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July 11, 2023

Via Email and Hand Delivery

Walton County, Georgia
The Hon. David Thompson, Board of Commissioners Chair
and the Board of Commissioners
c/o Chip Ferguson, Esq., County Attorney
111 S. Broad Street
Monroe, GA 30655
davidg.thompson@co.walton.ga.us

Ms. Charna Parker, Zoning Director
c/o Chip Ferguson, Esq., County Attorney
Atkinson Ferguson, LLC
118 Court Street
Monroe, GA 30622
cferguson@atkinsonferguson.com

**Re: Settlement of Z20110015, 85.48 acres from A1 to R1 with Conditions
Lexes Homes and Snows Mill Road v. Walton County
Case No. SUCV2021000367**

Dear Chairman Thompson, Commission Members, Ms. Parker, Mr. Ferguson
and To Whom it May Concern:

This letter is written on behalf of Lexes Homes and Snows Mill Road in support of Agenda Item 5.3. Enclosed are renderings showing renderings of high-quality custom homes and the neighborhood entrance which formed the basis of the following zoning conditions which exceed County standards and will produce a high-quality home product that will be beneficial to the property values of all considered. This will lead to a better result than the current zoning.

**PROPOSED REZONING CONDITIONS
LEXES HOMES, INC.
WALTON COUNTY REZONE APPLICATION NO.: Z20110015**

- 1. Neighborhood to be controlled by a mandatory Homeowner's Association with design and building covenants and restrictions.**

- 2. Minimum Square Footage:**
 - a. Ranch 2200**
 - b. Two Story 2400**

3. Country Asphalt Road sixty foot right of way; twenty-four foot asphalt; eighteen foot shoulder with ditches on each side of the asphalt road. There shall be no curb, gutter, or catch basins required. Water shall drain away from the homes and into the stormwater ditches. There shall be a one hundred foot entrance right of way with a landscaped island in the center with a thirty inch concrete curb around the island.

4. Lots shall be graded for water to flow away from the homes to the stormwater ditches.

5. Minimum lot size to be 1 acre with a maximum of 64 lots.

6. Minimum Yard Size:

- | | | |
|----|-------|-----|
| a. | Front | 40' |
| b. | Rear | 40' |
| c. | Side | 15' |

7. All homes shall comply with Walton County Specific Regulations for Single Family Dwellings in A, A-1, A-2, R-1, R-2 & R-3 Zoning Categories.

8. The minimum requirement is brick up to the water table on front and sides of the home.

9. Front porches shall have masonry face and pavers preferred but not required.

10. The masonry stoops and steps on front and side of home, minimum width shall be 5'.

11. Roofs shall have a pitch of:

- | | |
|----|--|
| a. | 10/12 minimum on main body front to back |
| b. | 9/12 minimum on ranch style homes |
| c. | 12/12 minimum on pitch on accent gables unless approved by ARC |

12. All dwelling facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products. Vinyl and aluminum siding is prohibited.

13. Front and side chimneys shall be masonry; chimney's that penetrate the roof may be stucco, synthetic stone or shakes.

14. All garage doors must be side facing except on lots that are less than 30' from the property line to the garage door.

15. All yards shall be sodded.

16. All shingles shall be architectural shingles.

17. All homes shall obtain the approval of the ARC prior to beginning construction of the home. The Declaration shall provide design standards for not only the home, but the yard, fences, and retaining walls and a specific list of restrictions for the development.

Also enclosed is a new 64-lot site plan which my clients plan to develop in substantial conformity therewith, but object to a site-plan specific rezoning.

Thank you for your consideration of this rezoning request which would settle a lawsuit. My clients reserve all rights and respectfully present constitutional objections to any rezoning of the property other than the requested zoning and conditions outlined above.

Sincerely,

ANDERSEN, TATE & CARR, P.C.

/s/ Matt Reeves

R. Matthew Reeves

RMR:tfb

Enclosure

cc: Mr. Ken Gary, Lexes Homes and Snows Mill Road
Paul Rosenthal, Esq.

HEDGEROWS

Let us Custom Build your Dream Home!



*We have many House Plans to chose from
or we can build your own Floor Plan*

Select your own Lot

All information is believed to be accurate, but not warranted. These offers are subject to errors, omissions, prior sale and withdrawal without notice.



G&O
CLASSIC HOMES

27 CITY SQUARE ROSCHTON, GA 30548
PHONE (706) 654-9000, FAX (706) 658-2988
WWW.GOCLASSICHOMES.COM

**FOR MORE INFORMATION CALL
678 300 7106
KEN GARY**

HEDGEROWS

The Castleford



Distinguished Floor Plan Features

- Four Bedrooms and Three Full Bathrooms
- Oversized Owner's Suite on Main Floor with a vaulted Ceiling
- Owner's Bath with His/Her Vanities, Garden Tub, and Huge Walk-in Closet
- One additional Bedroom on Main Floor
- Two Car Garage
- Two-story Foyer
- Oak Staircase and Iron baluster
- Dining Room, & Great Room with Fireplace
- Laundry Room on First Floor
- Second Floor Guest Bedrooms with Private Baths and Walk-in Closets
- Large loft area on second floor with overlook to family room
- Optional Bonus room
- Custom built Kitchen with Island
- Large Breakfast Room
- Vaulted Family room

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HEDGEROWS

The Neyland



Distinguished Floor Plan Features

- Five Bedrooms and Four Full Bathrooms
- Three Car Garage
- Two-story Foyer with an Oak Staircase and Iron Baluster, Cat-walk upstairs
- Formal Living Room and a Dining Room
- Great Room with Fireplace
- Custom built Kitchen with Island, Family Walk-in Pantry
- Large Breakfast Room
- Office / Bedroom on Main Floor with Closet and Full Bath
- Oversized Owner's Suite on Second Floor with a Double Tray Ceiling and Sitting Area
- Owner's Bath with His/Her Vanities, Garden Tub, and Huge Walk-in Closet
- Laundry Room on Second Floor
- Second Floor Guest Bedroom with Private Bath and Walk-in Closet
- Second Floor Jack and Jill Bedrooms with a Shared Bath

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