



## Planning and Development Department Case Information

Case Number: Z23080001 and CU23080004

Meeting Dates: Planning Commission 09-07-2023  
Board of Commissioners 10-03-2023

Current Zoning: A1

Request: Rezone 61.44 acres from A1 to A for short term rental with a conditional use for an event venue and Variance to regulation that an event venue must have direct access to an arterial or collector road.

Address: 1540 Lipscomb Road, Social Circle, Georgia 30025

Map Number: C1700047

Site Area: 61.44 acres

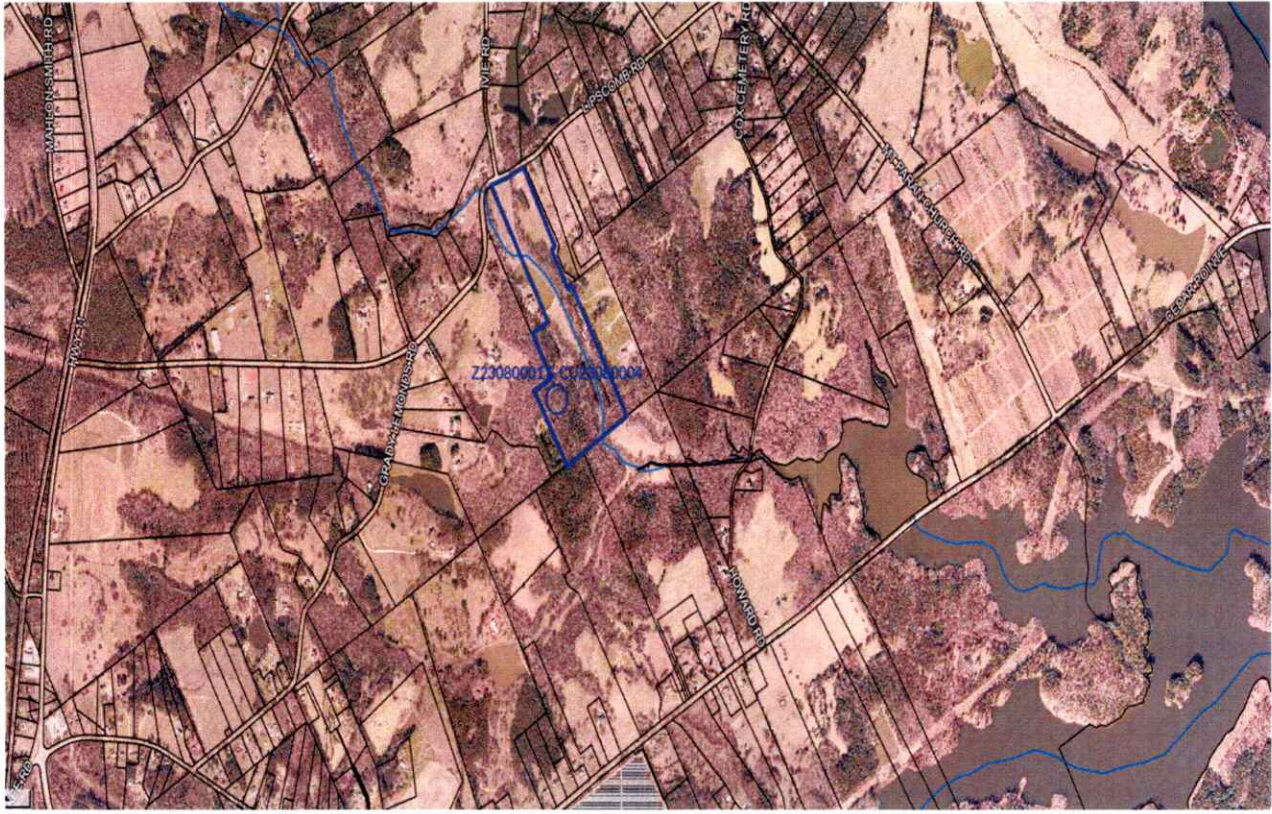
Character Area: Conservation

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

Applicant:  
Sekhar Thadiparthi  
3050 Waterstone Drive  
Cumming, Georgia 30041

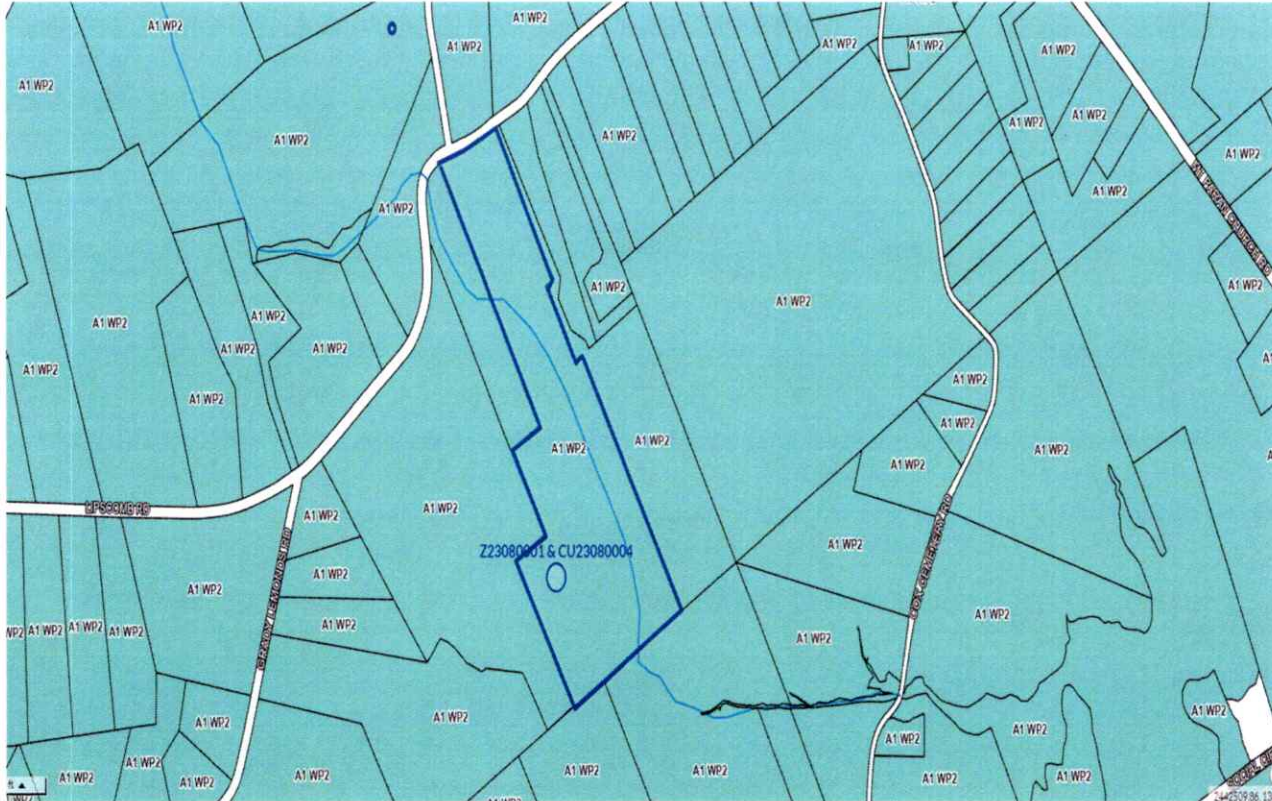
Owner:  
Bobby Butler  
1540 Lipscomb Road  
Social Circle, Georgia 30025





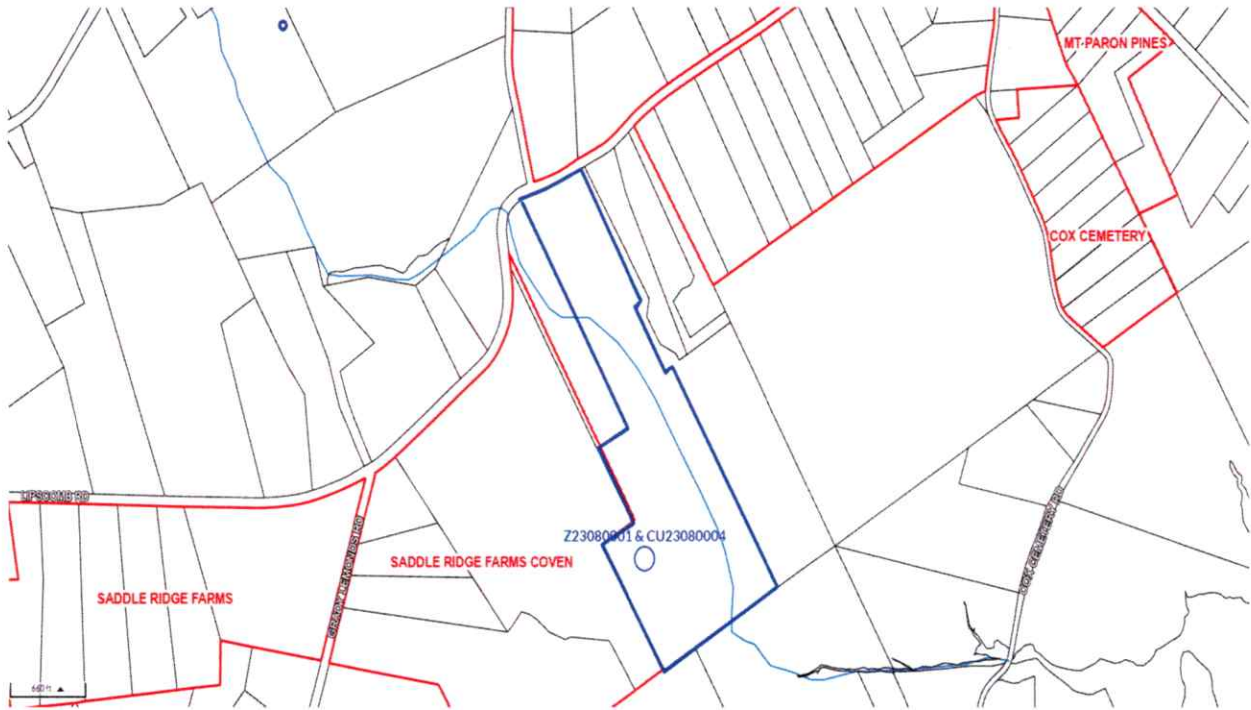
Existing Site Conditions: Property consists of 61.44 acres.

The surrounding properties are zoned A1.

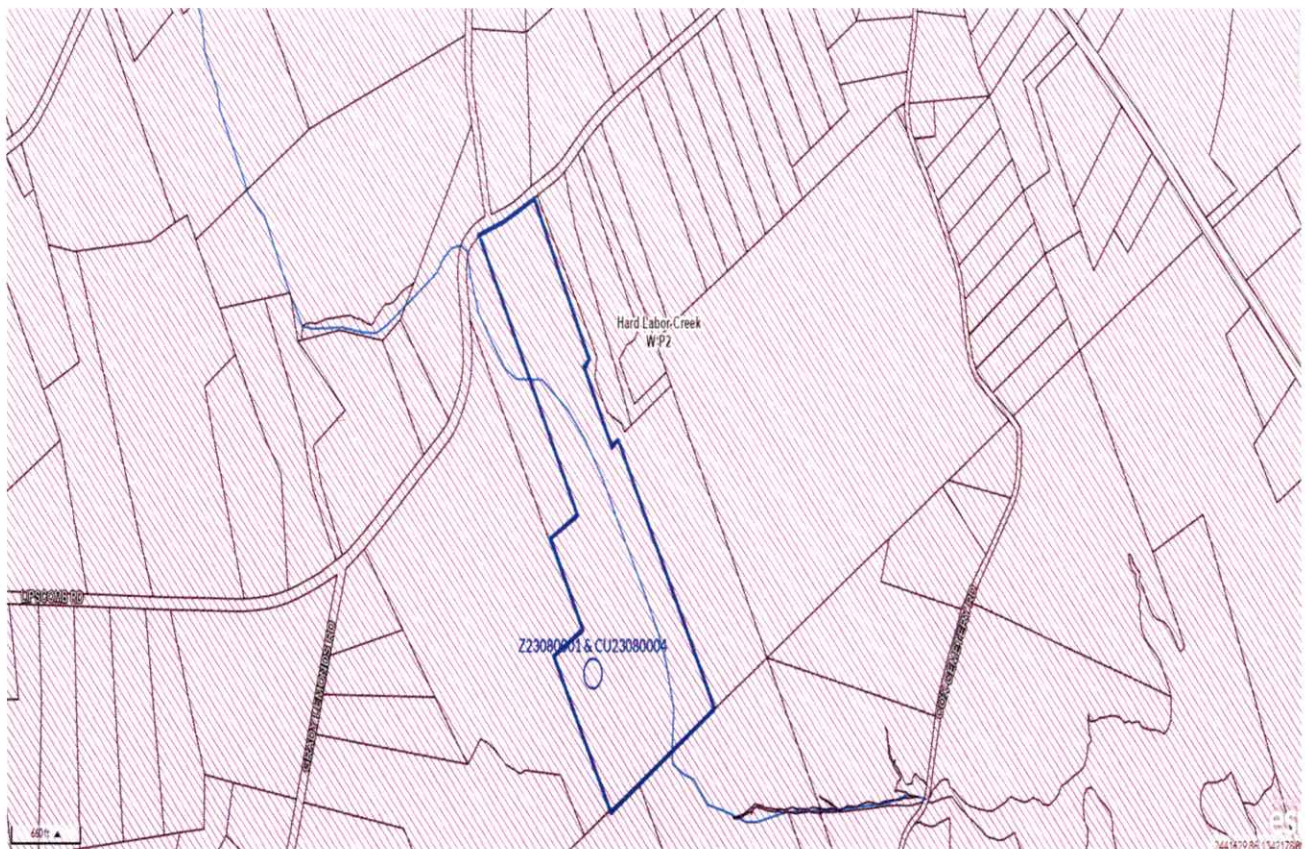




Subdivisions surrounding property:



Property is in the following Watershed (Hard Labor Creek):



## **Staff Comments/Concerns:**

### **Article 6 Regulations:**

### **Outdoor Recreation Facilities (Private) (18)**

1-7-2020

Outdoor Recreation Facilities are allowed by conditional use in the A, A1, A2, R1, R2 R3, MHP, and by right in the B1, B2, B3, TC and MUBP zoning. The uses allowed include wedding venues, event venues, fishing lakes, swimming pools, and golf courses or driving ranges, or other recreational developments. A detailed site plan must be approved by the Department.

- 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 5,000 square feet. The building[s] shall be located at least 50 feet from all residentially zoned property.
- C. The site shall be at least two (2) acres in size.
- D. The site must have direct access to a collector or arterial road.
- E. All activities shall take place at least 50 feet from any property line adjacent to a residential zone or use.
- F. Outdoor activity areas shall be sufficiently screened and insulated so as to protect adjacent property from noise and other disturbances.
- G. No outdoor storage shall be allowed.
- H. The outdoor use of the site adjacent to residentially zoned property after 10:00 p.m. shall be prohibited with the exception of special holidays as determined by the Planning and Development director.

### **History:**

V13090012	Kevin Wall	200' to 180' Lot width 2 lots 16.6	C0170-47spt 1540 Lipscomb Road	Approved
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### **Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends that a proper commercial driveway be installed if approved.

**Sheriffs' Department:** Requesting Conditional Use for an event venue and a variance to regulation that an event venue must have direct access to an arterial or collector road; this alone will not impact the Walton County Sheriff's Office. However, the use of the properties as an Airbnb or VRBO has directly impacted the Walton County Sheriff's Office by generating calls for service. Specifically, when operating outside the guidelines set forth by Planning and Zoning Department.

**Water Authority:** This property is not currently served by the WCWD.

**Fire Marshal Review:** Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. If overnight guests are allowed, this would be classified as lodging or rooming house and shall comply with Chapter 26 in the Life Safety Code. This can include but not be limited to an automatic sprinkler system throughout the facility. Shall install fire access road to facility.

**Fire Department Review:** Due to wood frame construction, life safety is a concern should any fire occur. Driveway is extended and no fire hydrant present within 500', Water supply for suppression activities would be delayed a best utilizing a tanker truck for suppression.

**Board of Education:** This will have no effect on the Walton County School District.

**DOT Comments:** Will not need to coordinate with Georgia DOT.

**PC ACTION 9/7/2023:**

Z23080001-Rezone 61.44 acres from A1 to A for short term rental, ConditionalUse CU23080004 for an event venue and Variance to regulation that venue be on an arterial or collector road-Applicant: Sekhar Thadiparthi-Owner: Bobby Butler-Property located at 1540 Lipscomb Rd-Map/Parcel C1700047-District 4.

**Presentation:** Sekhar Thadiparthi and Horatious Harris represented the case. Mr. Harris presented the Board with a copy of his presentation and a copy of a site plan. Mr. Harris stated that 1540 Lipscomb Road is a nice parcel of property. They would like to rezone the property to A for short term rental, conditional use for event venue and Variance on request for property not being on an arterial or collector road. They do not want to do anything different as far as adding any more buildings. The primary goal is

to bring something to the community where people can have meditation retreats, weddings, funerals, graduation parties and birthday parties. They would use tender loving care of the property and will be putting \$200,000.00 into the property to bring it up to speed and make sure it is useable. The late Bobby Butler had community functions prior to his death and asked the community to come and the community had no problem with that. They will still allow this. There is a parcel with a lake on it. There are 3 entrances to this property, and they would keep the value in line with the community. This property has its own well water. They would be respectful of the current peaceful and serene environment. They would like to do whatever is the overall wellbeing of the community. Right now, the property is in conservation and the property will be released and they will pay full tax. They will have a spiritual life and emotional courtyard in the back. There will be a committed hostess on site, and they will have officers there to protect the citizens and avoid any disturbance to the neighborhood. They will work on entrances and the flow of traffic along Lipscomb Road. There will be ample parking on the parcel. Any uses will be in the main home and there will be sufficient sound barriers. They want to make the environment friendly and echo sensible. He is asking that the zonings and Variance be approved. He went on to state that this is one parcel of 61.44 acres and what they are asking for will not impact streams or lakes and have no impact on sewers. The tax conservation will bring the county approximately \$35,000.00 of full taxation and will increase with the types of services being offered. This will benefit the whole community and they will offer discounted rates to those in the county and in summary he believes this will bring a lot to the county. Josh Ferguson asked were they proposing any additional residential structures on the property, and he stated no. Mr. Harris stated that there are 4 bedrooms in the house which will hold up to 16 individuals. Keith Prather asked about the potential cost to rent, and Mr. Harris advised that they don't have the numbers yet. Mr. Prather also asked will it be advertised as short-term rental, VRBO and Airbnb and Mr. Harris stated that was correct. Josh Ferguson asked if this was not just for events but for Airbnb uses too and Mr. Harris stated that was right.

**Speaking:** Giraldo Rivero spoke and stated that he has lived here since 1983 before anything was developed there. He is concerned about traffic and noise.

Stacy Philippus spoke and stated that he lives a couple of houses up. When he saw the rezoning sign, he first called the Planning & Development Office to get information about the rezone sign. He then started knocking on doors and spoke to all the people around there except the ones that had a gated fence and the ones with big dogs. Not one person was in favor. He presented a 4-page petition to Tracie Malcom of Walton County Planning & Development for her to provide to the Planning Commission. He stated that the names on the petition are everyone that lives around the property, that these are not people that live in Loganville or other towns that these are all residents that live there. He knows that there is a 6,000 sq. ft. house and a Guest House on the property. They can gather up to 200 people and there will be noise and traffic as a result of what can happen there, and alcohol is also a concern to them. He stated a lot



of residents came from Rockdale, Newton and Gwinnett to get away from town life and they don't want the noise, and nobody came here for an event venue to be slap dab in the middle of this quiet neighborhood where there are horses, people running and walking, and people riding their golf carts. They made a very significant investment when they bought homes there. Right now, there are 2 or 3 homes, new homes and some under construction on Cox Cemetery Road. The new residents would be devastated if there was an event venue in the neighborhood. The County Ordinance states that an event venue has to be on an arterial or collector road and Lipscomb Road is not that and can't handle the traffic. Even though the buyer or owner will monitor it, most of us will still have the effects of the event venue. If this is allowed what does that mean as far as a house party that people can't monitor it. This will be rented out to people not from Social Circle. Lastly there are 3 event venues around this part of the county, two of which are Southern Charm and Fairweather Farms. The event venue will affect all of us in the neighborhood. He stated that Rivian already is going to rock their world. This type of venue should be in Atlanta or Gwinnett. Lipscomb Road is a place where we raise our children and grandchildren. He then asked the people on the Planning Commission what they would do if this was near their home.

Ryan Boosness said that he lives on Lipscomb Road about a half mile down the road. He is concerned about noise pollution. He stated that even if they follow the Noise Ordinance and stop by 10:00 p.m. they will still be able to hear the noise all evening.

Ray Johnson spoke and states that he lives at 2840 Ivey Road which is 4 houses straight up west from this location right up Ivey Road. If they utilize one of those driveways, it is right there in front of Ivey Road. With that being said we discussed a lot of things in here already and I am not going to beat the horse with them. The local ordinance for local streets requires the definition of 250 cars or less per day and they meet that. They probably don't have 50 to 75 cars per day. The road doesn't classify as a major arterial or collector road no matter what and that is a fact. Our recommendation is to deny the rezone based on that fact it doesn't meet the requirements of the ordinance on each side or event status that they are requesting to have. It is our neighborhood, and we want to keep it that way. If we need to do a traffic study, then we would ask the board to have a traffic study count be done to suffice those numbers. He has been involved in government for a while and whatever amount they have 40 cars 40 parking spaces, the county code department is not going to be able to enforce anything after hours at any given time and the Walton County Sheriff's Office is not going to be able to enforce the numbers that exceed that at any given time and that is a fact too. You can research it all you want to from the prior history of all these events. We are requesting the board to deny this request due to not meeting the requirements of the code.

Kelly Fanelli spoke and stated that her mother lived in the home at 1540 Lipscomb Road. Her son planted trees and built a bridge. They moved from California and for 20

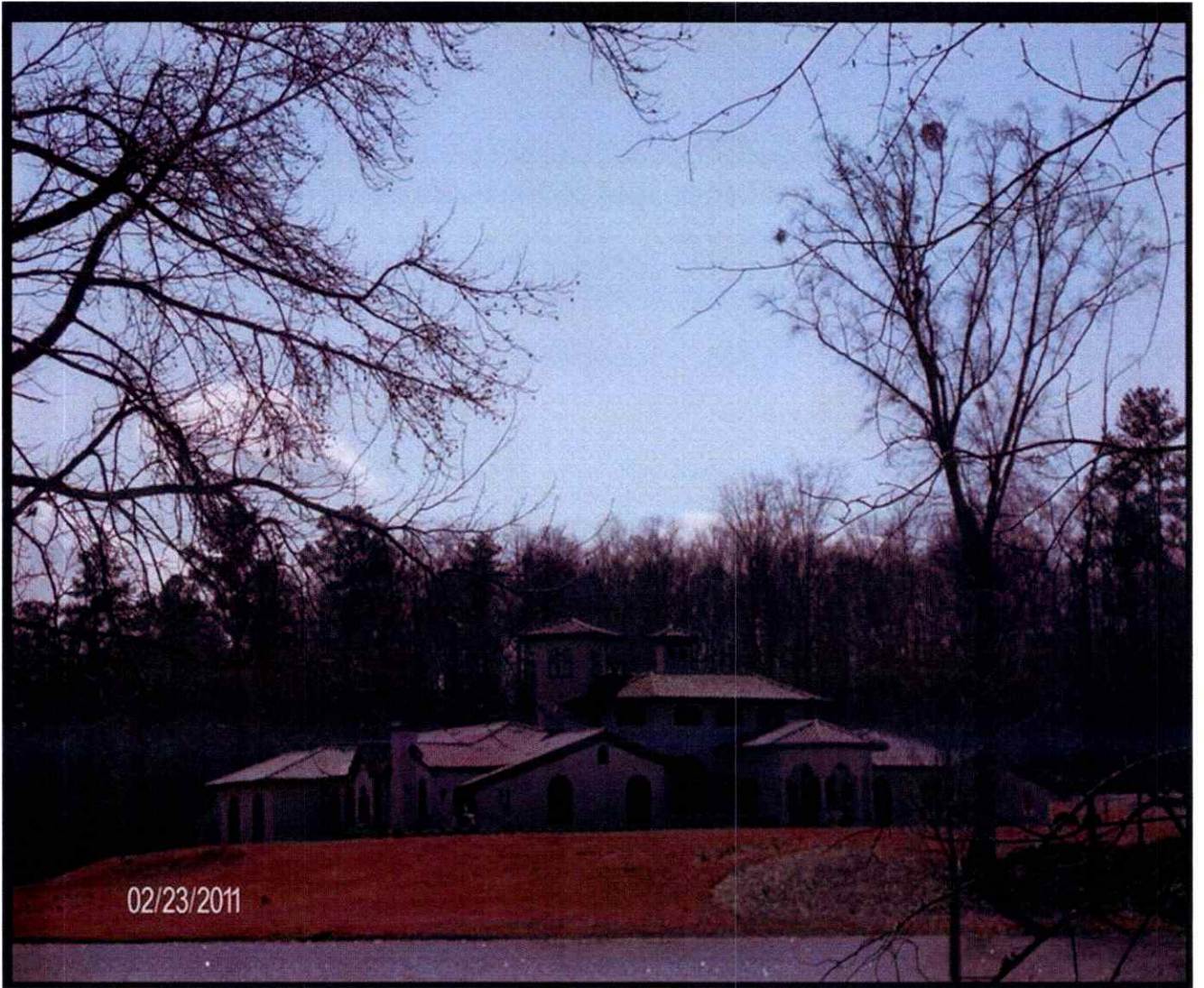
years she took care of her mother. There is no gateway but a couple of fences. They do not want the event venue because they know the people that surrounds this property, and they would like to keep it like it is. When you get a large group of people together there is going to be alcohol and drugs and the people that come to the event venue can move on to other people's property. She stated let us raise children in the community without this event venue.

Mr. Harris and the Applicant came back for rebuttal. He appreciates everyone's concern but ultimately their goal is to be good stewards of the property and people in the community. These will be responsible people and not ones that would be harmful to the community, but you can't stop everything. They do have capable people, and this will be supervised by local authorities. They want the community to be safe. When things were held at this place before, he was sure that the people in the community would come, and it was fine then. He stated their goal is beautifying the property and making the value of the land go higher.

Sekar Thadiparthi, who is the Applicant, spoke and stated that he is in real estate. We follow rules and don't break rules. He stated that they are not here to disturb the community and that this will prosper the community. The event venue will be used for graduation parties, birthday parties. They will beautify the place and will respect the neighbors and he will be putting our community before other people to use the venue. If they have anything over 100 people, then they will hire the police. This property needs some tender loving care, and this will bring more to the community. They will not be disturbing the community. They will be using the same blueprint of the property and will not be adding anything to it.

**Recommendation:** Keith Prather made a motion to deny due to the fact the property is not on an arterial or collector road with a second by John Pringle. The motion carried unanimously.





02/23/2011

**Rezone Application #** 22 308 000 1  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 9-7-2023 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 10-3-2023 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1700047

**Applicant Name/Address/Phone #**

Sekhar Thadiparthi

3050 Waterstone Dr

Cumming, GA, 30041

E-mail address: sthadiparthi@gmail.com

Phone # 404-808-9978

**Property Owner Name/Address/Phone**

Bobby Butler

1540 Lipscomb Rd

Social Circle, GA, 30025

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

Phone # 727-735-5667

Location: 1540 Lipscomb Rd, Social Circle, GA Requested Zoning A Acreage 61.44 Acres

Existing Use of Property: Primary Residence

Existing Structures: 2 homes & storage shed

The purpose of this rezone is \_\_\_\_\_

Property is serviced by the following:

Public Water: \_\_\_\_\_ Provider: \_\_\_\_\_ Well:

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Sekhar Thadiparthi Date 08/01/2023 Fee Paid \$ 250.00

**Public Notice sign will be placed and removed by P&D Office**

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1 Surrounding Zoning: North A1 South A1  
 East A1 West A1

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

Commission District: 4-Lee Bradford Watershed: Hard Labor Creek TMP   
WP-2

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

Article 4, Part 4, Section 160 Standard Review Questions:

**Provide written documentation addressing each of the standards listed below:**

1. Existing uses and zoning of nearby property;

The existing uses of nearby properties (adjacent to the subject property) are all Zoned A1 and residential use. One adjacent property class is A5 - Agricultural and remaining are V5-Conservation land uses. All neighboring lots are owned and occupied.

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

We do not see or anticipate any reduction in the property values. On the contrary, we believe the property values will appreciate due to several reasons, listed below are a few of those reasons:

A) Increased demand: By approving our rezoning request, there is a high possibility for this area to allow outside visitors, from neighboring counties and cities, the influx of tourists and potential new residents can lead to increased demand for housing. This heightened demand will highly likely drive up property values and create a more competitive real estate market, benefiting existing homeowners.

B) Economic growth: Outside visitors can bring economic growth to the area through tourism and local spending. The resulting boost in the local economy can improve infrastructure, amenities, and services, which can positively influence property values.

C) Neighborhood revitalization: Increased interest from outside visitors often prompts property owners to invest in renovations and improvements to attract renters or buyers. As the neighborhood improves aesthetically and functionally, the values of existing homes may appreciate as well.

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 rezoning of the property will ensure promotion of health, safety, morals and general welfare of the public. For example, as mentioned in the attached Letter of Intent along with this application, one of the envisaged uses of this property is for meditation retreats which promote peace, tranquility and happiness to the general public with absolute! no disturbance to the current safety or morals of the greater public. As a result, we only see appreciation in property values in future.

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

There will be absolutely no hardships imposed upon any neighboring property owner. As elaborated in the letter of intent attached with this application, the overall use intended for this property is by taking into considerations all applicable local, county regulations and ensuring that there is harmony and peace maintained in the neighborhood. Also, the intended use of the subject property is completely aligned with the Goals and Policies of the county as mentioned in the Comprehensive Plan, dated June 7, 2022. Increased sense of community and encourage healthy living. We plan to cater to this goal by ensuring that the subject property is used in the ways congenial to the public and also provide a good source of retreat locally for residents.

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

**The subject property is exceptionally well-suited for its zoned purpose, boasting a myriad of features and characteristics that make it an ideal choice. Here are some reasons to speak highly of its suitability:**

**A) Location:** The property is strategically located in an area that aligns perfectly with its proposed use/purpose. Its proximity to key amenities, transportation hubs, and major thoroughfares ensures convenient accessibility for both residents and visitors alike.

**B) Ample Space and Layout:** The property offers a generous amount of space, around 61 acres, providing ample room for the intended purpose. Its thoughtfully designed layout maximizes functionality, making it easy to accommodate the intended activities efficiently and seamlessly. Existing home and guest house on the property complement this point significantly.

**C) Natural Beauty and Surroundings:** The subject property is graced with picturesque surroundings, showcasing natural beauty that complements its zoned purpose. Whether it's serene landscapes, scenic vistas, or lush greenery, these elements create an inviting and captivating atmosphere.

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 is currently occupied by the current owner.**

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Conditional Use Application # CU 23080004

Planning Comm. Meeting Date 9-7-2023 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2<sup>nd</sup> Floor)**  
 Board of Comm Meeting Date 10-3-2023 at 6:00PM held at **WC Historical Court House**  
**You or a representative must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

**Map/Parcel** C1700047

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>Sekhar Thadiparthi</u>	<u>Bobby Butler</u>
<u>3050 Waterstone Dr</u>	<u>1540 Lipscomb Rd,</u>
<u>Cumming, GA, 30041</u>	<u>Social Circle, GA, 30025</u>
	<small>(If more than one owner, attach Exhibit 'A')</small>
E-mail: <u>sthadiparthi@gmail.com</u>	
Phone # <u>404-808-9978</u>	Phone # <u>727-735-5667</u>
Location <u>1540 Lipscomb Rd, Social Circle, GA</u>	Present Zoning <u>A1</u> Acreage <u>61.44</u> acres
Existing Use of Property: <u>Primary Residence</u>	
Existing Structures: <u>2 Homes</u>	
Property is serviced by:	
Public Water: _____ Provider: _____	Well: <input checked="" type="checkbox"/>
Public Sewer: _____ Provider: _____	Septic Tank: <input checked="" type="checkbox"/>
The purpose of this conditional use is: <u>Short term rentals such as AirBnb,</u>	
<u>Weekend retreats, Special events such as Birthday parties, Graduation parties</u>	
<u>Family gatherings, Christmas party, Wedding Anniversary, Wedding ceremony etc..</u>	
<small>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.</small>	
<u>Sekhar Thadiparthi</u>	<u>07/28/2023</u> \$ <u>350.00</u> <input checked="" type="checkbox"/>
Signature	Date Fee Paid
<b>Public Notice sign will be placed and removed by P&amp;D Office</b>	
<b>Signs will not be removed until after Board of Commissioners meeting</b>	
Office Use Only:	
Existing Zoning <u>A1</u>	Surrounding Zoning: North <u>A1</u> South <u>A1</u>
	East <u>A1</u> West <u>A1</u>
Comprehensive Land Use: <u>Conservation</u>	
Commission District: <u>4-Lee Bradford</u> Watershed: <u>Hard Labor Creek W-P-2</u>	

I hereby withdraw the above application \_\_\_\_\_ Date: \_\_\_\_\_

### **Standard Review Questions:**

**Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:**

#### **Conditional Use Permit Criteria**

- 1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.**

**All the County guidelines provided for outdoor recreational facilities & short term rentals shall be implemented upon obtaining the zoning changes/variances.**

- 2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.**

**Since the property is over 60 acres, Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.**

- 3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.**

**Since the property is over 60 acres, Off-street parking is not needed.**

- 4. Public facilities and utilities are capable of adequately serving the proposed use.**

**All the County guidelines shall be followed to ensure the facility and utilities are capable of adequately serving the proposed use.**

- 5. The proposed use will not adversely affect the level of property values or general character of the area.**

**We will ensure that, the proposed use will not adversely affect the level of property values or general character of the area.**



**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: SEKHAR THADIPARTHI  
Address: 3050 WATERSTONE DR, CUMMING, GA  
Telephone: 404-808-9978  
Location of Property: 1540 LIPSCOMB RD, SOCIAL CIRCLE, GA, 30025

Map/Parcel Number: AC1700047

Current Zoning: A1 Requested Zoning: A

Bobby Butler  
Property Owner Signature

Property Owner Signature

Print Name: BOBBY BUTLER

Print Name: SEKHAR THADIPARTHI

Address: 1540 LIPSCOMB RD, SOCIAL CIRCLE, GA 30025

Address: 3050 WATERSTONE DR, CUMMING, GA

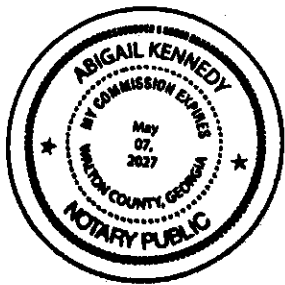
Phone #: 727-735-5667

Phone #: 404-808-9978

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.

Abigail Kennedy  
Notary Public

7/27/23  
Date



From

Sekhar Thadiparthi

(Potential Purchaser of the property at 1540 Lipscomb Rd, Social Circle, GA, 30035),  
Phone Number: 404-808-9978

Email: sthadiparthi@gmail.com  
07/28/2023

To

The Planning Commission Board,  
Walton County,  
126 Court St, Monroe, GA, 30655

Subject: Letter of Intent - Request for Variance from Agricultural A1 to A Rezoning

Dear Sir/Madam,

I am writing to formally submit an application with authorization from the current owner of the property located at 1540 Lipscomb Road, Social Circle, GA 30025 (Parcel #C1700047) to represent as an applicant (Notarized copy of the Authorization form attached with the application) for a Variance from Agricultural A1 to A rezoning in Walton County and also for Variance to use approximately 6256 square feet main house and approximately 2000 square feet guest house existing on the property. I am planning to buy this property and I believe that rezoning the land from Agricultural A1 to A with Special Events will better align with the community's development vision and utilize the property in a manner that benefits both the neighborhood and the Walton County.

The purpose of this rezoning request is to allow for the establishment of a venue for special events such as meditation retreats, family reunions, birthday parties, anniversary celebrations, and engagements, marriages and also short-term rentals like Air B&B, VRBO and other short-term rentals allowed by the county. These events are intended to be small-scale, private gatherings that promote community well-being, celebrate life's milestones, and foster connections among individuals and families.

I have carefully reviewed the current zoning regulations and the requirements for the A zone, and I am committed to ensuring that any developments on the property will adhere to these guidelines, promoting responsible land use and respectful integration with the surrounding area.

The proposed use of the property as a venue for special events will provide a unique and valuable service to the community, offering a peaceful and serene setting for people to come together, celebrate, and cultivate a sense of harmony. The events hosted on the property will be managed to maintain the tranquility of the surroundings and minimize disruptions to the neighboring properties. All applicable setback requirements and any other county regulations like noise pollution will be complied to at all times.

While there are three entry and exit paths from Lipscomb Road to this property, it will be ensured that the main entry/exit to the property will be the farthest point from the bend in Lipscomb Road (Adjacent to 1476 Lipscomb Rd), as identified in the survey/map attached to the application. This approach is aimed at maximizing safety for vehicles entering and exiting the property and minimizing any potential impact on traffic flow along Lipscomb Road. Also, there is ample amount of space within the available 61+ acres to have additional parking facilities as needed without any impact to the applicable setback requirements from lake, neighboring property lines and any other county regulation. Any usage of the facility will be in the main home and associated lawns area thereby giving sufficient buffer for ensuring a calm and peaceful utilization of the space.

I have conducted thorough research and consulted with relevant experts to ensure that the proposed rezoning aligns with the long-term goals of the county's comprehensive plan and development vision. The intended use of the property aligns with the county's objectives of fostering community engagement, supporting cultural activities, and promoting the overall well-being of its residents with a good value addition to the county from economic perspective.

Furthermore, I am aware of the importance of preserving the natural beauty and ecological balance of the region. Therefore, I plan to implement sustainable and environmentally friendly practices in any development undertaken on the property, minimizing the impact on the surrounding environment and ensuring its continued health and vitality.

I kindly request the opportunity to present my proposal before the Zoning Board to discuss the merits of the rezoning and address any concerns or questions you may have. I am more than willing to provide additional information, detailed plans, and evidence of community interest to support my application.

In conclusion, I am enthusiastic about the potential of this rezoning and its positive impact on the county. I am committed to complying with all regulations, contributing to the community's growth, and promoting sustainable development.

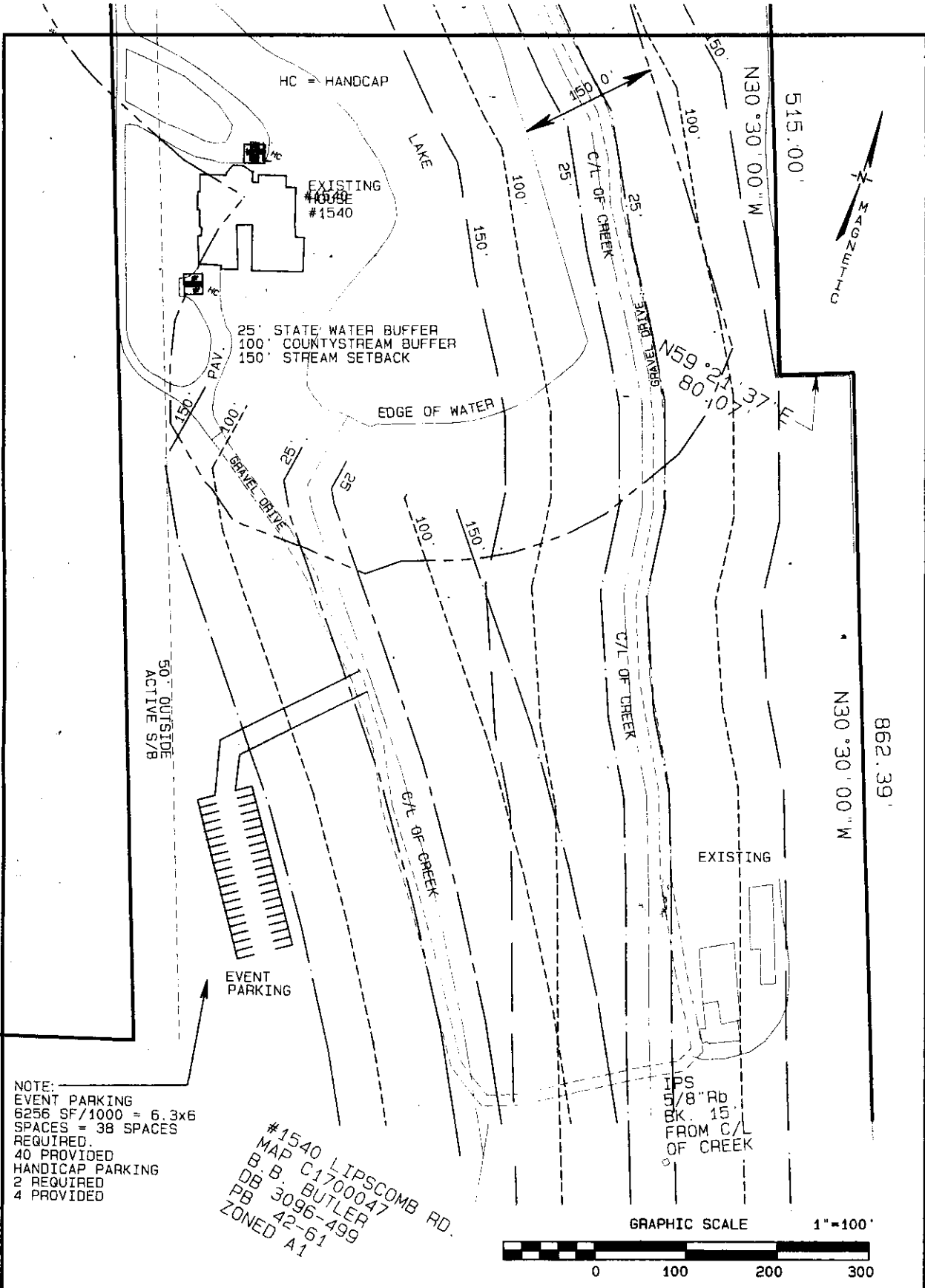
Thank you for considering my application. I am available at your convenience to discuss the proposal further or answer any questions you may have. Please find attached all the necessary documents and materials required for the application process.

Sincerely,

Sekhar Thadiparthi

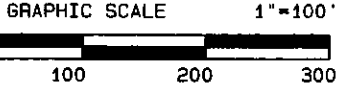
Ph: 404-808-9978



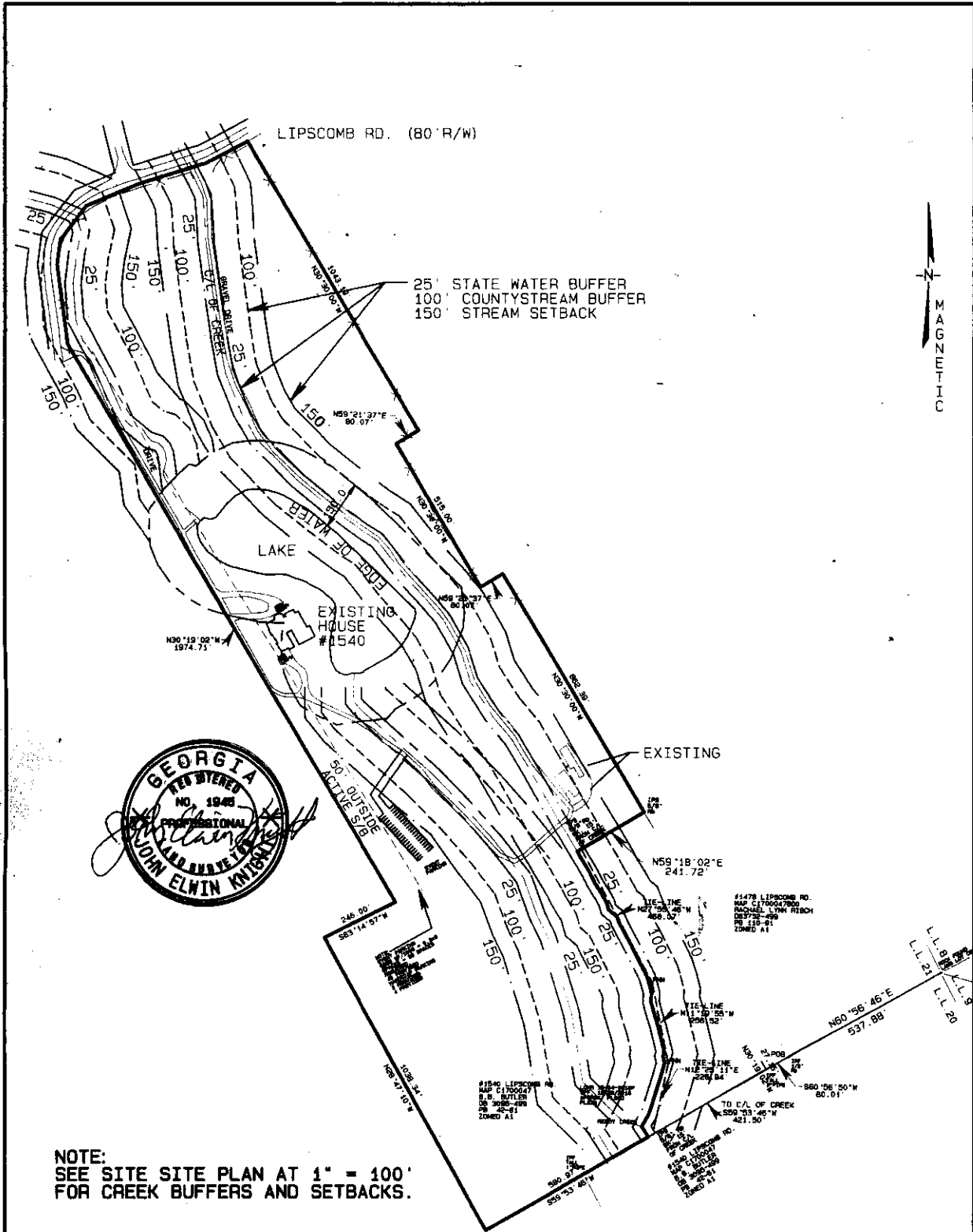


NOTE:  
 EVENT PARKING  
 6256 SF/1000 = 6.3x6  
 SPACES = 38 SPACES  
 REQUIRED.  
 40 PROVIDED  
 HANDICAP PARKING  
 2 REQUIRED  
 4 PROVIDED

#1540 LIPSCOMB RD.  
 MAP C1700047  
 B.B. BUTLER  
 DB 3096-499  
 PB 42-61  
 ZONED A1

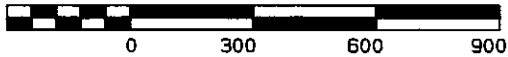


SITE PLAN FOR REZONE FROM A1 TO A & SPECIAL EVENTS - SHORT TERM RENTALS FOR: BOBBY BUTLER OWNER		SHEET 2 OF 2
Scale: 1"=100	LAND DISTRICT 1 LAND LOT 21	
Date: 7/31/2023	WALTON COUNTY, GEORGIA	
Revised:	Drawn By: B.R.W.	
Job:	Surveyor: JOHN ELWIN KNIGHT GA. R.L.S. #1945	



NOTE:  
SEE SITE SITE PLAN AT 1" = 100'  
FOR CREEK BUFFERS AND SETBACKS.

GRAPHIC SCALE 1"=300'



SITE PLAN FOR REZONE FROM A1 TO A & SPECIAL EVENTS - SHORT TERM RENTALS FOR: BOBBY BUTLER OWNER		SHEET 1 OF 2
Scale: 1"=300	LAND DISTRICT 1 LAND LOT 21	
Date: 7/31/2023	WALTON COUNTY, GEORGIA	
Revised:	Drawn By: B.R.W.	
Job:	Surveyor: JOHN ELWIN KNIGHT GA. R.L.S. #1945	

Walton County Planning  
Commission,  
Walton County, GA

September 7, 2023

Z23080001 & CU23080004

Ready Creek Farms Llc

# agenda

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Primary goal  
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Overview of Property  
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Summary  
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# Introduction

Z23080001 - Rezone 61.44 acres from A1 to A for short term rental, Conditional use CU23080004 for an event venue and variance to regulation that venue be on an arterial road

Address: 1540 Lipscomb Rd, Social Circle, GA 30025



# primary goal

Ready Creek Farms LLC, a Georgia based partnership company is primarily started with goal of identifying, acquiring and improving properties with the sole aim of providing a unique and valuable service to the community. We want to offer serene setting for people to come together and celebrate, and cultivate a sense of a peace & harmony.

We intend to achieve this goal by preserving the natural beauty and ecological balance of the region and surroundings by employing sustainable and environmentally friendly practices in any development undertaken on the property. Our goal is to minimize the impact on the surrounding environment and ensure its continued health and vitality. Currently, this property needs a lot TLC, which could cost over \$200,000 to bring it up to speed.



# Value Proposition

- Alignment with the community's development vision and utilization of the property in a manner that benefits both the **neighborhood and Walton County**
- Responsible land use and **respectful integration** with the surrounding area
- Unique and valuable service to the community, offering a **peaceful and serene** setting for people to come **together, celebrate, and cultivate a sense of harmony**
- Fostering community engagement, supporting cultural activities, and promoting the **overall well-being** of its residents with a good value addition to the county from an economic perspective

# Overview of Property - 1540 Lipscomb rd, Social Circle, GA 30025



- 6256 Sq ft home
- 2000+ guest hou
- 61+ acres
- Lake
- 3 entrances from Lipscomb rd



# Some proposed uses of the property



Meditation Retreat



Family Reunion




Celebration of Life Events



Engagement ceremony



Wedding Ceremony



Our Focus is on community growth and sustainable development, not only with respect to the local economy, but also as a means of leading a more fulfilling **intellectual, emotional, moral and spiritual life.**

# Our commitment

- Events hosted on the property will be managed to maintain the tranquility of the surroundings and avoid disruptions to the neighboring properties
- All applicable setback requirements and any other county regulations such as noise pollution will be complied to at all times
- Maximize safety for vehicles entering and exiting the property and minimize any potential impact on traffic flow along Lipscomb Road
- Parking facilities as needed without any impact to the applicable setback requirements from lake, neighboring property lines and any other county regulation

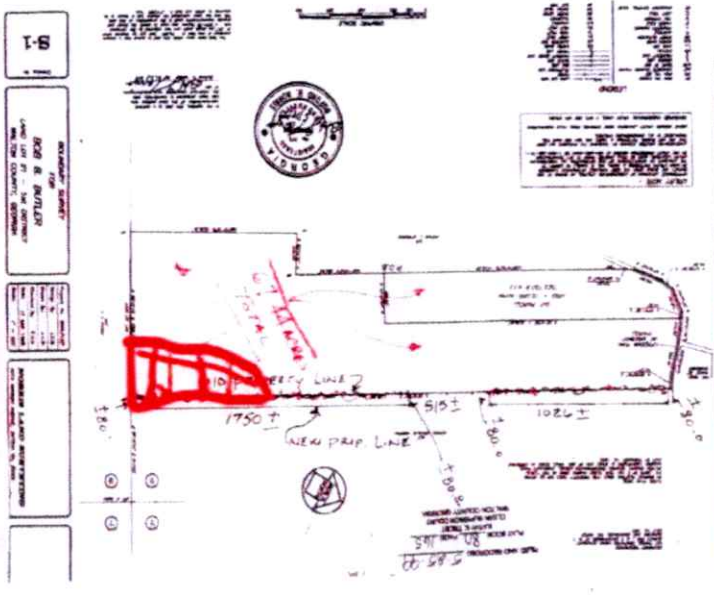


## Our commitment (continued)

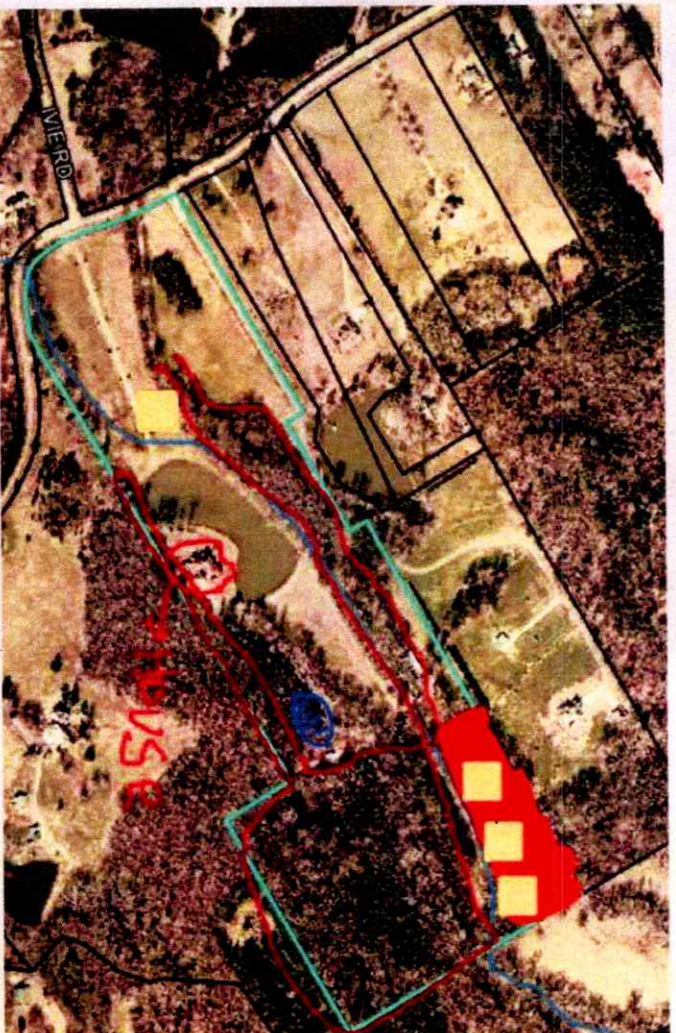
- Any usage of the facility will be in the main home and associated lawn areas thereby giving a sufficient buffer for ensuring a calm and peaceful utilization of the space without any impact to neighbors
- Implement sustainable and environmentally friendly practices in any development undertaken on the property, minimizing the impact on the surrounding environment and ensuring its continued health and vitality



# Copy of Survey



# Arial view



Adequate Tree line coverage acts as buffer from Neighboring properties

Potential parking spaces identified (in blue color)  
Provides adequate setback from neighboring properties

# Leap of faith

1. Our proposal is not changing any foot-print of the property and rather we are trying beautify it. If someone were to purchase this in as-is condition, it could become a distressed sale, and a proposal for a high-density subdivision is highly likely, which could have a negative impact to the neighborhood in multiple aspects.
2. Currently, this property is under tax conservation with around \$3500 annual taxes. We intend to break it, which would result in full taxes. This would increase county revenue.
3. Our proposal would positively impact the local businesses such catering, hospitality & service industries
4. We believe this project will benefit the whole community. We are committed to the residents of social circle and would like to extend a discounted rates for any of their family events, if it is permissible by the county regulations.



# Summary

We are enthusiastic about the potential of this rezoning and its positive impact on the county and the neighborhood. We are committed to complying with all applicable regulations, contributing to the community's growth, and promoting sustainable development and intend to use this property for stated purposes in a peaceful and harmonious manner.





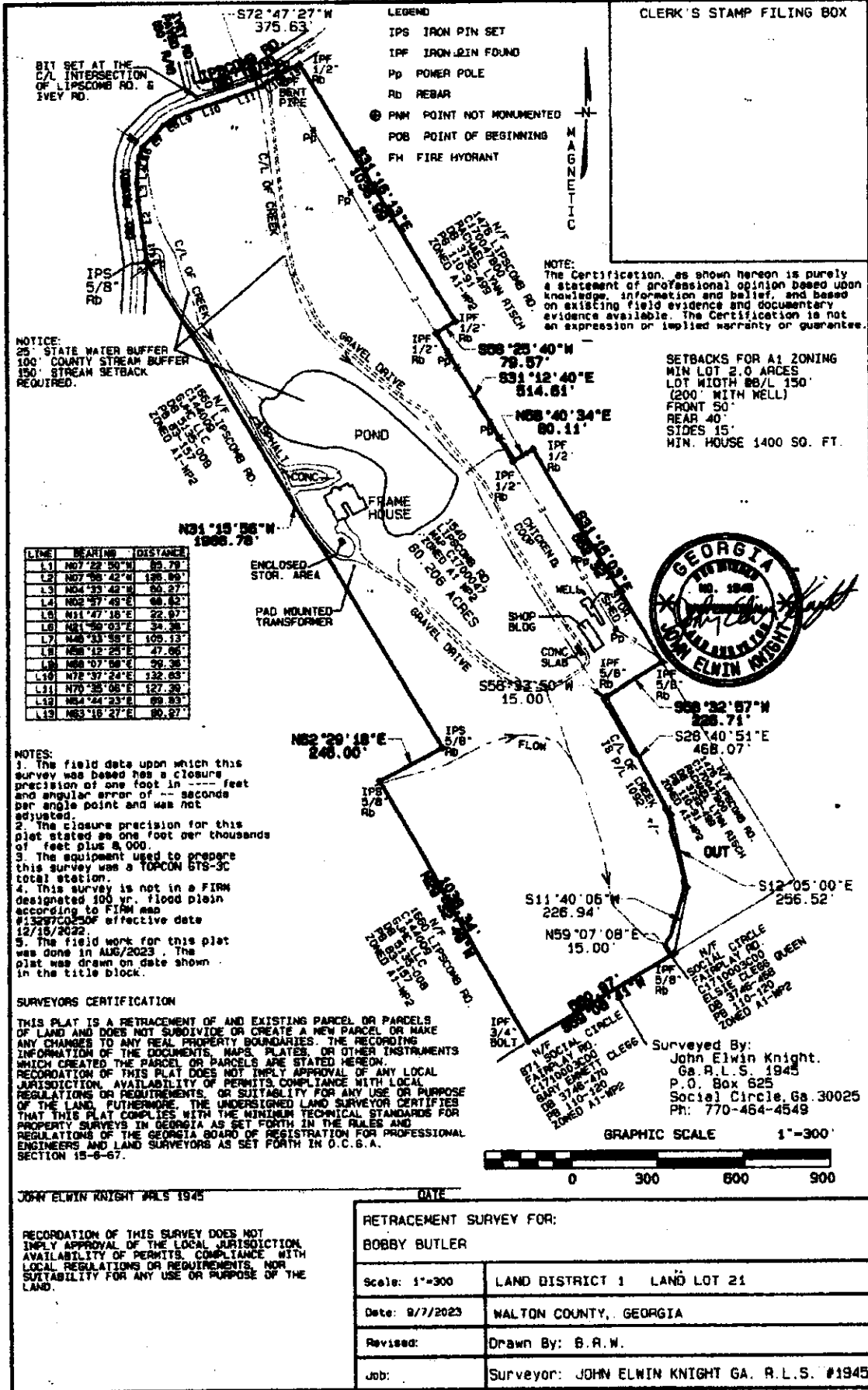


# Thank You

Ready Creek Farms LLC,

Sekhar Thadiparthi

404-808-9978



- LEGEND
- IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - Pd POWER POLE
  - Rd REBAR
  - PNM POINT NOT MONUMENTED
  - POB POINT OF BEGINNING
  - FH FIRE HYDRANT

CLERK'S STAMP FILING BOX

NOTE: The Certification, as shown hereon is purely a statement of professional opinion based upon knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expression or implied warranty or guarantee.

NOTICE: 25' STATE WATER BUFFER  
100' COUNTY STREAM BUFFER  
150' STREAM SETBACK  
REQUIRED.

SETBACKS FOR A1 ZONING  
MIN LOT 2.0 ACRES  
LOT WIDTH 88/L 150'  
(200' WITH WELL)  
FRONT 50'  
REAR 40'  
SIDES 15'  
MIN. HOUSE 1400 SQ. FT.

LINE	BEARING	DISTANCE
L1	N07°22'30"W	75.29'
L2	N07°08'42"W	138.89'
L3	N04°13'42"W	80.27'
L4	N02°37'49"E	88.82'
L5	N11°47'18"E	22.97'
L6	N01°49'01"E	34.36'
L7	N45°33'55"E	109.13'
L8	N08°12'25"E	47.06'
L9	N08°07'08"E	59.36'
L10	N72°37'24"E	132.63'
L11	N70°35'08"E	127.30'
L12	N04°44'23"E	69.83'
L13	N03°18'27"E	80.27'

- NOTES:
1. The field data upon which this survey was based has a closure precision of one foot in ---- feet and angular error of -- seconds per angle point and was not adjusted.
  2. The closure precision for this plat stated as one foot per thousands of feet plus 8,000.
  3. The equipment used to prepare this survey was a TOPCON 6TS-3C total station.
  4. This survey is not in a FIRM designated 100 yr. flood plain according to FIRM map #13297C0250F effective date 12/15/2022.
  5. The field work for this plat was done in AUG/2023. The plat was drawn on date shown in the title block.

**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.S.A. SECTION 15-8-67.



Surveyed By:  
John Elwin Knight,  
Ga. R.L.S. 1945  
P.O. Box 625  
Social Circle, Ga. 30025  
Ph: 770-464-4549



JOHN ELWIN KNIGHT #PLS 1945

DATE

RETRACEMENT SURVEY FOR:

BOBBY BUTLER

Scale: 1"=300	LAND DISTRICT 1	LAND LOT 21
Date: 9/7/2023	WALTON COUNTY, GEORGIA	
Revised:	Drawn By: B. R. W.	
Job:	Surveyor: JOHN ELWIN KNIGHT GA. R. L. S. #1945	



Tracie Malcom <tracie.malcom@co.walton.ga.us>

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## Petition for Case #Z23080001

1 message

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Tracie Malcom <tracie.malcom@co.walton.ga.us>

Wed, Sep 6, 2023 at 1:28 PM

To: John Pringle <jahombspringle@msn.com>, Wesley Sisk <wesley@brownoilcompany.com>, Tim Hinton <hintontim01@gmail.com>, Tim Kemp <TJKemp59@gmail.com>, Keith Prather <keith\_prather@yahoo.com>, Pete Myers <pete@georgiahydrantservices.com>, Josh Ferguson <jdawgs15@gmail.com>, charna parker <cparker@co.walton.ga.us>

Mr. Stacy Philippus brought by a Petition of signatures for the 2nd case on the agenda tomorrow night - Z23080001 - 1540 Lipscomb Road.


He wanted you to have this before the meeting tomorrow night.

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*Tracie Malcom*

Zoning Coordinator  
Walton County Planning & Development  
126 Court Street  
Monroe, GA 30655  
770/267-1319  
Fax#770/267-1407  
tracie.malcom@co.walton.ga.us  
www.waltoncountyga.gov

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 **Petition of Signatures on Z23080001.pdf**  
1220K

93  
Signatures



# Social Circle Residents

Z 23080001

Petition against Walton County Rezoning Application #Z23080001 - 1540 Lipscomb Road, Social Circle, GA 30025 from A1 to A for a short term rental with a conditional use for an event venue.

Name	Address	Signature	Date
Stacy C. Philippus	1004 Brady Lamonds Rd.	Stacy Philippus	8-15-23
Vicki L. Philippus	1004 Brady Lamonds Rd.	Vicki Philippus	8-15-23
Rachael Risch	1476 Lipscomb Rd	Rachael Risch	8/15/23
Daniel Risch	" "	Daniel Risch	8/15/23
Kelly Tranelly	1446 Lipscomb Rd	Kelly Tranelly	8/15/23
Bond Amy	1411 Lipscomb Rd	Bond Amy	8/15/23
Marquet Anderson	1321 Lipscomb Rd	Marquet Anderson	8/15/23
Merry Anderson	1321 Lipscomb Rd	Merry Anderson	8-15-23
Jeff Anderson	1321 Lipscomb Rd.	Jeff Anderson	8/15/2023
Nimberly Kalston	1260 Lipscomb rd	Nimberly Kalston	8/15/23
Jenatman Kalston	1260 Lipscomb rd	Jenatman Kalston	8/15/23
Dan Johnson	1300 Lipscomb Rd	Dan Johnson	8-15
Penny Johnson	1300 Lipscomb Rd	Penny Johnson	8-15
Annal Ashley	1400 Lipscomb Rd	Annal Ashley	8-15-23
KEITH MORRIS	1691 Lipscomb Rd	Keith Morris	8/17/23
Catherine Morris	1691 Lipscomb Rd	Catherine Morris	8/17/23
Joakim & Rana	1190 Lipscomb Rd	Joakim & Rana	8/17/2023
Erin & Rana	1190 Lipscomb Rd	Erin & Rana	8/17/2023
Cindy S. Munos	1301 Lipscomb Road	Cindy S. Munos	8/17/23
Clay Tottle	1301 Lipscomb Road	Clay Tottle	8/17/23
Linda Barton	1551 Lipscomb Rd	Linda Barton	8/20/23
Johnny Barton	1551 Lipscomb Rd	Johnny Barton	8/20/23
JEFF SCHLENDER	1130 Lipscomb Rd	Jeff Schlander	8/20/23
VICKIE SCHLENDER	1130 Lipscomb Rd	Vickie Schlander	8/20/23
Jean B. Roten	1131 Lipscomb Rd	Jean B. Roten	8/20/23
Jean H. Roten	1131 Lipscomb Rd.	Jean H. Roten	8/20/23
Hunter Bilbey	1320 Lipscomb Rd	Hunter Bilbey	8/20/23
Katie Busenitz	1975 Lipscomb Rd.	Katie Busenitz	8-22-23
Karna Busenitz	1975 Lipscomb Rd	Karna Busenitz	8-22-23
Michele Levan	1371 Lipscomb Rd	Michele Levan	8/22/23
SARA L LEVAN	1371 Lipscomb Rd	Sara L Levan	8/22/23
Crystal Benton	1280 Lipscomb Rd	Crystal Benton	8/22/23
Robin Hill	1155 Lipscomb Rd	Robin Hill	8/22/23
Richard McKeown	1240 Lipscomb Rd	Richard McKeown	8-22-23
Angeh Barnhart	1160 Lipscomb Rd	Angeh Barnhart	8-22-23
Michele Ryan	1750 Lipscomb Rd	Michele Ryan	8-22-23
Robert Ryan	1750 Lipscomb Rd	Robert Ryan	8-22-23
Gus Arenas	1840 Lipscomb Rd	Gus Arenas	8-22-23
Jeanne Arenas	1840 Lipscomb Rd	Jeanne Arenas	8-22-23
Glenn L. Smart	2011 Lipscomb Rd	Glenn L. Smart	8-22-23
Rachel Barlow	2120 Lipscomb Rd	Rachel Barlow	8-23-23
Kristin Willis	2071 Lipscomb Rd	Kristin Willis	8-23-23
Richard Cider	1995 Lipscomb Rd	Richard Cider	8-24-23

93 signatures







