



Planning and Development Department Case Information

Case Number: Z26-0133

Meeting Dates: Planning Commission 06-04-2026

Board of Commissioners 07-07-2026

Applicant:

Mike Conner
271 Stock Gap Road
Monroe, Georgia 30656

Owners:

Aycock Farms, LLC
Laura Smith, Lynn Laird &
James Summerour
1791 Moores Mill Road
Atlanta, Georgia 30318

Current Zoning: The current zoning is A1.

Request: Rezone a portion of C1360030 (5.082 acres from A1 to B3 for commercial building and outdoor storage of heavy equipment.

Addresses: Highway 83 Connector & Dial Road, Monroe, Georgia 30655

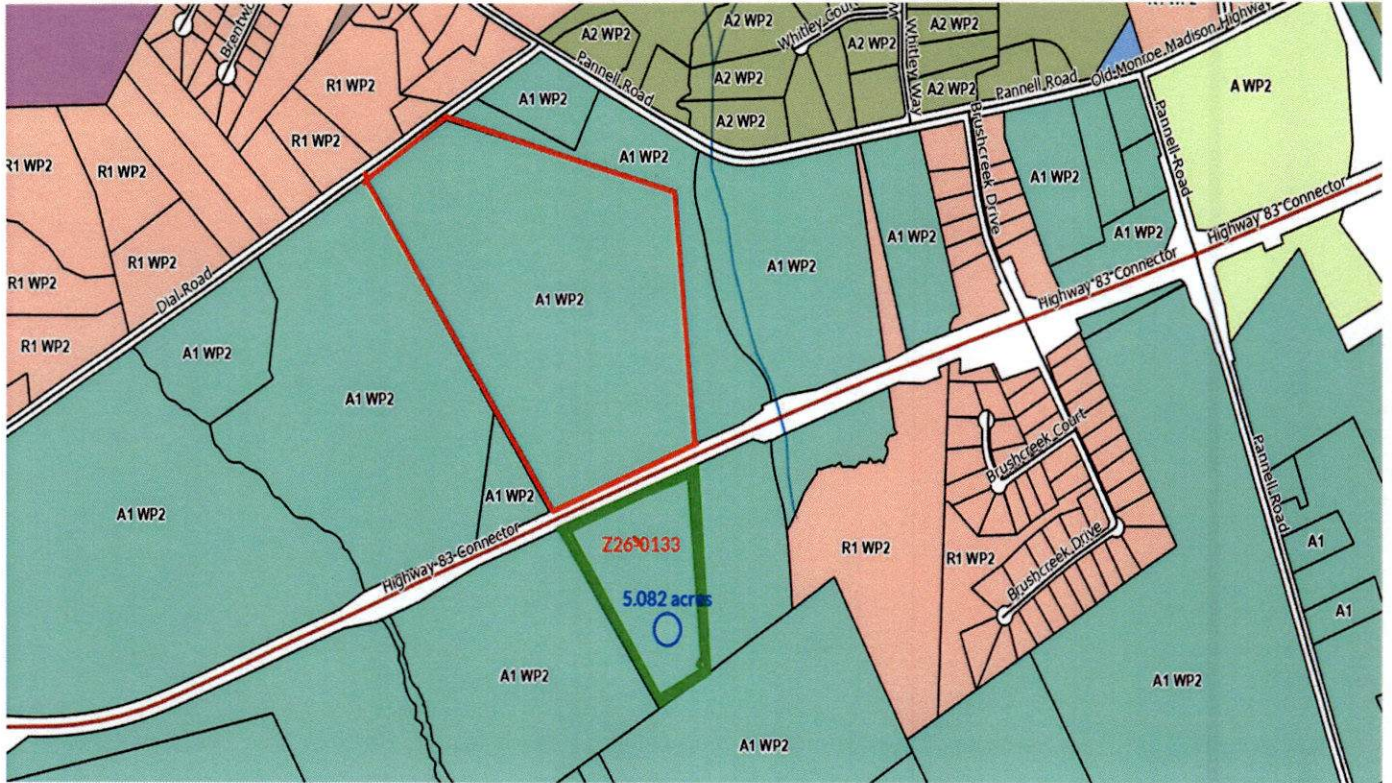
Map Numbers/Site Areas: Parcel #C1360030 contains 67.96 acres

Character Area: Employment Center

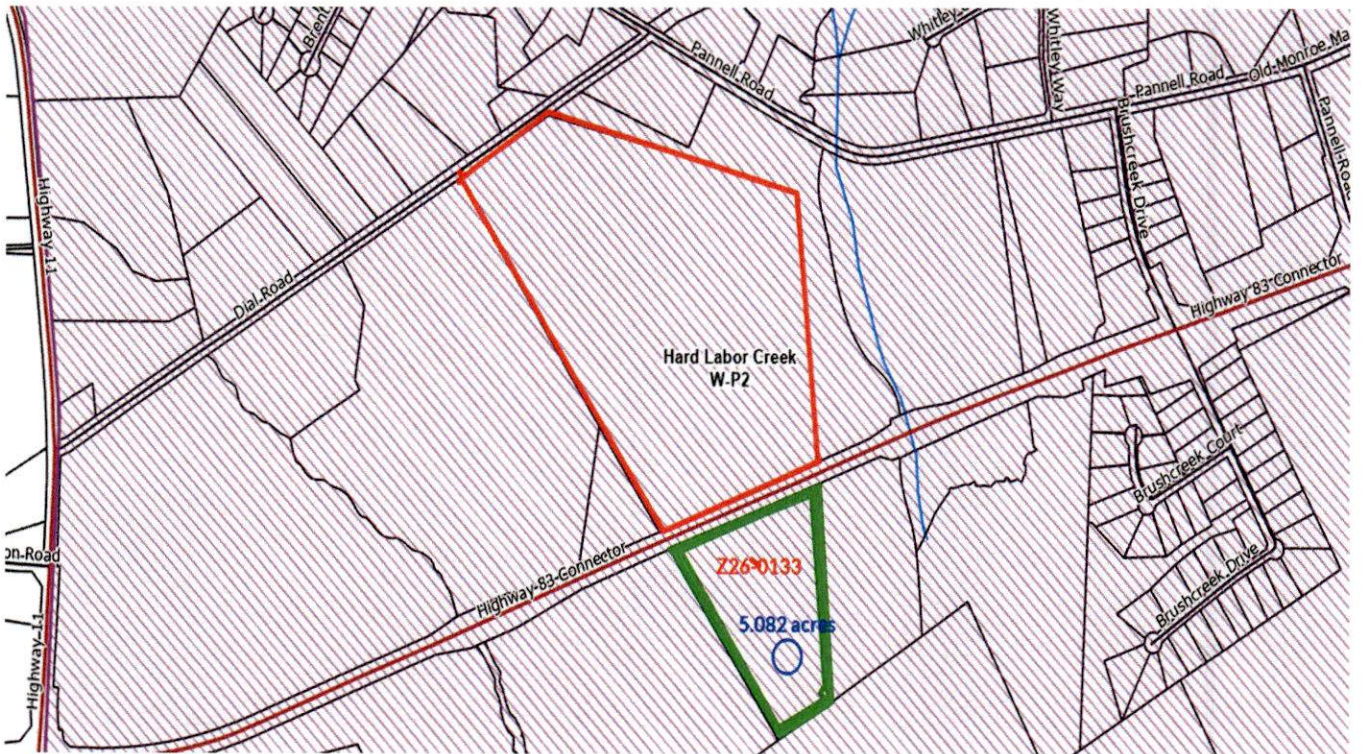
District 4 Commissioner- Lee Bradford Planning Commission–Michelle Trammel

Existing Site Conditions: Property at Highway 83 Connector is vacant land.

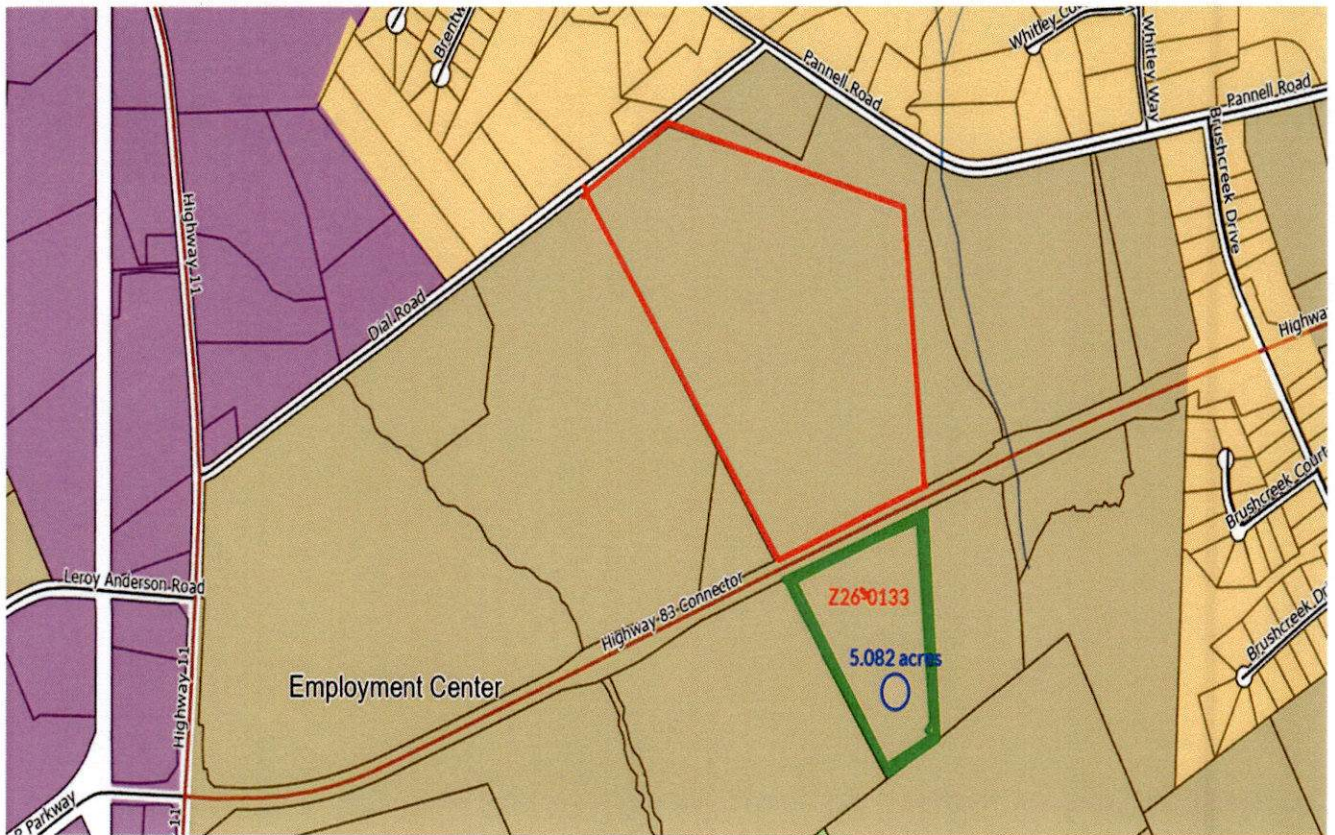
The surrounding properties are zoned R1 and A1.



The property is in the Hard Labor Creek Protection Area.



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



History: No History

Staff Comments/Concerns: The property is 67.96 acres located on Dial Road and Highway 83 Connector. The Applicant is requesting to rezone the property on the Highway 83 Connector side which is 5.082 acres from A1 to B3.

Public Works: Public Works has no issue with this Request on GDOT right-of-way.

Sheriff's Department: No concerns

Water Authority: This property is located within the City of Monroe Service Area.

Fire Marshall Review: Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: Increased fire and EMS response with development.

Board of Education: Will not impact the school system.

GDOT: Will need to coordinate/permit through GDOT and Will need to install turn lanes due to the high speed and heavy equipment entering and exiting the state hwy.

City of Monroe: No issues for the City of Monroe Utilities.

PC Action 6/4/2026:

1. Z26-0133 – Rezone a portion of C1360030 (5.082 acres) from A1 to B3 for commercial business and outdoor storage of heavy equipment – Applicant: Mike Conner/Owner: Aycock Farms, LLC – property located at Highway 83 Connector & Dial Road – Map/Parcel C1360030 - District 4

Presentation: Mike Conner represented the case and stated that he is acquiring part of the property at Hwy 83 Connector & Dial Road to rezone to B3 for his commercial business and outdoor storage of equipment. Michelle Trammel asked if it was just 5 acres and Mr. Conner stated that was correct. Josh Ferguson asked what type of business and Mr. Conner stated he has a grading business. Robert Post asked if he had talked to GDOT and he stated not yet. Josh Ferguson asked how much equipment would be on the property and Mr. Conner stated that most of the equipment is on the job sites but there may be a couple of pieces of equipment stored there. Michelle Trammel asked if there were any current violations and Mr. Conner stated that there were not any violations.

Speaking: Eli Connell spoke and stated that he knows Mike and there is not anything personally. It was stated that the properties on the Connector were going commercial. It is only commercial if someone rezones it. He went on to say that the bypass has only been there for about a year and people are already trying to build it up.

Josh Ferguson asked where his property was and he stated towards the back.

Susan Sikes is a real estate broker, and she represents the owner of the property which is Aycock Farms. Applicant would like to rezone from A1 to B3. She is in the planning stages for real estate. She said that the property is Employment Center which is

commercial and the B3 aligns with long-term growth. There is market demand for commercial, and the owner is trying to get the highest and best use of property. She went on to say that the Applicant only wanted to develop a portion of the property. The property is in the Stormwater Protection Overlay and they have to follow the Stormwater Regulations. She also stated that Future Land Use is reasonable for long term planning.

Robert Post stated that he believes there have already been several properties approved on the Connector for commercial purposes already and Ms. Sikes stated that it was correct.

Shane Studdard spoke on behalf of the Rezone. He is working with Mike Conner on the purchasing of this property. He stated that he grew up with Mike Conner and Eli Connell and lived on Mt. Paron Church Road. He respects Eli's concerns. He would like to see this reasonable grade for small businesses instead of someone coming in doing a strip mall or a large box office. He wants to have individual businesses is his personal standpoint.

Rebuttal: Mr. Conner said he appreciates the concerns that were mentioned. He said that he spoke to Eli Connell today. He stated that he can only use so much of the property due to it being in the Watershed and you he will have to follow the Watershed requirements. He went on to say that he would have a fence around the shop, and would plant trees in the back. He went on to say that it is a little over 3 acres from this property to Mr. Connell's property.

Mark Banks asked how many people would be on the property and Mr. Conner stated that he has 2 full-time ladies and 1 mechanic and they work Monday through Friday from 6:30 to 5:00 or sometimes 6:00. Mark Banks stated that it was beautiful property but was changed because of the bypass.

Recommendation: Robert Post made a motion to recommend approval of the request with the following condition: 1) Entrance on Highway 83 Connector to be coordinated with GDOT and was seconded by Michelle Trammel. The Motion carried unanimously.

Rezone Application # 226-0133
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 6.4.26 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 7.7.26 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1360030

Applicant Name/Address/Phone #

Mike Conner

271 Stock Gap Rd

Monroe, GA 30656

770.652.3463

Aycock Farms LLC
Property Owner Name/Address/Phone

James Summerour

1791 Moores Mill Rd

Atlanta, GA 30318

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

404.4667.1554

Location: 0 SR83 Connector Requested Zoning B3 Acreage 5.082

Existing Use of Property: vacant / undeveloped

Existing Structures: none

The purpose of this rezone is future site of commercial building / business. Heavy equipment storage will be needed.

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 [Signature] Date 5-4-26 Fee Paid \$ 900.00

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+R1 South A1
 East A1 West A1

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

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

I hereby withdraw the above application _____ Date _____

Section 6-1-600 Outdoor Storage (20)

- A. Outdoor storage yards shall be set back at least fifteen (15) feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.



GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **Aycock Farms, LLC** Control Number: **15037091**
Business Type: **Domestic Limited Liability Company** Business Status: **Active/Compliance**
Business Purpose: **NONE**
Principal Office Address: **4351 Bridgehaven Drive, Smyrna, GA, 30080, USA** Date of Formation / Registration Date: **4/1/2015**
State of Formation: **Georgia** Last Annual Registration Year: **2026**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Laura Smith**
Physical Address: **4351 Bridgehaven Drive, Smyrna, GA, 30080, USA**
County: **Cobb**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

**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: Mike Conner
Address: 271 Stock Gap Rd Monroe GA 30656

Location of Property: 0 SR 83 Connector
Monroe, GA 30655

Map/Parcel Number: C 1360030

Current Zoning: A1 Requested Zoning: B3

Property Owner Signature

Property Owner Signature

Print Name: _____

Print Name: _____

Address: _____

Address: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

* See attached
3 owners, 3
separate forms.

Notary Public

Date

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Address: 271 Stock Gap Rd Monroe GA 30656

Location of Property: 0 SR 83 Connector
Monroe, GA 30655

Map/Parcel Number: C 1360030

Current Zoning: A1 Requested Zoning: B3

Lynn J. Laird
Property Owner Signature

Property Owner Signature

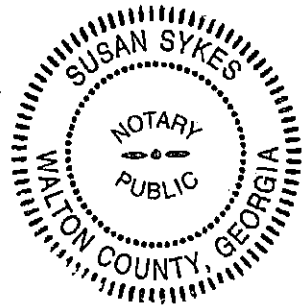
Print Name: Lynn J. Laird Print Name: _____

Address: 120 Walter St Address: _____
Monroe, GA 30655

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.

Susan Sykes
Notary Public

5/1/2026
Date



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I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Mike Conner
Address: 271 Stock Gap Rd Monroe GA 30656

Location of Property: 0 SR 83 Connector
Monroe, GA 30655

Map/Parcel Number: C1360030

Current Zoning: A1 Requested Zoning: B3

AYLOCK FARMS, LLC
Property Owner Signature

Laura Smith
Property Owner Signature

Print Name: _____

Print Name: Laura Smith

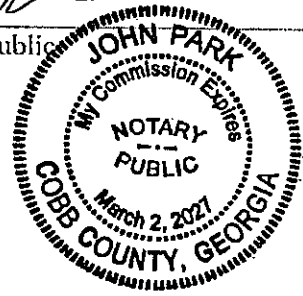
Address: _____

Address: 4351 BRIDGEHAVEN DR SE
SMYRNA, GA 30080

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.

[Signature]
Notary Public

5/1/26
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: Mike Conner
Address: 271 Stock Gap Rd Monroe GA 30656

Location of Property: 0 SR B3 Connector
Monroe, GA 30655

Map/Parcel Number: C 1360030

Current Zoning: A1 Requested Zoning: B3

Property Owner Signature	<u>[Signature]</u>	Property Owner Signature	<u>[Signature]</u>
Print Name:	_____	Print Name:	<u>JAMES SUMNER</u>
Address:	_____	Address:	<u>1781 Morris Mill Rd ATLANTA, GA 30328</u>

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.

[Signature] L Hernandez 05/3/2026
Notary Public Date



Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:


Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

 5-4-26

Signature of Applicant/Date

Check one: Owner Agent _____

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;

Hwy 11 Truck Stop - B2
Septic Blue of Monroe - B2

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

Under current zoning, A1, prohibits best use as high-traffic commercial. Given proximity to the bypass as the "commercial corridor", there is little demand for its current zoning.

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

Rezoning to B3 will expand local tax base + provide necessary services to residents, promoting general welfare by economic sustainability in a designated "growth corridor"

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

Property is located in an area transitioning toward commercial use where agricultural activity is no longer practical or beneficial. Denying rezoning denies the owner the only viable use of the land. B3 zoning would provide a net benefit to the community via tax base expansion.

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

Surrounding land-use pattern has shifted from rural to transitional commercial. High traffic courts in the immediate vicinity, property is no longer a suitable environment for quiet agricultural use.

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

In the context of the SR B3 corridor, the property's status of A1 is an outlier. There is no modern demand for 5-acre agricultural tracts on major thoroughfares. Demand for B3 Hwy business is high.

LETTER OF INTENT

TO: Walton County Planning Commission & Board of Commissioners

FROM: Mike Conner, JM Conner Properties, LLC.

DATE: May 4, 2026

RE: Rezoning Application for 0 SR 83 Connector/Parcel ID - C1360030

Current Zoning: A1 (Agricultural District)

Proposed Zoning: B3 (Highway Business District)

To the Walton County Planning & Development Department:

This letter serves as the formal Letter of Intent for the rezoning of 5.082 acres located at 0 SR 83 Connector. The applicant is requesting a map amendment from A1 to B3 to facilitate the development of Conner Grading & Landscaping.

1. Suitability of the Proposed Use The subject property is located along the Hwy 83 corridor / at the intersection of Hwy 83 Connector and Hwy 11, which is increasingly characterized by commercial activity. Given the traffic patterns and the property's proximity to nearby businesses, the current A1 designation is no longer the highest and best use for this land. B3 zoning is more appropriate for this high-visibility corridor.

2. Impact on Adjacent Properties The proposed development is designed to be a low-impact neighbor. We intend to maintain significant setbacks and natural screening. The transition from A1 to B3 will not adversely affect the usability of adjacent properties, as our specific business model operates primarily during standard business hours.

3. Alignment with the Comprehensive Plan The Walton County Comprehensive Plan identifies this area as the "Business Employment Center". Our request to move to B3 aligns with the county's goals of fostering economic development and providing services to residents along major transportation arteries.

Proposed Conditions for Rezoning To mitigate any potential concerns from the community and staff; the applicant proposes the following conditions be attached to this rezoning:

- **Prohibited Uses:** The property shall not be used for adult entertainment establishments or salvage yards.
- **Buffer Requirements:** A minimum 50-foot undisturbed natural buffer (or a 25-foot replanted buffer with a 6-foot privacy fence) will be maintained along any property line shared with an A1-zoned residential lot.
- **Lighting:** All exterior lighting will be directed downward and shielded (Dark-Sky compliant) to prevent light spillover onto neighboring properties.
- **Architectural Standards:** The primary building shall feature a metal building focusing on intentional design, material contrast, and refined finishes to maintain the aesthetic integrity of the corridor.
- **Signage:** Monument-style signage only; no pylon signs or flashing LED displays.

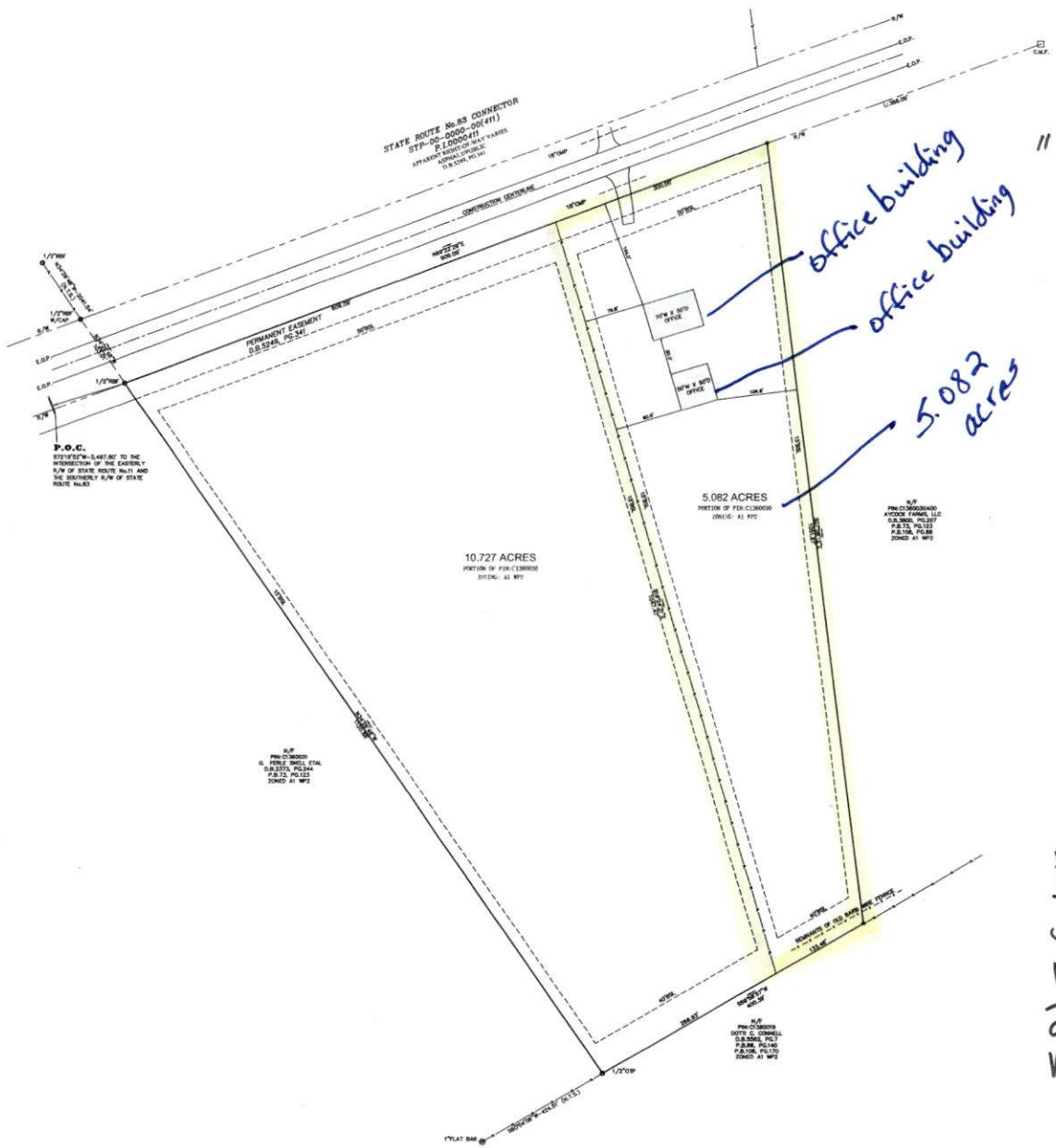
Conclusion The proposed rezoning represents a logical extension of the commercial activity in this area of Walton County. We believe Conner Grading & Landscaping will be a valuable addition to the county's tax base while providing a necessary service. We respectfully request your support for this application.

Sincerely,



5-4-26

Mike Conner
JM Conner Properties, LLC.



"Not for
Final
Recording."

Current owner:
Aycock Farms, LLC
James Summerour
1791 Moores Mill Rd
Atlanta, GA 30318

Buyer:
JM Conner Properties, LLC
Mike Conner
271 Stock Gap Rd
Monroe, GA 30656