



Planning and Development Department Case Information

Case Number: Z26-0054

Meeting Dates: Planning Commission 04-02-2026

Board of Commissioners 05-05-2026

Applicant:

Reed Creek Food Mart, LLC
1176 Sanford Drive, SW
Lilburn, Georgia 30047

Owner:

James William Burson, II
2069 Highway 11
Monroe, Georgia 30656

Current Zoning: The current zonings are A1, A2 and R1.

Request: Rezone 11.50 acres of a 45.98-acre parcel of land from A1/A2/R1 to B1 for a convenience store with gasoline stations, retail & quick service restaurants and a public golf range with a Variance to encroach into the 75' stream buffer.

Address: 2069 Highway 11 and Mountain Creek Church Road, Monroe, Georgia 30656

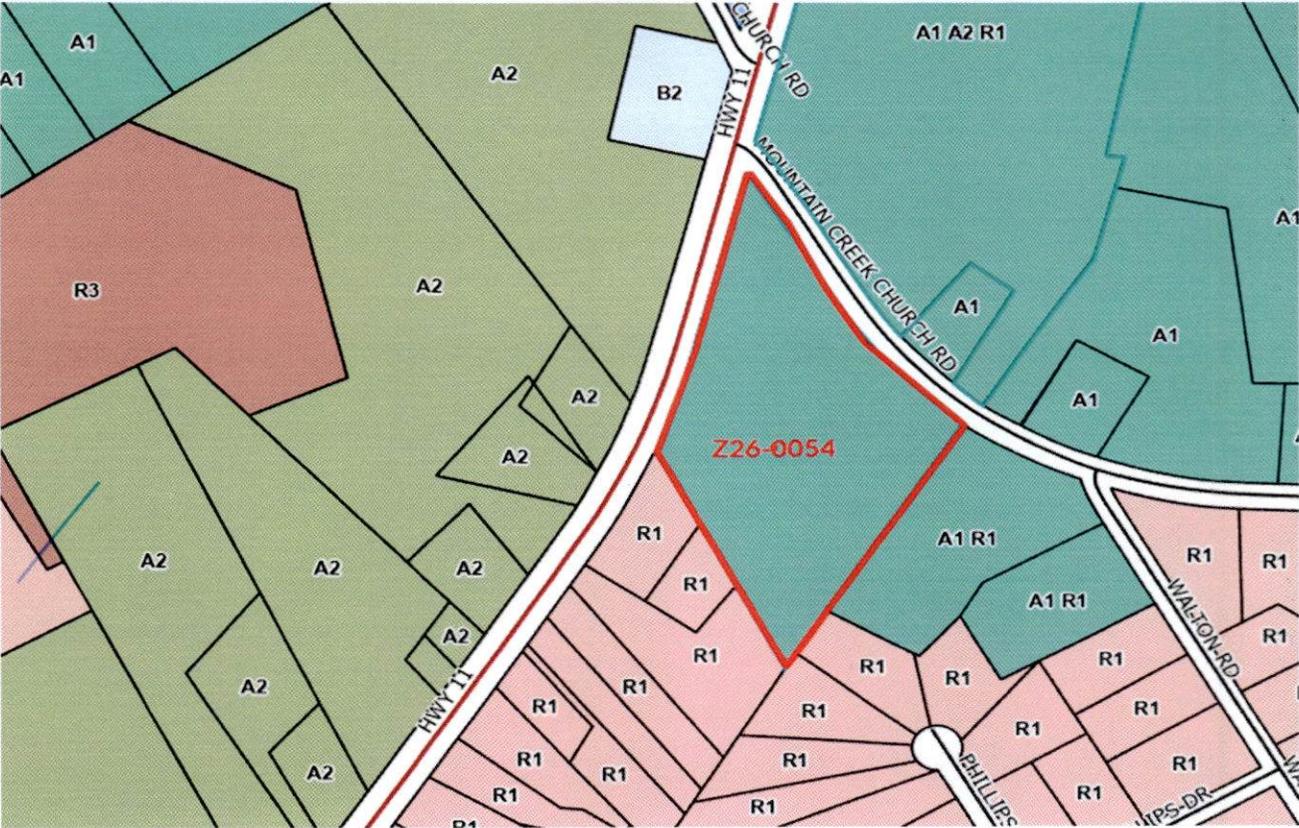
Map Number/Site Area: C0860040 – 11.50 acres

Character Area: Employment Center

District 6 Commissioner- Kirklyn Dixon Planning Commission–Timothy Kemp

Existing Site Conditions: Property is vacant.

The surrounding properties are zoned A1, A2 and R1.

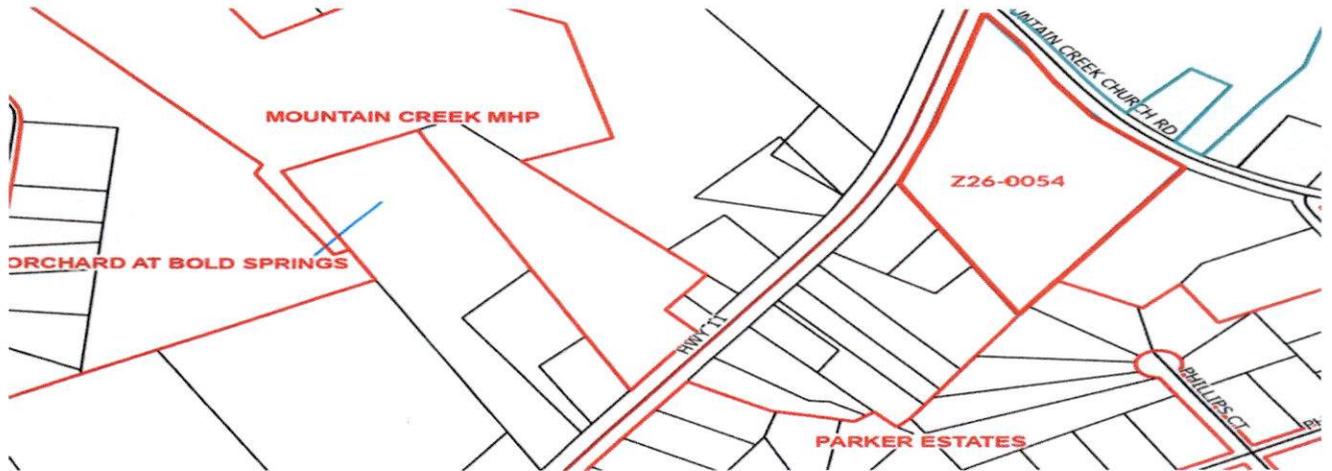


The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Employment Center.



Subdivisions:



History:

Z25-0028 PJ25-0202	Shield Sword LLC	Rezone from A2 to B1 for a martial arts studio	C0860040 2069 Hwy 11 & Mountain Creek Church Road	Approved
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****A Rezone was done on this Parcel on 4/1/2025 where 2.60 acres was rezoned from a 48.58 parcel of land from A2 to B1 for a martial arts studio at the below part of the land:**



Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

Allowed in B1, B2, B3, TC and (MUBP - A permitted use that must be within 1200 feet of a State or Federal Highway (P*) and CU in M1 and M2

Section 6-1-250 Convenience Store with Gasoline Station (8)

- A. The use shall not exceed a gross leasable floor space of five thousand (5,000) square feet.
- B. The place of business shall not be within one hundred (100) yards of any school building, school grounds, or college campus or within one hundred (100) yards of an alcoholic treatment center owned and operated by this state or any county or municipal government therein. *Distances herein shall be measured along a straight line, which describes the shortest distance from the main customer entrance to the main entrance of the entrance of the establishments as listed above.
- C. A gasoline service station/convenience store shall have a minimum frontage on the primary street of one hundred twenty (120) feet and a minimum lot area of twenty-five thousand five hundred (25,500) square feet. Canopies and gasoline pump islands shall be set back fifteen (15) feet from all right-of-way lines.
- D. Vehicular entrances or exists at a gasoline service station:
 - 1. Shall contain an access width along the edge of the pavement of not more than forty (40) feet as measured parallel to the street at its narrowest point and shall not be located closer than ten (10) feet to the adjoining property.
 - 2. Shall not have any two (2) driveways any closer than twenty (20) feet at both the right-of-way line and the edge of the pavement along a single street.
- E. A Conditional Use Permit is required if three (3) or more diesel fuel pumps are provided for a convenience store/ gasoline service station in the B2 or B3 zoning district. A convenience store/gasoline service station with three (3) or more diesel pumps shall be a use by right in the M1 and M2 zoning districts.
- F. Other Site Improvements. In addition to the above requirements, the following additional site improvements shall be adhered to:
 - 1. A solid fence or wall six (6) feet in height shall be erected along the property lines which abut residential property.
 - 2. Exterior lighting with cut-off luminaries are required so that light it is directed away from adjacent properties.
- G. All flammable products shall be stored in compliance with State EPD regulations.

(2-2-2010)

Article 5 Permitted Uses

Part 1 Permitted and Conditional Uses

Section 100 Table of Permitted and Conditional Uses

A. The Permitted and Conditional Uses listed in the table below shall be permitted in Walton County zoning districts and no structure shall be erected, structurally altered or enlarged unless the use is permitted as:

1. A permitted use (P);

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
	ACCOMMODATION & FOOD SERVICES	(19)															
72211	Full-Service Restaurants									P	P	P	P	P	A or P*		
722211	Limited-Service Restaurants (incl. fast food)										P	P	P		P*		

Allowed as CU in A, A1 and A2

Permitted in OI, B1, B2 and B3

OUTDOOR RECREATION FACILITIES, COMMERCIAL: Any establishment whose main purpose is to provide the general public with facilities for active, outdoor recreational activities and where tickets are sold or fees are collected for participation in the activity. Outdoor commercial recreation facilities include, but are not limited to: water slides and parks, golf courses and miniature golf courses, driving ranges, baseball batting cages, and tracks for motor sports.

Outdoor Recreation Facility, Commercial (18)

- A. Only accessory services and parking related exclusively to the recreational operations shall be allowed.
- B. Total floor area of all buildings shall be a maximum of 2,000 square feet. The building[s] shall be located at least 100 feet from all residentially zoned property.
- C. The site shall be at least two (2) acres in size.
- D. All activities shall take place at least 100 feet from any property line adjacent to a residential zone or use.
- E. Outdoor activity areas shall be sufficiently screened and insulated so as to protect adjacent property from noise and other disturbances.
- F. No outdoor storage shall be allowed.
- G. No outdoor public address system shall be allowed
- H. The use of the site adjacent to residentially zoned property after 8:00 p.m. shall be prohibited.

Section 11-10-140 - Applicability

This ordinance shall apply to all land development activity on property containing a stream protection area as defined in [Section 11-10-130] of this Ordinance. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under state law and approval or exemption from these requirements do not constitute approval or exemption from buffer requirements established under state law or from other applicable local, state or federal regulations.

A. Grandfather Provisions

This ordinance shall not apply to the following activities:

1. Work consisting of the repair or maintenance of any lawful use of land that is zoned and approved for such use on or before the effective date of this Ordinance.
2. Existing development and on-going land disturbance activities including but not limited to existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except that new development or land disturbance activities on such properties will be subject to all applicable buffer requirements.
3. Any land development activity that is under construction, fully approved for development, scheduled for permit approval or has been submitted for approval as of the effective date of this Ordinance.
4. Land development activity that has not been submitted for approval, but that is part of a larger master development plan, such as for an office park or other phased development that has been previously approved within two (2) years of the effective date of this Ordinance.

B. Exemptions

The following specific activities are exempt from this Ordinance. Exemption of these activities does not constitute an exemption for any other activity proposed on a property.

1. Activities for the purpose of building one of the following:
 - a. A stream crossing by a driveway, transportation route or utility line;
 - b. Public water supply intake or public wastewater outfall structures;
 - c. Intrusions necessary to provide access to a property;
 - d. Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
 - e. Unpaved foot trails and paths;
 - f. Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used.

2. Public sewer line easements paralleling the creek, except that all easements (permanent and construction) and land disturbance should be at least twenty-five (25) feet from the top of the bank. This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in Subsection B.1, above.
3. Land development activities within a right-of-way existing at the time this Ordinance takes effect or approved under the terms of this Ordinance.
4. Within an easement of any utility existing at the time this Ordinance takes effect or approved under the terms of this Ordinance, land disturbance activities and such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
5. Emergency work necessary to preserve life or property. However, when emergency work is performed under this section, the person performing it shall report such work to the Walton County Planning and Development Department on the next business day after commencement of the work. Within ten (10) days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the Walton County Planning and Development Department to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
6. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land disturbing activity other than normal forest management practices will be allowed on the entire property for three (3) years after the end of the activities that intruded on the buffer.

After the effective date of this Ordinance, it shall apply to new subdividing and platting activities.

Any land development activity with a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to Section 11-10-150 B below.

Rezone Application # 226-0054
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-2-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 5-5-2026 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 #

Reed Creek Food Mart, LLC

1176 Sanford Drive SW

Lilburn, GA 30047

2069 GA Hwy 11, land located at the southeast intersection of GA Highway 11 and Mountain Creek

Location: Church Rd Requested Zoning B1 Acreage 11.50

Property Owner Name/Address/Phone

James William Burson II

2069 GA Hwy 11

Monroe, GA 30656

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

Existing Use of Property: Vacant land

Existing Structures: None

The purpose of this rezone is to rezone this tract of land to B1 zoning to allow the proposed use of use convenience stores with gasoline stations, retail and quick service restaurants, and public golf driving range. And a concurrent variance to encroach into the 75' stream buffer.

Property is serviced by the following:

Public Water: No Provider: Walton County Well: No

Public Sewer: No Provider: No Septic Tank: No

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 02-06-26 Fee Paid \$ 1,150.00

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, A2, R1 Surrounding Zoning: North A1, A2, R1 South R1
 East A1, R1 West A2, B2

Comprehensive Land Use: Employment Center **DRI Required?** Y N ✓

Commission District: 6-Kirklyn Dixon 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 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.

James W. Burdick 7-9-26
Signature of Applicant/Date

Check one: Owner Agent _____

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 no

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This disclosure must be filed when the application is submitted.

a. Lak

Signature of Applicant/Date

Check one: Owner _____ Agent

**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: Reed Creek Food Mart, LLC

Address: 1176 Sanford Drive SW, Lilburn, GA 30047

Location of Property: 2069 Highway 11 NW, Monroe, GA 30656 (southwest parcel area only)

Map/Parcel Number: C0860040

Current Zoning: A1, A2 and R1 Requested Zoning: B1

James W. Burson
Property Owner Signature

Property Owner Signature

Print Name: JAMES W. BURSON Print Name: _____

Address: 2069 Hwy 11
MONROE, GA. 30656 Address: _____

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.

Robinsalto
Notary Public

2-9-20
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;
Northern property, PID: C0860041, Zoned: A1 Rural Estate District, Existing Use: Residential.
Eastern properties, PID: C0860052, Zoned: A1 R1 Rural Estate District & Single-Family Residential District. PIDs: N086B077 & N086B076, Zoned: R1 Single-Family Residential. Existing Use(s): Residential.
Southern properties, PIDs: C0860053, C0860054, and C0860055, Zoned: R1 Single-Family Residential District. Existing Use(s): Residential.
Western properties, PID: C0860081, Zoned: A2 Rural Estate District, Existing Use: Vacant. PID: C0860081A00, Zoned: B2 Highway Business District, Existing Use: Chiropractor Clinic.

2. The extent to which property values are diminished by the particular zoning restrictions;
The current zoning of the property is A1, A2 and R1, which is Rural Estate District and Single-Family Residential District. This area in the County does not have public sanitary sewer availability. Zoning A1 & A2 require a minimum lot size of two (2) acres and R1 would require a minimum lot size of one (1) acre and based on soil findings that area would be larger per parcel to accommodate areas with adequate soil for an onsite septic system. The parcel fronts GA Hwy 11 which is a connecting roadway between 316 and 78 and is classified by GDOT as a State Highway Route, a commercial development better service this type of thoroughfare.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
This tract has never been developed on. Neighboring residential properties to the east and south were developed prior to 1993. This

development will provide a 50-ft zoning buffer along the east and south property lines. Parking will be provided between the building and GA Hwy 11 and all proposed lighting will be shielded from neighboring properties. Significant detriment shall not be imposed on neighboring properties.

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

All access points from either roadway will provide decelerations lanes alleviating turning traffic from the travel lane and contingent on GDOT approval a right turn lane will be provided from GA Hwy 11 turning right going southeast on Mountain Creek Church Road.

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

The subject tract of the property is currently zoned A1, A2 and R1, which prohibits the development of convenience stores with gasoline stations, retail and quick service restaurants, and public golf driving range. However, the proposed rezoning to B1 Neighborhood Business District does allow said uses. B1 zoning designation is also consistent with the County Future Land Use Map, listing this parcel as Employment Center.

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 subject property and neighboring properties have been developed since prior to 1993, however, the subject tract of land has remained undeveloped.

January 28, 2026

Walton County
Planning & Development
126 Court Street
Monroe, GA 30655
Office: (770) 267-1319

Re: Proposed Acorn Express Monroe Station
Rezoning Request
Parcel C0860040

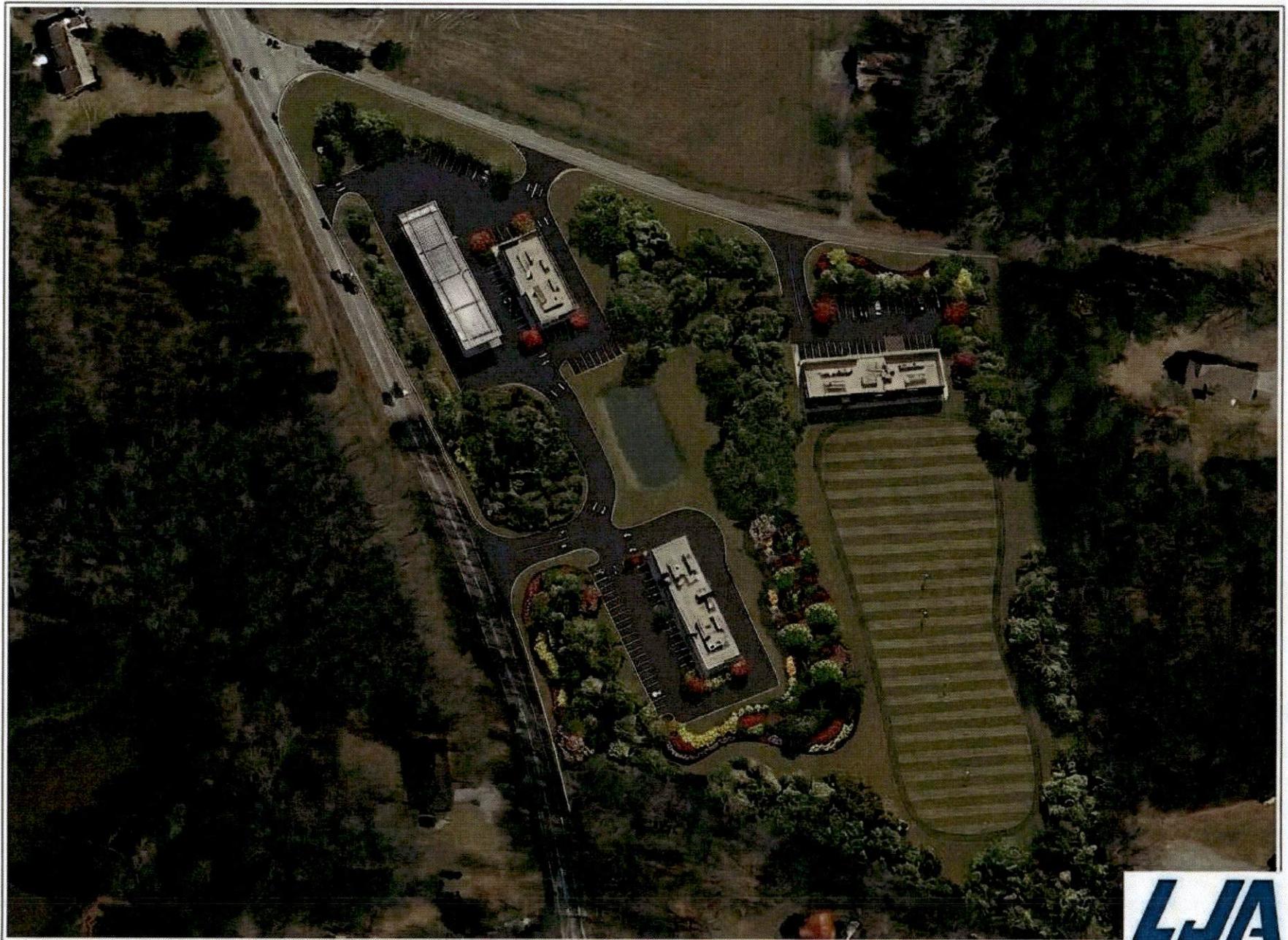
To whom it concerns,

On behalf of Reed Creek Food Mart, LLC. please consider this our Letter of Intent for a proposed 6,000 sf convenience store with fuel sales, retail and drive through restaurant space totaling 8,000 sf and a public golf driving range with a 2,000 sf building. The proposed development will be positioned on a portion of parcel C0860040 with the address of 2069 Hwy 11. The parcel is currently zoned A1, A2 and R1 zoning and we are requesting a rezoning to B1 (Neighborhood Business District). The Future Land Use Map designates this area as Employment Center which is conducive to the proposed development and the B1 zoning designation. We would also like to request a variance to allow encroachment into the 75' Impervious Stream Buffer.

Sincerely,



Terry Boomer PE
LJA Engineering



LJA











