



Planning and Development Department Case Information

Case Number: Z26-0289

Meeting Dates: Planning Commission 11-05-2026

Board of Commissioners 12-01-2026

Applicant:

Amy Wade Potgieter
490 Gene Bell Road
Monroe, Georgia 30655

Owner:

Estate of Alfred Meeks
c/o John W Stell, Jr.
Attorney at Law
P.O. Box 644
Winder, Georgia 30680

Current Zoning: The current zoning is A1.

Request: Rezone 5.00 acres from A1 to A2 to create 3 buildable lots with 1 lot having a house already on the property.

Address: 3110 Hearn Road, Monroe, Georgia 30656

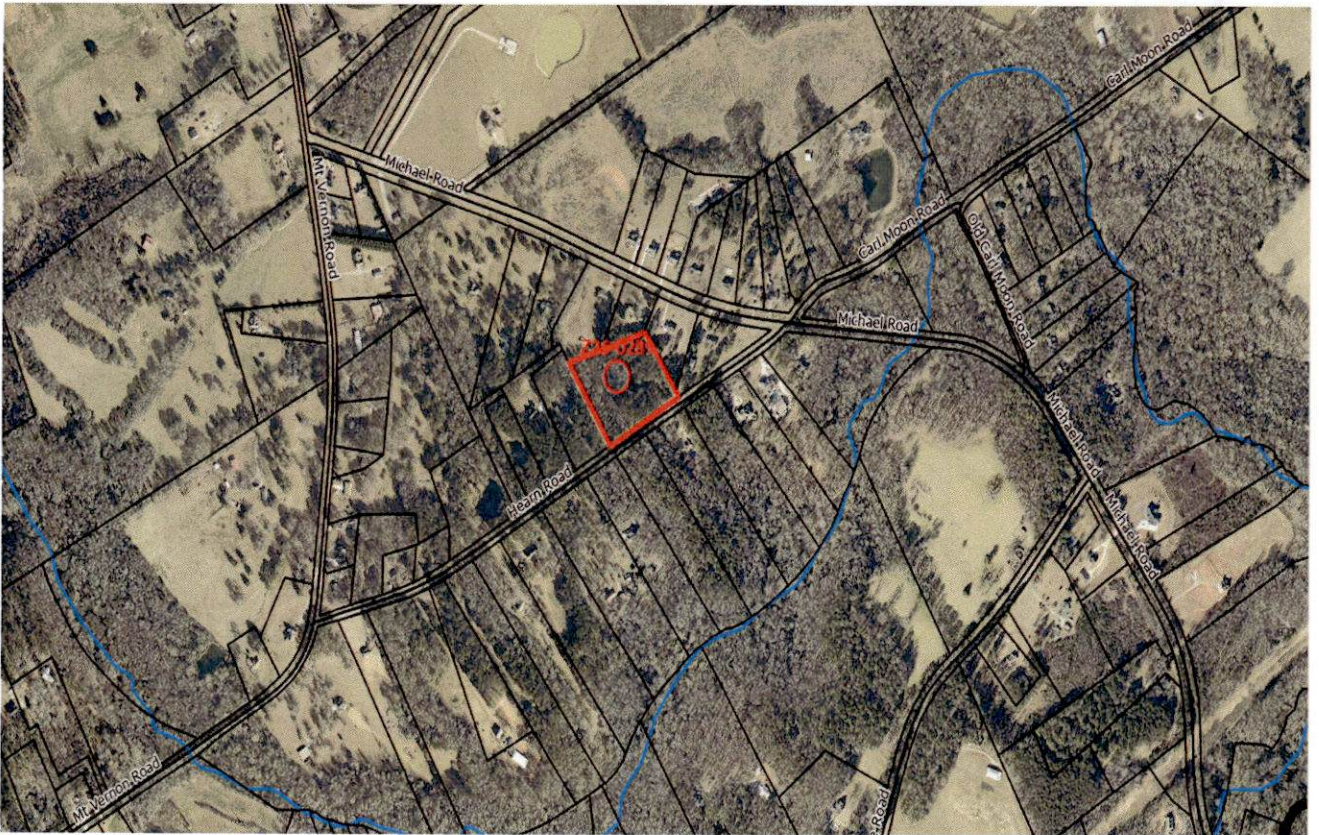
Map Number/Site Area: C1620083–5.00 acres

Character Area: Suburban

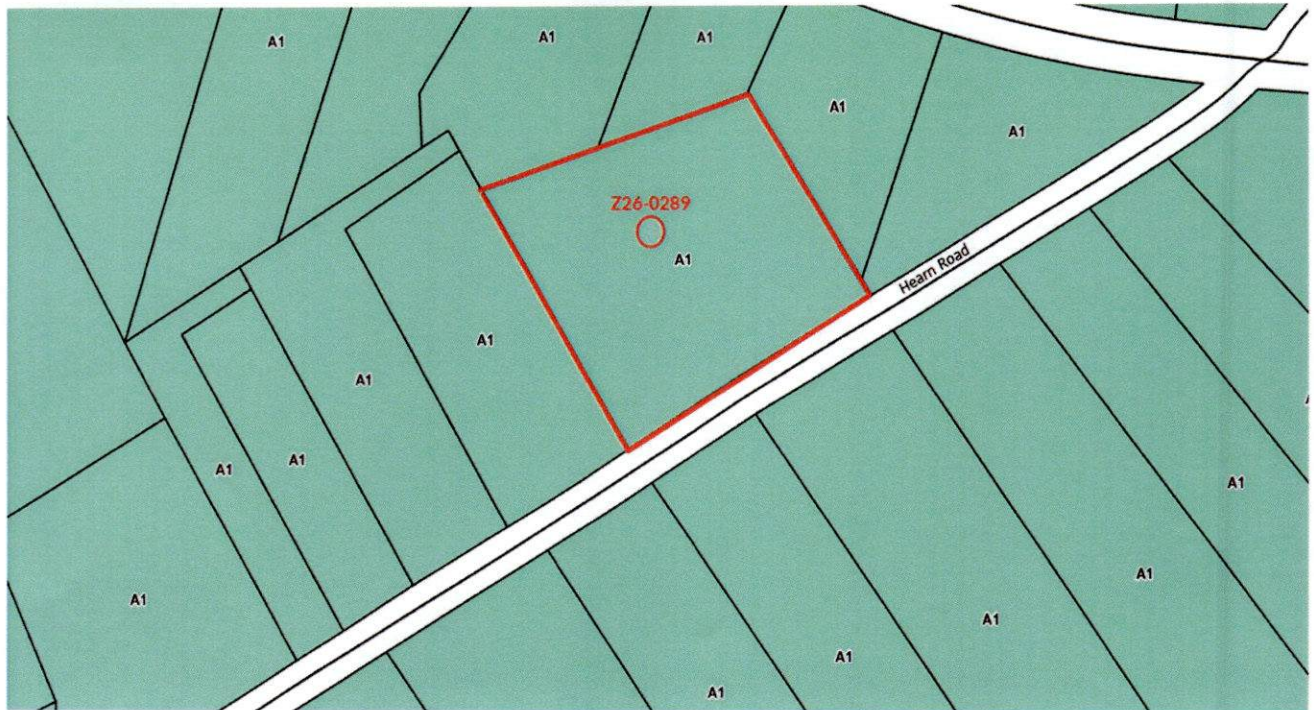
District 5 Commissioner- Jeremy Adams

Planning Commission–Tim Hinton

Existing Site Conditions: Property has a house on it.

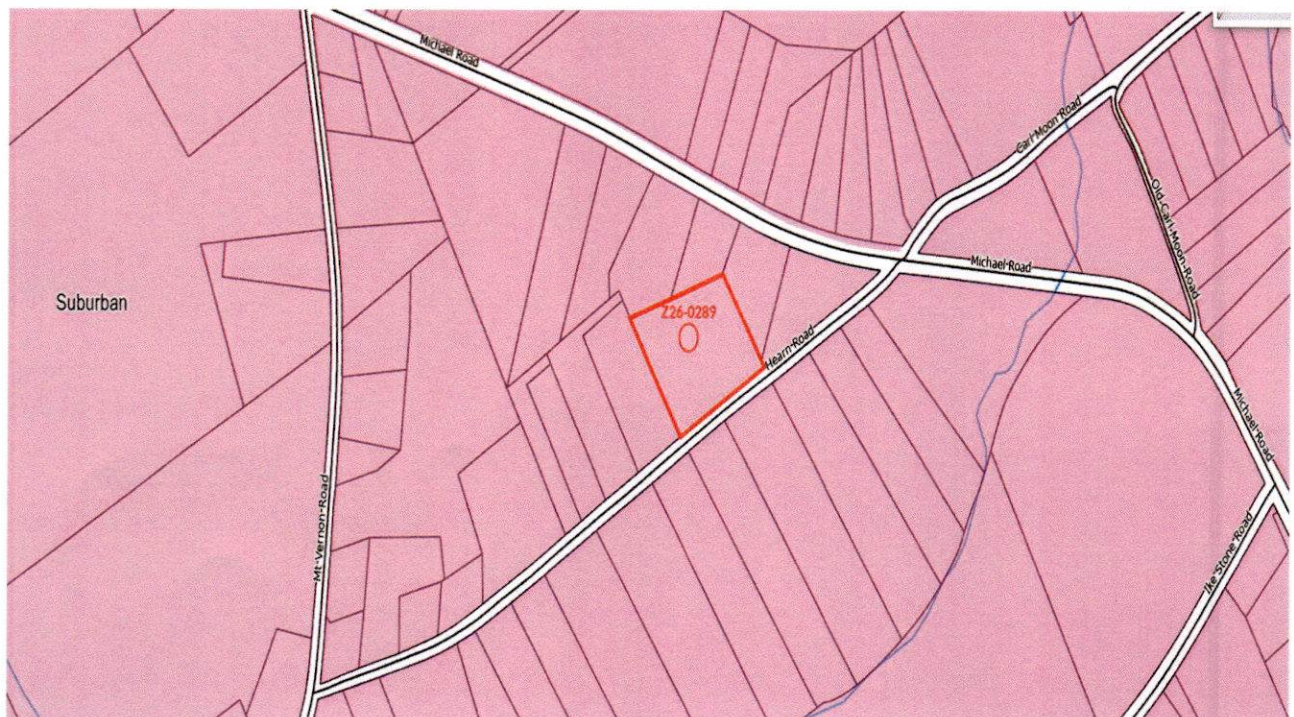


The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Loganville:

City of Social Circle:

City of Monroe:

Rezone Application # Z26-0289
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C162 0083

Applicant Name/Address/Phone #

Amy Wade Potgieter
13 S. Center St
Winder, GA 30680

E-mail address

Phone # 678-859-4238

Location: 3110 Hearn Rd Requested Zoning A2 Acreage 5.00

Existing Use of Property: Vacant land with one house

Existing Structures: Yes - 1 house

The purpose of this rezone is Divide into 3 tracts - residential homes

Property is serviced by the following:

Public Water: X Provider: Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

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 Amy Wade Potgieter Date 9/23/26 Fee Paid \$ 600.00

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: 5-Jeremy Adams Watershed: / TMP /

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes ☒ no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.



Signature of Applicant/Date

Check one: Owner _____ Agent ☒

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: Amy Wade Potgieter
Address: 13 S. Lenter St, Windur. 91A 30680
Telephone: 678-859-4238

Location of Property: 3110 Hearn Rd
Monroe, GA 30656

Map/Parcel Number: C162 0083

Current Zoning: A1 Requested Zoning: A2

Property Owner Signature _____
John E. Stell Jr

Print Name: Administrator of Alfred Print Name: _____
Meeks

Address: P.O. Box 644, Winder GA 30680 Address: _____

Phone #: 770-867-7431 ext. 1 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.

 9-16-26
Notary Public 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;

Nearby properties consist of land and lots of similar uses with newer homes being built as well as some older established homes in the area.

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

Under the current zoning the property would only yield one additional lot at best. We are asking to get two additional lots to maximize the potential use.

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

There will be no destruction of property value if the requested use is approved. We are asking to build single family homes on one plus acre lots which conform to the area

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

We are planning to build homes similar to what exists in the area and feel this is a gain to the adjoining property owners as well as the current owner of this property.

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

Our requested use is suitable to the
area as it conforms with what exists
there currently.

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 is occupied by one home
which is currently lived in and is owned
by an estate who wishes to sell. We
are the contract buyer

Letter of Intent

Dear Members of the Planning Commission:

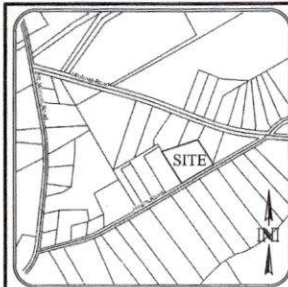
I am submitting this Letter of Intent in support of my request to rezone approximately 5 acres of property located in Walton County, Georgia, at 3110 Hearn Rd, Monroe, GA 30656 from A-1 to A-2.

The purpose of the requested rezoning is to allow the property to be divided into three residential lots, with each lot intended for the construction of a single-family home. The proposed development is intended to remain low-density and residential in character and is consistent with the rural/residential nature of the surrounding area.

Sincerely,

A handwritten signature in black ink, reading "Amy Wade Potgieter". The signature is fluid and cursive, with a large loop at the end of the last name.

Amy Wade Potgieter



VICINITY MAP
N.T.S.



PROJECT DATA

PROJECT = 5.00 ACRES
PIN = C1620083
PROPERTY FOR REZONING = 5.00 ACRES
D.B.3298, PG.455
P.B.49, PG.91
CURRENT ZONING = A1
PROPOSED ZONING = A2
PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
A2 SETBACKS
FRONT YARD 50 FEET
SIDE YARD 15 FEET
REAR YARD 40 FEET
MAXIMUM BUILDING HEIGHT 35 FEET
LOT WIDTH = 150 FEET
MINIMUM LOT AREA = 1.50 ACRES
LOTS PROVIDED = 3
MINIMUM HOUSE SIZE = 1,400 SQFT

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE GENERAL. THIS CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECOMMENDATION BY THE SURVEYOR NAMED LAST PERSON.

INFORMATION REGARDING THE REVISED PRESENCE, NATURE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SOBER. HOWEVER, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION. IT IS THE USER'S RESPONSIBILITY TO OBTAIN THE LOCATION AND DEPTH OF EXISTING UTILITIES AND STRUCTURES FROM RECORDS OR BY OTHER MEANS. THE USER'S EMPLOYER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR "CORRECTION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A WRITTEN STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FLOOD HAZARD NOTE

THIS PROPERTY IS DEPICTED AS NO PORTION BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF THIN PANEL 1329700135E, DATED DECEMBER 15, 2022.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. LAND DEVELOPMENT SURVEYORS, INC., ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

OWNER
ALFRED MEIKS
234 KENNEDY SELLS ROAD
AUBURN, GA 30011

N/F
PIN: C1620086
TAMMY N. BROWN
D.B.5450, PG.167
P.B.55, PG.190
ZONED A1

N/F
PIN: C1620087
VICTOR B. BROOKS &
ELSE W. BROOKS
D.B.4387, PG.283
P.B.51, PG.98
ZONED A1

N/F
PIN: C1620085
DARLA F. SNOW
D.B.1472, PG.237
P.B.51, PG.184
ZONED A1

N/F
PIN: C1620082800
ANDREW J. FARMERBROUGH &
MELISSA A. FARMERBROUGH
D.B.2083, PG.323
P.B.54, PG.180
ZONED A1

PROPOSED LOT 3
82,380 S.F./1.89 ACRES
PROPOSED ZONING: A2

PROPOSED LOT 2
65,638 S.F./1.51 ACRES
PROPOSED ZONING: A2

PROPOSED LOT 1
69,763 S.F./1.60 ACRES
PROPOSED ZONING: A2

LEGEND

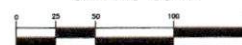
FENCE	---
GAS LINE	---
POWER	---
PROPERTY LINE	---
WATER	---
FIRE HYDRANT	W
POWER POLE	OP
LIGHT POLE	LP
GUY WIRE	---
CORRUGATED METAL PIPE	CMP
EDGE OF PAVEMENT	E.O.P.
POINT OF BEGINNING	P.O.B.
NOW OR FORMERLY	N/F
OPEN TOP PIPE	OTP
OPEN TOP PIPE DISTURBED	OTP-D
GAS METER	GM
RIGHT-OF-WAY	R/W
REBAR FOUND DISTURBED	RBF-D
REBAR FOUND	RBF
WATER VALVE	WV
WATER METER	WM
POINT OF COMMENCEMENT	P.O.C.
GUY/SERVICE POLE	GP
WELL	W

"NOT FOR FINAL RECORDING"

P.O.C.
742.25' ALONG R/W TO THE R/W
INTERSECTION OF MICHAEL ROAD.

HEARN ROAD
APPARENT 70' RIGHT-OF-WAY
ASPHALT/PUBLIC

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

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REZONING PLAN FOR:

REYNOLDS REALTY



**LAND DEVELOPMENT
SURVEYORS, INC.**
P.O. BOX 2050
Dacula, GA 30019
(770) 887-8888

Date: 9/11/26

GMD: 249

County: BARROW COUNTY, GA

Scale: 1"=50'

Field By: JK

Drawn By: MSF

Checked By: LJ

Job Number: 26255

File Number: 26255.DWG

Sheet No.

1 of 1