



## 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

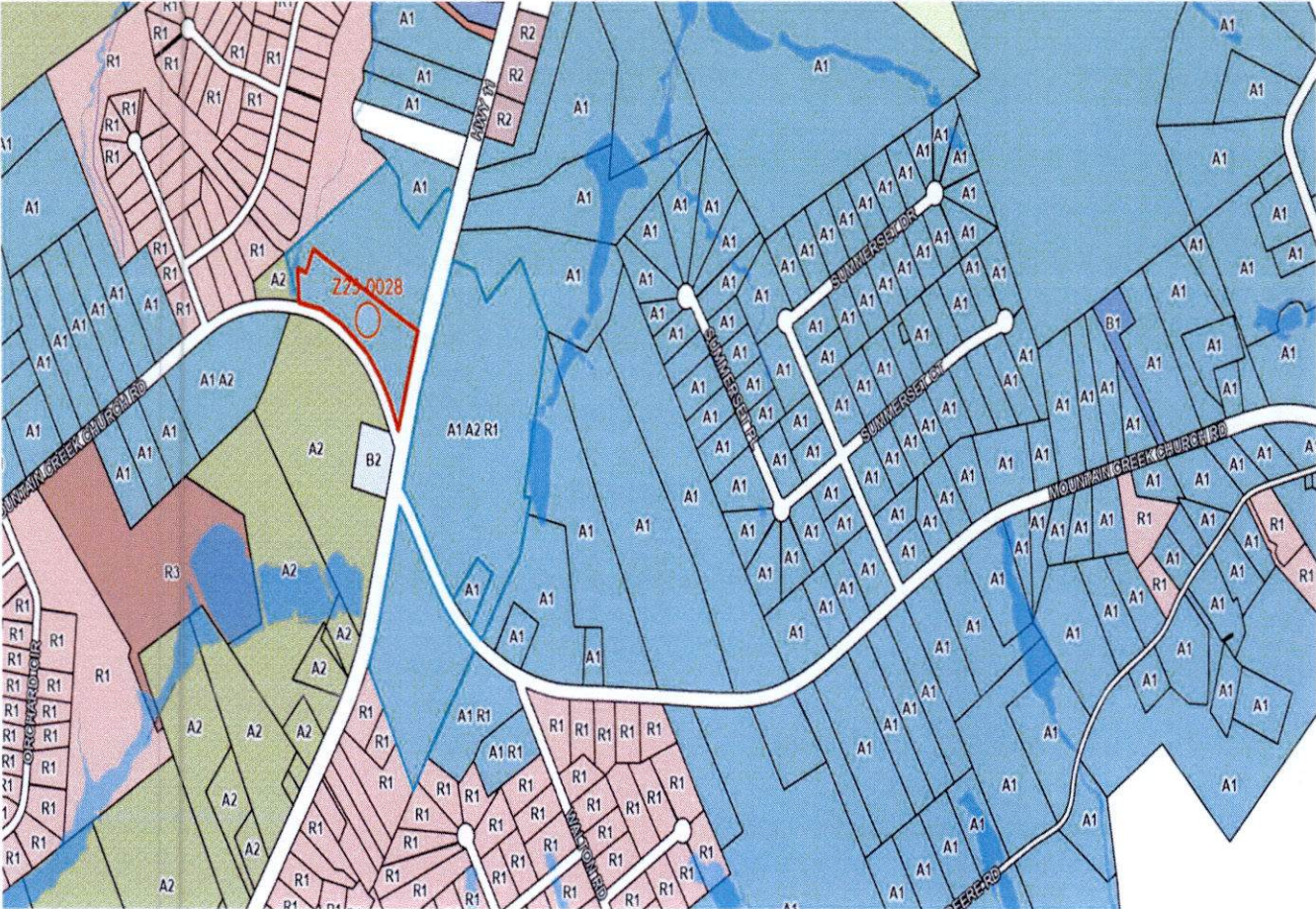
Character Area: Employment Center

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.

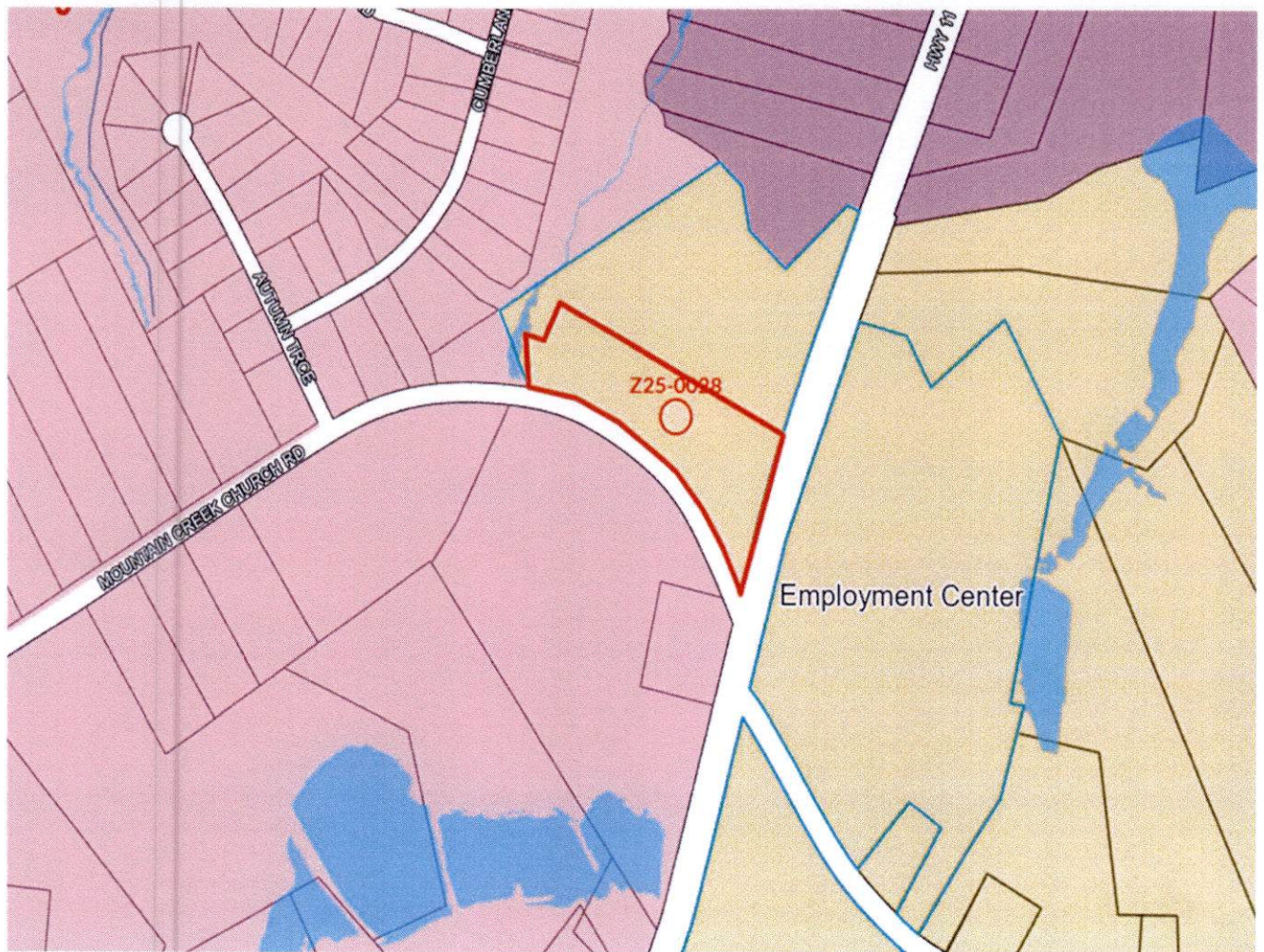


Subdivisions surrounding property:



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:** Public Works recommends a commercial driveway and possibly may need to install a deceleration lane.

**Sheriffs' Department:** No comment received.

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

**Fire Marshal 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:** Impacts can include increased fire and emergency medical response. The intersection of Hwy 11 and Mt. Creek could cause more accidents with a commercial development.

**Board of Education:** No comment received.

**DOT Comments:** Will require coordination with Georgia DOT for any encroachment onto R/W. Driveway will need to come from the side road since side road access is deemed as reasonable access.

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

**PC ACTION 3/6/2025:**

1. Z25-0028- Rezone 2.60 acres from A2 to B1 for a martial arts studio-Applicant: Shield Sword LLC/Owner: James William Burson II located on 2069 Hwy 11 & Mountain Creek Church Rd/Map/Parcel C0860040-District 5.

**Presentation:** Jeremy White represented the case. He owns a martial arts studio at 758 West Spring Street, Monroe, Georgia. They have been voted the best martial arts studio in Walton County 2 years in a row. He would like to expand to allow growth because they are outgrowing the space that they have. He would like to rezone 2.60 acres to B1. We found it to be an ideal location.

Tim Hinton asked if this was at the intersection of Mountain Creek Church Road and Highway 11, and he stated that it was correct and there is already an established use on the corner. Mr. White was asked how many clients or classes you intend to have on site at a time and Mr. White stated that he usually has 20 to 40 students there at a time and he currently has 220 members. As far as the new location he would have 40 to 70 students at once and, but the parking lot will have 48 spots. Mr. Hinton asked if he was affiliated with the school system, and he stated that he is with all the elementary

**schools and he buses children from the schools and has partnered with some schools such as Country Day School and classes are from 4:00 to 6:00 p.m. for after schoolers.**

**Speaking: Billy Mitchell, who represents Bill Burson spoke for it and stated that the martial arts studio is a good fit for the area. It is on Highway Corridor north and more businesses will infiltrate over time in the area, and it is across from Dr. Adams office and feels that this is a good wholesome use for this location.**

**Recommendation: Tim Hinton made a motion to recommend approval as submitted and was seconded by Chris Alexander. The Motion carried unanimously.**

**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 (2<sup>nd</sup> 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:  Provider: Walton County 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 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/B1 (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: 5-Jeremy Adams Watershed: \_\_\_\_\_ TMP \_\_\_\_\_

I hereby withdraw the above application \_\_\_\_\_ 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;  
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.  

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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.

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BURSON

**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

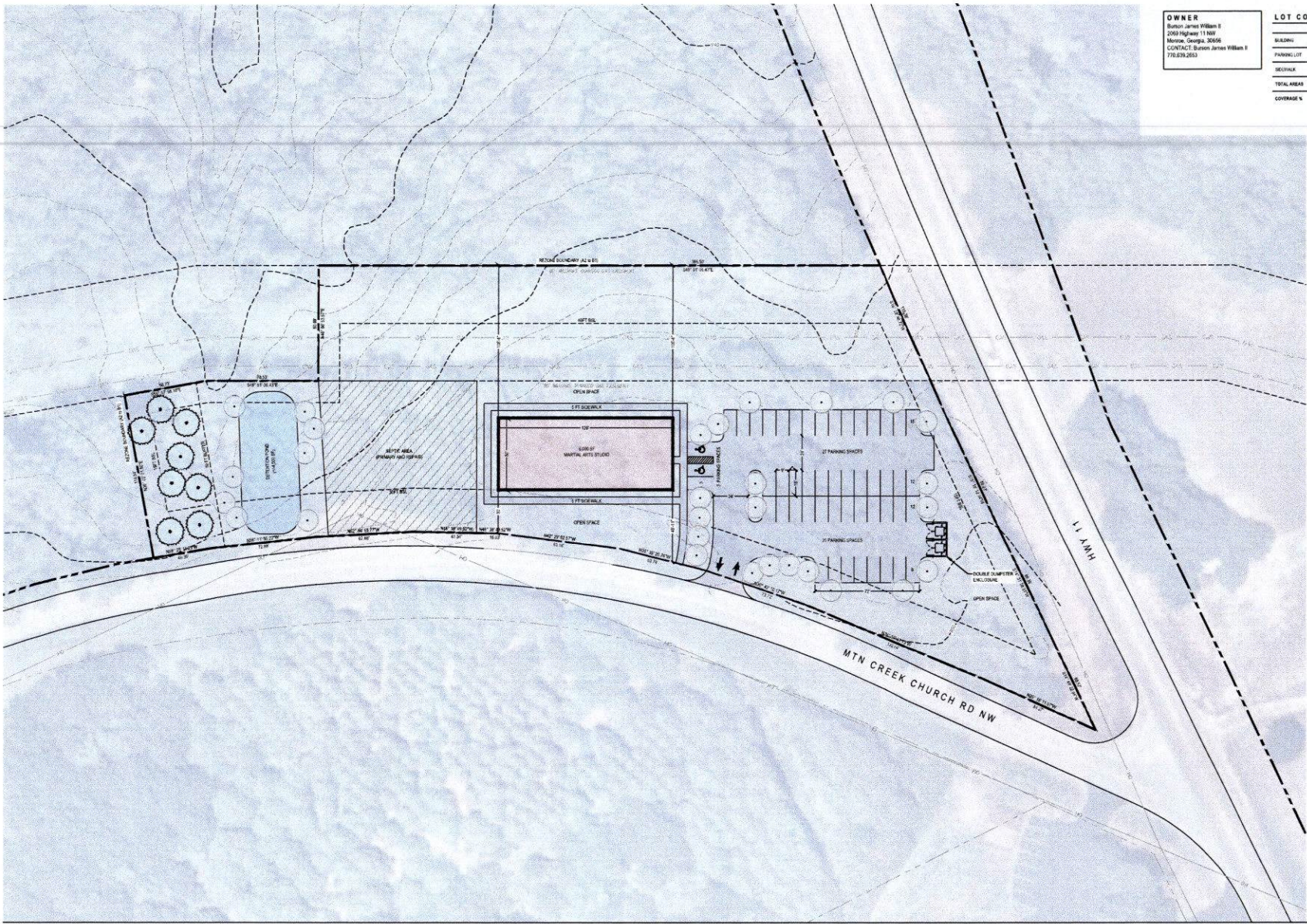
Phone #: 770-639-2653 Phone #: \_\_\_\_\_

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 K. McCord 1/21/25  
Notary Public \_\_\_\_\_ Date



n



**OWNER**  
 Burton James Wilton II  
 2009 Highway 11 NW  
 Marietta, Georgia 30066  
 CONTACT: Burton James Wilton II  
 770.679.2653

**LOT COVERAGE - ALLOWED 75.8%**

	EXISTING AC	EXISTING SF	PROPOSED AC	PROPOSED SF
BUILDING	0.00	0	0.54 AC	3,600 SF
PARKING LOT	0.00	0	0.66 AC	4,500 SF
WATERWAY	0.00	0	0.00 AC	0 SF
<b>TOTAL AREA</b>	<b>1.00 AC</b>	<b>0 SF</b>	<b>1.00 AC</b>	<b>8,100 SF</b>
<b>COVERAGE %</b>			<b>75.8%</b>	

**PARKING**

	REQUIRED (AS PER USE SF)	PROVIDED (AS PER 1,000 SF)
MARTIAL ARTS STUDIO	07 SPACES	90 SPACES
OFFICE	2	7
<b>TOTAL</b>	<b>09 (INC. 2 ADA)</b>	<b>97 (INC. 3 ADA)</b>

**UTILITY DATA**

WATER SUPPLY	MULTI-COUNTY
SEWERAGE SYSTEM	PRIVATE
ROAD WASTE	PRIVATE CONTRACT

ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND. UTILITIES WILL BE CORRELATED WITH PROPOSED EXISTENCES.

**PROJECT INFORMATION**

ADDRESS	111th HIGHWAY 11 NW
PARCEL NUMBER	0000000000000000
ACREAGE	1.00 AC
EXISTING ZONING	AG
PROPOSED ZONING	RF
EXISTING USE	VACANT
PROPOSED USE	COMMERCIAL

**FIRM FLOOD:** NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD ACCORDING TO FIRM MAP NUMBER 1303-C-0001. CONTACT THE LOCAL FLOOD CONTROL AGENCIES FOR MORE INFORMATION ON OR ADJACENT TO THIS SITE.

**SEWER:** NO SEWER IS PROPOSED AT THIS TIME. A SEWER PERMIT WILL BE FILED FOR THIS SITE.

**SURVEY INFO:** BOUNDARY AND INFORMATION FOR THIS SITE WERE OBTAINED FROM PLATS AND GIS INFORMATION AVAILABLE ONLINE.

**COORDINATES:** BOUNDARY COORDINATES SHALL BE IN ACCORDANCE WITH COUNTY ORDINANCES AND REGULATIONS.

**PARKING:** THIS PROJECT IS TO BE CONSTRUCTED IN A SMALL FINAL SUBDIVISION. THE APPROVAL OF ALL REQUIRED PERMITS AND AFTER OBTAINING ALL REQUIRED PERMITS.

**NOTE:** REFERENCE ARTICLE 6, SECTION 6-4-104 B AND BOUNDARIES IN GENERAL DISTRICT 28 IN THE MARIETTA COUNTY LAND DEVELOPMENT CODE FOR PERMITTED LAND USES AND DEVELOPMENT STANDARDS.

# 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**  
Simon James William II  
2069 Highway 11 NW  
Monroe, Georgia, 30656  
Contact: Simon James William II  
sljtwm@gmail.com  
770.632.2655

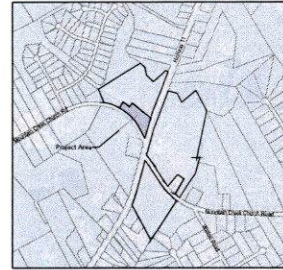
**Developer**  
Sheed Shield LLC  
165 Jim Davis Road  
Norcross, Georgia, 30056  
Contact: Sheed Shield LLC  
Motivatemartialarts@icloud.com  
770.558.7990

**Contractor**  
TBD  
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Contact: ----  
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**Architect**  
TBD  
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----  
Contact: ----  
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----

**Planner / Engineer /  
Landscape Architect**  
SPG Planners + Engineers, LLC  
1725 Electric Avenue, STE 320  
Wakarusa, GA 30077  
Contact: Ed Lane, PE  
ed@spgeng.com  
706.769.9535

**Land Surveyor**  
SPG Land Surveyors  
236 W Franklin St  
Hartwell, GA 30643  
Contact: Aaron Blomberg  
Aaron@spg.com  
706.769.9535



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 B1, 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 drain structures, piping, curbing, a stormwater detention basin, waterlines, and a private septic system.

**Project Address / Parcel  
Parcel(s)** C0860040  
2069 Highway 11 NW  
Monroe, Georgia

**Project Zoning**  
A2

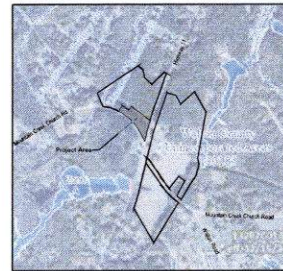
**Total Project Area (Parcel)**  
2.6 AC

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

**24 Hour Erosion Control Contact:**  
TBD  
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**Project Land Use**  
Commercial

**Total Disturbed Area**  
1.82 AC (70%)



FEMA Firm Map  
Not to Scale



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

Sheet Issue: 01/24/25 Project No.: 22-3499

Firm Info:  
**Planners + Engineers**  
SPG Planners + Engineers  
1725 Electric Avenue, STE 320  
Wakarusa, GA 30077  
706.769.9535  
www.spgeng.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-01	Overall Site
RZ-02	Concept Plan

### Project Team

**Owner**  
Name: James Wilton II  
2569 Highway 11 NW  
Monroe, Georgia, 30636  
Contact: Burton James Wilton II  
bj2@redhotmail.com  
770.639.2623

**Developer**  
Sword Circle LLC  
1705 1st Bank Road  
Monroe, Georgia 30636  
Contact: Sword Circle LLC  
Mf@swordcirclellc.com  
770.558.7922

**Contractor**  
TBC  
P.O. Box 11  
Florida, FL  
770.769.9638

**Architect**  
TBC  
770.769.9638

**Planner / Engineer /  
Landscape Architect**  
SPG Planners + Engineers, LLC  
1705 Electric Avenue, STE 300  
Wakarusa, GA 30077  
Contact: Ed Lane, PE  
ed@spg.com  
770.769.9638

**Land Surveyor**  
SPG Land Surveys  
226 W. Franklin St.  
Hartwell, GA 30633  
Contact: Aaron Eisenberg  
Aaron@spg.com  
770.769.9638



Vicinity Map  
Not to Scale

### Project Data

**Project Description**  
The project involves rezoning a 2.6-acre portion of a larger parcel from A2 to B1 to allow the establishment of a martial arts studio. This rezoning is subject to a site plan and requires land clearing. The proposed development will also necessitate the installation of infrastructure, including storm water controls, ponding, lighting, a storm water detention basin, waterlines, and a private septic system.

**Project Address / Parcel**  
Parcel# 0000000000  
2569 Highway 11 NW  
Monroe, Georgia

**Project Zoning**  
A2

**Total Project Area (Parcel)**  
2.6 AC

**Total Proposed Add'l Impervious Area**  
0.99 AC (38.7%)

**24 Hour Erosion Control Contact:**  
TBC  
770.769.9638

**Project Land Use**  
Commercial

**Total Disturbed Area**  
1.66 AC (75%)



FEMA Firm Map  
Not to Scale



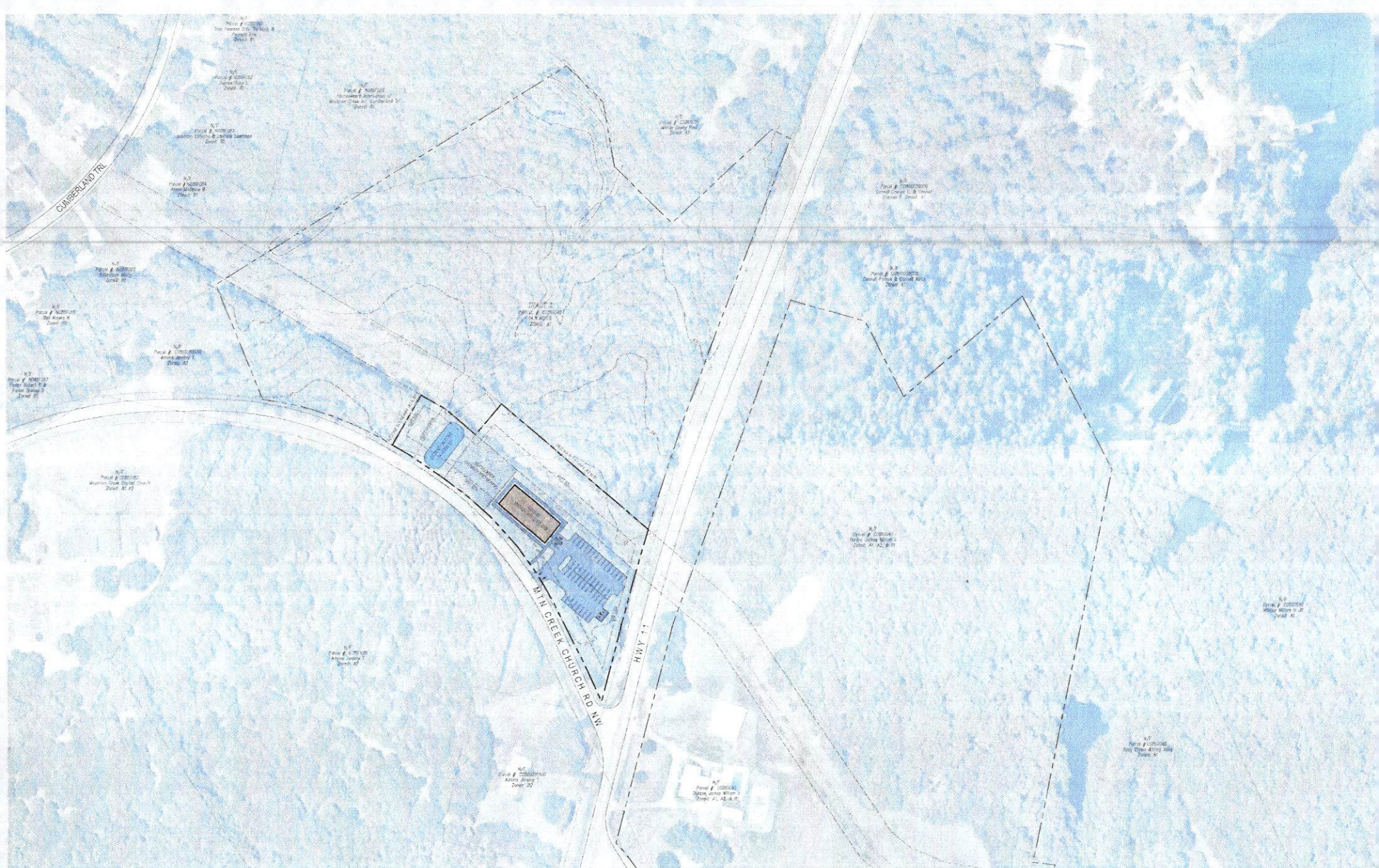
Project Info:  
Motivate Martial Arts  
2569 Highway 11 NW  
Monroe, Georgia  
County

Sheet Issue: 01/24/25 Project No: 22-002

Firm Info:  
**Planners+  
Engineers**  
SPG Planners + Engineers  
1705 Electric Avenue, STE 300  
Wakarusa, GA 30077  
770.769.9638  
www.spg.com

Sheet Title:  
Cover

RZ-00





OWNER		LOT COVERAGE - ALLOWED 75.0%			
BUSH JAMES WILLIAM II 2200 Highway 17 NW Mooresville, Georgia 28055 CONTACT: Bush James William I 770.578.2353		DECK/AC	DRIVEWAY/AC	PROPOSED/AC	PERMITTED/AC
POOLING	1.3R	2	1.14AC	2	9,200 SF
PARKING LOT	1.3R	3	2.45AC	3	17,200 SF
SPECIAL	1.3R	5	0.15AC	5	1,200 SF
TOTAL AREAS	1.05AC	8 SF	0.99AC	8 SF	26,500 SF
COVERAGE %			75.0%		

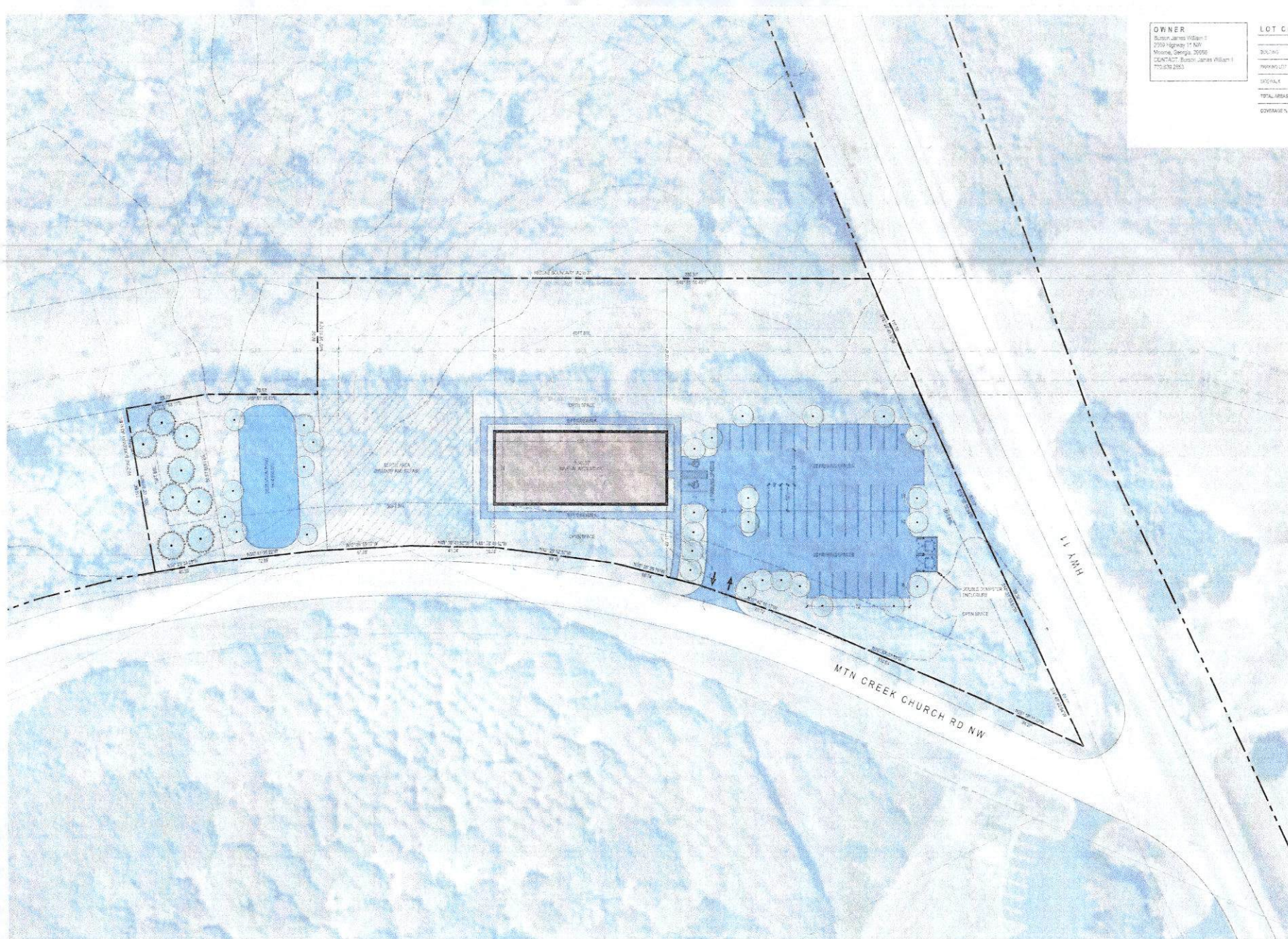
PARKING		
	REQUIRED	PROVIDED
INITIAL ARTS STUDIO (HEALTH CLUB)	8.3 SPACES	8.3 SPACES
ADA SPACES	2	2
TOTAL	10.3 SPACES	10.3 SPACES

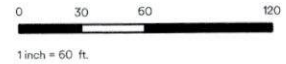
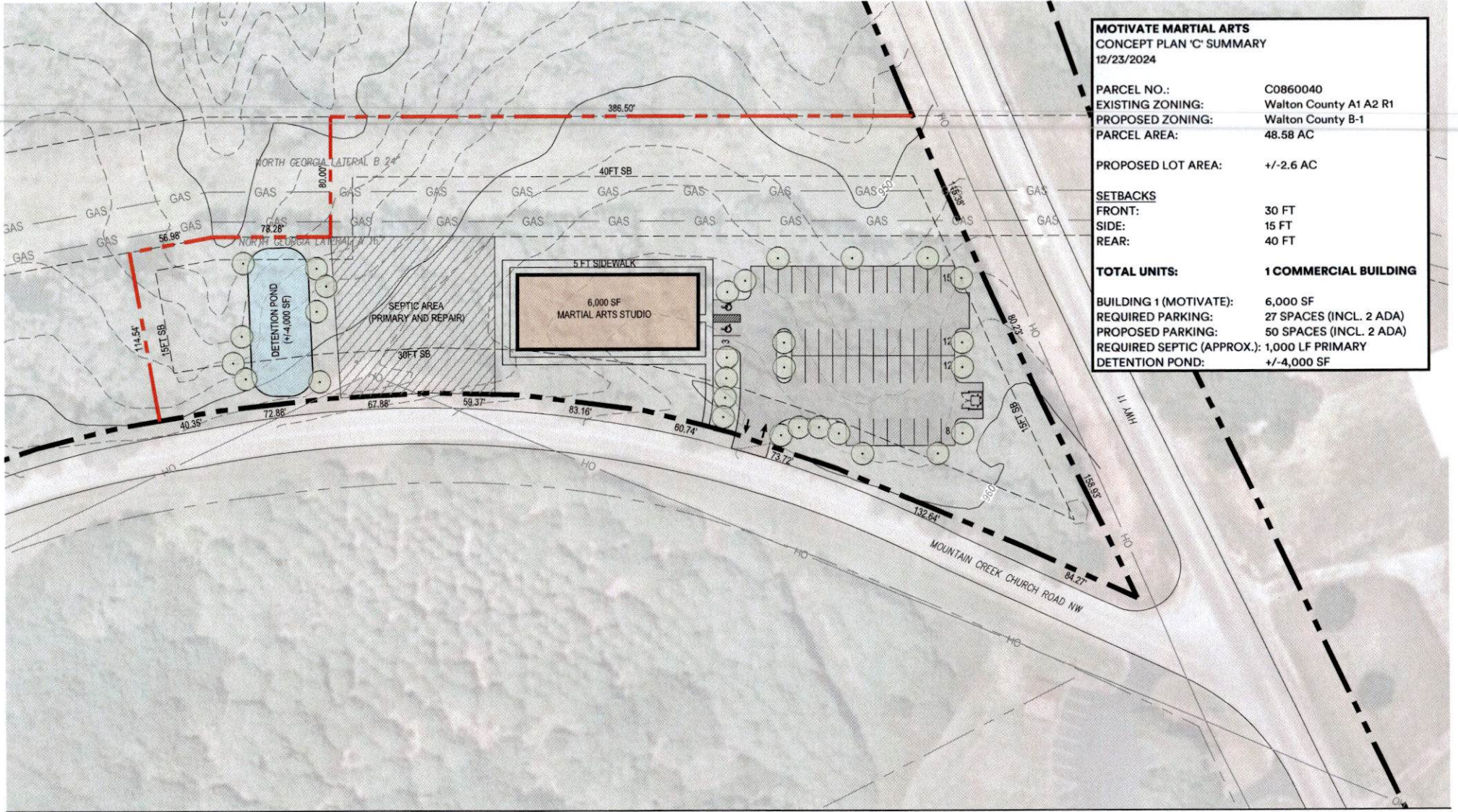
UTILITY DATA	
WATER SUPPLY	MULTICOUNTY
SEWERAGE DISPOSAL	PRIVATE
SEWER WASTE	PRIVATE CONTRACT
POWER/UTILITIES	ALL UTILITIES ARE TO BE INSTALLED UNDER DRIVEWAY. UTILITIES SHALL BE COORDINATED WITH DESIGNATED AGENCIES.

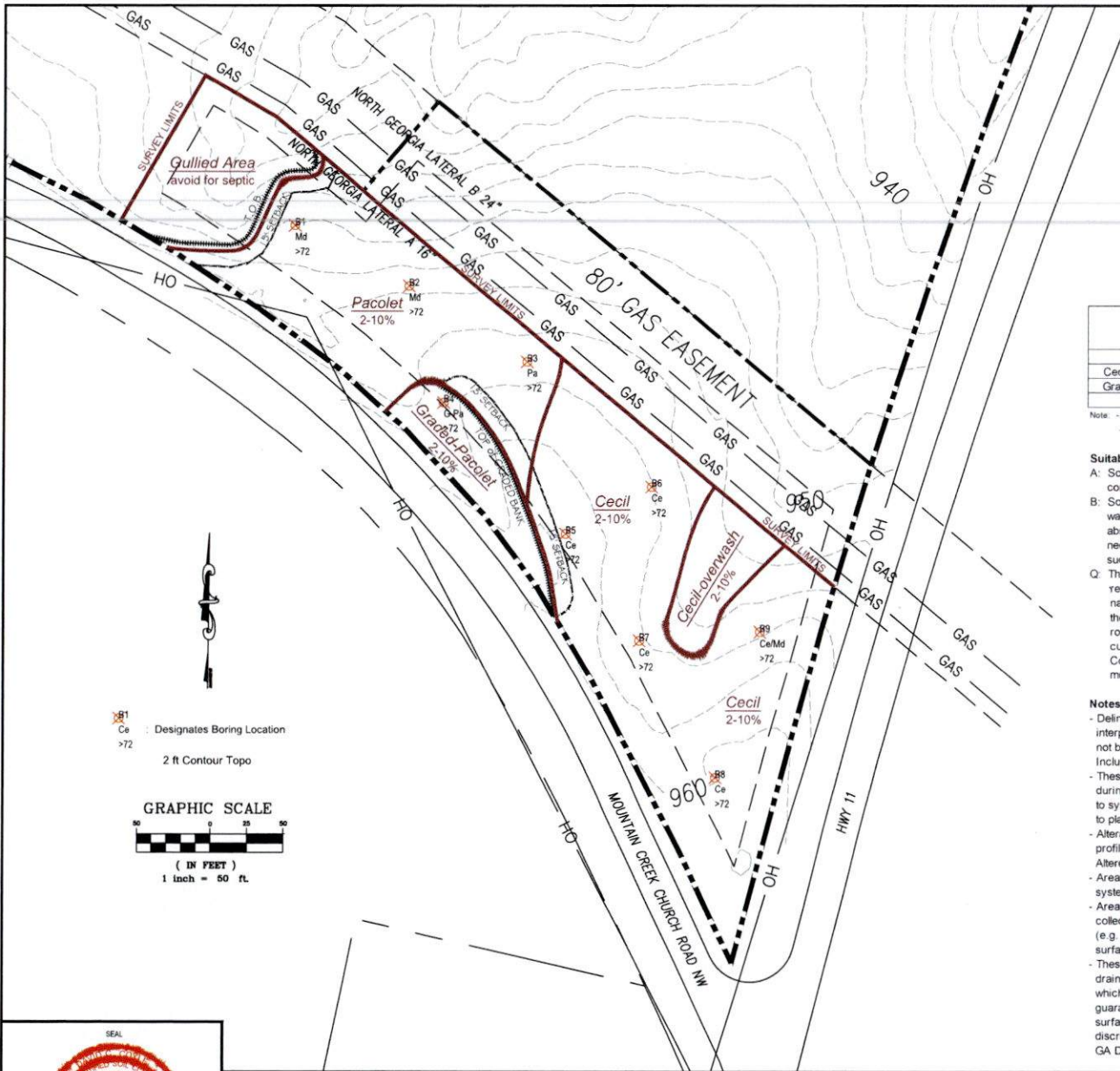
PROJECT INFORMATION	
ADDRESS	2200 HIGHWAY 17 NW
PARCEL NUMBER	0080660
AREAS	2.9 AC
EXISTING ZONING	A2
PROPOSED ZONING	B1
PROPOSED USE	USPAC
PROPOSED USE	COMMERCIAL

- FLOOD FLOOD:** NO FLOODING THIS SITE WITHIN A FLOODPLAIN ACCORDING TO FLOOD MAP NUMBER 13050004010001. THERE ARE NO ENVIRONMENTAL AGENCIES WITH JURISDICTION OVER THIS SITE.
- SHADE:** NO SHADES PROPOSED AT THIS TIME. A SHADING SYSTEM WILL BE REQUIRED FOR SIGN.
- BOUNDARY:** BOUNDARY AND ADJACENT PLOT USE SHALL BE INDICATED BY PLATS AND USGS AERIAL PHOTOGRAPHS ONLINE.
- DEVELOPER:** DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL, STATE AND FEDERAL AGENCIES.
- PARKING:** THE DEVELOPER SHALL PROVIDE A SINGLE PHASE SIGNAGE PLAN APPROVED BY ALL REGULATORY AGENCIES AFTER OBTAINING ALL NECESSARY PERMITS.

NOTES:  
 REFERENCE ARTICLES 4, 20.01.01, 20.01.02, 20.01.03, 20.01.04, 20.01.05, 20.01.06, 20.01.07, 20.01.08, 20.01.09, 20.01.10, 20.01.11, 20.01.12, 20.01.13, 20.01.14, 20.01.15, 20.01.16, 20.01.17, 20.01.18, 20.01.19, 20.01.20, 20.01.21, 20.01.22, 20.01.23, 20.01.24, 20.01.25, 20.01.26, 20.01.27, 20.01.28, 20.01.29, 20.01.30, 20.01.31, 20.01.32, 20.01.33, 20.01.34, 20.01.35, 20.01.36, 20.01.37, 20.01.38, 20.01.39, 20.01.40, 20.01.41, 20.01.42, 20.01.43, 20.01.44, 20.01.45, 20.01.46, 20.01.47, 20.01.48, 20.01.49, 20.01.50, 20.01.51, 20.01.52, 20.01.53, 20.01.54, 20.01.55, 20.01.56, 20.01.57, 20.01.58, 20.01.59, 20.01.60, 20.01.61, 20.01.62, 20.01.63, 20.01.64, 20.01.65, 20.01.66, 20.01.67, 20.01.68, 20.01.69, 20.01.70, 20.01.71, 20.01.72, 20.01.73, 20.01.74, 20.01.75, 20.01.76, 20.01.77, 20.01.78, 20.01.79, 20.01.80, 20.01.81, 20.01.82, 20.01.83, 20.01.84, 20.01.85, 20.01.86, 20.01.87, 20.01.88, 20.01.89, 20.01.90, 20.01.91, 20.01.92, 20.01.93, 20.01.94, 20.01.95, 20.01.96, 20.01.97, 20.01.98, 20.01.99, 20.01.100.







**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

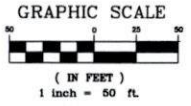
**Suitability Codes:**

- 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.

⊗<sup>B1</sup> Designates Boring Location  
 Ce  
 >72  
 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**

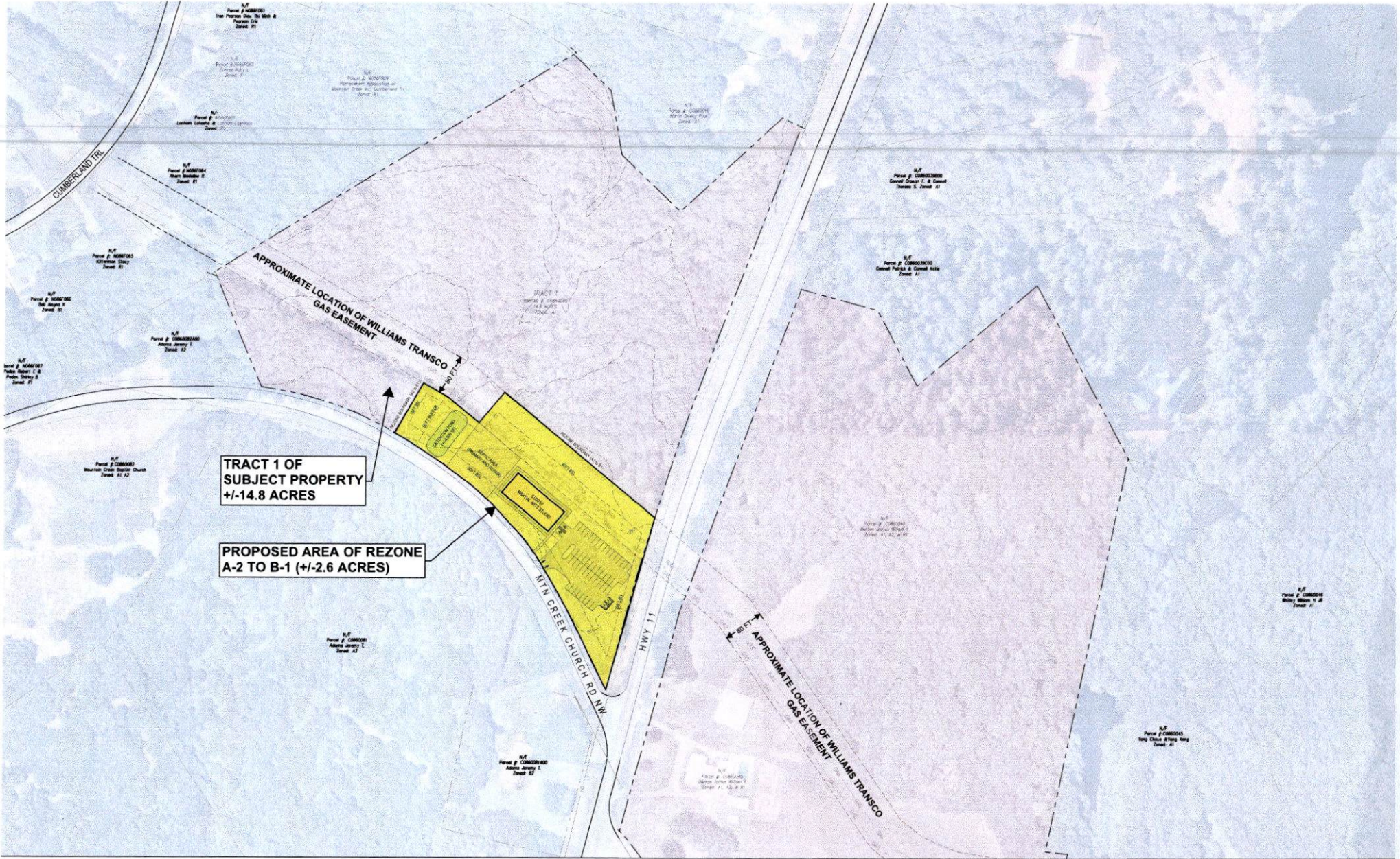
**LEVEL III SOIL SURVEY**  
 for permitting of on-site wastewater systems

REVIS.	DATE	DESCRIPTION

PO BOX 1746 WATKINSVILLE, GEORGIA 30677

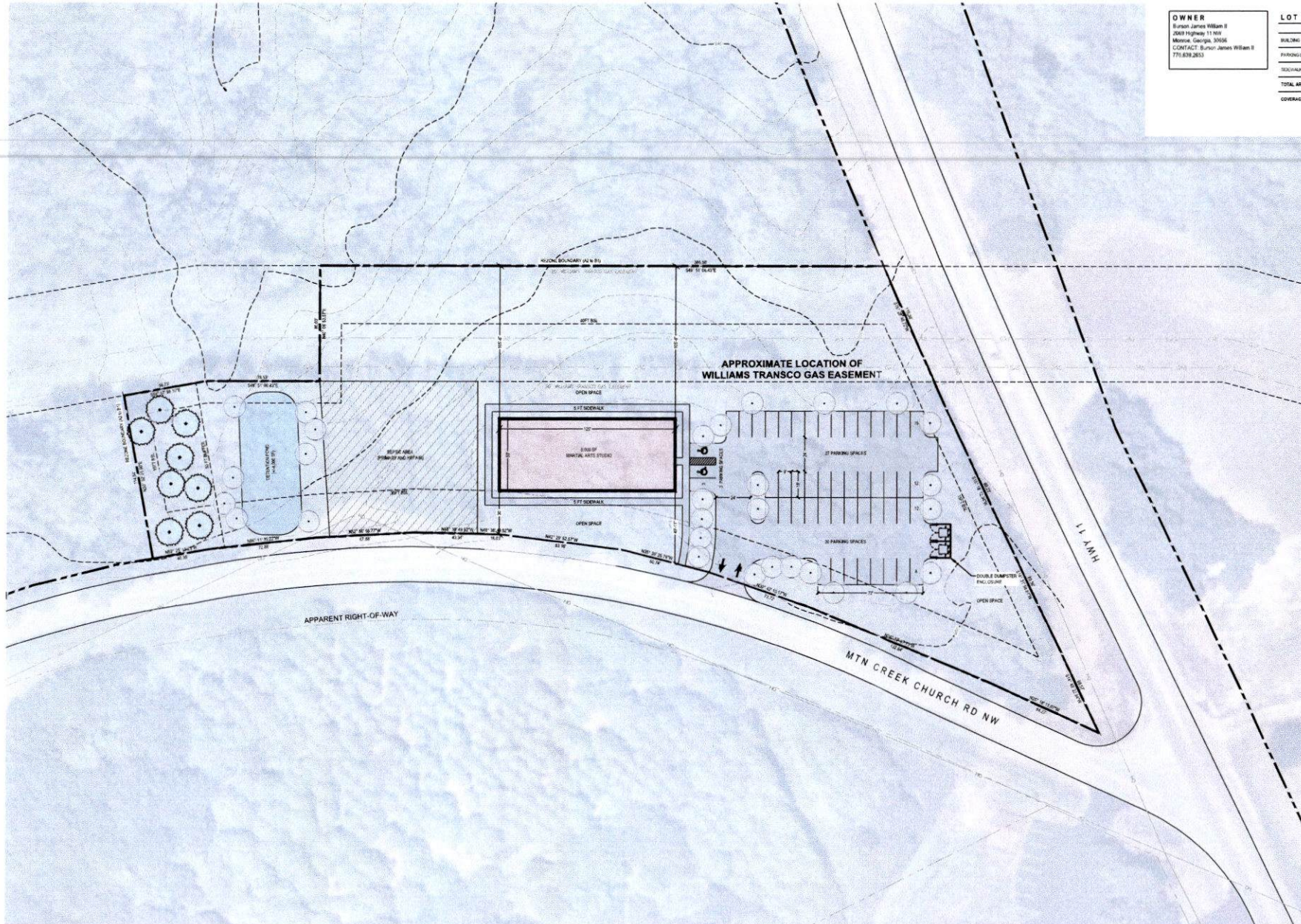
786.714.8278 - service@solumsoilsandwater.com

**GENERAL NOTES:**  
**ALL RIGHTS RESERVED**  
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**BASE MAP SOURCE**  
 Base map (boundary and topo) provided by SPG Planners + Engineers (Watkinsville, GA). Borings and features located with submeter GPS receiver.



TRACT 1 OF  
SUBJECT PROPERTY  
+/-14.8 ACRES

PROPOSED AREA OF REZONE  
A-2 TO B-1 (+/-2.6 ACRES)



**OWNER**  
 Gordon James Wilman II  
 2609 Highway 11 NW  
 Marietta, Georgia 30066  
 CONTACT: Buford James Wilman II  
 770.859.2653

**LOT COVERAGE - ALLOWED 75.5%**

	EXISTING AC	EXISTING SF	PROPOSED AC	PROPOSED SF
BUILDING	0.00	0	0.54	4,696 SF
PARKING LOT	0.00	0	1,460	17,394 SF
ROADWAY	0.00	0	0.06	2,230 SF
<b>TOTAL AREAS</b>	<b>0.00 AC</b>	<b>0 SF</b>	<b>1.60 AC</b>	<b>24,320 SF</b>
<b>COVERAGE %</b>	<b>0%</b>		<b>22.7%</b>	

**PARKING**

	REQUIRED (A3 PER 1,000 SF) HEALTH CLUB	PROVIDED (A3 PER 1,000 SF)
MANUAL WASTE STATION HEALTH CLUB	27 SPACES	27 SPACES
ADA SPACES	2	2
<b>TOTAL</b>	<b>27 SPACES (A3)</b>	<b>27 SPACES (A3)</b>

**UTILITY DATA**

UTILITY	WATER SUPPLY	WASTEWATER	SEWERAGE	STORMWATER	PRIVATE	CONTRACT
PROPOSED UTILITIES:						

ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND. UTILITIES WILL BE CONFORM WITH THE FOLLOWING STANDARDS:

**PROJECT INFORMATION**

ADDRESS	2609 HIGHWAY 11 NW
PARCEL NUMBER	COMING
ACREAGE	2.6 AC
EXISTING ZONING	A3
PROPOSED ZONING	B1
EXISTING USE	VACANT
PROPOSED USE	COMMERCIAL

**FEMA FLOOD**  
 NO FLOODING OF THIS SITE IS WITHIN A FLOOD HAZARD ZONE. TO THE BEST OF THE DESIGNER'S KNOWLEDGE AND BELIEF, THERE ARE NO ENVIRONMENTAL ISSUES OR ADJACENT TO THIS SITE.

**STORAGE**  
 NO STORAGE IS PROPOSED AT THIS TIME. A SEPARATE PLAN WILL BE SUBMITTED.

**ADJACENT PROPERTIES**  
 BOUNDARY AND INFORMATION FOR SITE SHOWN FROM RECORD PLATS AND GIS INFORMATION AVAILABLE ONLINE.

**PERMITS**  
 THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE. PERMITS FOR APPROVAL OF ALL REQUIRED PLANS AND PERMITS DETERMINED AS REQUIRED PER LOCAL REGULATIONS.

**NOTES**  
 REFERENCE ARTICLE 11.4, SECTION 4-110 NEIGHBORHOOD BUSINESS DEVELOPMENT IN THE MARIETTA COUNTY LAND DEVELOPMENT CODE FOR PERMITTED LAND USES AND DEVELOPMENT STANDARDS.