



## Planning and Development Department Case Information

Case Number: Z25-0001

Meeting Dates: Planning Commission 02-06-2025

Board of Commissioners 03-04-2025

Applicants:

Ben Myers  
1523 Roscoe Davis Road  
Monroe, Georgia 30656

Owner:

Table Ventures LLC  
1523 Roscoe Davis Road  
Monroe, Georgia 30656

Current Zoning: The current zoning is R1.

Request: Rezone 2.22 acres from R1 to A and a conditional use for short term rental and small events and appeal ADA requirements.

Address: 4850 Center Hill Church Road, Loganville, Georgia 30052

Map Number/Site Area: C0290086

Character Area: Suburban

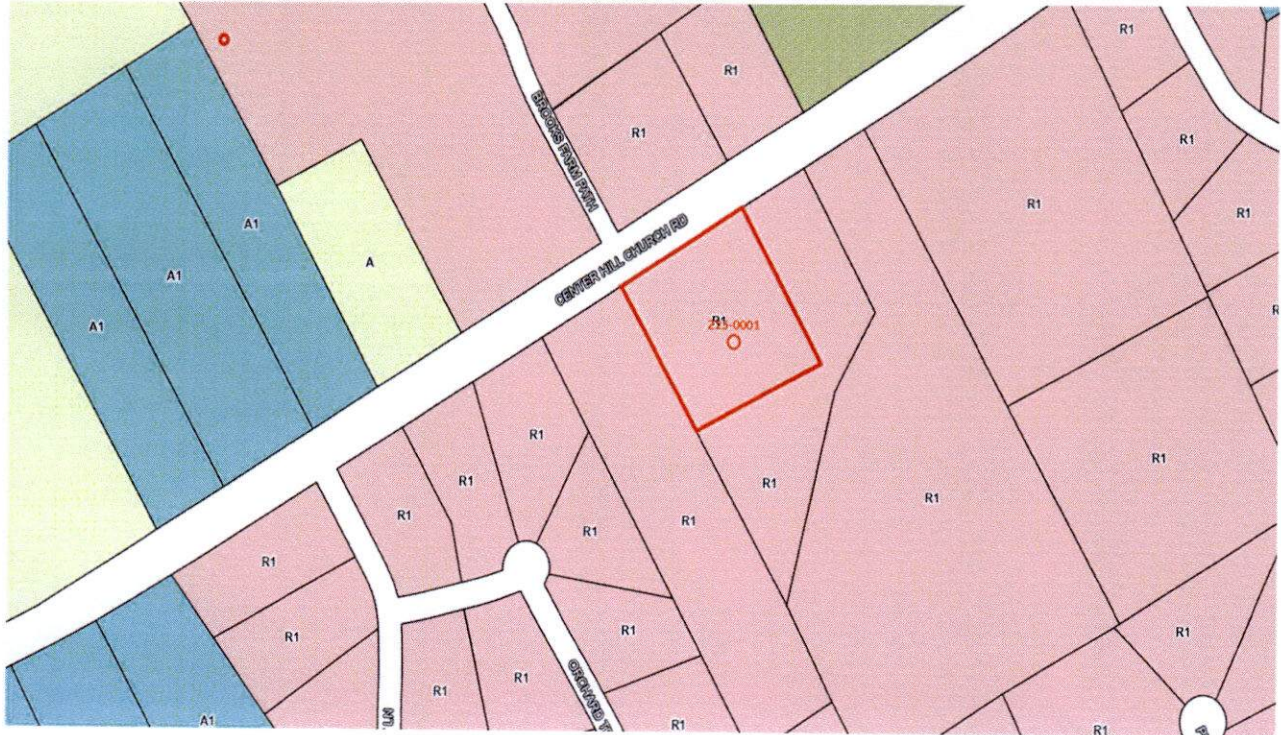
District 3 Commissioner-Timmy Shelnett

Planning Commission—John Pringle

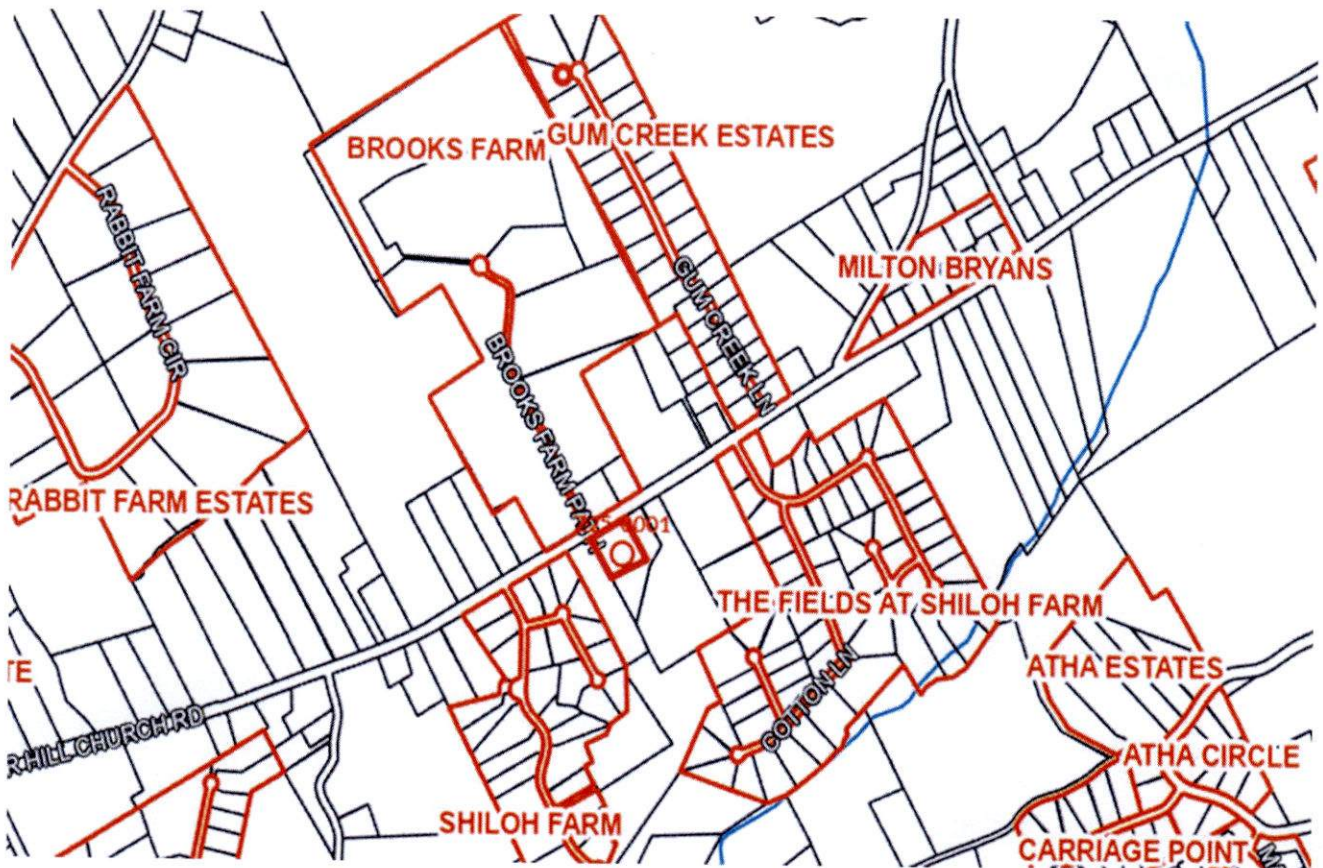
Existing Site Conditions: Property consists of 2 houses.



The surrounding properties are zoned R1.

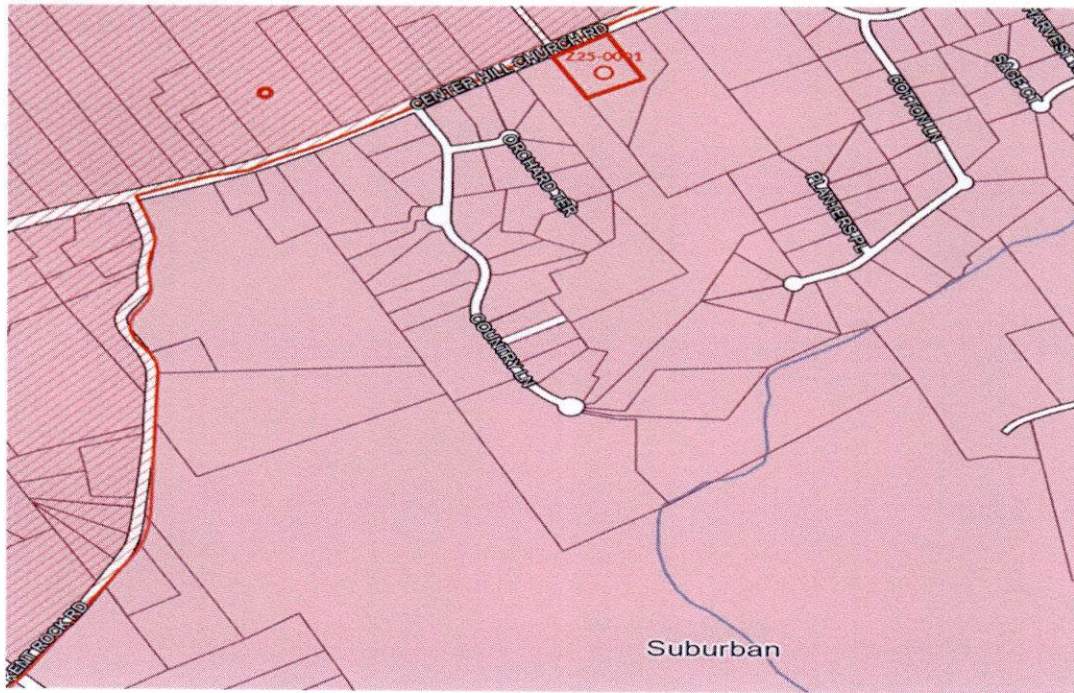


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends a commercial driveway if approved for an event venue for safe ingress/egress.

**Sheriffs' Department:** Entry and exit from the corridor will present traffic issues and will require intermittent traffic control. Lack of intermittent traffic control will result in traffic related issues and potential accidents.

**Water Authority:** This area is served by an existing 8" diameter water main along Center Hill Church Road. (static pressure: 75 psi, Estimated fire flow available: 1,550 gpm @ 20 psi). No system impacts anticipated.

**Fire Marshal Review:** Historic buildings are not completely exempt from ADA code and shall not be given full ADA exemption. Historic buildings shall comply with Ga ADA 120-3-.12 Accessible Buildings: Historic Preservation as adopted. More information can be found at [web.gfsic.ga.gov](http://web.gfsic.ga.gov).

**Fire Department Review:** Impacts can include increased fire and emergency medical response. Technical rescue may be of concern if the building does not meet ADA code.

**Board of Education:** Will have no affect on the Walton County Schools.

**DOT Comments:** Will not require GDOT coordination.

**PC ACTION 2/6/2025:**

1. Z25-0001- Rezone 2.22 acres from R1 to A and a Conditional Use for short term rental and small events and Appeal ADA requirements-Applicant: Ben Myers-Owner: Table Ventures LLC-Property located on 4850 Center Hill Church Rd/Map/Parcel C0290086-District 3.

**Presentation:** Ben Myers represented the case, and he lives at 5323 Roscoe Davis Road in Monroe, but he used to live at this address. He stated that the property is zoned R1, and he would like to rezone to A for short term rental. He stated that there are 2 homes on the property. There is one in the front and there is a small one in the rear, and they would like to waive the ADA requirements. The original home was built in the 1900's and is 684 sq. ft and the other one was also built in the 1900's and they would like to do short term rental and small events. There is only 2.22 acres so it can't be a very large event but maybe 50 to 80 people and there is plenty of parking in the back.

He stated that they have had family parties there and there is plenty of parking in the back. He stated that they do not want to do ADA due to the houses being historical. This property has been in his family for years.

John Pringle asked if anyone was living on the property now and Mr. Myers stated it was vacant, but they have had family gatherings and personal events with 50 or more people. Mr. Pringle stated that the ADA requirements are State and Federal requirements and you can't waive them.

**Mr. Myers stated that they are asking for short term rental and these homes have been rented out in the past.**

**Tim Hinton asked so the conditional use is for an event facility and Mr. Myers stated that was correct.**

**Josh Ferguson stated that with the conditional use you would be turning the property into commercial use and ADA is required.**

**Ben Myers stated that it will be advertised as not ADA accessible.**

**Tim Hinton advised that a residential rental does not have to be ADA accessible, and houses are not mandated to have ADA requirements and that the Board can waive the ADA requirements for short term rental but not for the event facility.**

**Charna Parker, Director of Walton County Planning & Development stated that they are requesting the ADA requirements be waived because that is what is listed in our code for short term rental.**

**Kylie Myers asked if they removed the conditional use for the event facility that in the future can they have a pavilion and do the ADA requirements, and she was advised that she would need to come back before the board.**

**Josh Ferguson said that there are zoning categories and occupancy requirements for an event facility.**

**Wesley Sisk asked if their goal was for a wedding venue and Ms. Myers stated that was correct.**

**Josh Ferguson advised the Applicant that he may want to consult with an architect and see if there are ways that they might can meet the ADA requirements.**

**Josh Ferguson advised that this property is not on the Historic Registry and Kylie Myers stated not yet but they would love for it to be.**

**Josh Pringle asked if the small house was the site for temporary events and would both places use the same driveway to the house.**

**Michelle Trammel asked so you are only requesting short term rental on both, and they stated yes. Tim Hinton stated so if you remove the portion about event venue you would only be using both properties for short term rental and Mr. Myers stated that was correct.**

**John Pringle said what about the recommendations for the ADA accessible and Mr. Pringle was advised that they would drop the ADA requirements since it will only be for short term rental.**

**Speaking:** No one

**Recommendation:** John Pringle made a motion to recommend approval as amended for short term rental and waive ADA requirements and remove the conditional use for an event venue and was seconded by Tim Hinton. The Motion carried unanimously.

**Rezone Application # 225-0001**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 2-6-2025 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 3-4-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0290086

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Ben Myers  
1523 Roscoe Davis Rd Monroe

Table Ventures, LLC  
(Ben Myers)

678-618-3062

E-mail address: tableventures@gmail.com (If more than one owner, attach Exhibit "A")

Phone # 678-618-3062

Phone # (Same)

Location: 4850 Centurhill Requested Zoning A7 Acreage 2.2

Existing Use of Property: residential

*please see next page for specifics*

Existing Structures: White house, original house, smokehouse, barn

The purpose of this rezone is Short term stays +  
small event venue

Property is serviced by the following:

Public Water: yes Provider: Walton County Water Well

Public Sewer: N/A Provider: N/A Septic Tank: yes

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 Ben Myers Date 12/31/24 \$            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

Office Use Only:

Existing Zoning R1 Surrounding Zoning: North R1 South R1  
 East R1 West R1

Comprehensive Land Use: Suburban **DRI Required?** Y        N   /  

Commission District: 3-Timmy Shelndt 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;

Existing zoning of nearby properties consist of range from R, A, B3, B1. Uses of residential homes (R), Petting zoo across the street (A), Auto shop down the rd (B3) & small event space (B-2).

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

Properties nearby benefit from a well maintained, historical home that is accessible to the community.

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

I do not see negatives of a well maintained historical home being accessible to the community.

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

The gain is great to the public. This home is known by long term locals and this rezone would allow locals to have access and enjoy it's unique charm.



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

This property provides a charming and unique experience for short term guests and can do the same for small events. There are no plans to add permanent structures but we may use a temporary tent and/or bathrooms for small events.

The lay  
of the  
land provides

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 surrounding areas don't have new construction that I am aware of and the property hasn't been vacant.

ample  
room for  
parking and  
a temporary  
tent / bath  
room

if / when  
needed.

4850 Center Hill Church Rd

We would like to request  
to have property rezoned to

A with conditional use for  
short stays and small event

venues

We'd like to request a  
variance to not be required to  
meet ADA requirements because  
of homes historical nature.

One home was built in 1800's +  
other prior to 1920 and meeting  
ADA requirements would require  
us to alter historical structure.



1411 Norwalk Farms Rd. Phone: 404-411-0266  
 Monroe, Georgia 30665 Email: info@atgcivil.com  
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**SITE PLAN**

4850  
 CENTERHILL CHURCH  
 ROAD

2.22 ACRES  
 PARCEL ID: C0290086  
 LAND LOTS 208  
 4TH LAND DISTRICT  
 4850 CENTERHILL CH RD.  
 WALTON COUNTY, GEORGIA

12-30-2024  
 SCALE: 1" = 50'

OWNER / APPLICANT  
 TABLE VENTURES, LLC  
 1523 ROSCOE DAVIS ROAD  
 MONROE, GA 30656

24 HOUR - EMERGENCY CONTACT  
 KYLIE MYERS  
 678-227-1031

**REVISIONS**

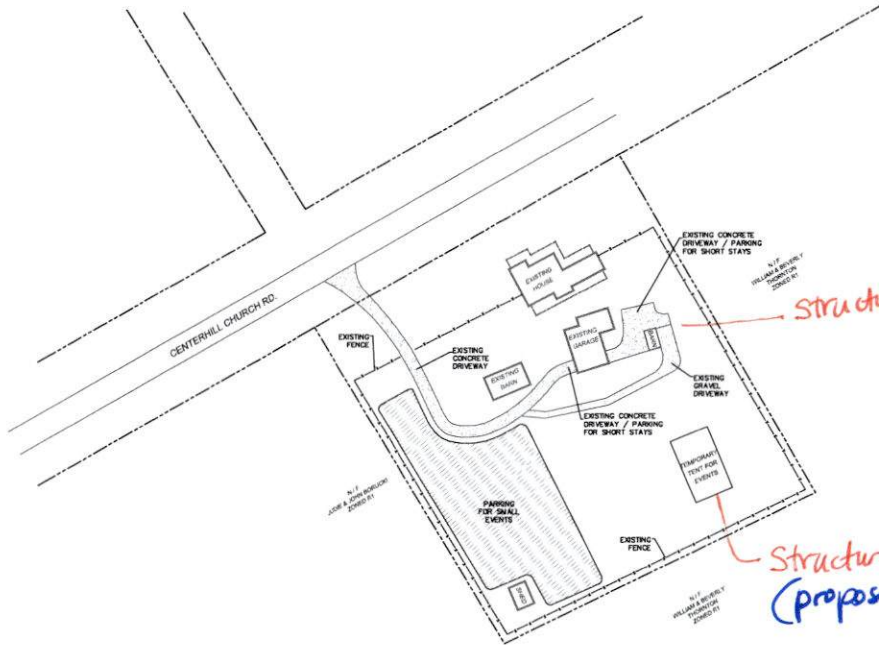
DATE	DESCRIPTION

JOB: 4850 CENTERHILL CH RD  
**SHEET 1**



VICINITY MAP  
 N.T.S.

SITE



CURRENT ZONING R-1, REQUESTED ZONING A

TOTAL SITE AREA = 2.22 ± ACRES  
 PROPOSED USE = SHORT TERM STAYS, EVENTS

REQUESTED CONDITIONAL USE:  
 USE FOR SHORT TERM STAYS AND SMALL EVENTS

REQUESTED VARIANCE:  
 REQUEST TO WAIVE ALL MODIFICATIONS TO HISTORIC STRUCTURES



Structure # 1



Structure # 2



December 31, 2024

Dear Planning and Development,

I am submitting this application for re-zoning at 4850 Center Hill Church Rd in Loganville. It is currently zoned R-1 and I would like to have it changed to:

A - with conditional use for short term stays and small events. Variance requested to not comply with ADA requirements because that would require altering the historical nature of property.

Eventually we plan to submit an application for making this property an official historical home in the State of Georgia. There are 2 homes on this property, the original home built in the 1800's by the Leach family and then the main house built prior to 1920 also built by the Leach family. After siblings William, James, & Sarah Leach passed without having children, the property foreclosed. My uncle, Hugh Myers, purchased it at that time and since then it has been in the Myers family. Growing up in the adjacent neighborhood my wife and her family adored this house and we were thrilled to have the opportunity to purchase it in 2016. We've envisioned sharing this special place with our community by having a small event venue and having it serve as a short term rental until venue can support expenses of upkeep by itself.

Thank you for consideration of our request in zoning change and permission of conditional use with variance.

Sincerely,

Ben Myers  
Owner  
678-618-3062