



## Planning and Development Department Case Information

Case Number: Z24020017

Meeting Dates: Planning Commission 04-11-2024 – Case continued to 05-02-2024  
Board of Commissioners 06-04-2024

Applicants/Owners:  
William & Gina Hockaday  
26 Social Circle Fairplay Road  
Social Circle, Georgia 30025

Current Zoning: A1

Request: Rezone 17.00 acres from A1 to A for cattle farm business.

Address: 26 Social Circle Fairplay Road/Social Circle Fairplay Road, Social Circle, Georgia 30025 & Pannell Road

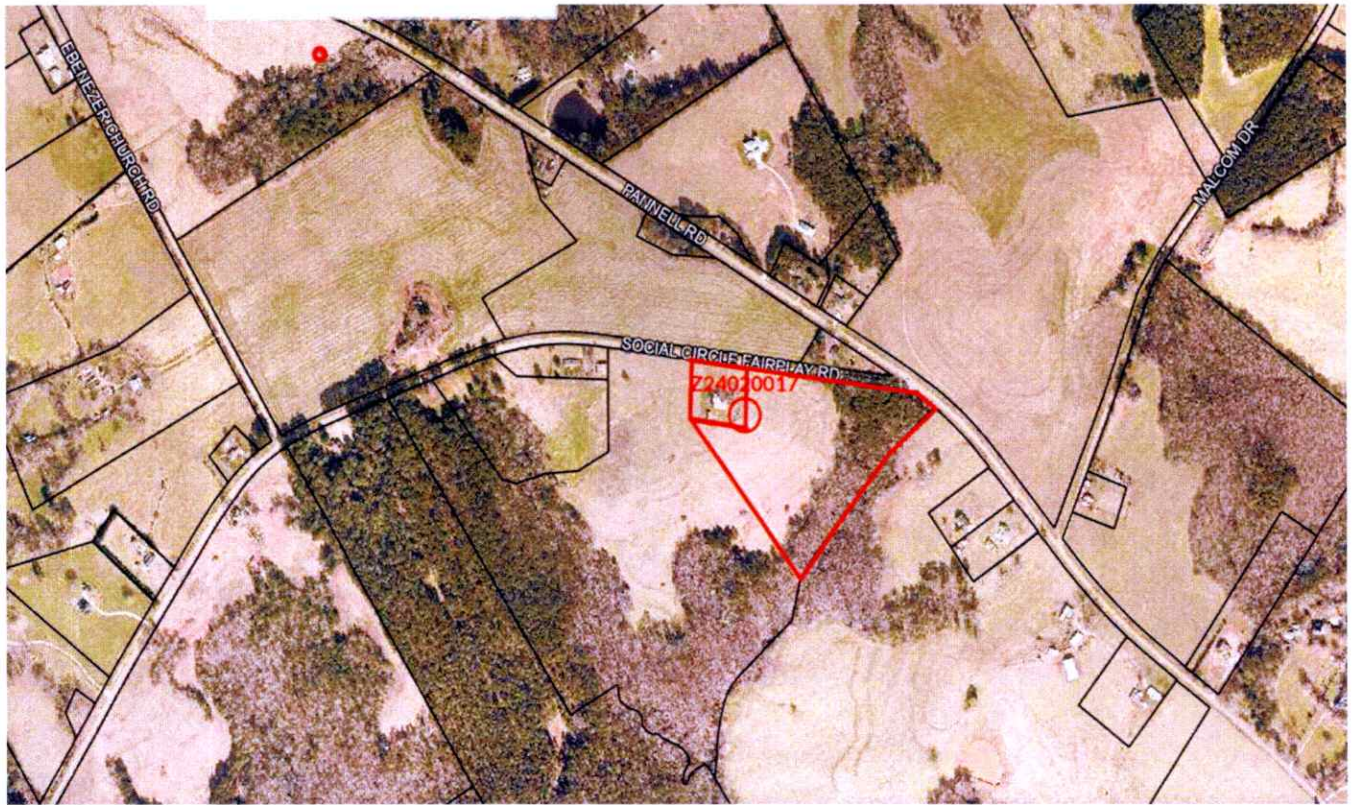
Map Number: C1850043 and C1850041A00

Site Area: 17.00 acres

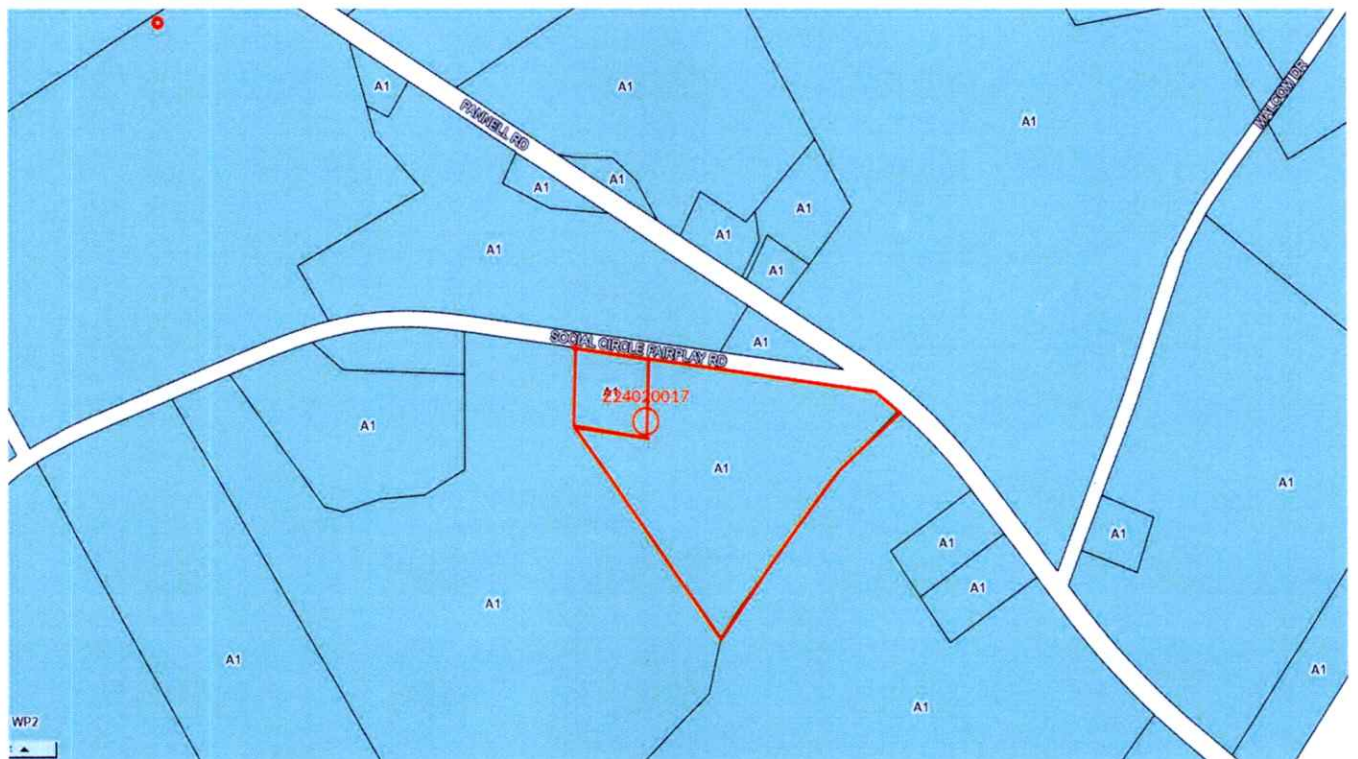
Character Area: Conservation

District 4: Commissioner–Lee Bradford      Planning Commission –Keith Prather

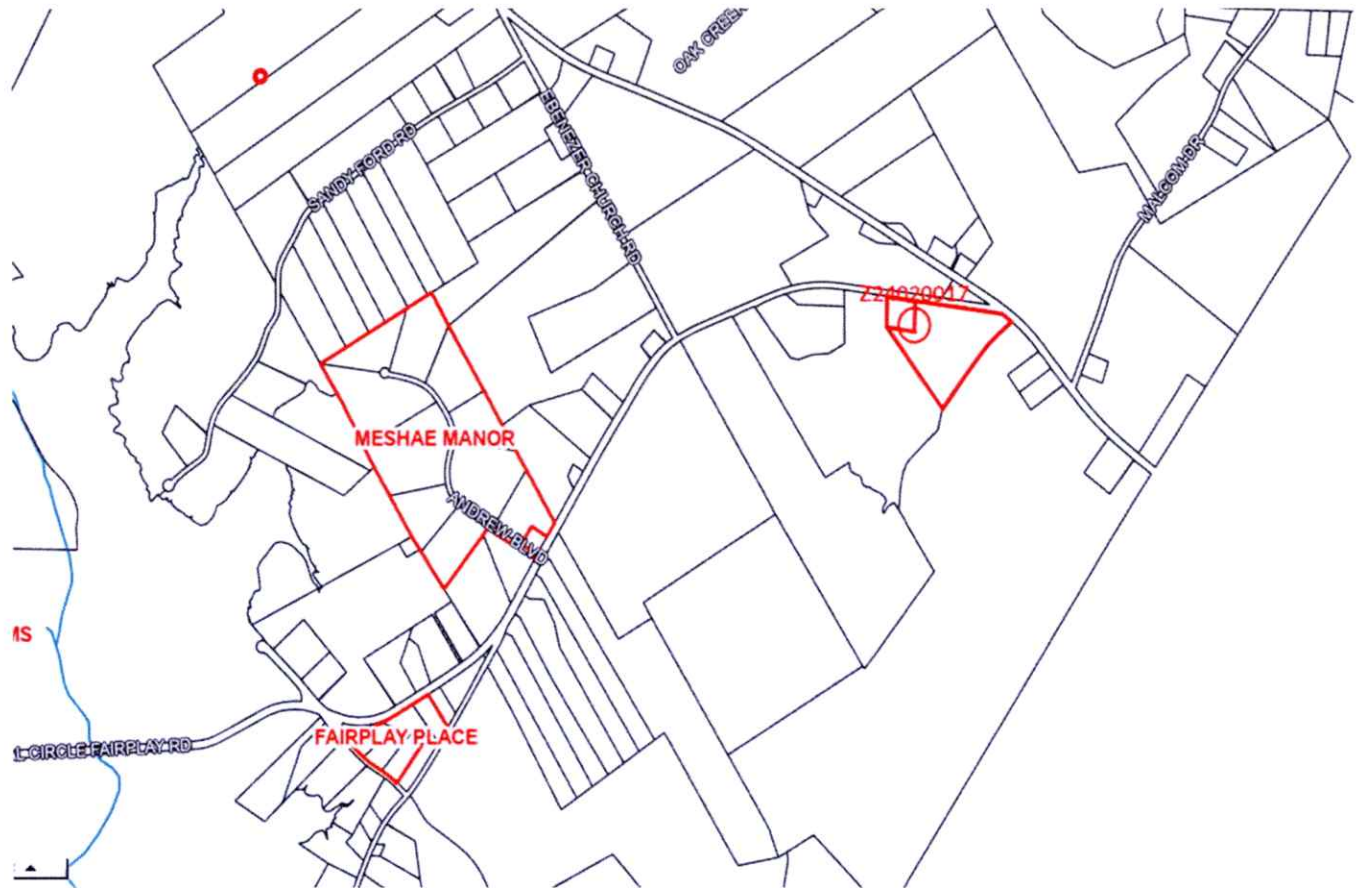
Existing Site Conditions: Property consists of 17.00 acres. 26 Social Circle Fairplay Road is 2.00 acres and Social Circle Fairplay Road is 15.00 acres.



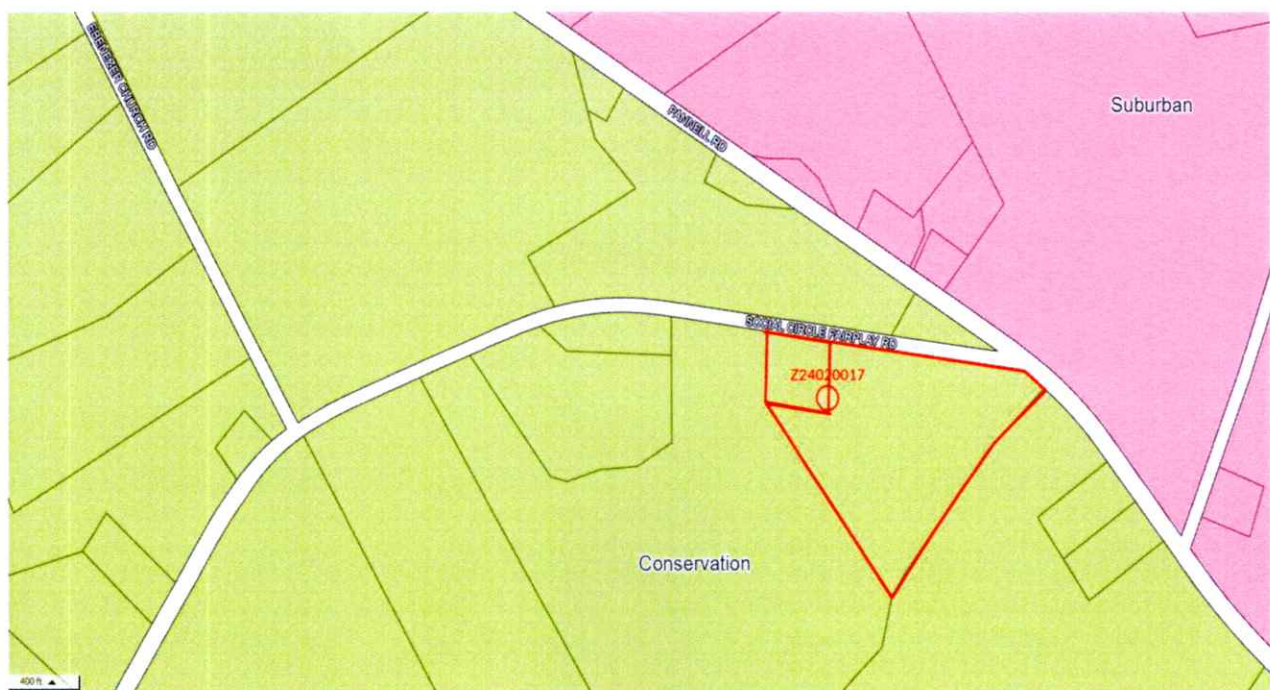
The surrounding properties are zoned A1.



Subdivisions surrounding property:



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 this request.

**Sheriffs' Department:** This request will not affect the Walton County Sheriff's Office.

**Water Authority:** This area is not currently served by the WCWD. Property is served by a well.

**Fire Marshal Review:** No comments at this time.

**Fire Department Review:** No comments at this time.

**Board of Education:** Will have no effect on the Walton County school system.

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

**City of Social Circle Police Department:** No comment

**CASE WAS SCHEDULED FOR 4/11/2024 BUT DUE TO NOT HAVING A QUORUM, THE CASE WAS RE-SCHEDULED FOR 5/2/2024.**

**PC ACTION 5/2/2024:**

**Z24020017-Rezone 17.00 acres from A1 to A for beef cattle business-  
Applicants/Owners: William & Gina Hockaday-Property located on 26 Social Circle  
Fairplay Rd, Social Circle Fairplay Rd & Pannell Rd/Map/Parcels  
C1850043 & 41A- District 4.**

**Presentation: Gina Hockaday represented the case. She stated that they did not want to rezone their property, but they have a beef cattle business that they started over a year ago. They also keep cows in Morgan County. They have a mobile vehicle, and they take the meat to farmers markets. They have the cattle on the farm, and they take them to the processor and then bring the meat back to store on the property. When they got the Agriculture License they were asked if they had a business license, and they did not. The reason they are rezoning the property to A is so they will be in compliance and can get a business license. The property is Conservation Use and they just raise the cattle there.**

**Keith Prather asked if they were going to build any other structures and Ms. Hockaday stated that they were not.**

**Tim Hinton stated that the reason that you are doing a rezone is to be in compliance and Ms. Hockaday stated that was correct.**

**Speaking: No One**

**Recommendation: Keith Prather made a motion to recommend approval only for use requested with a second by Josh Ferguson. The motion carried unanimously.**

**Rezone Application #** 224020017  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 4-11-2024 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 5-7-2024 at 6:00PM held at **WC Historical Court House**

<sup>2.00</sup> **You or your agent must be present at both meetings** <sup>15.00</sup>

**Map/Parcel** C1850043 / C1850041A00

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

William & Gina Hockaday

William & Gina Hockaday

26 Social Cir. Fairplay Rd

26 Social Cir. Fairplay Rd.

Social Circle, GA 30025

Social Circle, GA 30025

E-mail address: hockadayfarms@yahoo.com

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

Phone # 770-633-0837

Phone # 770-633-0837

Location: 26 Social Cir. Fairplay Rd

Requested Zoning A Acreage 17

Existing Use of Property: residence & raising beef cattle

Existing Structures: house & small barn

The purpose of this rezone is to obtain business license for beef business. Cattle are raised on the property & taken to a USDA facility for processing.

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 Gina Hockaday Date 2/26/2024 Fee Paid \$ 350.00

**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: 4-Lee Bradford 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;

C1850041 - Walter Brett Hawk - A1 - hay/cattle  
C1850042 - Walter Brett Hawk - A1 - residence  
C1850052 - Walter Brett Hawk - A1 - crop farming  
C1850044 - Makom J. Horace Jr. - A1 - cattle

2. The extent to which property values are diminished by the particular zoning restrictions;

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

Gain - locally raised beet available  
to public  
Hardship - not able to gain business  
license

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

Very suitable. No changes to existing  
property and raising cattle under  
conservation use.

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

Has not been vacant.



**LETTER OF INTENT**

**APPLICATION FOR REZONING – WALTON COUNTY, GEORGIA**

**William and Gina Hockaday request rezoning of 17 acres located at 26 Social Circle Fairplay Road in Social Circle which is made up of parcel ID C1850043 and adjoining parcel ID C1850041A00 (the “Property”). The purpose for this request is only to obtain a business license for our family business, Hockaday Farms, LLC, which raises beef cattle on the Property. This request does not include any residential nor commercial development.**

**Cattle raised on the Property is taken to Midsouth Packers, a USDA facility in Forsyth, GA, for processing and packaging. Hockaday Farms stores the meat in freezers at the Property and operates under Georgia Food Safety Mobile Vehicle License # 5175356 issued by the Georgia Department of Agriculture which allows retail sales of meat, poultry and seafood. Frozen meat products are to be sold at farmers markets, small stores and food establishments.**

**Walton County Planning and Development has advised that the Property must be rezoned from A1 to A in order to be granted a business license. We respectfully request rezoning of the Property.**

**Sincerely,**

**William and Gina Hockaday, Property Owners  
26 Social Circle Fairplay Rd  
Social Circle, GA 30025**

HOCKADAY FARMS  
26 SOCIAL CIRCLE FAIRPLAY RD  
SOCIAL CIRCLE, GA 30025

The enclosed Georgia Mobile Vehicle License is valid for one year from date of issue.

This license should be displayed along with your local business license and/or state tax number certification. Your inspector will need to verify that your license contains the necessary information from time to time during their routine inspection. **Please Note:** Additional equipment and/or structural changes may become necessary should you decide to handle different food products than those for which you were originally licensed.

We have updated our website. Visit [www.kellysolutions.com/GA](http://www.kellysolutions.com/GA) to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, (404) 463-6428 or email the licensing Coordinator at [cp-licensing@agr.georgia.gov](mailto:cp-licensing@agr.georgia.gov).

(Fold or cut on line to display)

Georgia Department of Agriculture  
Food Safety Division  
19 Martin Luther King Jr. Dr. SW  
Atlanta, GA 30334  
Tele: (404) 656-3627 Fax: (404) 463-6428  
[agr.georgia.gov](http://agr.georgia.gov)

## MOBILE VEHICLE LICENSE

This license expires 12 months from date of issue, but for as long as appropriate fee thereon is paid, may be deemed to be renewed from year to year unless surrendered, abandoned, revoked or cancelled; or unless the Commissioner of Agriculture shall require a new application for any annual renewal thereof.

Expiration Date:

11/26/2024

License Number:

5175356

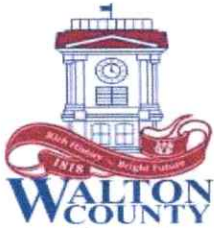
HOCKADAY FARMS  
26 SOCIAL CIRCLE FAIRPLAY RD  
SOCIAL CIRCLE, GA 30025

Firm Type Code:

RETAIL SALES: MEAT,  
POULTRY, SEAFOOD

Vehicle VIN#

**This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location**



**Walton County Tax Commissioner's Office  
Evidence of Personal Property Ad Valorem Tax Payment**

Complete the following information and email to: \_\_\_\_\_

This form is required to obtain an Occupational Tax Certificate (Business License)

**Business License #:** TBD\_\_\_\_\_

**Business Name:** Hockaday Farms LLC\_\_\_\_\_

**Business Address:** 26 Social Circle Fairplay Rd.\_\_\_\_\_

Social Circle, GA 30025\_\_\_\_\_

**Type of Business:** Beef Cattle Ranching and Farming\_\_\_\_\_

**Owner of Business:** Gina Hockaday / William Hockaday\_\_\_\_\_

**Contact:** Gina Hockaday\_\_\_\_\_

**Owner of Property:** Gina Hockaday / William Hockaday\_\_\_\_\_

**Contact #:** 770-633-0837\_\_\_\_\_

**This section must be completed by the Tax Commissioners Office prior to submittal to  
Planning and Development for Occupational Tax Certificate (Business License)**

**TAX COMMISSIONER'S CERTIFICATION OF PERSONAL PROPERTY AD VALOREM  
TAX PAYMENT**

All personal property ad valorem taxes due and payable the county has been paid by

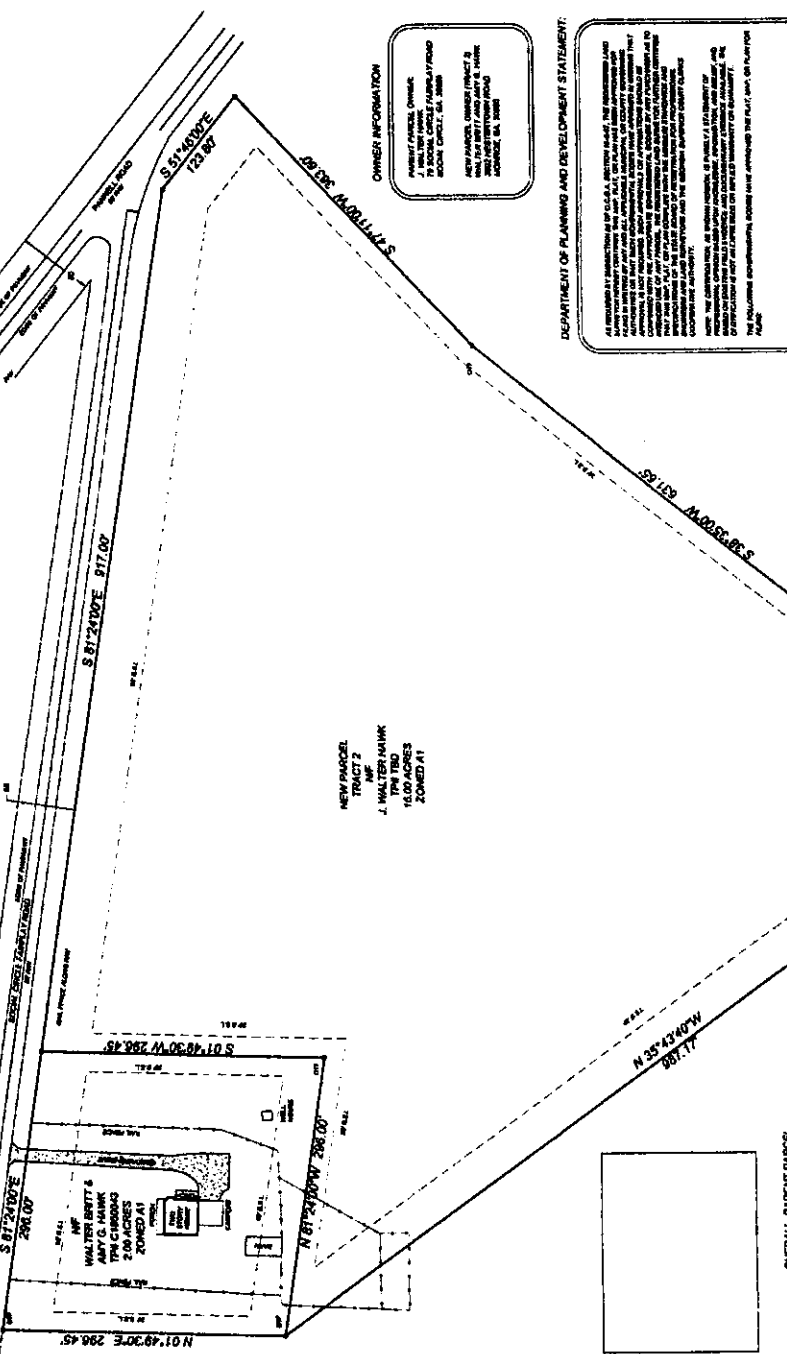
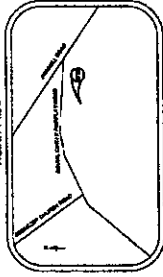
\_\_\_\_\_ (Name of Business).

By: \_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_



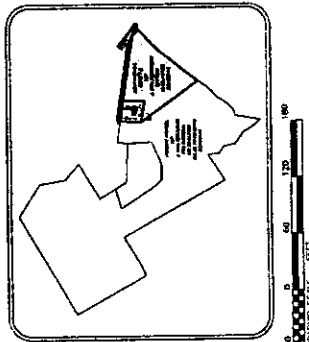
**DEPARTMENT OF PLANNING AND DEVELOPMENT STATEMENT:**  
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE PLAT ACT, CHAPTER 136, TITLE 46, CODE OF GEORGIA, AND THE PLAT ACT, CHAPTER 136, TITLE 46, CODE OF GEORGIA, AND THE PLAT ACT, CHAPTER 136, TITLE 46, CODE OF GEORGIA. I HAVE REVIEWED THE PLAT AND AM Satisfied THAT IT COMPLIES WITH THE REQUIREMENTS OF THE PLAT ACT AND THE PLAT ACT, CHAPTER 136, TITLE 46, CODE OF GEORGIA. I HAVE ALSO REVIEWED THE PLAT AND AM Satisfied THAT IT COMPLIES WITH THE REQUIREMENTS OF THE PLAT ACT AND THE PLAT ACT, CHAPTER 136, TITLE 46, CODE OF GEORGIA.

**SURVEYOR'S CERTIFICATION**  
 I, the undersigned, a duly qualified and licensed Professional Surveyor, State of Georgia, do hereby certify that the above and foregoing plat is a true and correct representation of the land shown thereon, and that the same has been surveyed and measured in accordance with the laws and regulations of the State of Georgia.

DATE: 02/08/2021  
 SURVEYOR: J. WALTER HAWK & AMY G. HAWK  
 79 SOCIAL CIRCLE FAIRPLAY ROAD  
 WALTON COUNTY, GA 30187

**OWNER INFORMATION**  
 PARENT PARCEL, Overall:  
 J. WALTER HAWK & AMY G. HAWK  
 79 SOCIAL CIRCLE FAIRPLAY ROAD  
 WALTON COUNTY, GA 30187

NEW PARCEL, Tract 2:  
 J. WALTER HAWK  
 79 SOCIAL CIRCLE FAIRPLAY ROAD  
 WALTON COUNTY, GA 30187



**NOTES:**  
 1. REFERENCED TO THE SURVEYOR'S RECORD BOOK FOR THE SURVEY OF THE PARENT PARCEL, TRACT 2, 16.00 ACRES, ZONED A1, WALTON COUNTY, GA, TPN C1620041, DATED 02/08/2021.  
 2. THE LOCATION OF THE SUBDIVISION LINES IS SHOWN BY BEARS AND BEARS ON THE PLAT. THE BEARS AND BEARS ARE TO BE SET IN ACCORDANCE WITH THE PLAT ACT, CHAPTER 136, TITLE 46, CODE OF GEORGIA.  
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PARENT PARCEL  
 16.00 ACRES  
 ZONED A1  
 J. WALTER HAWK & AMY G. HAWK  
 79 SOCIAL CIRCLE FAIRPLAY ROAD  
 WALTON COUNTY, GA 30187

