



Walton County Planning and Development Department

126 Court Street – Monroe, GA 30655
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November 18, 2024

To: Chairman Thompson

From: Charna Parker
Director, Planning and Development

RE: City of Social Circle
Annexation Request
Property Owner: ZMS, LLC
274.37 acres located off Amber Stapp Studdard Rd
And Partee Trail
Parcels: C1520001, C1720027B and C1720041

The proposed annexation request is a 100% annexation in accordance with O.C.G.A. §36-36-6 and § 36-36-9.

The current county zoning designation is A1 WP2. The comprehensive land use map designation is conservation.

The proposed zoning classification is light industrial with a special use to establish an industrial campus focused on data center facilities and public utilities, including electric, water, and sewer services along with accessory uses.

**Upon review by the department and county attorney, a recommendation that the City's resolution approving the annexation reflects that the City will be responsible for the maintenance to the center line of the section of Amber Stapp Studdard Road that fronts the subject property. Also, the City has been advised that the subject property is located within a Watershed Protection area within the County's zoning and that we trust the City will ensure through zoning conditions that the environmentally sensitive areas of the property are appropriately protected and buffered.