



Planning and Development Department Case Information

Case Number: LU26-0188 & Z26-0187

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 9-01-2026

Applicant/Owner:

Mark Sanchez
313 Milledge Avenue
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 for a 5-lot residential subdivision.

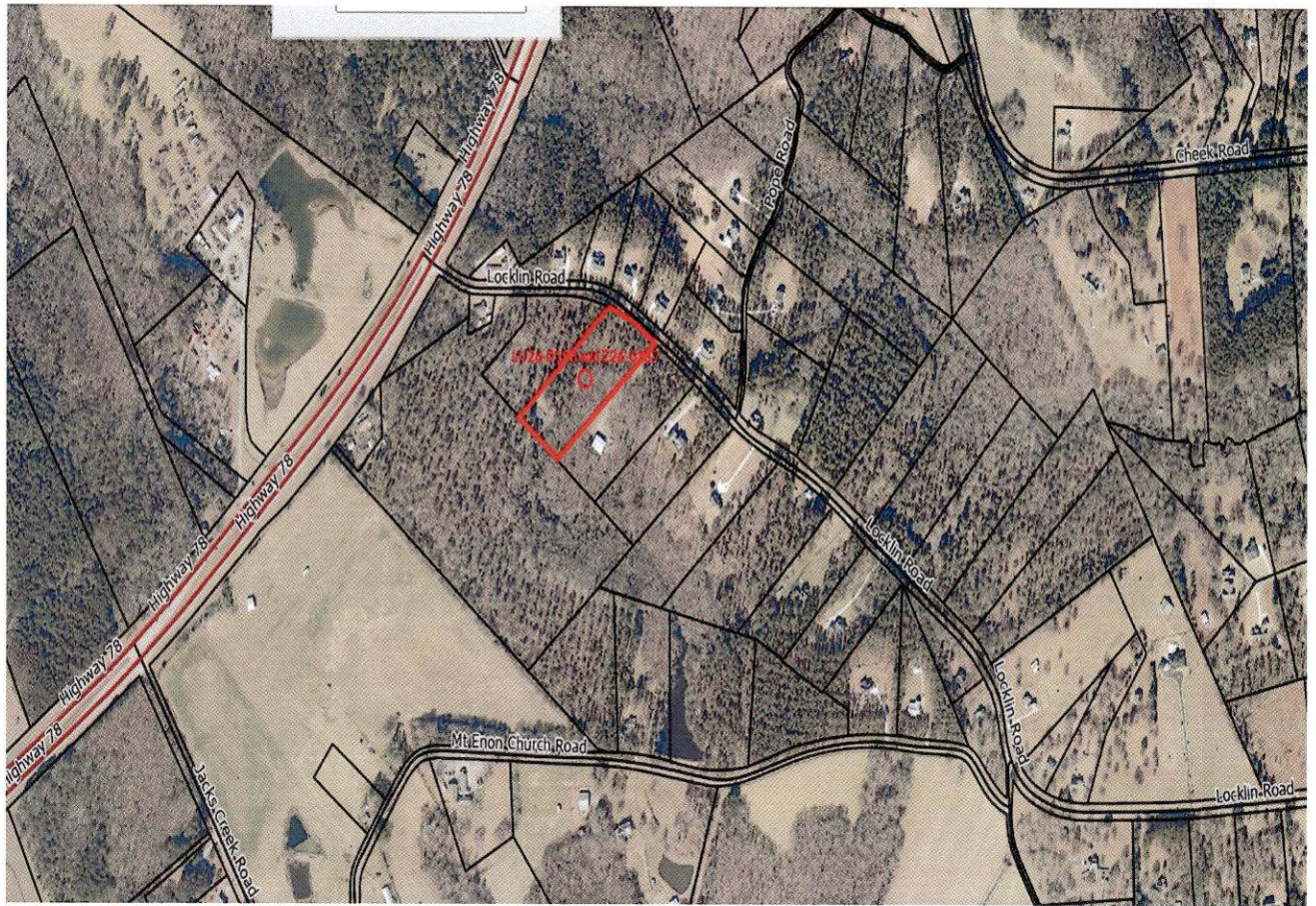
Address: 0 Locklin Road, Monroe, Georgia 30655

Map Number/Site Area: C1780012Z00 – 5.99 acres

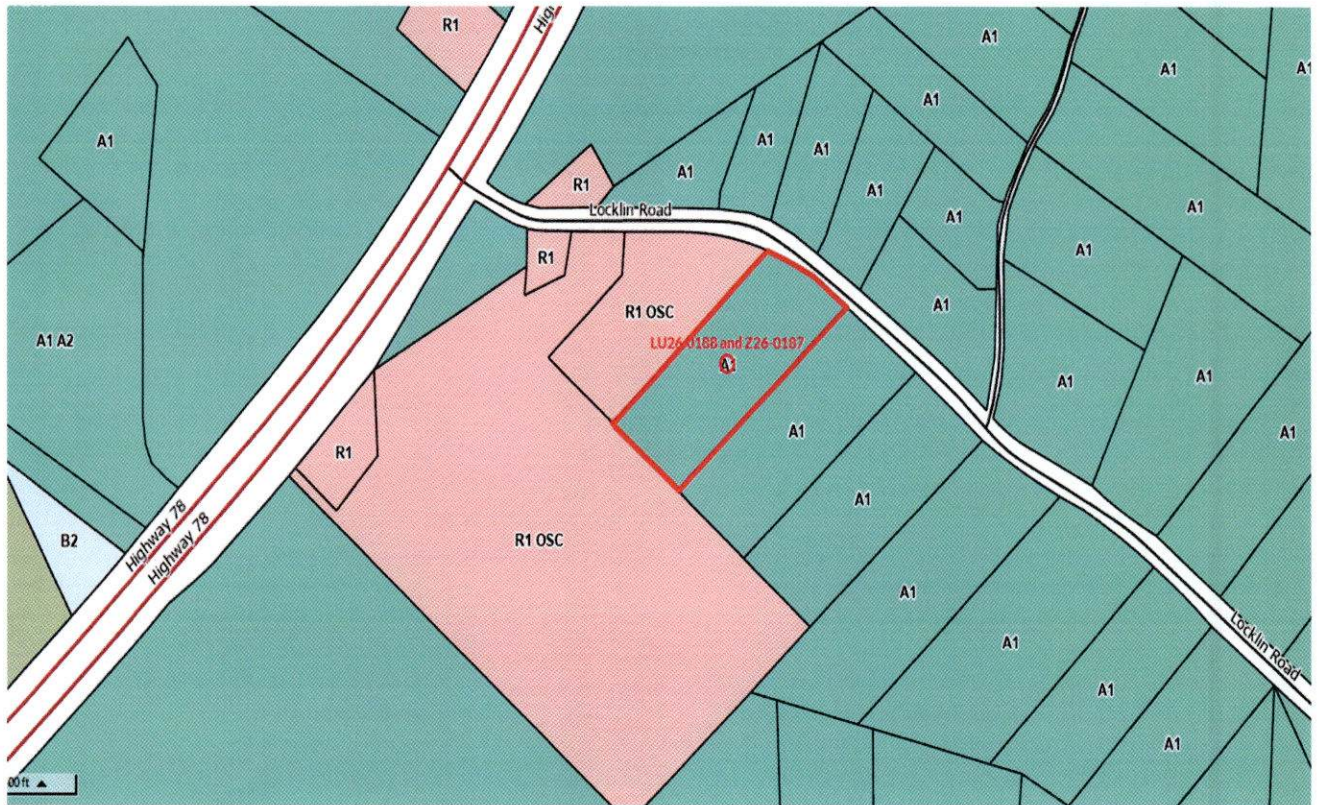
Character Area: Rural Residential and Agriculture

District 4 Commissioner- Lee Bradford Planning Commission – Michelle Trammel

Existing Site Conditions: The property is vacant.

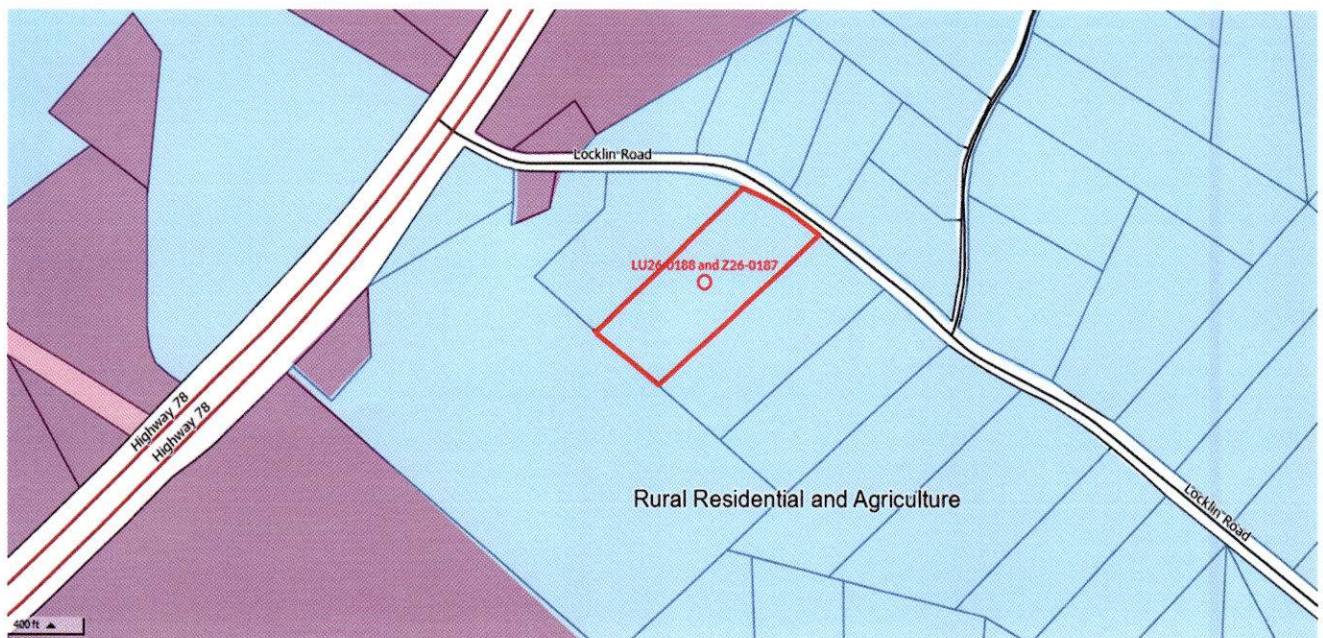


The surrounding properties are zoned R1OSC and A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Rural Residential and Agriculture.



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 Monroe:

City of Social Circle:

City of Loganville:

Character Area Map Amendment

Application # LU26-0188

Planning Comm. Meeting Date 8/6/26 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 9/1/26 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 C1780012700

Applicant Name/Address/Phone #

MARK SANCHEZ

313 Milledge Ave Monroe 30655

678-570-8255

Phone # _____

Property Owner Name/Address/Phone

MARK SANCHEZ

313 Milledge Ave Monroe 30655

678-570-8255

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

Phone # _____

E-mail Address: _____

Location: Locklin Rd Acreage 5.99

Existing Character Area: Rural Residential and Agriculture

Proposed Character Area: Suburban

Is this a Major or Minor amendment to the plan? Minor amendment

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 Number of Lots: 5 Minimum Lot Size: 1 acre

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 [Signature]

Date 7-2-26

\$ _____
Fee Paid

Rezone Application # 226-0187
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8/6/26 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9/1/26 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1780012200

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Mark Sanchez

Mark Sanchez

313 Milledge Ave Monroe 30655 313 Milledge Ave Monroe 30655

678-570-8255

678-570-8255

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

Location: Locklin Rd Requested Zoning R1 Acreage 5.99

Existing Use of Property: A1 - Raw land

Existing Structures: None

The purpose of this rezone is to develop a 5 lot subdivision.

Plan includes running county water to tract. No wells
or septic exists.

Property is serviced by the following:

Public Water: _____ Provider: _____ Well: n/a

Public Sewer: _____ Provider: _____ Septic Tank: n/a

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 7-1-26 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 A1 Surrounding Zoning: North R10SCJA1 South R10SCJA1
East A1 West R10SC
Rural Residential

Comprehensive Land Use: and Agriculture **DRI Required?** Y _____ N ✓

Commission District: 4-Lee Bradford 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 X 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.

 7-1-26
Signature of Applicant/Date

Check one: Owner X Agent _____

Article 4, Part 4, Section 160 Standard Review Questions:

Walton County Rezoning Application

Map/Parcel: C1780012Z00

Applicant / Owner: Mark Sanchez

Address: 313 Milledge Ave., Monroe, GA 30655

Existing Zoning: A1

Requested Zoning: R1

Acreage: 5.99

Existing Use: Raw undeveloped land

Existing Structures: None

Purpose of Rezone: To rezone the property from A1 to R1 to permit development of a five-lot single-family residential subdivision consisting of approximately one-acre homesites. The proposed development is designed to be compatible with the surrounding residential character while utilizing planned public water service and individual septic systems.

Public Water: Yes (proposed)

Public Sewer: No

Septic: Yes

1. Existing uses and zoning of nearby property

The surrounding area consists primarily of agricultural and low-density residential uses, including newer custom homes on large lots. Residential development has continued along the Locklin Road corridor, making the proposed R1 zoning compatible with the existing and developing character of the area.

2. Property values

The existing A1 zoning limits the reasonable residential development potential of the property. Rezoning to R1 will allow orderly residential development that is consistent with surrounding land uses while enhancing the property's economic utility.

3. Health, safety and welfare

The proposed development promotes the public welfare by providing quality single-family housing while utilizing county water and approved individual septic systems. The development will comply with all Walton County development standards and will not adversely affect the surrounding area.

4. Public gain versus hardship

Approval of the rezoning will provide additional high-quality residential housing opportunities that are consistent with the Comprehensive Plan while allowing efficient use of planned public infrastructure. Denial of the request would unnecessarily restrict reasonable residential use of property that is suitable for such development.

5. Suitability

The subject property is well suited for low-density residential development. It has adequate road frontage, favorable topography, sufficient acreage for five one-acre homesites, and access to planned public water service. The proposed development is compatible with surrounding residential growth along the Locklin Road corridor.

6. Length of vacancy

The property has remained vacant and undeveloped while surrounding residential development has continued. The requested rezoning will allow the property to be developed in a manner that is consistent with existing development trends and the character of the surrounding area.

Mark Sanchez
313 Milledge Avenue
Monroe, GA 30655

July 1, 2026

Walton County Planning & Development
126 Court Street
Monroe, GA 30655

RE: Character Area Map Amendment and Rezoning Request

Parcel: C1780012Z00

Current Zoning: A1 (Agricultural)

Requested Zoning: R1 (Single-Family Residential)

Existing Character Area: Rural Residential and Agriculture

Proposed Character Area: Suburban

Proposed Subdivision: Locklinver

Dear Members of the Walton County Planning Commission and Board of Commissioners,

I respectfully submit this application requesting approval of a **Character Area Map Amendment** and the rezoning of Parcel C1780012Z00 from **A1 (Agricultural)** to **R1 (Single-Family Residential)**.

The purpose of this request is to develop a small, thoughtfully designed residential subdivision to be known as **Locklinver**. The proposed development consists of five approximately one-acre estate homesites served by a single internal public road terminating in a cul-de-sac. The subdivision is intended to provide high-quality single-family residences that are compatible with the existing and emerging residential character of the Locklin Road corridor.

The subject property is well suited for low-density residential development due to its size, topography, existing road frontage, and surrounding land uses. The proposed subdivision has been designed to preserve the rural character of the area while providing attractive estate-sized homesites for custom residential construction.

Character Area Map Amendment

Concurrent with this rezoning request, the Applicant requests approval of a **Character Area Map Amendment** from **Rural Residential and Agriculture** to **Suburban**.

The proposed amendment is appropriate because the property is transitioning from agricultural use to a low-density residential neighborhood that is consistent with the

existing pattern of development occurring along the Locklin Road corridor. The surrounding area includes established rural residences together with newer custom homes, reflecting an orderly transition toward quality residential development. The proposed five-lot subdivision will maintain generously sized one-acre homesites while preserving the area's rural character and supporting Walton County's long-term planning objectives.

Neighborhood Compatibility

The Locklin Road corridor has experienced substantial investment in high-quality residential development. Nearby homes have recently sold or are currently listed in the approximate range of **\$850,000 to over \$1,100,000**, demonstrating strong demand for custom homes in this area.

Locklinver is intended to complement this existing pattern of development by creating generously sized homesites suitable for custom-built residences that are consistent with the architectural quality and residential character already established within the surrounding community.

Public Water and Utilities

The proposed subdivision is intended to be served by Walton County public water.

If the requested rezoning is approved and the property is developed, **the developer of the subdivision shall design, permit, construct, and dedicate all public water infrastructure necessary to serve the proposed lots in accordance with Walton County Water Department standards and requirements. Public water will be extended to the property and throughout the subdivision prior to final plat approval.**

This commitment is also reflected on the submitted concept plan through a general utility note regarding the extension of public water infrastructure.

Each proposed lot will be served by an individual septic system approved by Walton County Environmental Health.

Proposed Development

The proposed subdivision will:

- Create five approximately one-acre residential homesites.
- Extend Walton County public water infrastructure to serve all proposed lots.
- Utilize individual septic systems approved by Walton County Environmental Health.

- Construct a single internal public road terminating in a cul-de-sac designed in accordance with Walton County standards.
- Be developed in compliance with Walton County zoning regulations, subdivision regulations, engineering requirements, and all applicable development standards.
- Provide a well-planned residential community that is compatible with surrounding development while enhancing the long-term character and value of the Locklin Road corridor.

This request represents an orderly transition from agricultural land to low-density residential development that is consistent with the existing development pattern in the area. The proposed subdivision will make productive use of the property while maintaining compatibility with surrounding residences and contributing positively to Walton County's continued growth.

Thank you for your consideration of this application. **I respectfully request approval of both the Character Area Map Amendment from Rural Residential and Agriculture to Suburban and the rezoning of Parcel C1780012Z00 from A1 (Agricultural) to R1 (Single-Family Residential) to allow the development of Locklinver.**

Respectfully submitted,

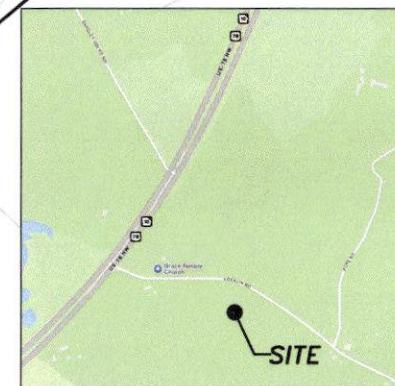
Mark Sanchez

Property Owner / Applicant



8) THE PURPOSE OF THIS PLAN IS TO PRESENT PROPOSED LOTS FOR A REZONE OF THE SUBJECT PROPERTY FROM A1 TO R1.

GENERAL NOTE 2: This concept plan is for rezoning purposes only. Final lot layout, roadway design, utility locations, stormwater management, and other engineering details are subject to review and approval by Walton County and other applicable agencies during the land development permitting process.



Professional Seal of Kevin Lee Cann, Georgia Registered Land Surveyor No. 3123.

