



Planning and Development Department Case Information

Case Number: LU26-0179 & Z26-0177

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant:

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

Owner:

81 Investment Company LLC
P.O. Box 200
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC for a 20-lot residential subdivision.

Address: Cedar Ridge Road, Monroe, Georgia 30656

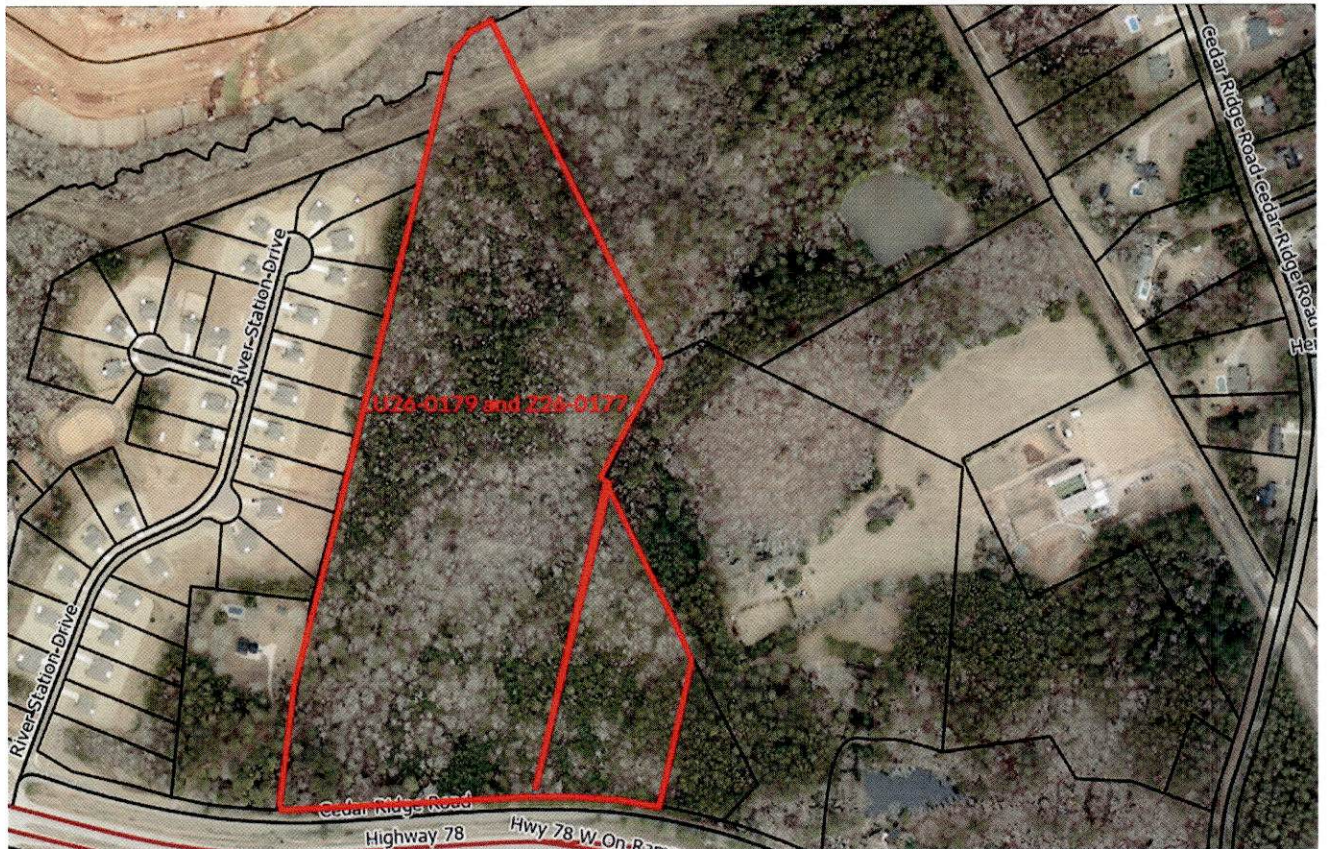
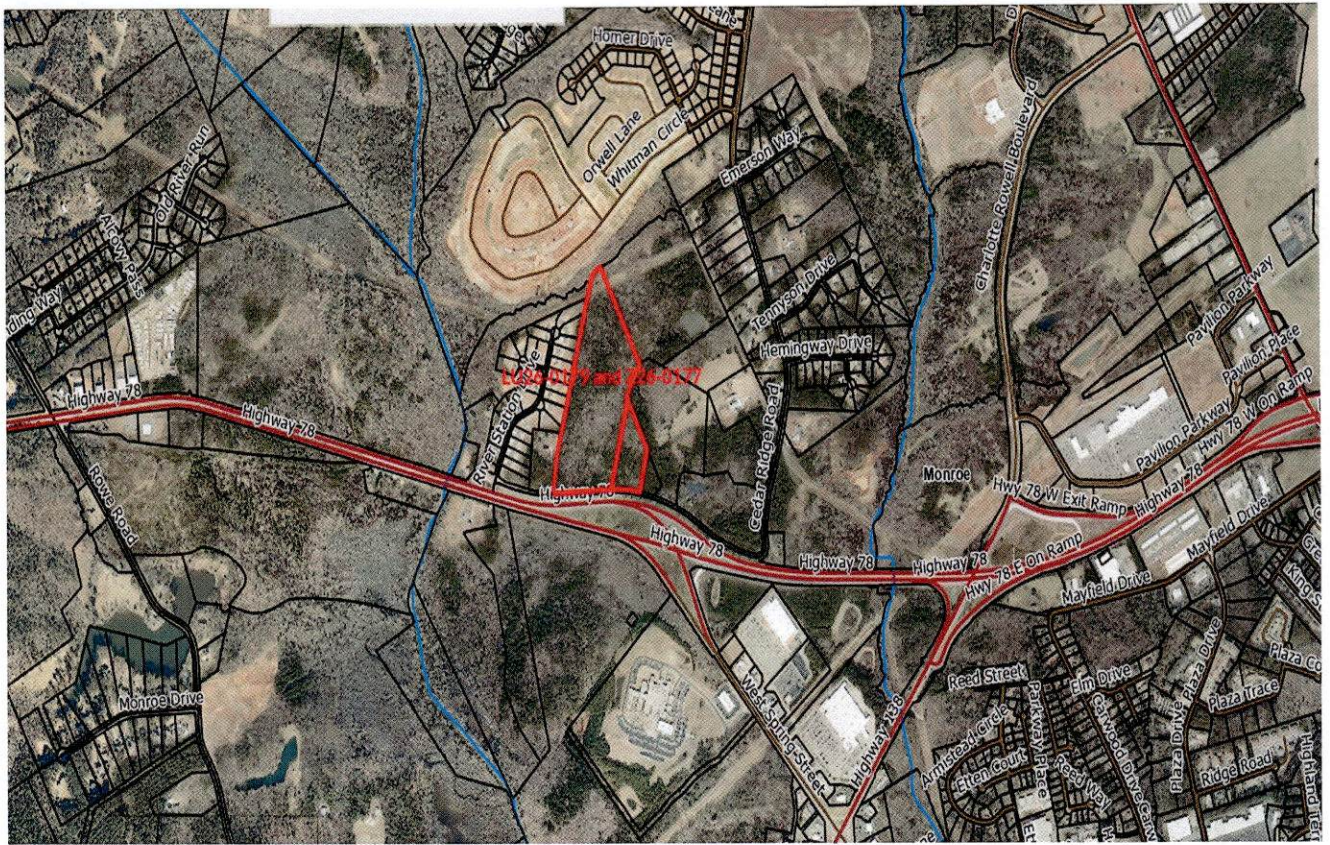
Map Number/Site Area: C0910004

Character Area: Employment Center

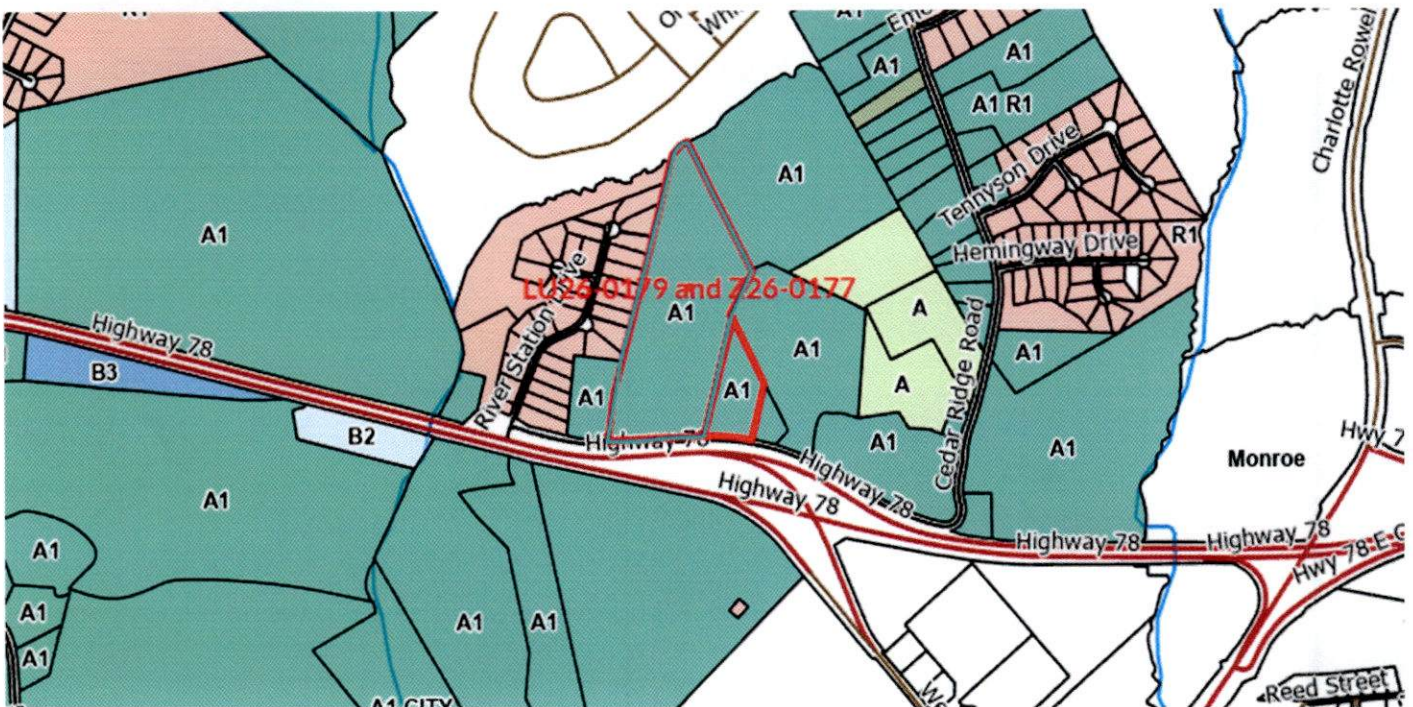
District 5 Commissioner-Jeremy Adams

Planning Commission-Tim Hinton

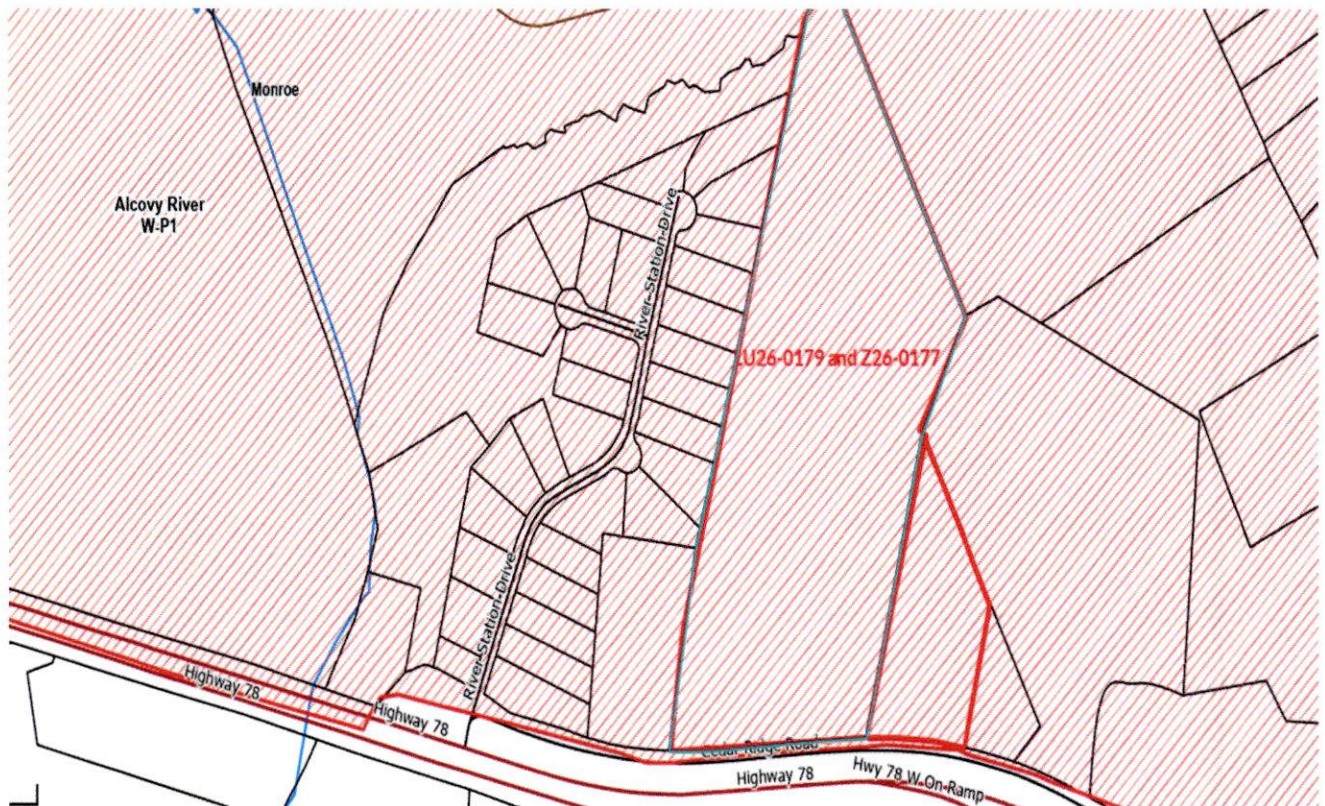
Existing Site Conditions: Property consists of vacant land.



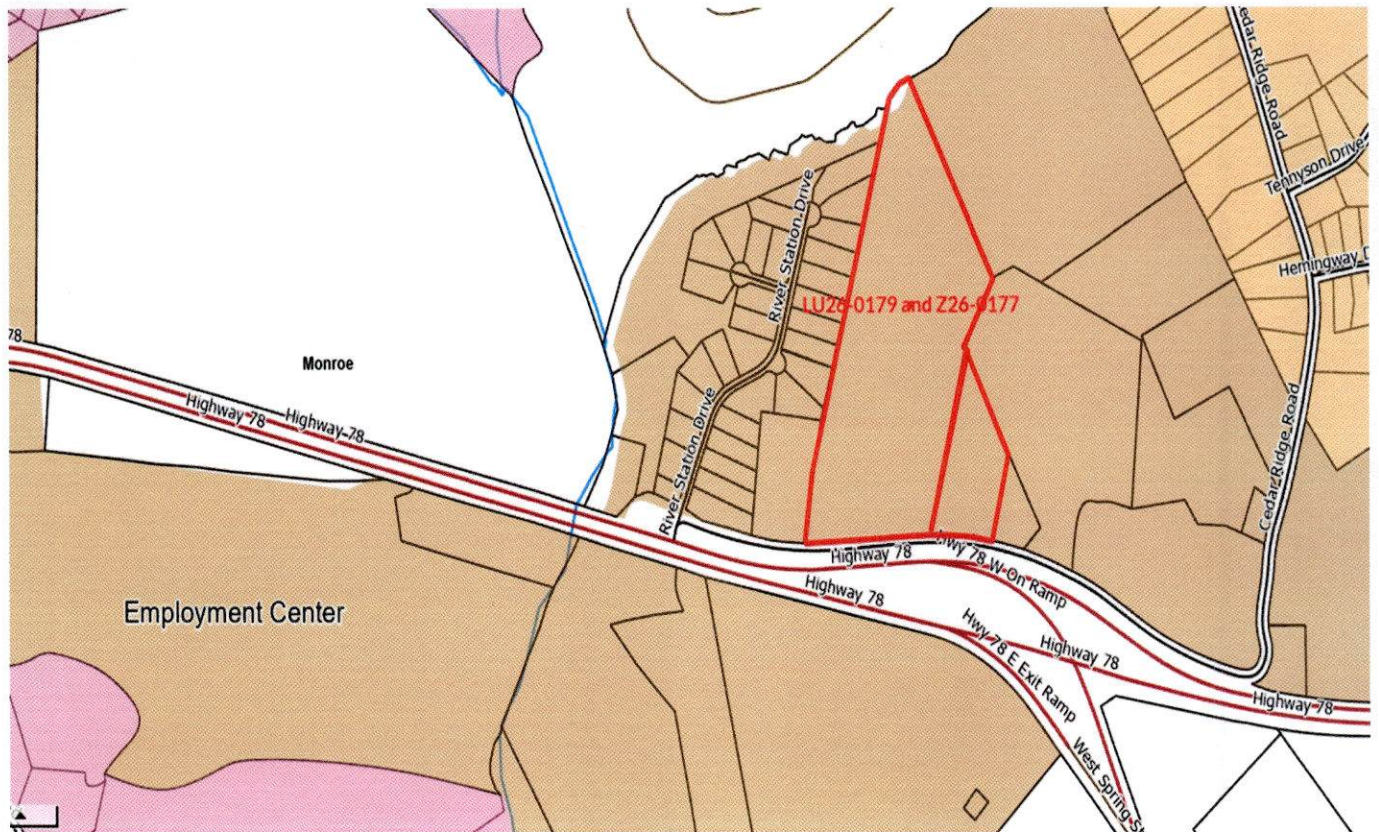
The surrounding property is zoned A1.



The property is in the Alcovy River Watershed Protection Area.



The Future Land Use Map for this property is Employment Center.



History: No History

Staff Comments/Concerns: Parcel #C0910004 which was 23.82 acres and Parcel #C090005 which was 8.80 acres has been combined with Plat Book 128 Page 592 recorded June 16, 2026, which makes Parcel #C0910004 a total of 32.479 acres. (The combination Plat is attached).

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 # LU 26-0179

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 9-1-2026 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 C0910004

Applicant Name/Address/Phone #

Reliant Homes GA LLC

PO Box 200

Monroe, GA 30655

Phone # 678.373.0536

Property Owner Name/Address/Phone

81 Investment Company LLC

PO Box 200

Monroe, GA 30655

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

Phone # 678.373.0536

E-mail Address: _____

Location: Cedar Ridge Rd Acreage 32.479

Existing Character Area: Employment Center

Proposed Character Area: Neighborhood Residential

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? Alcovy WP-1

Proposed Development: ☒ Single-family _____ Multi-family _____ Commercial _____ Industrial _____

Proposed Zoning: R1 OSC Number of Lots: 20 Minimum Lot Size: X

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 _____

W. S. L. up 6/25/26 \$ 300.00
Fee Paid

Rezone Application # 226-0177
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0910004

Applicant Name/Address/Phone #

Reliant Homes GA LLC

PO Box 200

Monroe, GA 30655

Phone # 678.373.0536

Property Owner Name/Address/Phone

81 Investment Company LLC

PO Box 200

Monroe, GA 30655

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

Phone # 678.373.0536

Location: Cedar Ridge Rd Requested Zoning R1 OSC Acreage 32.479

Existing Use of Property: Vacant Land

Existing Structures: None

The purpose of this rezone is The rezone request is to allow for the development of a 20 lot residential subdivision.

Property is serviced by the following:

Public Water: X Provider: City of Monroe 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 6-25-26 Fee Paid \$ 1,000.00

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 City of Monroe South A1
East A1 West A1 - RTDSC

Comprehensive Land Use: Employment Center **DRI Required?** Y _____ N /

Commission District: S-Jeremy Adams Watershed: Akovey River W-P1 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.

 6/19/26

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: 81 Investment Company LLC

Address: PO Box 200 Monroe, GA 30655

Telephone: 678-373-0536

Location of Property: Cedar Ridge Rd.

Monroe, GA 30655

Map/Parcel Number: C0910004

Current Zoning: A1 Requested Zoning: R1 OSC



Property Owner Signature

Property Owner Signature

Print Name: Ned Butler, Vice President Print Name: _____

PO Box 200
Address: Monroe, GA 30655

Address: _____

Phone #: 678.373.0536

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

4/19/26
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;

The adjoining property to the west has been developed
into a R1 OSC subdivision. The property to the East
and North East are A1, to the North is a higher density
city of Monroe Zoning. Hwy 78 borders the south.

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 additional
housing for the local area with no anticipated
destruction of surrounding property values.

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

The proposed zoning will provide additional
housing and tax basis to the public.

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

The proposed use is for a residential use that
coincides with the surrounding uses. The proposed
use also follows along with the Land Use Map
of a Employment Center character.

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 appear to have been vacant for many years.



June 25, 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 C0910004 located on Cedar Ridge Road in Monroe, GA Walton County. The request is to rezone the 32.479 acres to R1-OSC from A1 for development of a 20 lot subdivision which would require a change in land use from Employment Center to Neighborhood Residential.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler', with a stylized flourish at the end.

Ned Butler
Vice President
Reliant Homes GA, LLC

BK: 128 PG: 592-592
Filed and Recorded
06-16-2026 03:09 PM
DOC# P2026-000141

Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

GENERAL SURVEY NOTES

1. HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. DATE OF FIELD SURVEY: 05/05/2026.
4. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LISTED.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, SUBJECT AND ADJACENT PROPERTY OWNERS DEEDS, REFERENCES WERE OBTAINED FROM LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
6. THIS CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF BASED ON CURRENT FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
7. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA, ZONE "A", AS PER WALTON COUNTY F.A.C. COMMUNITY MAP, NO. 12270702SE, DATED DECEMBER 10, 2016.
8. SUBJECT PROPERTY LIES WITHIN THE ALCOY RIVER WATER PROTECTION AREA (IN P.1).

CLOSURE STATEMENT

A TRIANGULAR MONUMENT 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 WAS A CLOSURE MEASUREMENT OF ONE FOOT IN 11 AT THEY AND AN ANGULAR ERROR OF 47" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

REFERENCES

1. - D.B. 162 PG. 197
2. - D.B. 162 PG. 195
3. - D.B. 28 PG. 89
4. - P.B. 28 PG. 191

-SUBDIVIDED AS RIVER STATION-
P.B. 117 PG. 7
ZONING: R1-USC

N/T
GIL RENAO & D'AMIANI (C/M)
D.B. 9352 PG. 102
P.B. 53 PG. 179
TAX PARCEL: C0910003
ZONING: A1

R=2438.25'
CH=118.85'
NS736'15"

NS442'58"
9.34'



VICINITY MAP N.T.S.

N/T
JOHN THOMAS ROBERTSON
D.B. 640 PG. 239
TAX PARCEL: C0910010
ZONING: A1

N/T
NEWBY, ROSE, LLC
D.B. 4380 PG. 639
TAX PARCEL: C0910007
ZONING: A1

N/T
LINDA SUE ROBERTSON CAMP
D.B. 580 PG. 243
P.B. 12 PG. 134
TAX PARCEL: C0910005
ZONING: A1

CEDAR RIDGE ROAD
F.K.A. FRONTAGE ROAD #1
R/W VARIES
D.B. 53 PG. 104

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

Walton County Planning and Development
Date: 6/16/2026

GRAPHIC SCALE 1"=80'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

COMBINATION PLAT FOR:
RELIANT HOMES, LLC
PO BOX 2655
LOGANVILLE, GA, 30052
CONTACT INFO:
MR. NED BUTLER
(678) 373-0536

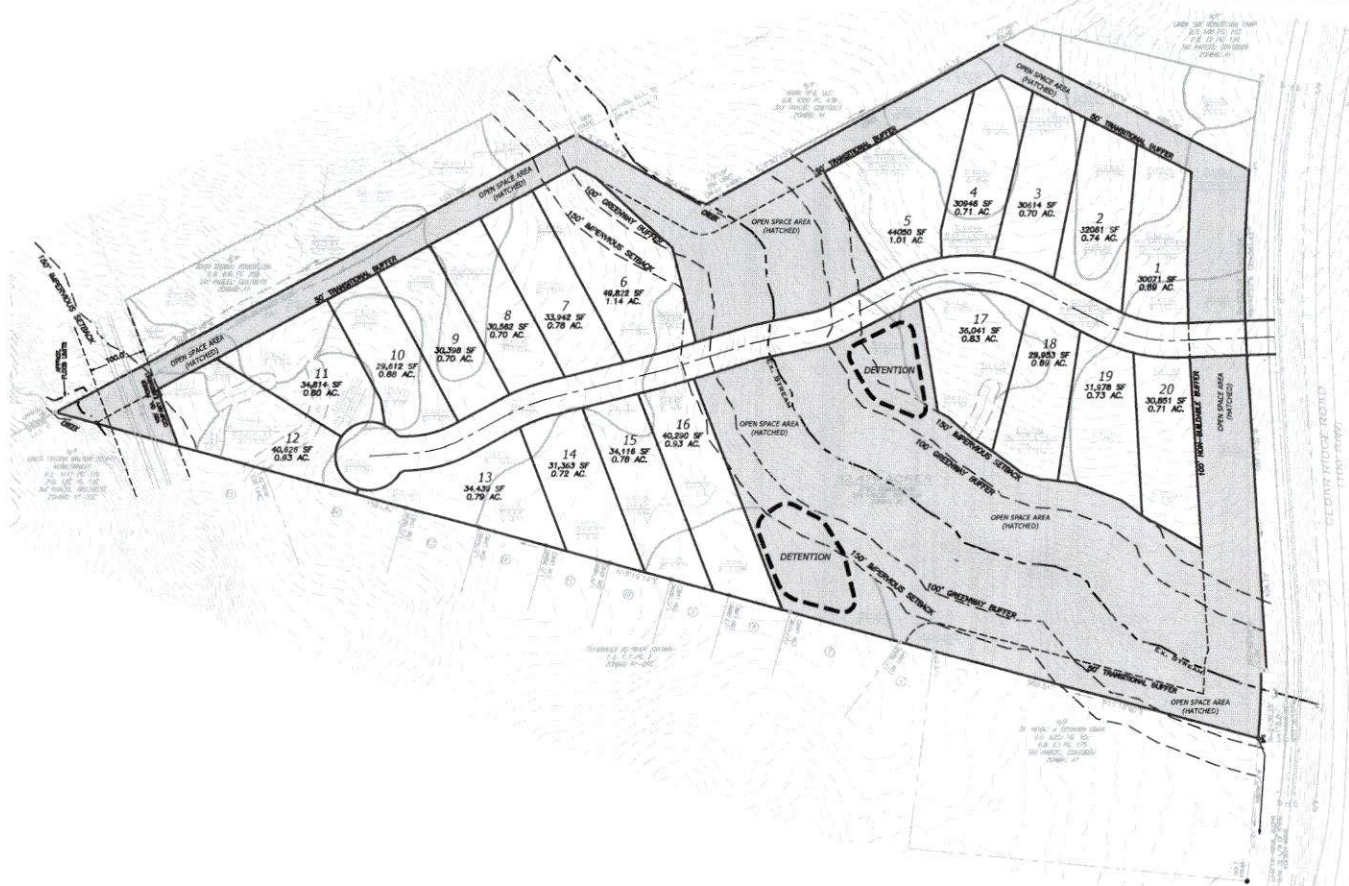
NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1260
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

Project Name: CEDAR RIDGE ROAD TRACTS	Scale: 1"=80'
Project Address: CEDAR RIDGE ROAD	Checked: [initials]
Units: 1/4 ACRES	Drawn: [initials]
City: WALTON COUNTY, GEORGIA	Project No: 26-021

10F1

THIS PLAT IS NOT FOR FINAL RECORDING

ALL INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL BY THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS



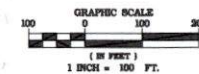
VICINITY MAP R.T.A.

THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.8045 NORTH, -83.7519 WEST.



FLOOD MAP R.T.A.

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ZONE A PER F.E.M.A. FLOOD INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA, FIRM PANEL NO. 13207C015E, EFFECTIVE DATE DECEMBER 8, 2016.



GENERAL SITE NOTES:

1. SEE DESCRIPTION LOCATED AT THE NORTH SIDE OF CEDAR RIDGE RD. TO THE EAST OF THE INTERSECTION WITH RIVER STATION DR. IN WALTON COUNTY, GEORGIA.
2. TOTAL SITE AREA IS = 32.479 AC.
3. PROJECT SITE ZONED AS R-1 IN THE ALCOY RIVER (W-1) WATERSHED OVERLAY. REQUIREMENT REZONING OF THE PROPERTY TO R-1 W/O/O OVERLAY PROPOSED FOR RESIDENTIAL LOTS.
4. TOTAL LOTS PROPOSED = 20
LOT DENSITY = 20 UNITS / 32.479 ACRES = 0.62 UNITS/AC
5. BUILDING SETBACKS IN R-1 W/O/O OVERLAY:
FRONT = 45 FT.
SIDE = 10 FT.
REAR = 10 FT./NO FT. AS REQUIRED BY THE L.D.O.
100' NON-BUILDABLE BUFFER ALONG ADJACENT ROADWAYS
50' TRANSITION BUFFER ALONG ADJACENT NON-RESIDENTIAL SUBDIVISIONS
6. TOTAL OPEN SPACE AREA REQUIRED IS 8.12 AC. (25% OF 32.479 AC.)
TOTAL OPEN SPACE AREA PROPOSED IS 44.15 (13.32/30.83 AC.)
7. SMALLEST LOT SIZE SHOWN = 29,812 S.F.
8. MIN. LOT SIZE REQUIRED = 29,900 S.F.
9. MIN. HOUSE SIZE = 1,800 S.F. FOR 1 STORY & 2,000 S.F. FOR 2 STORY
10. REBOUND INFORMATION SHOWN WAS TAKEN FROM A COMBINATION PLAT PREPARED BY NORTHEAST LAND SURVEYING, LLC, DATED 05/06/2008.
11. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM NOAA GA DATA FOR WALTON COUNTY, GEORGIA.
12. THE NATIONAL WETLAND INVENTORY MAP WAS CONSULTED AND THERE ARE NO WETLANDS IDENTIFIED ON SITE.
13. DEVELOPER: RELIANT HOMES GA, LLC
LOCATION: 30052
PHONE NUMBER: (770) 715-2800
24 HR. CONTACT: CHAD LOCKLEAR
14. SURVEYOR: NORTHEAST LAND SURVEYING, INC.
2400 RIVER RD. SW
BIRMINGHAM, AL 35209
PHONE NUMBER: (770) 466-7790
SURVEY CONTACT: KEVIN OAKS
15. ENGINEER: DAY DESIGN GROUP, INC.
P.O. BOX 2665
LOCANVILLE, GA 30052
PHONE: (770) 771-1616
ENGINEER CONTACT: GINA M. DAY, P.E.
16. SEPTIC SYSTEMS SHALL BE PROVIDED FOR EACH LOT ON AN INDIVIDUAL LOT BY LOT BASIS. THE BUILDER OF EACH LOT IS RESPONSIBLE FOR THE SEPTIC DESIGN APPROVAL THROUGH WALTON COUNTY HEALTH DEPARTMENT AND THE INSTALLATION OF EACH SYSTEM PER THE WALTON COUNTY HEALTH DEPARTMENT'S DEVELOPMENT REGULATIONS.

REFERENCE WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE

ZONING: ARTICLE 4 SECTION 4-1-120 A1 BASE ZONING, & ARTICLE 4 SECTION 4-2-120 OSC SUBDIVISION.

PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL, HAVING BEEN FULFILLED, THE OSC CONCEPT PLAN HAS BEEN APPROVED. THE FINAL PLAT MUST BE RECORDED ON A DEVELOPMENT PERMIT MUST BE ISSUED WITHIN 6 MONTHS OF THE APPROVAL OF THE OSC CONCEPT PLAN OR THE APPROVAL WILL EXPIRE AND BE NULL AND VOID.

DIRECTOR: WALTON COUNTY PLANNING & DEVELOPMENT

DATE:

OWNER
MFT LAND INVESTMENTS, LLC
PO BOX 2665
LOCANVILLE, GA 30052
(770) 715-2800
clocklear@relianthomes.com

DEVELOPER
PRIMARY PERMITTEE
RELIANT HOMES GA, LLC
PO BOX 2665
LOCANVILLE, GA 30052
(770) 715-2800
clocklear@relianthomes.com

24 HOUR CONTACT
CHAD LOCKLEAR
(770) 715-2800



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
P.O. BOX 2665
LOCANVILLE, GA 30052
(770) 771-1616
(770) 589-2558

DAY
DESIGN
GROUP, Inc.

RIH
RELIANT HOMES

CONCEPTAL REZONING PLAN
FOR
CEDAR RIDGE SUBDIVISION
PROJECT # 00010004 & 00010005
LANDLOT 7 - 3RD DISTRICT
WALTON COUNTY, GEORGIA

NO.	INITIAL DATE OF PLANS	DESCRIPTION	REVISIONS
1	06/29/28	DATE	
	DATE		

DATE: 06/29/28
DRAWN BY: CHAD/JAM
JOB NO.: 23-114

SHEET 1 OF 1