

Planning and Development Department Case Information

Case Number: Z25-0397

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicants/Owners:

Jeffrey Bryce & Amy Nicole Carter
2310 Ho Hum Hollow Road
Monroe, Georgia 30655

Current Zoning: The current zoning is R1.

Request: Rezone 7.83 from R1 to A1 to have personal outside animals.

Address: 2310 Ho Hum Hollow Road, Monroe, Georgia 30655

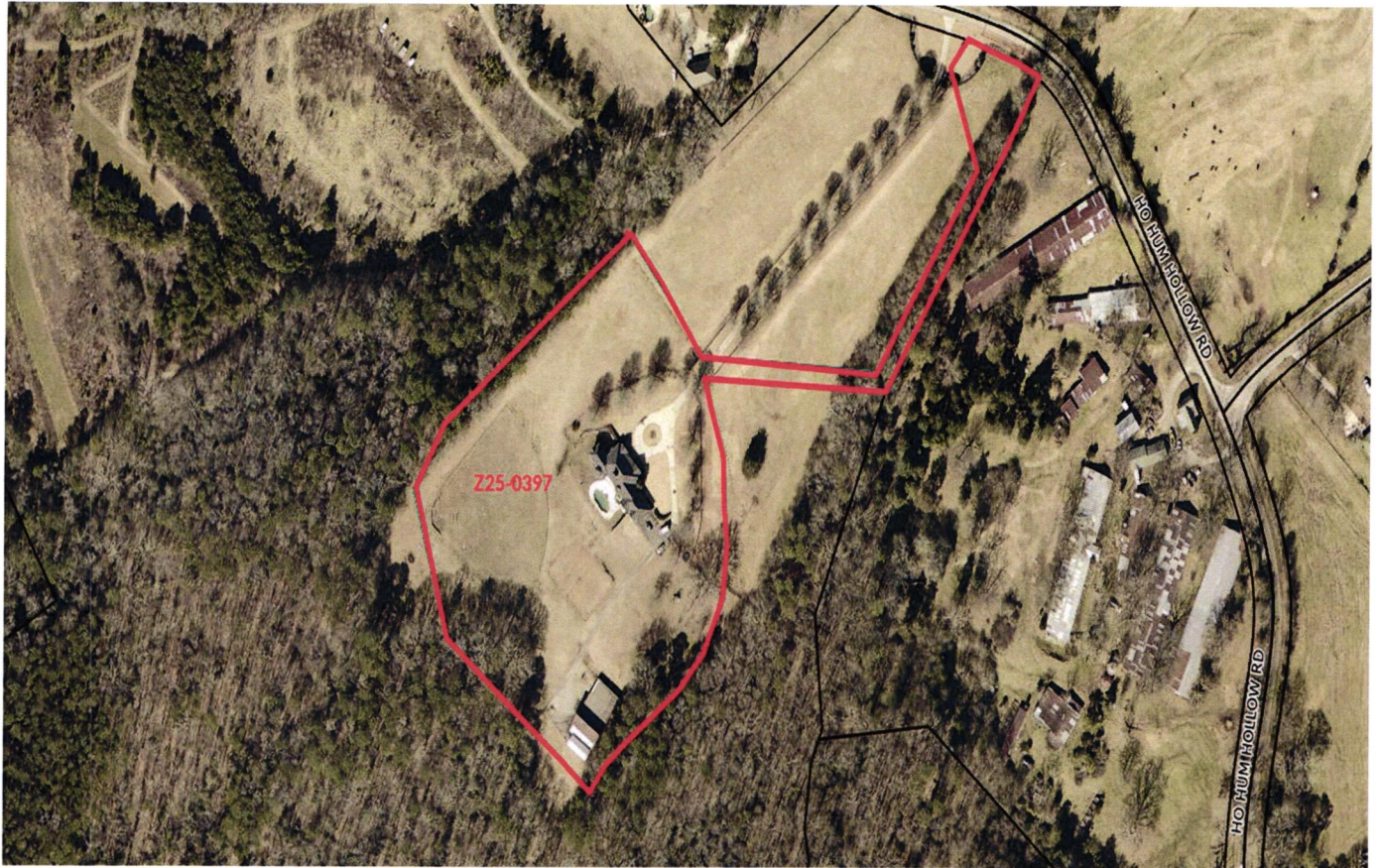
Map Number/Site Area: C0620012A00

Character Area: Suburban

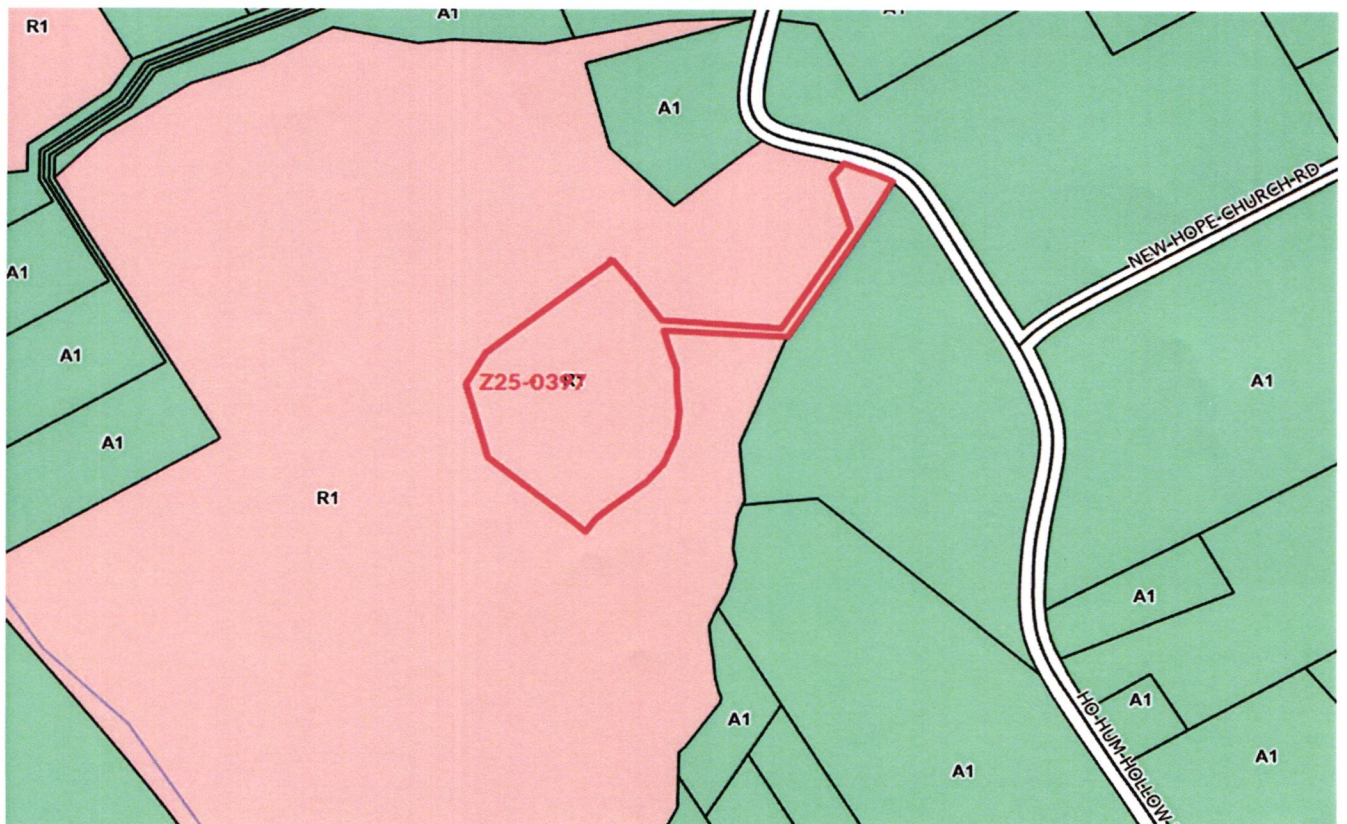
District 3 Commissioner- Timmy Shelnett Planning Commission—John Pringle

Existing Site Conditions: Property consists of a house.



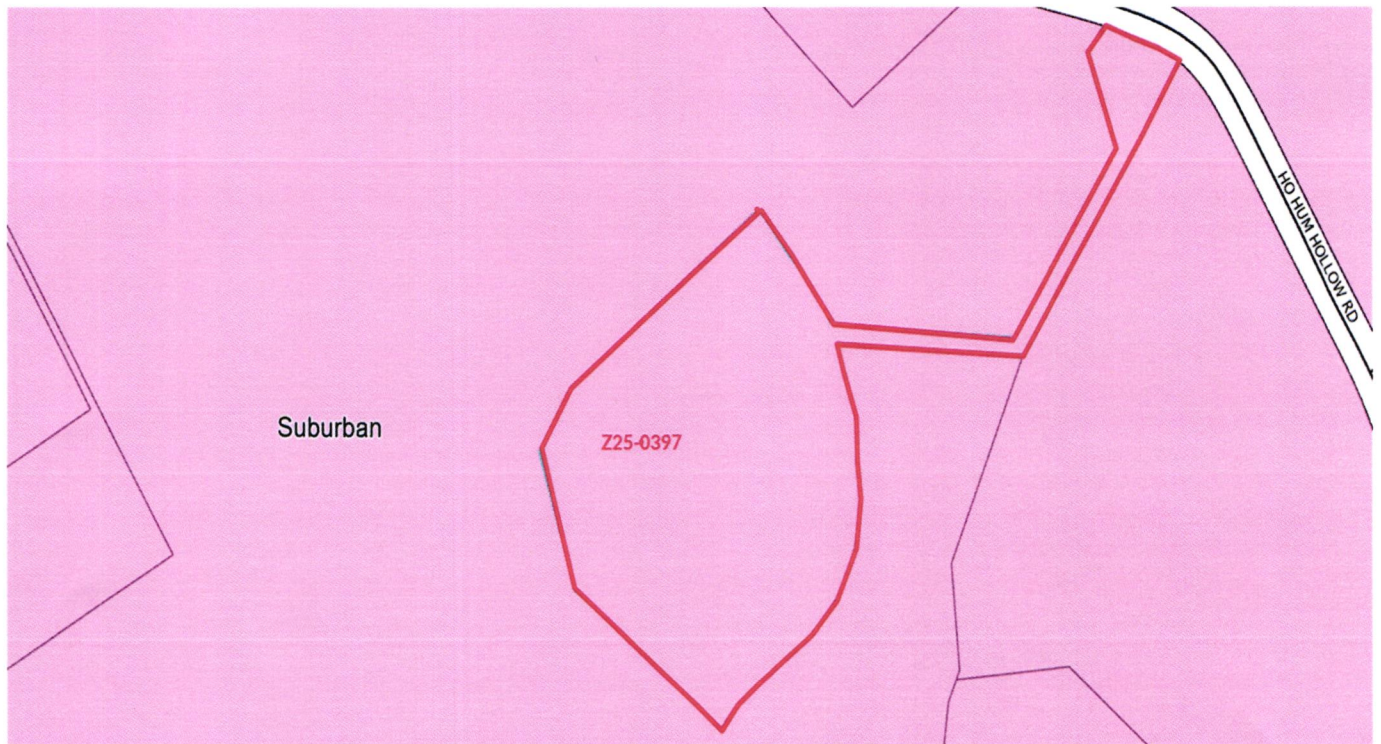


The surrounding properties are A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

Z04100008	Ho Hum Hollow LLC	A-1 to R-1 OSC Res Subd.	C062-12 Ho Hum Hollow Road	Approved Cond.
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Staff Comments/Concerns: A final plat for Rezone Z04100008 had not been recorded.

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Marshal Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

City of Loganville:

Rezone Application # 225-0397
Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0620012A00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Jeffrey Bryce & Amy Nicole Carter

Jeffrey Bryce & Amy Nicole Carter

2310 Ho Hum Hollow Rd

2310 Ho Hum Hollow Rd

Monroe, GA 30655

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

Phone # 770.235.3868

Phone # 770.235.3868

Location: 2310 Ho Hum Hollow Road Requested Zoning A1 Acreage 7.83

Existing Use of Property: Residential

Existing Structures: House

The purpose of this rezone is change zoning from R1 OSC to A1.

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 [Signature]

Date 12/11/25

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 R1 Surrounding Zoning: North R1 South R1/A1
East A1 West R1

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

Commission District: 3 - Timmy Shelnett 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.

 12/11/25
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: Jeffrey Bryce & Amy Nicole Carter

Address: 2310 Ho Hum Hollow Road Monroe, GA 30655

Telephone: 770.235.3868

Location of Property: 2310 Ho Hum Hollow Road
Monroe, GA 30655

Map/Parcel Number: C0620012A00

Current Zoning: R1-OSC Requested Zoning: A1

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: Jeffery Bryce Carter

Print Name: Amy Nicole Carter

Address: 2310 Ho Hum Hollow Road

Address: 2310 Ho Hum Hollow Road

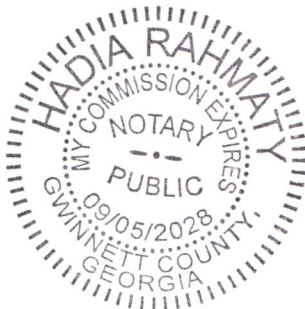
Phone #: _____

Phone #: 770-235-3743

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

12-11-2025
Date



AGENT AUTHORIZATION

Date: _____ Tax Map and Parcel Number(s): C0620012A00

PROPERTY ADDRESS: 2310 Ho Hum Hollow Rd. Monroe, GA 30655

PROPERTY OWNERS: Jeffery Bryce Carter Amy Nicle Carter
2310 Ho Hum Hollow Rd. Monroe, GA 30655

APPLICANT: Jeffery Bryce Carter Amy Nicle Carter

AGENT: Ned Butler
574 Conyers Rd
Loganville, GA 30052
678.373.0536

ACTION: Rezone property from R1 OSC to A1 to allow for hobby farm activities.

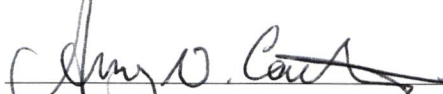
The undersign states under oath that it is the owner of the property and hereby authorizes Applicant through its Agent to submit, execute and prepare any and all documents relating to the action or speak on its behalf at the Planning Commission, Board of Commissioners and any related meetings regarding the request for the rezoning or other land use authorization related to the property references herein. The Agent may also sign the necessary applications on behalf of the Applicant.

Property Owner



By: Jeffery Bryce Carter

Property Owner



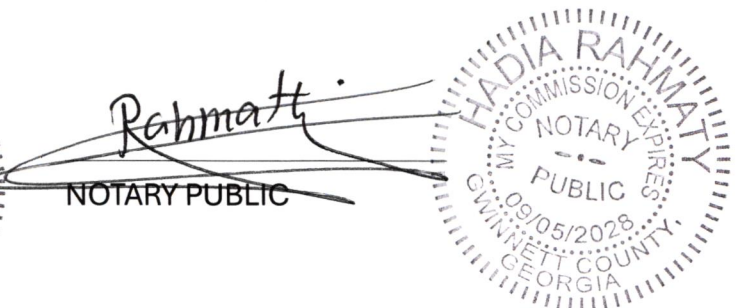
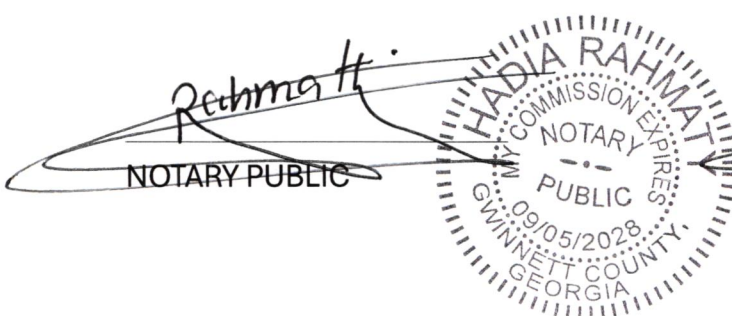
By: Amy Nicole Carter

Sworn to subscribe before me this

11 Day of Dec 2025

Sworn to subscribe before me this

11 Day of Dec 2025



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;

R1 OSC to the North South East and West

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

Property values are not anticipated to be
diminished by the proposed zoning.

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 provide the owner
the ability to have a small amount of hoaved
animals or agricultural uses of a hobby type
nature.

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

The proposed zoning will provide a
a lower denisty use than as currently zxoned.

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

The proposed use is for a agricultural residential
use that coincides with the surrounding uses.

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 has been owned and occupied the owner
since 2017.

December 29, 2025

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

Mrs. Parr,

Mr. and Mrs Carter are requesting a rezone of parcel numbers C0620012A00 located at 2310 Ho Hum Hollow Road in Monroe, GA Walton County. The request is to change the zoning from R1 OSC to A1. This will allow the homeowners to use their 7.893 acre parcel as a small hobby farm if they choose under the zoning requirements of Walton County for A1 properties.

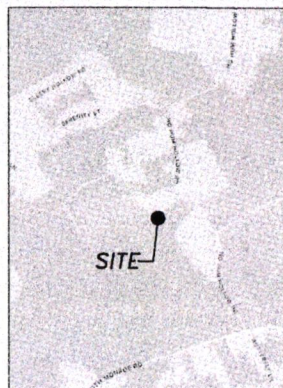
Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler', is written over a horizontal line.

Ned Butler

KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton County

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



VICINITY MAP N.T.S.

THE PURPOSE OF THIS PLAT IS TO CREATE TRACTS ONE
& TWO, SHOWN HEREON, TO CORRECT THE CONFIGURATION OF
TAX PARCEL C0620012A00 TO MATCH THE PROPOSED FUTURE
RIGHT-OF-WAY SHOWN HEREON.

RELIANT HOMES GA, LLC
D.B. 5054, PG. 79
TAX PARCEL C0620012
ZONED R-1

TRACT TWO
0.019 ACRES
820 S.F.
TO BE COMBINED W/
TAX PARCEL C0620012

TAX PARCEL C0620012
WC RELIANT HOMES, LLC
D.B. 3669, PG. 363
ZONED R-1

JEFFREY & AMY CARTER
D.B. 4039, PG. 226 -
P.B. 112, PG. 145
ZONED R-1
TAX PARCEL C0620012A00

The Following Governmental Bodies Have
Approved this Plat, Map, or Plan for Filing:

Ronald C Smith 10/1/2025
Walton County Planning and Development Date

N/F Walter
 GEORGE EDWARD GARRETT
 D.B. 1131, PG. 480
 PR. 1, PG. 36
 ZONED A-1
 146 PARCIS, CHICAGO 122

LINE CHART		
LINE	BEARING	DISTANCE
L1	S03°52'02"E	149.87
L2	S50°42'58"W	100.00
L3	S53°44'08"E	14.84
L4	S51°22'02"W	100.00
L5	S03°12'58"E	85.65
L6	S18°29'08"E	104.04
L7	S40°58'08"E	17.28
L8	N40°58'08"W	180.12
L9	N40°58'08"W	37.08
L10	N48°22'18"E	4.04
L11	S49°18'03"E	131.80

CURVE CHART				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	225.00	108.94	105.64	N17°26'39"
C2	225.00	174.76	171.73	N40°12'28"
C3	225.00	73.76	71.73	S48°18'30"
C4	275.00	13.54	13.54	S48°18'30"
C5	275.00	88.40	88.02	S41°50'07"
C6	275.00	90.54	90.13	N24°04'19"
C7	225.00	201.98	202.79	N10°51'03"
C8	225.00	201.98	202.79	N24°38'43"
C9	225.00	48.66	48.58	H35°59'45"
C10	225.00	39.06	39.01	N41°35'17"
C11	225.00	8.19	8.19	N52°34'54"
C12	225.00	37.47	37.47	N52°34'54"
C13	225.00	37.21	37.17	N52°34'54"

AGREEMENT IS MADE TO THIS SWAP OF LAND, PROVIDE CONTINUAL ACCESS DURING CONSTRUCTION OF THE SUBDIVISION AND CHANGE THE ADDRESS FOR TAX PARCEL C0620012A00 TO MATCH THE SUBDIVISION ADDRESSES.

OWNER:
RELIANT HOMES GA, LLC
PO BOX 2655
LOGANVILLE, GA. 30052

OWNER:
JEFFREY & AMY CARTER
2310 HO HUM HOLLOW RD
MONROE, GA 30655

OWNER

OWNER Amy J. Cant
OWNER

No.	REVISION	DATE
1		
2		
3		
4		
5		

Project Name:	BRENTHAVEN	
Project Address:	2310 HO HUM HOLLOW RD	
Land Lot No.(s)	79 & 80	District: 4TH
City:	WALTON, GEORGIA	

DRAWN CDN	SCALE 1"=100'
CHECKED KLC	1 OF 1
DATE OF FIELD WORK 08/11/25	
DATE 08/22/25	SHEET PROJECT No. 24037

LEGEND	
PA=	RAILING LINE
CS=	CENTERLINE
CS+G=	CURB & GUTTER
CH=	CHISEL TOP PIPE
CH+G=	CHISEL TOP PIPE
ED=	EDGE OF PAVEMENT
FE=	FINISHED ELEVATION
IF=	INVERT ELEVATION
IF+G=	INVERT ELEVATION
IP=	IRON PIN SET
IP+G=	IRON PIN SET
LL=	LAND LOT LINE
LL+G=	LAND LOT LINE
MP=	NOT ON FORMLET
ST=	STITCH
OP=	OPEN TOP PIPE
RP=	REPRESENT LINE
RP+G=	REPRESENT LINE
RT=	RIGHT OF WAY
SA=	SANITARY SEWER EASEMENT
SH=	SANITARY SEWER KNOCK
SH+G=	SANITARY SEWER KNOCK
SB=	DOUBLE SINK CATCH BASIN
SB+G=	DOUBLE SINK CATCH BASIN
SG=	SINGLE SINK CATCH BASIN
SG+G=	SINGLE SINK CATCH BASIN
SI=	SHOULDER
SI+G=	SHOULDER
SP=	SPOT INLET
SP+G=	SPOT INLET
FE+G=	FLARED END STRUCTURE
FE+G+G=	FLARED END STRUCTURE
FI=	FIRE HYDRANT
FI+G=	FIRE HYDRANT
FL=	FLOODED LIGHTS
FL+G=	FLOODED LIGHTS

REFERENCES

1. - D.B. 4039 PG. 226
2. - P.B. 112 PG. 145

CLOSURE STATEMENT

A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,769 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAN HAS BEEN
CALCULATED FOR CLOSURE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN
1,000,000+ FEET.

SURVEYORS CERTIFICATION

As required by subsection (2) of O.C.G.A. Section 15-6-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures and seals or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned certifies and warrants that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.

KEVIN LEE CANN GA. R.L.S. #3123

RECONFIGURATION PLAT FOR:

**RELIANT HOMES GA, LLC
JEFFREY & AMY
CARTER**

**NORTHEAST LAND
SURVEYING, LLC**

A Georgia Land Surveying Firm:LSF: #1240

P.O. Box 384

Braselton, Georgia 30517
Phone: (678) 776-7494



NOTES:

- 1) NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL 13287C0125E, DATED 12/08/2015.
- 2) THE SUBJECT PROPERTY IS LOCATED AT 2310 HO HUM HOLLOW RD, MONROE, GA.
- 3) THE SUBJECT PROPERTY IS ZONED R-1.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR. MATTERS OF TITLE ARE EXCEPTED.
- 5) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GEORGIA STATE PLANE (WEST ZONE), NAD 83, DERIVED FROM GPS OBSERVATIONS.
- 6) THE MINIMUM SETBACKS ARE FRONT-40', SIDE-10', REAR-40'.
- 7) IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAIN IN COMPLIANCE WITH IRC RA01.3 DRAINAGE. ALL CREATED SWALES SHALL DIRECT SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.