



Planning and Development Department Case Information

Case Number: Z25-0250

Meeting Dates: Planning Commission 08-07-2025

Board of Commissioners 09-02-2025

Applicant:

Henry G Reid, Jr.
611 Youth Jersey Road
Covington, Georgia 30014

Owner:

Chace & Eva Reid
611 Youth Jersey Road
Covington, Georgia 30014

Current Zoning: The current zoning is A1.

Request: Rezone 7.27 acres from A1 to A to grow vegetables and livestock for a non-profit organization and educational tours.

Address: 611 Youth Jersey Road, Covington, Georgia 30014

Map Number/Site Area: C0640094

Character Area: Suburban

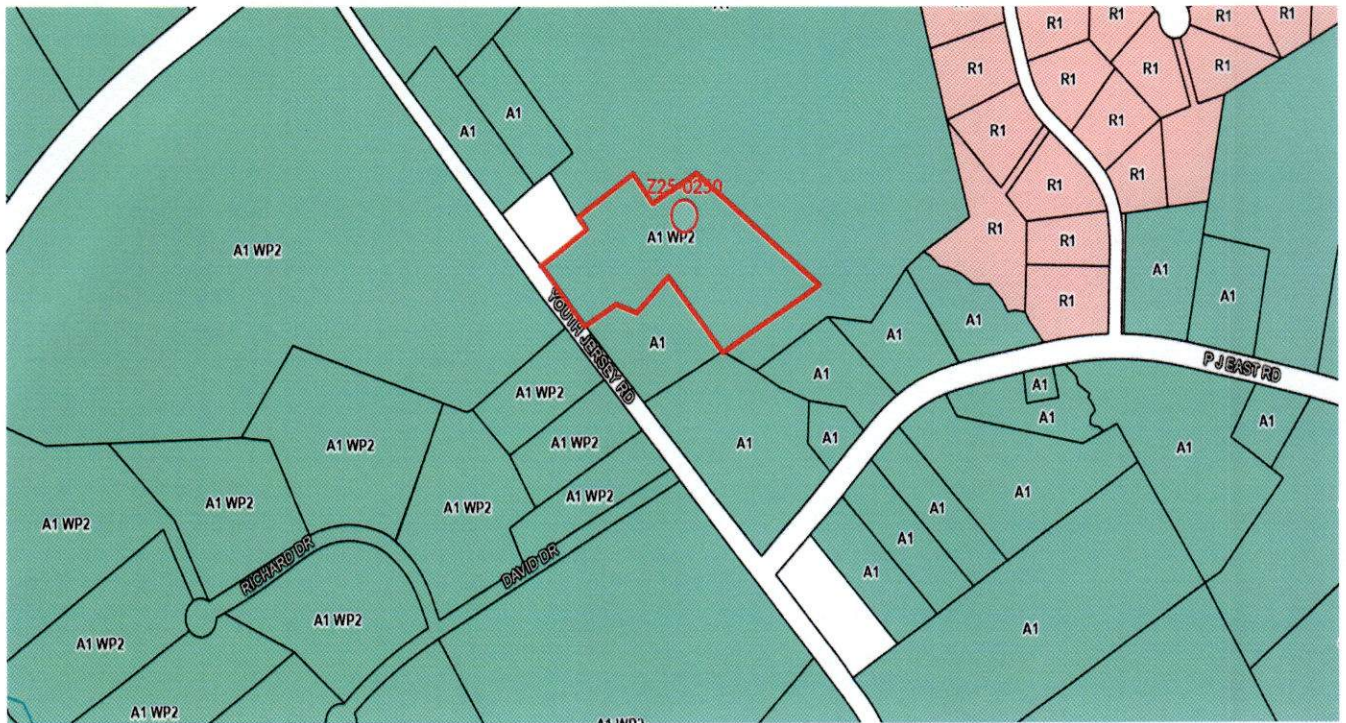
District 3 Commissioner-Timmy Shelnett

Planning Commission—John Pringle

Existing Site Conditions: Property consists of residential dwelling and a barn.

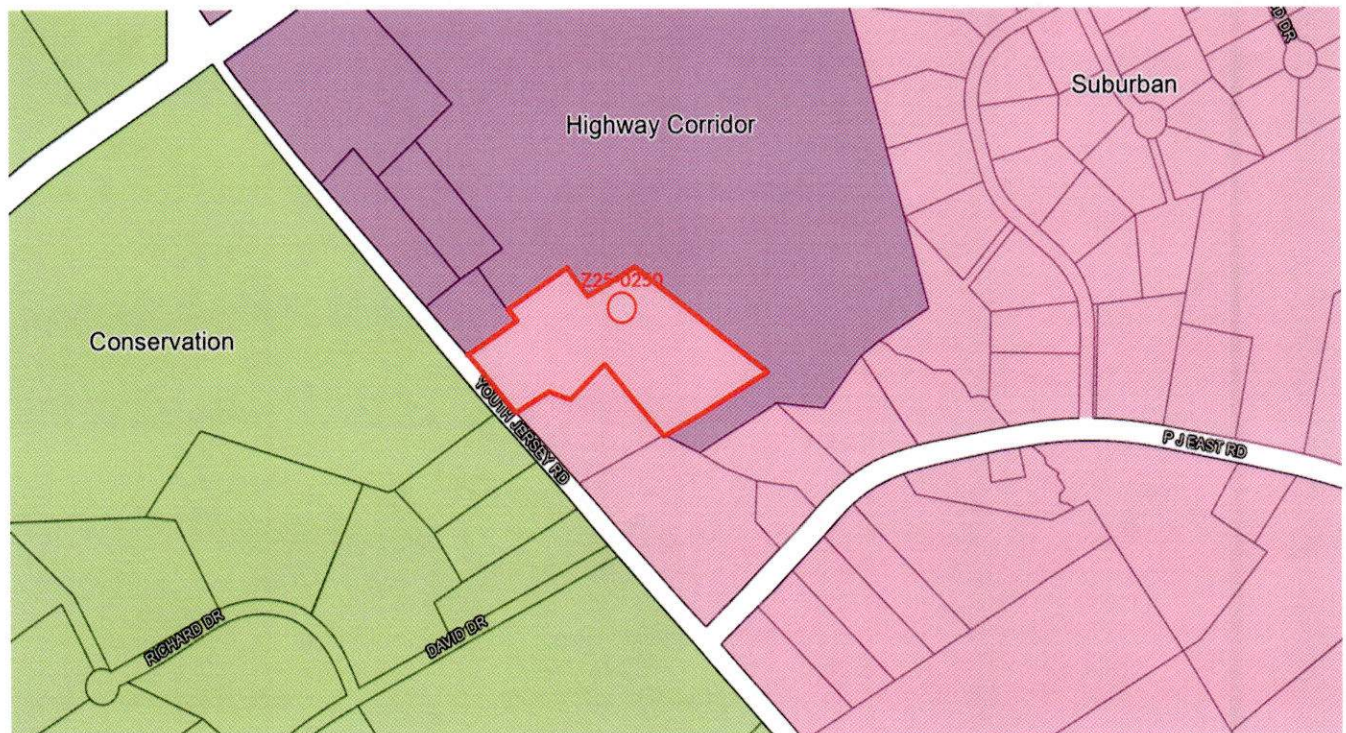


The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Subdivisions surrounding property:



History: No History

Staff Comments/Concerns: If approved, Department would request limiting for this use only.

Comments and Recommendations from various Agencies:

Z25-0250 - Rezone 7.27 acres from A1 to A to grow vegetables and livestock for a non-profit organization and educational tours - Applicant: Henry G Reid, Jr. - Owners: Chance & Eva Reid - Property located at 611 Youth Jersey Road – Map/Parcel C0640094 - District 3

Public Works: Public Works recommends to evaluate the need for a possible commercial driveway to be installed.

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 10" and 20" diameter water mains along Youth-Jersey Road. (static pressure: 105 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comment

Fire Department Review: No comment

Board of Education: No comment received.

GDOT: Will not require GDOT coordination.

City of Monroe: No comment received.

PC ACTION 8/7/2025:

1. Z25-0250 – Rezone Request

Request: Rezone 7.27 acres from A1 to A to grow vegetables and livestock for a non-profit organization and educational tours

Applicant: Henry G Reid, Jr.

Owners: Chance & Eva Reid

Location: 611 Youth Jersey Road | Parcel C0640094 | District 3

Presentation: Hank Reid and Chase Reid represented the case. He stated the people in Gwinnett call him Chef Reid because he does a meal ministry program. He stated that they would like to grow food and provide meals and feed the not so fortunate. He stated since 2019 they have served around 50,000 meals. He stated they would like to expand their ministry program and teach children about rural areas and farming and to also share crops with individuals like a specialty farm. He stated that they have 5 acres to keep and maintain, and they will be doing greenhouses behind the home. He stated that they will try and maintain rural areas as well as grow crops and share educational tips for children. Right now, they do classes for Gwinnett Tech in agriculture and how to maintain resources for the community.

John Pringle asked about livestock and there is a limit on how many small, hooved animals you can have. The Applicant stated they like would like to have chickens, pigs and goats to show young people and kids how to help the echo system. Mr. Pringle asked how may goats did they had, and he stated that currently he has 5 goats on 7 acres of land.

Tim Hinton verified that livestock is allowed now in A1 and it is okay to have green houses.

John Pringle stated that they would have to go by the county guidelines on raising livestock to sell. He stated that their intent is to have a greenhouse and this will be seasonal.

Timothy Kemp asked do they partner with schools and the Applicant stated that they would hope that they can do a partnership again with Gwinnett to educate children on farming.

Public Comment:

None

Recommendation:

Motion by John Pringle to recommend approval with livestock being used only for tours, follow county guidelines on animals and no commercial sales and only use for non-profit with a second by Wesley Sisk and Wesley wanted to add no sale of produce. The motion passed unanimously.

Rezone Application # 225-0250
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 08-07-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 09-02-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0640094

Applicant Name/Address/Phone #

Henry G. Reid, Jr

611 Youth Jersey Road

Covington GA 30014

E-mail address: chefhank@lettumeat.com

Phone # 470-469-7167

Property Owner Name/Address/Phone

Chace Reid J Eva M. Reid

611 Youth Jersey Road

Covington GA 30014

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

Phone # 404-610-7978

Location: 611 Youth Jersey Rd. Covington, GA. Requested Zoning A Acreage 7.27

Existing Use of Property: Residence/Homestead

Existing Structures: Dwelling with full basement, Barn, Well House

The purpose of this rezone is to leverage the full benefit of agriculture zoning which will preserve the rural character of the area and expand the agricultural potential of the property through sustainable farming practices.

Property is serviced by the following:

Public Water: ☒ Provider: Walton County 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 6/25/2025 Fee Paid \$300.00

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: Suburban **DRI Required?** Y _____ N ✓

Commission District: 3-Timmy Shelnett 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;

Residential and small farm operations.

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

Current zoning may restrict the addition of green houses and other buildings necessary for the expansion farm operations and year round crop cultivation.

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

N/A

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

The farm operations are intended to support the local community.

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

Empowering communities through sustainable agriculture and environmentally friendly practices with a commitment to fostering a resilient and inclusive food system that prioritizes accessibility, health, and community well-being.

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

N/A

**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: Henry Reid

Address: 611 Youth Jersey Road Covington GA 30014

Telephone: 470-469-7167

Location of Property: 611 Youth Jersey Road
Covington GA 30014

Map/Parcel Number: C0640094

Current Zoning: A1 Requested Zoning: A

C. Reid
Property Owner Signature

Property Owner Signature

Print Name: Chace Reid
611 Youth Jersey Road
Address: Covington GA 30014

Print Name: _____
Address: _____

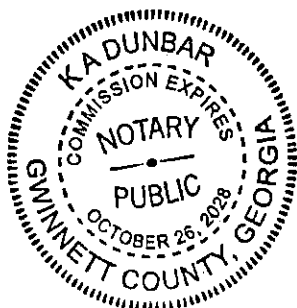
Phone #: 404-610-7978

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.

[Signature]
Notary Public

6/25/2025
Date



Letter of Intent for Rezoning Application

Rezoning from A1 to A for Expanded Agricultural Activities

6/25/2025

Planning and Zoning Department

Monroe/Walton County

126 Court Street

Walton County Annex 1

Monroe, GA 30655

Re: Letter of Intent – Rezoning Application from A1 to A

Parcel Number: C0640094

Property Address:

611 Youth Jersey Road

Covington, GA 30014

To Whom It May Concern,

I am writing to formally submit this Letter of Intent in support of a rezoning application for the property identified above, currently zoned as A1 (Agricultural Limited), with the intent to rezone it to A (General Agricultural). This rezoning request is made to facilitate the expansion and diversification of agricultural activities on the parcel, in alignment with both current agricultural trends and the broader objectives of the local comprehensive plan.

Background and Purpose

The subject parcel has historically been used for limited agricultural purposes under the A1 zoning classification, which restricts certain types of farming operations and agricultural-related activities. As the owner/operator of this property, I am seeking to rezone the parcel to the A district to enable a broader range of agricultural uses. The proposed activities include, but are not limited to, crop diversification, livestock management, small-scale crop processing, the addition of greenhouse buildings for year-round seedling production and propagation, storage buildings for farm equipment and surplus crop harvest and agritourism-related functions. Ultimately our purpose is to develop small scaled farming systems, processes and crops to share, at no charge with those in the community struggling with food insecurity. The Specialty Farm is a partner operation to Lettum Eat Inc., an established nonprofit meal outreach ministry program. Crops grown on the farm will support the food supply for the organization which serves surrounding communities.

Greenhouse Use

We currently have in storage, two 960 square foot modular classroom buildings donated by Gwinnett County School System. We intend to relocate them to the property and repurpose as solar powered, climate-controlled Greenhouses. We will use the space to propagate plants from existing plants and sprout seeds for plant production year-round. There will be some percentage of crop production that will go to market for sale as a fundraising component of the nonprofit entity, however most of the production is intended for mobile distribution by the Parent organization Lettum Eat Inc. and other Food Resource Cooperative Ministries and Churches in the area.

Farm Animal Livestock Use

The general purpose of livestock on the parcel is for property maintenance and educational agritourism purposes. Large and small hooved animals will maintain healthy pastures and produce manure for compost material. Chicken will contribute to healthy soil and egg production. We intend to offer educational tours for school aged guests highlighting the benefits of rural living and the positive impact it has on society. The Farm will also offer extracurricular activities for Senior Adults, Veterans and members of our Special Needs Community.

Justification for Rezoning

Expanding the permitted uses from A1 to A will allow for enhanced productivity and sustainability of the land. The flexibility afforded by the A zoning district is crucial for adapting to evolving agricultural practices, market demands, and technological advancements. Additionally, rezoning will support local food production, contribute to food security, and provide opportunities for value-added agricultural enterprises, which are not permitted under the current A1 zoning.

Community and Environmental Benefits

The requested rezoning is consistent with the local land use plan and will not adversely affect surrounding properties. On the contrary, the expansion of agricultural activities will:

- Promote economic vitality in the rural community
- Encourage sustainable land stewardship and conservation practices
- Increase opportunities for local employment in the agricultural sector
- Preserve the rural character of the area
- Support educational outreach through agritourism and community engagement

Conclusion

I respectfully request your favorable consideration of this application to rezone the parcel from A1 to A. This change will allow for responsible and productive agricultural use in a manner that aligns with local planning goals and the interests of the broader community.

Should you require any additional information or documentation to process this application, please do not hesitate to contact me at 470-469-7167 or chefhank@lettumeat.com.

Thank you for your time and attention to this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hank Reid', is written over the word 'Sincerely'.

Founder, Lettum Eat Inc.

611 Youth Jersey Road

Covington, GA 30014

470-469-7167

chefhank@lettumeat.com

PROJECT: Lettun East Farm
811 Youth Jersey Road
Covington, GA 30014

ARCHITECT: Made Architecture, LLC
Courtney Morrison, NCARB
453 Maple Avenue, NW
Marietta, GA 30064
404.735.2132
cmorrison@madearch.design

OWNER: Chef Hank Rald
1850 Meadowchase Court
Snellville, GA 30078
470.469.7167
chehhank@latlumeat.com

STAMP DATE[illegible]

NOT ISSUED FOR
CONSTRUCTION

Site Plan

Project number	202504
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Date May 30, 20

Drawn by _____

Checked by _____

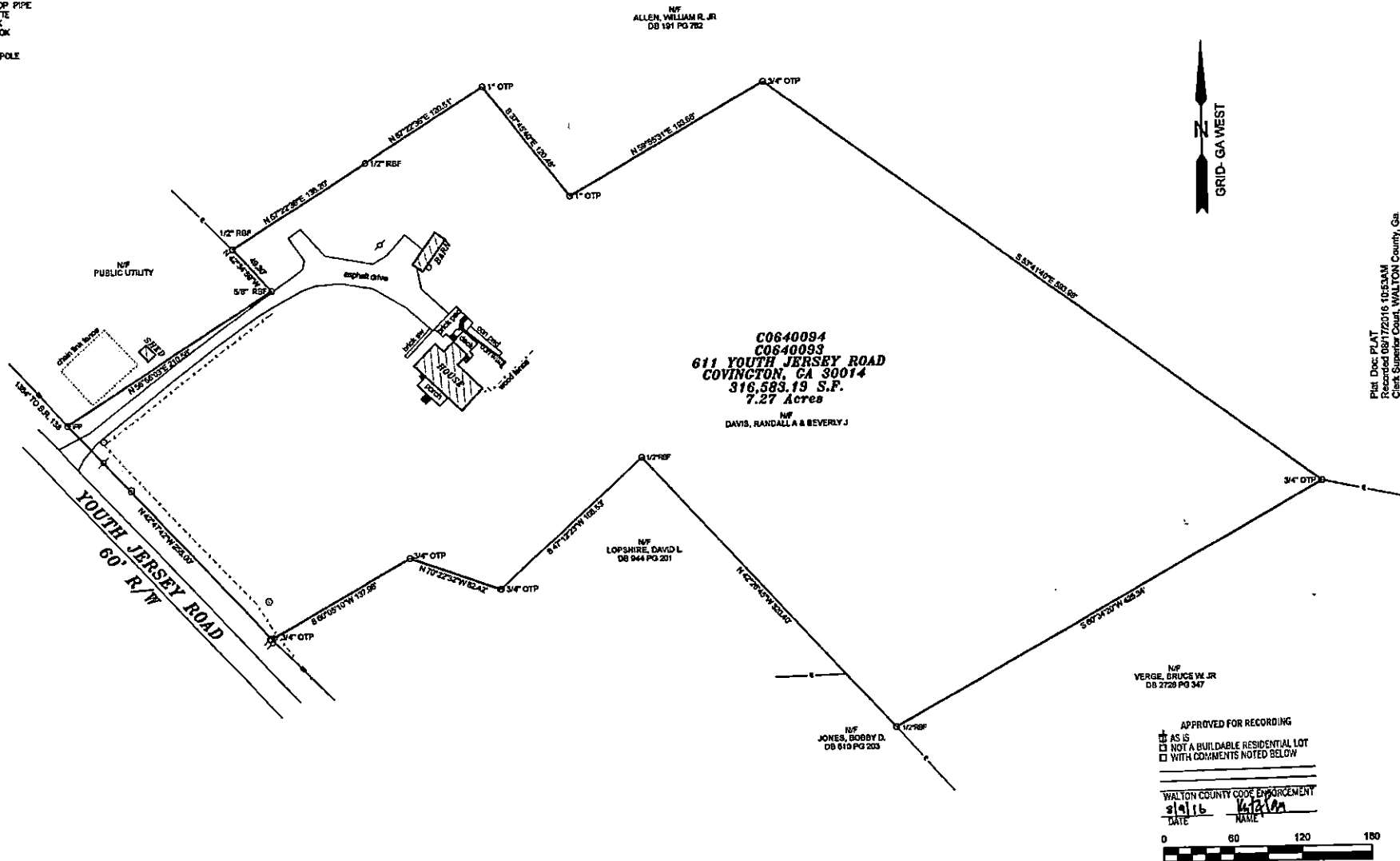
A100

Scale 1" = 30'[illegible]

Site Plan
1" = 30'-0"

LEGEND

IPS=IRON PIN SET
RFB=REBAR FOUND
BL=BUILDING LINE
N/F=NOW OR FORMERLY
R/W=RIGHT-OF-WAY
OTP=OPEN TOP PIPE
CON=CONCRETE
SW=SIDEWALK
DB=DEED BOOK
PG=PAGE
P=POWER POLE



NOTES

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ± 0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON OPT 303LW TOTAL STATION.
6. FIELD WORK COMPLETED ON JULY 15, 2018.

Surveyor's Acknowledgment

I hereby certify that this survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 150-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-07.



RECOMBINATION SURVEY FOR:

RANDALL & BEVERLY DAVIS

LAND LOT: 128	DATE 07/26/2018
DISTRICT: 4	SCALE 1"=60'
SECTION:	JOB NO. 2018-161
COUNTY: WALTON	DRAWING NAME: 611 YOUTH JERSEY RD

GARMON
Land Surveying
2230 Railroad Street, Savannah, GA 30655
878-776-1544 • 1099@garmonlandsurveying.com

Plat Doc PLAT
Recorded 08/01/2018 10:53AM
Clerk Superior Court, WALTON County, Ga
Blk 00112 Pg 0012