



Planning and Development Department Case Information

Case Number: LU26-0297 & Z26-0298

Meeting Dates: Planning Commission 11-05-2026

Board of Commissioners 12-01-2026

Applicant:

Reliant Homes GA, LLC
P.O. Box 200
Monroe, Georgia 30655

Owner:

MFT Land Investments, LLC
P.O. Box 200
Monroe, Georgia 30655

Current Zoning: Parcel C0750131 is B2 & R1 and Parcel C0750018 is A1.

Request: Land Use Change from Employment Center to Suburban and Rezone on Parcel C0750131 from B2 & R1 to R1OSC and Rezone Parcel C0750018 from A1 to R1OSC for a 179-lot residential subdivision.

Address: C0750131 – Highway 78, Monroe, Georgia 30655

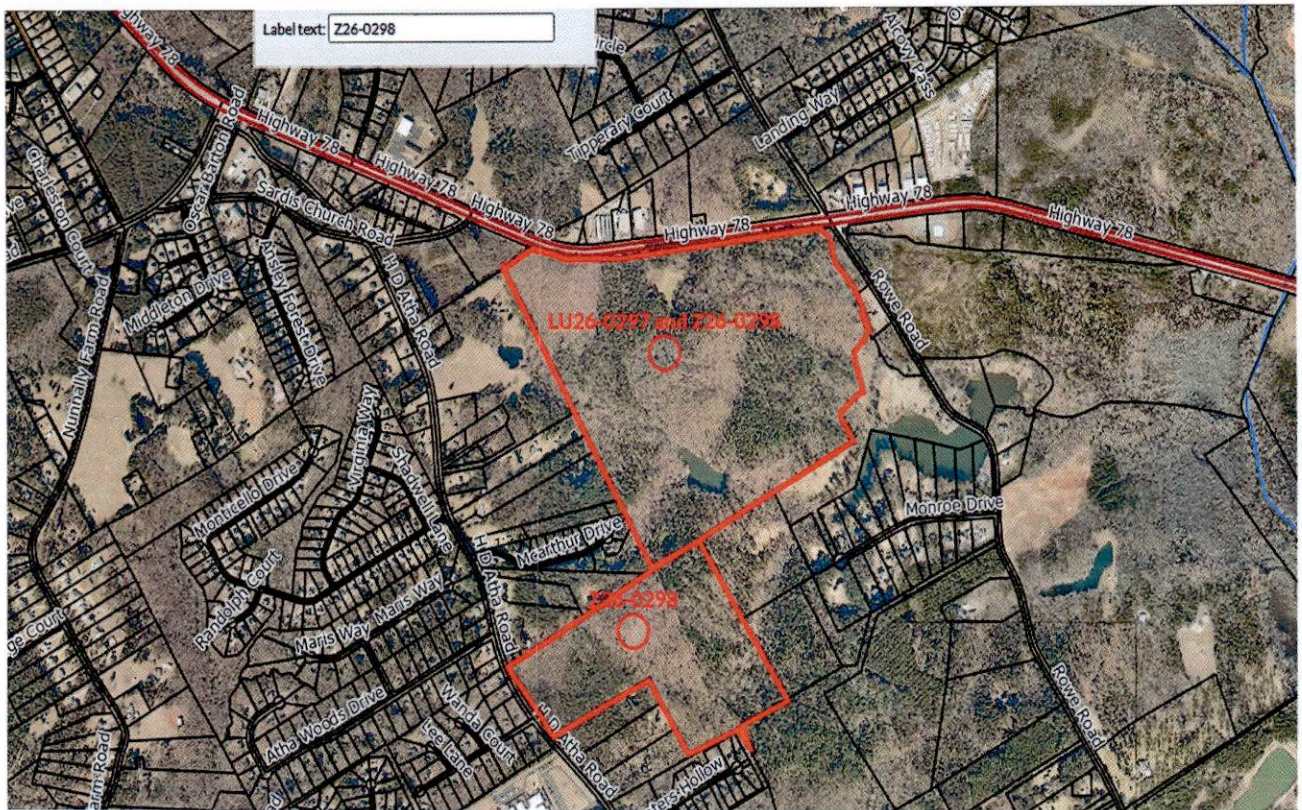
C0750018 – H D Atha Road, Monroe, Georgia 30655

Map Number/Site Area: C0750131 – 188.42 acres and C0750018 – 73.54 acres

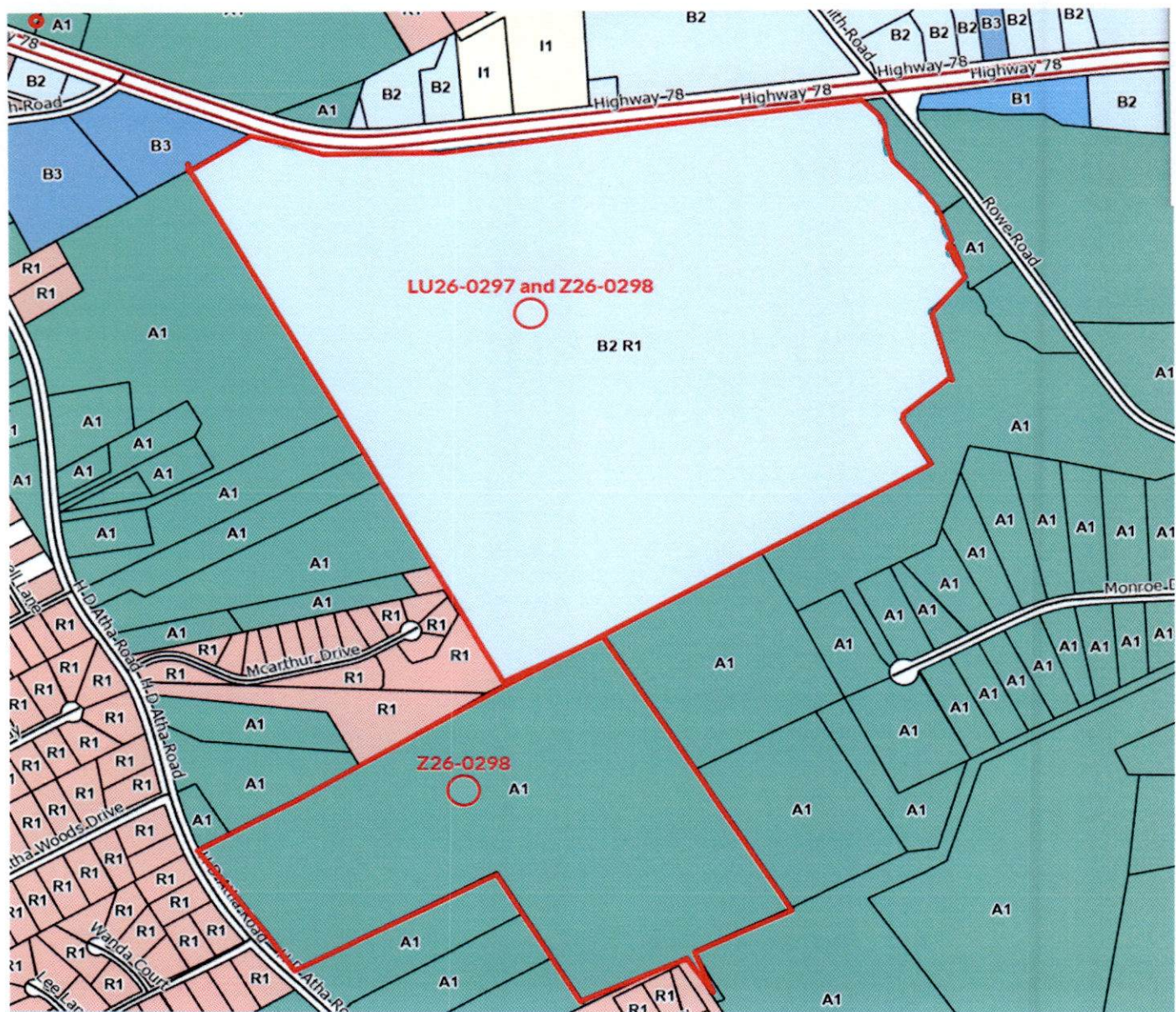
Character Area - C0750131 is Employment Center and C0750018 is Suburban

District 3 Commissioner- Timmy Shelnett Planning Commission – Robert Post

Existing Site Conditions: The properties are vacant.

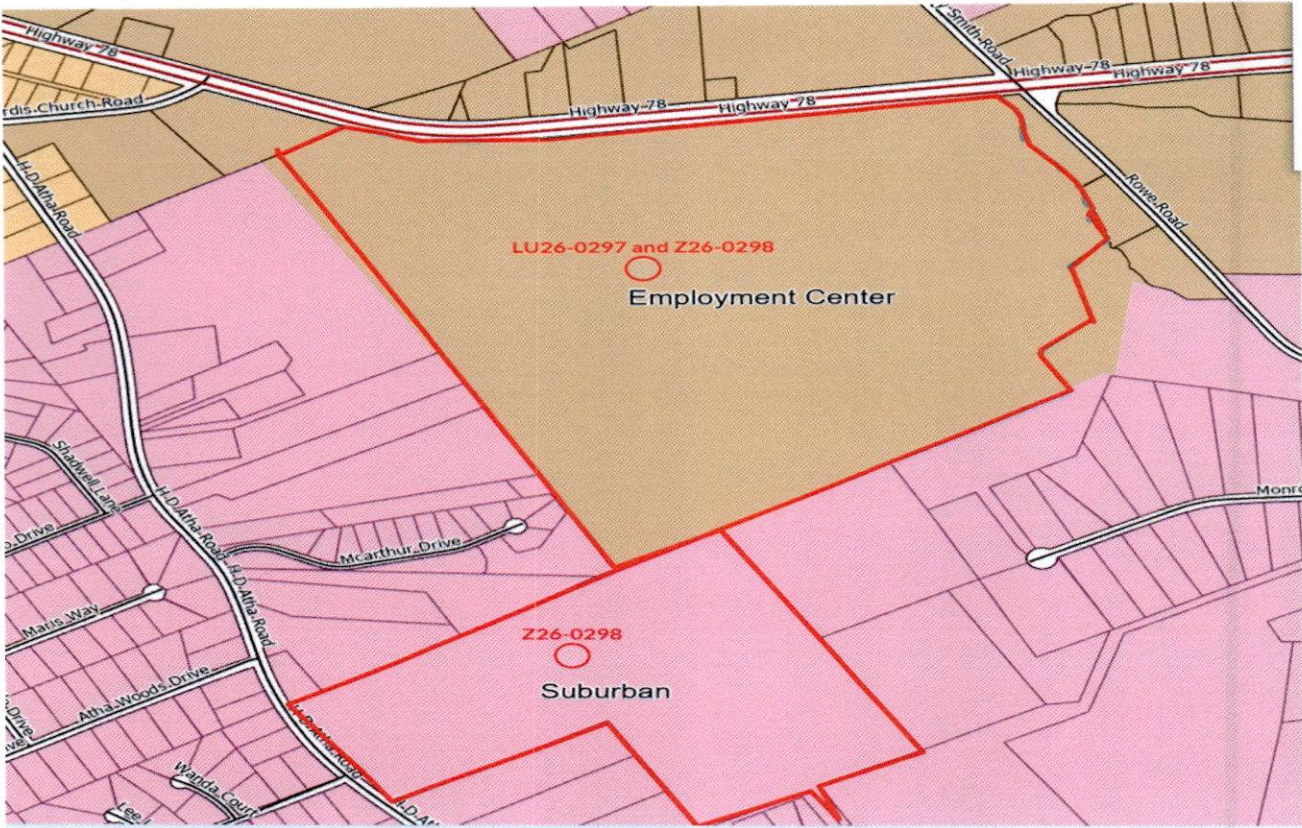


The surrounding properties are zoned A1, R1, B2 and I1 (M1).



The property is not in a Watershed Protection Area.

The Future Land Use Map Parcel C0750131 is Employment Center and Parcel C0750018 is Suburban.



History:

Z02060015	Maxie Price & Scott Price	A-1 to B-2 48.7 R-1 PUD 146.14 Res. Pud & Comm	C075-131-140 US Highway 78	Approved w/Conditions
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Conditions: The Rezone with B-2 lots 1, 2 & 3 providing a 100 ft. undisturbed buffer, glare shielding on the streetlights on those same lots, fencing the cemetery with a 20 ft. access, traffic circles at 1,000 ft. intervals, no access from the B-2 lots to the residential streets, B-2 lots 1, 2 & 3 to O & I only and only three cuts allowed on Hwy 78.

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

City of Social Circle:

City of Loganville:

Character Area Map Amendment

Application # LU26-0297

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

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

Please Type or Print Legibly

Map/Parcel C0750131

Applicant Name/Address/Phone #

Reliant Homes GA, LLC

PO Box 200

Monroe, GA 30655

Phone # 678.373.0536

Property Owner Name/Address/Phone

MFT Land Investments LLC

PO Box 200

Monroe, GA 30655

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

Phone # 678.373.0536

E-mail Address: _____

Location: Hwy 78 Monroe, GA Acreage 188.418

Existing Character Area: Employment Center

Proposed Character Area: Suburban

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: R1 OSC Number of Lots: 129 Minimum Lot Size: 25,500

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

Date

Fee Paid

10-5-2026 \$ 300.00 Paid

Rezone Application # Z26-0298
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 C0750018 / C0750131

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Reliant Homes GA, LLC

MFT Land Investments LLC

PO Box 200

PO Box 200

Monroe, GA 30655

Monroe, GA 30655

E-mail address: _____

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

Phone # 678.373.0536

Phone # 678.373.0536

HDArha Rd + Hwy 78

Location: A1 / B2 & R1 PUD - m1 Requested Zoning R1 OSC Acreage 73.54 / 188.418 total 261.958

Existing Use of Property: Raw Land

Existing Structures: None

The purpose of this rezone is To rezone these properties to develop
a 179 lot residential subdivision.

Property is serviced by the following:

Public Water: X Provider: WCWD 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 _____

Date 10-5-2026

Fee Paid \$ 1,500.00

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 Zonings A1 B2 R1 Surrounding Zoning: North A1 B2 M1 South A1
East A1 B2 R1 West A1 B2 R1

Comprehensive Land Use: C0750131 - Employment Center **DRI Required?** Y _____ N ✓

Commission District: 3 - Timmy Shelnuitt 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: Reliant Homes GA, LLC

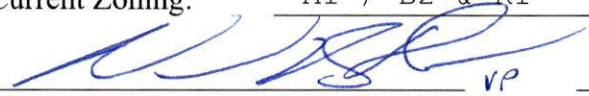
Address: PO Box 200 Monroe, GA 30655

Telephone: 678.373.0536

Location of Property: HD Atha Road and State Hwy 78 Monroe, GA 30655

Map/Parcel Number: C0750018 / C0750131

Current Zoning: A1 / B2 & R1 Requested Zoning: R1 OSC



Property Owner Signature
MFT Land Investments LLC

Print Name: Ned Butler
PO Box 200
Address: Monroe, GA 30655

Phone #: 678.373.0536

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.



Notary Public

10/5/26

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;

To the west and south is a mixture of R1 and A1 properties, to the east is all A1 zoned property, and to the North is Hwy 78 with I1 and B2 zoned properities.

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

The R1 OSC zoning designation will allow for a subdivision layout more in line with the properties to the east of this property with more compact lots and allowing for preservation of more open space.

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

The proposed zoning will allow the applicant to provide additional housing options to the community as well as additonal connectivity with road connections between Hwy 78 and HD Atha Road.

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

This will provide residential housing to an area desirable for residential development. Increased connectivity between Hwy 78 and HD Atha Rd and preservation of open space in the development.

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

The property is suitable for R1 OSC zoning to
allow for residential zoning for development
in an efficient manner and preserving open space.

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 properties have been vacant undeveloped tracts
of land at least back to the 1990's.



October 5, 2026

Walton County Planning Department
Attention: Kristi Parr
126 Court St.
Monroe, GA 30655

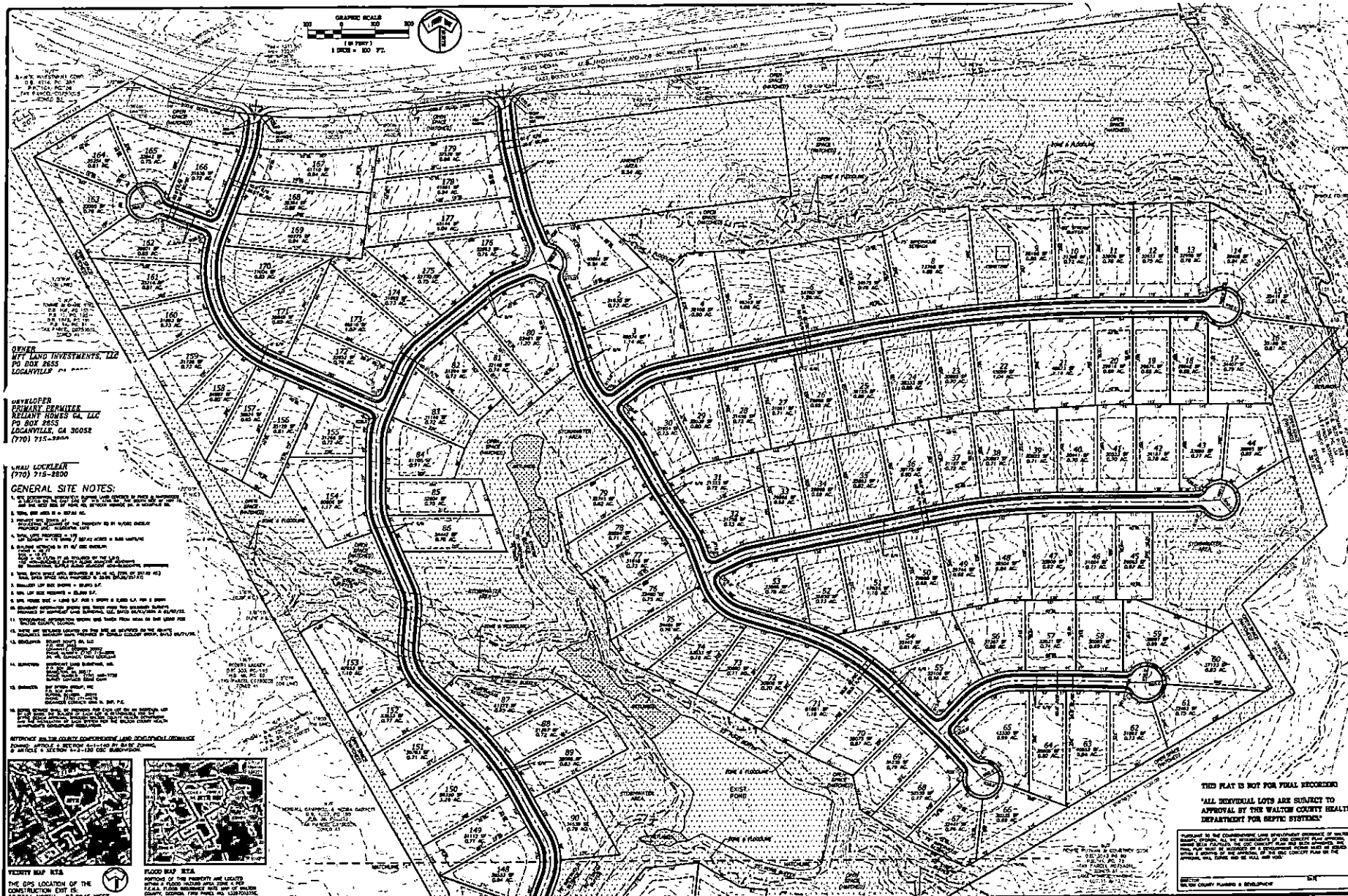
Mrs. Parr,

Reliant Homes GA, LLC is requesting a land use change and rezone of parcel number C0750131 located on Hwy 78 in Monroe, GA Walton County. The request is to rezone the 188.418 acres to R1-OSC from B2 & R1 PUD and also rezone the adjoining parcel C0750018 containing 73.54 acres on HD Atha Rd for development of a 179 lot subdivision. This would require a change in land use from Employment Center to Suburban on Parcel C0750131 which will match the land use of C0750018.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler', with a small 'VP' monogram at the end.

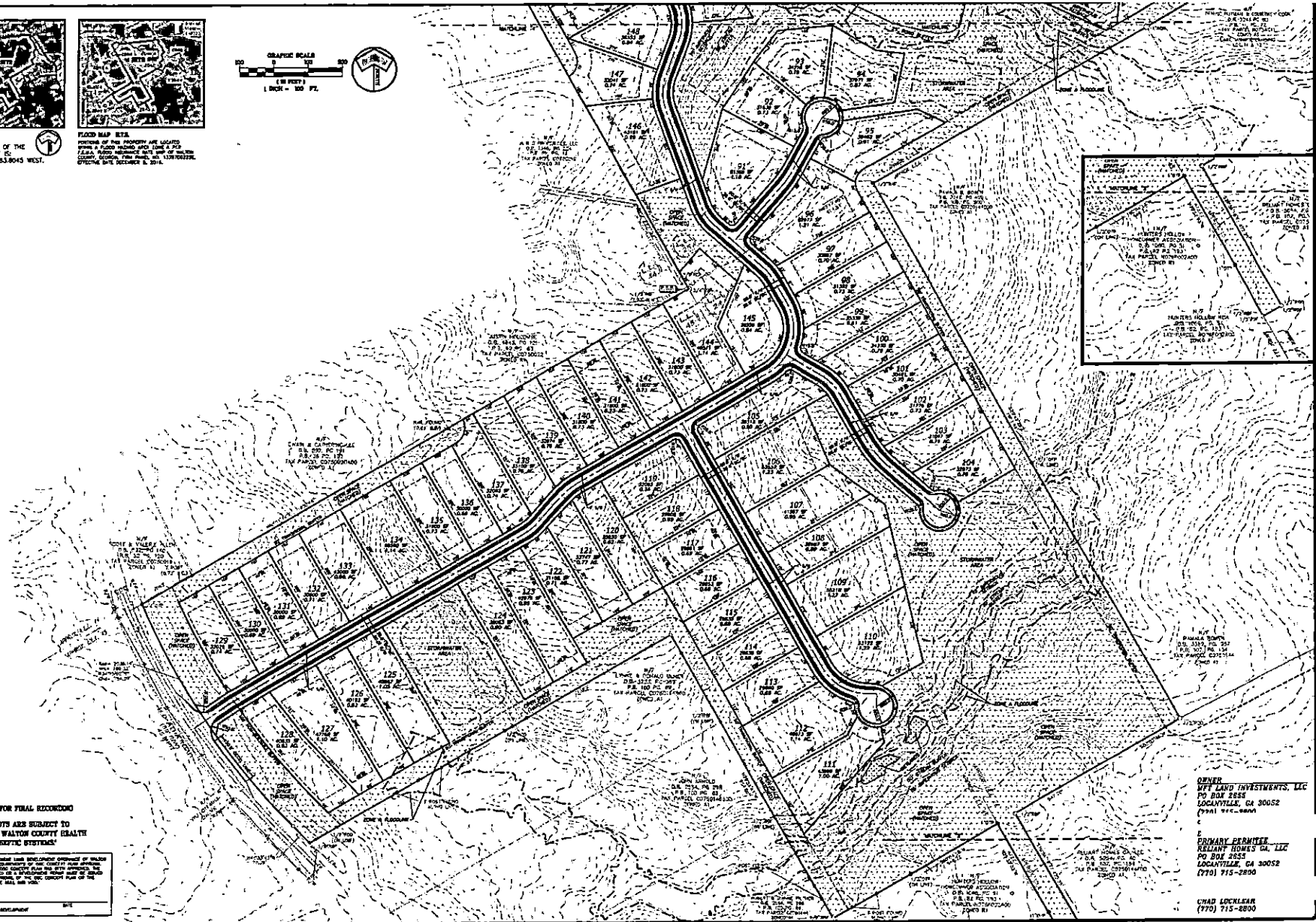
Ned Butler
Vice President
Reliant Homes GA, LLC





VEHICLE MAP R.T.A.
THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.7334 NORTH, -83.8043 WEST.

FLOOD MAP R.T.A.
PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AND ZONE A-1. FLOOD HAZARD INFORMATION IS OBTAINED FROM THE FLOOD HAZARD MAP OF THE STATE OF GEORGIA, EFFECTIVE DATE DECEMBER 8, 2014.



THIS PLAN IS NOT FOR FINAL RECORDING
ALL INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL BY THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS

CONSENT TO THE CONCEPTUAL LAND DEVELOPMENT AGREEMENT OF WILSON COUNTY, GA, INC. (WILSON COUNTY, GA, INC.) IS HEREBY GIVEN BY THE SIGNATURE OF THE DEVELOPER, RELIANT HOMES, LLC, AND THE SIGNATURE OF THE ENGINEER, DAY DESIGN GROUP, INC., ON BEHALF OF THE DEVELOPER, RELIANT HOMES, LLC, AND THE SIGNATURE OF THE ENGINEER, DAY DESIGN GROUP, INC., ON BEHALF OF THE ENGINEER, DAY DESIGN GROUP, INC.

OWNER
MTY LAND INVESTMENTS, LLC
PO BOX 1888
LOCANVILLE, GA 30052
(770) 715-2800

PRIMARY PERMITTEE
RELIANT HOMES, LLC
PO BOX 1888
LOCANVILLE, GA 30052
(770) 715-2800

CRAD LOCKLEAR
(770) 715-8800

**DAY
DESIGN
GROUP, Inc.**

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
P.O. BOX 1888
LOCANVILLE, GA 30052
(770) 715-2800

DEVELOPER
RELIANT HOMES, LLC
PO BOX 1888
LOCANVILLE, GA 30052

24 HOUR CONTACT
MR. CHAD LOCKLEAR
(770) 715-8800
**RELIANT
HOMES**

SURVEY CONTACT
WILSON COUNTY LAND SURVEYING, INC.
PO BOX 188
BRASSETON, GA 30817

CONCEPTUAL REZONING PLAN
FOR
THE GEORGIAN
A RESIDENTIAL SUBDIVISION
LAND LOTS 24, 25 & 26 - 4TH DISTRICT
WALTON COUNTY, GEORGIA

NO.	DATE	REVISION	DESCRIPTION



DATE: 08/26/24
DRAWN BY: CHAD LOCKLEAR
JOB NO.: 24-119
SHEET 2 OF 2