Planning and Development Department
Case Information

Case Number: Z26-0317

Meeting Dates: Planning Commission 12-10-2026

Board of Commissioners 01-05-2027

Applicant:
Will Hill
801 Highway 11
Monroe, Georgia 30655

Owner:
Timothy E. Ashe
23306 Cornerstone Drive
Loxley, Alabama 36551

Current Zoning: The current zoning is R1.

Request: Rezone 0.73 acres from R1 to OI and Variance to reduce transitional buffer from 50' to 25' on rear and side for a general contractor's office.

Address: 10 Dial Road and Highway 11, Monroe, Georgia 30655

Map Number/Site Area: C1360004–0.73 acres

Character Area: Highway Corridor

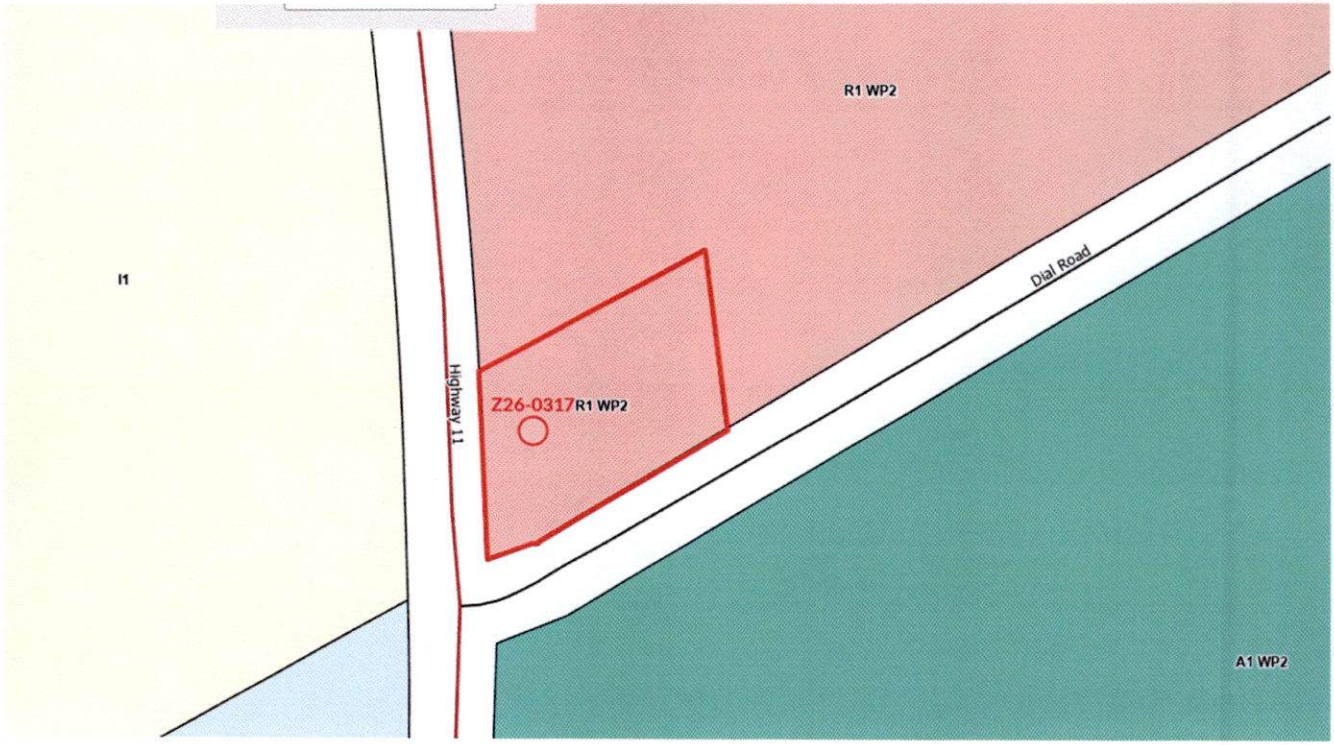
District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property has a house on it.

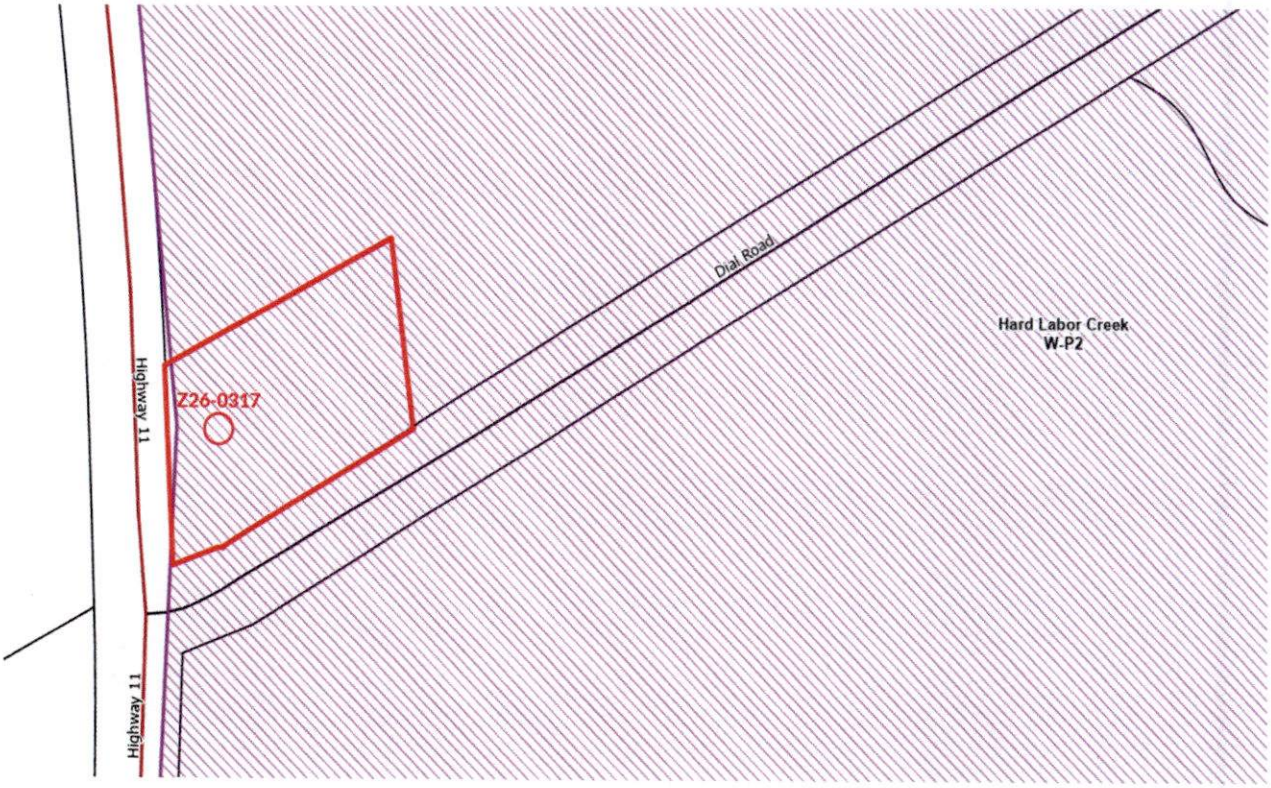
Highway 11
Dial Road
Z26-0317

Highway 11
Z26-0317
Dial Road

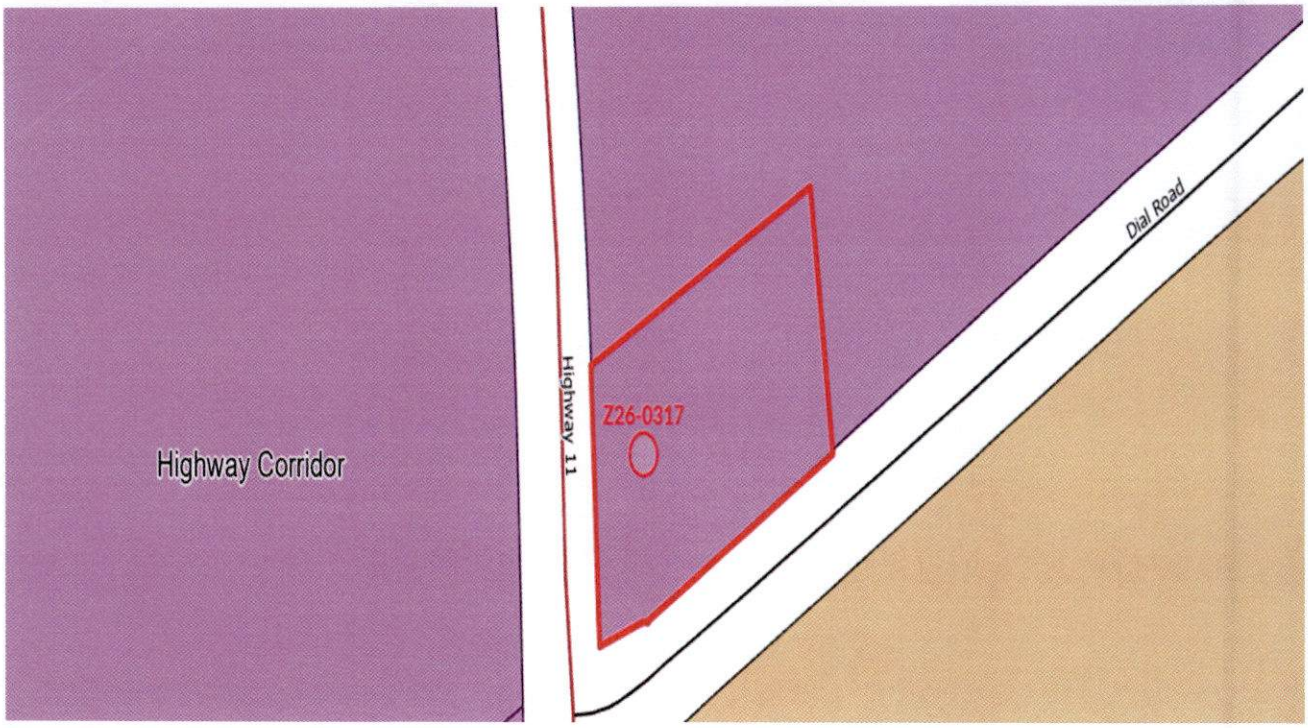
The surrounding properties are zoned R1, A1 and I1 which is now M1.



The property is in the Hard Labor Creek Watershed Protection Area.



The Future Land Use Map for this property is Highway Corridor.



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 # Z26-0317

Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-10-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 01-05-2027 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1360004

Applicant Name/Address/Phone #	**Property Owner Name/Address/Phone**
Will Hill - 706-765-4034	Timothy Ashe - 251-496-0639
801 Hwy 11	23306 Cornerstone Drive
Monroe, GA 30655	Loxley, AL 36551
	(If more than one owner, attach Exhibit "A")

Location: 10 Dial Rd. & Highway 11 Requested Zoning OI Acreage 0.73

Existing Use of Property: Residential

Existing Structures: Home, Garage, Carport

The purpose of this rezone is allow for construction of a General Contractor's Office. Including buffer reduction to 25' to adjoining residential property.

Property is serviced by the following:

Public Water: ✓ Provider: City of Monroe Well: N/A

Public Sewer: N/A Provider: N/A 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 11/2/26 Date $ 650.00 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 R1 Surrounding Zoning: North R1 South A1 East R1 West I1 (Ind.)

Comprehensive Land Use: Highway Corridor ***DRI Required?*** Y ____ N —

Commission District: 5-Jeremy Adams Watershed: Hard Labor Creek 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: Will Hill

Address: 801 Hwy 11, Monroe, GA 30655

Location of Property: 10 Dial Rd.
Monroe, GA 30655

Map/Parcel Number: C1360004

Current Zoning: R3 Requested Zoning: M1

Timothy Eugene Ashe
Property Owner Signature

Property Owner Signature

Print Name: Timothy Eugene Ashe

Print Name:

Address: 2330 Cotley #136557

Address:

Timothy Eugene Ashe,
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.

JENNIFER BASDEN
Notary Public, State of Texas
Comm. Expires 05-16-2027
Notary ID 13201697-7

Notary Public

10-23-26
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.

_____ 10/14/25

Signature of Applicant/Date

Check one: Owner_____ Agent___✓___

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;

768 Hwy 11 (across street) "Hamm" Construction I1 zoned
Meadows Funeral Home (catty-corner) B2 Commercial Zoning
146 Leroy Anderson (gas station) I1 zoned

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

Tax assessment value range from 22-26 = $180K - $225K
New commercial office built for $600 - 800K would significantly increase property value and thereby adjacent comparables

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

Allowing Pellicano to construct new office would allow us to better serve healthcare clients both in Walton county and helping to attract quality healthcare partners to Walton County

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

No hardship imposed on current owner. Should commercial zoning measure fail, the hardship to existing owner would be felt as sale of property would not proceed.

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

Precendant with multiple similarly zoned properties along this stretch of Highway 11. Present utilities and site suitability lend to this being ideally situated for Pellicano proposed development.

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

Unknown, however property has been listed for sale for days and Pellicano is first offer

PELLICANO
CONSTRUCTION

RE: Rezone of 10 Dial Road

To whom it may concern,

Our intent with the purchase and rezoning of the above mentioned property is to construct an office for our Monroe, GA branch that is currently in leased space in the City of Monroe.

This office is intended to house up to eight full time staff on site, and support our operations in the Northeast Georgia area. This is intended to be open from 8am to 5pm, Monday through Friday. It will be open to Subcontractors, Architects, and other vendors that may attend meetings or visit our office staff, however it is not intended for any sort of retail sales.

There will not be outdoor storage of materials on this site, with the exception of the occasional parking of enclosed trailers used to transport small tools from storage inside the office building to jobsites.

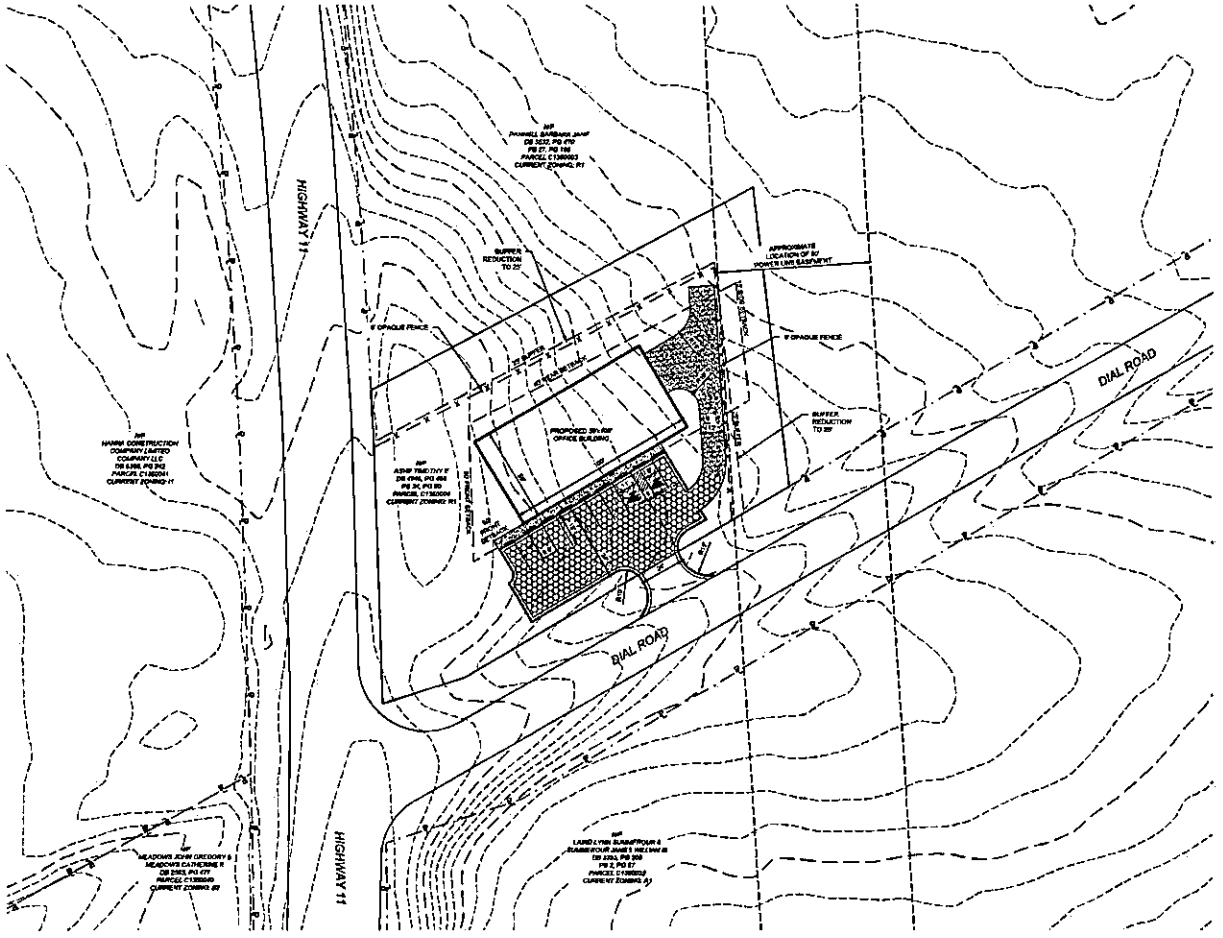
We intend to build a professional office that will blend in well with the surrounding commercial buildings, and will not be of any disturbance to the neighboring properties. Especially with the abandoned, vacant lot that a joins this property.

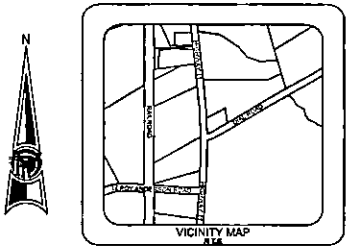
We would also request a variance to allow for a buffer reduction to 25' at the rear and side, with the provision of installing an opaque fence between this property and the neighboring, abandoned residential property.

We look forward to having a permanent home in Walton County to service the needs of our clients, that we can be proud to call our own.

Thank you for your consideration,

William Hill, CHC
Director of Operations
PELLICANO CONSTRUCTION





PROJECT DATA

PROPERTY – 0.73 ACRES (PER PLAT BOOK)
IS IN HARD LABOR CREEK W-P2
CURRENT ZONING – R1
PROPOSED ZONING – OI
PROPOSED LAND USE – OFFICE-INSTITUTIONAL DISTRICT
OI SETBACKS:
FRONT YARD – 50 FT
SIDE YARDS – 15 FT
REAR YARD – 40FT

LOT WIDTH – 100FT
MINIMUM LOT AREA – 25,500 SQUARE FEET
MINIMUM FLOOR AREA – 400 SQFT
MAXIMUM IMPERVIOUS REQUIRED – 25% (0.18 ACRES)
MAXIMUM IMPERVIOUS PROVIDED– 25% (0.18 ACRES)
MAXIMUM BUILDING HEIGHT – 2 STORIES

NOTES:

1. NOT FOR FINAL RECORDING
2. PROPERTY HAS NO FLOODPLAIN PER FEMA 13297C0139F / 12-15-2022
3. ARTICLE 4 / SECTION 4-1-180

LEGEND

- IMPERVIOUS (2900 SQFT)
- PERVIOUS SURFACE (4271 SQFT)

GRAPHIC SCALE

PRECISION PLANNING INC
planners • engineers • architects • surveyors
450 Pike Boulevard
Lawrenceville, GA 30046

STAMP

DIAL ROAD
Land Lot 33, District 3, Parcel C1360004
10 DIAL RD MONROE, GA 30655

REZONE PLAN

SHEET TITLE

DESIGN ZD
DRAWN ZD
CHECKED JM

DATE	NO	DESCRIPTION

RELEASE

11/3/25
DATE

C26-127
PPI PROJECT NO.

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