

## Planning and Development Department Case Information

Case Number: Z25-0055

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

Applicant:  
Ned Butler

P.O. Box 2655

Loganville, Georgia 30052

Owner:

MFT Land Investments LLC

P.O. Box 2655

Loganville, Georgia 30052

Current Zoning: A1

Request: Request zoning from A1 to A1OSC for a 26 lot subdivision.

Address: Double Springs Road, Monroe, Georgia 30656

Map Number/Site Area: C0730043

Character Area: Conservation

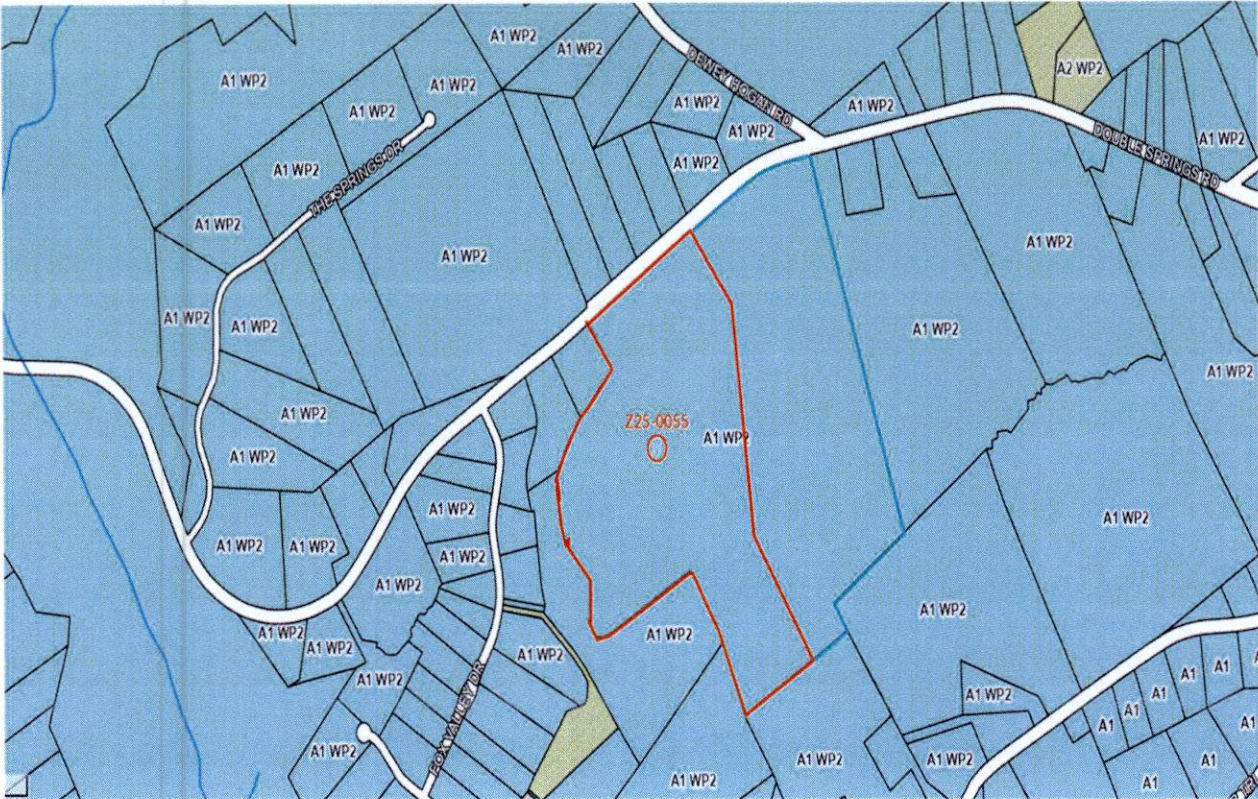
District 5 Commissioner-Jeremy Adams Planning Commission-Tim Hinton

Existing Site Conditions: Property consists of 54.786 and is vacant land.

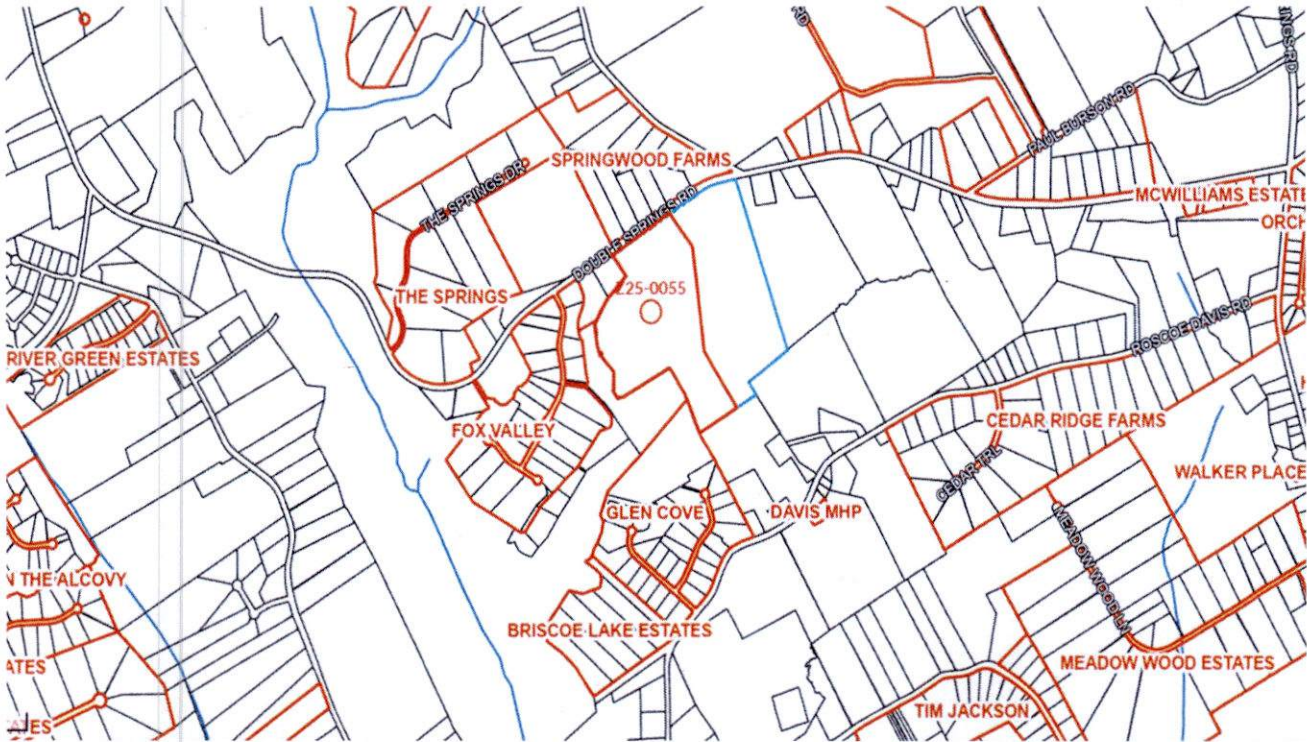




The surrounding properties are zoned A1.

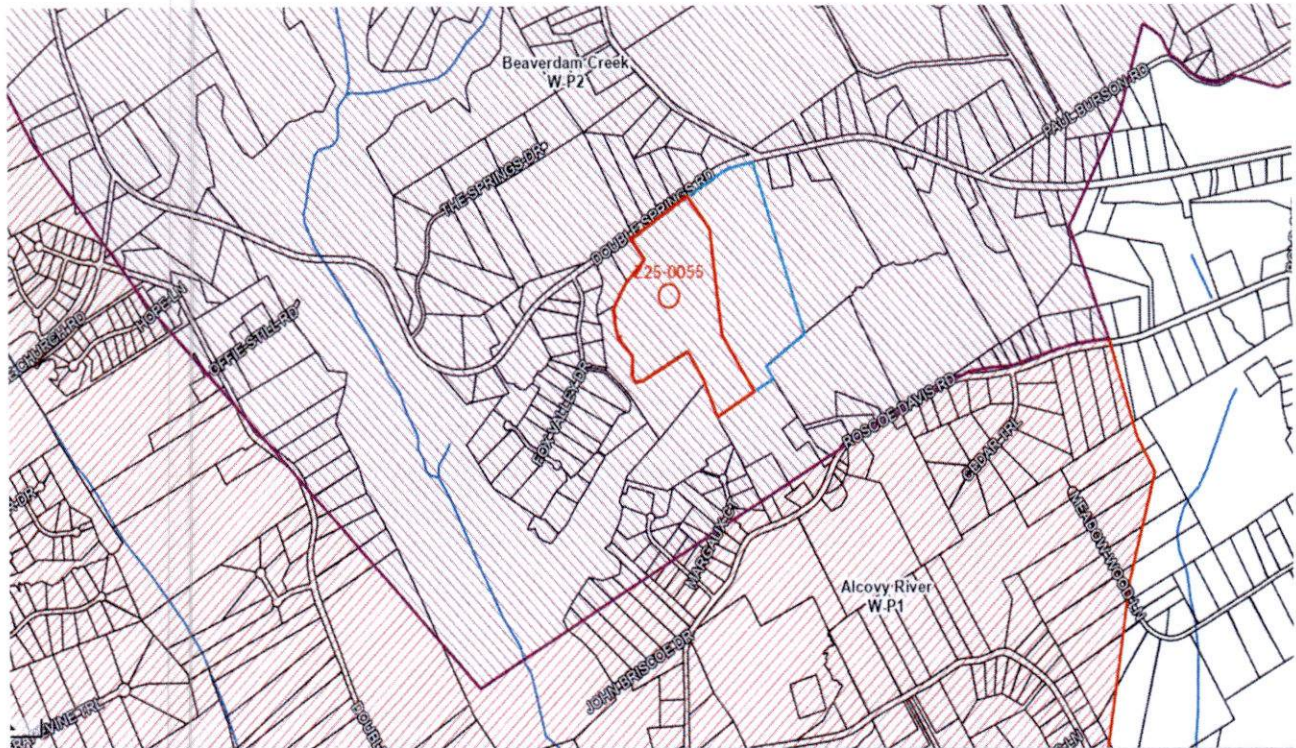


Subdivisions surrounding property:

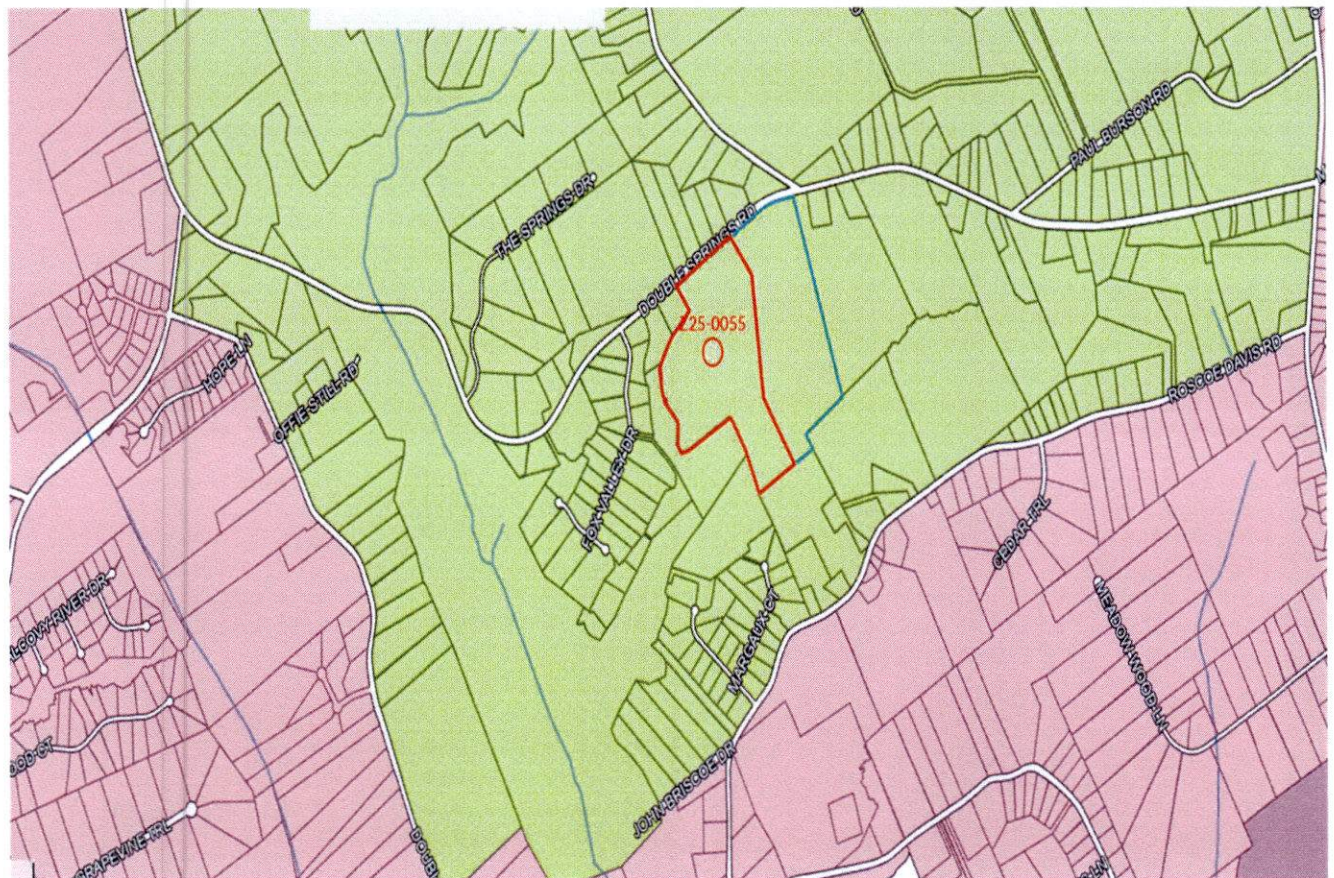




The property is in the Beaverdam Creek Watershed.



The Future Land Use Map for this property is Conservation.





**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works has no issue with approval of the proposed plan design submitted.

**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 medial response.

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

**DOT Comments:** Will not require coordination with Georgia DOT.

**City of Monroe:** The county will need to enforce the proper setbacks for those rear lots. It drains to creek that feeds the small lake before entering the city reservoir. Careful attention should also be paid to the septic drain fields in context to those lots that are nearest the creek.

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

1. **Z25-0055- Rezone 54.786 acres from A1 to A1OSC for a residential subdivision- Applicant: Ned Butler/Owner: MFT Land Investments LLC-Property located on Double Springs Rd/Map/Parcel C0730043-District 5.**

**Presentation:** Ned Butler whose address is 574 Conyers Road represented the case. He is a representative for MFT Land Investments. This property is 92 acres, but they are going to have a 36-acre tract and a 54-acre tract, and they are asking to develop a 26-lot subdivision. They are requesting an A1 OSC overlay which will be 1 acre lots. The gray area on the site plan is open space and it is around the entire project. The county requires 13 acres of open space, but they will be providing 22 acres of open space. They will be providing normal products with houses being 1,800 sq. ft. for one story homes and 2,000 sq. ft. for two story.

**Speaking:** Lea Cornelius who lives at 2530 Dewey Hogan Road spoke. She is concerned about the distance of this subdivision to her home. Tim Hinton asked what the distance is, and it was stated about a ¼ mile. She said she has horses and other farm animals in the area, and they can't handle 50 or more cars on the road. The road is already congested, and she was a victim of a home invasion during the day. She is concerned about more crime in the area, and she does not want this to be another Gwinnett.

Lou Hall, who lives at 563 Roscoe Drive, spoke. Her property is on the back side of this property. She said she is afraid with the subdivision that there will be an overflow of children and the children thinking that her backyard is their playground. She stated that there is also wildlife on the property and the construction will interfere with the wildlife.

**Rebuttal:** Ned Butler said as he said before that the large gray area on the site plan is open space and it also shows it at Roscoe Davis Road. There are wetlands and it will take a long time for children to go back to the creek. They are doing 1 lot for every 2 acres, and this is not what you see in Gwinnett. They are having smaller lots to give extra green space.

Tim Hinton said the OSC zoning's purpose is the density of the land and what it creates is open space and whole creeks will be there. This is the best thing that has been

developed, and he feels that this is a great use of the property which is 1 home to every 2 acres.

**Recommendation:** Tim Hinton made a motion to recommend approval and was seconded by Wesley Sisk. The Motion carried unanimously.

**Rezone Application # 225-0055**  
**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** C0730043

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Reliant Homes GA LLC

MFT Land Investments LLC

PO Box 2655

PO Box 2655

Loganville, GA 30052

Loganville, GA 30052

E-mail address: nbutler@relianthomes.com (If more than one owner, attach Exhibit "A")

Phone # 678-373-0536

Phone # 678-373-0536

Location: Double Springs Road Requested Zoning A1 OSC WP2 Acreage 54.786

Existing Use of Property: Vacant land

Existing Structures: None

The purpose of this rezone is \_\_\_\_\_

Request rezone to develop a 26 lot OSC subdivision.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Department 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 \_\_\_\_\_

Date 1-31-2025

Fee Paid \$ 550.00

**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 A1 South A1  
 East A1 West A1

Comprehensive Land Use: Conservation **DRI Required?** Y \_\_\_\_\_ N ✓

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

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

**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: MFT Land Investments LLC

Address: PO Box 2655 Loganville GA 30052

Telephone: 678-373-0536

Location of Property: Double Springs Road

Map/Parcel Number: C0730043

Current Zoning: A1 WP2 Requested Zoning: R1 WP2

  
\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Ned Butler

Print Name: \_\_\_\_\_

PO Box 2655

Address: Loganville GA 30052

Address: \_\_\_\_\_

Phone #: 678-373-0536

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.

  
\_\_\_\_\_  
Notary Public

4/31/2025  
\_\_\_\_\_  
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;**  
A1 subdivisions to the South and West along with  
a few large tracts, to the East are large tracts,  
North are A1 properties ranging from 2 acres up  
to large tracts
  
2. **The extent to which property values are diminished by the particular zoning restrictions;**  
Property values are not anticipated to be  
diminished by the proposed zoning.
  
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 proposed zoning will provide additional  
housing for the local area with no anticipated  
destruction of surrounding property values.
  
4. **The relative gain to the public, as compared to the hardship imposed upon the individual property owner;**  
The proposed zoning will provide additional  
housing and tax basis to the public.

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

The proposed use is for a residential use that coincides with the surrounding uses. The proposed use also follows along with the Land Use Map of a Conservation character.

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 property has been owned by the owner and vacant since August 2024. The property appears have been vacant for many years.



# RIH

January 31, 2025

Walton County Planning Department  
Attention: Charna Parker  
126 Court St.  
Monroe, GA 30655

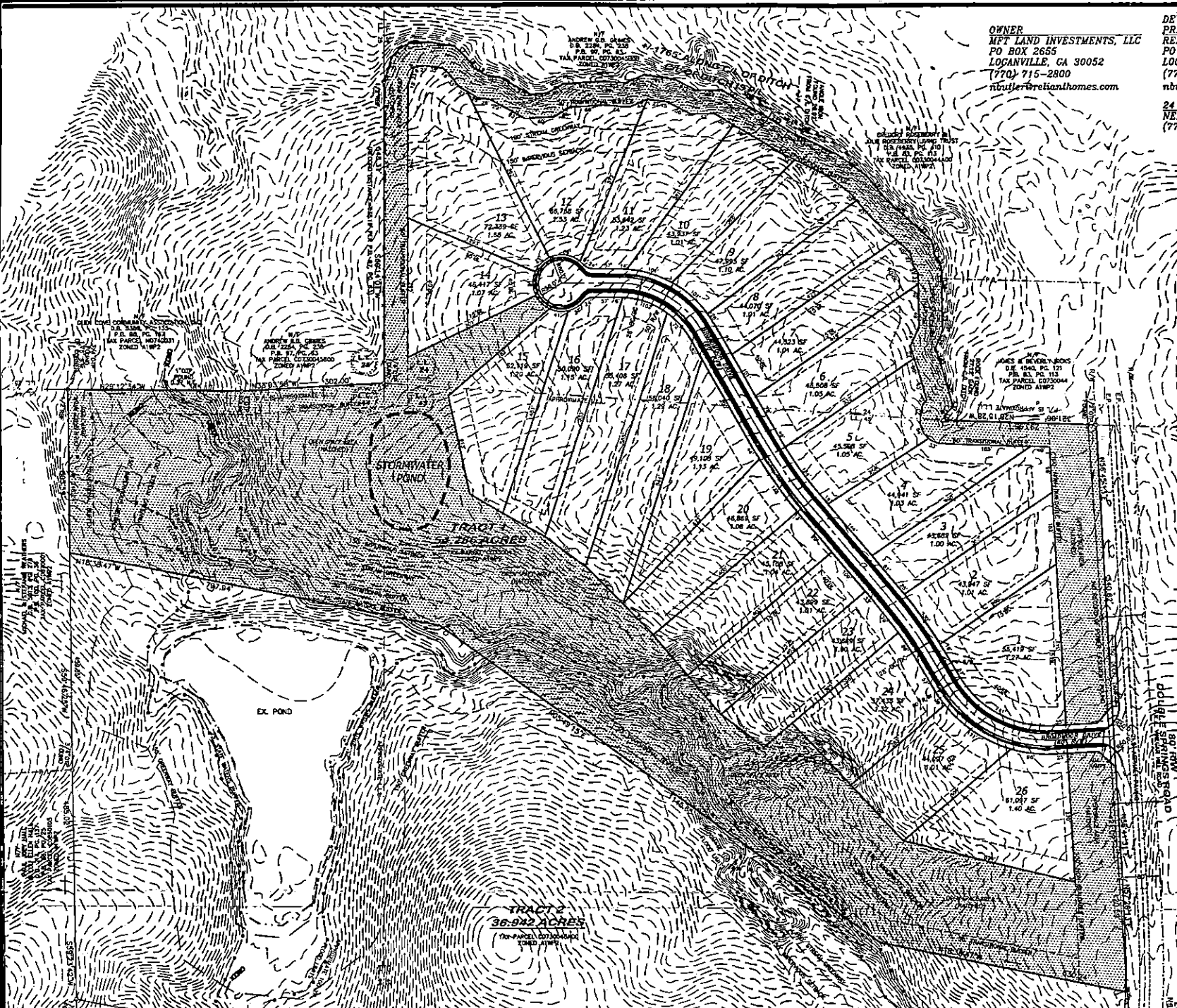
Mrs. Parker,

Reliant Homes GA, LLC is requesting a rezone of parcel numbers C0730043 located on Double Springs Road in Monroe, GA Walton County. The request is to rezone the 54.786 acres to A1-OSC WP2 from A1 WP2 for development of a 26 lot subdivision.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler' with a small 'VP' monogram at the end.

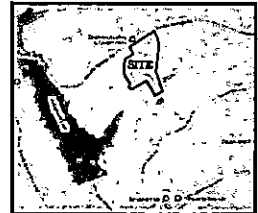
Ned Butler  
Vice President  
Reliant Homes GA, LLC



**OWNER**  
**MPT LAND INVESTMENTS, LLC**  
 PO BOX 2655  
 LOGANVILLE, GA 30052  
 (770) 715-2800  
 nbutter@relianthomes.com

**DEVELOPER**  
**PRIMARY PERMITEE**  
**RELIANT HOMES CA, LLC**  
 PO BOX 2655  
 LOGANVILLE, GA 30052  
 (770) 715-2800  
 nbutter@relianthomes.com

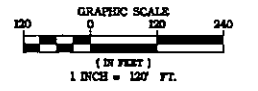
**24 HOUR CONTACT**  
**NED BUTLER**  
 (770) 715-2800



**VICINITY MAP N.T.S.**  
 THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.8439 NORTH, -83.7824 WEST.



**FLOOD MAP N.T.S.**  
 A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA, FIRM PANEL NO. 132870110F, EFFECTIVE DATE DECEMBER 15, 2002.



REFERENCE WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE ZONING: ARTICLE 4 SECTION 4-1-120 A1 BASE ZONING, & ARTICLE 4 SECTION 4-2-120 OSC SUBDIVISION.

**GENERAL SITE NOTES:**

1. SITE DESCRIBED LOCATED AT THE CORNER OF DOUBLE SPUR RD. NEAR THE INTERSECTION WITH DEWEY HOGAN ROAD, IN WALTON COUNTY, GEORGIA.
2. TOTAL SITE AREA IS = 54.786 AC.
3. PROJECT SITE ZONED A1 IN THE BEAVER DAM (NP-7) WATERFED OVERLAY. PROPOSED USE: RESIDENTIAL LOTS.
4. TOTAL LOTS PROPOSED = 26.  
 LOT DENSITY = 26 UNITS / 54.786 ACRES = 0.48 UNITS/AC.  
 PROPOSED USE: RESIDENTIAL LOTS
5. BUILDING SETBACKS IN A1 W/ OSC OVERLAY (NP-7):  
 FRONT = 10 FT  
 SIDE = 10 FT  
 REAR = 20 FT OR 10 FT AS REQUIRED BY THE L.O.O.  
 50' MIN. SIDEWALK BUFFER ALONG ADJACENT HIGHWAYS  
 30' MIN. SIDEWALK BUFFER ALONG ADJACENT LOTS (NOT IN THE DISTRICT)  
 TOTAL OPEN SPACE AREA PROPOSED IS 141.18 (2,533,34.39)
6. SMALLEST LOT SIZE SHOWN = 43,560 S.F.
7. MIN. LOT SIZE REQUIRED = 43,560 S.F.
8. MIN. HOUSE SIZE = 1,800 S.F. FOR 1 STORY & 2,000 S.F. FOR 2 STORY
9. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM NEIPE SUBDIVISION PLAT PREPARED BY HORTONLAND SURVEYING, LLC DATED 01/23/2003.
10. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM ROMA CA ONE DEED FOR WALTON COUNTY, GEORGIA.
11. THE NATIONAL WETLANDS INVENTORY MAP WAS CONSULTED AND THERE ARE NO WETLANDS IDENTIFIED ON SITE.
12. DEVELOPER: RELIANT HOMES CA, LLC  
 LOGANVILLE, GEORGIA 30052  
 PHONE: (770) 715-2800  
 24 HR. CONTACT: NED BUTLER
13. SURVEYOR: NORTHEAST LAND SURVEYING, INC.  
 1000 W. 10TH ST.  
 BRASHELTON, GA 30017  
 PHONE: (770) 486-7720  
 SURVEY CONTACT: ROBIN GARDNER
14. ENGINEER: DAY DESIGN GROUP, INC.  
 1000 8TH ST. SW  
 ATLANTA, GEORGIA 30318  
 ENGINEER CONTACT: CHA M. DAY, P.E.
15. SEPTIC SYSTEMS SHALL BE PROVIDED FOR EACH LOT ON AN INDIVIDUAL LOT BY LOT BASIS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE SEPTIC DESIGN APPROVAL SYSTEM PER THE WALTON COUNTY HEALTH DEPARTMENT'S REGULATIONS.

**THIS PLAT IS NOT FOR FINAL RECORDING**  
**\*ALL INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL BY THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS\***

PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL HAVING BEEN FULFILLED, THIS OSC CONCEPT PLAN HAS BEEN APPROVED. THE FINAL PLAT MUST BE RECORDED ON A DEVELOPMENT PERMIT MUST BE ISSUED WITHIN 6 MONTHS OF THE APPROVAL BY THE OSC CONCEPT PLAN OR THE APPROVAL WILL EXPIRE AND BE NULL AND VOID.

DIRECTOR: WALTON COUNTY PLANNING & DEVELOPMENT DATE: \_\_\_\_\_

**GEORGETOWN**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 SITE PLANNING  
 1000 8TH ST. SW  
 ATLANTA, GA 30318  
 (770) 271-4874  
 (770) 281-8858 Fax

**DAY DESIGN GROUP, INC.**  
 1000 8TH ST. SW  
 ATLANTA, GA 30318  
 (770) 271-4874  
 (770) 281-8858 Fax

**RELIA**

**BROADMOOR SUBDIVISION**

CONCEPTUAL ZONING PLAN FOR BROADMOOR SUBDIVISION

DATE: 01/11/2023  
 DRAWN BY: JAM  
 JOB NO.: 24-1

SHEET 1