



Planning and Development Department Case Information

Case Number: LU25-0199 and Z25-0198

Meeting Dates: Planning Commission 07-10-2025

Board of Commissioners 08-05-2025

Applicant/Owner:

Melody C Jackson Moon
519 White Oak Drive
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Suburban to Employment Center and rezone 2.64 acres from A1 to B3 for outdoor storage and car repair

Address: 1350 Mountain Creek Church Road, Monroe, Georgia 30656

Map Number/Site Area: C1210079A00

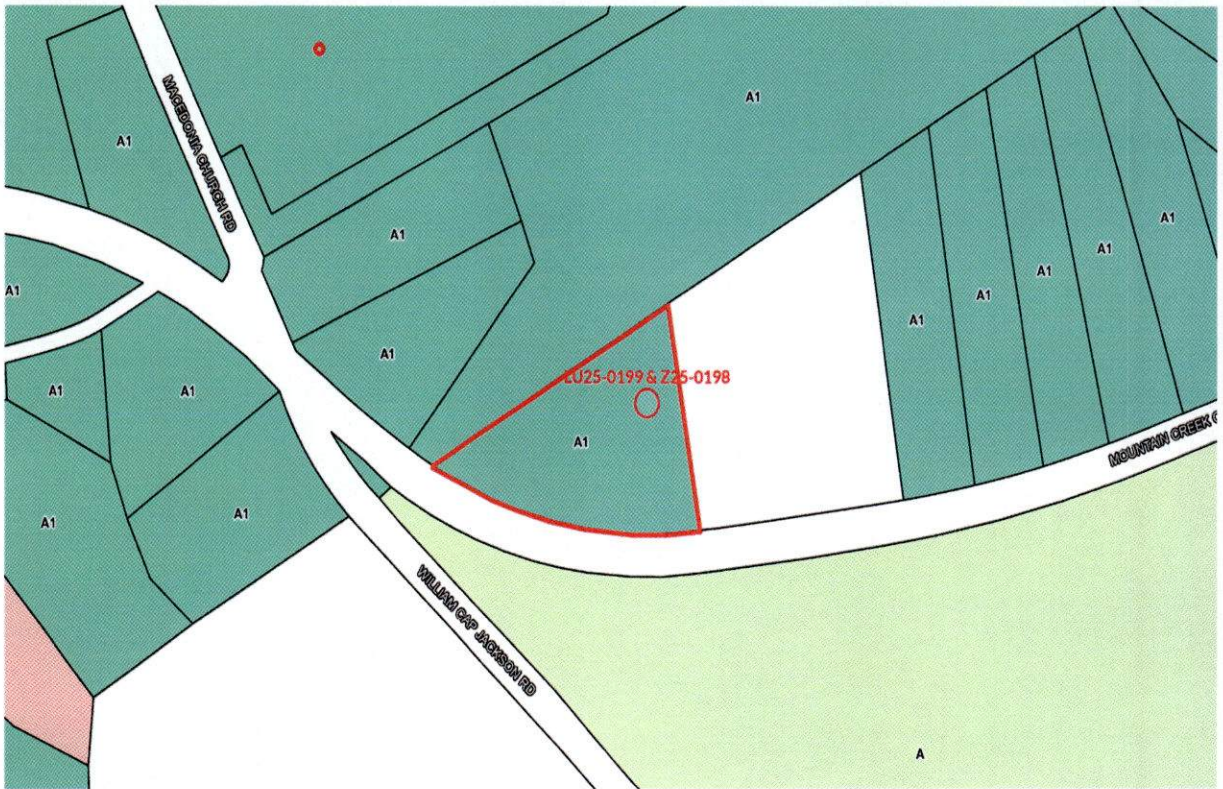
Character Area: Suburban

District 6 Commissioner-Kirklyn Dixon Planning Commission-Timothy J Kemp

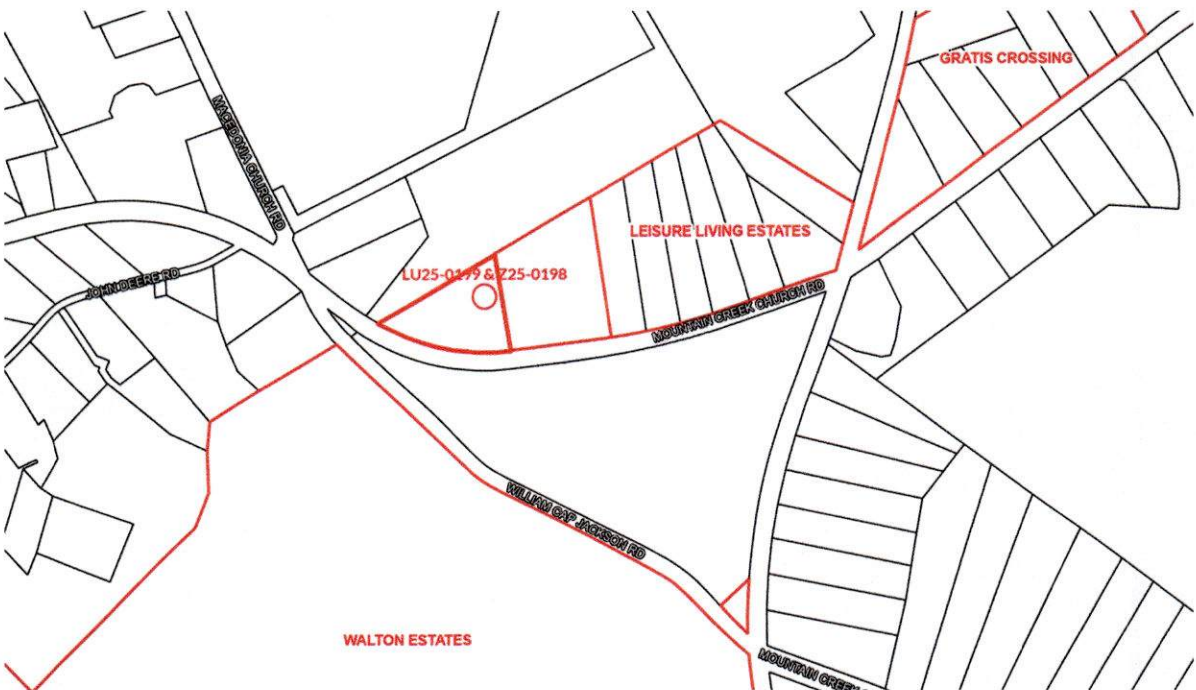
Existing Site Conditions: Property contains accessory buildings.



The surrounding properties are zoned A1 and A.

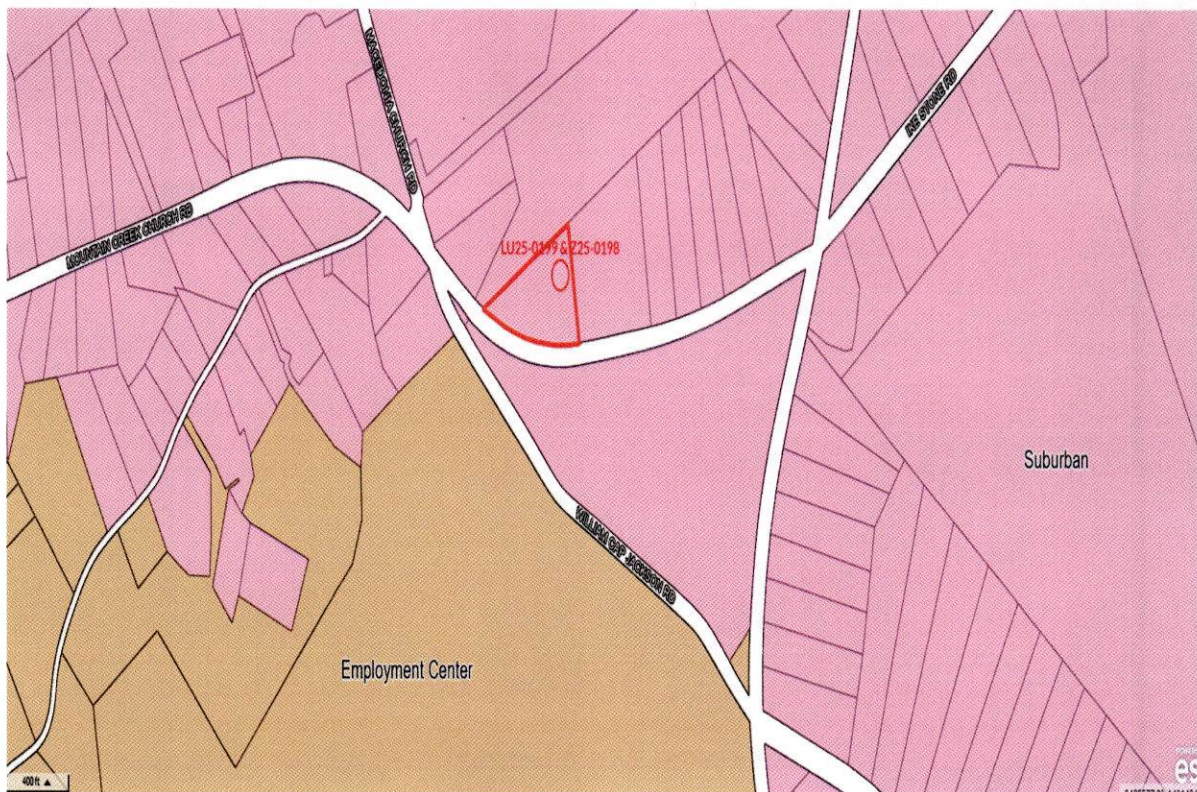


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns: This rezone is the result of a code enforcement case in which the owner was notified of the improper use of the property as a storage lot with auto repair in an A1 zoning.

Should the Board approve, a site plan showing buffers, storage area and commercial driveway will be required.

If denied, the owner will need to cease use of property and remove vehicles.

Comments and Recommendations from various Agencies:

LU25-0199 & Z25-0198-Land Use Change from Suburban to Employment Center and rezone 2.64 acres from A1 to B3 for outdoor storage and car repair-Applicant/Owner: Melody C Jackson Moon located at 1350 Mountain Creek Church Rd/Parcel C1210079A00-District 6.

Public Works: Public Works recommends a commercial driveway to be installed to match Zoning Changes Approval for B3.

Sheriffs' Department: No comment received.

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

Fire Marshal Review: The property 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.

A Fire hydrant shall be added. The closest hydrant is approx. 675 ft. from the driveway. Hydrant per County code shall be installed within 500' of all buildings.

Building shall be inspected for Life Safety Code Compliance.

Fire Department Review: The building shall remain accessible for firefighting activities at all times. Vehicles appear to be blocking access in provided photo.

Board of Education: No comment received.

GDOT: Will not require coordination with GDOT.

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

PC ACTION 7/10/2025:

LU25-0199 & Z25-0198 – Land Use Change & Rezone Request

Request: Land Use Change from Suburban to Employment Center and rezone 2.64 acres from A1 to B3 for outdoor storage and car repair

Applicant: Melody C. Jackson Moon
Owner: Melody C. Jackson Moon

Location: 1350 Mountain Creek Church Road | Parcel C1210079A | District 6

Presentation:

Melody Moon represented the request to rezone the property to B3 with outside storage for her husband to continue his hobby of working on cars. She stated they have no desire to start a business because her husband works full time with the Board of Education. Tim Kemp asked if he repairs vehicles on site and if so, was he aware that he had to do all the work inside the building. Ms. Moon stated that they were told they couldn't have any trucks stored outside. Josh Ferguson asked if this is a hobby or if he does work on other people's vehicles like a side job to which Ms. Moon stated it is a hobby. Mr. Ferguson verified that individuals do pay Mr. Moon to work on their vehicles.

Public Comment:

Marie Rich lives at 1374 Mountain Creek Church Road which is 3 doors down from this property and has the following concerns: There are multiple cars, trucks, box trucks coming in and out all the time; there are 20 to 25 vehicles on the property there now scattered all about and it looks like a junk yard; there are even some hidden behind the building from view; there is now a cable across the driveway; property is in a rural area, not a state highway; the use devalues the adjoining properties; if approved this will open the door for other businesses like Horizon Roofing runs an office down the road and nothing is done about that. She doesn't want to look at junk vehicles, he should do his hobby at his house.

Tim Kemp asked if she would be satisfied with fencing and her answer was no this would invite other businesses into the area. Mr. Kemp read a letter from an anonymous citizen (see attached)

Rebuttal:

Mr. Moon stated that the complaint of trucks and trailers coming in all day is not true, he is only there in the evenings and weekends. Ms. Moon stated that their property faces a solar farm and beside a substation.

Tim Hinton stated he is very familiar with this area. The property is visible from the road, and it does appear that someone is working on vehicles here. There is no commercial in the area and this would be like spot zoning.

Tim Kemp stated this rezone was submitted as the result of code enforcement action. He asked if the property owner was willing to install a fence and stated the property does need to be cleaned up.

Recommendation:

Motion by Josh Ferguson to recommend denial with a second by Tim Hinton. The motion carried with all voting in favor except Tim Kemp who recused himself from voting.

Character Area Map Amendment

Application # LU25-0199

Planning Comm. Meeting Date 7-10-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 8-5-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1210079A00

Applicant Name/Address/Phone #

Melody C. Jackson Moon
519 White Oak Drive
Monroe, GA. 30655

Property Owner Name/Address/Phone

Jame

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

Phone # 770-530-0162

Phone # _____

E-mail Address: melodymoon@windstream.net

Location: 1350 Mountain Creek Ch Rd. Acreage 2.66

Existing Character Area: Suburban

Proposed Character Area: Employment Center

Is this a Major or Minor amendment to the plan? Minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? No

Proposed Development: _____ Single-family _____ Multi-family ☒ Commercial _____ Industrial

Proposed Zoning: B3 Number of Lots: _____ Minimum Lot Size: _____

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.

Melody Jackson Moon 5/12/2025
Signature Date

\$ _____
Fee Paid

Rezone Application # 225-0198
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-10-2025 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 8-5-2025 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C1210079A00

Applicant Name/Address/Phone #

Melody Jackson Moon
519 White Oak Dr.
Monroe, Ga 30655

Property Owner Name/Address/Phone

Melody Jackson Moon 770-530-0162
519 White Oak Dr.
Monroe, Ga 30655

E-mail address: melodymoon@windstream.net (If more than one owner, attach Exhibit "A")

Phone # 770-530-0162

Phone # 770-530-0162

Location: 1350 Mt Creek Church Rd Monroe Requested Zoning B3 Acreage 2.64

Existing Use of Property: As a hobby for my husband to repair cars & store car trailer

Existing Structures: 30x40 building, 2 car hauler, 10x12 storage, cars

The purpose of this rezone is As a hobby of my husband to repair cars and store his car hauler

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.

Signature Melody Jackson Moon

Date 5/12/25

Fee Paid \$ 450.00

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 _____

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;

As a hobbie My husband repairs cars
and store his car haulers. Nearby
properties are, Agricultural, Meter,
Residential properties.

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

N/A

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

NO

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

Same as current

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

no change/Not adding.

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

30 X 40 Building, Cars, two
Car hauler, 10x12 Storage
building. No House

May 12, 2025

RE: Letter of intent

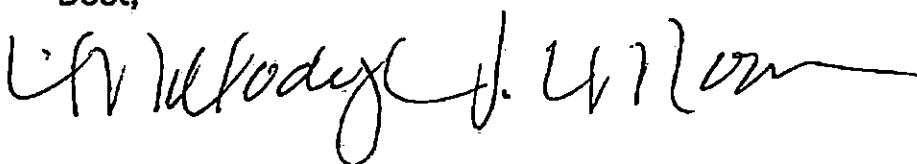
We would like to rezone the property at 1350 Mountain Creek Church Road to B3 for outside storage and for my husband to continue to work on vehicles. He works on vehicles in his spare time on the weekend and sometimes at night. This is not full time as he works for Walton County BOE full time. He has been doing this on the property for three years.

My husband has cars on this property that he works on. He also had 2 car haulers and a storage building and a building that he works in.

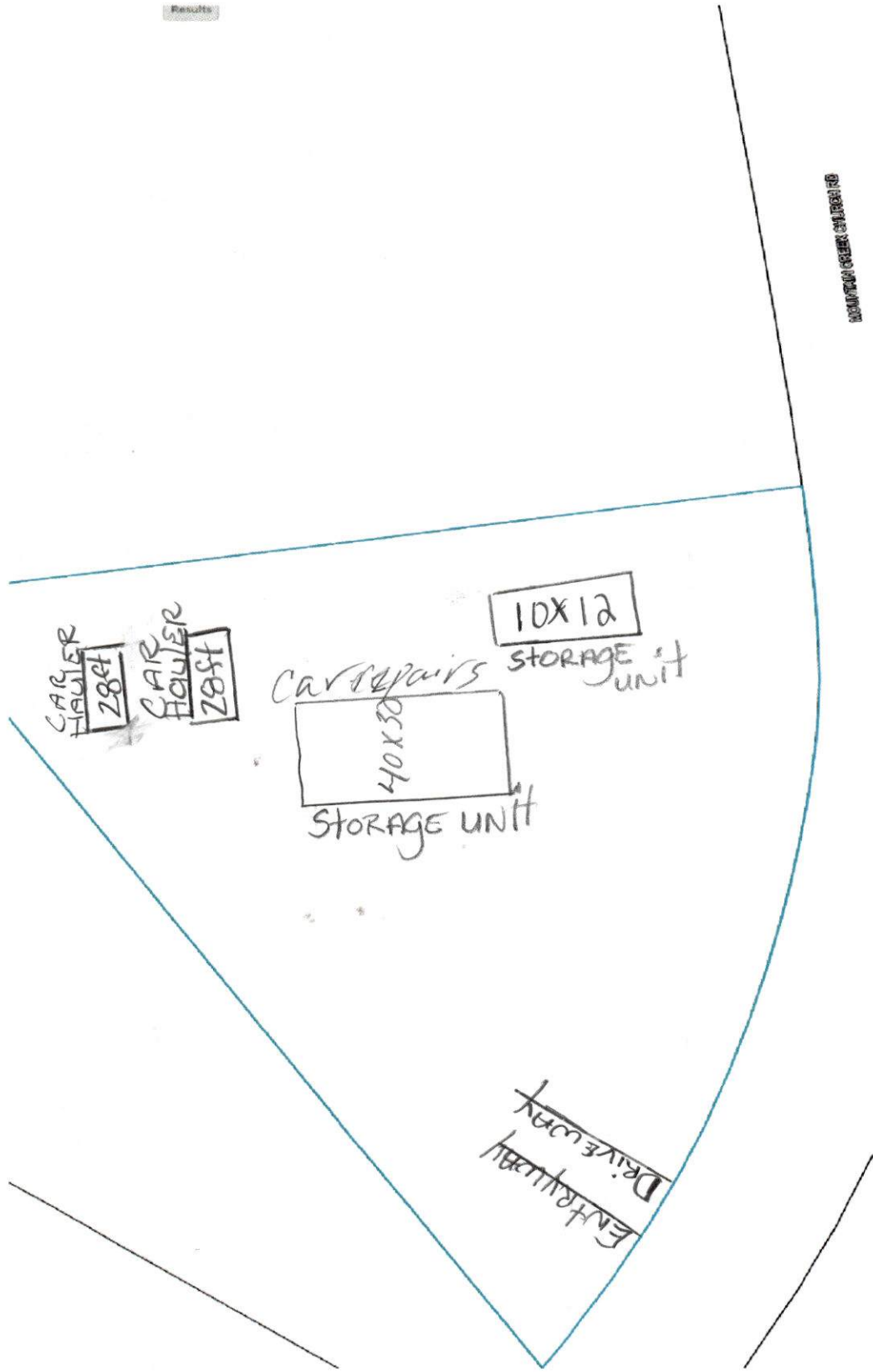
The nearby properties are Agriculture zone, county owned meter, and residential properties.

Please grant this rezone as this is mostly a hobby for my husband to work on cars.

Best,

A handwritten signature in black ink, appearing to read "L. H. McEachern". The signature is fluid and cursive, with a long horizontal stroke at the end.

DRIVEWAY







POWERED BY
MOUNTAIN CREEK CHURCH RD
esri
A DIVISION OF ARCADIS U.S.A. INC.

Section 6-1-180 Automotive, Minor Repair and Maintenance (20)

- A. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- B. There shall be no outdoor storage.

Section 6-1-170 Automotive, Major Repair and Maintenance (20)

- A. The use shall not be established on any lot which is either adjacent to or directly across from any residentially zoned district.
- B. The use shall not be within one hundred (100) feet of a residential district.
- C. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- D. Outdoor storage is limited to twenty-five percent (25%) of the total lot and shall comply with the outdoor storage regulation in this Ordinance.
- E. Minor automotive repair and maintenance is allowed.

Outdoor Storage (20)

- A. Outdoor storage yards shall be set back at least 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.



Charna Parker <cparker@co.walton.ga.us>

Fwd: Z25-0198 application opposition

1 message

Timothy Kemp <tjkemp59@gmail.com>
To: Charna Parker <cparker@co.walton.ga.us>

Thu, Jul 10, 2025 at 6:22 PM

----- Forwarded message -----

From: **Waltoncountyresident** <Waltoncountyresident@proton.me>

Date: Tue, Jul 8, 2025, 3:13 PM

Subject: Z25-0198 application opposition

To: **TJKemp59@gmail.com** <TJKemp59@gmail.com>, **kdixon@co.walton.ga.us** <kdixon@co.walton.ga.us>

In regard to rezoning application Z25-0198 located at [1350 Mountain Creek Church Road](#):

Granting this variance and allowing the change to B3 General business / Employment district would set a dangerous precedent for future variance requests in our area. Employment center zoning is intended for larger-scale commercial and industrial development. This property is in a residential/agricultural area and changing the zoning from A1 to a B3 employment center would be a major and unnecessary change. This property is located adjacent to residentially zoned parcels and therefore should not be allowed to be used for automotive repair nor car, truck, trailer and RV storage.

We believe that the claims made in this application are false and the applicant is intentionally misleading the planning department. This property is not used solely by the applicant's husband for a hobby. Depending on the day, there are tractor trailers, travel campers, miscellaneous trailers, trucks and cars parked on this lot. There are also numerous cars, trucks and trailers that go in and out of this property on a regular basis. There is not just one person that occasionally enters this property for a hobby. This property seems to be used as a junk yard and a vehicle storage lot. We travel on this road multiple times a day. We are often stopped by trucks and trailers entering and exiting this property. Often there are multiple trucks lined up on the road waiting for someone to open the chain blocking the dirt driveway to enter the property. It appears this property is being used as an income source and not a hobby. We are writing this anonymously due to the questionable people and aggressive driving that has been associated with this property.

The applicant does not live on or near this property and therefore does not have to deal with the increased traffic and the eyesore that the use of this property creates. The applicant's home value isn't diminished by the use of this property, but ours are.

As neighbors, we are not allowed to park junk cars, trucks and trailers on our property and it should not be allowed on this property either.

We respectfully ask that you do not grant this variance, and the owner of this property be required to bring it into compliance for its A1 zoning.

Thank you

Sent with [Proton Mail](#) secure email.