



## Planning and Development Department Case Information

Case Number: LU25-0199 and Z25-0198

Meeting Dates: Planning Commission 07-10-2025

Board of Commissioners 08-05-2025

Applicant/Owner:

Melody C Jackson Moon  
519 White Oak Drive  
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Suburban to Employment Center and rezone 2.64 acres from A1 to B3 for outdoor storage and car repair

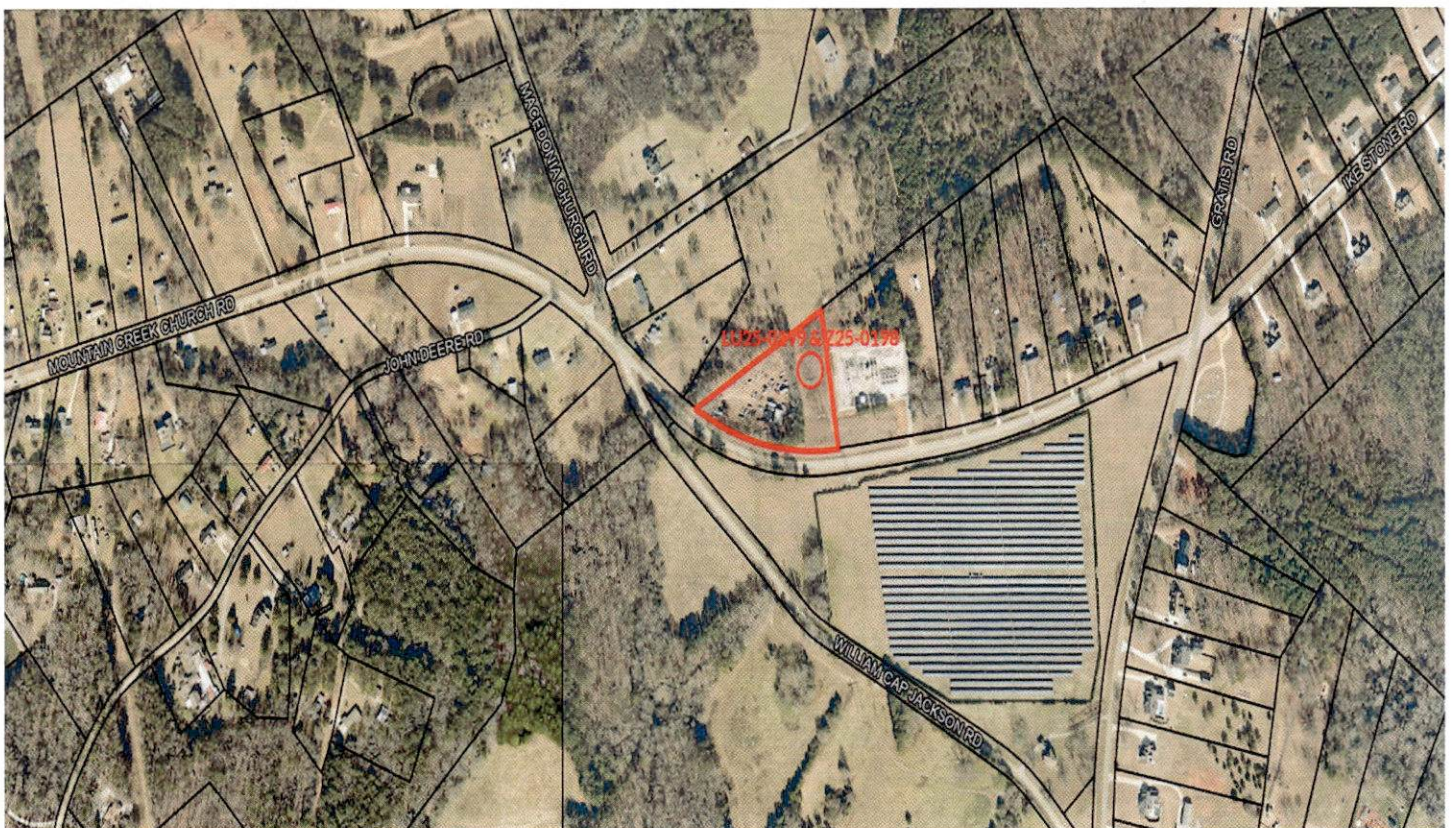
Address: 1350 Mountain Creek Church Road, Monroe, Georgia 30656

Map Number/Site Area: C1210079A00

Character Area: Suburban

District 6 Commissioner-Kirklyn Dixon      Planning Commission-Timothy J Kemp

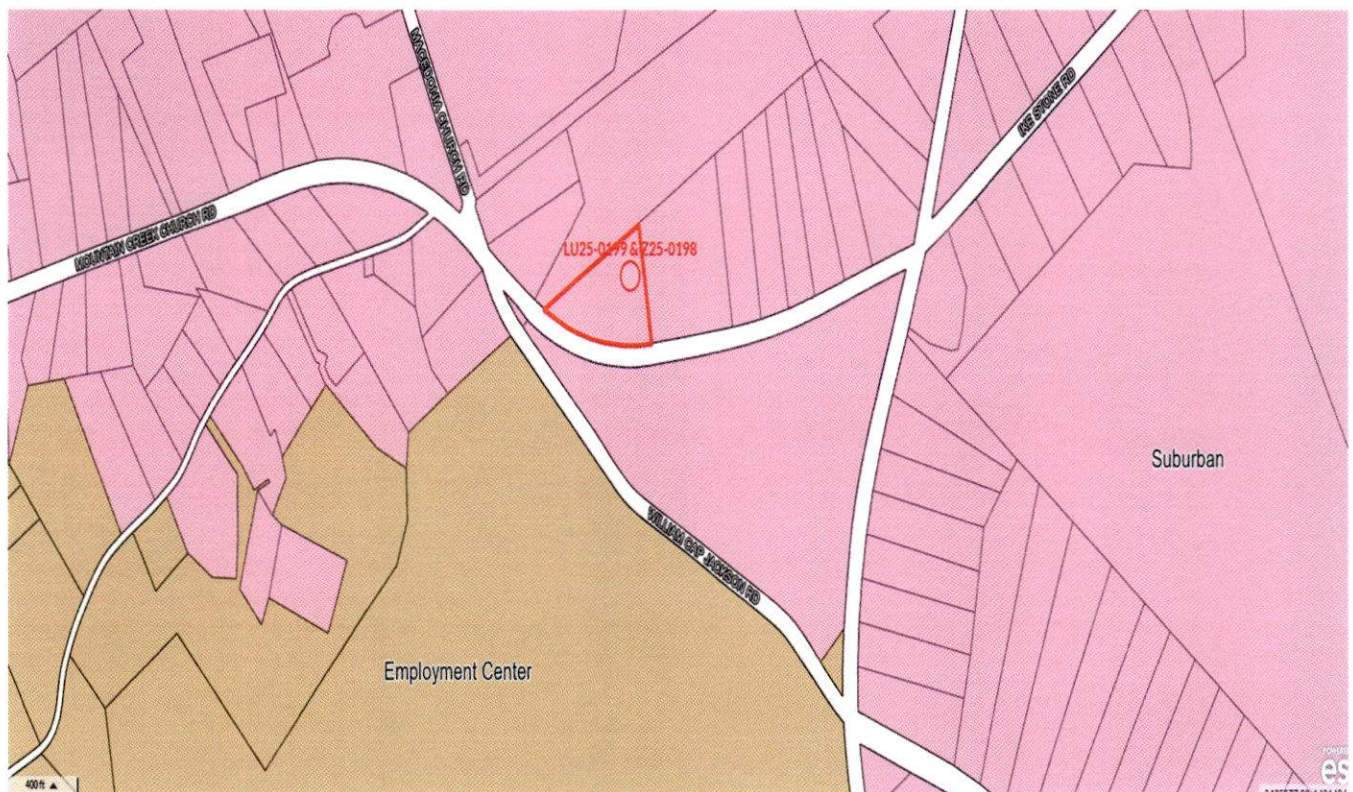
Existing Site Conditions: Property contains accessory buildings.





The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:** No History

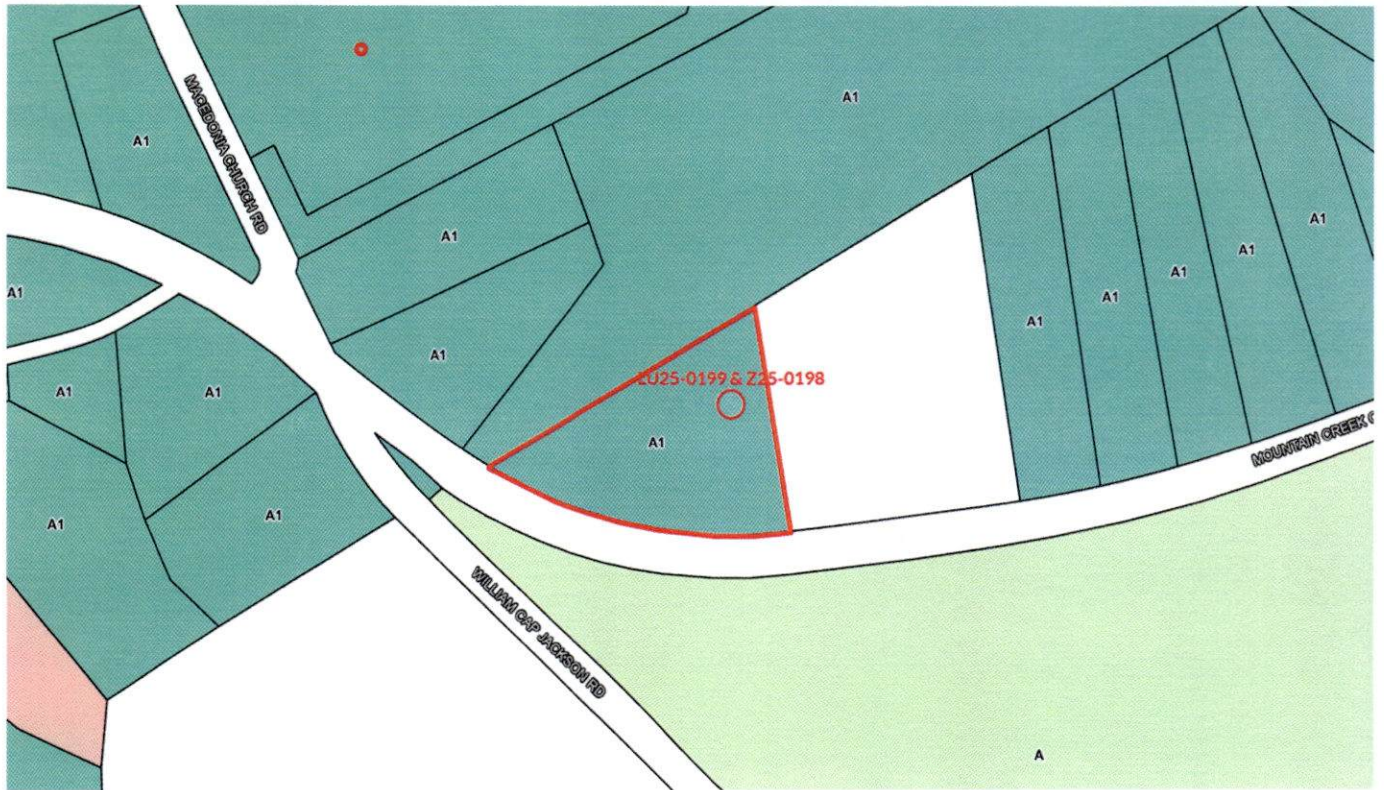
**Staff Comments/Concerns:** This rezone is the result of a code enforcement case in which the owner was notified of the improper use of the property as a storage lot with auto repair in an A1 zoning.

Should the Board approve, a site plan showing buffers, storage area and commercial driveway will be required.

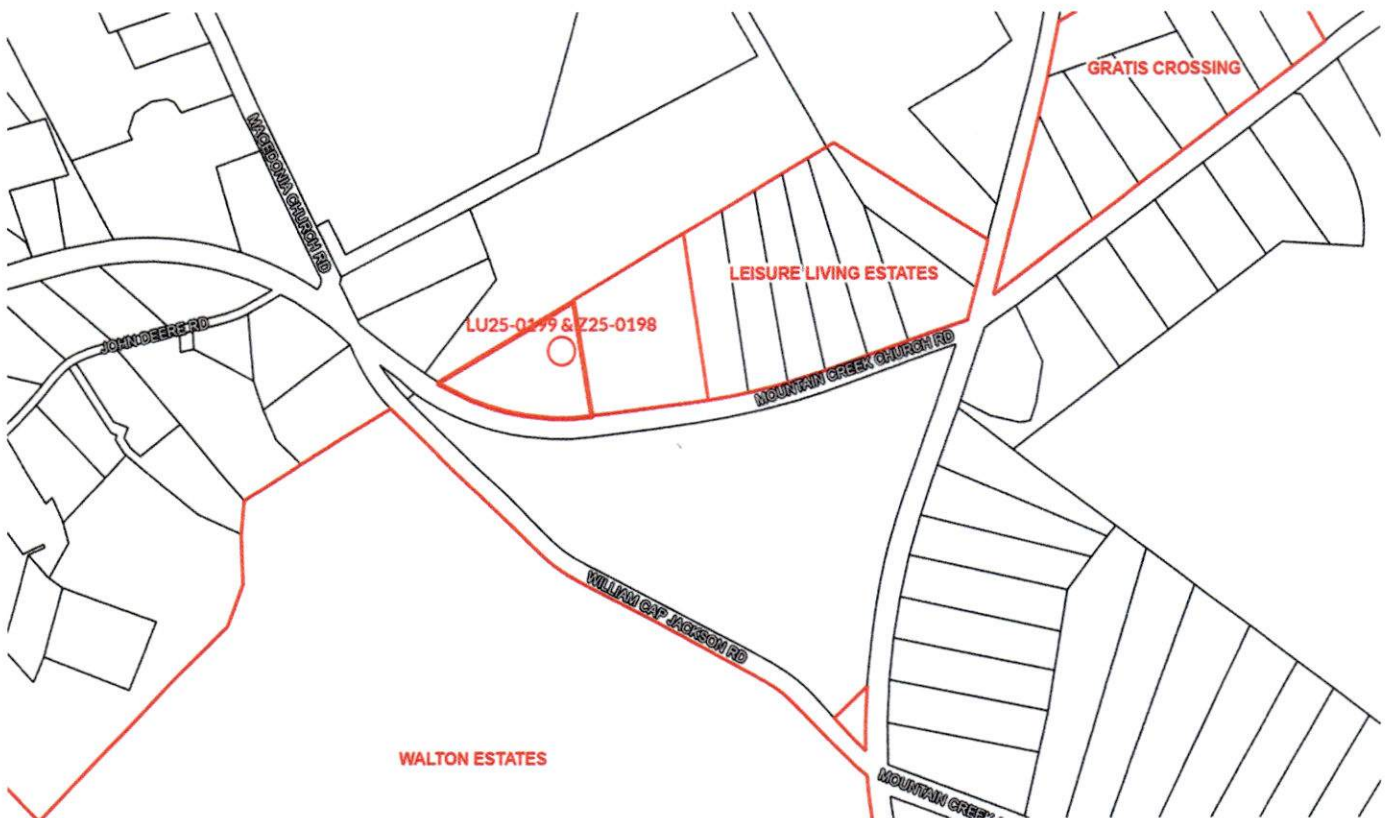
If denied, the owner will need to cease use of property and remove vehicles.



The surrounding properties are zoned A1 and A.



Subdivisions surrounding property:



# Character Area Map Amendment

Application # LU25-0199

Planning Comm. Meeting Date 7-10-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 8-5-2025 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 C1210079A00

Applicant Name/Address/Phone #

Melody C. Jackson Moon  
519 White Oak Drive  
Monroe, GA. 30655

Property Owner Name/Address/Phone

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

Phone # 770-530-0162

Phone # \_\_\_\_\_

E-mail Address: melodymoon@windstream.net

Location: 1350 Mountain Creek Ch Rd. Acreage 2.66

Existing Character Area: Suburban

Proposed Character Area: Employment Center

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? No

Proposed Development: \_\_\_\_\_ Single-family \_\_\_\_\_ Multi-family ☒ Commercial \_\_\_\_\_ Industrial

Proposed Zoning: B3 Number of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_

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.

Melody Jackson Moon 5/12/2025 \$ \_\_\_\_\_  
Signature Date Fee Paid



**Rezone Application #** 225-0198  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 7-10-2025 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 8-3-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1210079ADD

**Applicant Name/Address/Phone #**

Melody Jackson Moon  
519 White Oak Dr.  
Monroe, Ga 30655

**Property Owner Name/Address/Phone**

Melody Jackson Moon 770-530-0162  
519 White Oak Dr.  
Monroe, Ga 30655

E-mail address: melodymankindsteam.net (If more than one owner, attach Exhibit "A")

Phone # 770-530-0162

Phone # 770-530-0162

Location: 1350 Mt Creek Church Rd Monroe Requested Zoning B3 Acreage 2.64

Existing Use of Property: As a hobby for my husband to repair cars & store car trailer.

Existing Structures: 30x40 Building, 2 car hauler, 10x12 storage, cars

The purpose of this rezone is As a hobby of my husband to repair cars and store his car trailer

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.

Signature

Melody Jackson Moon

Date

5/12/25

Fee Paid

\$ 450.00

**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

East

A1

West

Comprehensive Land Use: Suburban

**DRI Required?**

Y

N ☒

Commission District: 6-Kirklyn Dixon

Watershed: —

TMP

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

As a hobby my husband repairs cars  
and store his car haulers. Nearby  
properties are, Agricultural, Meter,  
Residential properties.

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

N/A

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

NO

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

Same as current

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

no change/Not adding.

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

30 X 40 Building, Cars, two  
Car hauler, 10x12 Storage  
building. No House

May 12, 2025

RE: Letter of intent

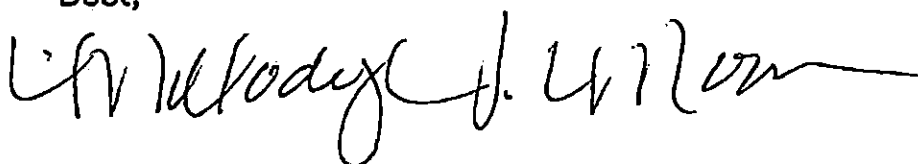
We would like to rezone the property at 1350 Mountain Creek Church Road to B3 for outside storage and for my husband to continue to work on vehicles. He works on vehicles in his spare time on the weekend and sometimes at night. This is not full time as he works for Walton County BOE full time. He has been doing this on the property for three years.

My husband has cars on this property that he works on. He also had 2 car haulers and a storage building and a building that he works in.

The nearby properties are Agriculture zone, county owned meter, and residential properties.

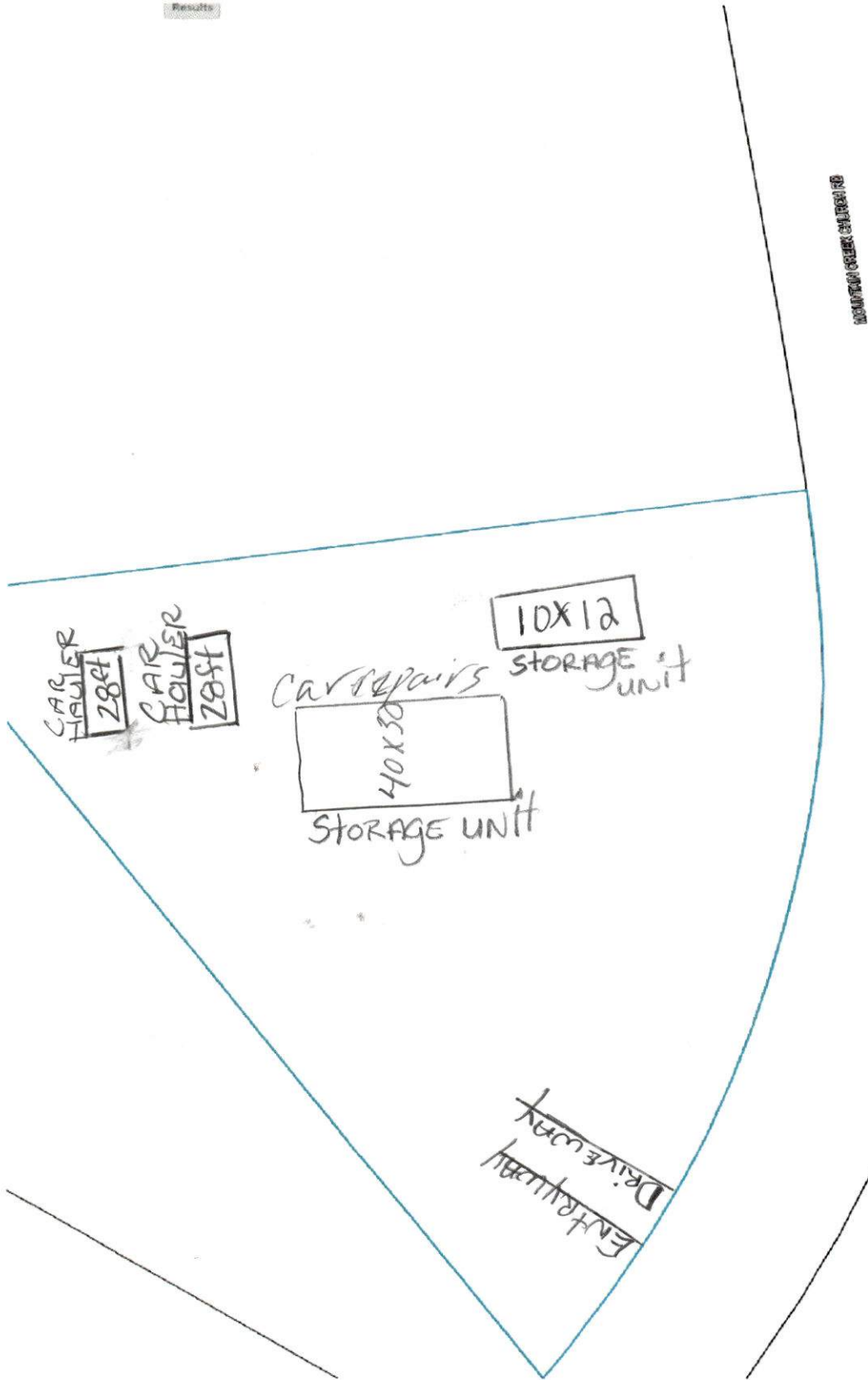
Please grant this rezone as this is mostly a hobby for my husband to work on cars.

Best,

A handwritten signature in black ink, appearing to read "Whitney M. Kody". The signature is fluid and cursive, with a long horizontal stroke at the end.



INDUSTRIAL CENTER CHARTERED









MOUNTAIN CREEK CHURCH RD  
POWERED BY  
esri



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### **Section 6-1-180 Automotive, Minor Repair and Maintenance (20)**

- A. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- B. There shall be no outdoor storage.

### **Section 6-1-170 Automotive, Major Repair and Maintenance (20)**

- A. The use shall not be established on any lot which is either adjacent to or directly across from any residentially zoned district.
- B. The use shall not be within one hundred (100) feet of a residential district.
- C. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- D. Outdoor storage is limited to twenty-five percent (25%) of the total lot and shall comply with the outdoor storage regulation in this Ordinance.
- E. Minor automotive repair and maintenance is allowed.



## **Outdoor Storage (20)**

- A. Outdoor storage yards shall be set back at least 15 feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.