



PLANNING COMMISSION MEETING

Thursday, May 07, 2026 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

AGENDA

1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

3. OLD BUSINESS

4. NEW BUSINESS

- 4.1. LU26-0083 & Z26-0081 – Land Use Change from Highway Corridor to Suburban and Rezone 2.10 acres from R1 to A1 to have personal outside animals – Applicant/Owner: Isidro Miranda Gonzalez – property located at 935 Snip Dillard Road – Map/Parcel C1770030E00 - District 4
- 4.2. Z26-0085 - Rezone 7.12 acres from A2 to A for an animal rescue and Variance on the setbacks - Applicant/Owner: Lisa Kario - property located at 5531 Hillview Drive - Map/Parcel C0300132 - District 3
- 4.3. LU26-0100, CU26-0092, and Z26-0093 – Land Use Change from Village Center to Highway Corridor, Conditional Use for outside storage of commercial vehicles and for 3 diesel pumps; Rezone 3.21 acres on C0080006 from B2/A2 to B2 to expand existing convenience store to be combined with parcel C0080006A00; and Variance to reduce transitional buffer from 50’ to 10’ and eliminate the required 10’ landscape strip along the road – Applicant: Junaid Vicani – Property Owner – Siasim Loganville, LLC – property located at 5400 GA Highway and Highway 20 – Map/Parcels C0080006 and C080006A00 – District 2
- 4.4. Z26-0096 – Rezone 74.79 acres of a parcel of 149.75 from R1GS to R1OSC and remove previous zoning conditions on the 74.79 acres- Applicant: Baldpates General Contracting,

LLC/Owner: Jersey Partners Holdings, LLC – property located at 1360 Ammons Bridge Road – Map/Parcel C0990010 – District 5

- 4.5.** OA26-0094 – Amendments to the Walton County Land Development Ordinance as per Amendment sheet dated 4/6/2026

5. DISCUSSION

- 6. PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

7. ANNOUNCEMENTS

8. EXECUTIVE SESSION

9. ADJOURNMENT

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.



Planning and Development Department Case Information

Case Number: LU26-0083 and Z26-0081

Meeting Dates: Planning Commission 05-07-2026

Board of Commissioners 06-02-2026

Applicant/Owner:

Isidro Miranda Gonzalez
935 Snip Dillard Road
Monroe, Georgia 30656

Current Zoning: The current zoning is R1.

Request: Land Use Change from Highway Corridor to Suburban and Rezone 2.10 acres from R1 to A1 to have personal outside animals.

Address: 935 Snip Dillard Road, Monroe, Georgia 30656

Map Number/Site Area: C1770030E00 – 2.10 acres

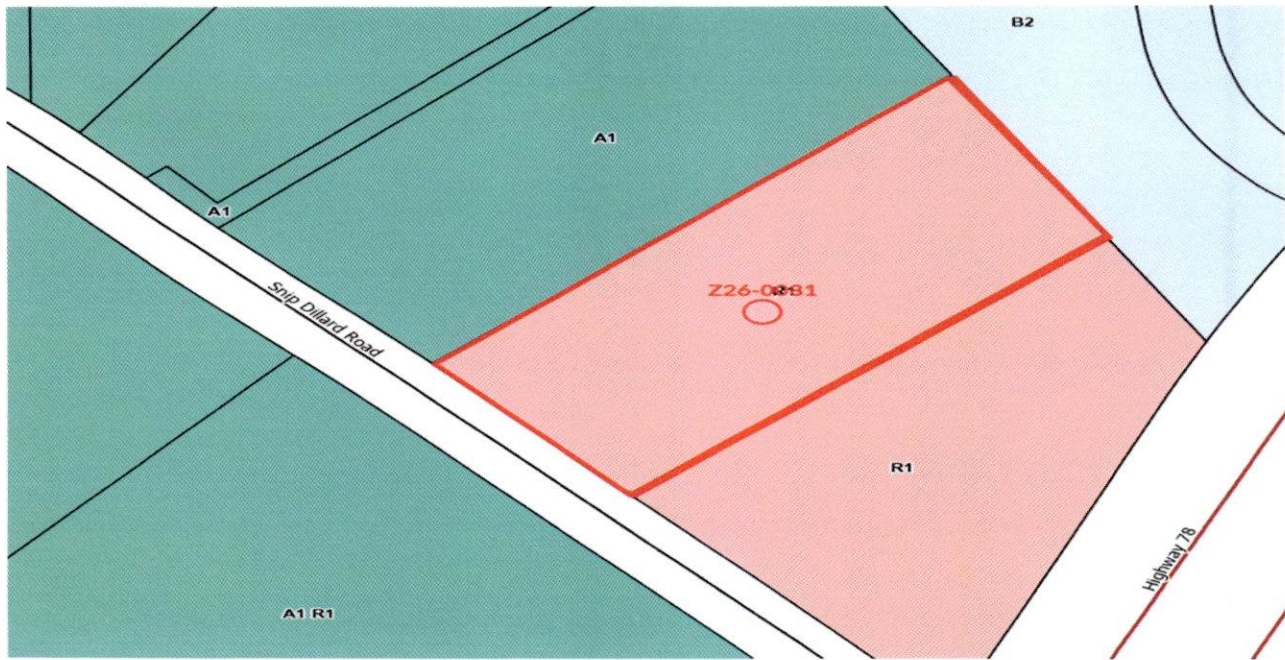
Character Area: Highway Corridor

District 4 Commissioner- Lee Bradford Planning Commission–Michelle Trammel

Existing Site Conditions: On the property is a house and detached garage.



The surrounding properties are zoned A1, R1 and B2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Highway Corridor.



History: No History

Staff Comments/Concerns:

Livestock, Quarters and Enclosures (1)

- A. No animal quarters are to be located closer than 50 feet to any property line.
- B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc. associated with the proposed use in addition to the minimum requirements of this Ordinance.
- C. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of large, hooved livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre.
In the A-Agricultural District, the maximum number of large hooved livestock shall be equal to (5) animals per fenced acre.
- D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hooved livestock shall be equal to four (4) animals per fenced acre.
(10-2-07)
- E. No free-range poultry shall be permitted within any platted subdivision. (2013)

Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots 2 acres or less within the A1 and A2 zoning districts in accordance with the following provisions:
1-7-2020

- A. Number and type chickens allowed:
 - 1. No more than six chickens are allowed per parcel.
 - 2. Roosters and any other crowing chickens are prohibited.
- B. Noncommercial use only
 - 1. Chickens, chicken products and/or by-products shall not be sold on the property.
- C. Enclosures

1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
 2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
 3. Structures must be setback 25' from side and rear property lines.
 4. Fences shall comply with standards of Article 10, Section 120.
 5. No structure or enclosure shall exceed 100 square foot.
- D. Feed must be stored in a fully enclosed, rodent-proof container.
- E. Private drive subdivisions with lots 5 acres or larger are excluded from these conditions. (9-1-15)

Character Area Map Amendment

Application # LU 26-0083

Planning Comm. Meeting Date 5-7-2026 at 6:00PM held at WC Board of Comm. Meeting Room
 Board of Comm. Meeting Date 6-2-2026 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 C1770030ED0

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Isidro Miranda
935 Snip Dillard Rd.
Monroe, GA 30656

Isidro Miranda
935 Dillard Rd.
Monroe, GA 30656
 (If more than one owner, attach Exhibit 'A')

Phone # 678-394-6344

Phone # 678-394-6344

E-mail Address: ana-miranda717@yahoo.com

Location: 935 Snip Dillard Rd. Monroe, GA 30656 Acreage 2.1

Existing Character Area: Highway Corridor

Proposed Character Area: Suburban

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

Proposed Development: Single-family _____ Multi-family _____ Commercial _____ Industrial

Proposed Zoning: _____ 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.

Isidro M G
Signature

3/20/2026
Date

\$ /
Fee Paid

Rezone Application # 226-0081 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 5-7-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 6-2-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1770030E00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Isidro Miranda Gonzalez

Isidro Miranda Gonzalez

935 Snip Dillard Rd.

935 Snip Dillard Rd.

Monroe, GA 30656 (678-394-6344)

Monroe, GA 30656 (678-394-6344)
(If more than one owner, attach Exhibit "A")

Location: Monroe Requested Zoning A1 Acreage 2.1

Existing Use of Property: Residential

Existing Structures: House & detached garage

The purpose of this rezone is to have personal outside animals.

Property is serviced by the following:

Public Water: _____ Provider: _____ 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 Isidro MG Date 3/13/2026 Fee Paid \$ 400.00

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 R1 Surrounding Zoning: North A1 South R1
East B2 West A1/R1

Comprehensive Land Use: Highway Corridor **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 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.

Isidoro M.C. 3/13/2026

Signature of Applicant/Date

Check one: Owner Agent _____

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;

Residential & business

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

Not diminished.

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

Re-zone will not have any affect on property
owners around us.

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

N/A

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

Suitable because there is a zoning of A-1 around us.

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

Not vacant.

Letter of Intent

Property Address: 935 Snip Dillard Rd

To Whom It May Concern,

I am writing to express my intent regarding the property located at 935 Snip Dillard Rd. When this property was purchased, we were not aware that it was zoned R-1 (Residential). Our intention in purchasing the property was to use it in a way that allows for the presence of personal animals outdoors, which is more consistent with A-1 (Agricultural) zoning.

Because of this, we respectfully request that the zoning designation for the property be changed from R-1 to A-1. The purpose of this request is strictly for personal use, allowing us to keep animals on the property in a responsible and appropriate manner.

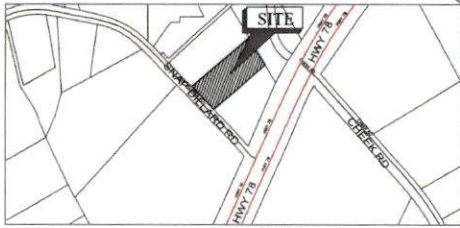
We value the surrounding community and intend to maintain the property in a clean, safe, and respectful condition that aligns with the character of the area. Our goal is simply to utilize the property in a way that supports a small, personal agricultural lifestyle.

Thank you for your time and consideration of this request. Please let us know if any additional information or documentation is needed to assist in the review process.

Sincerely,

Isidro Miranda

TOTAL SITE AREA = 2.1 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE
THERE ARE NO WETLAND ON SITE



VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 2.1 ACRES

PARCEL: C1790024 ZONED: R1

REZONING FROM R1 TO A WITH SPECIAL USE PERMIT TO ALLOW FOR RAISING FARM ANIMALS

TOTAL SITE AREA = 2.1 ACRES

PROPOSED USE = RAISING FARM ANIMALS

VARIANCE TO ALLOW FOR RAISING FARM ANIMALS WITH IN AGRICULTURAL DISTRICT AND VARIANCE TO REQUIRE 200' DISTANCE REQUIREMENT FOR COMMERCIAL KENNEL.

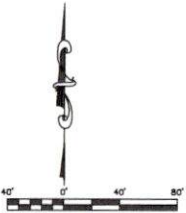
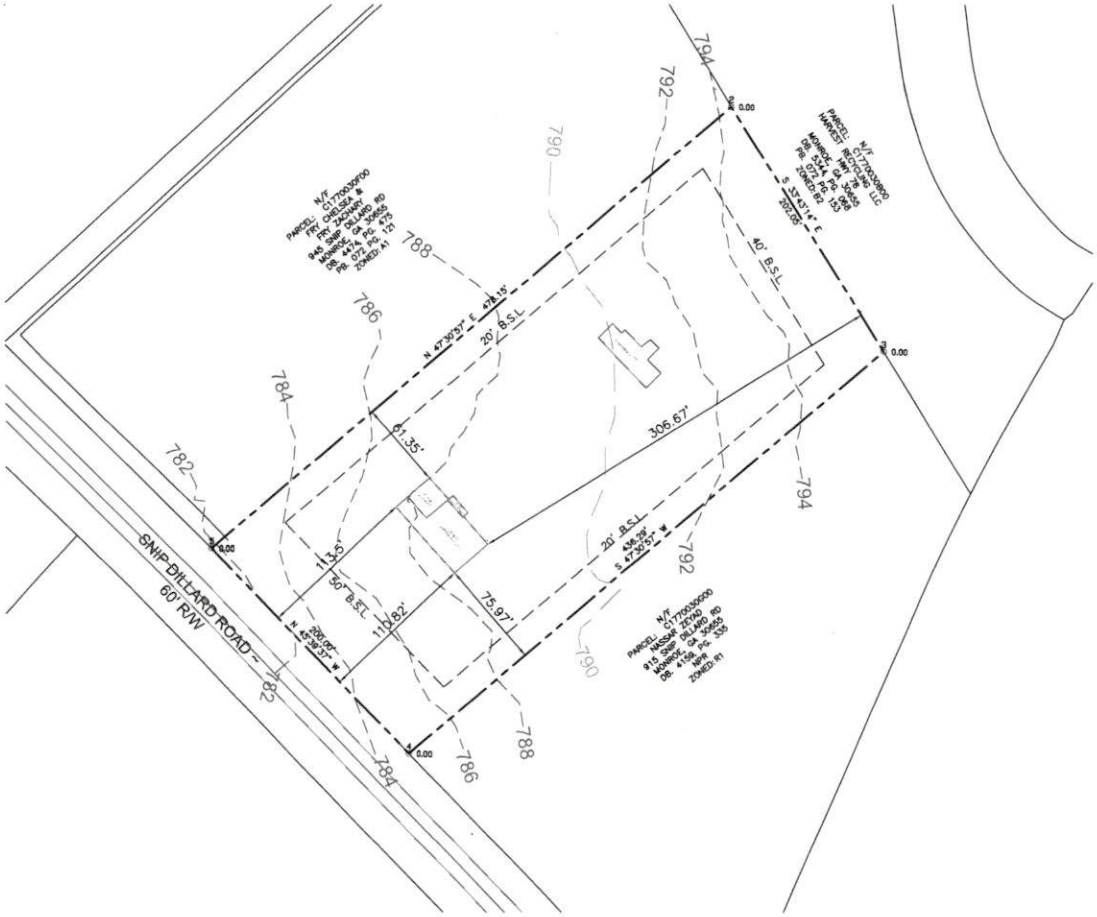
APPLICABLE ORDINANCE: SECTION 4-1-110.

PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 300 FEET.
3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 20 FEET
 - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY JOHN F BREWER & ASSOCIATES, DATED NOV. 11, 1996.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE NO STATE WATER ON SITE.
4. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
5. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.



GEORGIA811
www.Georgia811.com

A.C.E.
ALCOVE CONSULTING ENGINEERING AND ASSOCIATES, L.L.C.
P.O.C. TIP HUYNH, P.E.
485 Edwards Rd.
Chick, Georgia 30004
Phone: 770-466-4002
tipacinc@gmail.com

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SITE PLAN

**PROPOSED
SNIP DILLARD
RESIDENCE**

PARCEL: C1770030E00
LAND LOT: 241
DISTRICT: 3RD
935 SNIP DILLARD ROAD
WALTON COUNTY, GA

DATE: 2/1/2026
SCALE: 1"=40'

**OWNER / DEVELOPER/
PRIMARY PERMITTEE**

ANA MIRANDA
PHONE: 678-394-6344
ana_miranda217@YAHOO.COM

24 HOUR - EMERGENCY CONTACT
ANA MIRANDA
PHONE: 678-394-6344
ana_miranda217@YAHOO.COM

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 25-088
RZ-1



Planning and Development Department Case Information

Case Number: Z26-0085

Meeting Dates: Planning Commission 05-07-2026

Board of Commissioners 06-02-2026

Applicant/Owner:

Lisa Kario
5531 Hillview Drive
Oxford, Georgia 30054

Current Zoning: The current zoning is A2.

Request: Rezone 7.12 acres from A2 to A to have a dog rescue and Variance on the setbacks from required 500' to 430' to the north and 311' to the west, however, the dogs are kept inside the house.

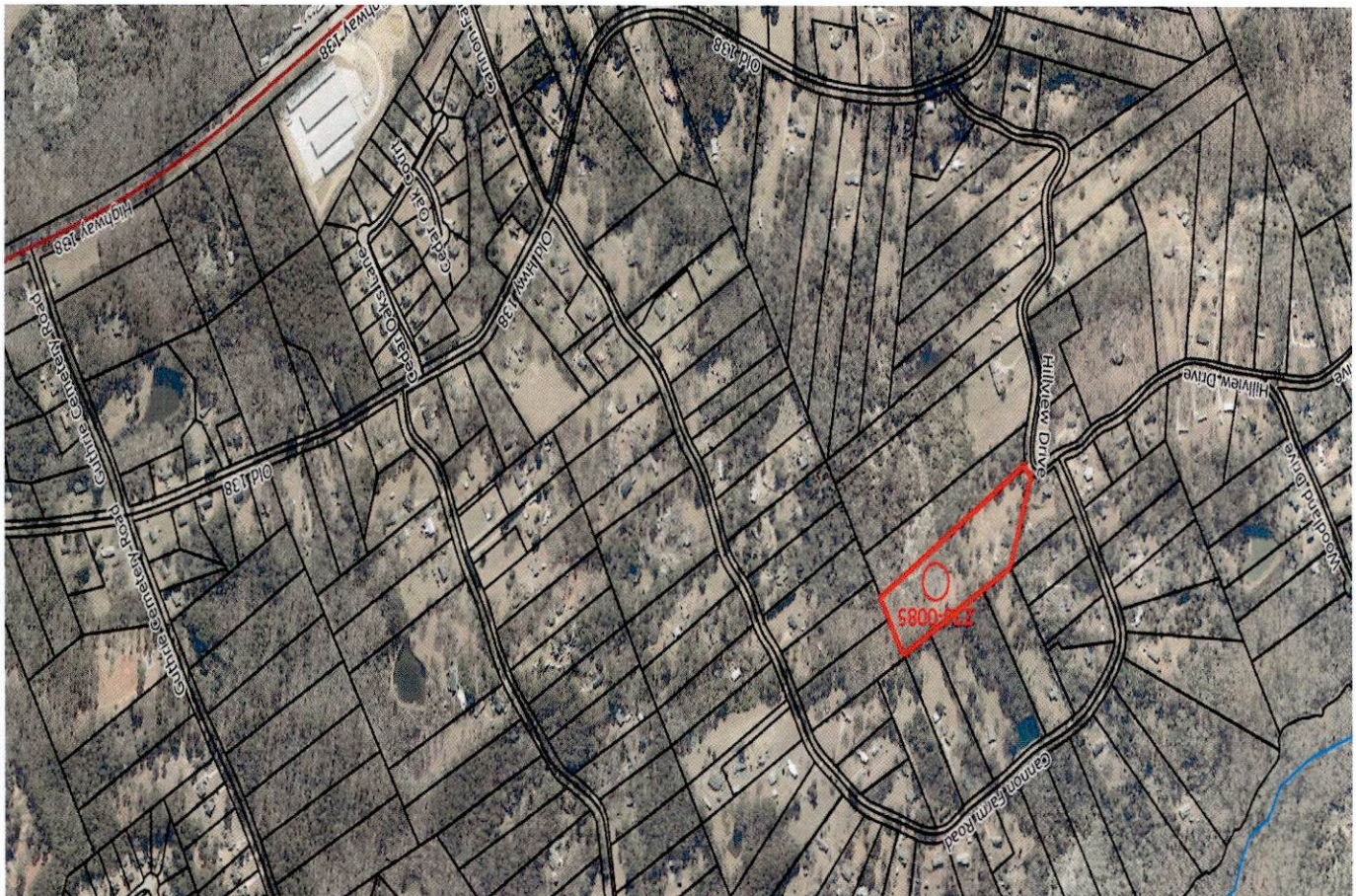
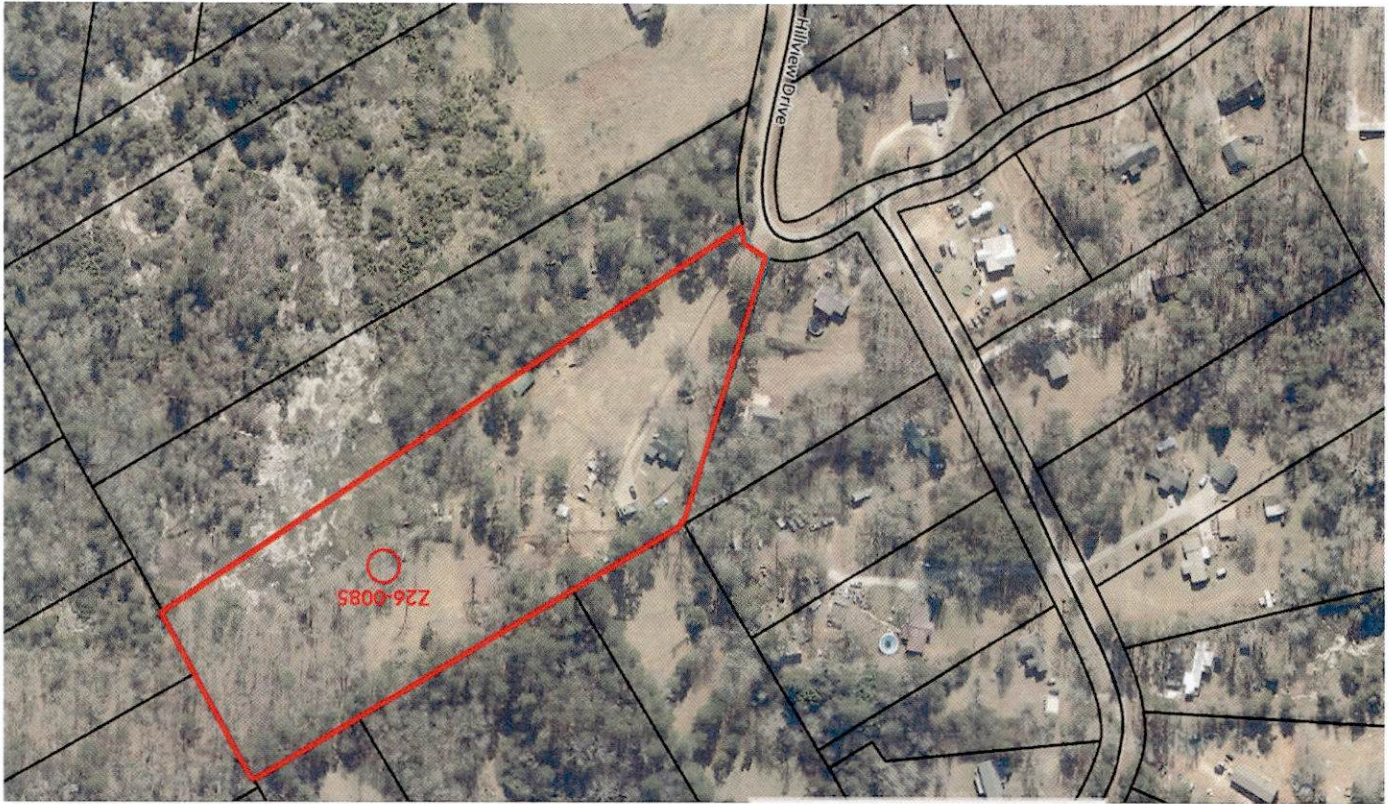
Address: 5531 Hillview Drive, Oxford, Georgia 30054

Map Number/Site Area: C0300132 – 7.12 acres

Character Area: Suburban

District 3 Commissioner- Timmy Shelnett Planning Commission–Vacant

Existing Site Conditions: Property consists of a house and barns.

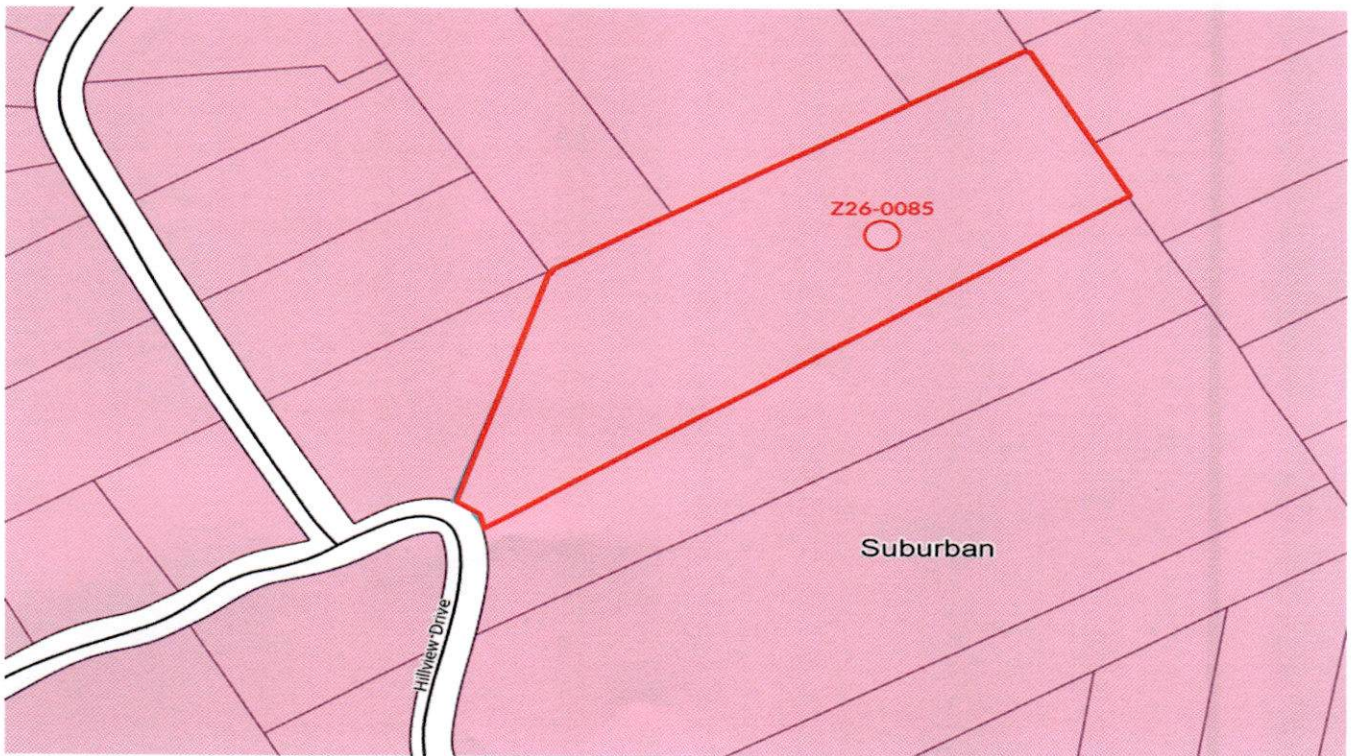


The surrounding properties are zoned A2.



The property is not in a Watershed Protection Area.

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 an animal rescue in an A2 zoning district.

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review.

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

Commercial Kennels will need to be zoned A, B1, B2, B3

Kennel, Commercial (20)

- A. The lot size shall be no less than two (2) acres.
- B. Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 100 feet.
- C. All areas maintaining animals outside shall be completely enclosed by walls or fences at least six (6) feet in height, and shall be located no closer than 200 feet from property lines or street right-of-way.
- D. No commercial kennel shall be located within 500 feet of a residential district

REZONE APPLICATION - Lisa Kario

APPLICANT'S PHONE # 678-598-8901

APPLICANT'S E-MAIL _____

Rezone# 226-0085

OWNER'S PHONE # 678-598-8901

OWNER'S E-MAIL _____

PC 5/7/2026
BOC 6/2/2026

Walton County Planning and Development

SUBMITTAL CHECKLIST for REZONING APPLICATION

- Application must be completely filled out.
- Name, address and phone number of all owners of the property.
(If more than one owner-attach as exhibit)
- Recorded Deed of property
- Recorded Plat of property
- Campaign contribution form
- Authorization to file if applicant is not the owner.
(Must be notarized)
- Article 4, Part 4, Section 160 (A) - Provide written documentation addressing statements 1-6 (attached)
- 1 reduced copy of site plan (11X17)
- Letter of intent with any conditions.
- Proof of property taxes paid on property

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NOTICE: Due to file size, not all application materials are attached. Full documents are available for review upon request by contacting the Walton County Planning Department, 126 Court Street, Monroe, GA 30655.



Rezone Application # 226-0085
Application to Amend the Official Zoning Map of Walton County, Georgia

226-0085

Planning Comm. Meeting Date 5/7/26 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga

(2nd Floor)

Board of Comm Meeting Date 6/2/26 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C0300132
Applicant Name/Address/Phone # _____ Property Owner
Name/Address/Phone _____ Same

5531 Hillview Drive
Oxford, GA 30054

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

Location: 5531 Hillview Dr
Oxford, GA 30054 Requested Zoning A
Acreage 7.12

Existing Use of Property: Agricultural

Existing Structures: single family home and accessory agricultural structures

The purpose of this rezone is
To rezone to A so zoning classification matches the existing agricultural use of the property and allows continued agricultural use and requesting a Variance on the set back.

Property is serviced by the following:

Public Water: _____ Provider: _____
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

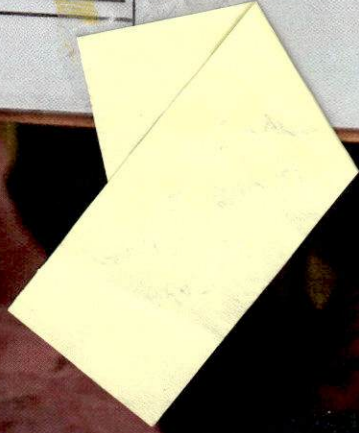
Development Ordinance
Signature Lisa Kario Date 3/19/26 Fee Paid \$ 600.00

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 A2 District 3 - Timmy Schmitt
Surrounding Zoning: North A2 South A2
East A2 West A2

Comprehensive Land Use: Suburban DRI Required? Y

CODE



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 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.

Lisa Kariv
Signature of Applicant/Date

Check one: Owner Agent _____

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

Provide written documentation addressing each of the standards listed below:

see attached

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

see attached

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

see attached

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

see attached

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

see attached

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.

See attached

□

**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

1. Existing uses and zoning of nearby property

Item 4.2.

The surrounding area is predominantly rural and residential in character, with single-family homes on large lots, open land, and agricultural-type uses nearby. The requested A zoning is compatible with the existing rural character of the area and with surrounding land uses.

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

The current zoning restrictions limit the reasonable agricultural use of the property and reduce the owner's ability to use the land in a manner consistent with its size, existing improvements, and rural setting. Rezoning to A would better align the zoning classification with the property's actual use and characteristics.

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

Keeping the property under its current zoning, rather than agricultural zoning, does not materially promote the health, safety, morals, or general welfare of the public. The requested A zoning would allow the property to be regulated under a classification that more accurately matches its existing rural and agricultural use without creating a public harm.

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

The hardship to the property owner under the current zoning is substantial because the present classification does not match the property's existing rural and agricultural use. By comparison, there is little or no public gain in keeping the current zoning. Rezoning to A would reduce that hardship while remaining compatible with the surrounding area.

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

The subject property is well suited for agricultural use because of its acreage, rural location, existing structures, and current use pattern. The property is more suitable for A zoning than for its current zoning classification.

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 not been vacant as zoned. It has been occupied and used, with existing structures and ongoing use on the site. Rezoning the property to A would better match the property's actual use and the character of surrounding development.f

"NOT FOR FINAL RECORDING"
TOTAL AREA = 7.12 ACRES

PARCEL: C0300132 ZONED: MH

REZONING FROM MH TO A, WITH SPECIAL USE PERMIT TO ALLOW FOR AN ANIMALS RESCUE FACILITY

TOTAL SITE AREA = 7.12 ACRES

PROPOSED USE = ANIMAL RESCUE

VARIANCE TO ALLOW FOR AN ANIMAL RESCUE FACILITY.

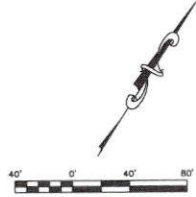
APPLICABLE ORDINANCE: SECTION 4-1-110.

PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 300 FEET.
3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 20 FEET
 - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY W.T.QUINNHOOD, DATED JULY, 1969.
2. THERE ARE NO WETLAND ON THE SITE UNIT SHOWN.
3. THERE ARE NO STATE WATERS ON SITE.
4. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
5. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.

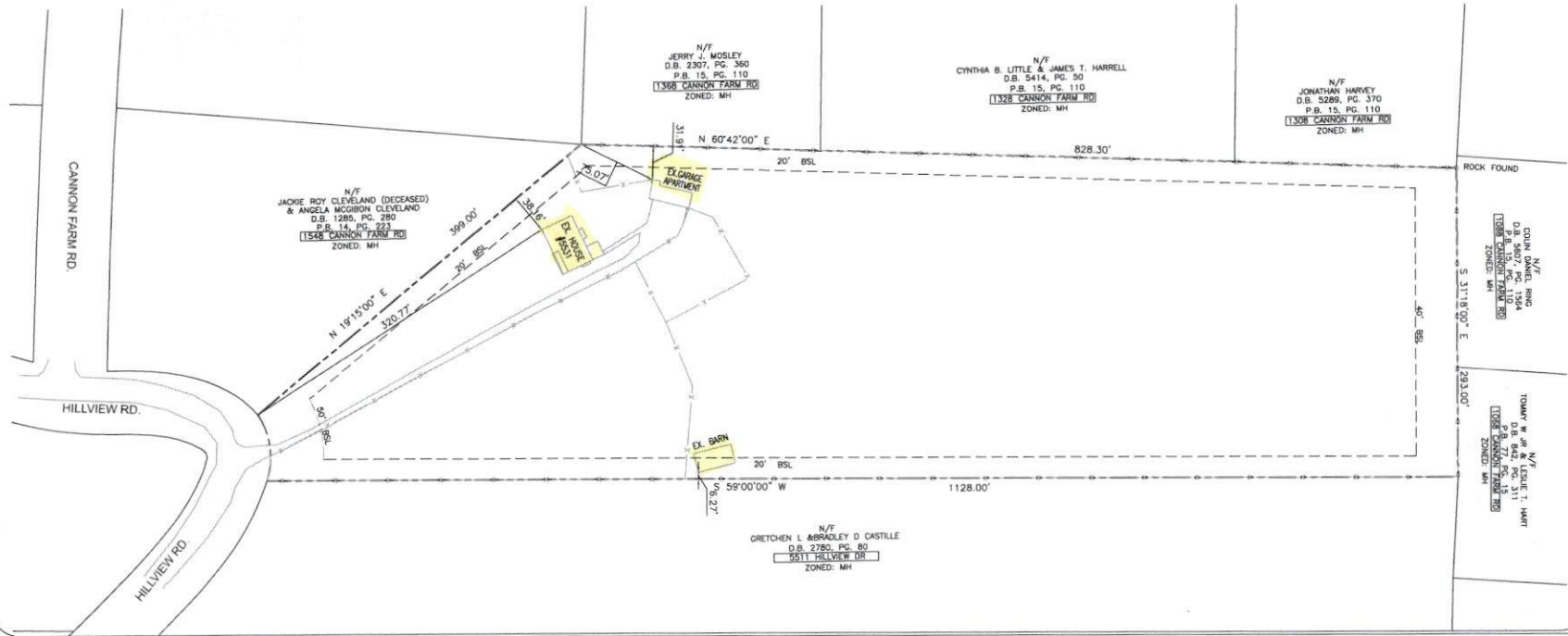


GEORGIA811
www.Georgia811.com



VICINITY MAP
N.T.S.

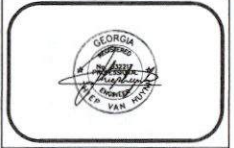
TOTAL SITE AREA = 7.12 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO WETLAND ON SITE.



A.C.E.
ALCOY CONSULTING ENGINEERING AND ASSOCIATES, LLC.
P.O. BOX 181788, PE
488 Edwards Rd.,
Oxford, Georgia 30054
Phone: 770-496-4002
lpace@acel.com

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SITE PLAN

PROPOSED FREEDOM ACRE RESCUE

PARCEL: C0300132
LAND LOT: 236
DISTRICT: 4TH
5531 HILLVIEW DR
WALTON COUNTY, GA

DATE: 3/2/2026
SCALE: 1"=50'

OWNER / DEVELOPER/ PRIMARY PERMITTEE

LISA KARIO
5531 HILLVIEW DRIVE SW
OXFORD, GA 30054
LISA KARIO

24 HOUR - EMERGENCY CONTACT
LISA KARIO

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 26-019
RZ-1



**Lisa Kario
5531 Hillview Drive
Oxford, GA 30054
678-598-8901**

Re: Letter of Intent for Rezoning

Map/Parcel: C0300132

Property Location: 5531 Hillview Drive, Oxford, GA 30054

To Walton County Planning & Development:

I am requesting that the above-referenced property be rezoned to A (Agricultural). The purpose of this request is to align the zoning classification with the property's existing rural and agricultural use. (Note the rescue dogs live in the house. All other animals live on the farm side)

The property is currently used for agricultural purposes and contains existing improvements and accessory structures associated with that use, including a residence, barns, sheds/ outbuildings, animal shelters, and related agricultural structures. The property is served by well and septic.

The requested rezoning is consistent with the rural character of the surrounding area and will allow the property to continue to be used in a manner that is appropriate for its size, location, and existing improvements. The requested A zoning better reflects the actual use and nature of the property than the current zoning classification.

Any use of the property will remain subject to Walton County's applicable ordinances and requirements.

Thank you for your consideration.

**Sincerely,
Lisa Kario**



Planning and Development Department Case Information

Case Number: LU26-0100, CU26-0092 and Z26-0093

Meeting Dates: Planning Commission 05-07-2026

Board of Commissioners 06-02-2026

Applicant:
Junaid Vicani
970 Peachtree Industrial Boulevard
Suwanee, Georgia 30025

Owner:
Siasim Loganville, LLC
5400 Highway 20
Loganville, Georgia 30052

Current Zoning: The current zoning is B2/A2 and B2.

Request: Land Use Change from Village Center to Highway Corridor, Conditional Use for outside storage of commercial vehicles and for 3 diesel pumps, Rezone 3.21 acres on Parcel C008006 from B2/A2 to B2 to expand existing convenience store to be combined with Parcel C0080006A00 and Variance to reduce transitional buffer from 50' to 10' and eliminate the 10' landscape strip along the road.

Address: 5400 Highway 20 & McCullers Road, Loganville, Georgia 30052

Map Numbers/Site Areas: C008006 – 3.21 acres and C008006A00 – 1.25 acres

Character Area: Village Center

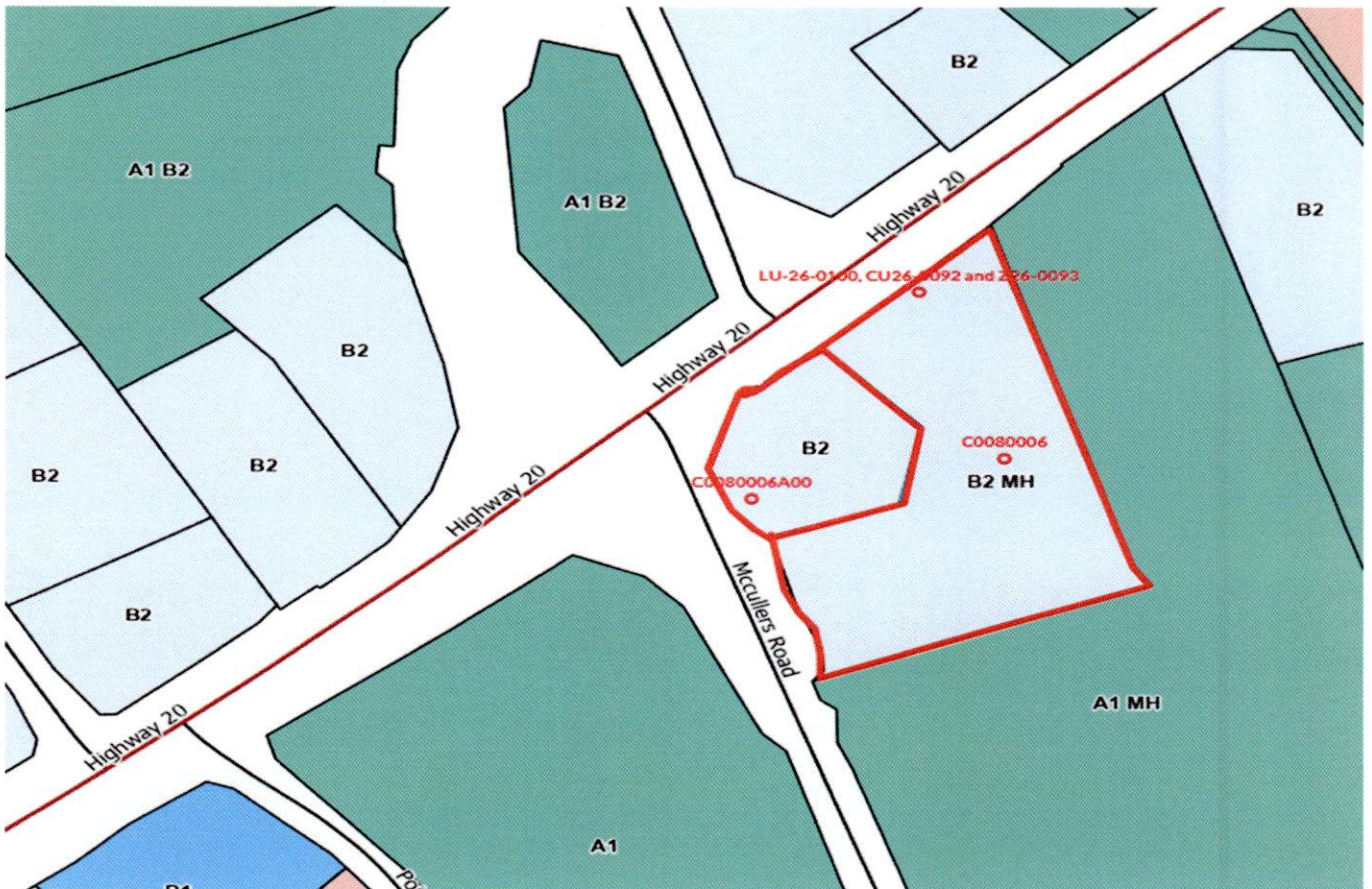
District 2 Commissioner- Pete Myers Planning Commission–Chris Alexander

Existing Site Conditions: C0080006 is vacant property and C008006A00 has a convenience store/gas station located on it.

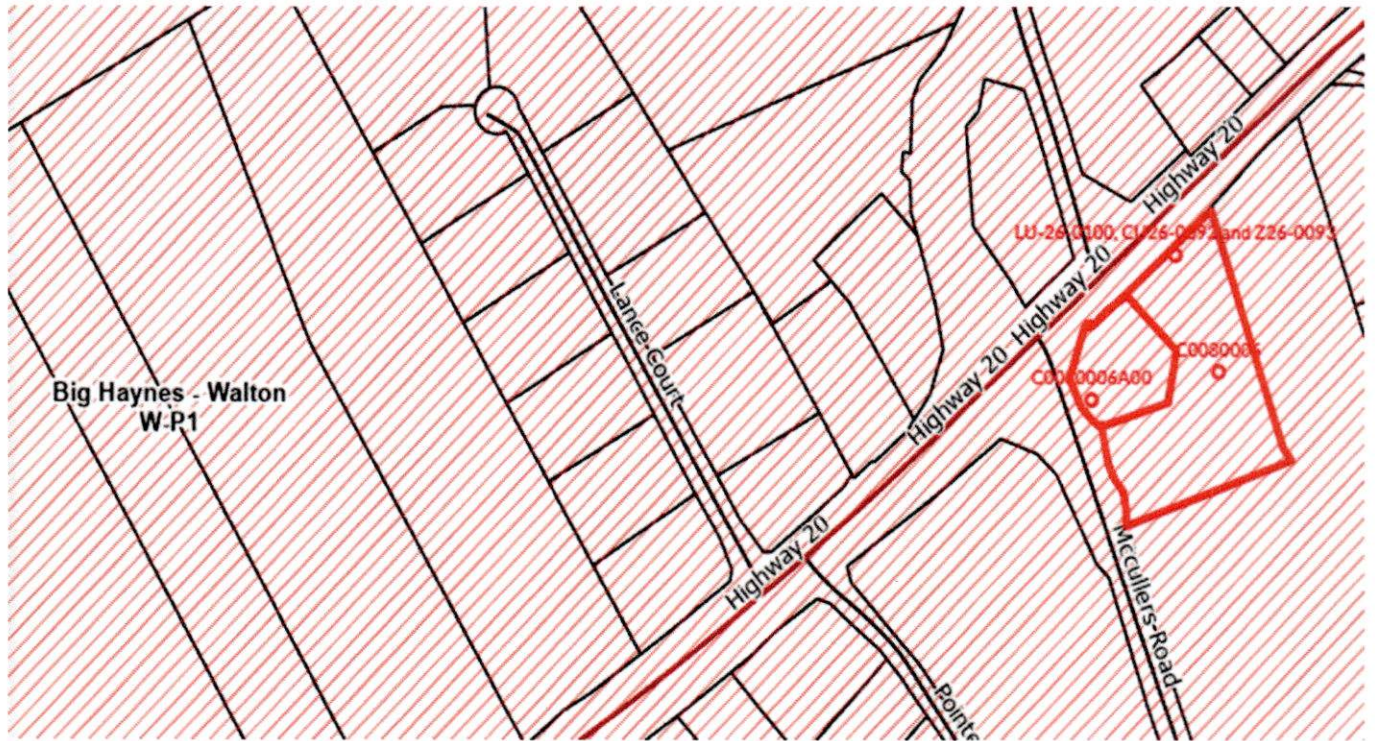




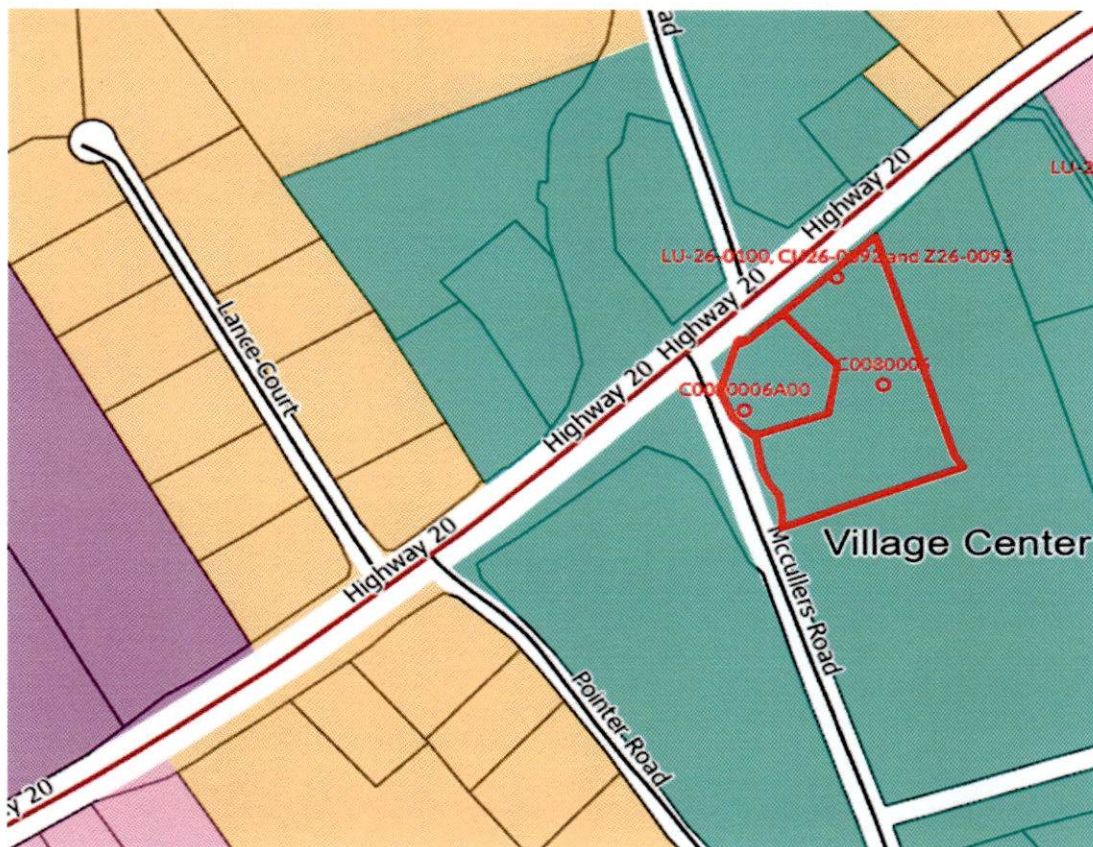
The surrounding properties are zoned A1, A2 and B2.



The property is in the Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Village Center.



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:

Character Area Map Amendment

Application # LU26-0100

Planning Comm. Meeting Date 5-7-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm. Meeting Date 6-2-2026 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 3.21 acres C 008006 & 1.25 acres C 008006A 00

Applicant Name/Address/Phone # JUNAID VICANI
970 PEACHTREE IND. BLVD.
SWANEE, GA. 30025

Property Owner Name/Address/Phone # (SAME AS APPLICANT)
Siasim Loganville, LLC
(If more than one owner, attach Exhibit "A")

Phone # 404-725-1929 Phone # _____

E-mail Address: welcometofordsworld@gmail.com

Location: 5400 GA. HWY. 20 Acreage _____

Existing Character Area: VILLAGE CENTER

Proposed Character Area: HIGHWAY CORRIDOR

Is this a Major or Minor amendment to the plan? MINOR, EXISTING COMMERCIAL
 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: B-2 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.

Signature [Signature] Date 4/2/26 Fee Paid \$ 300 ✓

Conditional Use Application # CU26-0092

Planning Comm. Meeting Date 5-7-2026 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 6-2-2026 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel 3.21 acres, 1.25 acres
C008000607 C0080006A00

Applicant Name/Address/Phone # JUNAID VICANI
970 PEACHTREE IND. BLVD.
SWANEE GA. 30025

Property Owner Name/Address/Phone SAME AS APPLICANT

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

Location McCullers Rd - 5400 GA. HWY 20 Present Zoning B2/MH Acreage 3.21 AC.

Existing Use of Property: CONV. STORE w/ FUEL CANOPY

Existing Structures: CONV. STORE

Property is serviced by:

Public Water: Provider: WALTON COUNTY Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: TO ALLOW TRACTOR TRAILER PARKING AND A THREE DIESEL FUEL PUMPS WITH CANOPY.

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 3/31/26 \$ 600.00 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

Office Use Only: C0080006A00 - MH/B2

Existing Zoning C0080006 - B2 Surrounding Zoning: North A1/B2 South A1/MH
 East A1 West A1

Comprehensive Land Use: Village Center

Commission District: 2-Pete Myers Watershed: Big Haynes

I hereby withdraw the above application _____ Date: _____

Rezone Application # 226-0093
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 5-7-2026 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 6-2-2026 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel 3.21 acres C0080006 & 1.25 acres C0080006A00
Applicant Name/Address/Phone #
SUNAD VIEANI
970, PEACHTREE IND,
BLVD, SUWANEE, GA
30025

Property Owner Name/Address/Phone
SAME AS APPLICANT.

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

Location: 50400GA4WY20 McCullers Rd Requested Zoning B2 Acreage 4.35
Loganville 30052

Existing Use of Property: VACANT CONV. STORE w/ FUEL CANOPY

Existing Structures: N/A CONV. STORE

The purpose of this rezone is EXPAND EXISTING RETAIL/FUELING CENTER ON PARCEL C0080006A00 WITH VARIANCES INCLUDING BUFFER REDUCTION AND PARTIAL LANDSCAPE STRIP ENCROACHMENT.

Property is serviced by the following:

Public Water: Provider: WALTON COUNTY Well: _____
Public Sewer: N/A 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: 3/21/26 Fee Paid: \$ 650.00

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:
C0080006A00 - MH/B2
Existing Zoning C0080006-B2

Surrounding Zoning: North A1/B2 South A1/AH
East A1 West A1

Comprehensive Land Use: Village Center DRI Required? Y N

Commission District: 2-Pete Myers Watershed: Big Hornes 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:

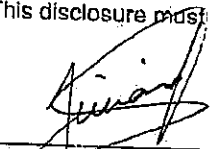
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

yes no

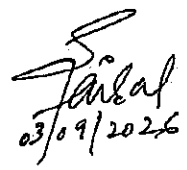
If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

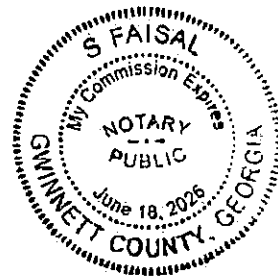
1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.



Signature of Applicant/Date


03/09/2026



Check one: Owner Agent

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;

MH, JACKSON MOBILE HOME
COMMUNITY

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

NO AFFECT ON PROPERTY VALUES
ANTICIPATED

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

N/A

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

THIS PROJECT EXPANDS RETAIL
SERVICES AVAILABLE TO THE
COMMUNITY & PROVIDES FUELING
SERVICE TO INDUSTRIES ALONG
Hwy. 20.

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

THE PROJECT IS PHYSICAL TO THE
TRAVELERS ALONG THE HWY. 20 CORRIDOR.

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 ^{IS VACANT AND} HAS BEEN VACANT
EVEN PRIOR ~~TO BEING~~ TO BEING
ZONED M.H.

**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: SUMAID VIRANI
Address: 970 PEACHTREE INDUSTRIAL BLVD SUWANEE GA 30025

Location of Property: 5400 GA-20 LOGANVILLE, GA, 30052

Map/Parcel Number: C0080006

Current Zoning: MH Requested Zoning: B2

Property Owner Signature
Sumaid Virani
Print Name: SUMAID VIRANI
Address: 970 PEACHTREE IND
BLVD SWANEE, GA
30025

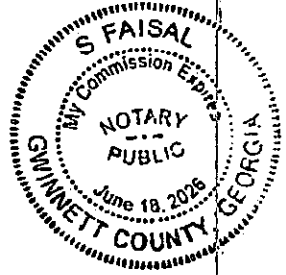
Property Owner Signature

Print Name: _____
Address: _____

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.

S. Faisal

Notary Public Date 03/09/2026



Checklist for Scale Drawing

LETTER OF INTENT

The subject property is located at the intersection of Ga. Hwy. 20 and McCuller Road, consisting of two land parcels totaling 4.354 acres. Land parcel C00800006A00, Tract 1, is 1.14 acres, zoned B2, and consists of an existing convenience store w/restaurant and a four-pump fueling station under canopy. Land parcel C00800006, Tract 2, is 3.215 acres, zoned a combination of B2 and MH, and consists of some spill over asphalt and gravel areas but mostly mature woodlands.

We are requesting the rezoning of land parcel C00800006, Tract 2, for B2/MH to all B2. Our proposal is to expand the existing convenience store to 7,965 sf, plus the attached additions of 2,676 sf of retail, and 1,800 sf restaurant with drive-thru service.

Existing/proposed building area total of 12,440 sf approximately. The existing four pump automobile fueling station will remain, and a three-pump diesel fueling station with canopy is proposed. Driveways and parking spaces are added to meet County parking code.

In addition to the rezoning, we request a special use permit for tractor trailer parking and diesel fuel pumps with canopy. Tractor trailer access and parking (10 spaces) are proposed and will be located behind the building. The diesel fuel pumps and canopy are proposed to be located to the east side of the building and in line with the face of the building.

Ga. DOT is proposing a traffic circle at the Ga. Hwy 20 and McCuller Road intersection, this roundabout is illustrated on our rezoning exhibit. We have conversed with GDOT officials regarding our proposed development, and they have given us preliminary approval to propose the driveway access locations as illustrated. These driveways will consist of:

A full-access driveway with deceleration and left turn lanes on Ga. Hwy. 20. This driveway is located on the northern corner of the subject property and shared with the adjacent Jackson Mobile Home Community by an inter-parcel access easement.

A full-access driveway with deceleration and left turn lanes on McCuller Road. Plus, an exit only driveway in front of the convenience store for automobile use only. FYI, we requested a right in only driveway off Ga. Hwy. 20 from GDOT but they denied that request. It was our intent to separate automobile traffic from tractor trailer traffic as much as possible.

VariANCES

1. The required zoning buffer between B2 and MH zoned properties is 50'. Our request is to reduce the buffer to 10' and include a 6' ht. opaque fence 10' inside the property line as applicable.

Variance Hardship:

- A. To provide adequate spacing from the proposed roundabout our proposed full-access driveway must be placed at the northern and southernmost corners of the property, and within the zoning buffer area.
- B. There isn't any public sewer in the area, therefore we need all the area on the south and eastern side of the property for a septic system. Considering that we must accommodate primary and replacement infiltration fields, the entire area set aside for septic use will be utilized.

Note:

We have a Level III Soil Survey that illustrates the soils in this area to be suitable for conventional septic use.

Only the area of the primary septic field will be cleared, the replacement field area will remain vegetated until, and if, the primary field must be replaced.

- 2. A 10' Landscape Strip is required along all road frontages. The **existing** condition has pavement within the landscape strip in front of the existing fueling station. Note the light blue line that meander across the right-of-way line is the existing pavement line. We can cut and remove pavement that encroaches into the right-of-way to make the asphalt line more uniform and remove the Vac/Air unit and signage out of the right-of-way. We will also seek approval through GDOT a single row of shrubs with 3" cal. canopy trees spaced 30' on center across the inside of the right-of-way frontage that the 10' landscape strip is subtracted. GDOT allows landscaping along the edge of the right-of-way through a Encroachment Permit process/

Hardship:

- A. The underground fuel tanks are located between the fuel canopy and the right-of-way. Removing/relocating the tanks is not a feasible option.



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**WELCOME TO
CONVENIENCE**



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404-725-1929

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- > Arkansas
- > Florida

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- > Marathon/ARCO
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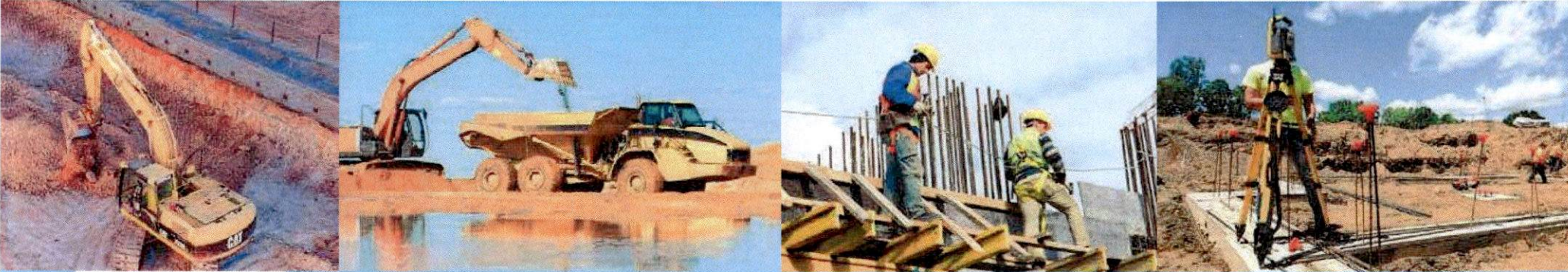
404-725-1929

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Atlan Construction, a sister company of *Welcome Foods*, a full-service commercial general contractor specializing in ground-up development, tenant improvements, and design-build delivery. We combine decades of field expertise with modern project management technology to deliver predictable outcomes on every project.

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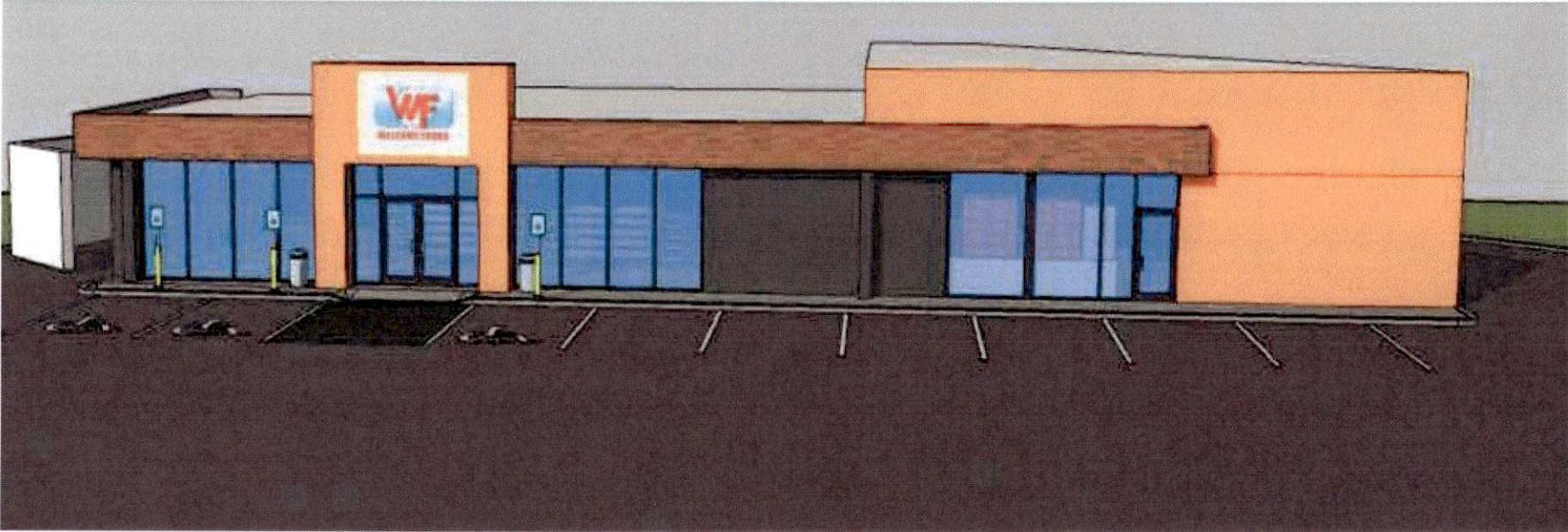
1970 Moores Mill Rd NW, Atlanta, GA 30318



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 404-725-1929

WELCOME FOODS- MODERN LOOK



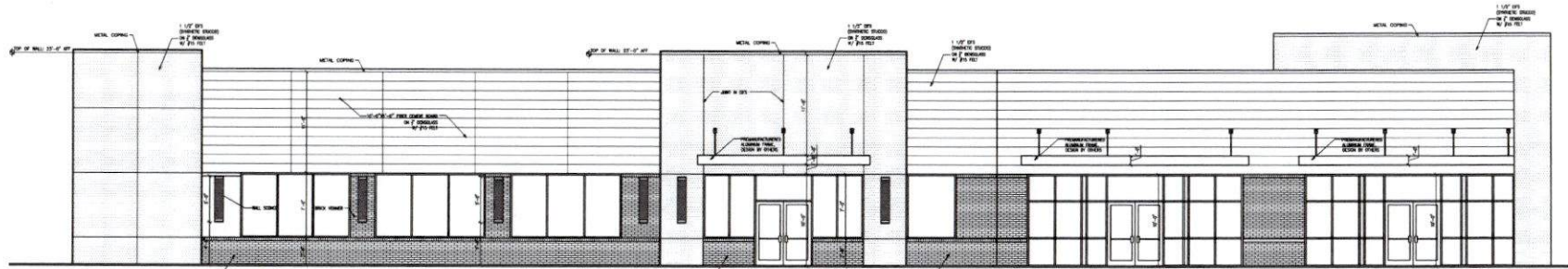
1666 Marietta Hwy, Canton, GA 30114



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PROJECT ELEVATION PLAN



1.1 CONVENIENCE STORE ELEVATION
A-1 SCALE: 3/16"=1'-0"



CONVENIENCE STORE RENDERED ELEVATION

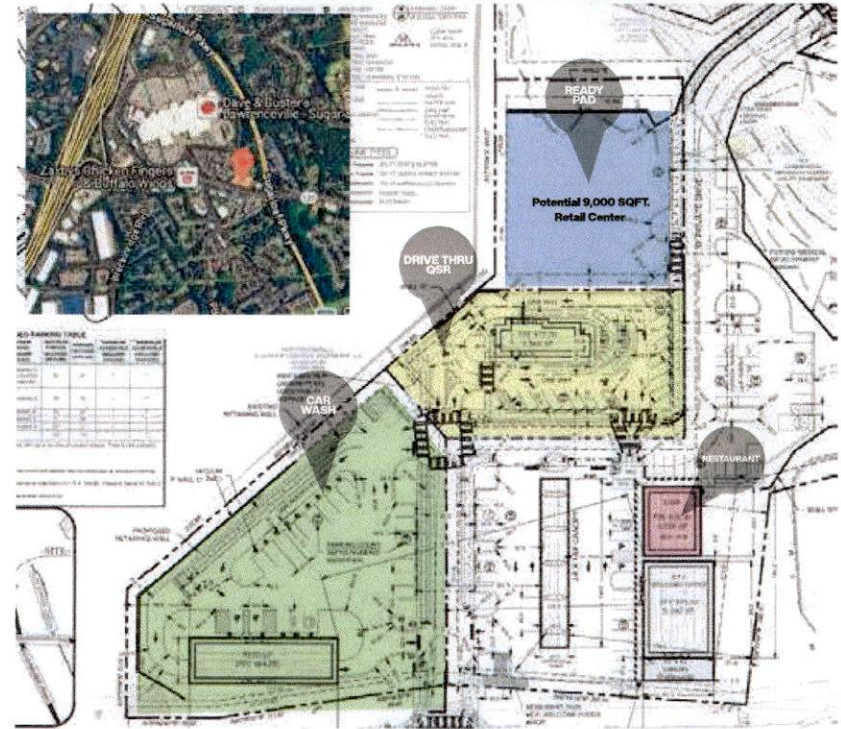
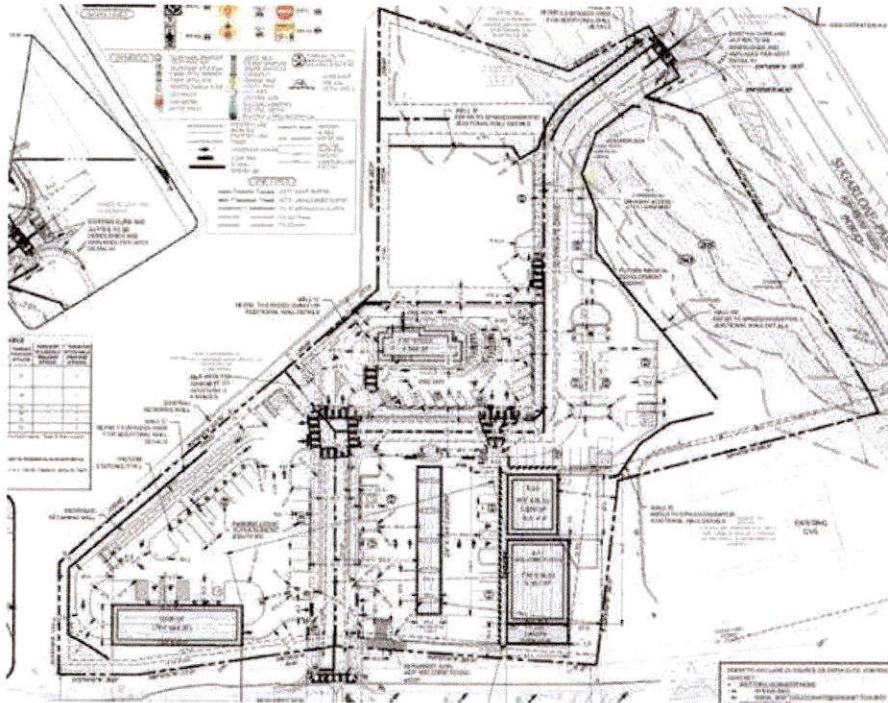


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ON-GOING PROJECTS

LAWRENCEVILLE



1855 Duluth Hwy, Lawrenceville, GA 30043

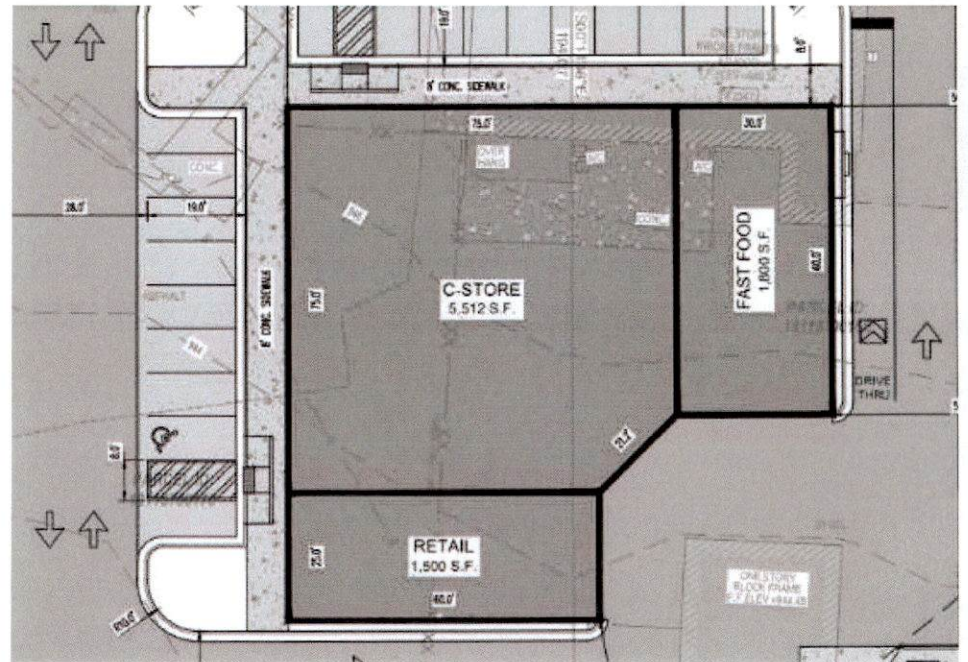
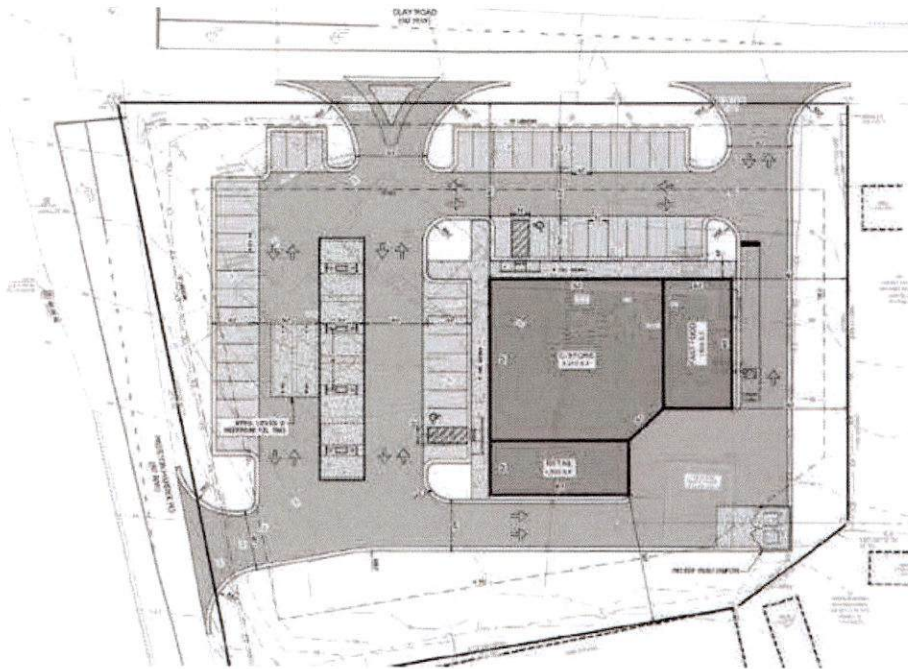


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ON-GOING PROJECTS

AUSTELL



2391 Clay Rd SW, Austell, GA 30106

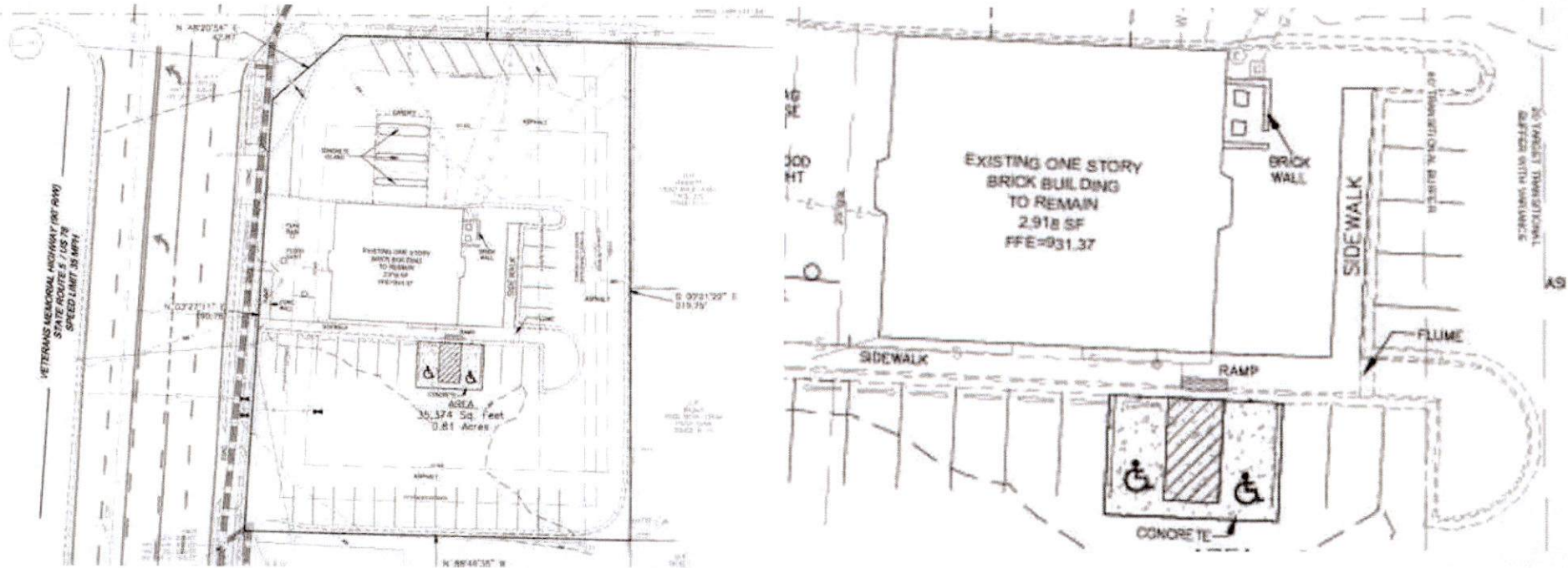


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404-725-1929

ON-GOING PROJECTS

AUSTELL



2913 Veterans Memorial Hwy, Austell, GA 30168

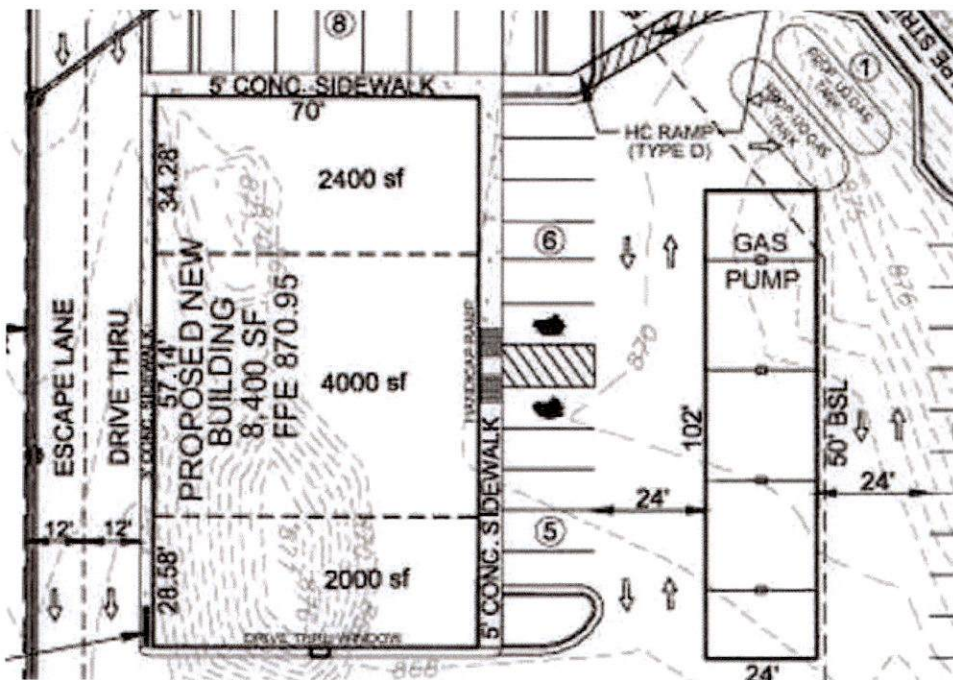
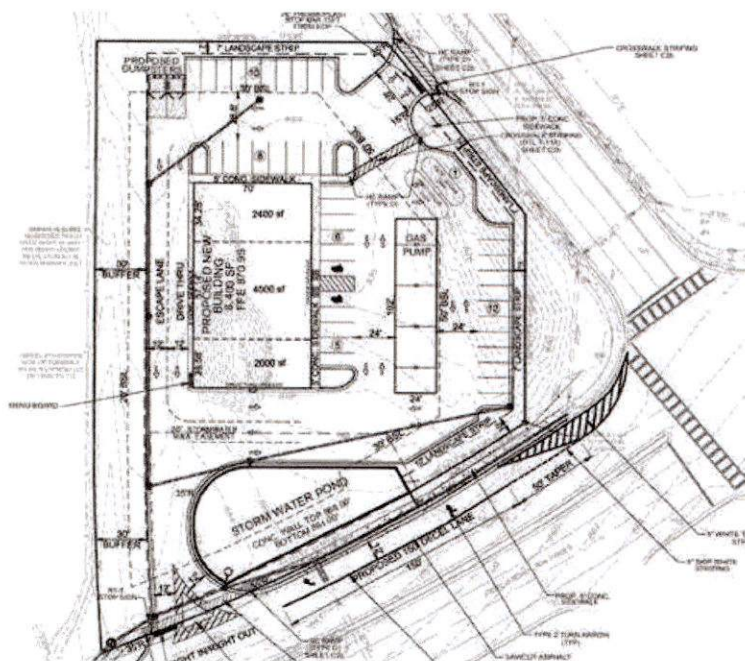


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404-725-1929

ON-GOING PROJECTS

MCDONOUGH



3575 Jodeco Rd, McDonough, GA 30253

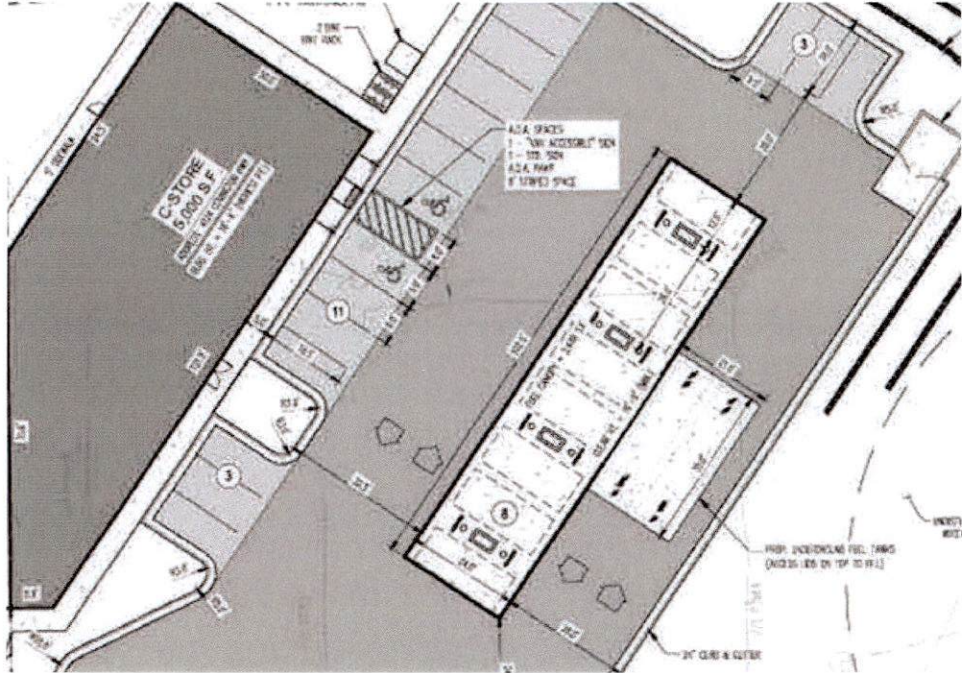
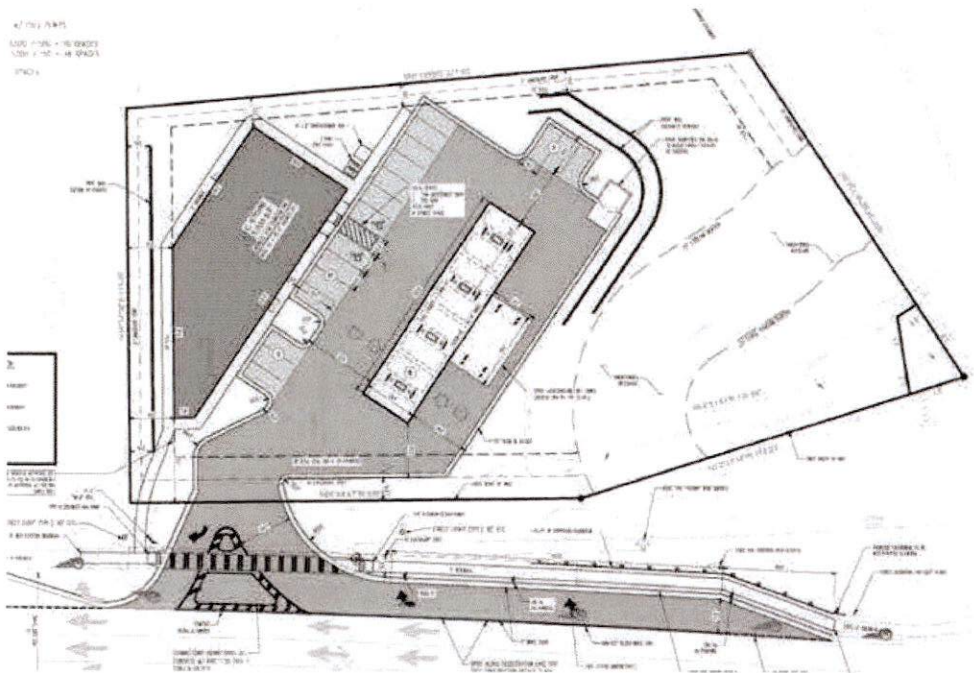


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ON-GOING PROJECTS

DECATUR



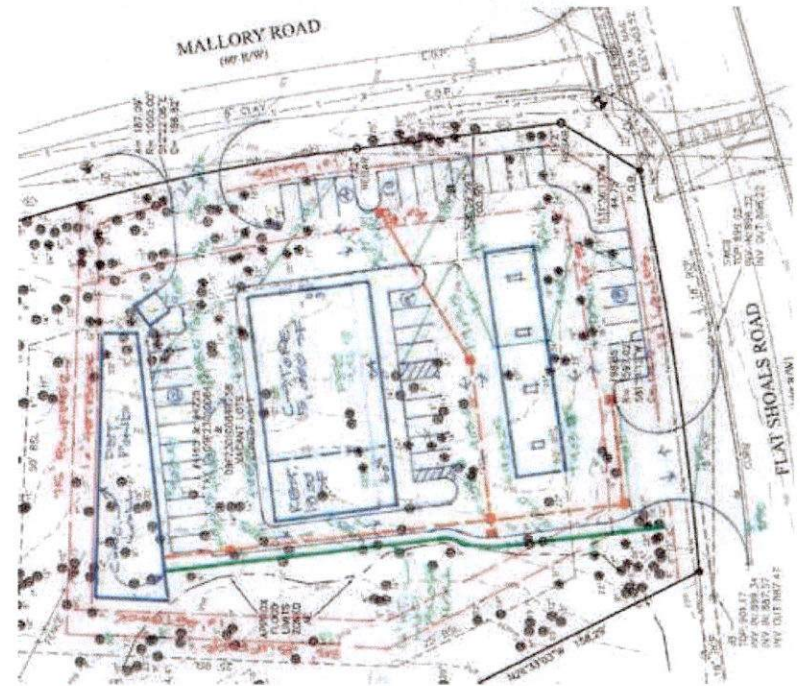
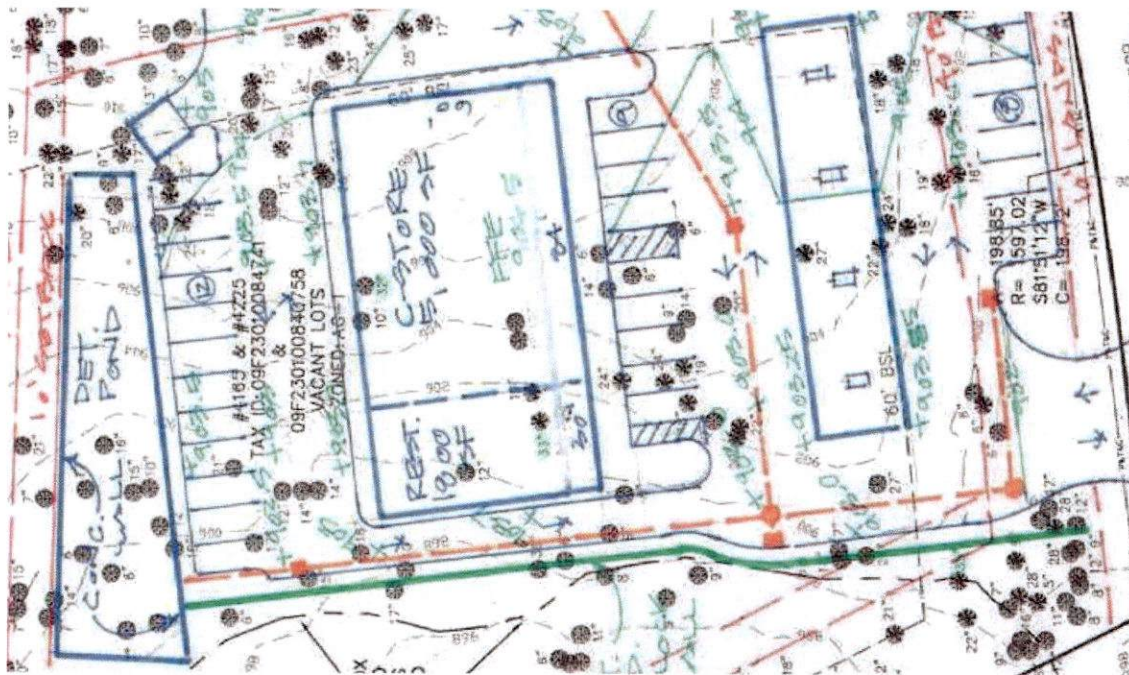
4124 Covington Hwy, Decatur, GA 30032



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ON-GOING PROJECTS CITY OF SOUTH FULTON



4165 Flat Shoals Rd, Union City, GA 30291

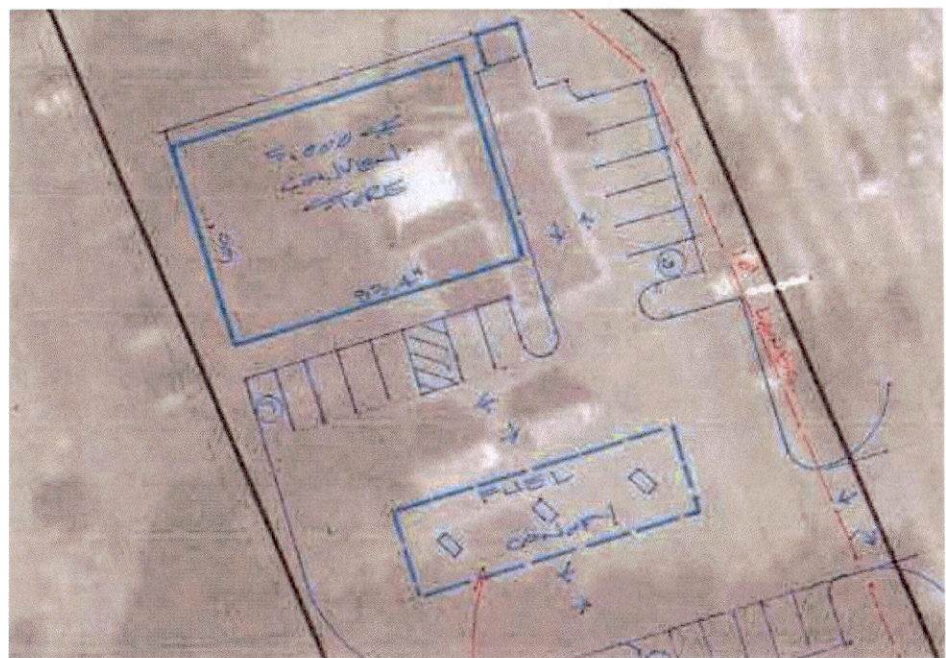


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ON-GOING PROJECTS

NORCROSS



5570 Jimmy Carter Blvd, Norcross, GA 30093

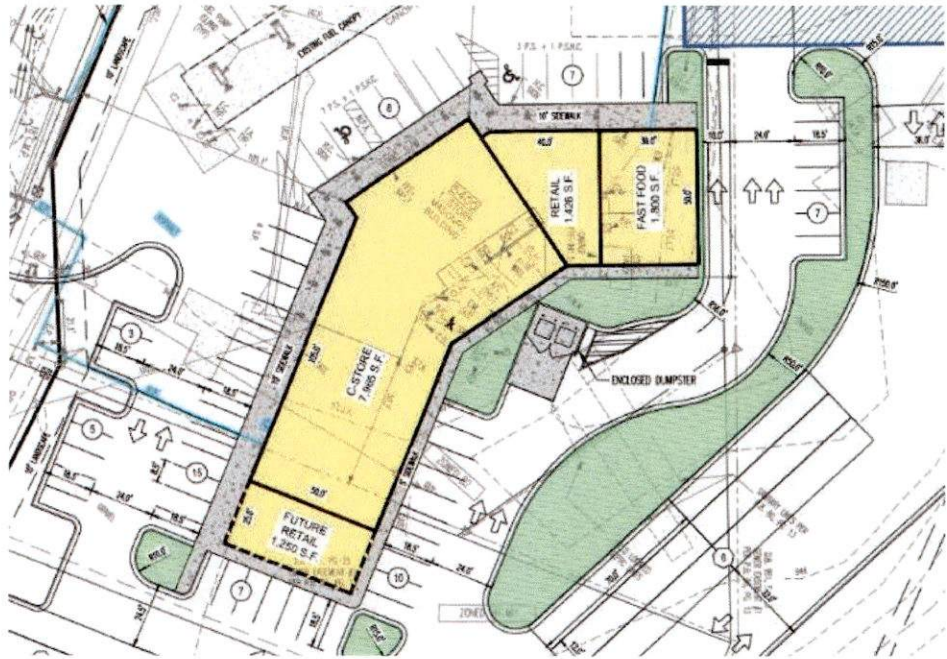
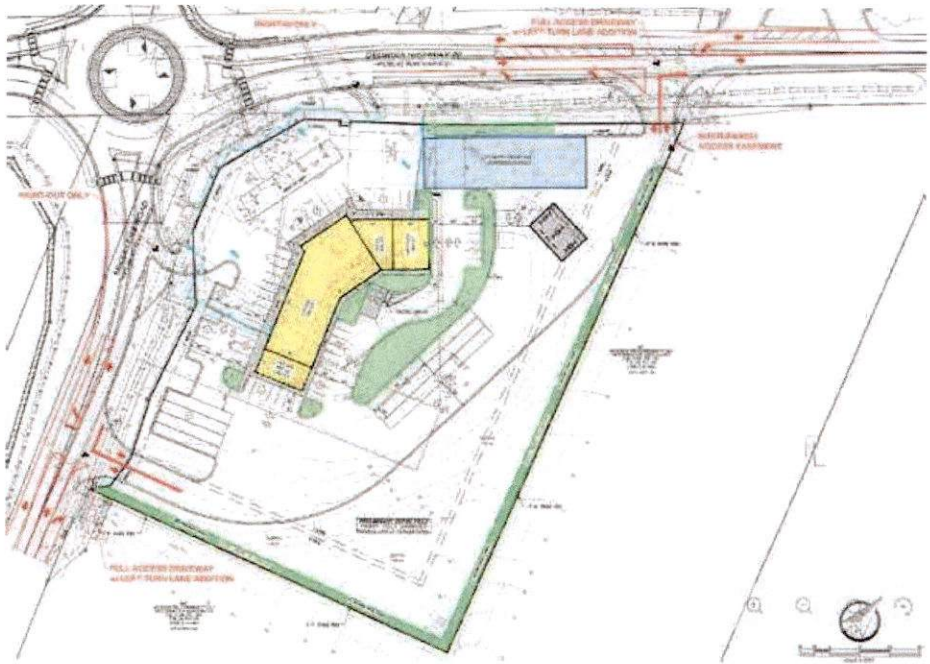


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USE CASE #CU26-0092 Rezoning Case #Z26-0093

LOGANVILLE



5400 GA-20, Loganville, GA 30052



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- > Subway
- > Jimmy John's
- > Jersey Mike's
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- > T-Mobile
- > Verizon
- > AT&T



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WELCOME TO CONVENIENCE

Junaid (Jay) Virani

📞 404-725-1929

welcomefoodsworld@gmail.com

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970 Peachtree Industrial Blvd,
Suite 17, Suwanee, GA 30024



THANK YOU



Planning and Development Department Case Information

Case Number: Z26-0096

Meeting Dates: Planning Commission 05-07-2026

Board of Commissioners 06-02-2026

Applicant:
Baldpates General Contracting, LLC
131 Main Street, Suite 2
Jersey, Georgia 30018

Owner:
Jersey Partners Holdings, LLC
131 Main Street, Suite 2
Jersey, Georgia 30018

Current Zoning: The current zoning is R1GS.

Request: Rezone 74.79 acres of a portion of C0990010 (149.75 acres) from R1GS to R1OSC for a residential 50 lot subdivision and remove the previous zoning conditions on the 74.79 acres.

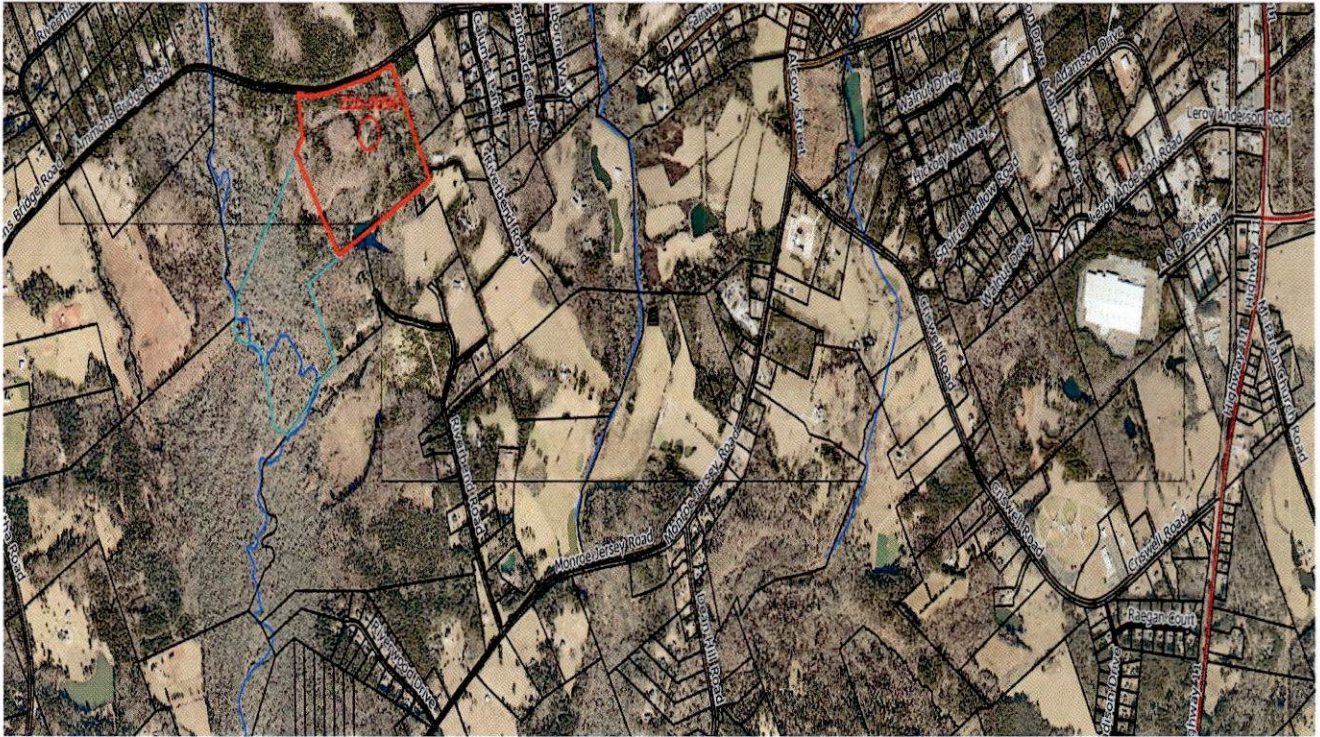
Address: 1360 Ammons Bridge Road, Monroe, Georgia 30655

Map Number/Site Area: C0990010– 149.75 acres

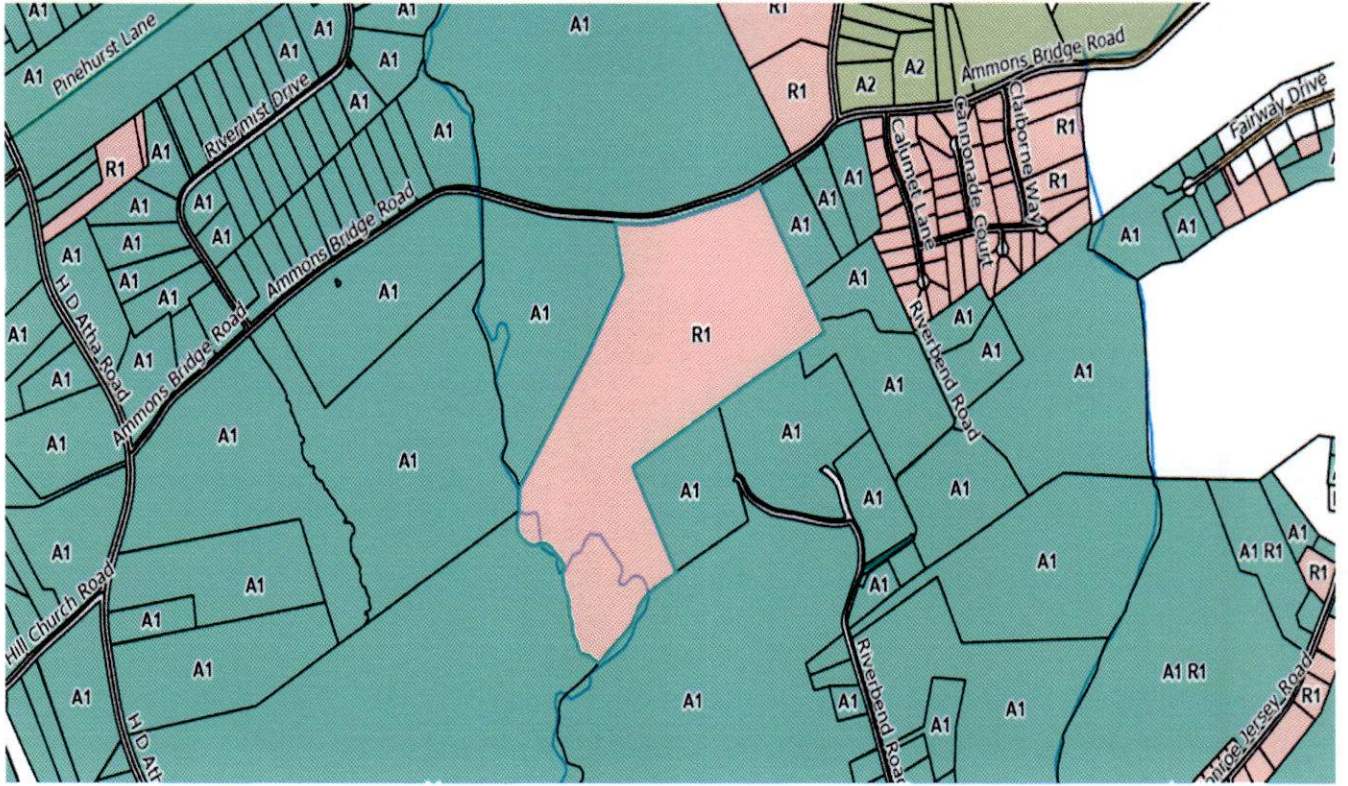
Character Area: Suburban

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property is Vacant.



The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

Z04050010	J. Harold Shepherd	A-1 to R-1 GS GS Res. Sub 149.	C099-10 Ammons Bridge Road	Approved Conditions
-----------	--------------------	-----------------------------------	-------------------------------	---------------------

Conditions:

July 6, 2004 The Board of Commissioners having listened to evidence both from those in favor of said rezone, and from those in opposition of said rezone hereby order that the application of **J. Harold Shepherd & Thomas C. Shepherd is hereby approved with the following conditions:**

1. Dwellings shall have a minimum of 2,000 square feet of heated living space for one-story and 2,500 square feet of heated living space for two-story exclusive of area within a basement.
2. Provide a minimum of 50-foot front setback from the proposed right-of-way.
3. All dwellings shall have side entry double-car garages. Rear entry garages will also be permitted.
4. Homes located on interior lots to be constructed with brick, stone, stucco or wood on a minimum of three sides with the balance of the home being constructed of concrete type siding. No vinyl siding
5. Homes located on lots along Ammons Bridge Road to be constructed with brick, stone, stucco or wood on four sides.
6. All utilities shall be located underground.
7. Provide sidewalks along both sides of interior streets.

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review.

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

Request to Rezone 74.79 acres from R1 to R1OSC for a residential development

Property: 74.79 acres on Ammons
Bridge Road, Parcel C0990010

Applicant: Baldpates General
Contracting, LLC

Applicant's Agent: Andrea P. Gray, LLC



Rezone Application # Z26-0096 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 05-07-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 06-07-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0990010 (a portion of)

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Baldpates General Contracting, LLC
131 Main Street, Suite 2
Jersey, GA 30018

Jersey Partners Holdings, LLC
131 Main Street, Suite 2
Jersey, GA 30018

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

Location: **1360 Ammons Bridge Rd** Requested Zoning **R1-OSC** Acreage **74.79 acres**

Existing Use of Property: **Vacant, agriculture**

Existing Structures: **None**

The purpose of this rezone is to rezone 74.79 acres on Ammons Bridge Rd from R1 to R1 OSC to allow for a conservation-designed residential development with 50 lots, 30% open space, and an amenity area with pickleball courts and a gazebo. The density is .66 lots per acre which is below that allowed in R1 and R1OSC. The entry and road frontage will include an attractive entrance, a 25-foot landscape buffer and a split rail fence to blend the development with the surrounding area.

Applicant also requests that all prior zoning conditions be removed.

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 [Signature] Date 4/11/26 Fee Paid \$ 1,200.00

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 R1 Surrounding Zoning: North A1 South A1
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 _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 4/1/26 Tax Map and Parcel Number(s): a portion of C0990010

PROPERTY ADDRESS: 1360 Ammons Bridge Road
Monroe, Georgia 30655

PROPERTY OWNERS: Jersey Partners Holdings, LLC
131 Main Street, Suite 2
Jersey, Georgia 30018

Check one of the following:

 (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Walton County Georgia, as defined by O.C.G.A. 36-67A-1(5).

 (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Walton County, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

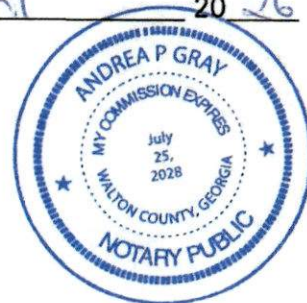
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Jersey Partners Holdings, LLC

DPH
By:

Sworn to and subscribed before me this 1st Day of April 2026

cdw
NOTARY PUBLIC



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 P 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.

DP

Signature of Applicant/Date

Check one: Owner ✓ Agent _____

AGENT AUTHORIZATION

Date: 4/1/26 Tax Map and Parcel Number(s): a portion of C0990010

PROPERTY ADDRESS: 1360 Ammons Bridge Road
Monroe, Georgia 30655

PROPERTY OWNERS: Jersey Partners Holdings, LLC
131 Main Street, Suite 2
Jersey, Georgia 30018

APPLICANT: Baldpates General Contracting, LLC
131 Main Street, Suite 2
Jersey, Georgia 30018

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 74.79 acres from R1 to R1OSC for residential development

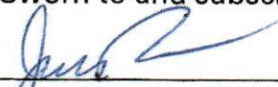
The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein.

ATTORNEY/AGENT



BY: Andrea Gray

Sworn to and subscribed before me this 1st Day of April 2026



NOTARY PUBLIC *my commission expires 08/05/28*



{signatures continue on following page}

APPLICANT: Baldpates General Contracting, LLC

[Signature]
BY:

Sworn to and subscribed before me this 1st Day of April 2026

[Signature]
NOTARY PUBLIC



OWNER: Jersey Partners Holdings, LLC

[Signature]

Sworn to and subscribed before me this 1st Day of April 2026

[Signature]
NOTARY PUBLIC



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: Baldpates General Contracting, LLC

Address: 131 Main Street, Jersey, GA 30018

Location of Property: 1360 Ammons Bridge Rd

Monroe, GA 30655

Map/Parcel Number: C0990010

Current Zoning: R1 Requested Zoning: R1 OSC

D. P. Gray
Property Owner Signature

Property Owner Signature

Print Name: Daniel Johnson

Print Name: _____

Address: 131 Main St, Jersey, GA

Address: _____

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.

ADW
Notary Public

4/1/26
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 Property is currently zoned R1 for a residential development. Applicant is requesting a R1OSC zoning to concentrate open space and add variety to lot sizes. Properties adjoining the Property are zoned A1 and include large-lot residential properties and farms. Other R1 properties are located a short distance down Ammons Bridge Road. The requested zoning is consistent with the 2022 Future Land Use Plan.

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

The property was zoned R1 in 2004 with conditions that are not workable as demonstrated by the fact that no developer has been willing to proceed with the 2004 layout and conditions in 22 years. The restrictions on house size and construction materials do not fit the aesthetic or price point demands of today's homebuyers who prefer a "farmhouse" or "craftsman" style. The 2004 layout also ignores protection of the lake and stream, has no amenities, and includes 72 homes on +/- 70 acres (20 more homes than proposed by applicant).

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 health, safety, morals and general welfare of the public is not negatively impacted by the requested rezoning as the Property is already zoned for residential development and for a higher density than that being requested by applicant. The existing zoning limits the ability to properly preserve natural areas on the site and the ability to offer variations in lot sizes. It also does not include any of the enhanced landscape or fence features along the road frontage.

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

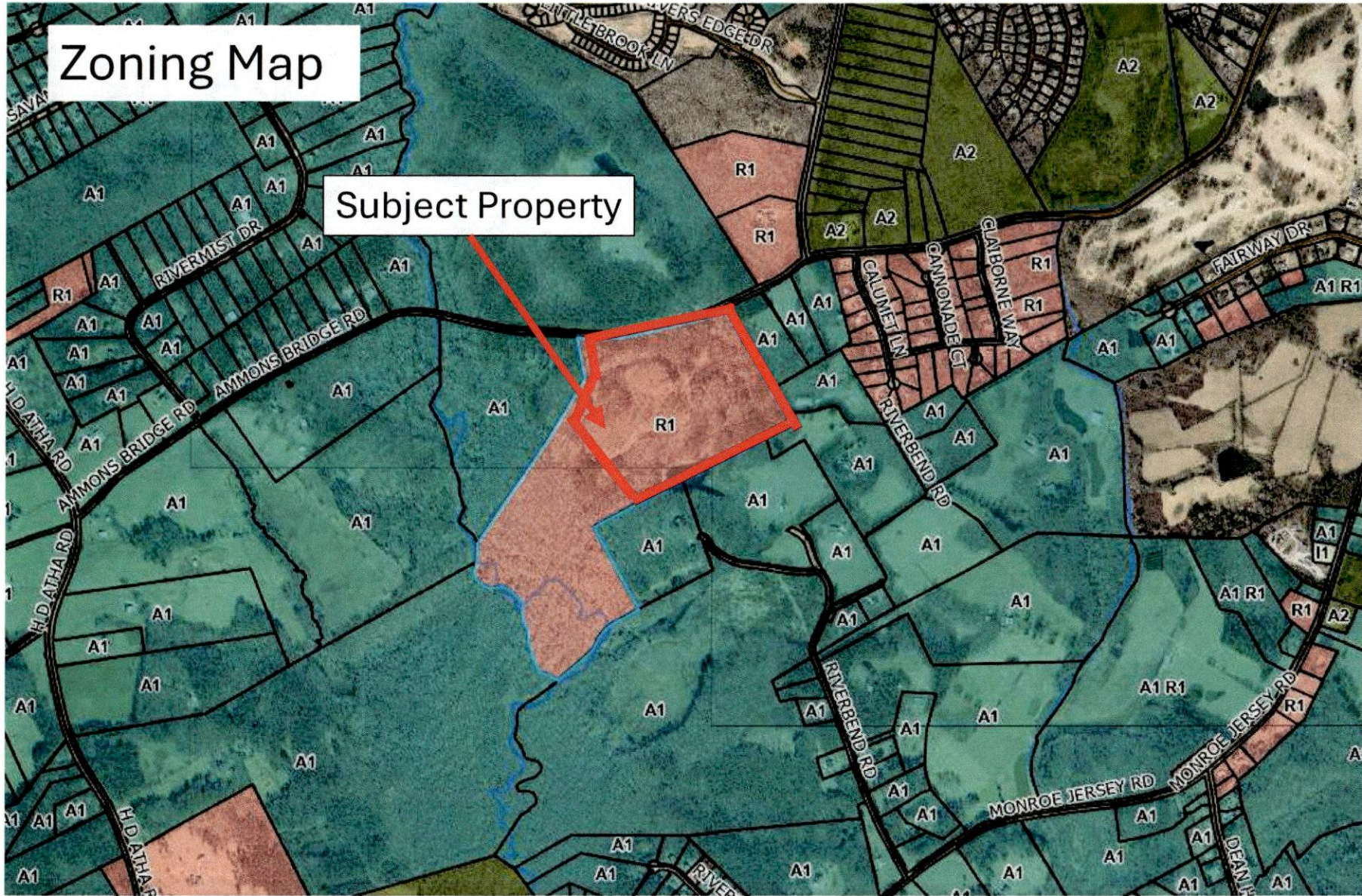
The development will provide additional housing options for the public and enhance the aesthetics of the road frontage. It will also better preserve the open space and natural areas on the site. The development is consistent with the Future Land Use Plan. The attributes of the homes and lots are consistent with current day preferences.

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

The Property is suitable as a residential property, but a conservation overlay will allow for preservation of more natural features on site and provide variation in lot sizes. The lake and stream features make this property uniquely suitable for the conservation overlay and the site plan proposed makes these features common areas that will be jointly maintained. The current R1 zoning site plan makes the natural features part of individual lots.

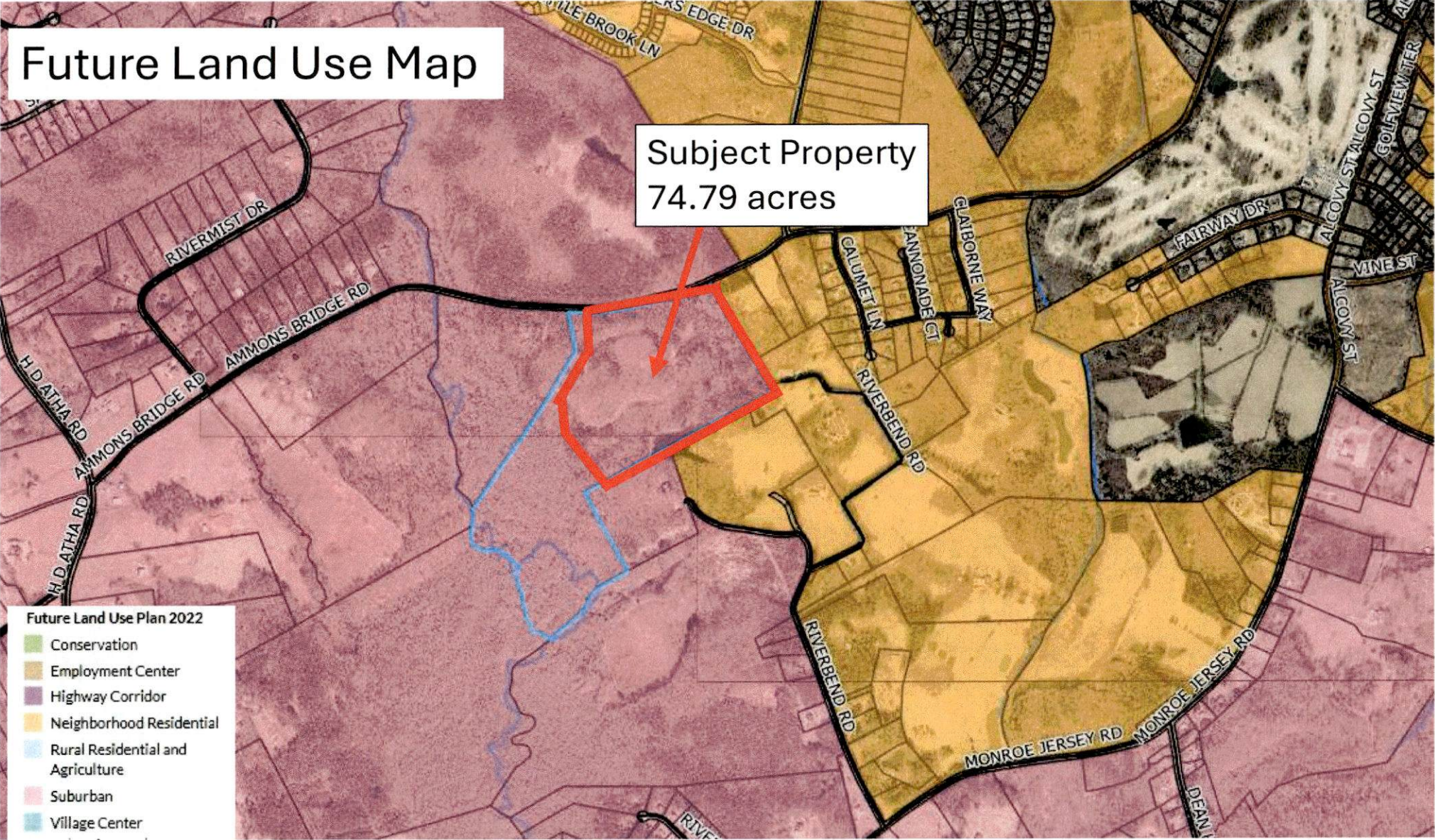
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

The Property is vacant. It was rezoned in 2004 as R1 and over the past 22 years no developer has moved forward with the plans in part due to the zoning conditions.



Future Land Use Map

Subject Property
74.79 acres





Andrea P. Gray LLC

Attorney at Law

April 2, 2026

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant: Baldpates General Contracting, LLC
Owner: Jersey Partners Holdings, LLC
Property: 1360 Ammons Bridge Road, Monroe GA 30655
Tax Parcel: a portion of C0990010
Request to zone 74.79 acres from R1 to R1 OSC and remove all prior zoning conditions

Dear Ms. Parr:

Baldpates General Contracting, LLC (the “Applicant”), a local company, proposes the development of Ammons Bridge, a conservation-oriented residential neighborhood. The project encompasses approximately 74.79 acres, constituting a portion of Tax Parcel C0990010 located at 1360 Ammons Bridge Road in Monroe, Georgia (the “Property”). While the Property is currently zoned R-1 for residential use, the Applicant seeks to rezone to R-1 OSC and to remove prior zoning conditions in order to implement a design that increases and consolidates open space while creating more efficient and thoughtfully arranged lot sizes. The proposed development is intended to complement the existing rural-residential character of the area through the use of attractive landscaping, coordinated fencing, and cohesive entry signage along the roadway frontage.

The development plan includes 50 residential lots, with approximately 30% of the Property (22.54 acres) dedicated to preserved open space. Planned amenities include pickleball courts, a pavilion, and passive recreational areas designed to enhance the community’s overall appeal. The proposed density is approximately 0.66 units per acre, which is below the currently permitted density of one unit per acre under existing R-1 zoning, as well as the density permitted under the requested R-1 OSC classification. Lot sizes will range from approximately 0.66 acres to 1.4 acres, offering a variety of options for prospective homeowners while respecting the natural topography of the site.

The proposed development is consistent with the 2022 Walton County Future Land Use Plan, which designates the Property within the Suburban Character Area—an area intended to accommodate neighborhood-scale residential development. Ammons Bridge is compatible with the surrounding land uses, which consist of a mix of residential subdivisions and agricultural properties, and is located in proximity to the Monroe Golf and Country Club and less than one



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

mile from the Monroe city limits. The site is particularly well-suited for a conservation-focused community that offers a semi-rural setting with convenient access to nearby urban amenities.

The site design incorporates substantial buffers to protect adjacent properties, preserve natural resources, and maintain the visual character along Ammons Bridge Road. Transitional buffers of 50 feet are provided along adjoining property lines, and a 100-foot non-buildable buffer is established along the road frontage, including a 25-foot landscaped strip. Existing natural features, including a stream and pond, will be protected by 50-foot vegetative buffers and a 75-foot impervious surface setback. The preserved open space is strategically concentrated around these environmental features to enhance both conservation value and community aesthetics.

Ammons Bridge is designed to be an attractive and well-integrated development that enhances the surrounding area. From the roadway, the entrance will feature upgraded signage and a split-rail fence extending along the frontage. Internally, the development will include sidewalks, streetlights, five cul-de-sacs, sodded front yards, and varied lot configurations. Community amenities will include a pickleball court, pavilion, and walking path, all oriented to take advantage of scenic water views. While there will be no direct lake access, the visual presence of the water will contribute to the overall aesthetic quality of the neighborhood.

Homes within the development will have a minimum of 1,800 square feet and will feature fiber cement siding with accents of stone and brick to ensure architectural quality and durability. The proposed home size and construction materials differ from the conditions under the original 2004 R1 zoning. The 2004 conditions including four or three sided brick, side entry garages, and 2,000 sf minimums are partially responsible for the development not moving forward for 22 years. Applicant's proposed homes maintain the high-quality standard intended in the original zoning but are more consistent with current market demands and consumer preferences for farmhouse and craftsman styles rather than all brick. The development will be protected by a homeowners' association which will be established to maintain common areas, including open space and amenities. Representative elevations and entry feature renderings are included with the application materials.

The Applicant respectfully requests approval to rezone the Property from R-1 to R-1 OSC and to remove all prior zoning conditions to facilitate the development of a thoughtfully planned, conservation-oriented residential community.

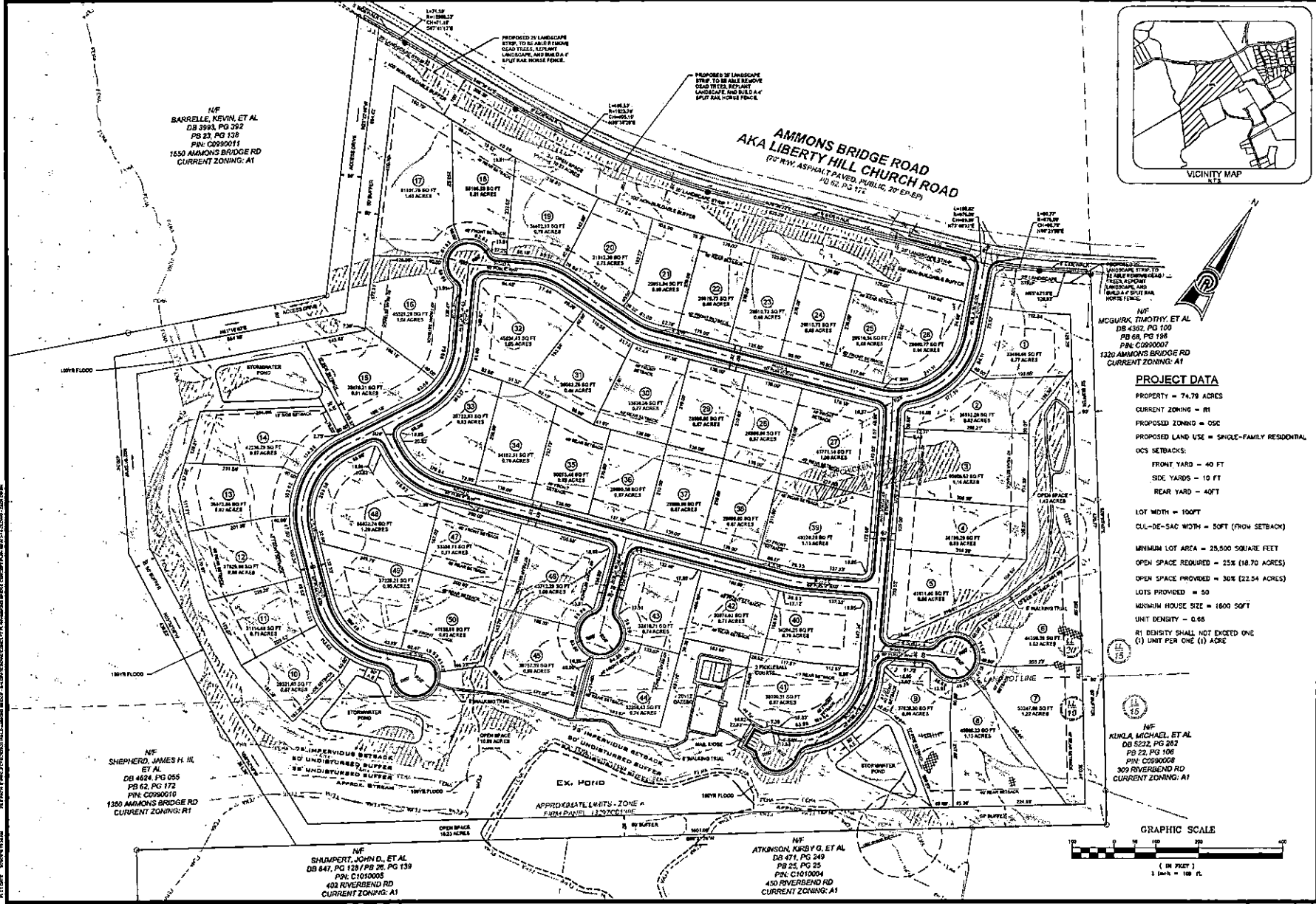
Please let me know if you have any questions.

Sincerely,

Andrea Gray
Applicant's Representative



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(678) 364-2384 www.andreapgray.com

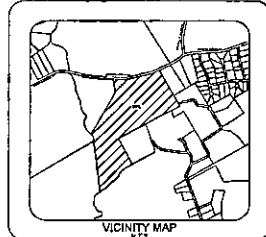


NF
BARRELLE, KEVIN, ET AL
DB 3993, PG 292
PB 23, PG 128
PIN: C0990111
1650 AMMONS BRIDGE RD
CURRENT ZONING: A1

NF
SHEPHERD, JAMES H. III,
ET AL
DB 4824, PG 055
PB 62, PG 172
PIN: C0990410
1380 AMMONS BRIDGE RD
CURRENT ZONING: R1

NF
SHAMPERT, JOHN D., ET AL
DB 847, PG 129/PB 26, PG 139
PIN: C1010005
432 RIVERBEND RD
CURRENT ZONING: A1

NF
ATKINSON, KIRBY G., ET AL
DB 471, PG 249
PB 26, PG 25
PIN: C1010004
430 RIVERBEND RD
CURRENT ZONING: A1

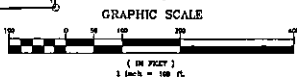


NF
MCGUIRK, TIMOTHY, ET AL
DB 4382, PG 100
PB 68, PG 198
PIN: C0990007
1320 AMMONS BRIDGE RD
CURRENT ZONING: A1

PROJECT DATA

- PROPERTY = 74.79 ACRES
- CURRENT ZONING = R1
- PROPOSED ZONING = OSC
- PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
- OSCS SETBACKS:
 - FRONT YARD - 40 FT
 - SIDE YARDS - 10 FT
 - REAR YARD - 40 FT
- LOT WIDTH = 100 FT
- CUL-DE-SAC WIDTH = 50 FT (FROM SETBACK)
- MINIMUM LOT AREA = 25,500 SQUARE FEET
- OPEN SPACE REQUIRED = 25% (18.70 ACRES)
- OPEN SPACE PROVIDED = 30% (22.54 ACRES)
- LOTS PROVIDED = 50
- MEDIUM HOUSE SIZE = 1600 SQFT
- UNIT DENSITY = 0.66
- R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

NF
KUNLA, MICHAEL, ET AL
DB 5232, PG 282
PB 22, PG 106
PIN: C0990408
300 RIVERBEND RD
CURRENT ZONING: A1



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AMMONS BRIDGE
Land Use Study & Zoning Ordinance
Parcel C0990010
1380 AMMONS BRIDGE RD
MOUNTAIN, GA 30666

DATE	NO.	DESCRIPTION

DATE	NO.	DESCRIPTION

3/23/2026
R25-154
PROJECT NO.
C1



NF
 BARRELE, KEVIN, ET AL
 DB 3993, PG 392
 PB 23, PG 138
 PIN: C0990011
 1550 AMMONS BRIDGE RD
 CURRENT ZONING: A1

NF
 SHEPHERD, JAMES H. III
 ET AL
 DB 4624, PG 055
 PB 62, PG 172
 PIN: C0990010
 1360 AMMONS BRIDGE RD
 CURRENT ZONING: R1

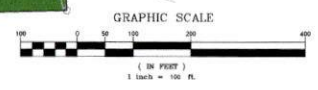
NF
 SHUMPERT, JOHN D., ET AL
 DB 847, PG 128 / PB 26, PG 139
 PIN: C1010005
 402 RIVERBEND RD
 CURRENT ZONING: A1

NF
 ATKINSON, KIRBY G. ET AL
 DB 471, PG 249
 PB 25, PG 25
 PIN: C1010004
 450 RIVERBEND RD
 CURRENT ZONING: A1

NF
 MCGUIRK, TIMOTHY, ET AL
 DB 4362, PG 100
 PB 68, PG 196
 PIN: C0990007
 1320 AMMONS BRIDGE RD
 CURRENT ZONING: A1

PROJECT DATA
 PROPERTY = 74.79 ACRES
 CURRENT ZONING = R1
 PROPOSED ZONING = OSC
 PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
 OCS SETBACKS:
 FRONT YARD - 40 FT
 SIDE YARDS - 10 FT
 REAR YARD - 40FT
 LOT WIDTH = 100FT
 LUL-DE-SAC WIDTH = 50FT (FROM SETBACK)
 MINIMUM LOT AREA = 25,500 SQUARE FEET
 OPEN SPACE REQUIRED = 25% (18.70 ACRES)
 OPEN SPACE PROVIDED = 30% (22.54 ACRES)
 LOTS PROVIDED = 50
 MINIMUM HOUSE SIZE = 1800 SQFT
 UNIT DENSITY = 0.66
 R1 DENSITY SHALL NOT EXCEED ONE
 (1) UNIT PER ONE (1) ACRE

NF
 KUKLA, MICHAEL, ET AL
 DB 5232, PG 262
 PB 22, PG 106
 PIN: C0990006
 308 RIVERBEND RD
 CURRENT ZONING: A1



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PRECISION Planning Inc.		planners • engineers • architects • surveyors 450 Pine Blvd., Littleton, CO 80120 773.338.0006 • www.precision
AMMONS BRIDGE Land Use 19TH & 20TH, District 4TH, Parcel C0990010 1360 AMMONS BRIDGE RD WALTON, CA 30656		REZONE CONCEPT PLAN
DATE:	NO. DESCRIPTION:	RELEASE
3/23/2026		
DATE: R25-154		
PROJECT NO. 25-154		
C1		



Andrea P. Gray LLC

Attorney at Law

March 31, 2026

Notice of Preservation of Constitutional Objections

Re: Applicant: Baldpates General Contracting, LLC
Owner: Jersey Partners Holdings, LLC
Property: 1360 Ammons Bridge Road, Monroe GA 30655
Tax Parcel: a portion of C0990010
Request to zone 74.79 acres from R1 to R1 OSC

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant's assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the below and hereby incorporates all of the information and documents contained in its complete zoning application and any materials later added to the application record.

The current zoning of the Property restricts said Property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.

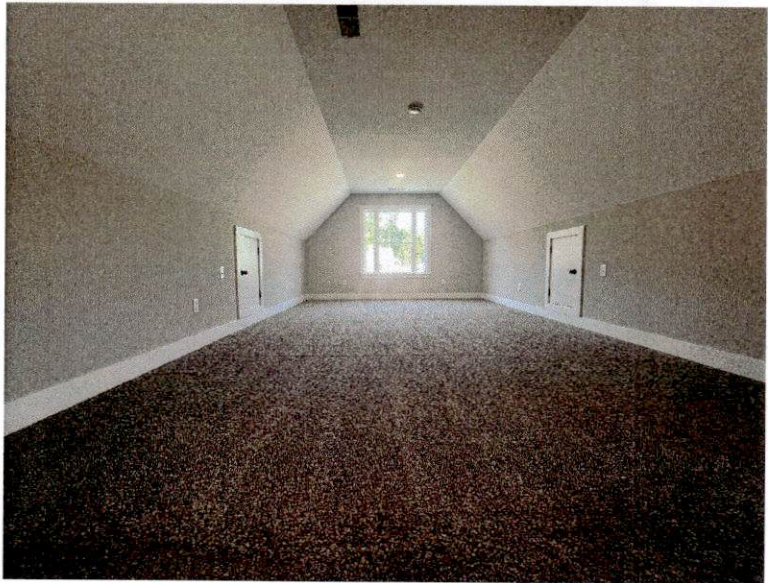
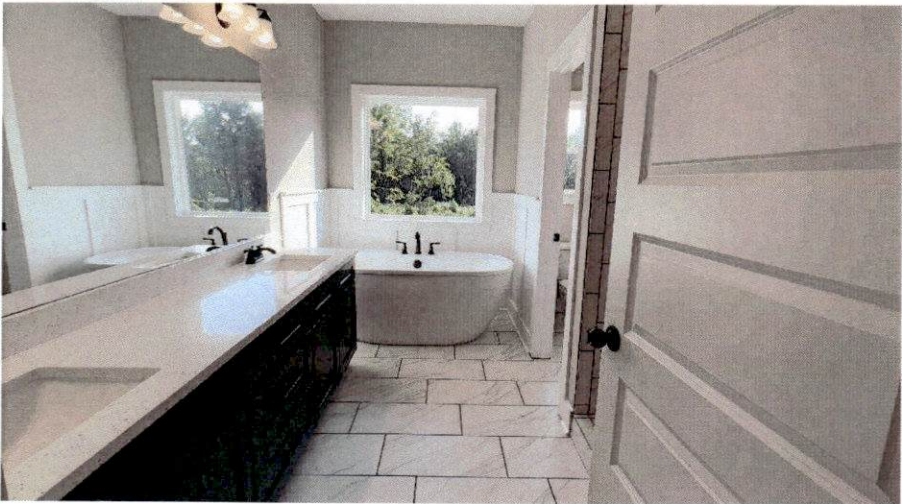


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The Madison







The Audrey







The Abby

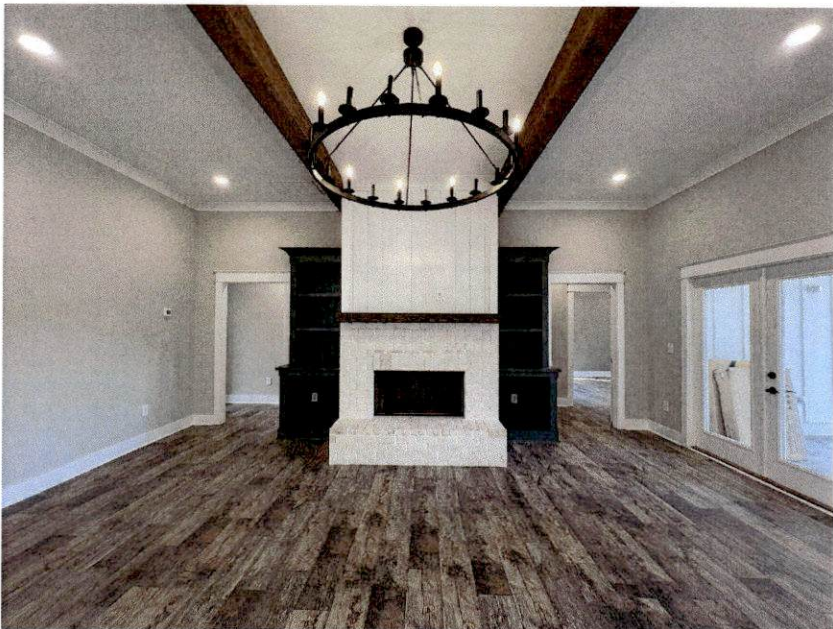


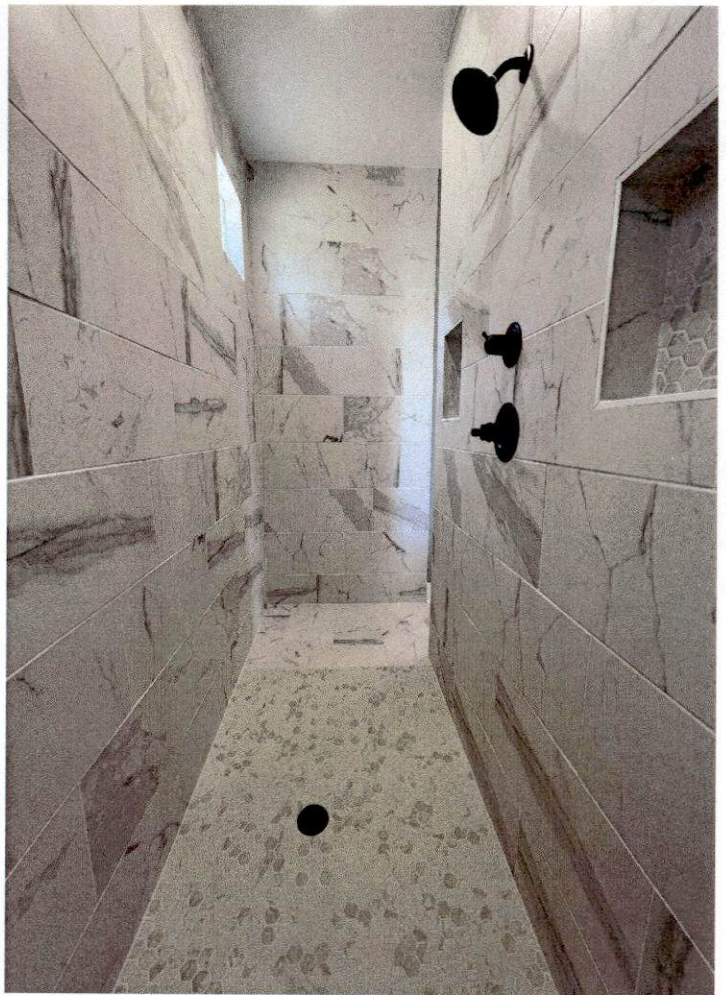




The Morgan (The Jersey)









AN ORDINANCE OF WALTON COUNTY, GEORGIA OA26-0094

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 5-3-16 and amended as per attached errata dated 04/06/2026

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, and it hereby ordained by the authority of the same, following a duly held and advertised Public Hearing by the Walton County Planning Commission and the Walton County Board of Commissioners to amend the Walton County Land Development Ordinance adopted 5-3-16, as amended as per errata sheet dated 06/02/2026.

Amendment #1 – Utilities Article 10 – Part 10 - Section 10-2-190 - Add Utility Permit Fee and Correct Error in Verbiage

Amendment #2 – Overlay Zoning Districts Article 4 - Section 4-2-120 – Correct Error in Verbiage

Amendment #3 – Developments of Regional Impact Article 8 - Section 8-1-120 – Permits & Final Procedures – Update Development of Regional Impact Thresholds Table effective 12/15/2025

Amendment #4 – Appendices – Appendix C Section - C-130 - General Criteria for the Determination of Specimen of Trees or Strands of Trees – A. Specimen Tree – Delete specimen of tree language.

Amendment #5 – Article 8 - Section 8-1-240 - Performance and Maintenance Bonds – Add #3d. and change wording on #5.

Amendment #6 – Article 12 - Buffers, Landscaping, and Tree Protection- Part 12-2 Trees and Landscaping – Add Section 12-2-130 Tree Ordinance Table

Amendment #7 – Fee Schedule - Amend Fee Schedule that was approved 8/5/2025

Approved by the Walton County Board of Commissioners on this 2nd day of June, 2026.

David G Thompson, Chairman
Walton County Board of Commissioners
Walton County, Georgia

Attest:

Rhonda Hawk, County Clerk
Board of Commissioners
Walton County, Georgia

Charles Ferguson
County Attorney
Walton County, Georgia

OA26-0094						Amendments to WCLDO adopted 5-3-16
						as per ERRATA SHEET dated 06-02-2026
No.	Page	Article	Part	Section	Para.	Change
1		10	10	10-2-190		Add Permit Fee and correct verbiage - Utilities
2		4		4-2-120		Correct verbiage - Overly Zoning Districts
3		8		8-1-120		Update Development of Regional Impact Threshold Table
4		C		C-130		Delete specimen of tree language
5		8		8-1-240		Performance & Maintenance Bonds -Add & Change Wording
6		12	12-2	12-2-130		Add Tree Ordinance Table
7						Amend Fee Schedule dated 8/5/2025

Amendment #1 – Add Utility Permit fee and Correct Error in Verbiage.

Article 10 - Part 10-2 Utilities

Section 10-2-190 Utility Permit Requirements

- A. Any public or private utility proposing to construct, improve, relocate, repair, maintain or alter and utility system within any public right-of-way of Walton County, shall first complete and submit a Utility Permit Application for such activities to the Walton County Planning and Development Department for review and approval.
- B. The payment of all applicable Utility Permit fees, as currently established by the Board of Commissioners, shall be paid upon submission of any application, to cover review and inspection costs related to the proposed activities.
- C. The applicant shall provide all information requested on the application, and attach permit drawings no larger than eleven by seventeen inches (11" x 17"), which adequately depict the nature of the proposed activities, including at a minimum the following information:
- Name and address of applicant
 - State Highway ~~of~~ or County Road name and number
 - Description of proposed utility work (including size, type and length)
 - Location of activities with reference to nearest intersections or landmarks
 - Signature and date of authorized utility representatives
 - Construction drawings (~~minimum three (3) copies~~) Submitted electronically with application
 - Roadway dimensions including right-of-way and pavement width
 - Distance from edge of pavement, back of curb, and/or right-of-way
 - Depth of cover
 - Size, method and repair of pavement cuts (if approved)
 - Method of installation
 - Detailed reasoning for any variations of installing utilities in locations other than the back five (5) feet of the right-of-way
 - Locations of manholes, poles, pedestals, or other above ground appurtenances (include distance ~~form~~ from edge of pavement and/or right-of-way)
 - Location and depth of bore pits
 - Location of material and equipment storage areas
 - Vertical clearance for overhead installations
 - Indicate all facilities that are proposed to be removed or abandoned
 - Location map showing the location of all proposed activities
 - Traffic control plan
- D. Utility installation, repair and maintenance shall be performed in accordance with the following general standards:

1. All utilities shall be installed within the back five (5) feet of any public right-of-way, unless otherwise approved by the County
2. All fire hydrants, poles, pedestals, manholes and other appurtenances shall be installed at property corners where possible
3. No pavement cuts shall be permitted without the prior approval of Walton County. All pavement cuts shall be repaired within twenty-four (24) hours, in accordance with the Standard Construction Details.
4. No trench or bore pit shall be located closer than ten (10) feet from the edge of pavement, or at a distance of one (1) horizontal foot for each vertical feet of depth, whichever is greater.
5. All jack and bore road crossings shall be installed with a welded steel casing for a distance of ten (10) feet on either side of the traveled surface, in accordance with Georgia DOT Standards.
6. No utility installation shall be permitted in any drainage channel or ditch maintained by the County unless approved by the Director. Where utility installation disturbs any established drainage ditch or channel, the contractor or utility company shall install geotextile matting for the full length of such disturbance to ensure proper stabilization.
7. It shall be the Contractor or Utility Company's responsibility to provide, install and maintain all required traffic control measures during the course of construction, in accordance with Georgia DOT and MUTCD Regulations.
8. If at any time during the course of utility construction, repair or maintenance, it is determined that the Contractor or Utility Company is in violation of any part of these Regulations, the County Inspector shall issues a Stop Work Order to cease and desist all operations until the project is brought into substantial compliance and further work is approved by the County.
9. All abandoned facilities must be removed by the Utility Company, if requested by Walton County.
10. A permit fee will be charged for each utility permit.

Amendment #2 – Correct Error in Verbiage.

Article 4 - Part 4-2 Overlay Zoning Districts

Section 4-2-120

B – General Design Standards

6. Minimum Development Standards For Residential Lots

d. Rear yard: delete (~~thg~~) Forty (40) feet for interior lots.

Amendment #3

Article 8 – Permits & Final Plat Procedures

Part 8-1 Subdivision & Development Procedures

Section 8-1-120 Developments of Regional Impact

Table As Adopted 11/20/2025; Effective 12/15/2025- Thresholds Table. See ARC threshold table.

Developments of Regional Impact Development Thresholds	
Type of Development	Metropolitan Tier
(1) Airports	All new airports, runways, and runway extensions
(2 Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(2)Commercial	Greater than 300,000 gross square feet or is anticipated to generate more than 10,000 trips per day
(4) Correctional/ Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
(5) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
(6) Hotels	Greater than 400 rooms
(7) Housing	Greater than 400 new lots or units
(8) Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
(9) Intermodal Terminals	New Facilities
(10) Mixed Use	Gross square feet greater than 400,00 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(11) Office	Greater than 400,00 gross square feet
(12) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,00 barrels
(13) Post-Secondary School	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
(14) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(15) Solar Power	300 acres or more

Generation Facility	
(16) Technological Facility (Including Data Centers)	Greater than 500,000 gross square feet; or covering more than 200 acres
(17) Truck Stops	A new facility with the capacity to fuel 10 or more trucks simultaneously; and, either one acre of truck parking or 20 truck parking spaces
(18) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(19) Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
(20) Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New Facilities
(21) Wholesale Distribution	Greater than 500,000 gross square feet
(22) Any other Development types (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 trips generated

Amendment #4

APPENDICES

Appendix C Vegetation Protection and Replacement Administrative Guidelines

Section C-130 General Criteria for the Determination of Specimen Trees or Strands of Trees

A. Specimen Tree

1. Any tree in fair or better condition which equals or exceeds the following diameter sizes:
 - a. Large hardwoods (~~e.g., oaks, hickories, yellow poplars, sweet gums, etc.~~) 30-inch dbh.
 - b. Large softwood (~~e.g., pines, deodar cedars, etc.~~) 36-inch dbh.
 - c. Small trees (~~e.g., dogwoods, redbuds, sourwoods, etc.~~) 12-inch dbh.

A list has been completed to provide guidance on species suitability for parking lots, vegetative screening, natural areas, utility corridors, and facade plantings, along with notes on soil moisture tolerance, growth rate, drought tolerance, and whether each space is native to Georgia. See chart Article 12 Part 12-2 Section 12-2-130 effective 6/2/2026.

Amendment #5

Article 8 – Permits and Final Plat Procedures

Section 8-1-240 Performance and Maintenance Bonds

Add:

3.

d. Performance Bonds are permitted for developers to have the option to top out residential or commercial subdivision streets or to submit a Performance Cash Bond to allow for topping out once 80% of the houses or buildings on a street have been built or prior to the end of the maintenance period or 18 months, whichever occurs first.

B. Performance Surety

5. Period

Performance surety shall be for a period of ~~one (1) year~~ eighteen months from recording of the final plat.

Amendment #6

Article 12 Buffers, Landscaping, and Tree Protection

Part 12-2 Trees and Landscaping

Section 12-2-130 Tree Ordinance Table

Provides guidance on species suitability for parking lots, vegetative screening, natural areas, utility corridors, and façade plantings, along with notes on soil moisture tolerance, growth rate, drought tolerance, and whether each species is native to Georgia.

Selecting plant material that supports long-term landscape health, reduces maintenance burden, and aligns with best management practices for sustainable development for Walton County’s soils, climate & environmental conditions.

RECOMMENDED USES	
Parking Lots	The site situation where the tree should be planted and/or conserved: 0 = Avoid; Not Suitable Blank = May or May Not be Suitable x = Good Choice XX = Excellent Choice
Vegetative Screening	
Conservation and Natural Areas	
Utility Corridors	
Plazas and Façade Plantings	

ENVIRONMENTAL CHARACTERISTICS AND TOLERANCES	
Soil Moisture	<p>The typical soil moisture conditions for the species in its native habitat.</p> <p>H= Hydric: wet and may become occasionally flooded for short periods M= Mesic: moist but moderately well to well drained X= Xeric: dry and very well drained</p>
Growth Rate	<p>Typical rate of growth under urban conditions.</p> <p>S= Slow: 1/2 to 1-1/2 feet per year M= Moderate: 1-1/2 to 2-1/2 F= Fast: 2-1/2 to 3+ feet per year</p>
Average Life Span	<p>The average life span (useful service life) of the species when growing under average urban conditions. A plant is at the end of its useful service life when its risk of failure becomes unacceptable and cannot be improved or when the plant is no longer an asset due to its appearance or condition.</p> <p>S= Short: less than 25 years of useful service life. M= Moderate: 25-40 years of useful service life. L= Large: 50 years of greater useful service life</p>
Urban Tolerant Tree	<p>Based upon other characteristics and tolerances to urban conditions; and "X" indicates the species is suitable for planting under "tough" urban conditions.</p>
Drought Tolerance	<p>Tolerance of the species to infrequent rain, low soil moisture, full sun, and high temperatures</p> <p>Low = Not tolerant to drought conditions Moderate = Tolerant to mild drought conditions; moderately tolerant to severe drought conditions High = Very tolerant to mild to severe and prolonged drought condition</p>
Native Plant	<p>Indicates whether or not the plant is found naturally growing in the Walton County area</p> <p>Y = Yes N = No</p>

A. The Tree Ordinance Table listed below shows appropriate species of trees.

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Overstory Deciduous Trees												
Ash, green	<i>Fraxinus pennsylvanica</i>	x	0	XX	0	x	H	F	M	X	H	Y
Ash, white	<i>Fraxinus americana</i>	x	0	XX	0	x	M	M	M	X	L	Y
Ash, velvet	<i>Fraxinus velutina</i>		0	0	0		X	F	S		H	N
Basswood, American (Linden)	<i>Tilia americana</i>	XX	0	XX	0	x	M	F	M	X	L	Y
Basswood, Carolina	<i>Tilia caroliniana</i>		0	x	0	x	X	M	L		L	Y
Basswood, white	<i>Tilia heterophylla</i>		0	XX	0	x	H	M	M		L	N
Beech, American	<i>Fagus grandifolia</i>	XX	0	XX	0		M	S	L		L	Y
Birch, river	<i>Betula nigra</i>	x	0	x	0	XX	M	F	M	X	L	Y
Birch, yellow	<i>Betula alleghaniensis</i>		0	x	0		M	F	L		M	Y
Blackgum	<i>Nyssa sylvatica</i>	XX	0	x	0	x	M	S	M	X	M	Y
Boxelder	<i>Acer negundo</i>	XX	0	x	0		M	F	S	X	M	Y
Buckeye, Ohio	<i>Aesculus glabra</i>		0	x	0		M	M	L		M	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Buckeye, red horsechestnut	<i>Aesculus x carnea</i>		0	0	0		X	M	M		H	N
Buckeye, yellow	<i>Aesculus octandra</i>		0	x	0		H	M	L		L	N
Cherry, black	<i>Prunus serotina</i>		0	x	0		M	M	S		M	Y
Chestnut, Chinese	<i>Castanea mollissima</i>		0	0	0		M	S	S	X	L	N
Coffee tree, Kentucky	<i>Gymnocladus dioicus</i>	XX	0	0	0	x	H	S	M	X	M	Y
Cypress, bald	<i>Taxodium distichum</i>	x	0	0	0	x	H	F	L	X	L	Y
Cypress, pond	<i>Taxodium ascendens</i>		0	0	0		H	S	L		L	N
Elm, American	<i>Ulmus americana</i>	x	0	x	0	x	M	M	L	X	H	Y
Elm, cedar	<i>Ulmus crassifolia</i>	XX	0	0	0		M	F		X	H	N
Elm, lace bark	<i>Ulmus parvifolia</i>	XX	0	0	0	XX	M	M	M	X	H	N
Elm, September	<i>Ulmus serotina</i>		0	x	0		M	F	S		M	N
Elm, slippery	<i>Ulmus rubra</i>		0	x	0		M	F	M		M	Y
Elm, Siberian	<i>Ulmus pumila</i>	XX	0	0	0	XX	X	F	S	X	H	N
Elm, winged	<i>Ulmus alata</i>	XX	0	x	0		M	M	M	X	H	Y

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Ginko (male only)	<i>Ginkgo biloba</i>	x	0	0	0	XX	M	S	L	X	H	N
Hackberry, common	<i>Celtis occidentalis</i>	x	0	x	0	x	M	S	M	X	H	Y
Hackberry, sugar	<i>Celtis laevigata</i>	XX	0	x	0	XX	H	F	M	X	L	Y
Hickery, bitternut	<i>Carya cordiformis</i>	0	0	x	0	0	M	F	L		L	Y
Hickory, mockernut	<i>Carya tomentosa</i>	0	0	x	0	0	X	S	L		H	Y
Hickory, pignut	<i>Carya glabra</i>	0	0	x	0	0	M	S	L		H	Y
Hickory, shagbark	<i>Carya ovata</i>	0	0	x	0	0	M	S	L		M	Y
Hickory, southern shagbark	<i>Carya ovata var. australis</i>	0	0	x	0	0	M	S	L		M	Y
Katsura tree	<i>Cercidiphyuum japonicum</i>		0	0	0	x	M	F	L	X	L	N
Linden, littleleaf	<i>Tilia cordata</i>	XX	0	0	0	x	M	M	M	X	M	N
Linden, silver	<i>Tilia tomentosa</i>	XX	0	0	0	x	M	S	L		M	N
Locust, black	<i>Robinia pseudoacacia</i>	0	0	x	0	0	M	F	M	X	H	Y
Locust, honey	<i>Gleditsia triacanthos</i>	0	0	x	0	0	M	F	M	X	H	Y
Magnolia, cucumber	<i>Magnolia acuminata</i>	0	0	x	0		M	F	M		L	Y
Maple, red	<i>Acer rubrum</i>	XX	0	x	0	XX	M	F	L	X	L	Y

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Maple, silver	<i>Acer saccharinum</i>	0	0	x	0	0	M	F	S	X	H	Y
Maple, southern sugar	<i>Acer barbatum</i>	x	0	x	0	XX	M	M	M	X	H	Y
Maple, sugar	<i>Acer saccharum</i>		0	x	0		M	M	L		M	Y
Oak, black	<i>Quercus velutina</i>		0	x	0		X	M	L		H	Y
Oak, blackjack	<i>Quercus marilandica</i>	XX	0	XX	0		X	S	L	X	H	Y
Oak, bur	<i>Quercus macrocarpa</i>	XX	0	0	0		M	S	L	X	H	N
Oak, cherrybark	<i>Quercus falcata</i> var. <i>pagodifolia</i>		0	x	0		M	M	L		M	Y
Oak, chestnut	<i>Quercus prinus</i>	0	0	XX	0	0	X	M	L		M	Y
Oak, darlington	<i>Quercus hemisphaerica</i>		0	0	0		X	M	M		M	Y
Oak, durand	<i>Quercus durandii</i>		0		0		M	M	S		H	N
Oak, English	<i>Quercus robur</i>	XX	0	0	0		M	S	M	X	M	N
Oak, Georgia	<i>Quercus georgiana</i>		0	x	0		X	M	M		H	Y
Oak, laurel	<i>Quercus laurifolia</i>	XX	0	x	0		M	F	M	X	M	Y
Oak, northern red	<i>Quercus rubra</i>	XX	0	x	0		M	F	L	X	M	Y
Oak, nuttall	<i>Quercus nuttalli</i>	x	0	x	0		M	M	L		M	Y

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Oak, oglethorpe	<i>Quercus oglethorpensis</i>		0		0		H	S	M		M	Y
Oak, overcup	<i>Quercus lyrata</i>	XX	0	x	0		H	M	L	X	M	Y
Oak, pin	<i>Quercus palustris</i>	XX	0		0		M	M	M	X	M	Y
Oak, post	<i>Quercus stellata</i>	XX	0	x	0		X	M	L	X	H	Y
Oak, sawtooth	<i>Quercus acutissima</i>	XX	0	x	0		M	F	M	X	M	N
Oak, scarlet	<i>Quercus coccinea</i>	x	0	x	0	x	X	M	L	X	H	Y
Oak, shingle	<i>Quercus imbricaria</i>	XX	0	0	0		M	M	M	X	M	Y
Oak, shumard	<i>Quercus shumardi</i>	XX	0	x	0	XX	M	F	L	X	H	Y
Oak, southern red	<i>Quercus falcata</i>	x	0	x	0	x	M	M	L	X	H	Y
Oak, swamp chestnut	<i>Quercus michauxii</i>	0	0	x	0	0	M	M	L		M	Y
Oak, swamp white	<i>Quercus bicolor</i>	XX	0		0		M	M	L	X	M	N
Oak, turkey	<i>Quercus laevis</i>		0	0	0		M	F	S		H	Y
Oak, water	<i>Quercus nigra</i>	XX	0	XX	0		M	F	M	X	M	Y
Oak, white	<i>Quercus alba</i>	x	0	x	0		M	S	L		M	Y
Oak, willow	<i>Quercus phellos</i>	XX	0	x	0	XX	M	F	L	X	H	Y

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Pagoda tree, Japanese	<i>Sophora japonica</i>		0	0	0	x	H	F	S	X	M	N
Pecan	<i>Carya illinoensis</i>	0	0	x	0	0	M	S	M		L	Y
Persimmon, common	<i>Diospyros virginiana</i>	0	0	XX	0	0	M	M	S	X	H	Y
Planetree, London	<i>Platanus acerifolia</i>	0	0	0	0	x	M	F	M	X	H	N
Poplar, tulip	<i>Liriodendron tulipifera</i>	0	0	x	0		M	M	L		L	Y
Redwood, dawn	<i>Metasequoia glyptostroboides</i>	x	0	0	0		M	F	L	X	M	N
Sourwood	<i>Oxydendrum arboreum</i>		0	XX	0		M	M	S	X	M	Y
Sugarberry	<i>Celtis laevigata</i>		0	x	0		M	M	M		M	Y
Sweetgum	<i>Liquidamber styraciflua</i>	0	0	x	0	0	M	F	L	X	L	Y
Sweetgum, fruitless	<i>Liquidamber styraciflua 'Rotundiloba'</i>		0	x	0		M	M	M		L	Y
Sycamore	<i>Platanus occidentalis</i>	x	0	XX	0		M	F	M		M	Y
Tupelo, swamp	<i>Nyssa aquatica</i>		0	0	0		H	M	L		L	N
Walnut, black	<i>Juglans nigra</i>	0	0	XX	0	0	M	M	L		L	Y
Zelkova, Japanese	<i>Zelkova serrata</i>		0	0	0	x	M	M	M	X	H	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Understory Deciduous Trees												
Buckeye, red	<i>Aesculus pavia</i>		0	x	0		M	M	S	X	L	N
Buckthorn, Carolina	<i>Frangula caroliniana</i>		0	x	0		M	M	S		M	Y
Catalpa, southern	<i>Catalpa bignonioides</i>	0	0	x	0		M	F	L		M	Y
Chastetree	<i>Vitex agnus-castus</i>		0	0	x	x	X	M	S	X	H	N
Cherry, autumn	<i>Prunus subhirtella 'Autumnalis'</i>		0	0	0	x	X	F	L		M	N
Cherry, fire	<i>Prunus pennsylvanica</i>		0	0	0	x	M	F	S		L	N
Cherry, Japanese flowering	<i>Prunus serrulata</i>		0	0	XX	x	M	F	S		L	N
Cherry, yoshino flowering	<i>Prunus x yedoensis</i>		0	0	XX	XX	M	F	S		L	N
Chinkapin, allegheny	<i>Castanea pumila</i>		0	x	x		X	S	S		H	Y
Chittamwood	<i>Bumelia lanuginosa</i>		0	0			M	M	S		H	N
Crabapple, Japanese flowering	<i>Malus floribunda</i>		0	0	XX	x	M	M	S		L	N
Crabapple, southern	<i>Malus angustifolia</i>		0	x	XX	x	M	M	S		L	Y

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Crabapple, sweet	<i>Malus coronaria</i>		0	x	XX	x	M	M	S		L	Y
Crepe myrtle	<i>Lagerstroemia species</i>		0	0	XX	XX	M	F	M	X	H	N
Devils walking stick	<i>Aralia spinosa</i>		0	x	0		H	M	M		L	Y
Dogwood, alternate leaf	<i>Cornus alternifolia</i>		0	XX	x	x	M	M	M	X	L	Y
Dogwood, cherry	<i>Cornus mas</i>		0	0	x	x	M	M	M	X	M	N
Dogwood, flowering	<i>Cornus florida</i>	0	0	x	XX	0	M	M	M	X	L	Y
Dogwood, kousa	<i>Cornus kousa</i>		0	0	x	x	M	S	S	X	L	N
Dogwood, pink flowering	<i>Cornus florida var. rubra</i>	0	0	x	x	0	M	M	M	X	L	Y
Dogwood, swamp	<i>Cornus stricta</i>		0		x	x	H	S	S	X	L	Y
Dovetree	<i>Davidia involucreta</i>		0	0	0		M	M	M	X	L	N
Evodia, Korean	<i>Evodia daniellii</i>		0	0	0		M	M	S		L	N
Fringetree	<i>Chionanthus virginicus</i>		0	x	x		M	M	S	X	L	Y
Fringetree, Chinese	<i>Chionanthus retusus</i>		0	0	x		M	S	S		M	N
Golden raintree	<i>Koelreutaria paniculata</i>		0	0	0	x	M	M	M	X	H	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Golden raintree, bougainvillea	<i>Koelreutaria bipinnata</i>		0	0	0		X	F	M	X	H	N
Hackberry, Georgia	<i>Celtis tenuifolia</i>		0	x	0		X	S	M		H	Y
Hawthorn	<i>Crataegus species</i>		0	x	0	x	X	S	M		H	Y
Hawthorn, cockspur	<i>Crataegus crusgalli</i>		0	0	0	x	X	M	M		H	N
Hawthorne, Washington	<i>Crataegus phaenopyrum</i>		0	0	0	x	M	S	L		M	N
Holly, possumhaw	<i>Ilex decidua</i>		0	x	x		H	M	S		H	Y
Hophornbeam, American	<i>Ostrya virginiana</i>	x	0	XX	0	XX	M	S	L	X	H	Y
Hornbeam, European	<i>Carpinus betulus</i>	XX	x	0	0	XX	M	S	M	X	H	N
Hornbeam, Japanese	<i>Carpinus japonica</i>		0	0	0	x	M	S	M		M	N
Horsesugar	<i>Symplocos tinctoria</i>		0	x	0		M	M			M	Y
Indigobush amorpha	<i>Amorpha fruticosa</i>		0	0			X	S	M		M	N
Ironwood	<i>Carpinus caroliniana</i>	x	0	x	0	XX	M	S	M	X	M	Y
Magnolia, bigleaf	<i>Magnolia macrophylla</i>		0	x	0		M	M	M		L	Y
Magnolia, fraser	<i>Magnolia fraseri</i>		0	x	0		H	F	M		L	Y

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Magnolia, loebner	<i>Magnolia x loebneri</i>		0	0	0		M	M	M		M	N
Magnolia, saucer	<i>Magnolia x soulangiana</i>	0	0	0	0		M	M	S	X	L	N
Magnolia, star	<i>Magnolia stellata</i>		0	0	x	x	M	S	S		M	N
Magnolia, sweetbay	<i>Magnolia virginiana</i>		0	x	0	XX	H	F	M	X	L	Y
Magnolia, umbrella	<i>Magnolia tripetala</i>		0	x	0		M	M	S		L	Y
Maple, amur	<i>Acer ginnala</i>	0	0	0	x	XX	M	M	M		M	N
Maple, chalk	<i>Acer leucoderme</i>		0	x	0		M	M	M	X	H	Y
Maple, hedge	<i>Acer campestre</i>	XX	0	0	0	XX	M	S	S	X	H	N
Maple, Japanese	<i>Acer palmatum</i>	0	0	0	x	XX	M	S	S		L	N
Maple, paperbark	<i>Acer griseum</i>	0	0	0	0	x	X	S	M		M	N
Maple, shantung	<i>Acer truncatum</i>		0	0	0	XX	M	M	S		M	N
Maple, tatarian	<i>Acer tataricum</i>	0	0	0		XX	M	S	S		M	N
Maple, trident	<i>Acer buergerianum</i>	XX	0	0	0	XX	M	F	M	X	M	N
Mulberry, red	<i>Morus rubra</i>	0	0	XX	0		M	F	S		H	Y
Osage orange	<i>Maclura pomifera</i>	0	0	0	0		X	F	L	X	H	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Parrotia, Persian	<i>Parrotia persica</i>		0	0	x		M	F	S	X	M	N
Pawpaw	<i>Asimina triloba</i>		0	x	0		M	S	S		L	Y
Pistache, Chinese	<i>Pistacia chinensis</i>	XX	0	0	0	x	M	M	M	X	M	N
Plum, American	<i>Prunus americana</i>		0	XX	0		M	M	L		L	Y
Plum, chicksaw	<i>Prunus angustifolia</i>		0	x	x		M	M	S		H	Y
Plum, Mexican	<i>Prunus mexicana</i>		0	x	0		M	M			H	Y
Red bud, Chinese	<i>Cercis chinensis</i>	0	0	0	XX	XX	M	M	S		L	N
Redbud, eastern	<i>Cercis canadensis</i>		0	XX	XX	XX	M	F	S		M	Y
Redbud, eastern white	<i>Cercis canadensis var. alba</i>		0	XX	XX	XX	M	F	S		M	Y
Redbud, Oklahoma	<i>Cercis reniformis</i>		0	0	XX	XX	X	M	S	X	H	N
Sassafras	<i>Sassafras albidum</i>		0	x	0		M	M	M		H	Y
Serviceberry	<i>Amelanchier arborea</i>		0	x	x	XX	M	S	M	X	M	Y
Silverbell, Carolina	<i>Halesia carolina</i>		0	XX	0		M	M	M		L	Y
Silverbell, two winged	<i>Halesia diptera</i>		0	x	0		M	M	M		M	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Smoketree, American	<i>Cotinus obovatus</i>		0	0	x	XX	X	M	S	X	H	Y
Smoketree, common	<i>Cotinus coggygia</i>		0	0	XX		X	M	S	X	H	N
Snowbell	<i>Styrax americana</i>		0	x	XX		H	S	S		L	N
Soapberry, western	<i>Sapindus drummondii</i>	x	0	0	0		X	M	L	X	H	N
Stewartia, mountain	<i>Stewartia ovata</i>		0	x	x		M	S	M		L	Y
Willow, black	<i>Salix nigra</i>	0	0	x	0	0	H	F	S		L	Y
Willow, weeping	<i>Salix babylonica</i>	0	0	0	0	0	H	F	M		M	N
Witchhazel, common	<i>Hamamelis virginiana</i>		0	x	x	x	M	M	M	X	M	Y
Yellowwood, American	<i>Cladrastis lutea</i>		0	0	0		M	M	M	X	M	N
Witchhazel, common	<i>Hamamelis virginiana</i>		0	x	x	x	M	M	M	X	M	Y
Overstory Evergreen Trees												
Arborvitae, western	<i>Thuja plicata</i>		x	0	0		M	S	L		L	N
Cedar , eastern red	<i>Juniperus virginiana</i>		XX	x	0		X	S	L	X	H	Y
Cedar, Atlantic white	<i>Chamaecyparis thyoides</i>		x	0	0		X	M	L		L	Y
Cedar, atlas	<i>Cedrus atlantica</i>		x	0	0		M	M	L		H	N

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Cedar, deodara	<i>Cedrus deodara</i>		x	0	0		X	M	L		H	N
Cedar, of Lebanon	<i>Cedrus libani</i>		x	0	0		X	F	L		H	N
Chinafir, common	<i>Cunninghamia lanceolata</i>		x	0	0		X	M	M		H	N
Cryptomeria, Japanese	<i>Cryptomeria japonica</i>		XX	0	0		M	S	M	X	H	N
Cypress, leyland	<i>Cupressocyparis leylandii</i>		XX	0	0		M	F	M	X	M	N
Hemlock, eastern	<i>Tsuga canadensis</i>		XX	x	0		M	S	L		L	Y
Magnolia, southern	<i>Magnolia grandifolia</i>	0	XX	x	0		M	M	L	X	M	Y
Pine, loblolly	<i>Pinus taeda</i>		x	x	0		M	F	M	X	M	Y
Pine, shortleaf	<i>Pinus echinata</i>		x	XX	0		M	M	L		H	Y
Pine, slash	<i>Pinus elliotii</i>		X	0	0		M	F	M		M	N
Pine, Virginia	<i>Pinus Virginiana</i>		X	X	0		M	F	S	X	H	Y
Pine, white	<i>Pinus strobus</i>		X	X	0		M	F	M		L	Y
Understory Evergreen Trees												
Cherrylaurel, Carolina	<i>Prunus caroliniana</i>	0	XX	0	0	0	M	M	M	X	H	N

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Cypress, Italian	<i>Cupressus sempervirens</i>		x	0	0	x	X	F	S		H	N
Devilwood	<i>Osmanthus americanus</i>		x	x	0		M	M	M		M	Y
Holly, American	<i>Ilex opaca</i>	x	XX	x	0	XX	M	S	L	X	H	Y
Holly, attenuata	<i>Ilex x attenuata</i>	x	XX	0	0	XX	M	S	S	X	H	N
Holly, dahoon	<i>Ilex cassine</i>		XX	0	0		H	M	S	X	L	Y
Holly, lusterleaf	<i>Ilex latifolia</i>		XX	0	0		X	M	S	X	H	N
Holly, myrtle-leaved	<i>Ilex myrtifolia</i>		XX	0	x		H	S	S	X	H	Y
Holly, Nellie R. Stevens	<i>Ilex x Nellie R. Stevens</i>		XX	0	0		H	M	M	X	H	N
Holly, yaupon	<i>Ilex vomitoria</i>	x	XX	x	x	0	X	S	L	X	H	Y
Loquat	<i>Eriobotrya japonica</i>		x	0	0		M	M		X	M	N
Oak, Chinese evergreen	<i>Quercus myrsinifolia</i>			0		0	M	S	L	X	H	N
Wax myrtle	<i>Myrica cerifera</i>	x	XX	x	x	XX	H	M	L	X	M	Y
Deciduous Shrubs												
Abelia, Chinese	<i>Abelia chinensis</i>		0	0	XX		M	F	M		M	N
Alder, tag	<i>Alnus serrulata</i>		0	x	x		H	F	S		M	Y

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Azalea, flame	<i>Rhododendron calendulaceum</i>		0	0	x		M	S	S		L	Y
Azalea, Florida	<i>Rhododendron austrinum</i>		0	0	x		M				M	Y
Azalea, piedmont	<i>Rhododendron canescens</i>	0	0	x	x		M	S	L		L	Y
Azalea, plumleaf	<i>Rhododendron prunifolium</i>	0	0	x	x	x	M	S	M		L	Y
Barberry, Japanese	<i>Berberis thunbergii</i>		0	0	XX		M	M	M	X	L	N
Barberry, Korean	<i>Berberis koreana</i>		0	0	XX		X	M			H	N
Barberry, mentor	<i>Berberis x mentorensis</i>		0	0	XX		M	F	M	X	L	N
Barberry, purple leaf Japanese	<i>Berberis thunbergii atropurpurea</i>		0	0	XX		X	M	M	X	H	N
Bayberry, northern	<i>Myrica pennsylvanica</i>		0	0	x		X	F			H	Y
Beautyberry, American	<i>Callicarpa americana</i>		0	x	x		M	F	S		H	Y
Beautyberry, bodinier	<i>Callicarpa bodinieri</i>		0		x		X	F			H	N
Beautyberry, Japanese	<i>Callicarpa japonica</i>		0	0	XX		X	F			H	N
Beautyberry, purple	<i>Callicarpa dichotoma</i>		0	0	XX		X	F			H	N

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Beautybush	<i>Kolkwitzia amabilis</i>		0	0	x		M	F		X	L	N
Bladdernut, American	<i>Staphylea trifolia</i>		0	XX	0		M	F			L	Y
Blue mist shrub	<i>Caryopteris x clandonensis</i>		0	0	XX		M	M			M	N
Blueberry, highbush	<i>Vaccinium corymbosum</i>		0	0	0		M	M	M		L	Y
Bottlebrush, dwarf	<i>Fothergilla gardenii</i>	XX	0	0	x	XX	H	M	M		L	Y
Buckeye, bottlebrush	<i>Aesculus parviflora</i>	0	0	x	x	0	M	M	S		M	Y
Buckeye, painted	<i>Aesculus sylvatica</i>		0	x	x		M	M	S		L	Y
Butterfly bush	<i>Buddleia davidii</i>		0	0	x		M	F			M	N
Butterfly bush, alternate-leaf	<i>Buddleia alternifolia</i>		0	0	x		X	F			H	N
Buttonbush	<i>Cephalanthus occidentalis</i>		0	x	x	x	H	M	S	X	L	Y
Ceanothus	<i>Ceanothus x pallidus</i>		0	0	XX		X	M			H	N
Chokeberry, red	<i>Aronia arbutifolia</i>	x	0		x	x	H	M	L	X	L	Y
Cinquefoil, shrubby	<i>Potentilla fruticosa</i>		0	0	x		M	S			M	Y
Clethra, summersweet	<i>Clethra alnifolia</i>		0	0	XX	x	H	M	M	X	L	N

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Cleyera	<i>Cleyera japonica</i>		0	0	x		M	M			L	N
Deutsia, slender	<i>Deutzia gracilis</i>		0	0	XX		M	M		X	M	N
Deutzia, fuzzy	<i>Deutzia scabra</i>		0	0	x		M	M			L	N
Dogwood, red osier	<i>Cornus sericea</i>		0	0	XX		M	F		X	H	N
Dogwood, silky	<i>Cornus amomum</i>		0	x			H	M	M		L	Y
Elderberry	<i>Sambucus canadensis</i>		0	x	x		M	F	M		M	Y
Euonymus, winged	<i>Euonymus alatus</i>	x	0	0	0	XX	X	M		X	H	N
Fatsia, Japanese	<i>Fatsia japonica</i>		0	0	x		H	M			H	N
Flowering almond	<i>Prunus glandulosa</i>		0	0	XX		X	M			H	N
Forsythia	<i>Forsythia x intermedia</i>		0	0	x		M	F	L	X	M	N
Forsythia, white	<i>Abeliophyllum distichum</i>		0	0	XX			M			M	N
Fortune's fontanesia	<i>Fontanesia fortunei</i>		0	0	x		X	F			H	N
Fothergilla, large	<i>Fothergilla major</i>		0	XX	x		X	S			H	Y
Groundsel bush	<i>Baccharis halimifolia</i>		0	x	x		X	F			H	Y
Hardy orange	<i>Poncirus trifoliata</i>		0	0	x		M	S		X	H	N

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Honeysuckle, southern bush	<i>Diervilla sessilifolia</i>		0	x	XX		L	F			H	Y
Honeysuckle, winter	<i>Lonicera fragrantissima</i>		0	0	XX		M	F		X	H	N
Huckleberry, dwarf	<i>Gaylussacia dumosa</i>		0	x	XX		X	S	M		M	Y
Hydrangea	<i>Hydrangea arborescens</i>		0	x	XX		M	M	S		L	Y
Hydrangea, bigleaf	<i>Hydrangea macrophylla</i>		0	0	XX		X	F	M		M	N
Hydrangea, oakleaf	<i>Hydrangea quercifolia</i>	x	0	0	XX	XX	M	F	M	X	M	N
Indigo, Himalayan	<i>Indigofera heterantha</i>		0	0	XX		X	M			H	N
Jasmine, flowering	<i>Jasminum floridum</i>		0	0	XX		M	M		X	H	N
Jasmine, winter	<i>Jasminum nudiflorum</i>		0	0	XX		X	F			H	N
Jetbead, black	<i>Rhodotypos scandens</i>		0	0	XX		M	F		X	H	N
Kerria	<i>Kerria japonica 'Pleniflora'</i>		0	0	XX	x	M	M		X	M	N
Lantana	<i>Lantana camera</i>		0	0	XX		M	F			M	Y
Leadplant	<i>Amorpha canescens</i>		0	0	XX		X	M	L		H	N
Leatherwood	<i>Cyrilla racemiflora</i>		0	0	0		H	M			L	N
Lespedeza, thunberg	<i>Lespedeza thunbergii</i>		0	0	XX		M	M	M		M	N

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Lilac, Peking	<i>Syringa pekinensis</i>		0	0	0		X				H	N
Mock orange	<i>Philadelphus x virginalis</i>		0	0	XX		M	F		X	H	N
New Jersey tea	<i>Ceanothus americanus</i>		0	XX	XX		X	S	M		H	Y
Ninebark	<i>Physocarpus opulifolius</i>		0	x	x		X	S	M		H	Y
Orange ball tree	<i>Buddleia golbosa</i>		0	0	x		M	F			M	N
Pearlbush	<i>Exochorda racemosa</i>		0	0	x		M	M		X	H	N
Plum, chickasaw	<i>Prunus angustifolia</i>		0	x	x		M	M	L		L	Y
Pomegranate	<i>Punica granatum</i>		0	0	x		X	M			H	N
Possumhaw	<i>Ilex decidua</i>		0	x	x		M	F	M		L	N
Qunice, flowering	<i>Chaenomelea speciosa</i>		0	0	XX		M	M			H	N
Rose of sharon	<i>Hibiscus syriacus</i>		0	0	XX		M	S		X	M	N
Rose, Chinese	<i>Rosa chinensis</i>		0	0	XX		M	M			M	N
Rose, rugose	<i>Rosa rugosa</i>		0	0	XX	XX	M	M	L	X	H	N
Serissa, Japanese	<i>Serissa foetida</i>		0	0	XX		M				M	N
Sheepberry	<i>Viburnum lentago</i>		0	0	0		M	S	L		L	Y

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Sparkleberry	<i>Vaccinium arboreum</i>		0	0	0		M	M	L		M	Y
Spicebush	<i>Lindera benzoin</i>		0	x	x		M	S	L		L	Y
Spicebush, erythrocarpa	<i>Lindera erythrocarpa</i>		0	0	0		M	M			M	N
Spirea, bridelwreath	<i>Spiraea prunifolia</i>		0	0	XX		H	F	L	X	L	N
Spirea, bumalda	<i>Spiraea x bumalda</i>		0	0	XX		X	F			H	N
Spirea, Japanese	<i>Spiraea japonica</i>		0	0	XX		X	M	M		M	N
Spirea, reeves	<i>Spiraea cantoniensis</i>		0	0	XX		M	F			M	N
Spirea, snowmound	<i>Spiraea nipponica</i> 'Snowmound'		0	0	XX		X	F			H	N
Spirea, thunberg	<i>Spiraea thunbergii</i>		0	0	XX		M	F		X	M	N
Spirea, vanhoutte	<i>Spiraea x vanhouttei</i>		0	0	XX		M	F		X	M	N
Spreading euonymus	<i>Euonymus kiautschovicus</i>		0	0	XX		M	F			M	N
Strawberry bush	<i>Euonymus americanus</i>	0	0	XX	XX		H	S	S		M	Y
Sumac, aromatic	<i>Rhus aromatica</i>		0	x	XX		M	M	S	X	M	N
Sumac, michaux's	<i>Rhus michauxii</i>		0	0	XX		X				H	Y

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Sumac, smooth	<i>Rhus glabra</i>		0	XX	x		M	M	S		M	Y
Sumac, staghorn	<i>Rhus typhina</i>		0	x	0	x	M	F		X	M	Y
Sumac, winged	<i>Rhus copallina</i>		0	x	x		X	M	M		M	Y
Summersweet	<i>Clethra alnifolia</i>	XX	0	0	XX	XX	H	M	M		L	N
Sweetshrub	<i>Calycanthus floridus</i>		0	XX	XX	x	M	M	S	X	M	Y
Sweetspire, Virginia	<i>Itea virginica</i>	XX	0	XX	x	XX	M	M	S		L	Y
Viburnum, arrowwood	<i>Viburnum dentatum</i>	x	0	x	x	XX	M	M	S	X	H	N
Viburnum, blackhaw	<i>Viburnum prunifolium</i>	x	0	x	x	XX	M	M	S	X	M	Y
Viburnum, burkwood	<i>Viburnum x burkwoodii</i>		0	0	XX		M	M			L	N
Viburnum, doublefile	<i>Viburnum plicatum var. tomentosum</i>		0	0	XX		M	M			H	N
Viburnum, European cranberry	<i>Viburnum opulus</i>		0	0	x		M	S	M		M	N
Viburnum, Koreanspice	<i>Viburnum carlesii</i>		0	0	XX		M	S		X	H	N
Viburnum, lantanaphyllum	<i>Viburnum x rhytidophylloides</i>		0	0	XX		M	M		X	M	N
Viburnum, linden	<i>Viburnum dilatatum</i>		0	0	XX		M	M			M	N

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Viburnum, mapleleaf	<i>Viburnum acerifolium</i>		0	XX	XX		X	M	S	X	H	Y
Viburnum, rusty	<i>Viburnum rufidulum</i>	x	0	x	x		X	M	S		H	Y
Viburnum, sandankwa	<i>Viburnum suspensum</i>		0	0	XX		M	M			M	N
Weigela	<i>Weigela florida</i>		0	0	XX		M	F		X	L	N
Winterberry	<i>Ilex verticillata</i>		0	XX	x	x	M	M	S	X	L	Y
Wintersweet	<i>Chimonanthus praecox</i>		0	0	x		M	S		X	H	N
Witchhazel, Chinese	<i>Hamamelis mollis</i>		0	0	x		M	S			M	N
Witchhazel, vernal	<i>Hamamelis vernalis</i>		0	0	XX	x	M	F		X	M	N
Woadwaxen, silky-leaf	<i>Genista pilosa</i>		0	0	XX		X	S			H	N
Yellowroot	<i>Xanthorrhiza simplicissima</i>		0	XX	XX		M	M			M	Y
Evergreen Shrubs												
Abelia, glossy	<i>Abelia x grandiflora</i>		XX	0	XX		M	F	M	X	M	N
Andromeda, Japanese	<i>Pieris japonica</i>		x	0	x		M	S	M		L	N

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Andromeda, mountain	<i>Pieris floribunda</i>			x	XX		M	S			M	N
Anise, Florida	<i>Illicium floridanum</i>		x	x	x		H	M	S		M	Y
Anise-tree, small	<i>Illicium parviflorum</i>	x	XX	x	0	x	M	M			H	N
Aucuba	<i>Aucuba japonica</i>		XX	0	x		M	S			M	N
Banana shrub	<i>Michelia figo</i>		XX	0	0		X	M			H	N
Barberry, chenault	<i>Berberis x chenaultii</i>		x	0	XX		X				H	N
Barberry, threespine	<i>Berberis triacanthophora</i>		x	0	XX		X	M			H	N
Barberry, warty	<i>Berberis verruculosa</i>		x	0	XX		X	S		X	H	N
Barberry, william penn	<i>Berberis x gladwynensis</i> 'William Penn'		x	0	XX		X	M			H	N
Barberry, wintergreen	<i>Berberis julianae</i>		x	0	XX		M	M	M	X	H	N
Bottlebrush, lemon	<i>Callistemon citrinus</i>		x	0	x		X	M			H	N
Boxwood, common	<i>Buxus sempervirens</i>		XX	0	XX		M	S			M	N
Boxwood, English	<i>Buxus sempervirens</i> 'Suffruticosa'		XX	0	XX		M	S			M	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Boxwood, harland	<i>Buxus harlandii</i>		x	0	XX		M	M			M	N
Boxwood, Japanese	<i>Buxus sinica japonica</i>		XX	0	XX		X	M			H	N
Boxwood, littleleaf	<i>Buxus microphylla</i>		XX	0	XX		M	S			M	N
Butcher's broom	<i>Ruscus aculeatus</i>		0	0	XX		X	M			H	N
Butterflybush, loricata	<i>Buddleia loricata</i>		x	0	XX		X	F			H	N
Cherrylaurel, Carolina	<i>Prunus caroliniana</i>	0	x	x	0	0	M	M	M	X	H	N
Cleyera	<i>Ternstroemia gymnanthera</i>		XX	0	x		X	M	M		H	N
Cotoneaster, bearberry	<i>Cotoneaster dammeri</i>		0	0	XX		M	F	M		M	N
Cotoneaster, cranberry	<i>Cotoneaster apiculatus</i>		0	0	XX		M	F	M		M	N
Cotoneaster, little-leaf	<i>Cotoneaster microphyllus</i>		0	0	XX		M	M	M		M	N
Cotoneaster, parney	<i>Cotoneaster lacteus</i>		XX	0	XX		M	M	M		M	N
Cotoneaster, rockspray	<i>Cotoneaster horizontalis</i>		0	0	XX		X	M	M		M	N
Cotoneaster, spreading	<i>Cotoneaster divaricatus</i>		XX	0	XX		M	F	M		M	N
Cotoneaster, willowleaf	<i>Cotoneaster salicifolia</i>		XX	0	x		M	M	M		M	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Doghobble	<i>Leucothoe axillaris</i>	0	x	x	XX	x	X	S	L		L	N
Elaeagnus	<i>Elaeagnus x ebbingei</i>		XX	0	x		X	M	L	X	H	N
Euonymus, Japanese	<i>Euonymus japonicus</i>		XX	0	x		M	F	L		M	N
Euonymus, spreading	<i>Euonymus kiautschovicus</i>		x	0	XX		M	F			M	N
Firethorne, formosa	<i>Pyracantha koidzumii</i>		x	0	x		X	F	M		H	N
Firethorne, scarlet	<i>Pyracantha coccinea</i>		XX	0	x		M	F	M		M	N
Gardenia	<i>Gardenia jasminoides</i>		XX	0	XX		M	M			M	N
Germander, wall	<i>Teucrium chamaedrys</i>		0	0	XX		X	M			H	N
Hawthorn, Indian	<i>Raphiolepis indica</i>	x		0		x	M	S		X	H	N
Hawthorn, yeddo	<i>Raphiolepis umbellata</i>		XX	0	XX		M	S		X	H	N
Holly, Chinese	<i>Ilex cornuta</i>		XX	0	0		M	M	M	X	M	N
Holly, dwarf yaupon	<i>Ilex vomitoria 'Nana'</i>	x	x	x	x	x	X	S	L	X	H	Y
Holly, Japanese	<i>Ilex crenata</i>		x	0	0		M	S	L	X	M	N
Holly, Nellie R. Stevens	<i>Ilex 'Nellie R. Stevens'</i>		XX	0	0		M	F	M	X	M	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Holly, perny	<i>Ilex pernyi</i>		x	0	x		X	S		X	H	N
Juniper, Chinese	<i>Juniperus chinensis</i>	XX	XX	0	XX	XX	M	F	M	X	M	N
Juniper, shore	<i>Juniperus conferta</i>	XX	0	0	XX	XX	X	M	M	X	M	N
Juniper, singleseed	<i>Juniperus squamata</i>	XX	XX	0	XX	XX	X	S		X	H	N
Laurel, English	<i>Prunus laurocerasus</i>		XX	0	0		M	M			M	N
Lavendar, common	<i>Lavandula angustifolia</i>		0	0	XX		X	S			H	N
Lavendar, hybrid	<i>Lavandula x intermedia</i>		0	0	XX		X	S			H	N
Leucothoe, Florida	<i>Agarista populifolia</i>	0	x	0	x	x	H	M	S		M	Y
Ligustrum, wax leaf	<i>Ligustrum japonicum</i>	x	XX	0	x		X	M		X	H	N
Inkberry	<i>Ilex glabra</i>	x	XX	x	x	x	H	S	L		L	Y
Loropetalum	<i>Loropetalum chinensis</i>		x	0	x		H	F			M	N
Mahonia, Chinese	<i>Mahonia fortunei</i>		XX	0	XX		M	M	L		M	N
Mahonia, leatherleaf	<i>Mahonia bealei</i>		XX	0	XX		M	M	L		M	N
Mahonia, media	<i>Mahonia x media</i>		x	0	XX		M	M	L		M	N
Mahonia, Oregon grape holly	<i>Mahonia aquifolium</i>		XX	0	XX		X	M	L		H	Y

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Mexican orange	<i>Choisya ternata</i>		x	0	XX		X	M			H	N
Mountain laurel	<i>Kalmia latifolia</i>	0	x	x	x	x	X	S	L		H	Y
Olive, fortune tea	<i>Osmanthus x fortunei</i>		XX	0	0		M	S		X	H	N
Olive, holly tea	<i>Osmanthus heterophyllus</i>		XX	0	0		M	M	M	X	L	N
Olive, sweet	<i>Osmanthus fragrans</i>		XX	0	0		M	S			M	N
Palmetto, dwarf	<i>Sabal minor</i>			0			M	S	M		M	Y
Photinia, Chinese	<i>Photinia serrulata</i>		XX	0	0		X	F			H	N
Photinia, Japanese	<i>Photinia glabra</i>		XX	0	0		X	F			H	N
Pineapple guava	<i>Fejoa sellowiana</i>		XX	0	x		X	M			H	N
Pittosporum	<i>Pittosporum tobira</i>		x	0	x		M	M	L		M	N
Podocarpus, shrubby	<i>Podocarpus marcophyllus maki</i>		x	0	0		X	S	M		H	N
Rhododendron	<i>Rhododendron spp.</i>		x	0	x		M	S	M		L	N
Rosemary	<i>Rosmarinus officialis</i>		x	0	XX		X	M	S		H	N
Sage, Russian	<i>Perovskia atriplicifolia</i>		XX	0	XX		X				H	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Santolina, green	<i>Santolina virens</i>		0	0	XX		X	S	S		H	N
Santolina, lavender cotton	<i>Santolina chamaecyparissus</i>		x	0	XX		X	S	S		H	N
Sarcococca	<i>Sarcococca confusa</i>		XX	0	XX		M	S			M	N
Sarcococca, fragrant	<i>Sarcococca ruscifolia</i>		x	0	XX		M	S			M	N
Sarcococca, Himalayan	<i>Sarcococca hookeriana</i>		XX	0	XX		M	S			M	N
Sarcococca, Oriental	<i>Sarcococca orientalis</i>		0	0	XX		M	S			M	N
Sasanqua camellia	<i>Camellia sasanqua</i>		XX	0	XX		M	S			M	N
Tea camellia	<i>Camellia sinensis</i>		XX	0	XX		M	M			M	N
Viburnum, chindo	<i>Viburnum awabuki</i>		XX	0	x		X	F			H	N
Viburnum, laurustinus	<i>Viburnum tinus</i>		XX	0	XX		X	M			H	N
Viburnum, leatherleaf	<i>Viburnum rhytidophyllum</i>		x	0	x		M	M			L	N
Viburnum, pragense	<i>Viburnum x pragense</i>		x	0	XX		M	F			M	N
Waxmyrtle, southern	<i>Myrica cerifera</i>	x	XX	x	x	XX	X	F		X	H	Y
Yew, Chinese	<i>Taxus chinensis</i>		x	0	x	XX	M	F		X	M	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Yew, Japanese	<i>Taxus cuspidata</i>		XX	0	XX	XX	M	S	M	X	M	N
Yew, Japanese plum	<i>Cephaloptaxus harringtonia</i>		XX	0	XX		M	S			M	N
Yucca, Adam's needle	<i>Yucca filamentosa</i>		0	XX	XX		X	S	L		H	Y
Yucca, Spanish bayonet	<i>Yucca aloifolia</i>		0	0	XX		X	M	M		H	Y
Yucca, Spanish dagger	<i>Yucca gloriosa</i>		0	0	XX		X	S	L		H	Y
Deciduous Groundcovers												
Cast iron plant	<i>Aspidistra elatior</i>		0	0	XX		M	S	L		L	N
Coreopsis, lanceleaf	<i>Coreopsis lanceolata</i>		0	x	XX		M	M	M		M	Y
Coreopsis, threadleaf	<i>Coreopsis verticillata</i>		0	0	XX		M	M	M		M	Y
Cotoneaster, rockspray	<i>Cotoneaster horizontalis</i>		0	0	XX		X	M			H	N
Dianthus, deptford pink	<i>Dianthus armeria</i>		0	0	XX		M	M	M		M	N
Ice plant, cooper"s hardy	<i>Delosperma cooperi</i>		0	0	XX		X	F			H	N
Ice plant, cloud-loving hardy	<i>Delosperma nubigena</i>		0	0	XX		X	F			H	N
Jasmine, winter	<i>Jasminum nudiflorum</i>		0	0	XX		X	F			H	N

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Phlox, creeping	<i>Phlox stolonifera</i>		0	x	XX		M	F			M	Y
Phlox, moss pink	<i>Phlox subulata</i>		0	0	XX		M	M	M		M	Y
Stonecrop	<i>Sedum acre</i>		0	0	XX		X	F			H	N
Stonecrop, showy	<i>Sedum spectabile</i>		0	0	XX		X	S			H	N
Thyme	<i>Thymus spp.</i>		0	0	XX		L	S			H	N
Yarrow, common	<i>Achillea millefolium</i>		0	0	XX		X	F			H	N
Wintercreeper*	<i>Euonymus fortunei</i>		0	0	XX		M	M			L	N
Evergreen Groundcovers												
Ajuga	<i>Ajuga reptans</i>		0	0	XX		X	F			H	N
Bearberry	<i>Arcrostaphylos uva-ursi</i>		0	0	XX		M	S			H	N
Carmel creeper	<i>Ceanothus griseus horizontalis</i>		0	0	XX		M	M			M	N
Cotoneaster, bearberry	<i>Cotoneaster dammeri</i>	x	0	0	XX		M	S			M	N
Cotoneaster, willowleaf	<i>Cotoneaster salicifolius</i>	x	0	0	XX		X	M			H	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Ice Plant, sutherland	<i>Delosperma sutherlandii</i>		0	0	XX		X	F			H	N
Jasmine, Asiatic	<i>Trachelospermum asiaticum</i>		0	0	XX		M	M			L	N
Jasmine, confederate	<i>Trachelospermum jasminoides</i>		0	0	XX		M	M			L	N
Juniper, common	<i>Juniperus communis</i>	XX	0	0	XX	XX	X	S	L	X	H	Y
Juniper, shore	<i>Juniperus conferta</i>	XX	0	0	XX	XX	X	M	M	X	H	N
Juniper, blue pacific	<i>Juniperus conferta 'Blue Pacific'</i>	XX	0	0	XX	XX	X	M	M	X	H	N
Juniper, andorra	<i>Juniperus horizontalis 'Andorra'</i>	XX	0	0	XX	XX	X	M	S	X	H	N
Juniper, bar harbor	<i>Juniperus horizontalis 'Bar Harbor'</i>	XX	0	0	XX	XX	X	M	S	X	H	N
Juniper, blue chip	<i>Juniperus horizontalis 'Blue Chip'</i>	XX	0	0	XX	XX	X	M	S	X	H	N
Juniper, blue rug	<i>Juniperus horizontalis 'Blue Rug'</i>	XX	0	0	XX	XX	X	M	S	X	H	N
Juniper, plumosa compacta	<i>Juniperus horizontalis 'Plumosa Compacta'</i>	XX	0	0	XX	XX	X	M	S	X	H	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Juniper, Japanese garden	<i>Juniperus procumbens</i>	XX	0	0	XX	XX	X	M		X	H	N
Juniper, savin	<i>Juniperus sabina</i>	XX	0	0	XX	XX	X	S		X	H	N
Lavendar, common	<i>Lavandula angustifolia</i>		0	0	XX		X	S			H	N
Lavendar, hybrid	<i>Lavandula x intermedia</i>		0	0	XX		X	S			H	N
Mondo grass	<i>Ophiopogon japonicus</i>		0	0	XX		M	M			L	N
Pachysandra	<i>Pachysandra terminalis</i>		0	0	XX		M	M			L	N
Periwinkle, bigleaf	<i>Vinca major</i>		0	0	XX		M	F			M	N
Rosemary, creeping	<i>Rosmarinus officinalis 'Prostratus'</i>		0	0	XX		X	M	S		H	N
Santolina, lavender cotton	<i>Santolina chamaecyparissus</i>		0	0	XX		X	S	S		H	N
Sedum, October daphne	<i>Sedum sieboldii</i>		0	0	XX		M	S			H	N
Stonecrop, two-row	<i>Sedum spurium</i>		0	0	XX		L	M			H	N
Thyme, creeping	<i>Thymus serpyllum</i>	x	0	0	XX		X	F			H	N

TREES		Parking Lots	Vegetative Screening	Conservation & Natural Areas	Utility Corridors	Plazas & Façade Plantings	Soil Moisture	Growth Rate	Average Life Span	Urban Tolerant	Drought Tolerant	Native Plant
Turf Grass												
Centipede grass	<i>Fremochloa ophiuroides</i>		0	0	XX		M	S	L		M	N
Seashore paspalum grass	<i>Paspalum vaginatum</i>		0	0	XX		X	M	M		H	N
St. Augustine grass	<i>Stenotaphrum secundatum</i>		0	0	XX		X	F	L		H	N
Zoysia grass	<i>Zoysia matrella</i> & <i>Zoysia japonica</i>	XX	0	0	XX		X	M	M		H	N
Bahia grass	<i>Paspalum notatum</i>		0	0	XX		X	F			H	N
Common Bermuda grass	<i>Cynodon dactylon</i>	XX	0	0	XX	XX	X	F	L		H	N

Amendment #7 - Fee Schedule		
Additions to Walton County Fee Schedule		
Approved 8/5/2025 Proposed May 2026		
	CURRENT	PROPOSED
Building Permit Fees		
RESIDENTIAL		
Residential Minimum Permit fee		\$75.00
Re-Roof	\$75.00	
Single Family Multi Family, Condos, Townhouses Additions to living area	0.35 per heated sq ft.	
Attached enclosed garage, carport or enclosed porch	0.20 per sq ft	
Open porch w/roof/floor	0.20 per sq ft	
Open Deck	0.20 per sq ft	
Remodel Moved in House	0.30 per sq ft	
Manufactured Home	0.25 per sq ft	
Roof addition to manufactured home	0.10 per sq ft	
Accessory buildings smaller than 500 square feet	\$75.00	0.20 sq. ft or min \$75.00
Accessory buildings larger than 500 square feet	0.20 per sq ft	
Demolition	\$75.00	
Permit Driveway	\$75.00	
Swimming Pool	\$200.00	
Repermit (expired permit)	\$100.00	
Permit Electrical	\$100.00	
Permit Plumbing	\$100.00	
Permit Mechanical	\$100.00	
Permit Gas	\$100.00	

COMMERCIAL		
Minimum Permit Fee	\$500.00	
Foundation Only	\$250.00	
Complete or Interior Finish	Calculated by Use and Type of Construction using ICC Building Valuation Data as amended (Valuation/1000 x \$3.00) For Shell only deduct 20%	
Commercial ICC Group: Assembly, Business, Educational, Factory, Industrial, Hazardous, Institutional, Mercantile, Storage		
Construction Office Trailers		0.25 sq. ft.
Temporary Structures such as tents, exhibits, sheds or reviewing stands	\$100.00	
COMMERCIAL BUILDING REVIEW FEES		
Building Valuation \$0 - \$250,000	\$250.00	
Building Valuation \$250,001 - \$500,000	\$1.25 per \$1000	
Building Valuation \$500,001 - \$5,000,000	\$.80 per \$1000	
Building Valuation \$5,000,001 - and more	\$.055 per \$1000	
Utility Permits		\$100.00
REINSPECTION FEES		
Reinspection Fee for failed 1st and 2nd inspection	\$50.00	
PREI3 3rd and subsequent reinspection fee	\$100.00	
Variance		
Administrative Variance	\$300.00	

Board of Appeals Variance, Appeal, Special Exception	\$500.00	
ZONING FEES		
Land Use Revision	\$300.00	
Alteration to zoning	\$250.00	
Zoning Certification Letter	\$50.00	
Text Amendment	\$250.00	
Residential Rezone		
Residential Rezone 0-5 acres	\$400.00	
Residential Rezone 5-10 acres	\$600.00	
Residential Rezone 10-20 acres	\$800.00	
Residential Rezone 20-50 acres	\$1,000.00	
Residential Rezone 50-100	\$1,200.00	
Residential Rezone 100+ acres	\$1,500.00	
Multi Family Rezone		
Rezone Multi Family 10-20 acres	\$1,000.00	
Rezone Multi Family 20-50 acres	\$1,250.00	
Rezone Multi Family	\$1,500.00	
Rezone Multi Family 100+	\$1,750.00	
Commercial Rezone		
Rezone Commercial 0-5 acres	\$650.00	
Rezone Commercial 5-10 acres	\$900.00	
Rezone Commercial 10-20 acres	\$1,150.00	
Rezone Commercial 20-50 acres	\$1,400.00	
Rezone Commercial 50-100 acres	\$1,650.00	
Rezone Commercial 100+ acres	\$1,900.00	
Conditional Use		
Residential	\$400.00	
Commercial	\$600.00	
DRI Development of Regional Imp.	\$500.00	

Public Notice Fee (Sign)		\$100.00
Local Newspaper Ad Fee (Based on amount of words)		\$ _____
Development Permit Fees		
Land Disturbance Clearing and Grubbing Lot Prep Agriculture Land clearing	\$200.00	
NPDES	\$40 per dist. acre	
Subdivision Plan Review	\$90.00 per lot	
Final Development Plat Review	\$500.00	
Commercial Plan Review	\$1,000.00	
Plat Review	\$75.00	
Minor Subdivision Review	\$45 per lot	No Change
Miscellaneous Fees		
Permit Card		\$5.00
Evaluation Permit	\$100.00	
Tenant Occupancy Change	\$100.00	
Sign	Residential \$100 Commercial \$300	
Copies	\$.25 per copy	
Ordinance Book	\$40.00	
Returned Check Fee	\$25.00 or 5%	
Bldg Permit Revision Fee	\$75.00	
Retaining Wall	\$100.00	
Tower	\$1,500.00	
Co-location only	\$550.00	
Special Administrative Permit	\$200.00	
Occupational Tax and Registrations		
Administrative Fee	\$75.00	No Change
\$. Per full time employee	\$10.00	No Change
Short Term Rental Registration	\$75.00	No Change
Adult Entertainment Regulatory Fee	\$750.00	
Airstrip Registration	\$75.00	
Third Party Engineer Registration	\$100.00	
Third Party Renewal of License		
Contractor Registration	\$100.00	

