

Planning and Development Department Case Information

Case Number: Z25-0218

Meeting Dates: Planning Commission 07-10-2025

Board of Commissioners 08-05-2025

Applicant:

Brent Miller

4472 Locklin Road

Monroe, Georgia 30655

Current Zoning: The current zoning is A2.

Owner:

Stefan Vancica

c/o Covenant Property Management LLC

4509 Grady Smith Road

Loganville, Georgia 30052

Request: Rezone 2.45 acres from A2 to R1 to create 2 buildable lots

Address: 0 Wall Road, Monroe, Georgia 30656

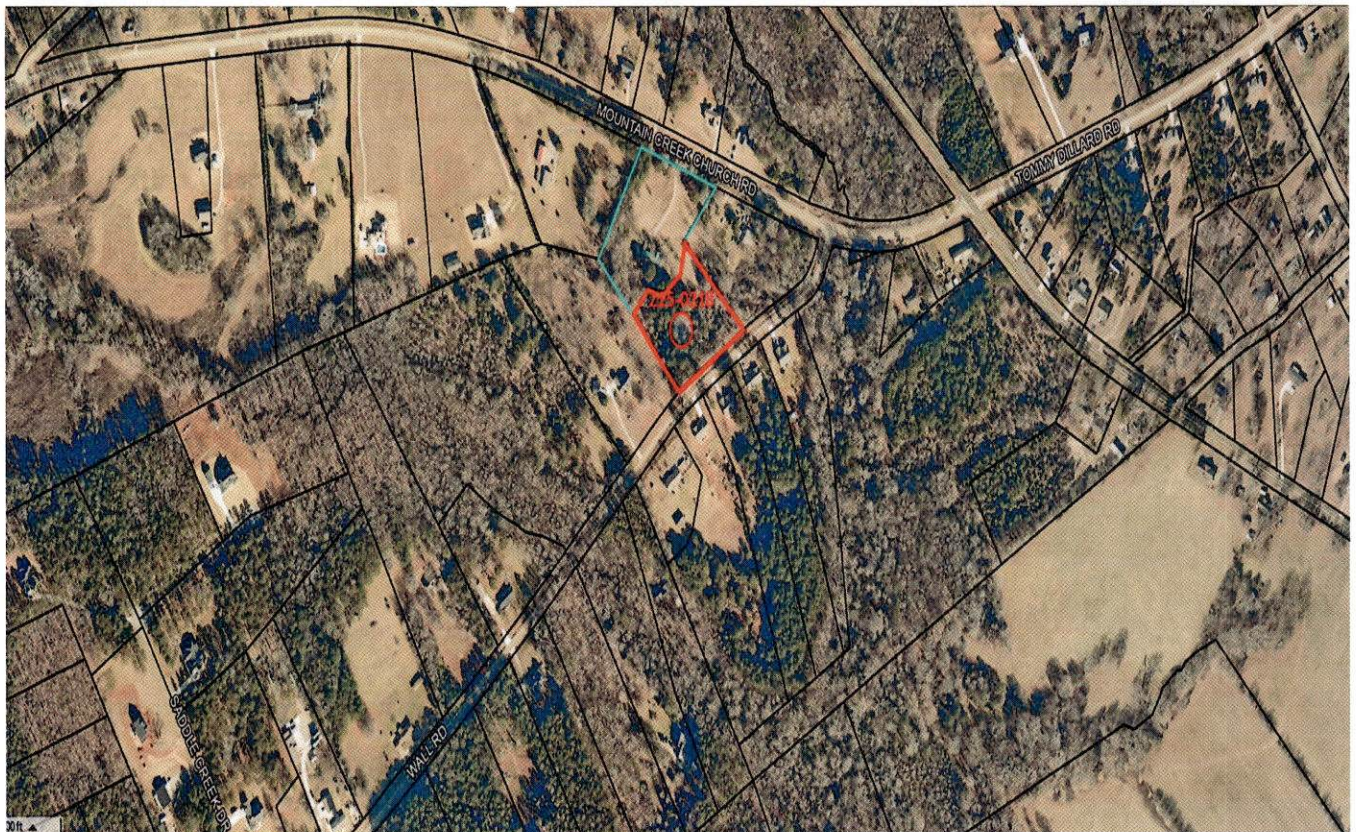
Map Number/Site Area: C1630079A00

Character Area: Suburban

District 6 Commissioner-Kirklyn Dixon

Planning Commission-Timothy Kemp

Existing Site Conditions: Property consists of vacant land.



The surrounding properties are zoned A2.

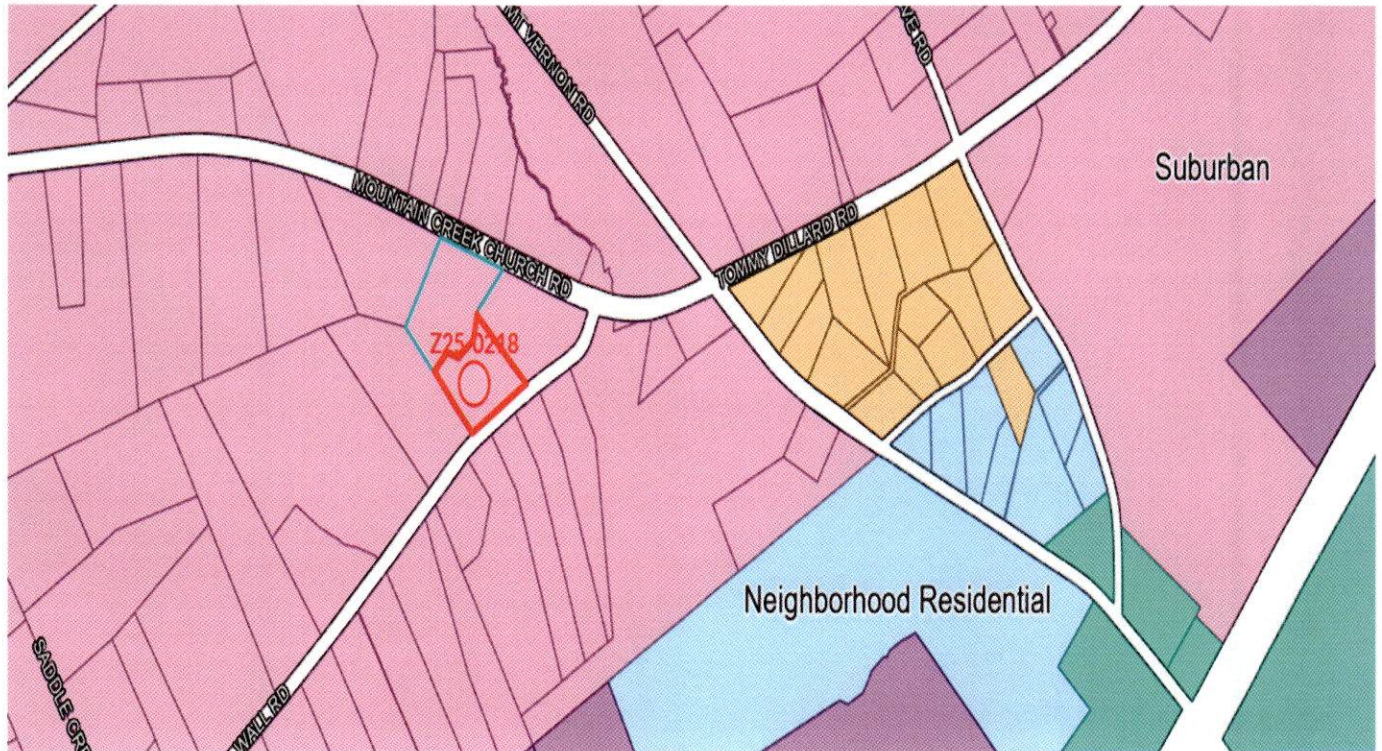


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Z25-0218-Rezone 2.45 acres from A2 to R1 to create 2 buildable lots-Applicant: Brent Miller/Owner: Stefan Vancica (Covenant Property Management LLC) located at 0 Wall Rd/Parcel C1630079A00-District 6.

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: No comment received.

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

Fire Marshal Review: No comments.

Fire Department Review: No comments.

Board of Education: No comment received.

GDOT: Will not require coordination with Georgia DOT.

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

PC ACTION 7/10/2025:

Z25-0218 –Rezone Request

Request: Rezone 2.45 acres from A2 to R1 to create 2 buildable lots

Applicant: Brent Miller

Owner: Stefan Vancica (Covenant Property Management, LLC)

Location: Wall Road | Parcel C1630079A | District 6

Presentation:

Brent Miller represented the request stating they would like to rezone from A2 to R1 to build a home for his family and his father-in-law. He stated there are smaller houses across the road from this property with less frontage than their lots will have. Each of the proposed lots will have at least 190 feet of frontage with 3,000-3,500 square foot homes.

Public Comment:

Larry Metcalf lives at 2345 Mountain Creek Church Road which is adjacent to this property. His main concern is his well water and contamination of his water by the septic systems on these 2 parcels. Wesley Sisk stated the Environmental Health Department will make sure the septic systems are installed properly and that the county cannot issue a building permit until their approval is given.

Craig League lives at 2350 Wall Road and he is located on the other side of this property and has a well very close to the property line. His biggest concern is going from A2 to R1; the lots across the street may have less frontage but they are all 4 to 6 acres. Mr. League stated he has a pasture that abuts this property and while there are no livestock there now there may be in the future and the neighbors have animals. His concern is if they make these lots residential, how are the residents going to deal with the smells. He also has concerns about the water lines being small on this road. He is not opposed to houses, just splitting into two lots.

Rebuttal:

Mr. Miller stated he has had a level 4 soils test done and both lots are good and there is public water on the road.

Recommendation:

Motion by Tim Kemp to recommend approval with a second by Wesley Sisk. The motion carried.

Rezone Application # 225-0218
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 C1630079A00

Applicant Name/Address/Phone #

Brent Miller

4472 Locklin Rd.

Monroe, GA 30655

E-mail address: brent@georgiaprinters.com

Phone # 706-621-9711

Property Owner Name/Address/Phone

Stefan Vancica

4509 Grady Smith Rd.

Loganville, GA 30052

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

Phone # 678-697-5082

Location: 0 Wall Rd Tract 2 Requested Zoning R1 Acreage 2.450

Existing Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is to split this lot into 2 lots so we can build 1 large home on each lot. one house for myself and one for my in-laws.

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 [Signature]

Date 5-25-25

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 A2

Surrounding Zoning: North A2 South A2
East A2 West A2

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

Commission District: 6 - Dixon Watershed: NA TMP _____

I hereby withdraw the above application _____ 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: Brent Miller

Address: 4472 Locklin Rd. Monroe, GA 30655

Telephone: 706-621-9711

Location of Property: O Wall Rd Tract 2

Map/Parcel Number: 0630079A00

Current Zoning: A2 Requested Zoning: R1

[Signature]
Property Owner Signature

Print Name: Stefan Vancica

Address: 4509 Grady Smith Rd
Loganville, GA 30052

Phone #: 678-697-5082

Property Owner Signature

Print Name: _____

Address: _____

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

5-27-25
Date

Notary expires

05-08-2028





GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **COVENANT PROPERTY MANAGEMENT, LLC** Control Number: **12009684**

Business Type: **Domestic Limited Liability Company** Business Status: **Active/Compliance**

Business Purpose: **NONE**

Principal Office Address: **4509 Grady Smith Road, Loganville, GA, 30052, USA** Date of Formation / Registration Date: **2/1/2012**

State of Formation: **Georgia** Last Annual Registration Year: **2025**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Vancica, Stefan**

Physical Address: **4509 Grady Smith Road, Loganville, GA, 30052, USA**

County: **Walton**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

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;

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

See Attached

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

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

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

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

1. Existing uses and zoning of nearby property;

A2 & A2 R1 are directly around the property. R1 zoning lots are also right down the street.

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

If we are able to get this rezoned to R1 then property values in the area will increase as we plan to build 2 homes in the \$800,000 range which will raise the property values of our fellow neighbors.

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

If we are able to get this rezoned to R1 then property values in the area will increase and the general public will not be affected in any negative way. They should only reap the benefits of increasing property values.

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

No hardship will be imposed to fellow neighbors. A conventional septic will be used for both lots and city water is at the street so these factors will not impose any hardships on our fellow neighbors.

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

The property will be more usable if rezoned to accommodate 2 large homes. Each property would still have over 190' of road frontage. Directly across the road from our lots, 3 houses are built with similar, but smaller amounts of road frontage.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property;

This property has always been vacant. It used to be part of a larger lot with a mobile home on it. The mobile home portion, behind our lot, is still there. The A2 zoning never changed.

<https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2972470&key1=128&key2=146&county=147&countyname=WALTON&userid=131562&appi...> 1/1

