



Planning and Development Department Case Information

Case Number: LU26-0188 & Z26-0187

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 9-01-2026 – TABLED TO 10-06-2026

Applicant/Owner:

Mark Sanchez
313 Milledge Avenue
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 for a 5-lot residential subdivision.

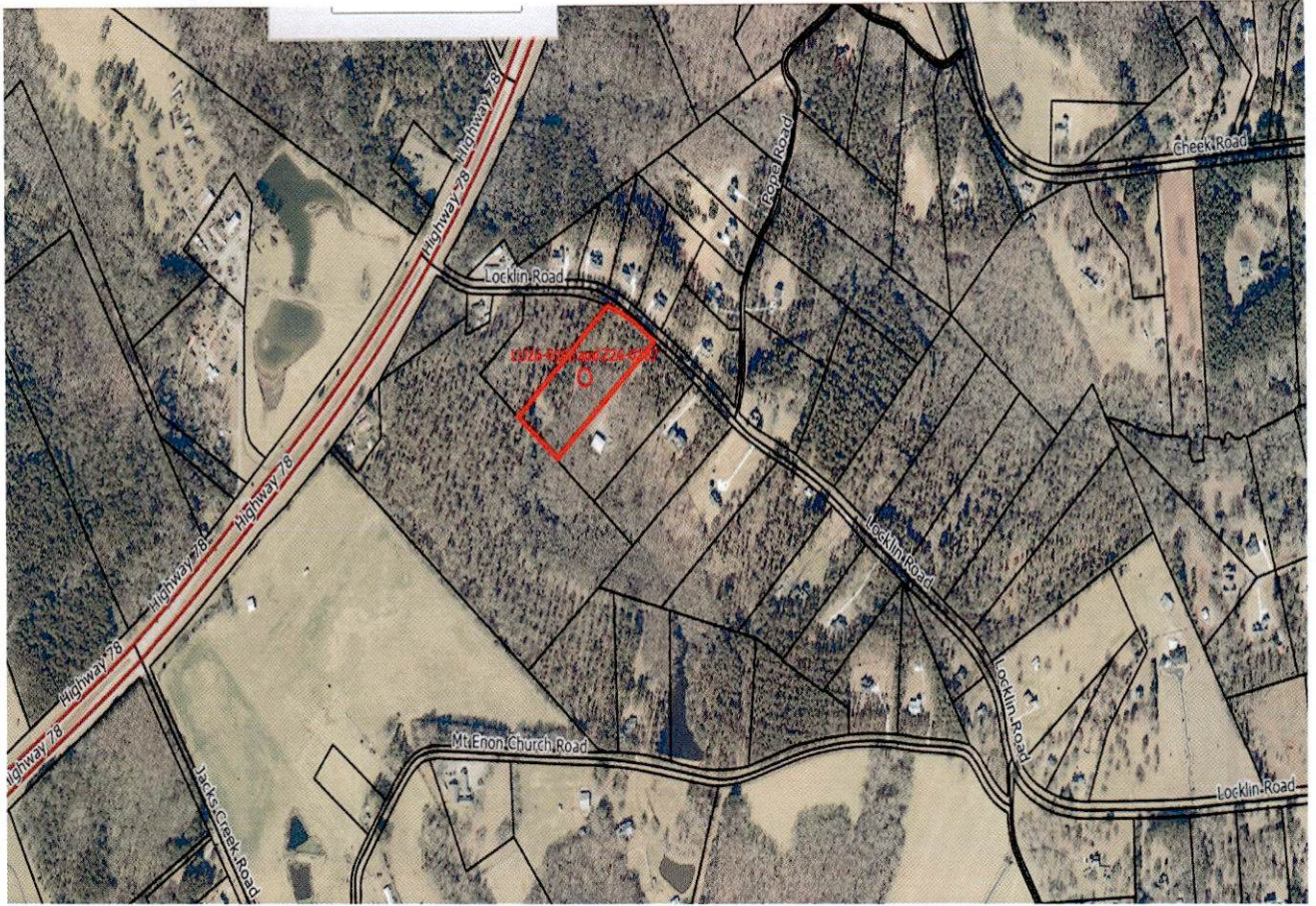
Address: 0 Locklin Road, Monroe, Georgia 30655

Map Number/Site Area: C1780012Z00 – 5.99 acres

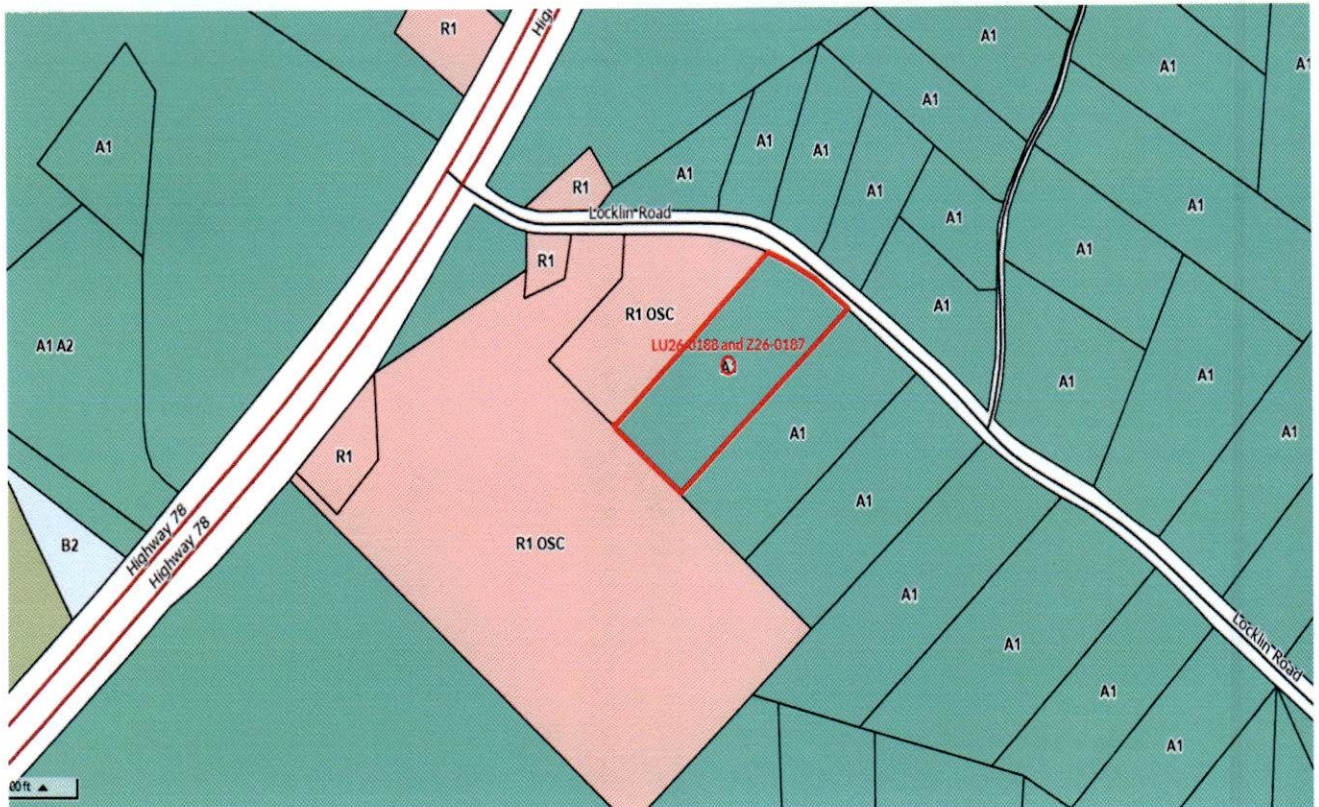
Character Area: Rural Residential and Agriculture

District 4 Commissioner- Lee Bradford Planning Commission – Michelle Trammel

Existing Site Conditions: The property is vacant.

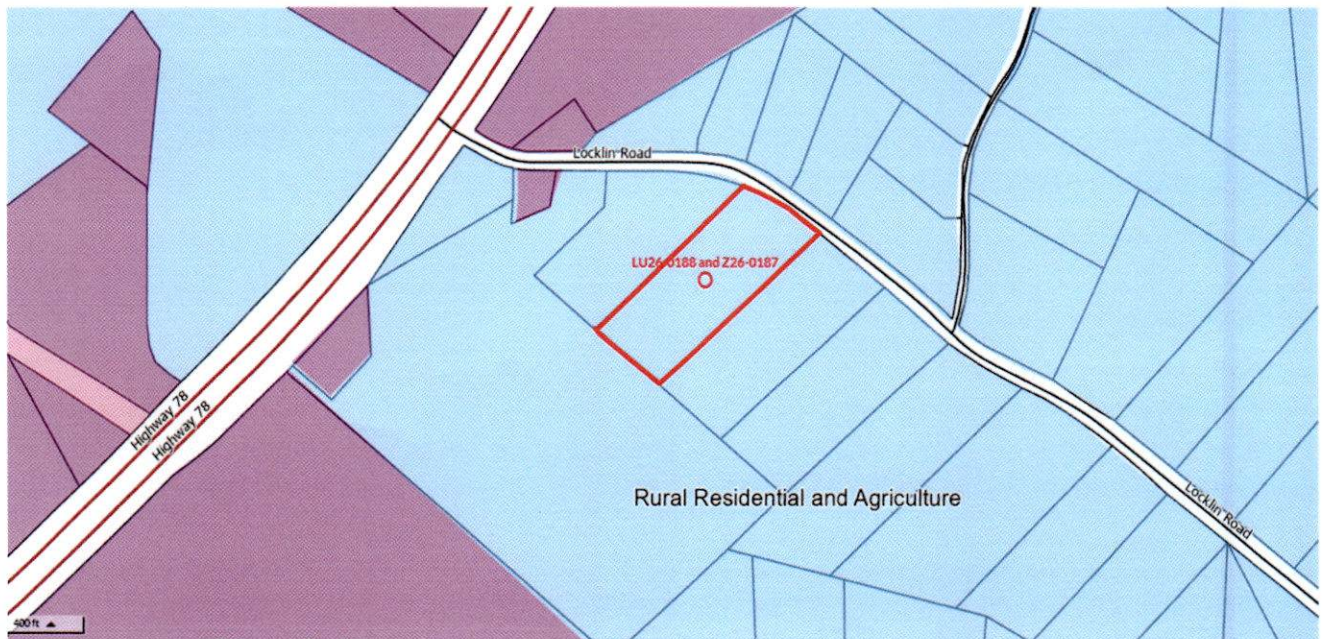


The surrounding properties are zoned R1OSC and A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Rural Residential and Agriculture.



History: No History

Staff Comments/Concerns:

Public Works: Public Works recommends installing a deceleration lane and verifying sight distance with the entrance location.

Sheriff's Department: The addition of new homes will increase public safety calls for service and ultimately drive the need for additional public safety staffing.

Water Authority: This area is not currently served, but an existing 8" diameter water main is located to the east along Locklin Road (static pressure: 130 psi, Estimated fire flow: 1,450 gpm @ 20 psi). **A NEW WATER MAIN WILL BE REQUIRED TO EXTEND AND DISTRIBUTE WATER WITHIN THE DEVELOPMENT. PLEASE COORDINATE WITH WCWD.**

Fire Marshall Review: 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: Increased Fire and EMS demand.

Board of Education: This will have no affect on the school system.

(There will be more students for the schools and buses and may need to hire more teachers.)

GDOT: Will not affect GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No comment received.

PC ACTION 8/6/2026:

LU26-0188 & Z26-0187 – Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 to create a 5-lot residential subdivision – Applicant/Owner: Mark Sanchez – property located on Locklin Road – Map/Parcel C1780012Z00 - District 4

Presentation: Mark Sanchez, who lives at 313 Milledge, represented the case. He is asking for 5.99 acres on Locklin Road to be rezoned from A1 to R1 for a 5-lot subdivision with 1-acre sites. The property is raw land. The lots will have a residential character. He stated that 500 feet from this property, water has been installed to a 24-lot subdivision and he would like to bring water to be installed in this subdivision and he will have a proposed road with a cul-de-sac. The subdivision's name will be Locklinburg. The types of homes will match the surrounding areas.

Mark Banks asked if the property was to the west of the new subdivision and were the lots 1 acre and he stated that they were.

Michelle Trammel asked about larger tracts, and he stated that the homes would be 3,200 to 3,800 sq. ft.

Josh Ferguson asked if there was a pond on the property and Mr. Sanchez stated there it wasn't.

Tim Hinton asked if he was going to do a detention pond and he was advised that a detention pond would need to be done and that would be on the civil drawings.

Tim Hinton advised Mr. Sanchez that he had a ton of frontage, and he could build houses off the property instead of 5 lots and a street. If he does a subdivision there would be some of the property donated to the county that the county has to maintain. The detention pond will probably take one of the lots and that will be the burden of the homeowners.

Michelle Trammel stated that on the paperwork it shows that public works stated that he may need a decel lane.

He was advised that the subdivision will be curb and gutter and he will be able to put whatever lots due to the density of the land.

Mr. Sanchez stated that he did not know he needed a decel lane.

Michelle Trammel asked about septic on the lots because the paperwork says that it is needed.

Speaking: Doug Fisher spoke and stated that he wanted to know the sizes of the homes and prices of the homes.

Rebuttal: Mark Sanchez came back for rebuttal. Mark Banks asked at 1141 Locklin Road how much square footage is in the homes and Mr. Sanchez stated that the size of the homes would be 3,200 to 3,800 sq. ft. and the prices would be compatible with the nearby homes.

Recommendation: Michelle Trammel made a motion to recommend denial with a second by Josh Ferguson. Michelle Trammel, Josh Ferguson and Tim Hinton voted to deny. Robert Post and Mark Banks voted to approve. The motion passed 3 to 2 to deny the rezone.

BOC 9/1/2026 – TABLED CASE UNTIL 10/6/2026

Character Area Map Amendment

Application # LU26-0188

Planning Comm. Meeting Date 8/6/26 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 9/1/26 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1780012700

Applicant Name/Address/Phone #

MARK SANCHEZ

313 Milledge Ave Monroe 30655

678-570-8255

Property Owner Name/Address/Phone

MARK SANCHEZ

313 Milledge Ave Monroe 30655

678-570-8255

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

Phone # _____

Phone # _____

E-mail Address: _____

Location: Locklin Rd Acreage 5.99

Existing Character Area: Rural Residential and Agriculture

Proposed Character Area: Suburban

Is this a Major or Minor amendment to the plan? Minor amendment
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? no

Proposed Development: ☒ Single-family _____ Multi-family _____ Commercial _____ Industrial _____

Proposed Zoning: R1 Number of Lots: 5 Minimum Lot Size: 1 acre

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 7-2-26

\$ _____
Fee Paid

Rezone Application # 226-0187
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8/6/26 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9/1/26 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1780012200

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Mark Sanchez

Mark Sanchez

313 Milledge Ave Monroe 30655

313 Milledge Ave Monroe 30655

678-570-8255

678-570-8255

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

Location: Locklin Rd Requested Zoning R1 Acreage 5.99

Existing Use of Property: A1 - Raw land

Existing Structures: None

The purpose of this rezone is to develop a 5 lot subdivision.

Plan includes running county water to tract. No wells or septic exists.

Property is serviced by the following:

Public Water: _____ Provider: _____ Well: n/a

Public Sewer: _____ Provider: _____ Septic Tank: n/a

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 7-1-26 Fee Paid \$ 600.00

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 R10SC A1 South R10SC A1
East A1 West R10SC
Rural Residential

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

Commission District: 4-Lee Bradford Watershed: ✓ TMP ✓

I hereby withdraw the above application _____ 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 X 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.

 7-1-26
Signature of Applicant/Date

Check one: Owner X Agent _____

Article 4, Part 4, Section 160 Standard Review Questions:

Walton County Rezoning Application

Map/Parcel: C1780012Z00

Applicant / Owner: Mark Sanchez

Address: 313 Milledge Ave., Monroe, GA 30655

Existing Zoning: A1

Requested Zoning: R1

Acreage: 5.99

Existing Use: Raw undeveloped land

Existing Structures: None

Purpose of Rezone: To rezone the property from A1 to R1 to permit development of a five-lot single-family residential subdivision consisting of approximately one-acre homesites. The proposed development is designed to be compatible with the surrounding residential character while utilizing planned public water service and individual septic systems.

Public Water: Yes (proposed)

Public Sewer: No

Septic: Yes

1. Existing uses and zoning of nearby property

The surrounding area consists primarily of agricultural and low-density residential uses, including newer custom homes on large lots. Residential development has continued along the Locklin Road corridor, making the proposed R1 zoning compatible with the existing and developing character of the area.

2. Property values

The existing A1 zoning limits the reasonable residential development potential of the property. Rezoning to R1 will allow orderly residential development that is consistent with surrounding land uses while enhancing the property's economic utility.

3. Health, safety and welfare

The proposed development promotes the public welfare by providing quality single-family housing while utilizing county water and approved individual septic systems. The development will comply with all Walton County development standards and will not adversely affect the surrounding area.

4. Public gain versus hardship

Approval of the rezoning will provide additional high-quality residential housing opportunities that are consistent with the Comprehensive Plan while allowing efficient use of planned public infrastructure. Denial of the request would unnecessarily restrict reasonable residential use of property that is suitable for such development.

5. Suitability

The subject property is well suited for low-density residential development. It has adequate road frontage, favorable topography, sufficient acreage for five one-acre homesites, and access to planned public water service. The proposed development is compatible with surrounding residential growth along the Locklin Road corridor.

6. Length of vacancy

The property has remained vacant and undeveloped while surrounding residential development has continued. The requested rezoning will allow the property to be developed in a manner that is consistent with existing development trends and the character of the surrounding area.

Mark Sanchez
313 Milledge Avenue
Monroe, GA 30655

July 1, 2026

Walton County Planning & Development
126 Court Street
Monroe, GA 30655

RE: Character Area Map Amendment and Rezoning Request

Parcel: C1780012Z00

Current Zoning: A1 (Agricultural)

Requested Zoning: R1 (Single-Family Residential)

Existing Character Area: Rural Residential and Agriculture

Proposed Character Area: Suburban

Proposed Subdivision: Locklinver

Dear Members of the Walton County Planning Commission and Board of Commissioners,

I respectfully submit this application requesting approval of a **Character Area Map Amendment** and the rezoning of Parcel C1780012Z00 from **A1 (Agricultural)** to **R1 (Single-Family Residential)**.

The purpose of this request is to develop a small, thoughtfully designed residential subdivision to be known as **Locklinver**. The proposed development consists of five approximately one-acre estate homesites served by a single internal public road terminating in a cul-de-sac. The subdivision is intended to provide high-quality single-family residences that are compatible with the existing and emerging residential character of the Locklin Road corridor.

The subject property is well suited for low-density residential development due to its size, topography, existing road frontage, and surrounding land uses. The proposed subdivision has been designed to preserve the rural character of the area while providing attractive estate-sized homesites for custom residential construction.

Character Area Map Amendment

Concurrent with this rezoning request, the Applicant requests approval of a **Character Area Map Amendment** from **Rural Residential and Agriculture** to **Suburban**.

The proposed amendment is appropriate because the property is transitioning from agricultural use to a low-density residential neighborhood that is consistent with the

existing pattern of development occurring along the Locklin Road corridor. The surrounding area includes established rural residences together with newer custom homes, reflecting an orderly transition toward quality residential development. The proposed five-lot subdivision will maintain generously sized one-acre homesites while preserving the area's rural character and supporting Walton County's long-term planning objectives.

Neighborhood Compatibility

The Locklin Road corridor has experienced substantial investment in high-quality residential development. Nearby homes have recently sold or are currently listed in the approximate range of **\$850,000 to over \$1,100,000**, demonstrating strong demand for custom homes in this area.

Locklinver is intended to complement this existing pattern of development by creating generously sized homesites suitable for custom-built residences that are consistent with the architectural quality and residential character already established within the surrounding community.

Public Water and Utilities

The proposed subdivision is intended to be served by Walton County public water.

If the requested rezoning is approved and the property is developed, **the developer of the subdivision shall design, permit, construct, and dedicate all public water infrastructure necessary to serve the proposed lots in accordance with Walton County Water Department standards and requirements. Public water will be extended to the property and throughout the subdivision prior to final plat approval.**

This commitment is also reflected on the submitted concept plan through a general utility note regarding the extension of public water infrastructure.

Each proposed lot will be served by an individual septic system approved by Walton County Environmental Health.

Proposed Development

The proposed subdivision will:

- Create five approximately one-acre residential homesites.
- Extend Walton County public water infrastructure to serve all proposed lots.
- Utilize individual septic systems approved by Walton County Environmental Health.

- Construct a single internal public road terminating in a cul-de-sac designed in accordance with Walton County standards.
- Be developed in compliance with Walton County zoning regulations, subdivision regulations, engineering requirements, and all applicable development standards.
- Provide a well-planned residential community that is compatible with surrounding development while enhancing the long-term character and value of the Locklin Road corridor.

This request represents an orderly transition from agricultural land to low-density residential development that is consistent with the existing development pattern in the area. The proposed subdivision will make productive use of the property while maintaining compatibility with surrounding residences and contributing positively to Walton County's continued growth.

Thank you for your consideration of this application. **I respectfully request approval of both the Character Area Map Amendment from Rural Residential and Agriculture to Suburban and the rezoning of Parcel C1780012Z00 from A1 (Agricultural) to R1 (Single-Family Residential) to allow the development of Locklinver.**

Respectfully submitted,

Mark Sanchez

Property Owner / Applicant



REVISED SITE PLAN

