



## Planning and Development Department Case Information

Case Number: Z25-0110

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

Carter Engineering Consultants Inc  
1010 Commerce Drive  
Bogart, Georgia 30622

Owner:

Grady Thompson Enterprises LLLP  
2770 Highway 11 NW  
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 81.00 acres from A1 to R1OSC for a 62 lot residential subdivision.

Address: Nicholsville Road, Monroe, Georgia 30656

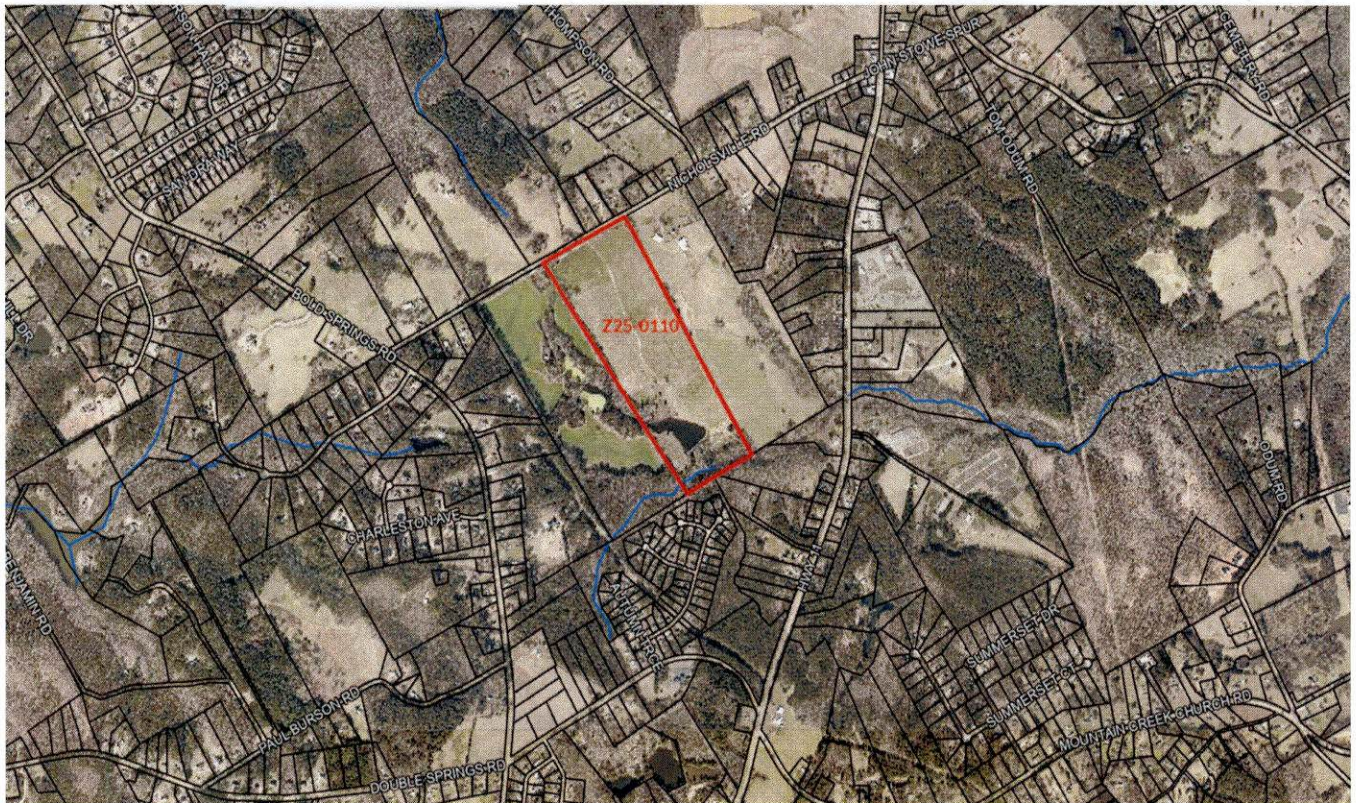
Map Number/Site Area: C0850083

Character Area: Suburban

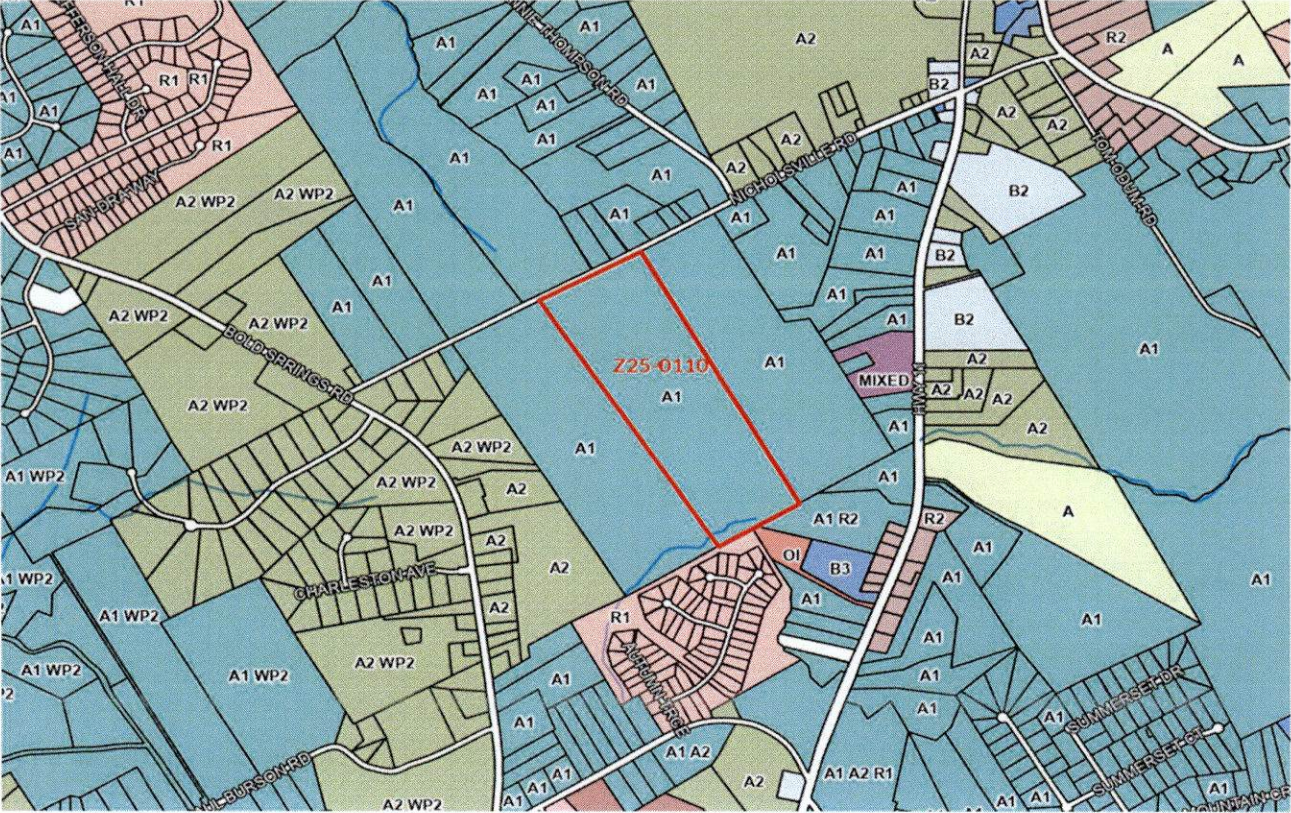
District 5 Commissioner-Jeremy Adams

Planning Commission-Tim Hinton

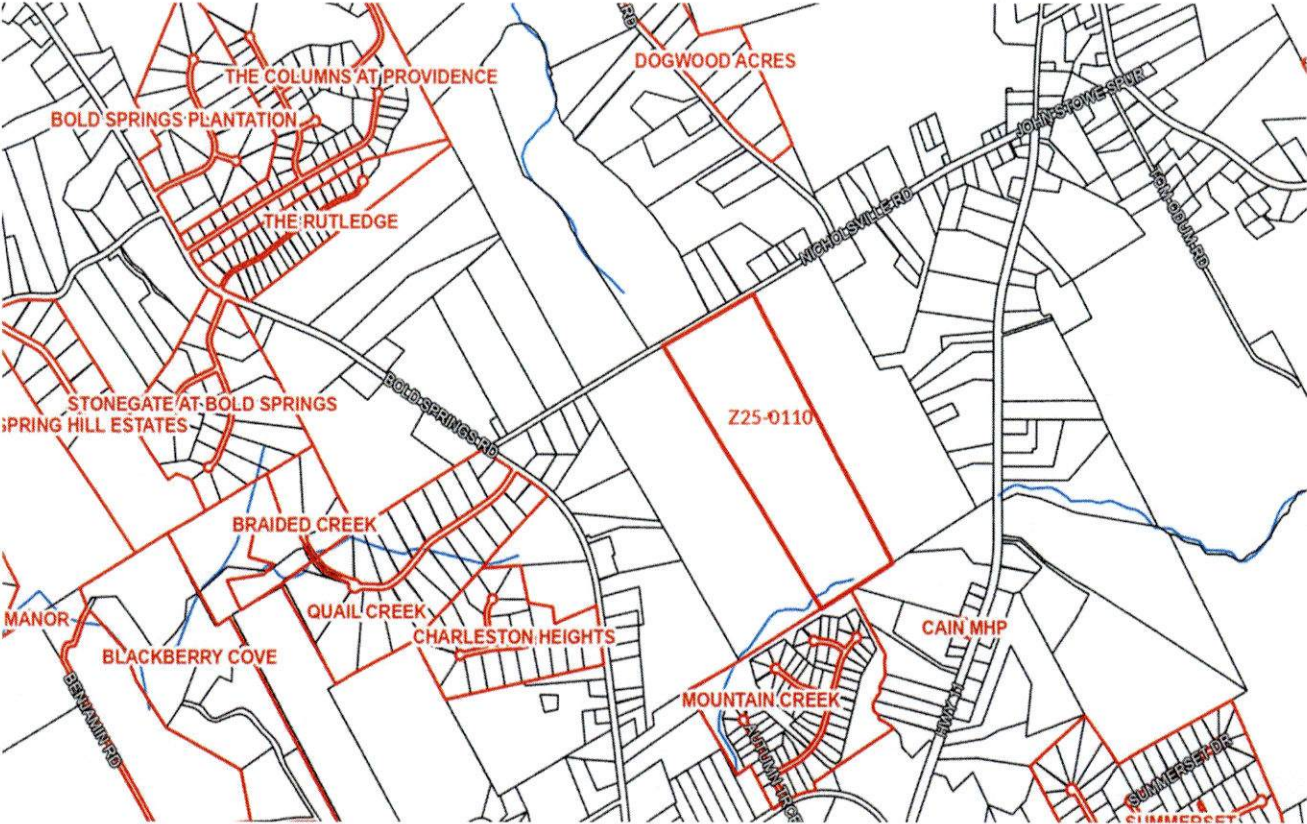
Existing Site Conditions: Property consists of vacant land.



The surrounding properties are zoned A1, R2, R1 and OI.

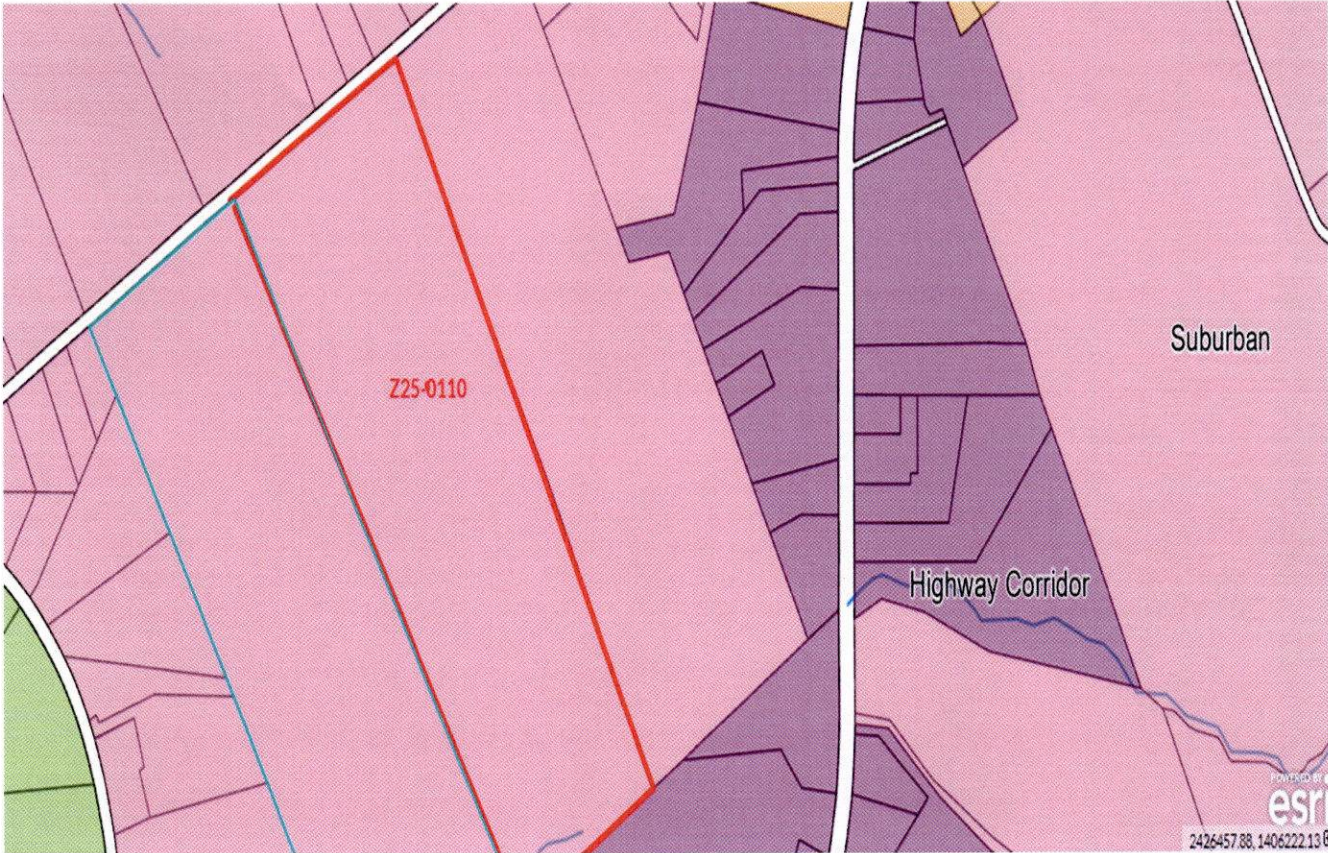


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:**      No History

**Staff Comments/Concerns:**

**Rezone Application # 225-0110**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 4-3-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 5-6-2025 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C0850083

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Carter Engineering Consultants Inc.

Thompson Grady Enterprises LLLP

1010 Commerce Drive

2770 Highway 11 NW

Bogart, GA 30622

Monroe, GA 30656

E-mail address: jessica@carterengineering.com

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

Phone # 770-725-1200

Phone # 706-255-1403

Location: Nicholsville Road Requested Zoning R1 OSC Acreage 81.00

Existing Use of Property: Vacant

Existing Structures: Vacant

The purpose of this rezone is The developer wishes to rezone to R1 OSC to achieve the required density for a proposed subdivision.

Property is serviced by the following:

Public Water: X Provider: Walton County 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 02/28/2025 Fee Paid \$ 550.00

**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 A1 South A1, R2, R1, OI  
 East A1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y \_\_\_\_\_ N ✓

Commission District: 5-Jeremy Adams Watershed: \_\_\_\_\_ TMP ✓

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

**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: Carter Engineering Consultants Inc.

Address: 1010 Commerce Drive, Bogart, GA 30622

Telephone: 770-725-1200

Location of Property: Nicholsville Road

Map/Parcel Number: C0850083

Current Zoning: A1 Requested Zoning: R1 OSC

*Mike Thompson* Property Owner Signature      \_\_\_\_\_ Property Owner Signature

Print Name: MIKE THOMPSON Print Name: \_\_\_\_\_

Address: 2770 Hwy 11 NW Monroeville Address: \_\_\_\_\_  
30656

Phone #: 706 255-1403 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.

*Kimberly K McCord* Notary Public      2/7/25 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 existing property is a vacant, agricultural property in the rural estate district (A1). Bordering properties are rural estate district (A1), office institutional district (O-I), two family residential district (R2), and single family residential district (R1).

---

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

The current zoning of A1 without the OSC overlay district does not allow the developer to achieve the required density. The OSC overlay district allows for a minimum 0.6 acre lot, while the A1 zoning allows for a minimum 2.0 acre lot. The developer requires the additional density to justify the purchase and development costs.

---

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 Monroe, Walton County area has been rapidly expanding and is predicted to grow at a rate of 1.49% annually per the comprehensive plan. The rezone will allow a new single family residential subdivision with the creation of 63 lots ranging from 0.67 to 1.67 acres. The subdivision will also generate a new tax base for Walton County.

---

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

As mentioned above, the public receives a new subdivision and the county receives an additional tax base. Without the rezone, the developer would only be able to achieve less than half the proposed density, which would not justify the development.

---

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

The property is already zoned A1, so the current designation allows for a subdivision, however, the zoning does not allow the developer to achieve the required density needed to justify the development. The subject and adjacent properties support a subdivision of the proposed density.

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 fallow agricultural property since the early 1990s. The nearby Mountain Creek subdivision (R1) was constructed around 2001.

## Introduction

The property referenced as Tax Parcel No(s). C01850083 is currently owned by Thompson Grady Enterprises LLLP. The current owner and the developer, My Home Communities, have a contract to purchase the property pending approval of this rezone request. The property is currently zoned A1, and the developer wishes to rezone to include the R1 Open Space Community (OSC) Overlay to achieve the required density for a proposed subdivision. A new rezone request has been submitted for approval.

## Site

The site is located off Nicholsville Road in Walton County, Georgia. The property is comprised of approximately 81.0-acres. The properties feature an existing pond, which is to remain undisturbed.

The property is bordered by a residential A1 tract to the west, a residential A1 to the east, and Nicholsville Road to the north. The south side of the property is bordered by an R1, OI and an A1 R2.

## Development

The developer proposes to construct a single-family residence subdivision that will include 62 single-family 0.66-acre minimum lots, green-space, and roads / infrastructure for the proposed subdivision. The development will provide 25.60 acres of open space. The required open space is 20.12 acres. Fifty percent of the required open space or 10.06 acres, is required to be on buildable land. 13.11 acres or 0.65% has been provided.

## Access

The site will be accessed from Nicholsville Road. The proposed subdivision will feature a new 27-foot access drive off Nicholsville Road that will service the 62 single-family lots.

## Setbacks

According to the Walton County Land Development Ordinance, the building setbacks for a property zoned R1 within the OSC Overlay with public water and private on-site septic systems are defined as: Front Building Setback = 40 feet, Side Building Setback = 15 feet, and Rear Building Setback = 40 feet for interior lots, and 50 feet for exterior lots.



## Traffic

The proposed single-family residence subdivision will have a moderate affect of the traffic along Nicholsville Rd NW. The estimated average daily trips (ADT) are 6 trips per residence, and the estimate number of trips during peak hours is 4 trips; totaling an estimated ADT of 372.

## Water Supply

The water supply for the proposed subdivision will be provided by Walton County.

## Sewage Disposal

Sewage disposal for the proposed subdivision will be provided by individual private septic systems located within each lot. A preliminary soil survey was conducted to determine site feasibility, and lots are not shown within areas defined by poor soils.

## Utilities

The utilities needed to serve the site are proposed to be underground. The proposed development will require electricity, water, and telephone / data lines. Each of these utilities can be connected at Nicholsville Road.

## Solid Waste

Garbage collection will be by private contracts with a trash can on the property.

## Type of Ownership

Once developed, the subdivision lots will be privately owned, while the development, greenspace, amenity areas, and stormwater detention facilities will be governed by a homeowner's association. The roads within the proposed subdivision will be owned and maintained by Walton County.

















**SUMMARY**

OPEN SPACE REQUIRED: 20.12 ACRES  
 AVAILABLE OPENSACE REQUIRED: 10.06 ACRES  
 OPEN SPACE PROPOSED: 25.60 ACRES  
 AVAILABLE OPENSACE PROPOSED: 13.11 ACRES

- RAIN ENTRANCE
- LISTING POND
- OPENSACE
- OPENSACE WITHIN FLOODPLAIN
- OPENSACE WITHIN BUFFER
- RAIL KIOSK
- RAIL HEAD

Parcel #	Area	Parcel #	Area	Parcel #	Area
1	0.21 AC	41	0.71 AC	71	0.21 AC
2	0.21 AC	42	0.71 AC	72	0.21 AC
3	0.21 AC	43	0.71 AC	73	0.21 AC
4	0.21 AC	44	0.71 AC	74	0.21 AC
5	0.21 AC	45	0.71 AC	75	0.21 AC
6	0.21 AC	46	0.71 AC	76	0.21 AC
7	0.21 AC	47	0.71 AC	77	0.21 AC
8	0.21 AC	48	0.71 AC	78	0.21 AC
9	0.21 AC	49	0.71 AC	79	0.21 AC
10	0.21 AC	50	0.71 AC	80	0.21 AC
11	0.21 AC	51	0.71 AC	81	0.21 AC
12	0.21 AC	52	0.71 AC	82	0.21 AC
13	0.21 AC	53	0.71 AC	83	0.21 AC
14	0.21 AC	54	0.71 AC	84	0.21 AC
15	0.21 AC	55	0.71 AC	85	0.21 AC
16	0.21 AC	56	0.71 AC	86	0.21 AC
17	0.21 AC	57	0.71 AC	87	0.21 AC
18	0.21 AC	58	0.71 AC	88	0.21 AC
19	0.21 AC	59	0.71 AC	89	0.21 AC
20	0.21 AC	60	0.71 AC	90	0.21 AC



CONCEPTUAL SITE PLAN  
**NICHOLSVILLE RD SUBDIVISION**  
 NICHOLSVILLE ROAD-MONROE, GA  
 FEBRUARY, 2025