

**Land Use Amendment LU21080011**  
**Rezone Z21080004**  
**Staff Analysis**

Commission District: **5- Adams**

Planning Commission Hearing Date:**09-02-2021**—cancelled and continued to **9-9-2021**

**Tabled case until 10-07-2021**

Board of Commissioners Hearing Date: **11-02-2021**

**Parcel ID: Map C0910002**

**Acreage: 44.56**

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**Applicant:**

**Ridgecliff LLC**

**4983 Rabbit Farm Road**

**Loganville, Georgia 30052**

**Owner:**

**April Browning**

**495 Double Bridges Road**

**Winterville, Georgia 30683**

**Property Location:** 845 Cedar Ridge Road, Monroe, Georgia 30655

**Current Character Area:** Highway Corridor/Neighborhood Residential

**Current Zoning:** A1

**Request:** Land Use Change for front part of property from Highway Corridor to Neighborhood Residential to match the balance of property which is already Neighborhood Residential and Rezone from A1 to R1 OSC for a residential subdivision.

**Site Analysis:** The 44.56 tract of land is located on 845 Cedar Ridge Road. The surrounding properties are zoned City of Monroe and A1.

**Zoning History:** No History

**Character Area:** The character area for this property is Highway Corridor/Neighborhood Residential .

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Walton County Public Works Recommends, Install a De-cell Lane on Cedar Ridge Road East Side Entry Along With a Stop Sign at the East, West & North Locations with Proper Signage and Thermal Plastic Stripping/Stop Bars & Double Yellow Lane Separation at these three locations. Ga. DOT may need to issue Recommendations due to proximity and Possible Right of Way Ownership. Although Walton County Public Works Maintains this Road Right of Way.

**Sheriffs' Department:** In 2020, the estimated population of Walton County was 94,593. The estimated number of Households in Walton County is 33,350. The Walton County Sheriff's Office answered 41,557 calls for service in 2020. This is an average of 1.25 calls for service per residence. The average number of people per household is 2.8. The addition of 35 new homes would increase the population by an average of 98 people. The service demand of the Sheriff;s Office would increase by 43.75 calls on average.

**Water Authority:** This property is located within the City of Monroe service area.

**Fire Department:** No issues.

**Fire Code Specialist:** No comment

**Board of Education:** With additional housing will have no effect on the Walton County School System.

**Development Inspector:** No comment received.

**DOT Comments:** This will require GDOT coordination.

**Archaeological Information:** No comment received.

**PC ACTION 9/9/2021:**

1. Land Use Amendment LU21080011/Rezone – Z21080004– LU Amendment from Highway Corridor to Neighborhood Residential & Rezone 44.56 acres from A1 to R1OSC for a residential subdivision– Applicant: Ridgecliff LLC/Owner: April Browning – Property located on 845 Cedar Ridge Rd/Map/Parcels C0910002 – District 5.

**Presentation** There was no one present. Applicant requested that the case be Tabled until next month.

**Recommendation:** Tim Hinton made a motion to Table the case until next month with a second by Timothy Kemp. The motion carried unanimously.

# Character Area Map Amendment

Application # LU 21080011

Planning Comm. Meeting Date 9-2-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 10-5-2021 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 C0910002

Applicant Name/Address/Phone #

Ridgecliff, LLC  
4983 Rabbit Farm Rd  
Loganville, GA 30052

Phone # 770)352-4835

Property Owner Name/Address/Phone

April Browning  
495 Double Bridges Rd  
Winterville, GA 30683

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

Phone # 678)699-5491

E-mail Address: danny1030k@gmail.com

Location: 845 Cedar Ridge Rd. Monroe, GA 30655 Acreage 44.564

Existing Character Area: Highway Corridor

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? WPI

Proposed Development:  Single-family  Multi-family  Commercial  Industrial

Proposed Zoning: R105C Number of Lots: 35 Minimum Lot Size: 25,500 sq. ft.

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.

Danny K. Browning  
Signature

8/9/2021  
Date

\$ 200.00  
Fee Paid

Rezone Application # Z21080004

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

Planning Comm Meeting Date: 9/21/2021 at 6:00 p.m. - Government Building  
Board of Comm. Meeting Date: 10/5/2021 at 6:00 p.m. - Historic Courthouse

Map/Parcel CO910-00000-002-000  
CD910002

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Ridgecliff, LLC

April Browning

4983 Rabbit Farm Road

495 Double Bridges Rd

Loganville, Georgia 30052

Winterville, Georgia 30683

E-mail danny1030k@gmail.com

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

Phone # 770-352-4835

Phone # 678-689-5491

Location: 845 Cedar Ridge Rd.  
Monroe, GA 30655

Requested Zoning R1 OSC

Acreage 44.569

Existing Use of Property: A1

Existing Structures: Home Site

The purpose of this rezone is to develop Residential Subdivision.

R1 OSC

Property is serviced by the following:

Public Water \*\* Provider City of Monroe

Well: \_\_\_\_\_

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.

Danny K. Monahan  
Signature

7-29-2021  
Date

\$ 250.00  
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

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

Existing Zoning A1  
Comp. Land Use Highway Corridor  
Neighborhood Residential

Surrounding Zoning: North Monroe South A1  
East: A1 West Monroe

Commission District S-Adams

Watershed: Alcovy River W-P1

Attachment "A"

Property Owner/Address/Phone #

Property: 845 Cedar Ridge Road  
Monroe, GA 30655

Owner: April Browning  
495 Double Bridges Rd  
Winterville, GA 30683  
(678) 699-5491

**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: Ridgecliff, LLC / Danny Herrmann

Address: 4983 Rabbit Farm Rd  
Loganville, GA 30052

Telephone: (770) 913-8465 / (770) 352-4835

Location of Property: 845 Cedar Ridge Rd  
Monroe, GA 30655

Map/Parcel Number: C0910-00000-002-000

Current Zoning: A1 Requested Zoning: R1 OSC

[Signature]  
Property Owner Signature

Property Owner Signature

Print Name: April Browning

Print Name: \_\_\_\_\_

Address: 495 Double Bridges Rd  
Winterville, GA 30683

Address: \_\_\_\_\_

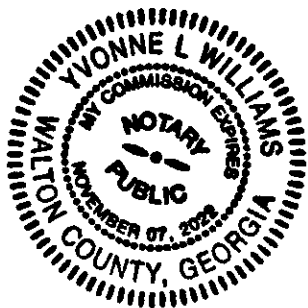
Phone #: 678-699-5491

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.

Yvonne L. Williams  
Notary Public

8-2-2021  
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.

**According to Tax Assessor Maps, adjoining properties in area are A1 and R1.**

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

**Property values are not diminished. Development will be comparable to those in area.**

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

**There should be no destruction of value because homes are to be mid to upper priced. The development will only consist of thirty six (36) homes so any impact will be minimal.**

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

**Individual property owner should have no hardship imposed. The development will consist of only thirty six (36) mid to upper range homes. This will be a gain to the public offering a complimentary development of nice mid to upper priced homes.**

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

**The subject property is perfectly suited for the purpose of the zoning. Since state requires 150 foot buffer along river, the development will be enhanced by having the benefit of open space along the river which may improve the ambiance of the neighborhood being developed.**

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

**Property has been vacant since 3/30/3021.**

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Ridgecliff, LLC  
4983 Rabbit Farm Road  
Loganville, Georgia 30052  
(770) 913-8465

July 28, 2021

Walton County Planning and Development  
303 S. Hammond Drive  
Monroe, Georgia 30655


Re: Letter of Intent  
845 Cedar Ridge Rd.  
Monroe, Georgia 30655

To Whom It May Concern:

The intent of purchasing the above listed property is to rezone from A1 to R1 OSC for a mid to upper scale subdivision with a homeowner association and open space along the river.

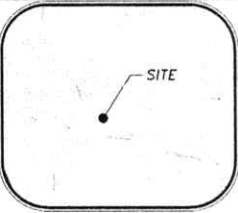
Should you have any questions or need additional information, please do not hesitate to contact me at (770) 352-4835.

Sincerely,

  
Danny K. Herrmann  
Ridgecliff, LLC

DKH:ah

**BK:120 PG:71-71**  
 Filed and Recorded  
 Apr-14-2021 10:27 AM  
 DOC# 2021-000134  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY GA  
 Participant ID: 4708715137



VICINITY MAP

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

POINT	TO	FROM	BEARING	DISTANCE
1	2	1	N 1/2° 00' 00" W	100.00
2	3	2	N 89° 59' 59" E	100.00
3	4	3	S 0° 00' 00" W	100.00
4	5	4	S 89° 59' 59" E	100.00
5	6	5	N 0° 00' 00" E	100.00
6	7	6	N 89° 59' 59" E	100.00
7	8	7	S 0° 00' 00" W	100.00
8	9	8	S 89° 59' 59" E	100.00
9	10	9	N 0° 00' 00" E	100.00
10	11	10	N 89° 59' 59" E	100.00
11	12	11	S 0° 00' 00" W	100.00
12	13	12	S 89° 59' 59" E	100.00
13	14	13	N 0° 00' 00" E	100.00
14	15	14	N 89° 59' 59" E	100.00
15	16	15	S 0° 00' 00" W	100.00
16	17	16	S 89° 59' 59" E	100.00
17	18	17	N 0° 00' 00" E	100.00
18	19	18	N 89° 59' 59" E	100.00
19	20	19	S 0° 00' 00" W	100.00
20	21	20	S 89° 59' 59" E	100.00
21	22	21	N 0° 00' 00" E	100.00
22	23	22	N 89° 59' 59" E	100.00
23	24	23	S 0° 00' 00" W	100.00
24	25	24	S 89° 59' 59" E	100.00
25	26	25	N 0° 00' 00" E	100.00
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27	28	27	S 0° 00' 00" W	100.00
28	29	28	S 89° 59' 59" E	100.00
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214	215	214	N 89° 59' 59" E	100.00
215	216	215		

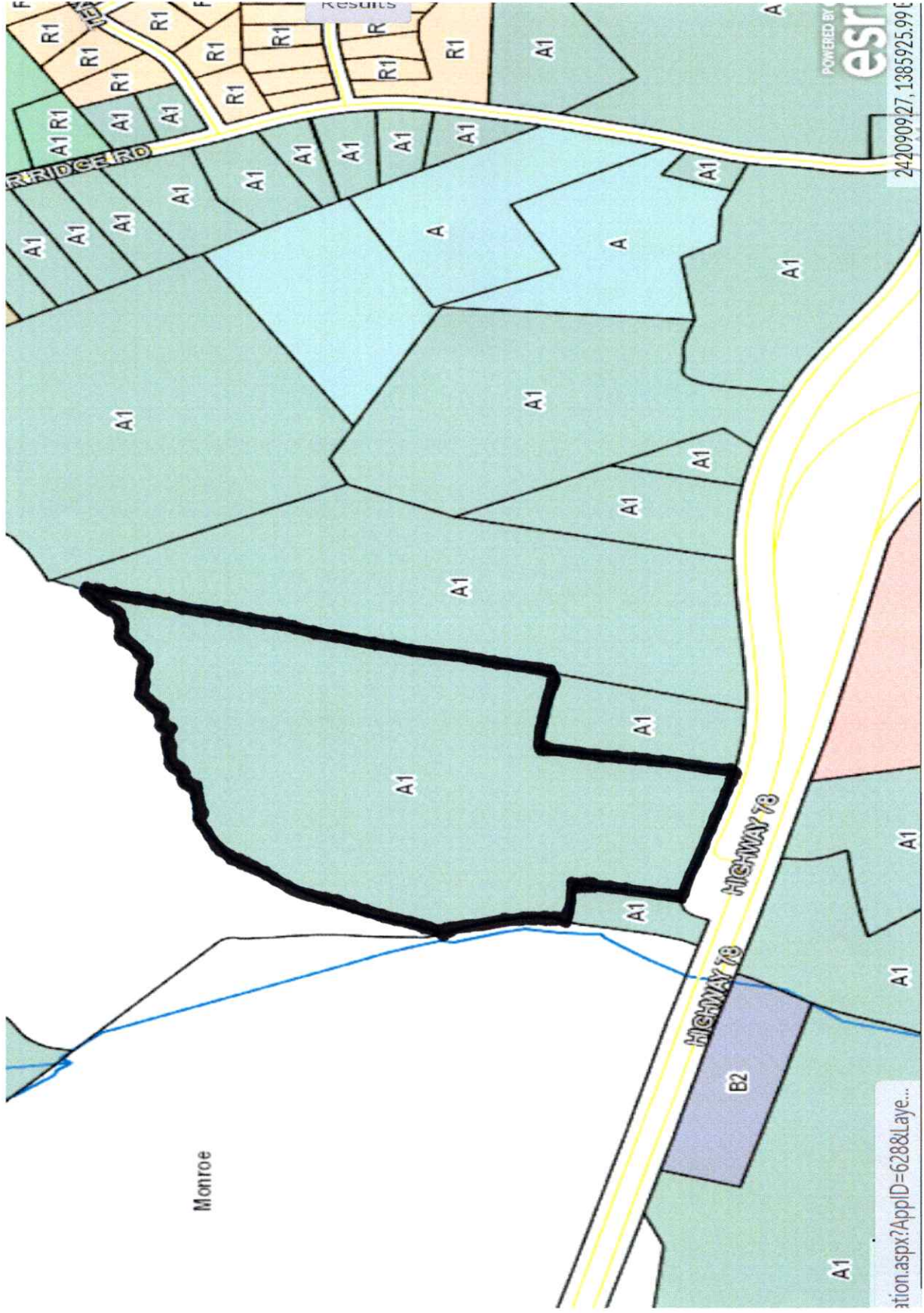




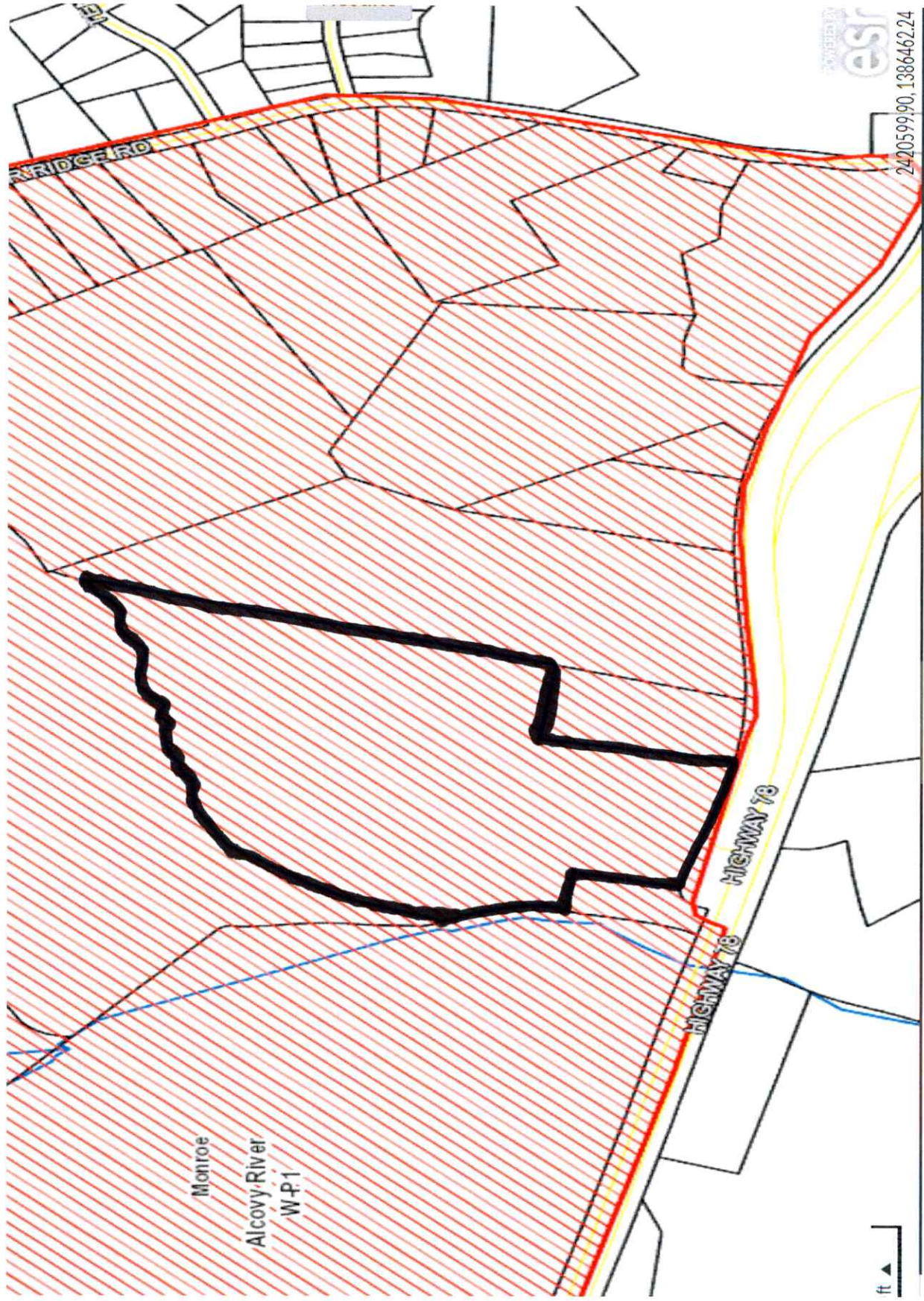
Z21080004 – 845 Cedar Ridge Road



Z21080004 – 845 Cedar Ridge Road



Z21080004 – 845 Cedar Ridge Road



Monroe

Alcovy River  
W.P.1

ft ▲



242059990, 1386462.24





Post Office Box 1249 • Monroe, Georgia 30655  
Telephone 770-267-7536 • Fax 770-267-2319

John S. Howard, Mayor  
Larry A. Bradley, Vice Mayor

rec. 9/10/2021

September 7, 2021

Walton County Planning Commission  
303 S. Hammond Dr. Suite 98  
Monroe, Georgia 30655

RE: City of Monroe Response to Application for Land Use Amendment LU21080011 & Rezone Z21080004 of 44.56 acres located at 845 Cedar Ridge Rd.

Honorable Planning Commission Members,

The City of Monroe is an interested party to a rezone and land use amendment at the property located at 845 Cedar Ridge Rd. that will be before you on September 9, 2021.

As you may or may not be aware, the City of Monroe's freshwater intake station is located adjacent to the subject property at 895 Cedar Ridge Rd. at the Alcovy River. This freshwater intake station provides drinking water to over 10,000 customers. Additionally, the City of Monroe supplies Walton County and the City of Loganville with wholesale water that is ultimately distributed countywide. The City of Monroe has concerns over the proposed development, containing 35 lots that would be on septic systems, which could negatively impact water quality in the Alcovy River.

There are many regulatory minimums that the proposed development must meet. The pertinent Georgia Environmental Protection Division regulations as found in "Chapter 391-3-16, Rules for Environmental Planning Criteria" under the Authority of the General Assembly Resolution No. 63, O.C.G.A. 12-2-8, 12-5-20, 12-7-1, state the following:

*7(b)1. The perennial stream corridors of a small water supply watershed within a seven (7) mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:*

*(i) A buffer shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks.*

*(ii) No impervious surface shall be constructed within a 150 foot setback area on both sides of the stream as measured from the stream banks.*

*(iii) Septic tanks and septic tank drainfields are prohibited in the setback area of (ii) above.*

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**Councilmembers: Ross Bradley • Myoshia Crawford • David Dickinson  
Norman Garrett • Tyler Gregory • Nathan Little • Lee P. Malcom**



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John S. Howard, Mayor  
Larry A. Bradley, Vice Mayor

The City of Monroe respectfully requests that the Walton County Planning Commission require more than the state minimums of buffers and setbacks due to the immediate proximity of the City's freshwater intake to the septic drainfield areas of the proposed development. An additional 75 feet of buffering and setbacks are requested to ensure more comfort for current and future drinking water quality for our customers and citizens.

I thank you for your consideration of the facts and issues pertaining to our precious water resources. Should you have any questions, please reach out to me for further discussion.

Sincerely,

Logan Propes  
City Administrator  
City of Monroe

Enclosure: Reference Map

cc. Charna Parker, Walton County Planning Director  
Tracie Malcom, Walton County Zoning Coordinator  
Walton County Board of Commissioners  
Rodney Middlebrooks, Director, City of Monroe Water-Sewer-Gas  
Brad Callender, Planner, City of Monroe  
Paul Rosenthal, Monroe City Attorney  
Debbie Kirk, Clerk, City of Monroe  
Monroe City Council

Exhibit "A"

