



## Planning and Development Department Case Information

Case Number: Z25-0110

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

Carter Engineering Consultants Inc  
1010 Commerce Drive  
Bogart, Georgia 30622

Owner:

Grady Thompson Enterprises LLLP  
2770 Highway 11 NW  
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 81.00 acres from A1 to R1OSC for a 62 lot residential subdivision.

Address: Nicholsville Road, Monroe, Georgia 30656

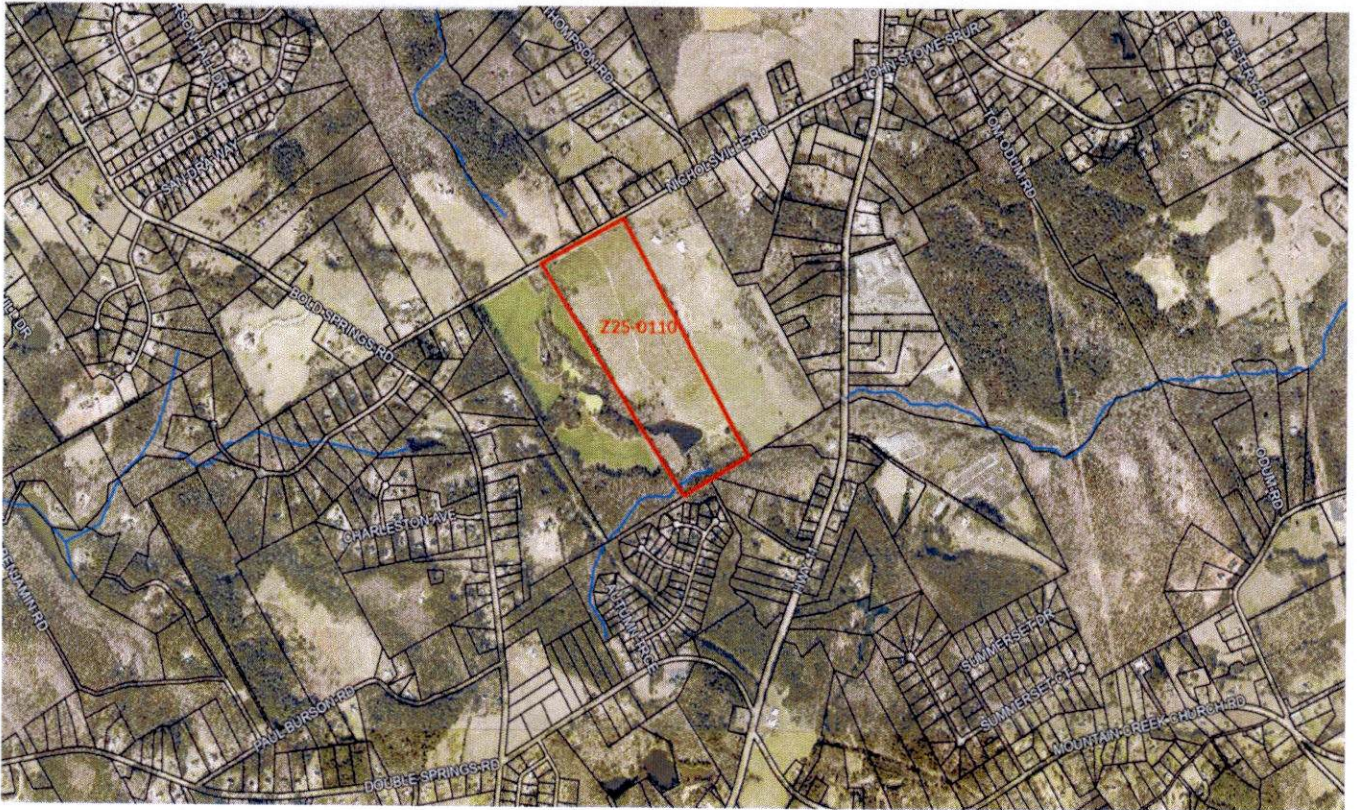
Map Number/Site Area: C0850083

Character Area: Suburban

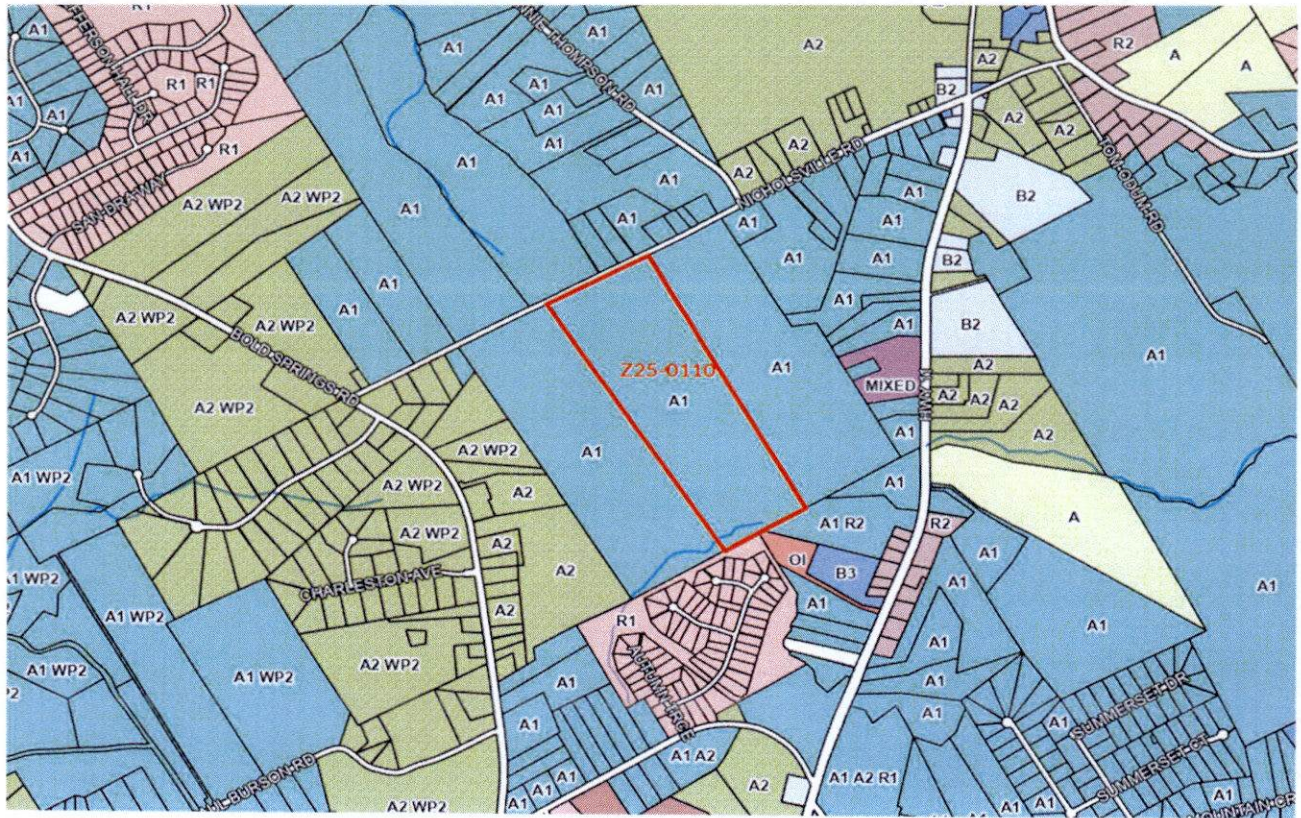
District 5 Commissioner-Jeremy Adams

Planning Commission-Tim Hinton

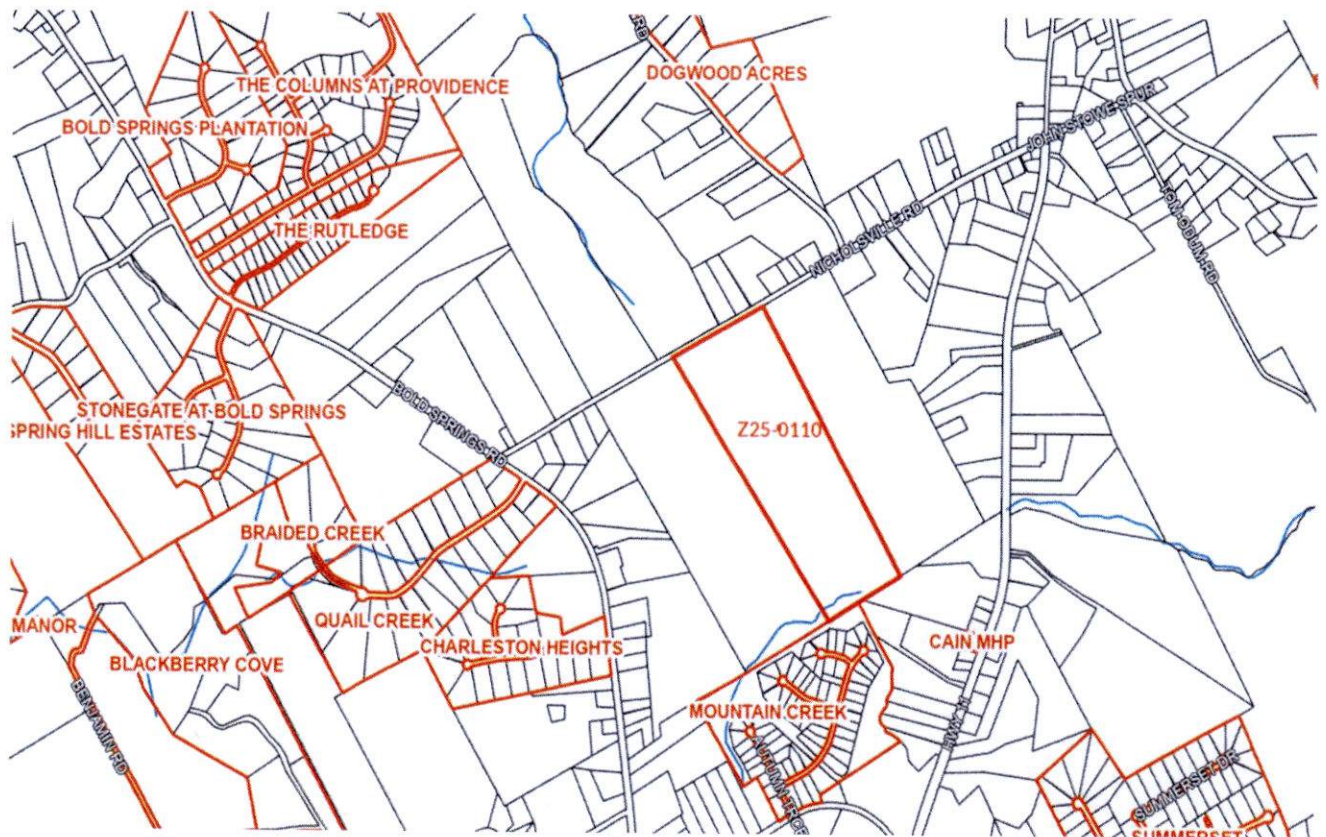
Existing Site Conditions: Property consists of vacant land.



The surrounding properties are zoned A1, R2, R1 and OI.

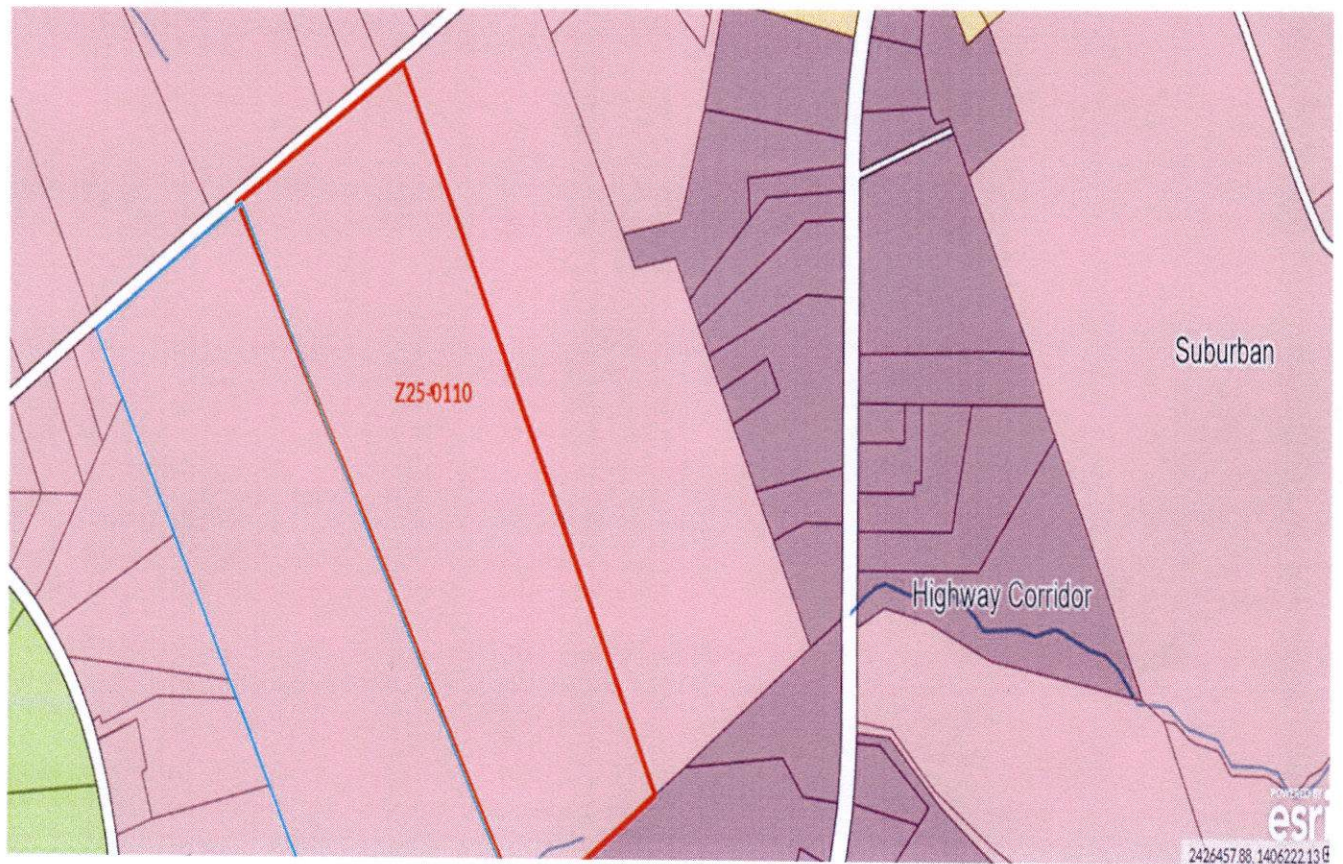


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends that proper A-cell and Decel Lane be installed and no secondary driveway access allowed for individual residential lots permitted from Nicholasville Road.

**Sheriffs' Department:** The number of houses will cause an increase in public safety calls and further tax services.

**Water Authority:** This area is served by an existing 12" diameter water main along Nicholsville Road. (static pressure: 75 psi, Estimated fire flow available: 1,900 gpm @ 20 psi). A new water main will be required to distribute water within the development. Please coordinate with WCWD.

**Fire Marshal Review:** Development shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances.

**Fire Department Review:** Increased call volume due to the increased population.

**Board of Education:** This will require more bus drivers as well as more teachers in the school system.

**GDOT:** Will require coordination with Georgia DOT. Improvements to the intersection of SR 11 and Nicholsville Rd may be required.

**PC ACTION 4/3/2025:**

1. Z25-0110-Rezone 81.00 acres from A1 to R1OSC for a residential subdivision-Applicant: Carter Engineering Consultants Inc/Owner: Grady Thompson Enterprises LLLP located on Nicholsville Rd/Map/Parcel C0850083-District 5.

**Presentation:** Logan Moss with My Home Communities lives at 1110 Tallis Street in Bogart, represented the case as well as Joshua Scoggins who is an Attorney for the developer. He stated that they would like to develop 81 acres with a 62-lot subdivision. He has already reached out to some of the Board of Commissioners and the reality is that this land will be developed one way or the other. Jacob Prather is the owner of My Home Communities, and he is from Walton County and takes pride in what they do. He said water quality issues, soil erosion and wildlife are always an issue. They are doing 0.66-acre tracts which come out to 1.3 acre density. He said the Code would allow 81 lots and you will get 10 times more water quality.

Joshua Scoggins, Attorney at Law, who lives in Cumming, Georgia stated that his father was a beekeeper in Social Circle, and he is from Walton County. He said R1OSC is a good match in order to preserve open space. He is not asking for a Land Use Amendment, and they are using 57% of the entire site and providing 26 acres as open space. The Comprehensive Plan encourages the OSC. They will have a HOA, and the open spaces will be protected. Also, it will protect natural resources. This is the best

zoning of any county he has worked with. They will build 2,200 sq. ft. ranch homes and 2,400 sq. ft. 2-story homes. There will be a 100 ft. buffer along Nicholasville Road, and they are requesting no Variances. My Home Communities has been around several years now.

**Speaking:** Joe Brooks, who lives at 720 Nicholasville Road, has a farm and has 2 major concerns and that is the safety concerns at Highway 11 & Nicholasville Road and with this subdivision there will be additional traffic. He said Bold Springs Road is also a problem with safety. He asked if there was not an impact fee that could be put on a developer to do something about the roads and highways. He also asked about perimeter fencing around the whole subdivision. He said what he would recommend would be 2 acre lots because you will not be able to put a house on this small of a lot. It was also brought up about fencing for the existing ponds/lakes.

Tim Hinton made a comment about traffic and said that we have no control over the traffic, and we got a comment from every department including GDOT. He said everything as far as roads etc. will be done at the site development stage and if not followed then it will go to the Code Office. He said that their concern is the use of the property.

Robert Summers who lives at 1424 Charleston Avenue which is about ½ mile from this zoning request said that the zoning in the county needs to have some consistency and the county needs to grow in a responsible way. He said that the density should be less. He said to take a look at the other developments on Double Springs Road and Bold Springs Road and they are better projects due to the lot size. He understands that land is going to be developed one way or the other. He said that the county needs to be looking at the future when they approve things.

Matt Forthofer who lives at 2869 Fannie Thompson Road spoke. He has lived here for 2 years and before this he lived in Jackson, Barrow and Hall County. He agrees with the gentleman before him that we can't stop progress. He stated he moved here for a rural area. Everyone should be able to sell your property as you see fit but at the end of the day it is about making money. He also knows that any development makes your taxes go up. He said that he would sit on his porch and used to 3 cars might go by and now the traffic is increasing because they cut through this road to go to the elementary school. He would like to see a coordination with GDOT about State Highway 11 and Nicholasville Road. He would like the developer to coordinate with GDOT about these issues.

**John Pringle stated that they do get comments from GDOT, and they will have to coordinate with the State. Mr. Forthofer said he hasn't seen a traffic counter on the road for a study. He said at the end of the day the roads are already a danger.**

**Timothy Kemp stated that growth is inevitable.**

**Kayla Stone, who lives at 564 James Powers Road, spoke and said she is not going to harp on traffic, but the community is against the development. This area is farmland. She said there have been 35 accidents on the highway and it is up to the county and the state to coordinate the issue of the roads and highways.**

**Mr. Hinton said that we are not in control of the traffic or the State Highways.**

**Ms. Stone went on to state she is concerned about the density of the zone, and this is an agricultural rural area which is high density, and we need to look at what is happening across the county and the infrastructure. She said that this an A1 property which is an agriculture zoning which would be bigger lots. She said you can go down Bold Springs Road, and they have 5 acre lots, and the community would prefer larger lots, and she said she strongly encourages the board to listen to the community.**

**Michelle Fothofer, who lives at 2869 Fannie Thompson Road spoke. She has been here for 2 years. She wanted to make sure she heard 62 units and what utilities they would be using, and she was told they would be septic and public water because the county does not have sewer.**

**Tim Hinton said that the minimum lot size is 27,000 sq. ft. and they have to provide for septic and repair area. This is a balancing act to put together a subdivision and he sees the positive of an OSC zoning which covers protecting the wooded area behind the pond and the pond.**

**Billy Mitchell who lives at 869 John Deere Road spoke and said he was there to represent Grady Thompson Enterprises LLLP that has 7 members which are 3 children and 4 grandchildren. Grady Thompson bought this property in 1958, which was over**

65 years ago. He purchased this property and farmed it but right now the highest and best use is not farming it is development. He said that there are several subdivisions in the area that were developed 20 years ago. He said that John Roberts with the US Supreme Court states that a property owner has the constitutional right to do with his property what he wishes.

**Rebuttal:** Joshua Scoggins said that at the Development and Permit Stage that GDOT will be weighing in on this development. Mr. Brooks stated that you will not be able to fit a house on these lots, however where he lives, he has a house, a detached garage and a swimming pool and he has bigger setbacks and buffers. He said as far as density is concerned, this is a related term and Walton County does not have the problem of getting a higher density. He knows people don't want to be like Gwinnett, Fulton or Cobb County but a 0.66 acre lot is in a comprehensive plan and is very large comparatively. What you have here is they are concentrating on the development which is taking away from the problems. He said someone asked about the septic and that it will be determined at the development stage. Mr. Scoggins said he grew up here and there is not high density and he graduated from Social Circle High School, and he lives in Cumming, Georgia now but he comes down to this area and this county has better development and houses than any other county he sees.

Logan Moss came back and said that the size of the houses would be 2,200 sq. ft. ranch and 2,400 sq. ft. for a 2-story house. There will be 15 ft. setbacks, which is ample room to build a home. He said that they are not going to copy and paste the same houses throughout the subdivision. He said that the houses will be ½ million dollar homes due to the cost of the land.

Tim Hinton asked Logan Moss if he was the developer as well as doing the marketing and Mr. Moss stated he was. Mr. Hinton wanted to stress again that traffic is totally out of our control, and we are here for an alternative reason and that is to see what the best use of the property is. He said that he is a realtor by trade, but it is sad to see that a first-time homeowner can't buy because of the price and interest on a home and most live in the parent's basement. He said a 27-year-old can't afford it. There is a proponent to try to make houses affordable because this is bad on first time homeowners when homes cost ½ million-dollars.

Mr. Hinton said that he met Mr. Marlow who is the dad of the adjoining property owner years ago and there are concerns with adjoining landowners. He said that there is a 50 ft. buffer but both parcels on each side of this property that adjoins on each side have cattle and fencing and the fencing is barbed wire or cattle wire. He said that the 50 ft. buffer is adequate.

Mr. Hinton would like to ask the developer or builder once the pins are set and if there are any discrepancies in an encroachment that it be fixed. Logan Moss said that there was a discrepancy, and it has been fixed, and Mr. Thompson was gracious enough to help with this issue.

Tim Hinton asked if there was an entity that is going to be funding this project and Mr. Moss stated a bank. The person funding this project is going to have that developer do a boundary survey based on the metes and bounds of the property.

**Recommendation:** Tim Hinton made a motion to recommend approval with the following conditions: Before final plat approval the developer shall address any issues of fencing encroachments with adjoining property owners, and they shall be resolved at the expense of the developer. Since there is farmland on each side of the property he asked that they put on the final plat and purchase agreement language from the Georgia Realtors Disclosure Statement as follows: It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards. A statement shall be placed on the Final Plat in order to notify future homeowners of adjacent residential/agricultural properties that could exhibit noises and smells that are typical of a rural/agricultural area. A decorative fence with a blend of trees and shrubs in front of the fence along the right of way. The exception would be for the tree lined area from right of the current gated entrance to the adjacent property line on the right. An entrance sign for the neighborhood installed and was seconded by Timothy Kemp. The Motion carried unanimously.

**Rezone Application #** 225-0110  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 4-3-2025 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 5-6-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0850083

**Applicant Name/Address/Phone #**

Carter Engineering Consultants Inc.

1010 Commerce Drive

Bogart, GA 30622

E-mail address: jessica@carterengineering.com

Phone # 770-725-1200

Location: Nicholsville Road

Requested Zoning R1 OSC Acreage 81.00

Existing Use of Property: Vacant

Existing Structures: Vacant

The purpose of this rezone is The developer wishes to rezone to R1 OSC to achieve the required density for a proposed subdivision.

Property is serviced by the following:

Public Water: X Provider: Walton County 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 [Signature] Date 02/28/2025 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, R2, R1, OI  
East A1 West A1

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

Commission District: 5-Jeremy Adams Watershed: \_\_\_\_\_ 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: Carter Engineering Consultants Inc.

Address: 1010 Commerce Drive, Bogart, GA 30622

Telephone: 770-725-1200

Location of Property: Nicholsville Road

Map/Parcel Number: C0850083

Current Zoning: A1 Requested Zoning: R1 OSC

*Mike Thompson*  
Property Owner Signature

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

Print Name: Mike Thompson Print Name: \_\_\_\_\_

Address: 2770 Hwy 11 NW Marietta 30656 Address: \_\_\_\_\_

Phone #: 706 255-1403 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* 2/7/25  
Notary Public 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 property is a vacant, agricultural property in the rural estate district (A1). Bordering properties are rural estate district (A1), office institutional district (O-I), two family residential district (R2), and single family residential district (R1).

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

The current zoning of A1 without the OSC overlay district does not allow the developer to achieve the required density. The OSC overlay district allows for a minimum 0.6 acre lot, while the A1 zoning allows for a minimum 2.0 acre lot. The developer requires the additional density to justify the purchase and development costs.

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 Monroe, Walton County area has been rapidly expanding and is predicted to grow at a rate of 1.49% annually per the comprehensive plan. The rezone will allow a new single family residential subdivision with the creation of 63 lots ranging from 0.67 to 1.67 acres. The subdivision will also generate a new tax base for Walton County.

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

As mentioned above, the public receives a new subdivision and the county receives an additional tax base. Without the rezone, the developer would only be able to achieve less than half the proposed density, which would not justify the development.

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

The property is already zoned A1, so the current designation allows for a subdivision, however, the zoning does not allow the developer to achieve the required density needed to justify the development. The subject and adjacent properties support a subdivision of the proposed density.

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 fallow agricultural property since the early 1990s. The nearby Mountain Creek subdivision (R1) was constructed around 2001.

## Introduction

The property referenced as Tax Parcel No(s). C01850083 is currently owned by Thompson Grady Enterprises LLLP. The current owner and the developer, My Home Communities, have a contract to purchase the property pending approval of this rezone request. The property is currently zoned A1, and the developer wishes to rezone to include the R1 Open Space Community (OSC) Overlay to achieve the required density for a proposed subdivision. A new rezone request has been submitted for approval.

## Site

The site is located off Nicholsville Road in Walton County, Georgia. The property is comprised of approximately 81.0-acres. The properties feature an existing pond, which is to remain undisturbed.

The property is bordered by a residential A1 tract to the west, a residential A1 to the east, and Nicholsville Road to the north. The south side of the property is bordered by an R1, OI and an A1 R2.

## Development

The developer proposes to construct a single-family residence subdivision that will include 62 single-family 0.66-acre minimum lots, green-space, and roads / infrastructure for the proposed subdivision. The development will provide 25.60 acres of open space. The required open space is 20.12 acres. Fifty percent of the required open space or 10.06 acres, is required to be on buildable land. 13.11 acres or 0.65% has been provided.

## Access

The site will be accessed from Nicholsville Road. The proposed subdivision will feature a new 27-foot access drive off Nicholsville Road that will service the 62 single-family lots.

## Setbacks

According to the Walton County Land Development Ordinance, the building setbacks for a property zoned R1 within the OSC Overlay with public water and private on-site septic systems are defined as: Front Building Setback = 40 feet, Side Building Setback = 15 feet, and Rear Building Setback = 40 feet for interior lots, and 50 feet for exterior lots.

## Traffic

The proposed single-family residence subdivision will have a moderate affect of the traffic along Nicholsville Rd NW. The estimated average daily trips (ADT) are 6 trips per residence, and the estimate number of trips during peak hours is 4 trips; totaling an estimated ADT of 372.

## Water Supply

The water supply for the proposed subdivision will be provided by Walton County.

## Sewage Disposal

Sewage disposal for the proposed subdivision will be provided by individual private septic systems located within each lot. A preliminary soil survey was conducted to determine site feasibility, and lots are not shown within areas defined by poor soils.

## Utilities

The utilities needed to serve the site are proposed to be underground. The proposed development will require electricity, water, and telephone / data lines. Each of these utilities can be connected at Nicholsville Road.

## Solid Waste

Garbage collection will be by private contracts with a trash can on the property.

## Type of Ownership

Once developed, the subdivision lots will be privately owned, while the development, greenspace, amenity areas, and stormwater detention facilities will be governed by a homeowner's association. The roads within the proposed subdivision will be owned and maintained by Walton County.



April 3, 2025

**RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS**

<b>Applicant:</b>	<b>Carter Engineering Consultants, Inc.</b>
<b>Owner:</b>	<b>Grady Thompson Enterprises, LLP</b>
<b>Subject Property:</b>	<b>Walton County Tax Parcel(s): C0850083</b>
<b>Proposed Use:</b>	<b>Single-Family Detached Residential Subdivision</b>
<b>Application:</b>	<b>Rezone from A1 to R1 OSC</b>
<b>ROW Access:</b>	<b>Nicholsville Road</b>
<b>Governing Jurisdiction:</b>	<b>Walton County, Georgia</b>

This Reservation of Constitutional and Other Legal Rights (the “Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, special/conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the Owner of the Subject Property and to put the Governing Jurisdiction on notice of the Applicant’s and Owner’s assertion of their constitutional and other legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant and Owner object to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant and Owner also object to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with applicable notice and campaign disclosure requirements.

The current zoning (and/or zoning conditions) encumbering the Subject Property is unconstitutional and deprives the Subject Property of any and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the current zoning (and/or zoning conditions) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. The Applicant and Owner reserve the right to challenge the current zoning and/or any zoning conditions, denial of the Application, or approval of the Application in any manner that deviates from the Application as submitted and any other conditions or restrictions imposed on the Subject Property by the Governing Jurisdiction.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed in the Application and no resulting benefit to the public from denial of, or modification to, the Application as submitted.

Any provisions in the applicable land use, subdivision, and/or zoning ordinances (collectively the "Zoning Ordinance") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the current zoning district and zoning district requested in the Application at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended, and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Zoning Ordinance. To do so not only will constitute a taking of the Subject Property as described above, but it will also amount to an unlawful delegation of the Governing Jurisdiction's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate any negative impacts of the Proposed Use are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such conditions or restrictions.

Finally, the Applicant and Owner assert that the Zoning Ordinance, Official Zoning Map, Character Area Map, Future Development Map, Future Land Use Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the

April 3, 2025

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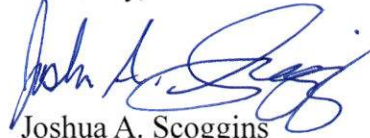
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United States, and a denial of the Application as request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

By filing this Reservation, the Applicant and Owner reserve all rights and remedies available to them under the United States Constitution, the Georgia Constitution of 1983, as amended, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Joshua A. Scoggins

Attorney for the Applicant















SUMMARY

OPEN SPACE REQUIRED:	20.12 ACRES
ADJUSTABLE OPENSACE REQUIRED:	10.06 ACRES
OPEN SPACE PROPOSED:	25.60 ACRES
ADJUSTABLE OPENSACE PROPOSED:	13.11 ACRES

- MAIN ENTRANCE
- EXISTING POND
- OPENSACE
- OPENSACE WITHIN FLOODPLAIN
- OPENSACE WITHIN BUFFER
- MAIL KIOSK
- TRAILHEAD

Area Table	Parcel Area Table	Parcel Area Table	Parcel Area Table
Area	Parcel #	Area	Parcel #
0.01 A.C.	21	0.68 A.C.	41
0.01 A.C.	22	0.68 A.C.	42
0.01 A.C.	23	0.68 A.C.	43
0.01 A.C.	24	0.68 A.C.	44
0.01 A.C.	25	0.71 A.C.	45
0.01 A.C.	26	0.71 A.C.	46
0.01 A.C.	27	0.71 A.C.	47
0.01 A.C.	28	0.91 A.C.	48
0.01 A.C.	29	1.05 A.C.	49
0.01 A.C.	30	0.89 A.C.	50
0.01 A.C.	31	0.71 A.C.	51
0.01 A.C.	32	0.70 A.C.	52
0.01 A.C.	33	0.89 A.C.	53
0.01 A.C.	34	0.89 A.C.	54
0.01 A.C.	35	0.88 A.C.	55
0.01 A.C.	36	0.87 A.C.	56
0.01 A.C.	37	0.87 A.C.	57
0.01 A.C.	38	0.77 A.C.	58
0.01 A.C.	39	0.81 A.C.	59
0.01 A.C.	40	0.81 A.C.	60



CONCEPTUAL SITE PLAN

NICHOLSVILLE RD SUBDIVISION

NICHOLSVILLE ROAD-MONROE, GA

FEBRUARY, 2025



CARTER  
ENGINEERING