



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.

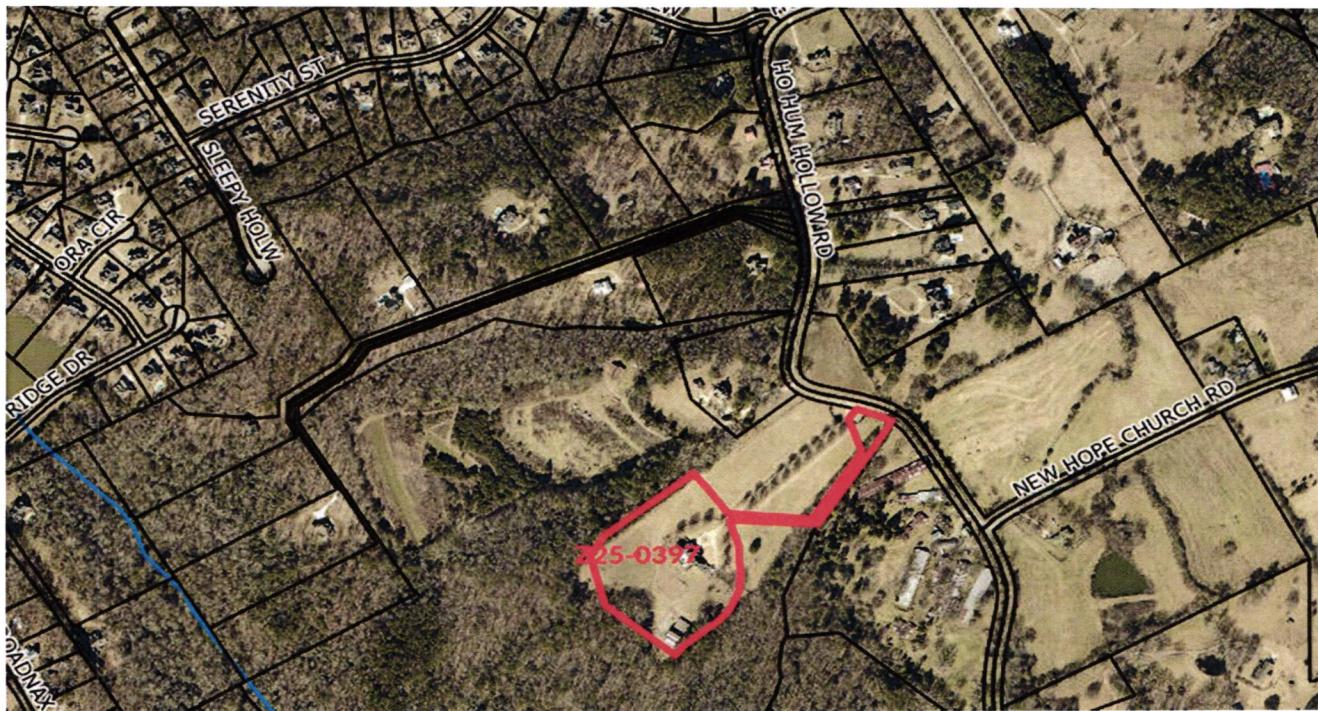
Address: 2310 Ho Hum Hollow Road, Monroe, Georgia 30655

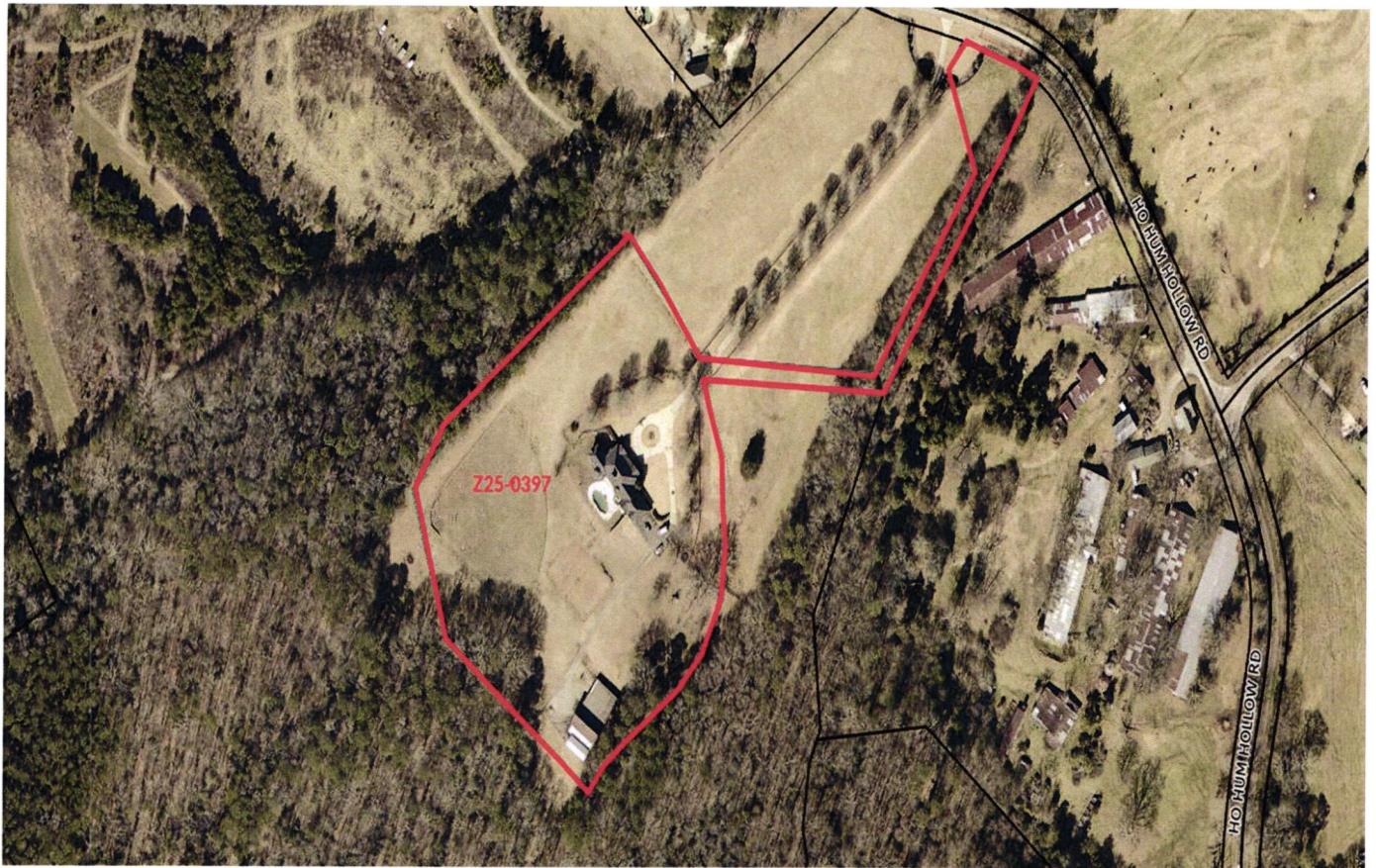
Map Number/Site Area: C0620012A00

Character Area: Suburban

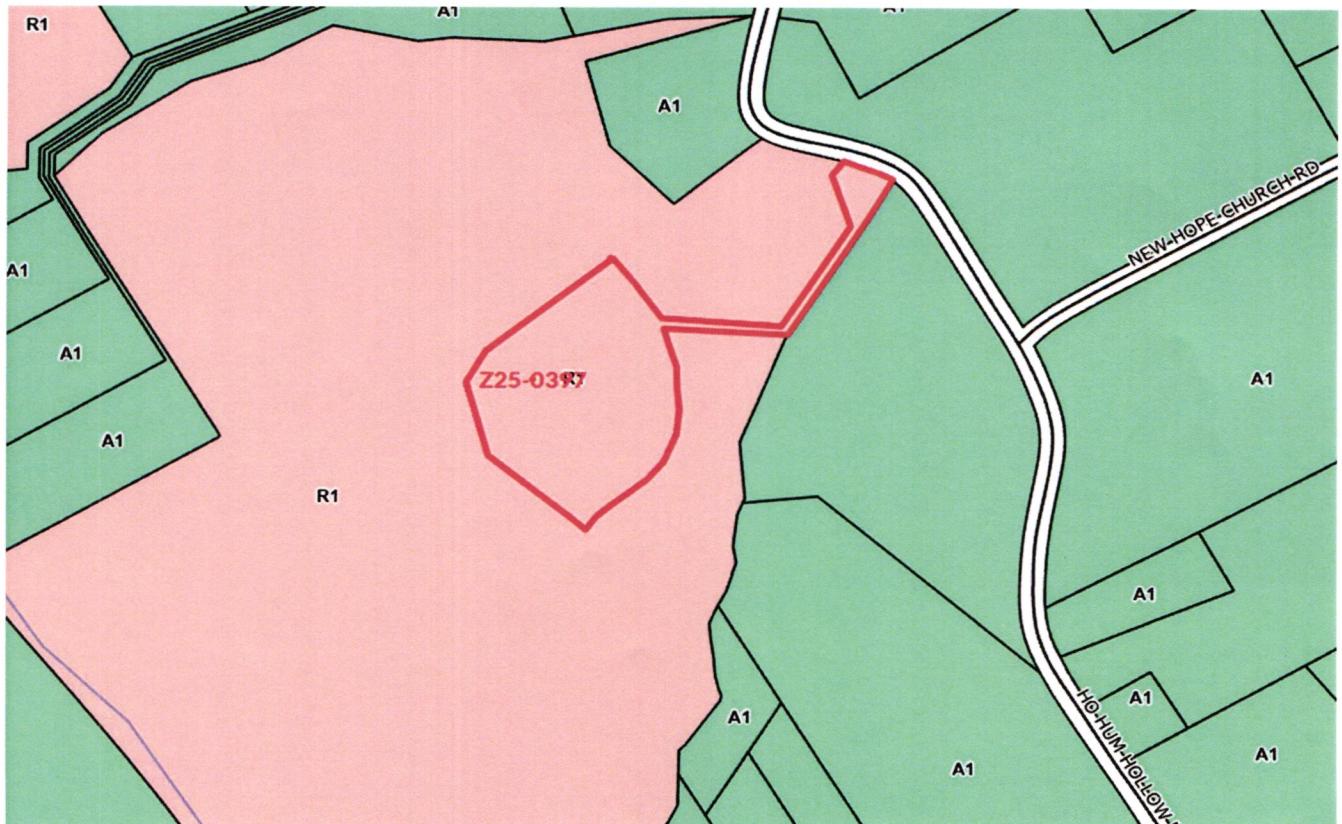
District 3 Commissioner- Timmy Shelnutt Planning Commission–John Pringle

Existing Site Conditions: Property consists of a house.



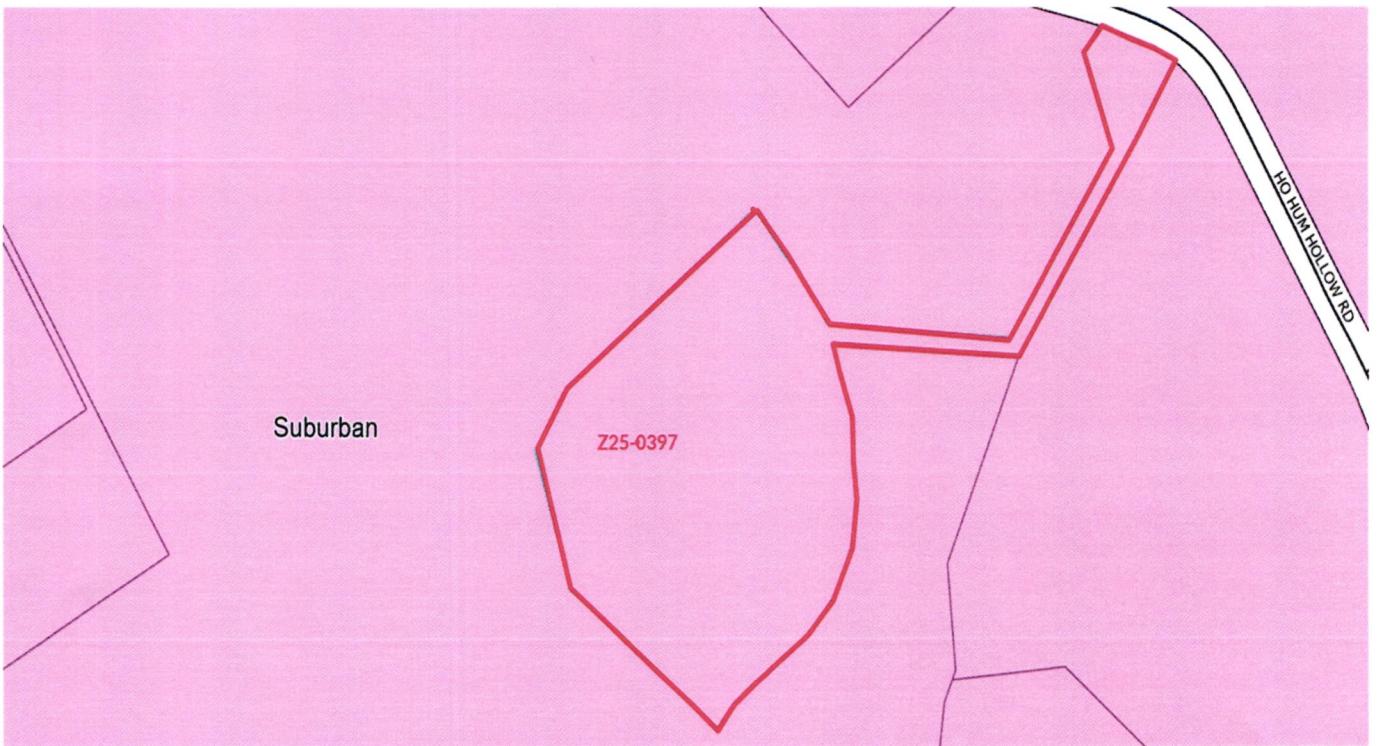


The surrounding properties are A1 and R1.



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 #

Jeffrey Bryce & Amy Nicole Carter

2310 Ho Hum Hollow Rd

Property Owner Name/Address/Phone

Jeffrey Bryce & Amy Nicole Carter

2310 Ho Hum Hollow Rd

Monroe, GA 30655

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

Phone # 770.235.3868

Phone # 770.235.3868

7.83

Location: 2310 Ho Hum Hollow Road Requested Zoning A1 Acreage 0.00

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 Jeffrey Bryce

Date 12/11/25

\$ 600.00 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 R1+A1
East A1 West R1

Comprehensive Land Use: Suburban

DRI Required? Y N

Commission District: 3 - Timmy Shelnutt 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:

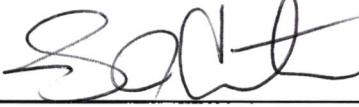
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

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

Jeffrey Bryce Carter
Property Owner Signature

Amy Nicole Carter
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.

Rahmati
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 undersigned 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

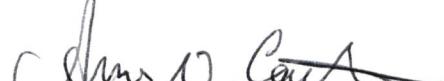


By: Jeffery Bryce Carter

Sworn to subscribe before me this

11 Day of Dec 2025

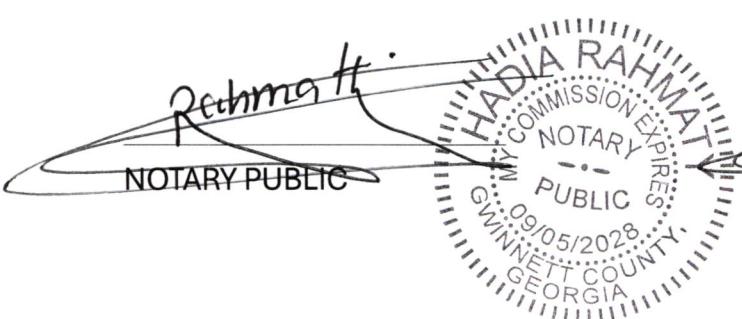
Property Owner



By: Amy Nicle Carter

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 hooved 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 lower denisty use than as currently zoned.

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,



Ned Butler

