



Planning and Development Department Case Information

Case Number: Z24-0007

Meeting Dates: Planning Commission 12-12-2024

Board of Commissioners 01-07-2025

Applicant:

Jacade Long
1051 Jones Road

Watkinsville, GA 30677

Owner:

Jacade & Rebecca Long
1051 Jones Road

Watkinsville, GA 30677

Current Zoning: A1

Request: Rezone 5.02 acres from A1 to A to sell produce at the market

Address: 2536 Brindle Farmer Road, Good Hope, Georgia 30641

Map Number/Site Area: C1950063E00

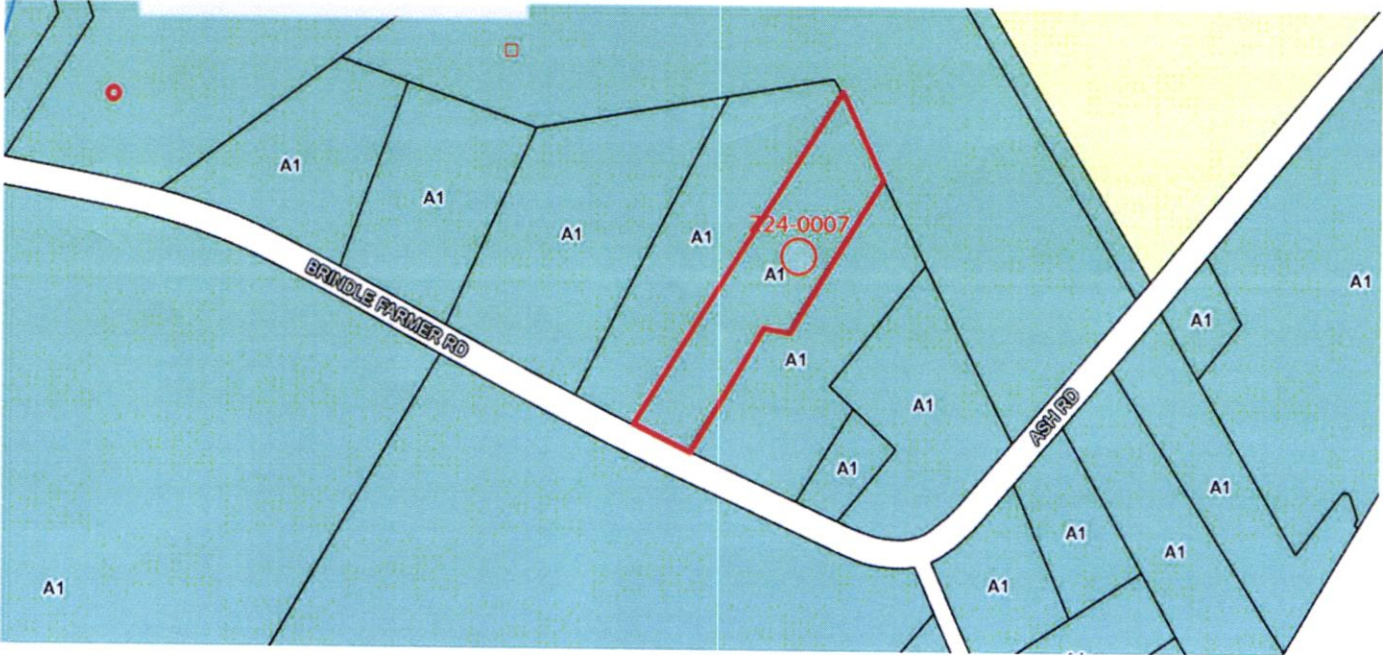
Character Area: Suburban

District 4 Commissioner-Lee Bradford Planning Commission-Michelle Trammel

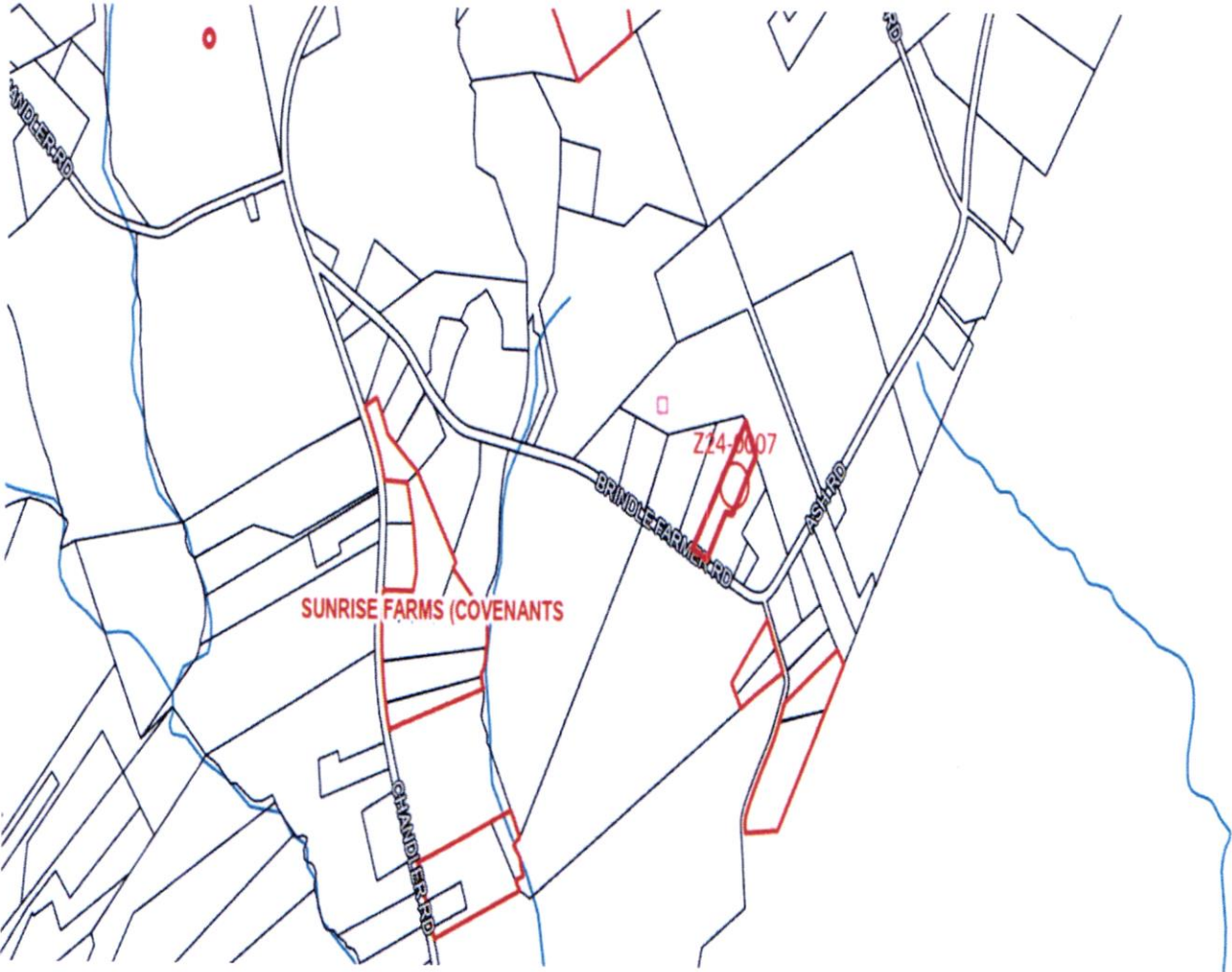
Existing Site Conditions: Property consists of 5.02 acres and is vacant land.



The surrounding properties are zoned A1.

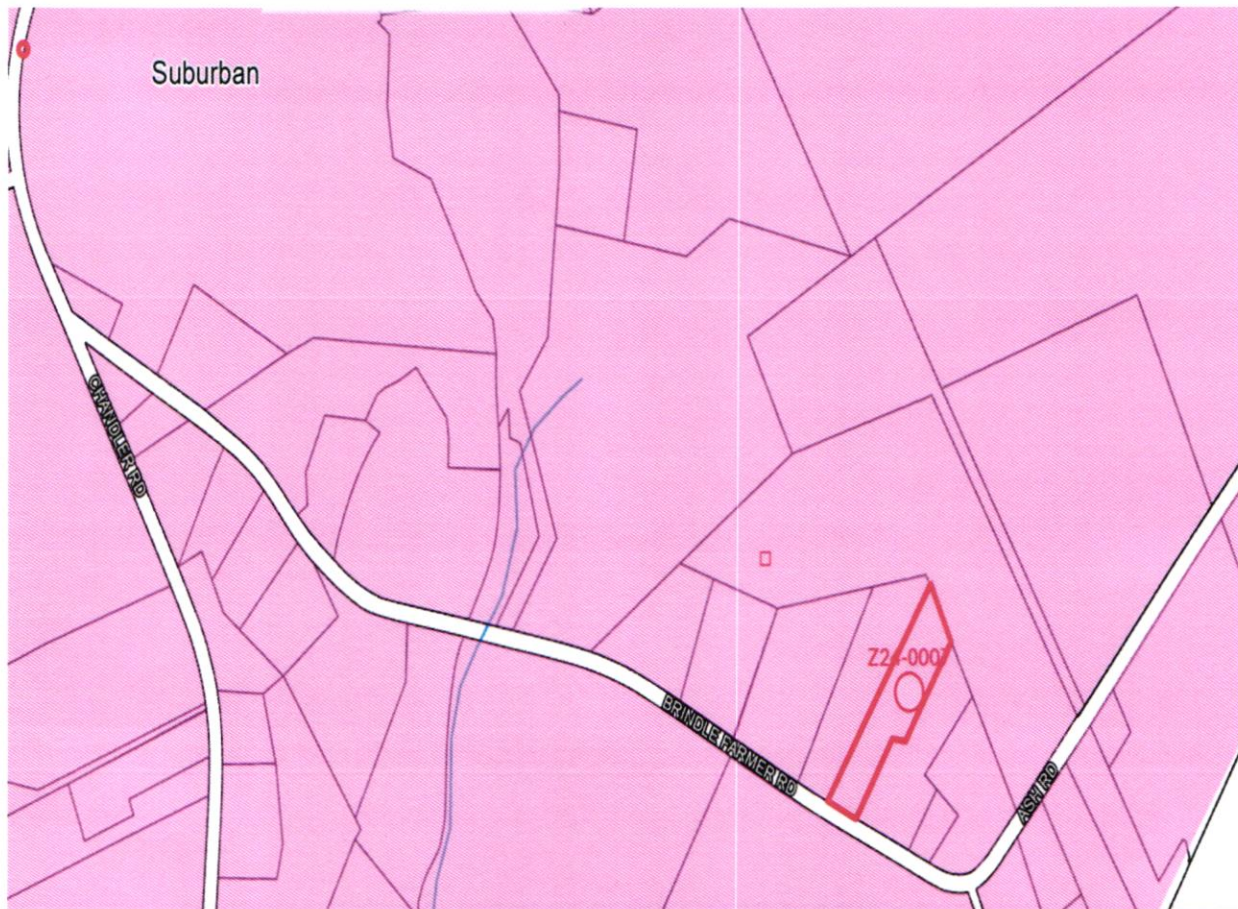


Subdivisions surrounding property:



The property is not located 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 to install a commercial driveway.

Sheriffs' Department: No comment received.

Water Authority: This parcel is not currently served by WCWD.

Fire Marshal Review: No comments provided no business use buildings are built or repurposed for business use open to the public.

Fire Department Review: No comment

Board of Education: Will not impact the Walton County School System.

DOT Comments: Will not require coordination with Georgia DOT.

City of Monroe: Per Logan Propes: No issues or comments from the City for the parcel described.

PC ACTION 12/12/2024:

1. Z24-0007-Rezone 5.02 acres from A1 to A to grow & sell produce-Applicant: Jacade Long/Owners: Jacade & Rebecca Long-Property located on 2536 Brindle Farmer Rd/Map/Parcel C1950063E00-District 4.

Presentation: Jacade Long represented the case. He lives in Watkinsville; Georgia and his intentions is to build a home and barns and have a small farm. He grew up on a farm and his goal is to have the ability to sell produce and make the property more attractive to buyers who are interested in agricultural entrepreneurship. This will increase property values. The Holistic Farm Coop will provide nutritious, sustainable food to households of individuals ageing out of support systems who receive no government assistance and struggle to afford quality food. The farm will donate fresh produce directly to these vulnerable populations, ensuring they have access to healthy, locally grown fruits, vegetables and nuts.

He would like to retire and live out his life in Walton County. He believes that a small farm will have a positive impact on the community.

The farm will build relationships with local restaurants, grocery stores and consumers interested in supporting local, sustainable agriculture. This will involve offering CSA (Community Supported Agriculture) memberships, farmers market sales, and direct to business produce supply deals. Rezoning the property to A would allow the selling of produce at markets and to seniors in need. He stated that this will not be a come and U-pick so this will not increase traffic.

Timothy Kemp asked what he was planning on planting and Mr. Long stated it would be shrubs and fruit in the front. He would have raised beds and in the rear would be nut bearing trees.

Michelle Trammel asked about the lessons, and he said maybe 8 to 10 people and he had enough parking space and has a large gravel area.

Speaking: None

Recommendation: Michelle Trammel made a motion to recommend approval as submitted with a second by John Pringle. The motion carried unanimously.

Rezone Application # PJ24-0007 (224-0007)
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-12-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 1-7-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1950063E00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Jaccede Hong
1051 Jones Rd.

Rebecca Ann J Jaccede Hong
1051 Jones Rd

Watkinsville GA 30677
 E-mail address: jaccede.hong@gmail.com

Watkinsville GA 30677
 (If more than one owner, attach Exhibit "A")

Phone # 404-895-2647
2536 Brindale Farm Rd. 30641

Phone # 404-895-2647

Location: Good Hope, GA Requested Zoning A Acreage 5.02

Existing Use of Property: Pasture

Existing Structures: None

The purpose of this rezone is So that we can sale produce to the public at market

Property is serviced by the following:

Public Water: _____ Provider: _____ Well: X

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 10/16/2024 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: Suburban **DRI Required?** Y _____ N ✓

Commission District: 4-Lee Bradford Watershed: ✓ TMP ✓

I hereby withdraw the above application _____ Date _____

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby properties.

The existing uses and zoning of nearby properties are both A and A-1

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

Impact on Property Values,

Promoting Property Values:

- **Increased Land Utility:** The ability to sell produce and livestock commercially under A zoning can make the property more attractive to buyers who are interested in agricultural entrepreneurship or income-generating uses. This increased utility can raise property values.
- **Local Economic Growth:** A thriving local agriculture economy, with opportunities to sell goods at market, can attract new buyers and investors to the area, positively influencing the value of nearby properties. People often value regions that offer fresh, local produce and support sustainable living, which could increase demand for land.
- **Infrastructure Improvement:** The shift to A zoning might encourage local governments to improve infrastructure, such as roads, water, and electricity, further boosting property values across the region.

Potential Decline in Property Values:

- **Perceived Commercialization:** If the re-zoning leads to noticeable increases in commercial activity (e.g., traffic from farm stands or markets), neighboring property owners who prefer a quiet, rural lifestyle might see this as a negative, potentially lowering the desirability of nearby properties.
- **Change in Rural Character:** Some buyers are drawn to areas zoned A-1 specifically for their peace, privacy, and lack of commercial activity. Rezoning to A could dilute the appeal for these buyers if the area becomes perceived as more business-focused than purely residential or rural.

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

Promoting Health, Safety, Morals, and General Welfare of the Public

Health:

- **Access to Fresh, Local Food:** Rezoning to allow the sale of produce and livestock improves the community's access to healthy, local food options. This can lead to better nutrition and overall health for residents by reducing reliance on processed or imported foods.
- **Environmental Sustainability:** Encouraging local agriculture reduces the carbon footprint associated with transporting food over long distances, contributing to the community's environmental health.

Safety:

- **Minimal Impact on Public Safety:** Rezoning from A-1 to A typically has minimal direct impact on public safety. However, if commercial farming operations expand, there could be concerns about increased traffic on rural roads or the need for improved infrastructure to handle additional visitors or commercial activities.
- **Animal Welfare and Control:** If the rezoning encourages more livestock operations, there could be considerations for animal welfare and controlling how livestock are raised, transported, or slaughtered, but these are generally manageable through local regulations.

Morals:

- **Cultural Connection to Agriculture:** The promotion of local agriculture reinforces traditional values tied to land stewardship, community farming, and sustainable living, which can enhance the cultural and moral fabric of the community.
- **Ethical Farming Practices:** If the rezoning encourages ethical, small-scale farming, it may promote a stronger moral and ethical stance against industrialized, harmful agricultural practices like factory farming.

General Welfare:

- **Economic Benefits:** The ability to sell agricultural products creates new sources of income for farmers and small business owners, supporting economic development and improving the general welfare of the community.

- **Stronger Community Ties:** Agri-tourism, farmer's markets, and other events facilitated by the rezoning could strengthen community ties, promoting social interaction and mutual support among residents.
- **Sustainable Growth:** Properly managed agricultural development under A zoning can align with sustainable growth principles, protecting the community from overdevelopment or urban sprawl while still allowing for economic activity.

Destructive or Negative Impacts on Health, Safety, Morals, or General Welfare

Health:

- **Potential for Environmental Strain:** If commercial farming scales up too aggressively, there might be environmental concerns related to soil degradation, pesticide use, or water management that could negatively impact local ecosystems and public health.

Safety:

- **Traffic and Road Safety:** Increased commercial activity may lead to more traffic, which could raise safety concerns, especially if local infrastructure (like rural roads) is not designed for high traffic volumes or larger vehicles associated with market sales.

Morals:

- **Conflict of Interest:** Some community members might view the shift to more commercial agricultural practices as a departure from the traditional values of quiet, rural living and self-sufficiency. The commercialization of agricultural land could be seen as a moral compromise if it leads to environmental harm or loss of community identity.

General Welfare:

- **Risk of Over commercialization:** If the A zoning is not managed carefully, there could be a risk of over commercialization, leading to issues like noise pollution, loss of green space, or a decline in the overall rural character, which might detract from the community's quality of life.

Rezoning from A-1 to A in a rural setting can promote the health, safety, morals, and general welfare of the public, primarily through increased access to local food, economic opportunities, and community engagement. However, it must be done with care to avoid any negative impacts on property values, public safety, or environmental health. Thoughtful management and appropriate local regulations can ensure the change brings net positive benefits to the community while preserving its rural character.

The relative gain to the public by rezoning a property from A-1 to A versus the hardship of maintaining current A-1 zoning restrictions for the individual property owner can be evaluated by comparing the benefits to the community with the limitations imposed on the property owner.

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

Public Gains by Rezoning from A-1 to A

Economic Benefits

- **Increased Access to Local Products:** Rezoning to A allows the property owner to sell produce and livestock at markets, which increases the availability of locally sourced food. This can support local food systems and provide healthier, fresher options to the community.
- **Job Creation:** Expanding agricultural operations with the ability to sell goods may lead to new job opportunities, whether through direct employment on the farm or related businesses (e.g., transportation, marketing, or retailing of local goods).
- **Enhanced Local Economy:** The ability to sell agricultural goods can spur local economic growth, attracting buyers from outside the area and promoting agri-tourism. This brings money into the community, benefiting not just the property owner but also other local businesses.

Preservation of Rural Character with Economic Activity

- **Balanced Development:** A zoning still retains the rural and agricultural nature of the land while allowing for limited commercial use. This prevents urban sprawl and preserves the rural aesthetic, which many communities value, while encouraging sustainable agricultural entrepreneurship.
- **Community Sustainability:** Encouraging local agriculture supports sustainability by reducing food miles, promoting organic farming practices, and fostering self-reliance within the community.

Social and Educational Gains

- **Strengthening Community Ties:** Selling at local markets or participating in agri-tourism initiatives can foster stronger community relationships. It provides opportunities for residents to interact with local farmers, promoting a shared sense of community pride in local agriculture.
- **Educational Opportunities:** By allowing commercial activities like farm-to-market sales, property owners may engage in agri-tourism, hosting educational workshops, farm tours, or classes. This helps educate the public about farming practices, sustainability, and local food systems.

Environmental and Health Benefits

- **Promotion of Sustainable Agriculture:** If A zoning encourages more small-scale, sustainable farming practices, this can lead to better environmental stewardship, which benefits the entire community. Locally produced, organic goods reduce reliance on industrial farming and imported food, promoting public health.
- **Healthier Food Options:** Rezoning to A promotes access to fresh, locally grown produce, which improves the community's dietary health and reduces reliance on processed foods.

Hardship to the Individual Property Owner Under A-1 Zoning

Economic Limitations

- **Inability to Sell Agricultural Goods:** Under A-1 zoning, property owners may grow produce and raise livestock but are restricted from selling these products commercially. This limits the potential income they could generate from their land and restricts their economic opportunities.
- **Wasted Agricultural Potential:** Property owners who wish to engage in small-scale farming or agri-business may feel frustrated by the restrictions under A-1, as they are unable to fully utilize their land's agricultural potential for commercial purposes. This results in underutilized land and misses opportunities for growth.
- **Limited Return on Investment:** For property owners investing time and resources into farming or gardening, A-1 zoning can result in a financial hardship, as they cannot monetize their efforts by selling their products.

Reduced Flexibility

- **Restricted Land Use Options:** A-1 zoning is generally more restrictive, limiting the ability of property owners to diversify their land's use. For individuals looking to expand operations or participate in the local economy, this can be a significant limitation.
- **Inability to Participate in Markets:** Property owners may be excluded from participating in local farmers' markets or setting up roadside stands to sell their produce or livestock, which not only impacts their livelihood but also diminishes their ability to engage with the community.

Balancing Public Gain vs. Property Owner Hardship

Public Gains from A-1 Zoning:

- **Preservation of Quiet, Rural Character:** A-1 zoning restrictions help maintain the peace and quiet of rural areas, which is often a key reason people choose to live in such settings. It minimizes commercial activity, traffic, and noise, which can enhance the quality of life for surrounding residents who value privacy and rural tranquility.

- **Low-Density Residential Atmosphere:** A-1 zoning typically enforces large lot sizes and low-density residential use, preserving open spaces and preventing the commercialization that some rural residents might view as intrusive or undesirable.
- **Protection from Over commercialization:** The restrictions in A-1 zoning prevent over commercialization, ensuring that agricultural land is not overdeveloped into large-scale commercial farming or industrial use, which can sometimes overwhelm small communities and detract from the rural landscape.

Property Owner Hardship in Maintaining A-1:

- **Missed Economic Opportunities:** The most significant hardship to the individual property owner is the inability to engage in commercial agricultural activities. This restriction limits their potential to generate income from their land and contribute to the local economy.
- **Underutilization of Land:** A-1 zoning effectively caps the economic potential of the property, especially for those who have the resources, skills, and desire to engage in farming or small-scale agri-business. The inability to sell products results in a less productive use of the land.
- **Reduced Incentive for Sustainability:** Without the ability to generate revenue from sustainable farming practices, property owners may be less motivated to invest in environmentally friendly agriculture, as they cannot monetize their efforts.

The Balance of Public Gain vs. Property Owner Hardship

Public Gain from Rezoning A-1 to A:

- **Economic Growth:** Allowing rezoning to A benefits the wider community by providing fresh, local food, supporting small businesses, and creating jobs.
- **Sustainability and Health:** The promotion of local agriculture enhances sustainability, reduces food transportation costs, and provides healthier food options to residents.
- **Education and Social Interaction:** Engaging the public in local agriculture through farmer's markets, Agri-tourism, or educational events strengthens community ties and fosters a shared understanding of sustainable living.

Property Owner Hardship from Maintaining A-1:

- The hardship is primarily economic, as the property owner is restricted from selling produce and livestock, which limits their ability to fully utilize their land and participate in the local economy. These restrictions can feel like missed opportunities, particularly for those who are motivated to engage in small-scale, sustainable agriculture.

Relative Balance:

- **Public Benefit Outweighs Hardship:** In many cases, the public gains of rezoning from A-1 to A can outweigh the potential downsides. Rezoning offers both the community

- and property owners' access to economic and environmental benefits while still preserving the general rural character of the area.
- **Hardship Can Be Addressed:** For property owners who experience economic hardship under A-1 zoning, rezoning to A presents a pathway to greater land use flexibility and income generation without significantly compromising the overall community's well-being.

Rezoning from A-1 to A offers more substantial benefits to the public, particularly through increased local agriculture, economic opportunities, and community sustainability, while the hardship to the individual property owner under A-1 restrictions is primarily economic and limits the full potential of their land use.

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

The suitability of rezoning the subject property from A-1 to A, especially when adjacent properties are zoned both A-1 and A, depends on several factors related to land use, size, and compatibility with surrounding areas. Given the subject property is 5.02 acres with 90%+ of it being open field, it has certain characteristics that align with the purposes of both A-1 and A zoning. Below is an analysis of its suitability for zoning A:

Land Use Compatibility

- **Currently A-1 Zoning:** The current A-1 zoning allows for agricultural and residential uses with restrictions on commercial activities like selling produce or livestock. The property is already suitable for growing crops or raising animals for personal use, given that the majority (90%) of the land is open field, which is ideal for farming activities.
- **Proposed A Zoning:** Rezoning to A would allow for broader agricultural uses, including the ability to sell produce and livestock commercially. Since the property is largely open field, it has the physical capacity to support increased farming or small-scale agricultural operations that can thrive under A zoning. The open space is well-suited for planting crops, expanding livestock operations, and potentially setting up small infrastructure, like farm stands for sales.

Size and Land Utilization

- **5.02 Acres:** A property of 5.02 acres is reasonably sized for small-scale commercial farming or market gardening, which is permissible under A zoning. While it may not be large enough for extensive industrial farming, it is suitable for niche, high-value crops or raising small herds of livestock that could be sold at local markets.
- **Efficient Use of Space:** With 90% of the land being field, the property is efficiently set up for immediate agricultural use without significant reworking of the land. This makes it a strong candidate for rezoning, as minimal changes are needed to start using it for commercial agricultural purposes.

Impact on Adjacent Properties

- **Adjacent A-1 Properties:** The A-1 zoned properties nearby would likely remain low-density and focused on personal agricultural use. However, if rezoning this property to A does not introduce disruptive activities (such as large-scale farming or high traffic), the change should not negatively impact the adjacent A-1 properties. In fact, it may add value by providing nearby access to local produce or goods, while maintaining the rural character of the area.
- **Adjacent A Properties:** Adjacent A-zoned properties already allow for the commercial sale of agricultural products. Rezoning the subject property to A would align it with these neighbors, creating more consistency in land-use patterns. The property's small scale and the open space make it ideal for low-impact agricultural activities that would fit well alongside other A-zoned properties.

Infrastructure and Accessibility

- **Access to Markets and Roads:** The viability of rezoning the property to A depends on its access to markets and transportation infrastructure. If the property has good road access for transporting goods to local markets or setting up a farm stand, it enhances its suitability for A zoning. Ensuring the local road network can handle any increase in traffic related to commercial agricultural activities is also important.
- **Utilities and Water Access:** Commercial farming may require more significant water and utility access than residential or non-commercial farming. If the property has reliable access to water (for irrigation) and utilities, it is more suitable for rezoning to A. Given that it's mostly field, irrigation or infrastructure may already be in place or can be installed easily.

Environmental Suitability

- **Soil Quality and Drainage:** Since 90% of the property is open field, the soil quality and drainage would be key factors in determining how suitable it is for commercial agricultural use. Good-quality soil and well-managed drainage make the land more viable for farming or livestock, which aligns with the purposes of A zoning.
- **Environmental Impact:** Rezoning to A might raise concerns about potential environmental impacts (e.g., increased fertilizer use or runoff). However, small-scale commercial farming on a 5-acre property is unlikely to cause significant environmental disruption, especially if managed sustainably.

Community and Economic Suitability

- **Local Demand for Agricultural Products:** If there is a market demand for locally grown produce or livestock products, rezoning this property to A could be an economic benefit to both the property owner and the community. The property's size and land makeup make it a strong candidate for market farming, which can contribute to local food systems.

- **Community Fit:** Rezoning the property to A should fit well with the local community, particularly if other nearby properties are also zoned A. As long as commercial agricultural activity is kept at a small to moderate scale, it is unlikely to disrupt the rural character or cause tension with neighboring A-1 properties.

Overall Suitability for Rezoning from A-1 to A

- **Field Space:** The 90% open field is highly conducive to farming, either for personal or commercial use, making the property a good fit for A zoning.
- **Commercial Agricultural Potential:** With A zoning, the property owner could take advantage of the open land to grow and sell produce or raise livestock, contributing to the local economy and aligning with adjacent A-zoned properties.
- **Minimal Disruption:** The transition from A-1 to A should not cause significant disruptions to the surrounding properties, particularly given the rural nature of both A-1 and A zones. The primary difference is the ability to engage in commercial agricultural activities, which would be appropriate for a property of this size and makeup.

The subject property, with 5.02 acres and 90%+ open field, is highly suitable for rezoning from A-1 to A. The open land is ideal for farming and small-scale agricultural activities, which are permitted and encouraged under A zoning. Additionally, the presence of both A-1 and A properties nearby suggests that rezoning would align with existing land uses without significantly disrupting the community or neighboring properties.

Rezoning would allow the property owner to fully utilize the land's agricultural potential while providing benefits to the local economy and food system. The property is well-suited for commercial farming, and its proximity to similarly zoned land makes the transition to A both logical and beneficial.

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.

Subject property was subdivided by Susan T. Hanson on 02/17/2023 and filed and recorded, BK:123 Pg. 22-22, June 28th, 2022, Doc# 2022-000199 by Karen P. David Clerk of Superior Court Walton County, GA. Prior and current land use is zoned as A-1. The property has been considered vacant land since being subdivided and being subject to record.

Synopsis of Intent: Holistic Farm Coop, GnoIVil Farm

The proposed 5.02-acre Holistic Farm Coop aims to create a sustainable, community-focused agricultural space dedicated to growing organic vegetables using a no-till method, cultivating fruit-bearing shrubs and trees, and planting nut-producing trees. The farm will operate with a focus on promoting regenerative agriculture using raised beds, soil health management, and biodiversity.

In addition to farming, the coop will host intimate community-led classes (8-10 participants) on topics related to natural eating, sustainable living, and creative design, fostering hands-on learning and collaboration. These educational sessions will include workshops on gardening, preserving food, cooking with natural ingredients, and eco-conscious arts and crafts.

Mission:

The Holistic Farm Coop will provide nutritious, sustainable food to households of individuals ageing out of support systems who receive no government assistance and struggle to afford quality food. Our farm will donate fresh produce directly to these vulnerable populations, ensuring they have access to healthy, locally grown fruits, vegetables, and nuts.

Key Benefits and Methods for Achieving the Program's Goals:

Community-Centered Food Donation Model

- **Benefit:** Vulnerable populations, particularly those aging out of support systems, receive consistent access to nutritious, high-quality foods at no cost.
- **Method:** The farm will allocate a set portion of its harvest for donation. Partnering with local social services, nonprofits, and community organizations will ensure that the donated food reaches those in need efficiently. Regular outreach and collaboration with these groups will help identify eligible households and facilitate seamless distribution.

Sustainable Revenue through Local Sales and Partnerships

- **Benefit:** Financial sustainability is achieved by selling produce to customers and local businesses, allowing the farm to cover operational costs without depending solely on donations.
- **Method:** The farm will build relationships with local restaurants, grocery stores, and consumers interested in supporting local, sustainable agriculture. This will involve offering CSA (Community Supported Agriculture) memberships, farmers' market sales, and direct-to-business produce supply deals. A sliding scale pricing model can also encourage those with greater means to support the cause.

U-Pick Program to Boost Class Participation

- **Benefit:** Participants in community-led classes gain hands-on experience and access to fresh produce, creating a deeper connection to sustainable agriculture and further encouraging engagement.
- **Method:** The farm will incorporate a U-pick program into its workshops, where class participants can harvest their own fruits, vegetables, and nuts. This interactive aspect of the classes not only enhances the learning experience but also provides participants with fresh produce as part of their involvement, fostering a sense of accomplishment and further supporting the farm's mission.

Community Donations and Volunteer Support

- **Benefit:** By fostering a sense of ownership and involvement within the community, the farm can tap into local support systems to aid its mission, both financially and operationally.
- **Method:** The farm will actively seek donations through campaigns highlighting the social impact of the project, targeting both individual donors and local businesses. Additionally, offering volunteer opportunities—such as helping with farm work or organizing classes—creates deeper engagement, reducing labor costs and building a network of advocates who support the farm's mission.

Name of Individual (as identified in Part A): LONG, JACADE MICHAEL

CCC-902 (Page 1) State: Georgia County: Walton Date Submitted: Version Number: 1

CCC-902 (01-07-2021)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	Program Year 2024
FARM OPERATING PLAN FOR PAYMENT ELIGIBILITY 2009 and Subsequent Program Years		
For "actively engaged in farming" and other payment eligibility and limitation determinations.		

This form is to be completed by, or on behalf of, the individual or legal entity identified in Part A that is seeking benefits from the Farm Service Agency (FSA) under one or more programs that are subject to the regulations at 7 CFR Part 1400. This form collects farming and other information about the individual or legal entity that receives program benefits directly using the tax identification number identified in Part A. This form also collects information about the members of legal entities. Payment eligibility is based upon the contribution level of certain inputs to a farming operation such as land, capital, equipment, labor, and management. The information on this form will be used by FSA to determine payment eligibility and limitation of payments by direct attribution.

Part A - General Farming Operation Information

Producer's Name LONG, JACADE MICHAEL	Tax ID Number and ID Type (last 4 digits) 6227 S	Business Type Individual
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Part B - Capital Information Note: Do not include capital contributed by **members** of general partnerships or joint ventures. (applicable for all business types)

Does the producer provide capital to this farming operation?	No
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Part C - Land Information (applicable for all business types)

Does the producer contribute land to the farming operation?	Yes
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Does this farming operation own ANY land?	Yes
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State	Administrative County	Farm Serial Number	Tract Number	Farmland Acres	Cropland Acres	Farmland Acres Not Leased	Is any land leased to another producer?
GA	Walton	4583	10915	5.4	0.0	5.4	No

Does this farming operation lease land from another producer?	No
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Does this farming operation lease land to another producer?	No
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Part D - Custom Services (applicable for all business types)

Will custom services, such as harvesting, spraying, fertilization, tillage, seeding, etc., be utilized for this farming operation?	No
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Part E - Equipment Information Note: Do not include equipment contributed by **members** of general partnerships or joint ventures. (applicable for all business types)

Does the producer provide equipment to this farming operation?	No
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Part F - Labor Information (applicable for all business types)

Does the producer provide labor to this farming operation?	No
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Part G - Management Information (applicable for all business types)

Does the producer provide management to this farming operation?	No
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Part H - Minor Information (only applicable for individuals)

Will the producer be 18 years of age by June 1 of the current program year?	Yes
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Part I - Citizenship Information (only applicable for individuals)

Is the producer a United States citizen or an alien lawfully admitted into the United States?	Yes
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Part J - Remarks

For NRCS & FSA programs that do not require an actively engaged or cash rent tenant determination to be made.

Part K - Certification (applicable for individuals and entities)

I certify that all the information entered on this document and any supporting documentation is true and correct. I understand furnishing incorrect information will result in forfeiture of payments and may result in the assessment of a penalty. I will timely provide written notification to the Farm Service Agency Committees of any changes in this farming operation. By signing this form, I acknowledge that:

all supporting documentation has been submitted as required

I have read and understand all definitions and requirements

all information contained on this form will be considered in effect continuously unless changes or revisions are submitted.

it is my responsibility to timely notify FSA in writing of any changes in the farming, ranching or forestry operation, or financial status that may affect these representations.

evidence such as tax records, certified public accountant's certification, or other documentation may be required to validate these representations and that I will take all necessary actions to provide such materials to FSA if requested.

Signature of Producer (by) Jacade Long <small>Digitally signed by Jacade Long Date: 2024.01.04 10:41:39 -05'00'</small>	Title/Relationship of the Individual Signing in Representative Capacity operator, manager	Date (MM-DD-YYYY) 01/02/2024
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The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1400, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (Pub. L. 99-198 - as amended), the Food, Conservation, and Energy Act of 2008 (Pub. L. 110-246), the Agricultural Act of 2014 (Pub. L. 113-79) and the Agricultural Improvement Act of 2018 (Pub. L. 115-334). The information will be used to identify the farm operating plan data needed to determine eligibility for program benefits. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2.

Name of Individual (as identified in Part A): LONG, JACADE MICHAEL

CCC-902 (Page 2)

State: Georgia

County: Walton

Date Submitted:

Version Number: 1

Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility for program benefits.

This information collection is exempted from the Paperwork Reduction Act as specified in 7 U.S.C 9091(c)(2)(B). The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided.

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USAs TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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GRID NORTH

MEASUREMENTS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(GCSG83)

GRAPHIC SCALE



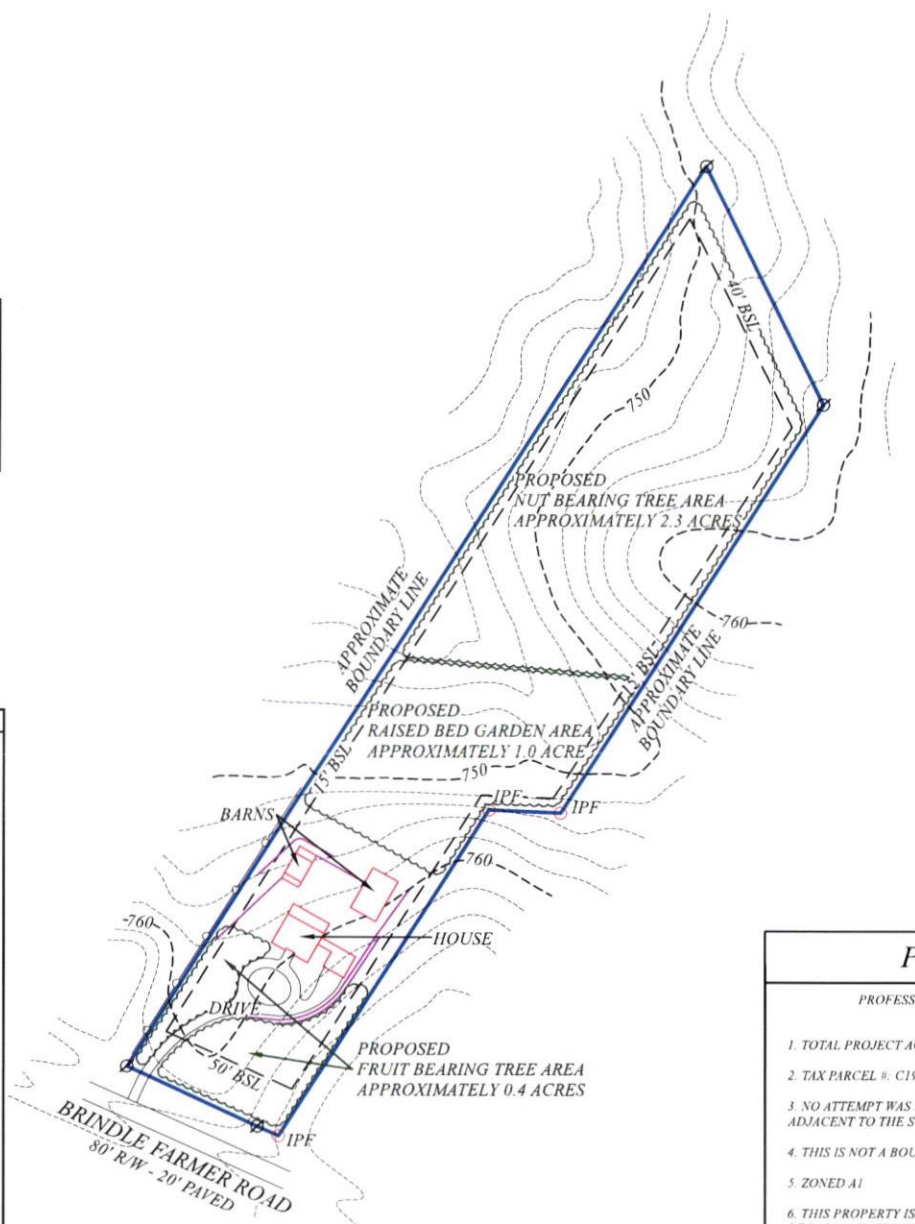
1 INCH = 80 FEET

SYMBOL LEGEND

- ⊙ CALCULATED POINT
- IRON MARKER FOUND
- 1/2" IRON PIN SET
- ⊠ CONCRETE MONUMENT
- FENCE

PLAN ABBREVIATIONS

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- GM - GAS METER
- CR - CABLE RISER
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- SSMH - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- WM - WATER METER
- FH - FIRE HYDRANT
- PP - POWER POLE
- N/F - NOW OR FORMERLY
- DB - DEED BOOK
- PG - PAGE
- OHE - OVERHEAD ELECTRIC
- PB - PLAT BOOK
- L.L. - LAND LOT
- GCB - GATE CONTROL BOX
- TR - TELEPHONE RISER
- DWCB - DOUBLE WING CATCH BASIN
- HW - HEAD WALL
- FES - FLARED END SECTION
- JB - JUNCTION BOX
- DI - DROP INLET
- TRAN - TRANSFORMER
- OTP - OPEN TOP PIPE
- EMH - ELECTRIC MANHOLE
- GEN - GENERATOR
- OCS - OUTLET CONTROL STRUCTURE
- P.L. - PROPERTY LINE
- SS - SANITARY SEWER
- BSL - BUILDING SETBACK LINE
- FIRM - FEDERAL INSURANCE RATE MAP
- CO - CLEAN OUT



VICINITY MAP
NOT TO SCALE

BASLINE
SURVEYING &
ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677
WWW.BASELINEGA.COM
PHONE: 706-769-6610
JASON@BASELINEGA.COM

PLAN FOR:
JACADE LONG

126th & 127th LAND LOTS
2nd LAND DISTRICT
WALTON COUNTY
PHYSICAL ADDRESS:
BRINDLE FARMER ROAD
GOOD HOPE, GA
30641

REVISIONS	DATE

DATE
09/17/2024

PROJECT
23-3290S

CONCEPT
PLAN

SHEET
1 OF 1

PROJECT DATA

- PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM 706-769-6610
- TOTAL PROJECT ACREAGE: 5.02 +/- ACRES
 - TAX PARCEL #: C1950063E00
 - NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
 - THIS IS NOT A BOUNDARY SURVEY. REFERENCE PLAT BOOK 123 PAGE 22
 - ZONED A1
 - THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN
 - CONTOURS SHOWN HEREON ARE FROM NOAA LIDAR NAVD 88 AND DO NOT REPRESENT A FIELD RUN TOPOGRAPHIC SURVEY. CONTOUR INTERVAL IS 2'