B-3 Acreage 1

Existing Use of Property: Residential

Existing Structures: Home, workshop

The purpose of this rezone is Conform with future Land Use

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 9-30-25

Fee Paid \$ 650.00 ☒

**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 M1  
East R1 West A2+M1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y ☐ N ☒

Commission District: 5-Jeremy Adams Watershed: ✓ TMP ✓

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

## Letter of Intent

I, Bill Shea, am looking to change the zoning on the subject property located at 782 HWY 11, Parcel #C1350-044, from the Agricultural Zoning of A-2, to a commercial Business zoning of B-3. The subject property fronts on HWY 11 South. This zoning will bring the subject property to conform with the Future Land Use Map which has this property in a Highway Business Use district. The subject property now is adjoined to a South Parcel and a West Parcel, which are currently zoned Industrial.

Thank You for your consideration on this zoning application.

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;

Attached

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;

Conforms to Existing Land Use Map

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

Conforms

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

Not Vacant



# Walton County Planning and Development

## SUBMITTAL CHECKLIST for REZONING APPLICATION

- ☒ Application must be completely filled out.
- ☒ Name, address and phone number of all owners of the property.  
(If more than one owner-attach as exhibit)
- ☒ Recorded Deed of property
- ☒ Recorded Plat of property
- ☒ Campaign contribution form
- ☒ Authorization to file if applicant is not the owner.  
(Must be notarized)
- ☒ Article 4, Part 4, Section 160 (A) - Provide written documentation addressing statements 1-6 (attached)
- ☐ 1 reduced copy of site plan (11X17)
- ☐ Letter of intent with any conditions.
- ☒ Proof of property taxes paid on property

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**NOTICE: Due to file size, not all application materials are attached.**  
**Full documents are available for review upon request by contacting**  
**the Walton County Planning Department,**  
**126 Court Street, Monroe, GA 30655.**

## **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:

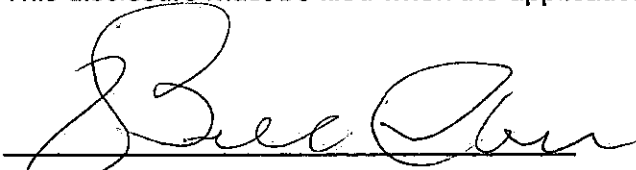
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

\_\_\_\_\_ yes   7   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.



Signature of Applicant/Date

Check one: Owner   ✓   Agent \_\_\_\_\_

**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: John Shea

Address: 808 Mc Daniel St. Monroe, Ga. 30655

Telephone: 678-372-1286

Location of Property: 782 Hwy 11  
Monroe, Ga. 30655

Map/Parcel Number: C1350-044

Current Zoning: Residential Requested Zoning: B-3

N/A William P. Shea  
Property Owner Signature Property Owner Signature

Print Name: Bill Shea Print Name: Bill/William P. Shea

Address: 1370 Monroe, Dr. Address: \_\_\_\_\_  
Monroe, Ga. 30655

Phone #: 71601-7217 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.

[Signature]  
Notary Public

9/30/2025  
Date

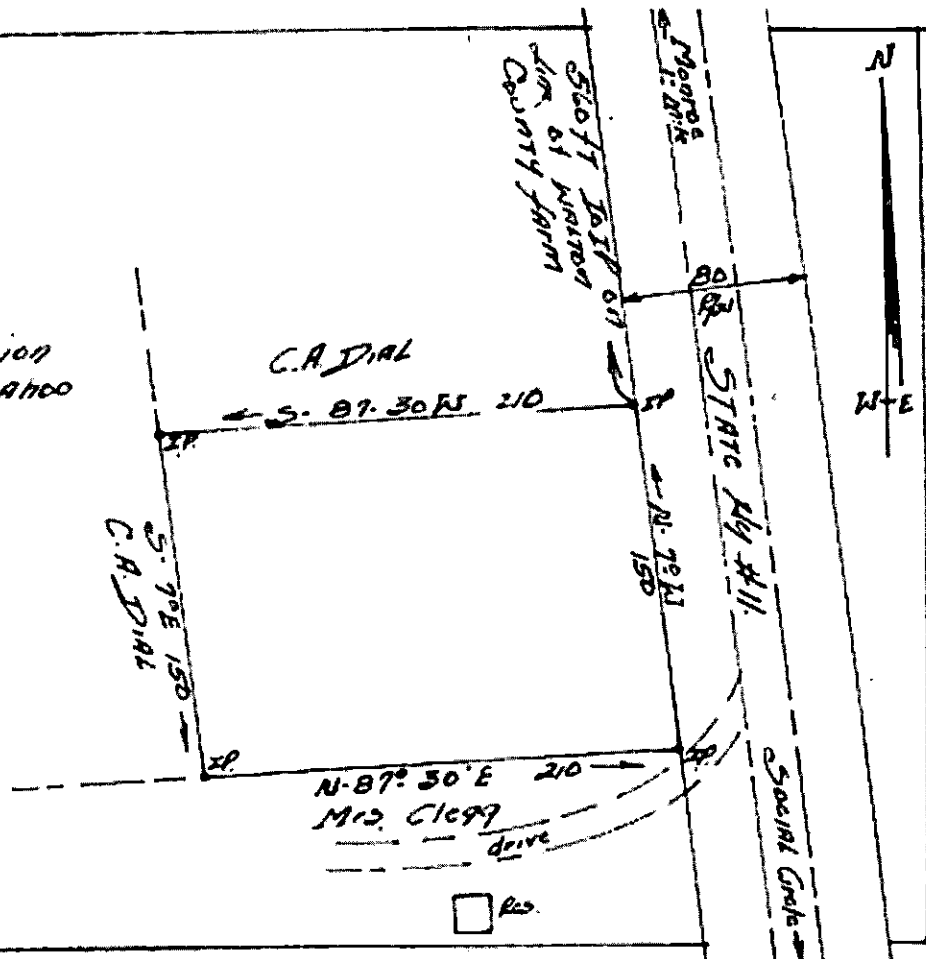




Property of  
 Theo Sims  
 Monroe, GA.  
 WALTON COUNTY  
 Being all of Lot #5  
 And the South 1/2 of  
 Lot #7 of  
 C.A. DIAL Subdivision  
 Surveyed by H.L. DURHAM  
 ON JAN 31, 1962  
 This Plat drawn  
 MAY 12, 1962



X11-3



Recorded May 30th 1962  
 Emma Lee Laster, Clerk