



Planning and Development Department Case Information

Case Number: Z23060001

Meeting Dates: Planning Commission 07-06-2023
Board of Commissioners 08-01-2023

Current Zoning: R1

Request: Rezone 69.87 acres from R1 to R1OSC for a residential subdivision
With 64 lots

Address: 942 & 946 Navaho Trail, Monroe, Georgia 30655

Map Number: C1810002B00 & C1810002

Site Area: 942 Navaho Trail – 64.87 acres
946 Navaho Trail – 5.00 acres

Character Area: Suburban

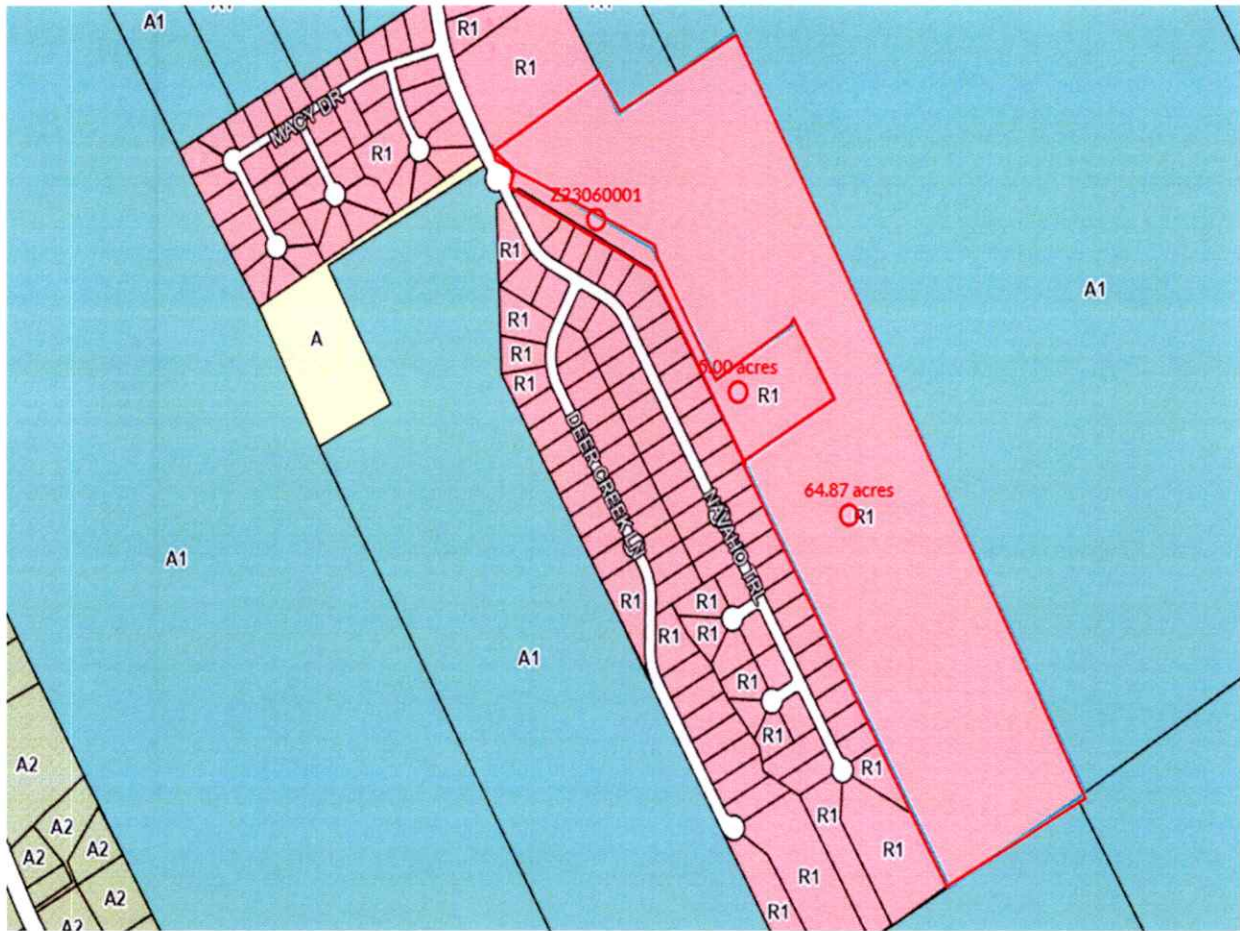
District 6: Commissioner – Kirklyn Dixon Planning Commission – Timothy J Kemp

Applicant:
Carter Engineering Consultants, Inc.
1010 Commerce Drive
Bogart, Georgia 30622

Owner:
Natalie Caswell Smith
6444 Highway 81
Loganville, Georgia 30052



Existing Site Conditions: Properties consist of 69.87 acres. (942 Navaho Trail has 64.87 acres and 946 Navaho Trail has 5.00 acres)



The surrounding properties are zoned R1 and A1.

Staff Comments/Concerns: The proposed road will tie into an existing cul-de-sac on Navaho Trail. We would recommend this tie-in to be as close to 90 degrees as possible. We would also recommend the cul-de-sac to be either turned into a round-a-bout with a raised median or completely re-work the intersection to form a true “T” intersection and remove the cul-de-sac altogether.

History:

Z00850	Wayne & Judy Scruggs	R-1 to A1 Farming/Livestock 64.87	C0181-2 946 Navaho Trail	Approved
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Z04060005	A. Fortner Const	A-1/R-1 to R-1 Res Sub 69.87	C181-2, 2B Navaho Trail	Approved Cond
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Conditions: Approve the Rezone conditioned upon a modification to the plan to include traffic calming devices to slow traffic down, approval of one entrance and setting aside on acre for recreation.

Comments and Recommendations from various Agencies:

Public Works: Public Works Recommends that the Proposed New Street be Aligned at the Right Angle with the Center Of the Existing Cul-de-sac to Facilitate Ingress and Egress to the Development.

Sheriffs' Department: Walton County's population is currently estimated at 103,065 in 2023. The estimated number of households is 33,009. The Walton County Sheriff's recorded case numbers for the year 2022 was 41496. This is an average of 2.5 calls per residence. The average number of people per household is 2.9. The request for a 64 lot subdivision will increase the population by an average of 186 people which will increase the service demand of the Walton County Sheriff's Office and public safety.

Water Authority: This property is located within the City of Monroe service area.

City of Monroe: Per Logan Propes – We can serve with water but not sewer.

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

Fire Department Review: Increased fire and emergency response with the addition of homes in the area.

Board of Education: This will have an effect on the Walton County School District, creating the need for more classrooms, teachers and transportation.

Development Inspector: No comment received.

DOT Comments: Will need to coordinate with GDOT.

PC ACTION 7/6/2023:

- 1. Rezone Z23060001 – Rezone 69.87 acres from R1 to R1OSC for a residential 64 lot subdivision- Applicant: Carter Engineering Consultants Inc/Owner: Natalie Caswell Smith - Properties located at 942 & 946 Navaho Trl, Maps/Parcels C1810002B00 & C1810002 – District 6.**

Presentation: Brian Kinsey who is an agent with Carter Engineering represented the developer who is CAT X. The property is currently zoned R1 and could be developed into 30 lots. They would like to rezone the property to R1OSC to increase the density to 64 lots. The total acreage is 70 acres, and they are providing 25% of that as green space. The back of the property is a flood plain. The adjacent subdivision is a .4-acre lot, but they are asking for .60. As to the cul-de-sac they are recommending that it become a T intersection. There is no sewer so the property will need to be septic and this request fits with the surrounding area. There will be required 50 ft buffers.

Speaking: Robert Smith who lives at 1040 Navaho Trail stated that the neighborhood is below ground level and their main concern is dealing with the issue of septic and runoff. There is a wedding venue, and these woods are his barrier against the noise from the venue. The water system is already failing and what will it be like in 10 to 15 years.

Becky Brewer who lives at 916 Navaho Trail lives on 5 ½ acres and has lived in the house since 1991 and since she has lived there, there has been 2 subdivisions developed and this area is country. She is concerned about the 64 lots. She is hearing rumors about the property that is #3 on the agenda.

Mr. Hinton advised her that the #3 case is next and she can ask questions when that case is heard.

Ms. Brewer stated her concerns are regarding water issues, more traffic, property values and the fact that there is only one way in and one way out.

Tim Hinton advised that right now the property is zoned R1 which allows 1 acre lots and that on the 70 acres they could possibly get 64 lots without the rezone. This rezone will require them to add 25% green space. He also stated that there will be buffers and requested clarification from Charna Parker, Director of Walton County Planning & Development. Ms. Parker advised that there will be a 50 ft. buffer but if the subdivision abuts another residential development that 50' transitional buffer is not required.

Alyssa Brooks, lives at 964 Navaho Trail; she has concerns about the traffic. The biggest concern is safety. She has been t-boned going out of the subdivision. The people are making their roads a drag strip and she wants to know if her family is going to be safe. The speed limit there is 25 and there are no speed bumps. Some people go down their street at 65 miles an hour and this is unacceptable to children and family walking in the street. What can we do to keep families safe? Do they need to have sidewalks and speed bumps put in and more police.

Tim Hinton advised that we have no control over traffic but if she wants to voice her concerns then come to the Board of Commissioner Meeting next month.

Joseph Stancil lives at 965 Navaho Trail and stated that he has concerns of more density rather than more houses and traffic. He also stated that he has issues with all commercial trucks and construction entrances and heavy equipment coming up and down the road. He has concerns about the loop and how fire and police can service the community.

Bryan Trammel stated that the property is currently zoned R1 and why could the developer not leave it like it is and do 1 acre per house. If there are 70 acres, then he could do 1 house per acre.

Tim Hinton stated that the purpose of OSC zoning is to enhance and utilize more property. The developer is setting aside green space and that property will not be touched.

Mr. Trammel also has a concern about adding traffic coming out on 83 from adding more houses which will be 360 cars and only one road going in and one road going out. There is a danger now with the subdivisions across the street and this will increase the amount of traffic.

Bailee Greene spoke and stated that she lives on a dirt road off Pleasant Valley, and they only get gravel once a year. This is a historic road and they do not want to destroy that. This is a private road and all the people on the road own some part of the road. People go down this road to get to the elementary school.

Brian Kinsey came back for rebuttal and stated that there will be a buffer around the entire property. They will need to use septic and will meet State requirements. As to the water flow, they can't address that, and they can't control the traffic. He has

pictures of the houses, and they have garages and are very nice houses. Changing this intersection to a T intersection will slow traffic.

Timothy Kemp asked about speed bumps and Mr. Kinsey stated that they were not going to do them but could investigate doing that if it is required.

Tim Hinton advised that the roads will be under county DOT.

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

Rezone Application # 223060001
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-6-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-1-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1810002B00, C1810002

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Carter Engineering Consultants, Inc.</u>	<u>Natalie Smith</u>
<u>1010 Commerce Drive</u>	<u>6444 Highway 81</u>
<u>Bogart, GA 30622</u>	<u>Loganville, GA 30052</u>
E-mail address: <u>jessica@carterengineering.com</u>	(If more than one owner, attach Exhibit "A")

Phone # 770-725-1200 Phone # 404-917-9003

Location: 64.87 acres / 5.00 acres 942, 946 Navaho Trail Requested Zoning OSC Acreage 69.87

Existing Use of Property: residential

Existing Structures: two (2) vacant single-family homes

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

Property is serviced by the following:

Public Water: Provider: City of Monroe 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.

J. Bruce King 05/31/2023 \$550.00
 Signature Date Fee Paid

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 R1 Surrounding Zoning: North R1 South A1
 East A1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N

Commission District: 6 - Kirklyn Dixon Watershed: TMP

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 properties are bordered by twenty-nine (29) 0.4-acre single-family residences to the west zoned R1, three (3) 5- to 6-acre single-family residences to the north zoned A1 and R1, and three (3) undeveloped parcels to the east and south zoned A1.

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

The current zoning R1, without the OSC Overlay District, does not allow the developer to achieve the required density. The OSC Overlay District allows for a minimum 0.6-acre lot, while the R1 zoning allows for a minimum 1-acre lot. The developer requires the additional density to justify the purchase of properties and development costs.

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

The rezone to OSC Overlay District will create a new single-family residential subdivision that allows for the creation of 64 lots ranging from 0.6-acre to 1.3-acres. The subdivision will also create a new tax base for Walton County.

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

As mentioned above, the public receives a new subdivision with the creation of 64 additional residences and the county receives additional tax base. Without the rezone, the developer would only be able to achieve half the proposed density, which would not justify the development.

5. The suitability of the subject property for the zoned purposes; and
The property is already zoned R1, so the zoning currently allows for a subdivision; however, the zoning does not allow the developer to achieve the required density needed to justify the development. The subject and adjacent properties support a residential subdivision of the proposed density.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property
The property features two (2) existing homes that have been vacant for some time. The adjacent subdivision was constructed around 2008.

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

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

Name of Applicant: Carter Engineering Consultants, Inc.

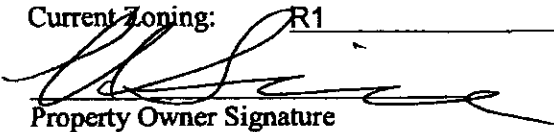
Address: 3651 Mars Hill Road, Suite 2000, Watkinsville, GA 30677

Telephone: 770-725-1200

Location of Property: 942, 946 Navaho Trail

Map/Parcel Number: C1810002B00, C1810002

Current Zoning: R1 Requested Zoning: OSC


Property Owner Signature

Property Owner Signature

Print Name: Natalie Smith

Print Name: _____

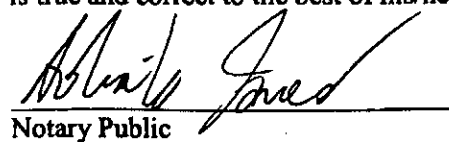
Address: Youth Monroe Rd.

Address: _____

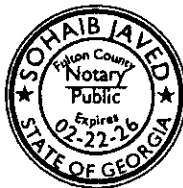
Phone #: 404-917-9003

Phone #: _____

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


Notary Public

05/18/2023
Date



Letter of Intent
For
Oak Meadows Subdivision
Navaho Trail
Monroe, GA 30655
(Parcel No(s). C1810002 & C1810002B00)

Prepared By:
Carter Engineering Consultants
3651 Mars Hill Rd.
Suite 2000
Watkinsville, GA 30677
May 2023



Introduction

The property referenced as Tax Parcel No(s). C1810002 & C1810002B00 are currently owned by Natalie Smith. The current owner and the developer, CapEX, Inc., have a contract to purchase the two properties pending approval of this rezone request. The property is currently zoned R1, and the developer wishes to rezone to include the Open Space Community (OSC) Overlay to achieve the required density for a proposed subdivision. A new rezone request has been submitted for approval.

Site

The site is located off Navaho Trail in Walton County, Georgia. The property is comprised of approximately 70.0-acres. The properties feature two (2) single-family residences that have been vacant for some time.

There are twenty-nine (29) 0.4-acre single family residences to the west of the property zoned R1, three (3) 5.0- to 6.0-acre single family residences to the north zoned R1 and A1, an undeveloped property, Tax Parcel No. C1800024 to the east zoned A1, and Tax Parcels C1810018 and C1810021 to the south zoned A1.

Development

The developer proposes to construct a single-family residence subdivision that will include 64 single-family 0.6-acre minimum lots, green-space / amenity areas, and roads / infrastructure for the proposed subdivision.

Access

The current access to the site is currently located off Navaho Trail. The proposed subdivision will feature a new 24-foot access drive off Navaho Trail that will service the 64 single-family lots.

Setbacks

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

Traffic

The proposed single-family residence subdivision will have a moderate affect of the traffic along Navaho Trail. The estimated average daily trips (ADT) is 6 trips per residence, and the estimate number of trips during peak hours is 4 trips.

Water Supply

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

Sewage Disposal

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

Utilities

The utilities needed to serve the site are proposed to be underground. The proposed development will require electricity, water, and telephone / data lines. The adjacent subdivision, Deer Creek Subdivision, currently features water, sanitary sewer, underground electricity, and telephone / data. Each of these utilities can be tied into at the existing cul-de-sac along Navaho Trail that will serve as the proposed entrance to the subdivision.

Solid Waste

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

Type of Ownership

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

Subject: RE: Oak Meadows Subdivision | 942, 946 Navaho Trail, Monroe, GA 30655



Logan Propes <LPropes@monroega.gov>
to Jessica Hood

You are viewing an attached message. WALTON COUNTY, GEORGIA Mail can't verify the authenticity of attached messages.

Correct. The city of Monroe will be able to a serve single-family residential development here with water services.

Logan Propes
City Administrator
City of Monroe



From: Jessica Hood <jessica@carterengineering.com>
Sent: Wednesday, May 31, 2023 2:30 PM
To: Logan Propes <LPropes@MonroeGA.gov>
Subject: Oak Meadows Subdivision | 942, 946 Navaho Trail, Monroe, GA 30655

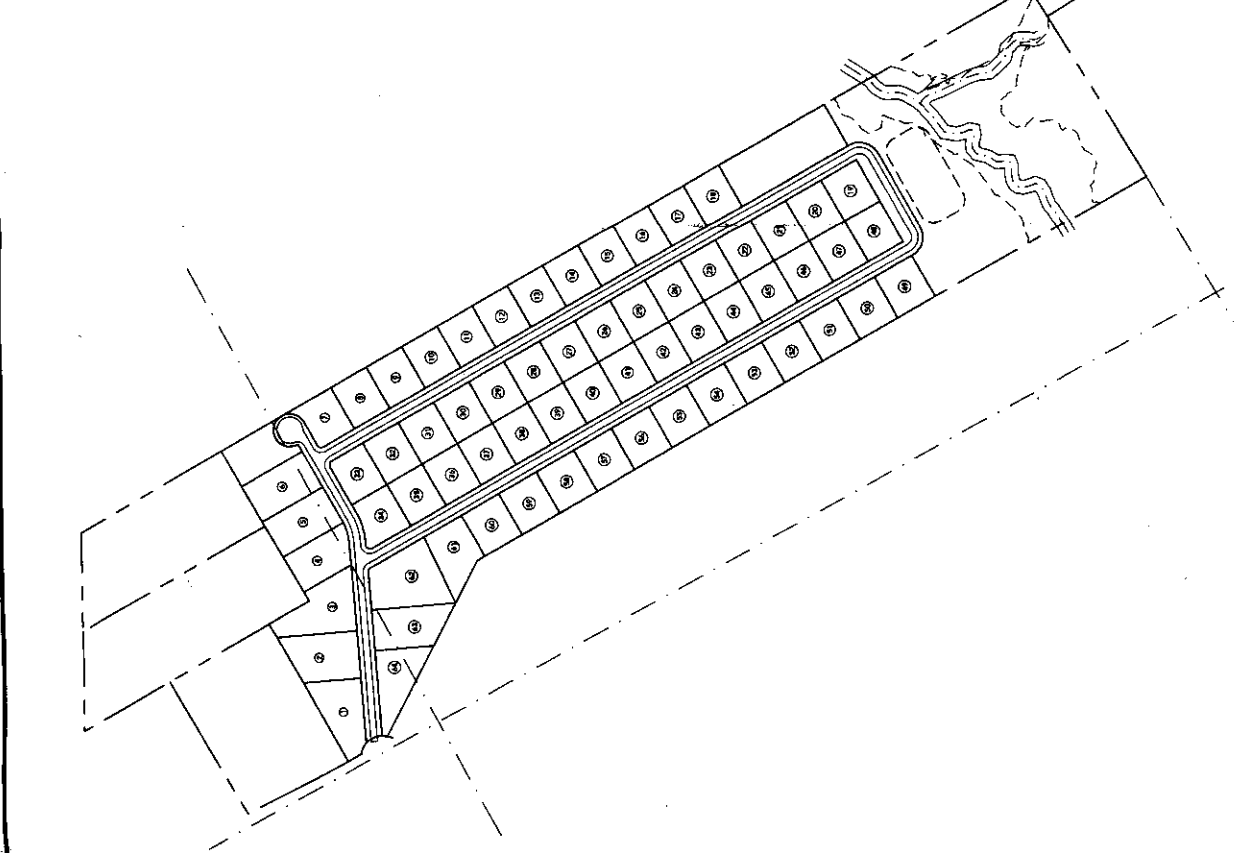
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PARCEL AREA TABLE

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PARCEL AREA TABLE

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PRELIMINARY
BIG CONSTRUCTION

CARTER ENGINEERING
946 NAWAHO TRAIL - MONROE, GA 30655

OAK MEADOWS SUBDIVISION
FOR
SITE DEVELOPMENT PLANS

PROJECT NAME: OAK MEADOWS SUBDIVISION LAYOUT
SHEET NUMBER: C-3.0
PROJECT NUMBER: 23001CCS
DATE: 05/30/23

NOT FOR RECORDING

GEORGIA 811
Utilities Division Center, Inc.
Home: 404.875.6100
Call before you dig

GRAPHIC SCALE
SCALE 1" = 20'

ONE NORTH

LOCATION MAP SCALE: N.T.S.

CONTRACTOR: BIG CONSTRUCTION

OWNER: OAK MEADOWS SUBDIVISION

DATE: 05/30/23

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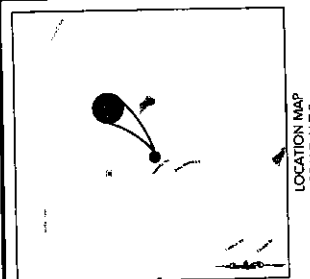
GRAPHIC SCALE
SCALE 1" = 20'

ONE NORTH

PRELIMINARY
NOT FOR CONSTRUCTION
NOT TO BE USED FOR ANY OTHER PURPOSES

CARTER ENGINEERING
496 NAVAHO TRAIL - MONROE, GA 30655
FOR OAK MEADOWS SUBDIVISION
SITE DEVELOPMENT PLANS

SHEET TITLE: SUBDIVISION LAYOUT
PROJECT NAME: OAK MEADOWS SUBDIVISION
SHEET NUMBER: C-3.2
PROJECT NUMBER: 23001CCS
DATE: 05/30/23



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VALUABLE COURT DOCUMENTS AVAILABLE

FOR YOUR INFORMATION AND AS A SERVICE TO OUR CLIENTS, WE CURRENTLY HAVE THE FOLLOWING COURT DOCUMENTS AVAILABLE FOR YOUR REVIEW AND PURCHASE:

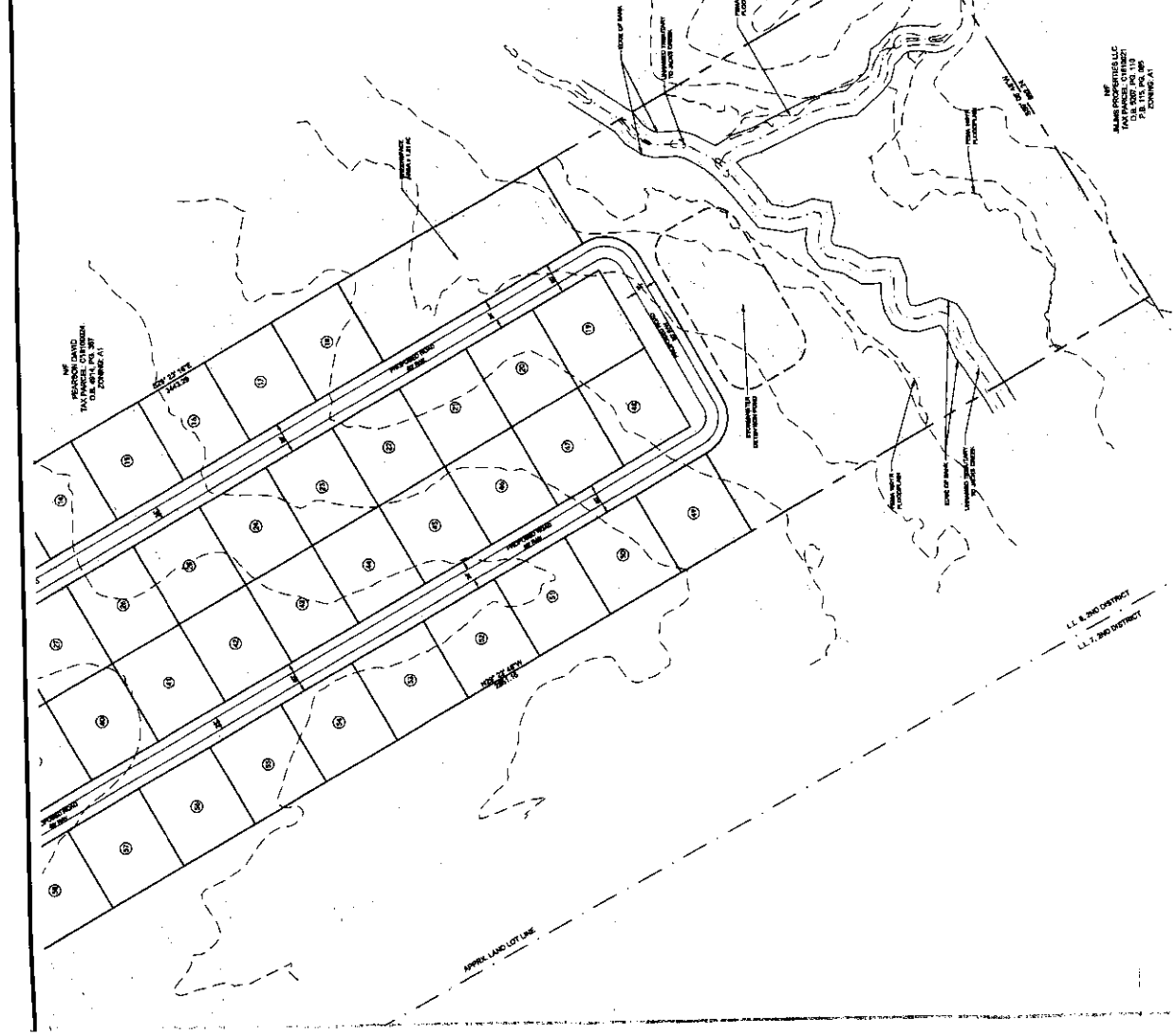
1. A COMPLETE SET OF THE FINAL PLANS FOR THE SUBDIVISION, INCLUDING ALL NECESSARY PERMITS AND APPROVALS.
2. A COMPLETE SET OF THE FINAL PLANS FOR THE SUBDIVISION, INCLUDING ALL NECESSARY PERMITS AND APPROVALS.
3. A COMPLETE SET OF THE FINAL PLANS FOR THE SUBDIVISION, INCLUDING ALL NECESSARY PERMITS AND APPROVALS.
4. A COMPLETE SET OF THE FINAL PLANS FOR THE SUBDIVISION, INCLUDING ALL NECESSARY PERMITS AND APPROVALS.

FOR MORE INFORMATION, PLEASE CONTACT US AT THE FOLLOWING PHONE NUMBER: (770) 233-1100. WE WILL BE HAPPY TO ASSIST YOU IN ANY WAY WE CAN.

GEORGIA811
Know what's below
Call before you dig

100' 50' 0' 100' 200'
GRAPHIC SCALE
SCALE 1" = 100'

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LOT #	AREA (AC)
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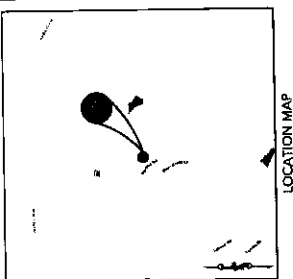
100' 50' 0' 100' 200'
GRAPHIC SCALE
SCALE 1" = 100'

PRELIMINARY
 FOR THE CONSTRUCTION OF
 THE DEVELOPMENT PLANS

CARTER ENGINEERING
 946 NAVAHO TRAIL - MONROE, GA 30655
 PHONE: 770-775-1889
 FAX: 770-775-1899
 WWW.CARTERENGINEERING.COM

SITE DEVELOPMENT PLANS
 FOR
 OAK MEADOWS SUBDIVISION
 946 NAVAHO TRAIL - MONROE, GA 30655

SHEET TITLE: SUBDIVISION LAYOUT INSET
 PROJECT NAME: OAK MEADOWS SUBDIVISION
 SHEET NUMBER: C-3.1
 PROJECT NUMBER: 23001CCS
 DATE: 05/30/23



NOT FOR RECORDING

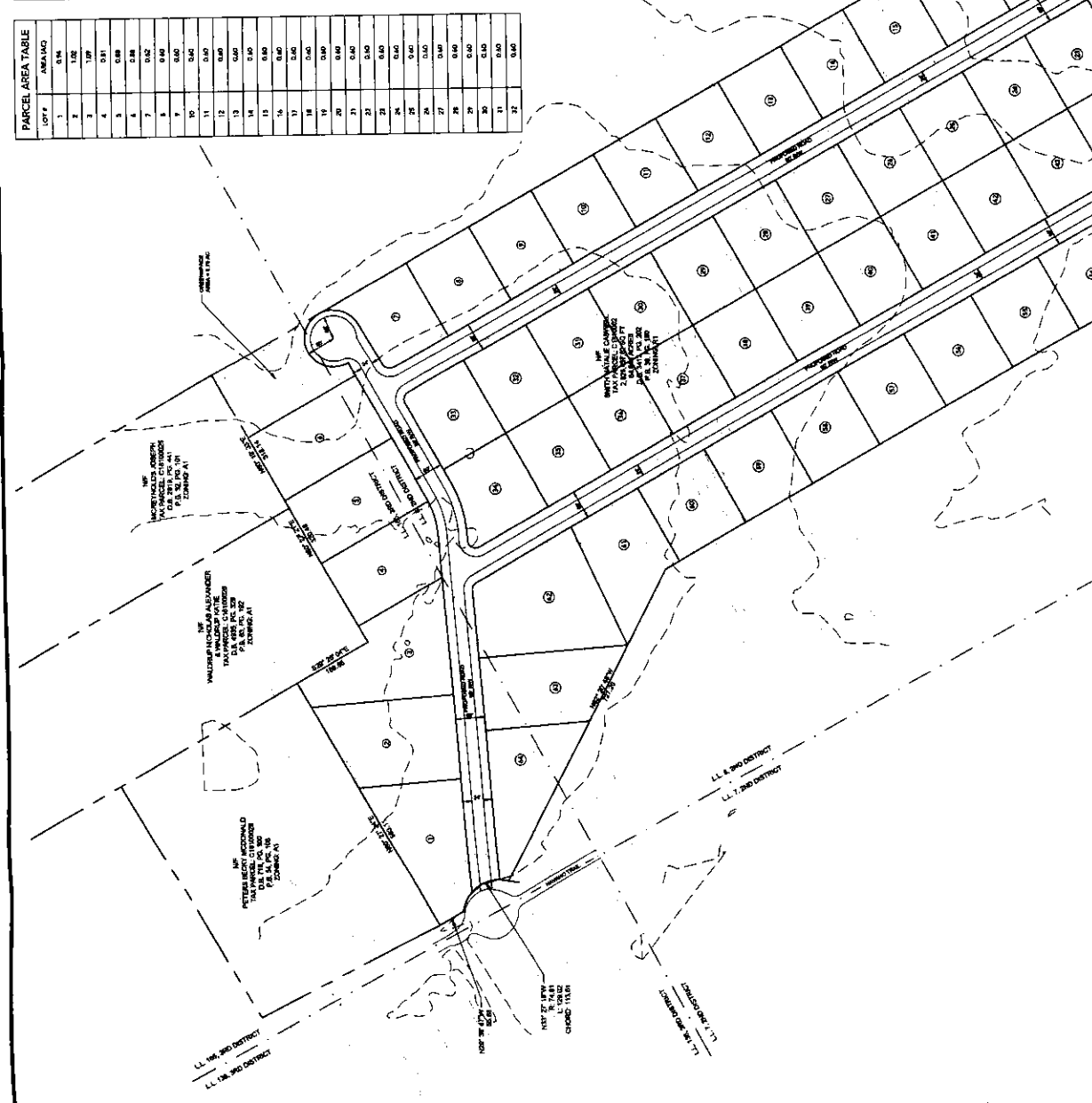
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PARCEL AREA TABLE

LOT #	AREA (AC)
1	0.94
2	1.02
3	1.09
4	0.91
5	0.88
6	0.98
7	0.92
8	0.95
9	0.90
10	0.93
11	0.96
12	0.90
13	0.90
14	0.90
15	0.90
16	0.90
17	0.90
18	0.90
19	0.90
20	0.90
21	0.90
22	0.90
23	0.90
24	0.90
25	0.90
26	0.90
27	0.90
28	0.90
29	0.90
30	0.90
31	0.90
32	0.90

PARCEL AREA TABLE

LOT #	AREA (AC)
33	0.94
34	0.94
35	0.90
36	0.90
37	0.90
38	0.90
39	0.90
40	0.90
41	0.90
42	0.90
43	0.90
44	0.90
45	0.90
46	0.90
47	0.90
48	0.90
49	0.90
50	0.90
51	0.90
52	0.90
53	0.90
54	0.90
55	0.90
56	0.90
57	0.90
58	0.90
59	0.90
60	0.90
61	0.90
62	0.90
63	0.90
64	0.90
65	0.90



GEORGIA811
 Know what's below
 Call before you dig

100' 30' 0' 100' 200'

GRAPHIC SCALE
 SCALE: 1" = 100'

GRID NORTH

NOT FOR RECORDING

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