



## Planning and Development Department

### Case Information Z24050015

Meeting Dates: Planning Commission 07-11-2024  
Board of Commissioners 08-06-2024

Applicant/Owner:  
Joshua Thomas Parker  
1691 Dry Pond Road  
Monroe, Georgia 30656

Current Zoning: A1

Request: Rezone 3.99 acres from A1 to A2 to create a buildable lot.

Address: 1691 Dry Pond Road, Monroe, Georgia 30656

Map Number: C1200166

Character Area: Suburban

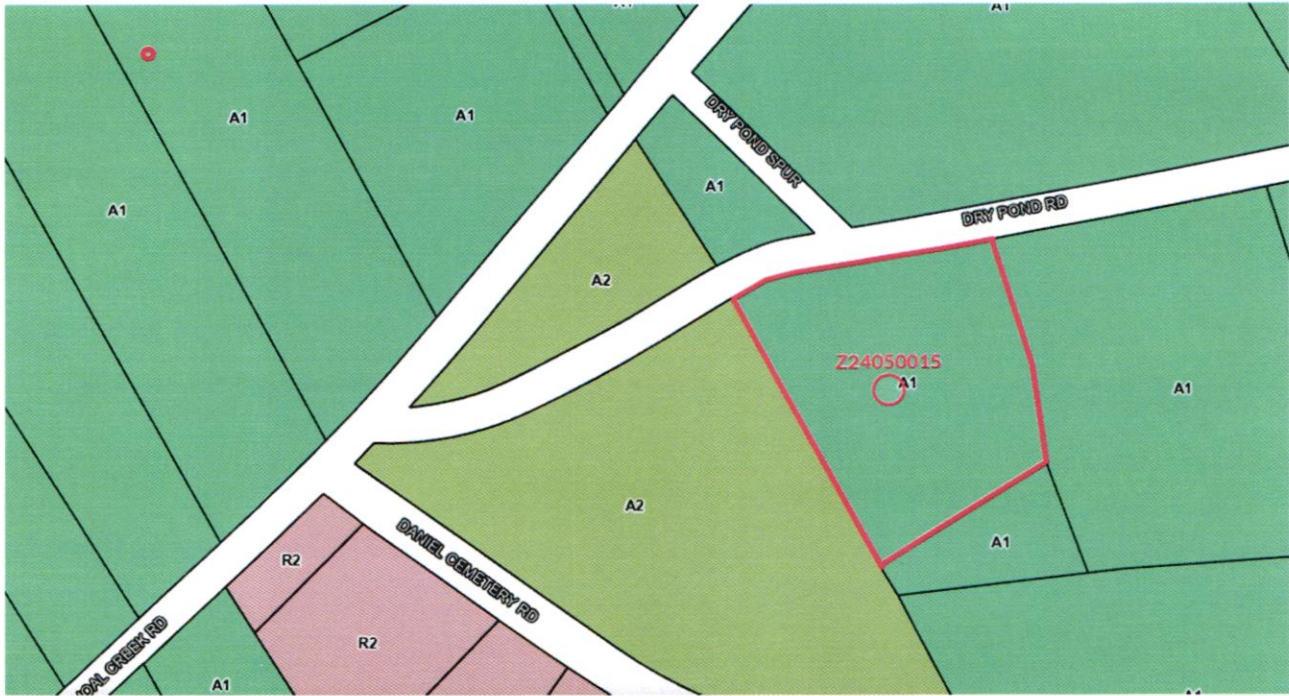
District 5: Commissioner–Jeremy Adams Planning Commission –Tim Hinton



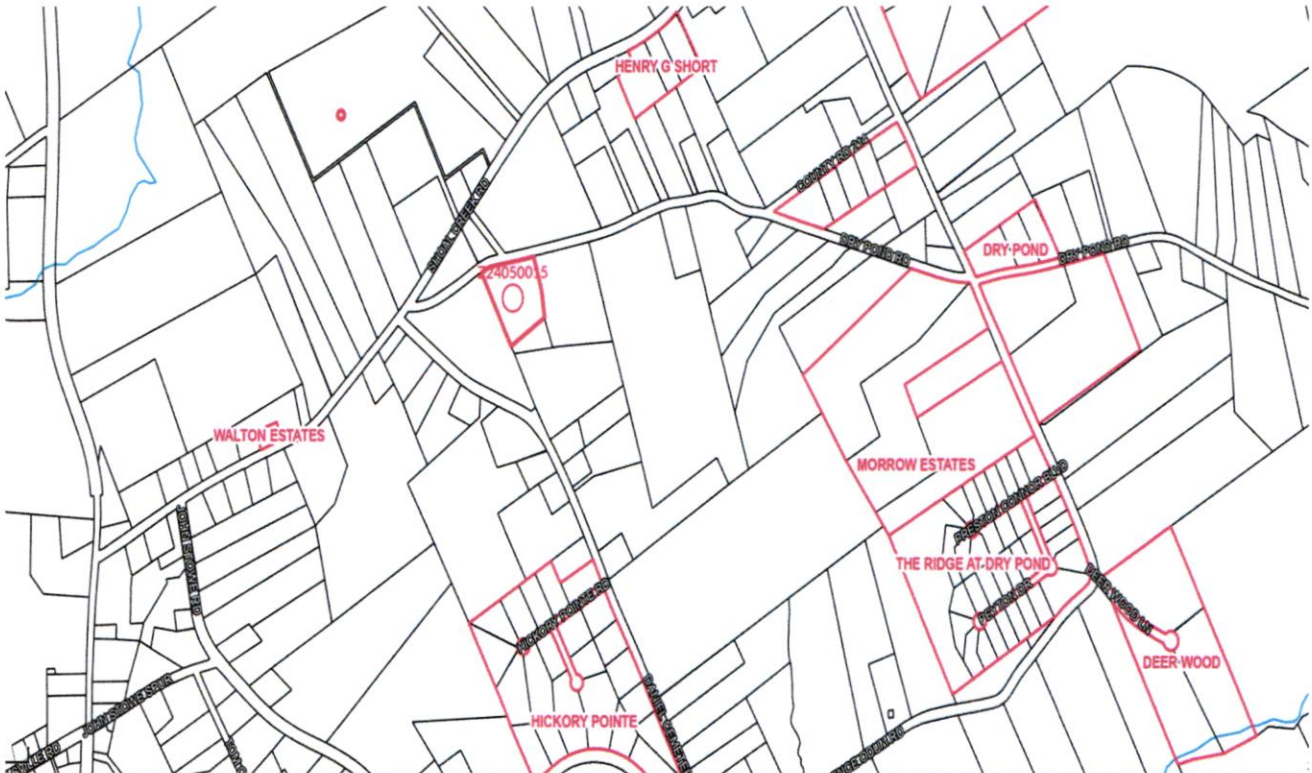


Existing Site Conditions: The property contains 3.99 acres which the owner would like to be able to divide to leave existing house with a minimum of 2 acres leaving the remaining 1.99 acres as a buildable lot.

The surrounding properties are zoned A1 and A2.

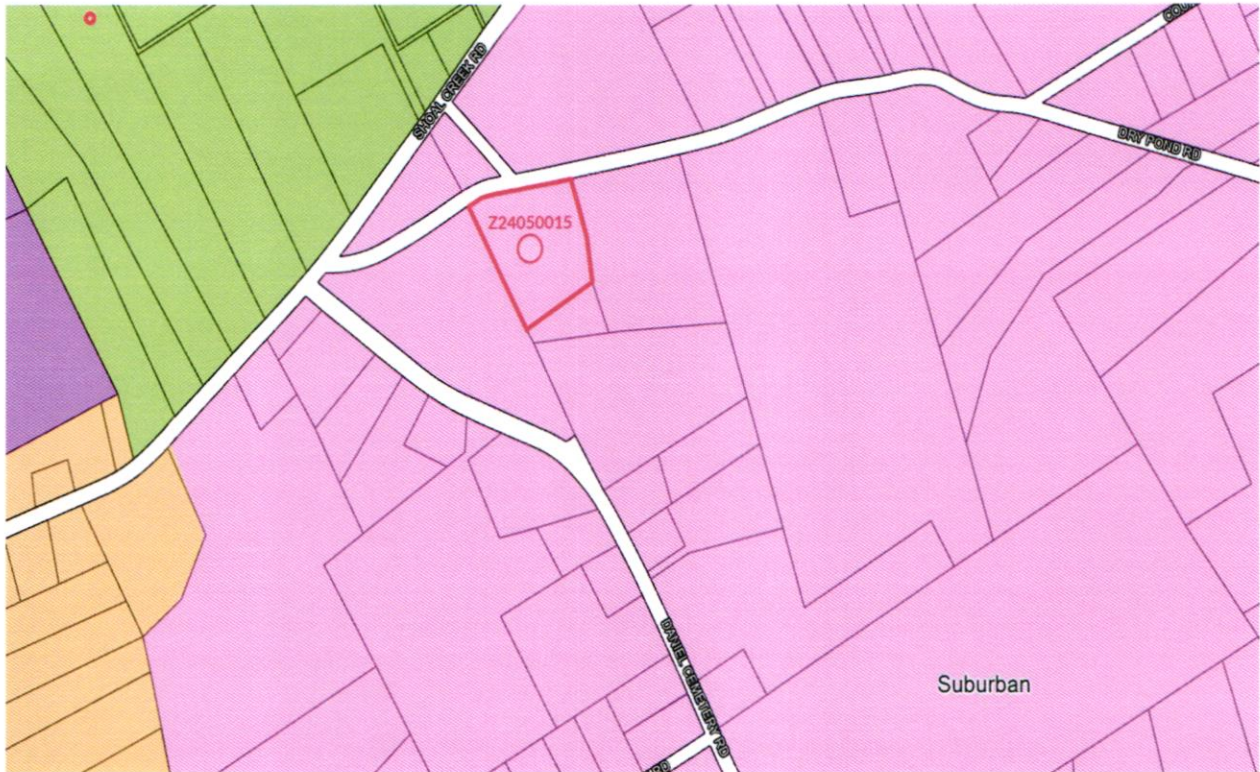


Subdivisions surrounding property:





The request complies with the Future Land Use Map for this property which is Suburban.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Dry Pond Road. (static pressure: 85 psi, Estimated fire flow available: 1,490 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comments or concerns.

Fire Department Review: No comments.

Board of Education: No comment received.

DOT Comments: Will not require GDOT coordination.

City of Monroe: No impact for the City of Monroe

PC Action 7/11/2024

Presentation: Dianne and Frank Kollig recently purchased the property from Joshua Parker, and they represented the rezone request along with Josh Thompson, a neighbor who was there in support. Ms. Kollig stated they purchased the property and were told they were just shy of having enough acreage to split the property for two lots. They would like to rezone to A2 so that the property can be split to allow for another building lot for their daughter. Tim Hinton asked what their daughters name was. Ms. Kollig stated her name is Megan Ross

Speaking: Josh Thompson has lived in this area for many years, and he is in full support of this request.

Recommendation: Tim Hinton made a motion to recommend approval of the request with the condition that only Megan Ross or the Kollig's could purchase a permit for this property. There was a second to the motion by Wesley Sisk. The motion carried unanimously.

**Rezone Application # Z24050015**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 7-11-2024 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 8-6-2024 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1200166

**Applicant Name/Address/Phone #**

Joshua T. Parker  
1691 Dry Pond Rd  
Monroe, GA 30656

**Property Owner Name/Address/Phone**

770-601-9599 Joshua Thomas Parker  
1691 Dry Pond Road  
Monroe, GA. 30656

E-mail address: joshparkercreatorhate@gmail.com (if more than one owner, attach Exhibit "A")

Phone # 770-601-9599

Phone # \_\_\_\_\_

Location: 1691 Dry Pond Rd Requested Zoning A2 Acreage 7.99

Existing Use of Property: Single Family Residence

Existing Structures: 1 single family home

The purpose of this rezone is to allow for a division of property into 2 lots.

Property is serviced by the following:

Public Water:  Provider: WCWD 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 5-24-24 Fee Paid \$ 250.00

**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 A2

Comprehensive Land Use: Suburban **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;

Single family homes boarder  
3 sides of the property all  
zoned A1 or A2

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;

None

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

It meets all A2 zoning requirements  
for potential division of lots.

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

N/A

