



PLANNING COMMISSION MEETING

Thursday, August 06, 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

- 3.1. Z26-0159 – Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals – Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

4. NEW BUSINESS

- 4.1. LU26-0188 & Z26-0187 – Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 to create a 5-lot residential subdivision – Applicant/Owner: Mark Sanchez – property located on Locklin Road – Map/Parcel C1780012Z00 - District 4
- 4.2. Z26-0189 – Rezone 5.70 acres from A1/B3/M1/M2 to M2 & B3 for Motor Vehicle Sales, Auto Repair & Maintenance, Salvage Yard, Warehouse and outdoor storage and Variances on setbacks, buffers and eliminate the 10 ft landscape strip along Highway 11 – Applicant/Owner: Reyes Autos & Trucks, LLC – property located at 2412 Highway 11 – Map/Parcels C0850109, C0850109B00 & C0850111 - District 5
- 4.3. Z26-0192 – Rezone 103.56 acres from A2 to R1OSC to create a 57-lot residential subdivision – Applicant: Baldpates General Contracting, LLC/Owner: Grady Thompson Enterprises, LLLP – property located on Nicholsville Road – Map/Parcel C0850158 – District 5

- 4.4. Z26-0195 – Rezone 14.97 acres from A1 to A2 to create two 1.50 acre buildable lots for his children – Applicant/Owner: Sunil G. Rampersad – property located at 2940 Fannie Thompson Road – Map/Parcel C0850028B00 – District 5
- 4.5. LU26-0179 and Z26-0177 – Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC to create a 20-lot residential subdivision – Applicant: Reliant Homes GA, LLC/Owner: 81 Investment Company, LLC – property located on Cedar Ridge Road – Map/Parcel C0910004 - District 5

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: Z26-0159

Meeting Dates: Planning Commission 07-09-2026 – Tabled to 08-06-2026

Board of Commissioners 09-01-2026

Applicant/Owner:

Fig Leaf Risk Advisors, LLC
367 Athens Highway, Suite 2300
Loganville, Georgia 30052

Current Zoning: The current zoning is R1.

Request: Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals. (This property is not a part of a subdivision).

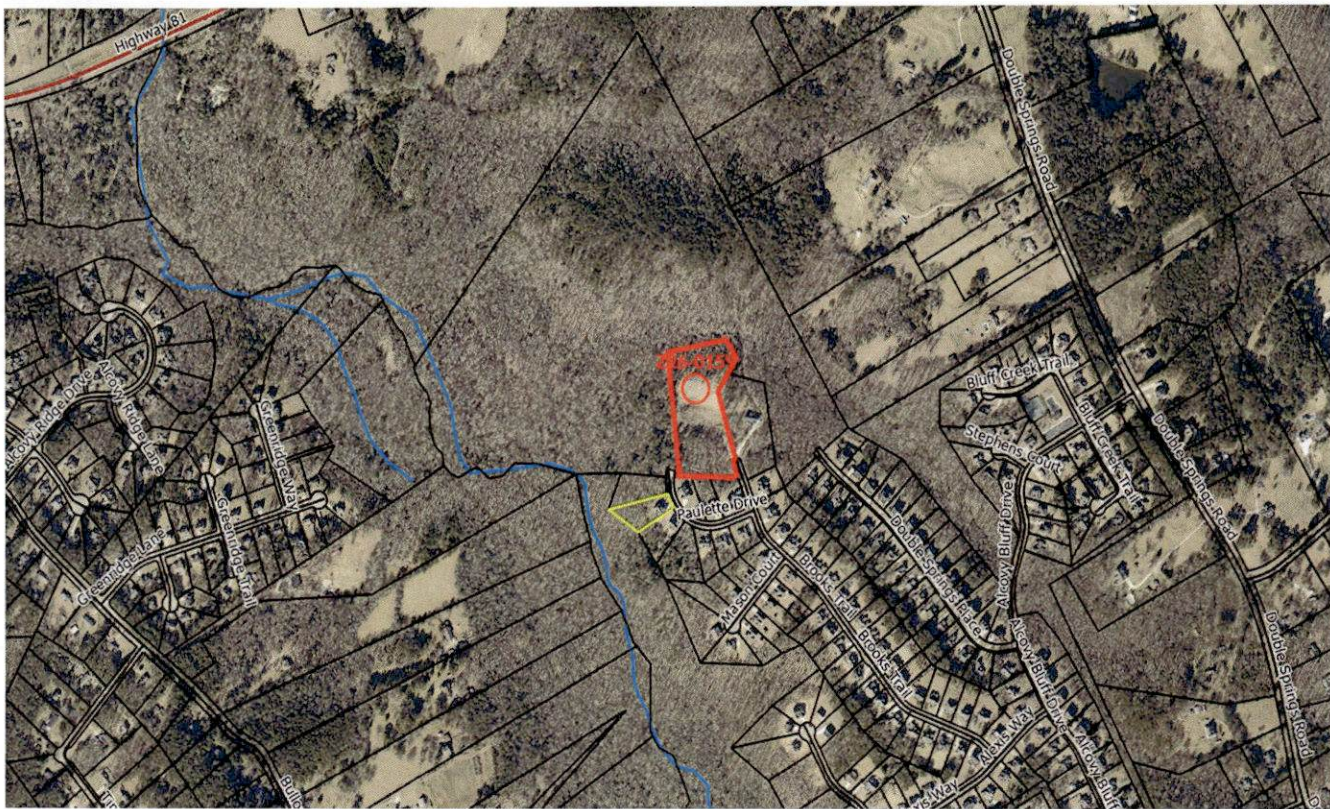
Address: 3084 Brooks Trail, Monroe, Georgia 30656

Map Number/Site Area: C0590057 – 83.65 acres

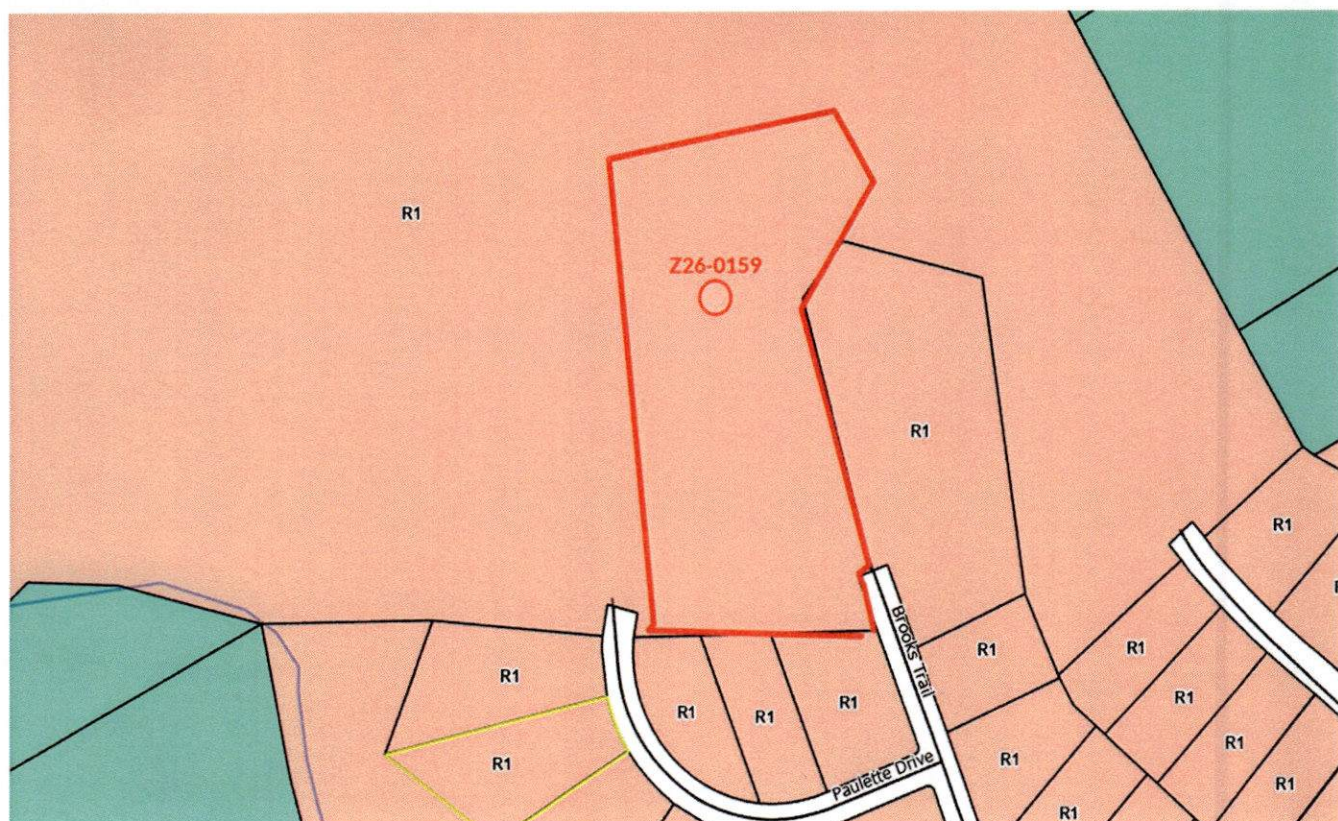
Character Area: Suburban

District 1 Commissioner- Amarie Warren Planning Commission – Josh Ferguson

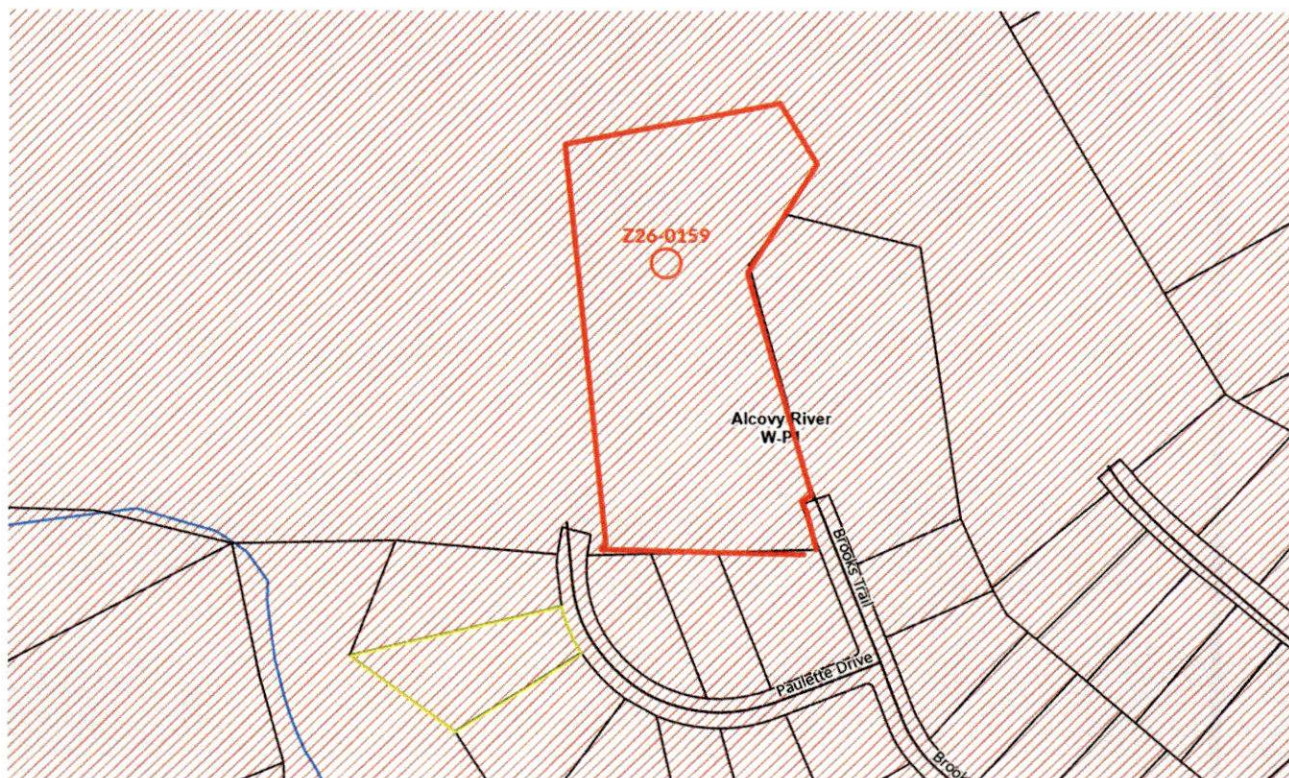
Existing Site Conditions: The property has a barn dominium that is in the process of being built.



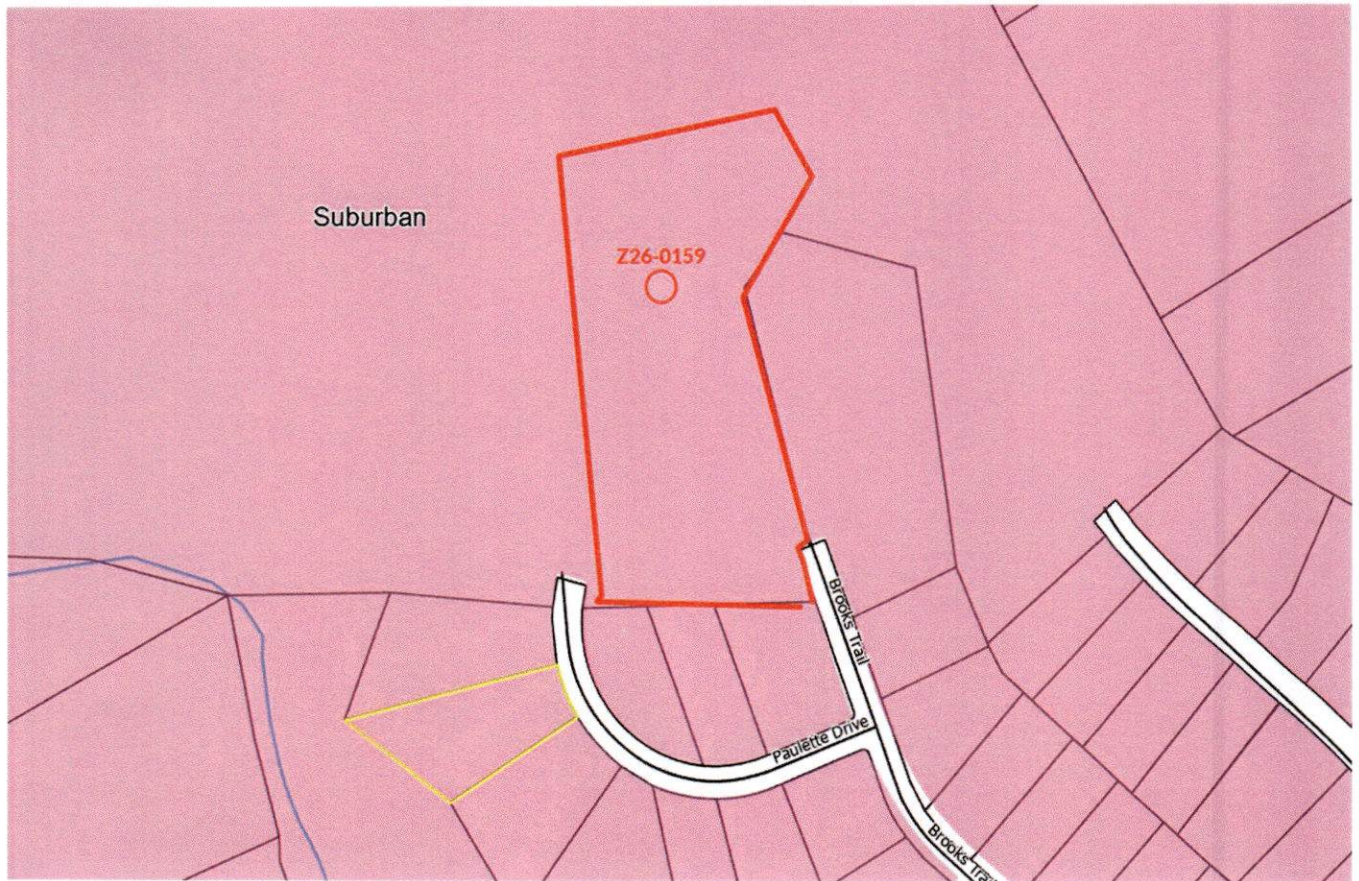
The surrounding properties are zoned R1 and A1.



The property is in the Alcovy River Protection Area.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Brooks Trail (static pressure: 80 psi, Estimated fire flow: 990 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts foreseen

Board of Education: No affect on the Walton County Schools.

GDOT: Will have no affect on GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

PC Action 7/9/2026:

Z26-0159 – Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals – Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

Recommendation: Josh Ferguson advised the Board that the Applicant has requested that the case be tabled. Josh Ferguson made a motion that the case be tabled with a second by Michelle Trammel. The Motion carried unanimously.

Section 6-1-510 Livestock, Quarters and Enclosures (1)

A. No animal quarters are to be located closer than fifty (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, hoofed 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 hoofed livestock shall be equal to five (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 hoofed livestock shall be equal to four (4) animals per fenced acre.

E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Section 6-1-650 Poultry

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

A. Number and type chickens allowed:

1. No more than six (6) 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 twenty-five (25) feet from side and rear property lines.
4. Fences shall comply with standards of Article 10, Section 10-1-120.
5. No structure or enclosure shall exceed one hundred (100) square feet.

D. Feed must be stored in a fully enclosed, rodent-proof container.

E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.

(9-1-2015; 1-7-2020)

Rezone Application # 226-0159

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

Signature: [Signature] Date 5/29/2024
Fee Paid: \$ 100Planning Comm. Meeting Date 7-9-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**Board of Comm Meeting Date 8/4/2026 at 6:00PM held at **WC Historical Court House****You or your agent must be present at both meetings****Map/Parcel C0590057****Applicant Name/Address/Phone #**

Fig Leaf Risk Advisors LLC

367 Athens Hwy, Suite 2300

Loganville, GA 30052 (770) 910-3862

figleaf2022@gmail.com

Property Owner Name/Address/Phone

Fig Leaf Risk Advisors LLC / Michael Campbell

367 Athens Hwy, Suite 2300

Loganville, GA 30052 (770) 910-3862

figleaf2022@gmail.com

Location: 3084 Brooks Trail, Monroe, GA 30656 Requested Zoning A-1 Acreage 4 Acres

Existing Use of Property: Raw land / future farm

Existing Structures: Barn with living quarters (under construction)

The purpose of this rezone is To allow appropriate tax classification for the structure and to permit raising farm animals on the property.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Well: NoPublic Sewer: No Provider: _____ Septic Tank: Yes

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

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 & A1
East A1 West R1 & A1

Comprehensive Land Use: Suburban *DRI Required?* Y N ✓
Commission District: 1- Amana Watershed: Alcovy River TMP ✓
Warren

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.

 5-28-2024
Signature of Applicant/Date

Check one: Owner ☒ Agent _____

**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: Fig Leaf Risk Advisors LLC

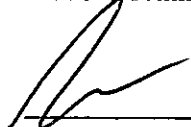
Address: 367 Athens Hwy, Suite 2300, Loganville, GA 30052

Location of Property: 3084 Brooks Trail, Monroe, GA 30656

Map/Parcel Number: C0590057

Current Zoning: R-1

Requested Zoning: A-1

 5-28-2026

Property Owner Signature

Property Owner Signature

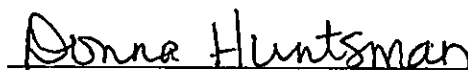
Print Name: Michael S. Campbell

Print Name: _____

Address: 367 Athens Hwy, Suite 2300,
Loganville, GA 30052

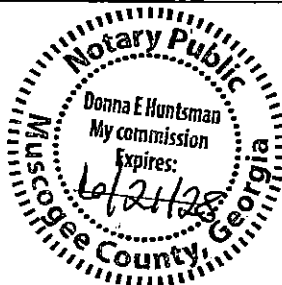
Address: _____

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.

 5/28/2026

Notary Public

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 subject property is surrounded by R-1 zoned private residences and approximately 83 acres of undeveloped raw land. The surrounding area is predominantly low-density residential with significant undeveloped land, which is compatible with an A-1 agricultural designation.

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

We do not believe that the current R-1 zoning designation has materially diminished the property's value relative to its intended use. The transition to A-1 agricultural zoning is expected to be a neutral evaluation with respect to surrounding property values, and may modestly enhance compatibility with adjacent undeveloped parcels.

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

This rezoning request does not involve the destruction of property values or any adverse impact on public health, safety, morals, or general welfare. The proposed agricultural use is a low-intensity, low-impact use not anticipated to generate negative externalities for adjacent property owners or the broader public.

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

Rezoning from R-1 to A-1 will restrict the ability to subdivide the 4-acre parcel into multiple residential home sites, reducing development potential for the owner. However, this restriction benefits the public by limiting additional housing density in the area, reducing strain on local infrastructure, and preserving the agricultural and rural character of the surrounding land.

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

The subject property is well-suited for the proposed A-1 agricultural rezoning. The 4-acre parcel is of sufficient size for small-scale farming and agricultural use. The property is located adjacent to 83 acres of undeveloped land, providing an appropriate rural context. The applicant intends to utilize the property for a small-scale farm, which aligns with the character of the surrounding area.

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

To the applicant's knowledge, the zoning designation of the property has not changed for a significant period of time. The property has not been previously developed. In the context of land development in the vicinity, this parcel has remained undisturbed, which supports the suitability of an agricultural classification rather than continued residential zoning.

May 29, 2026

Walton County Planning and Development
Walton County, Georgia

Re: Letter of Intent – Rezoning Request for 3084 Brooks Trail, Monroe, Georgia 30656

To Whom It May Concern:

We, Michael and Katie Campbell, as members of Fig Leaf Risk Advisors LLC, hereby submit this Letter of Intent to request the rezoning of approximately 4 acres of an 83-acre parcel currently zoned residential, located at 3084 Brooks Trail, Monroe, Georgia 30656, to Agricultural-1 (A1).

The purpose of this rezoning request is to allow for agricultural use of the designated portion of the property. Our intended plans for the rezoned acreage include the following:

- Keeping hoofed animals and creating pasture land
- Constructing a single-family residence with an attached or detached garage
- Building a barn with stalls for animals
- Establishing an orchard and garden

The remaining acreage will continue in its current residential classification. This request is limited in scope and intended to allow us to make productive agricultural use of a small portion of the property consistent with neighboring land uses in the area.

We respectfully request that this application be considered at the next available Planning and Development meeting. Please feel free to contact us with any questions or to request additional information.

Contact: 770-329-7885

Sincerely,

Michael Campbell

05/29/2026

Michael Campbell

Fig Leaf Risk Advisors LLC

3084 Brooks Trail, Monroe, Georgia 30656

770-329-7885

Date: May 29, 2026





Planning and Development Department Case Information

Case Number: LU26-0188 & Z26-0187

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 9-01-2026

Applicant/Owner:

Mark Sanchez
313 Milledge Avenue
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 for a 5-lot residential subdivision.

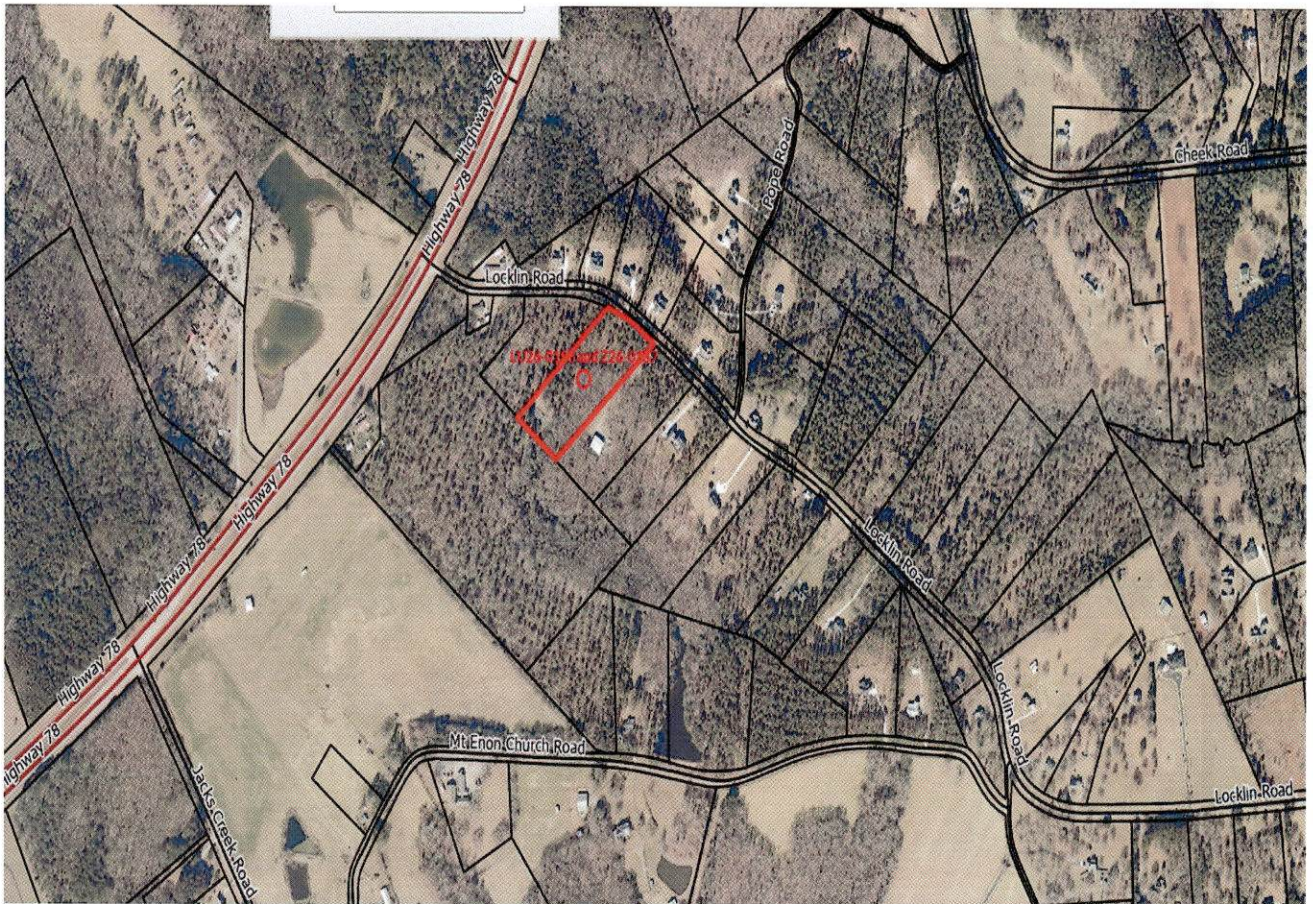
Address: 0 Locklin Road, Monroe, Georgia 30655

Map Number/Site Area: C1780012Z00 – 5.99 acres

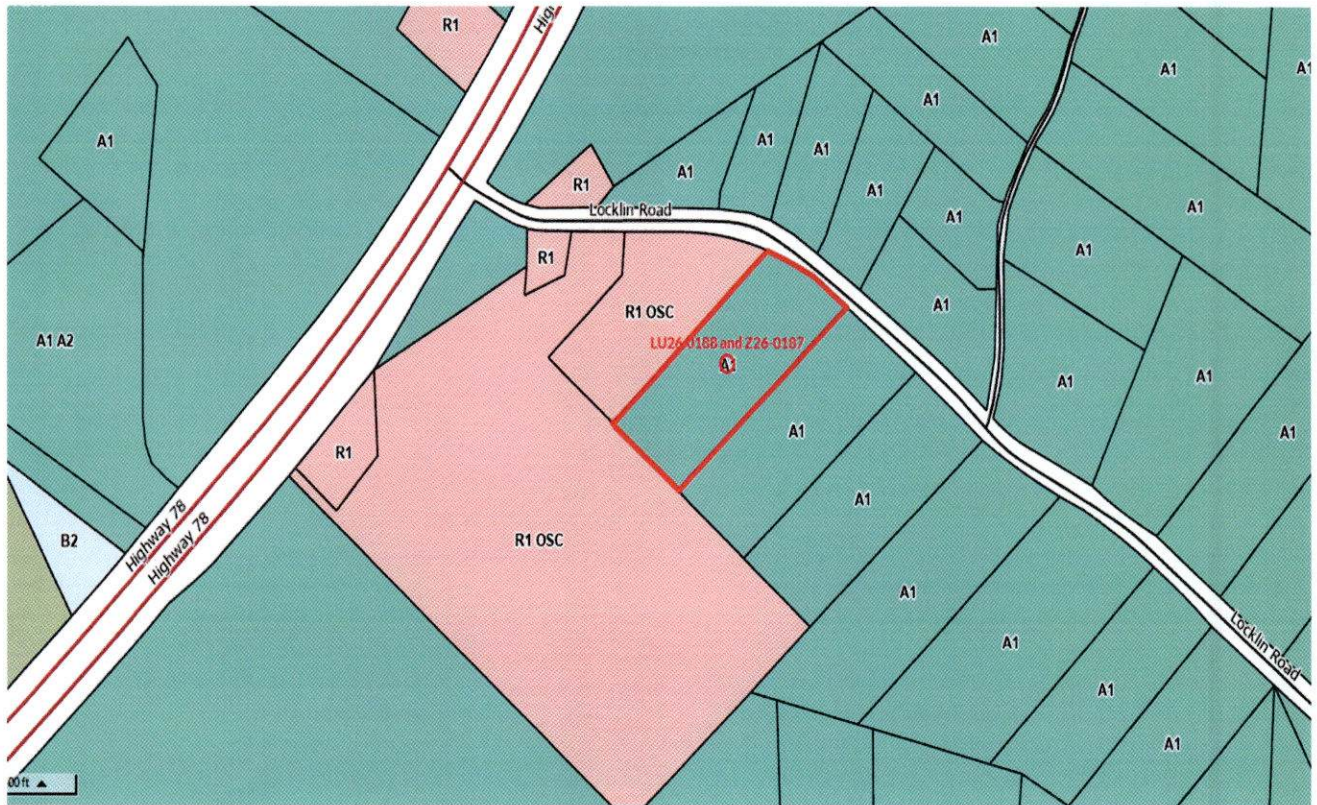
Character Area: Rural Residential and Agriculture

District 4 Commissioner- Lee Bradford Planning Commission – Michelle Trammel

Existing Site Conditions: The property is vacant.

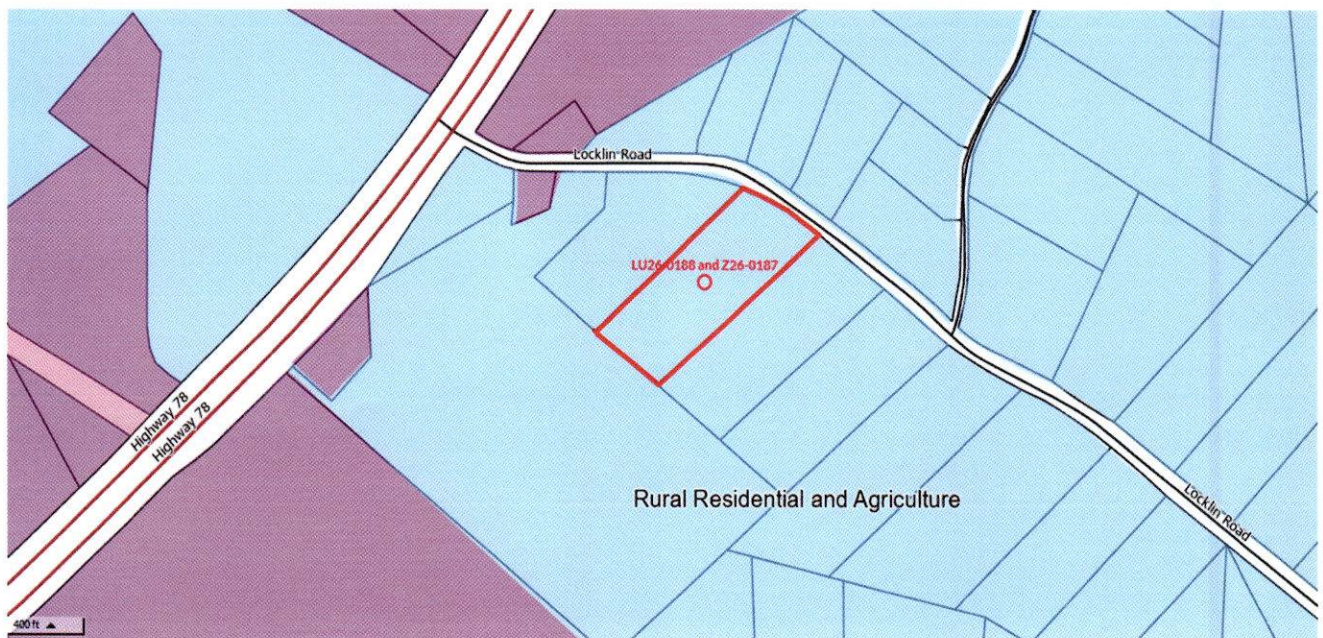


The surrounding properties are zoned R1OSC and A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Rural Residential and Agriculture.



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:

City of Social Circle:

City of Loganville:

Character Area Map Amendment

Application # LU26-0188

Planning Comm. Meeting Date 8/6/26 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 9/1/26 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 C1780012700

Applicant Name/Address/Phone #

MARK SANCHEZ

313 Milledge Ave Monroe 30655

678-570-8255

Phone # _____

Property Owner Name/Address/Phone

MARK SANCHEZ

313 Milledge Ave Monroe 30655

678-570-8255

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

Phone # _____

E-mail Address: _____

Location: Locklin Rd Acreage 5.99

Existing Character Area: Rural Residential and Agriculture

Proposed Character Area: Suburban

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

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: R1 Number of Lots: 5 Minimum Lot Size: 1 acre

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 7-2-26

\$ _____
Fee Paid

Rezone Application # 226-0187
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8/6/26 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9/1/26 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1780012200

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Mark Sanchez

Mark Sanchez

313 Milledge Ave Monroe 30655 313 Milledge Ave Monroe 30655

678-570-8255

678-570-8255

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

Location: Locklin Rd Requested Zoning R1 Acreage 5.99

Existing Use of Property: A1 - Raw land

Existing Structures: None

The purpose of this rezone is to develop a 5 lot subdivision.

Plan includes running county water to tract. No wells or septic exists.

Property is serviced by the following:

Public Water: _____ Provider: _____ Well: n/a

Public Sewer: _____ Provider: _____ Septic Tank: n/a

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 7-1-26 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 A1 Surrounding Zoning: North R10SCJA1 South R10SCJA1
 East A1 West R10SC
Rural Residential

Comprehensive Land Use: and Agriculture **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 X 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.

 7-1-26
Signature of Applicant/Date

Check one: Owner X Agent _____

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

Walton County Rezoning Application

Map/Parcel: C1780012Z00

Applicant / Owner: Mark Sanchez

Address: 313 Milledge Ave., Monroe, GA 30655

Existing Zoning: A1

Requested Zoning: R1

Acreage: 5.99

Existing Use: Raw undeveloped land

Existing Structures: None

Purpose of Rezone: To rezone the property from A1 to R1 to permit development of a five-lot single-family residential subdivision consisting of approximately one-acre homesites. The proposed development is designed to be compatible with the surrounding residential character while utilizing planned public water service and individual septic systems.

Public Water: Yes (proposed)

Public Sewer: No

Septic: Yes

1. Existing uses and zoning of nearby property

The surrounding area consists primarily of agricultural and low-density residential uses, including newer custom homes on large lots. Residential development has continued along the Locklin Road corridor, making the proposed R1 zoning compatible with the existing and developing character of the area.

2. Property values

The existing A1 zoning limits the reasonable residential development potential of the property. Rezoning to R1 will allow orderly residential development that is consistent with surrounding land uses while enhancing the property's economic utility.

3. Health, safety and welfare

The proposed development promotes the public welfare by providing quality single-family housing while utilizing county water and approved individual septic systems. The development will comply with all Walton County development standards and will not adversely affect the surrounding area.

4. Public gain versus hardship

Approval of the rezoning will provide additional high-quality residential housing opportunities that are consistent with the Comprehensive Plan while allowing efficient use of planned public infrastructure. Denial of the request would unnecessarily restrict reasonable residential use of property that is suitable for such development.

5. Suitability

The subject property is well suited for low-density residential development. It has adequate road frontage, favorable topography, sufficient acreage for five one-acre homesites, and access to planned public water service. The proposed development is compatible with surrounding residential growth along the Locklin Road corridor.

6. Length of vacancy

The property has remained vacant and undeveloped while surrounding residential development has continued. The requested rezoning will allow the property to be developed in a manner that is consistent with existing development trends and the character of the surrounding area.

Mark Sanchez
 313 Milledge Avenue
 Monroe, GA 30655

July 1, 2026

Walton County Planning & Development
 126 Court Street
 Monroe, GA 30655

RE: Character Area Map Amendment and Rezoning Request

Parcel: C1780012Z00

Current Zoning: A1 (Agricultural)

Requested Zoning: R1 (Single-Family Residential)

Existing Character Area: Rural Residential and Agriculture

Proposed Character Area: Suburban

Proposed Subdivision: Locklinver

Dear Members of the Walton County Planning Commission and Board of Commissioners,

I respectfully submit this application requesting approval of a **Character Area Map Amendment** and the rezoning of Parcel C1780012Z00 from **A1 (Agricultural)** to **R1 (Single-Family Residential)**.

The purpose of this request is to develop a small, thoughtfully designed residential subdivision to be known as **Locklinver**. The proposed development consists of five approximately one-acre estate homesites served by a single internal public road terminating in a cul-de-sac. The subdivision is intended to provide high-quality single-family residences that are compatible with the existing and emerging residential character of the Locklin Road corridor.

The subject property is well suited for low-density residential development due to its size, topography, existing road frontage, and surrounding land uses. The proposed subdivision has been designed to preserve the rural character of the area while providing attractive estate-sized homesites for custom residential construction.

Character Area Map Amendment

Concurrent with this rezoning request, the Applicant requests approval of a **Character Area Map Amendment** from **Rural Residential and Agriculture** to **Suburban**.

The proposed amendment is appropriate because the property is transitioning from agricultural use to a low-density residential neighborhood that is consistent with the

existing pattern of development occurring along the Locklin Road corridor. The surrounding area includes established rural residences together with newer custom homes, reflecting an orderly transition toward quality residential development. The proposed five-lot subdivision will maintain generously sized one-acre homesites while preserving the area's rural character and supporting Walton County's long-term planning objectives.

Neighborhood Compatibility

The Locklin Road corridor has experienced substantial investment in high-quality residential development. Nearby homes have recently sold or are currently listed in the approximate range of **\$850,000 to over \$1,100,000**, demonstrating strong demand for custom homes in this area.

Locklinver is intended to complement this existing pattern of development by creating generously sized homesites suitable for custom-built residences that are consistent with the architectural quality and residential character already established within the surrounding community.

Public Water and Utilities

The proposed subdivision is intended to be served by Walton County public water.

If the requested rezoning is approved and the property is developed, **the developer of the subdivision shall design, permit, construct, and dedicate all public water infrastructure necessary to serve the proposed lots in accordance with Walton County Water Department standards and requirements. Public water will be extended to the property and throughout the subdivision prior to final plat approval.**

This commitment is also reflected on the submitted concept plan through a general utility note regarding the extension of public water infrastructure.

Each proposed lot will be served by an individual septic system approved by Walton County Environmental Health.

Proposed Development

The proposed subdivision will:

- Create five approximately one-acre residential homesites.
- Extend Walton County public water infrastructure to serve all proposed lots.
- Utilize individual septic systems approved by Walton County Environmental Health.

- Construct a single internal public road terminating in a cul-de-sac designed in accordance with Walton County standards.
- Be developed in compliance with Walton County zoning regulations, subdivision regulations, engineering requirements, and all applicable development standards.
- Provide a well-planned residential community that is compatible with surrounding development while enhancing the long-term character and value of the Locklin Road corridor.

This request represents an orderly transition from agricultural land to low-density residential development that is consistent with the existing development pattern in the area. The proposed subdivision will make productive use of the property while maintaining compatibility with surrounding residences and contributing positively to Walton County's continued growth.

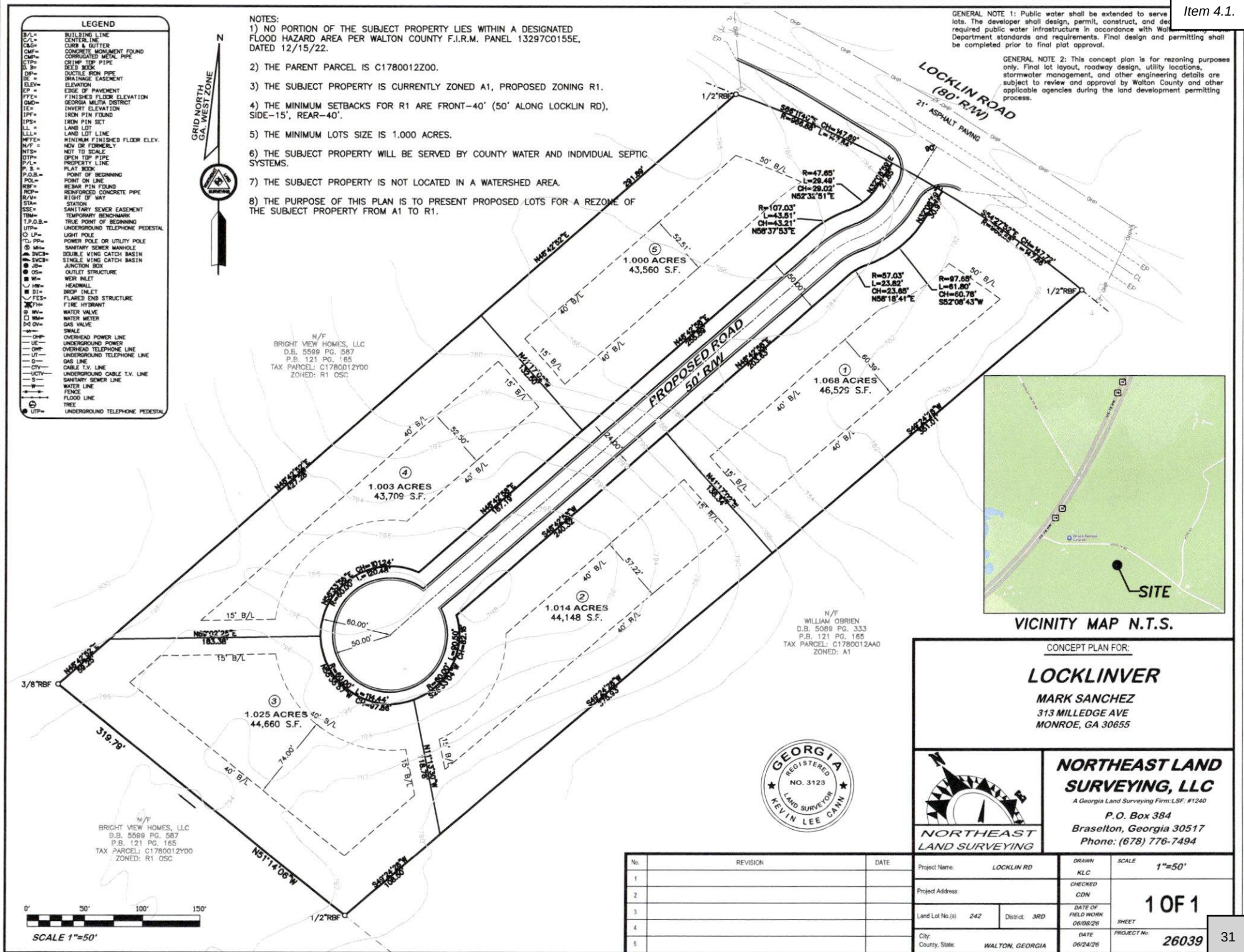
Thank you for your consideration of this application. **I respectfully request approval of both the Character Area Map Amendment from Rural Residential and Agriculture to Suburban and the rezoning of Parcel C1780012Z00 from A1 (Agricultural) to R1 (Single-Family Residential) to allow the development of Locklinver.**

Respectfully submitted,

Mark Sanchez

Property Owner / Applicant







Planning and Development Department Case Information

Case Number: Z26-0189

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 9-01-2026

Applicant:

EK Engineering Consultants, LLC
555 North Point Center East, 4th Floor
Alpharetta, Georgia 30022

Owner:

Reyes Autos & Trucks, LLC
157 Scenic Highway
Lawrenceville, Georgia 30046

Current Zoning: The current zonings are A1, B3, M1 & M2.

Request: Rezone 5.70 acres to M2 and B3 for Motor Vehicle Sales, Major & Minor Auto Repair, Salvage Yard, Office, Warehouse and Screened Outdoor Storage and Variances on buffer requirements, setbacks and eliminate the 10 ft. landscape strip along Highway 11.

Address: 2412 Highway 11, Monroe, Georgia 30656

Map Number/Site Area: C0850109 & C0850111 (9.45 acres) and C0850109B00 (1.11 acres).

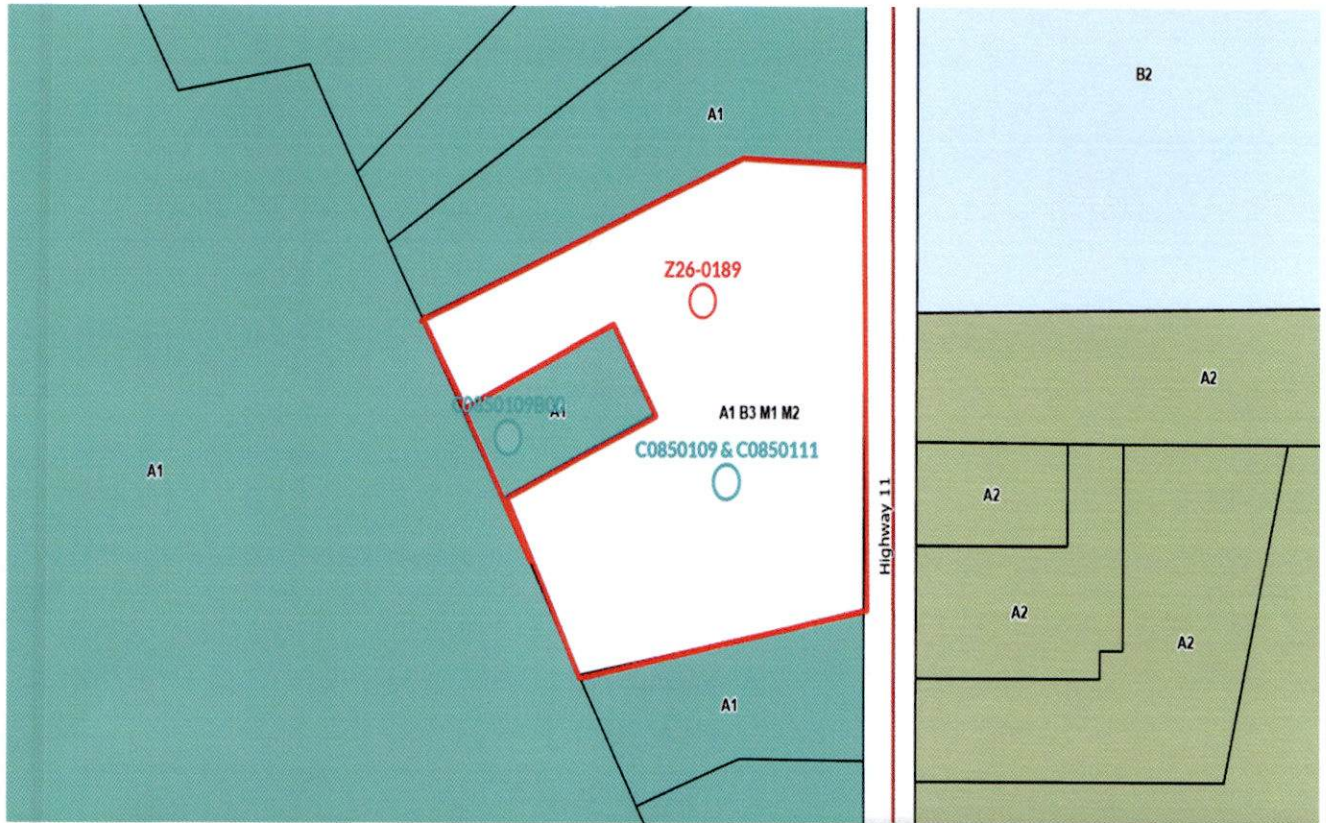
Character Area: Highway Corridor

District 5 Commissioner- Jeremy Adams Planning Commission – Tim Hinton

Existing Site Conditions: The property has a house and multiple buildings (some are either going to be eliminated or renovated).

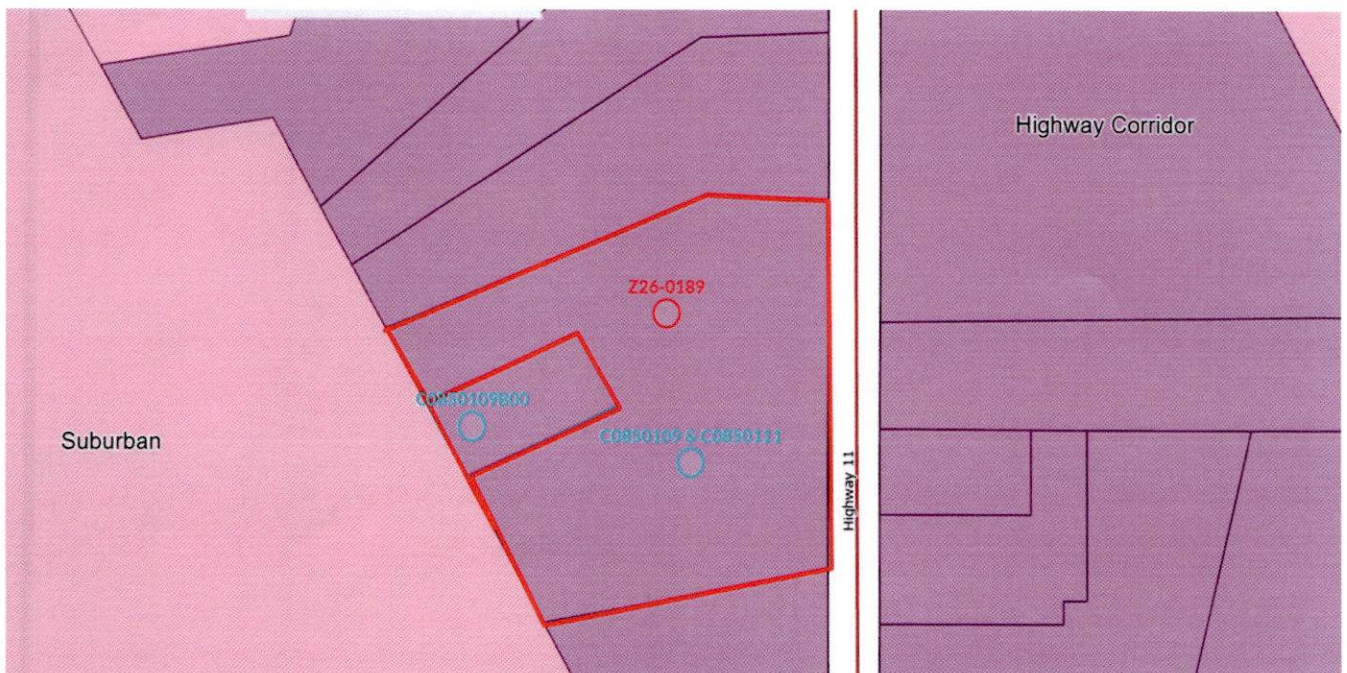


The surrounding properties are zoned A1 and B2.



The property is not in a Watershed Protection Area.

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



History:

BZ93177	Harwell Used Cars	A-2 to B-2 Bus, 2.5	C085-100 2412 Ga Hwy 11 N	Approved
Z12010001	Eugene Lamar Harwell	B-2/A-2 to B-3/M-2 Wrecker Service/Salvage 1.10 B-3 4.97 M-2	C085-109, 109C 2412 Highway 11	Approved

Staff Comments/Concerns:**Public Works:****Sheriff's Department:****Water Authority:****Fire Marshall Review:****Fire Department Review:****Board of Education:****GDOT:****City of Monroe:****City of Social Circle:**

City of Loganville:

Rezone Application # Z26-0189
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0850109, C0850109B00, C0850111

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

EK Engineering Consultants, LLC

Reyes Autos & Trucks, LLC

555 North Point Center East

157 Scenic Hwy

4th Floor, Alpharetta, GA 30022

Lawrenceville, GA 30046

E-mail address _____

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

Phone # (574) 307-3116

Phone # (770) 713-2207

Location: 2412 Highway 11 **Requested Zoning** M2, B3 **Acreage** +/- 5.7

Existing Use of Property: Residential, Salvage Operation, and Junk Yard

Existing Structures: Residential, Commercial, and Accessory use (Proposed to be renovated or demolished)

The purpose of this rezone is to extend the existing commercial and industrial zoning to the remaining

A1-zoned portions of the subject properties, creating a unified zoning pattern that will allow for the coordinated development and operation of the overall site. In conjunction with the rezoning request, the Applicant also requests transitional buffer variances, as well as a front setback variance for the two existing buildings proposed to remain.

The Applicant further requests a variance to eliminate the required 10-foot landscape strip along Highway 11.

Property is serviced by the following:

Public Water: X **Provider:** Walton County **Well:** _____

Public Sewer: _____ **Provider:** _____ **Septic Tank:** X

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Etha Khan 7/6/2026 \$1,400.00
Signature **Date** **Fee Paid**

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1B3, M1, M2 **Surrounding Zoning:** North A1 South A1
 East A2, B2 West A1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N ✓

Commission District: 5-Jeremy Adams **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 X 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.

Easa Vhn 7/1/2016

Signature of Applicant/Date

Check one: Owner _____ Agent X

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 X 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.

Francine Lopez 06/30/2026

Signature of Applicant/Date

Check one: Owner X Agent _____

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: EK Engineering Consultants, LLC

Address: 555 North Point Center East, 4th Floor, Alpharetta, GA 30022

Telephone: (574) 307-3116

Location of Property: 2412 Highway 11, Monroe, GA 30656

Map/Parcel Number: C0850109, C0850109B00, C0850111

Current Zoning: A1, M2, B3

Requested Zoning: M2, B3

Francisco Reyes
Property Owner Signature

Property Owner Signature

Print Name: Francisco Reyes

Print Name: _____

Address: 281 Maranatha Trail Lawrenceville GA

Address: _____

Phone #: 770-713-2207

Phone #: _____

Personally appeared before me and who swears
that the information contained in this authorization
is true and correct to the best of his/her knowledge.

Ingrid Alvarado
Notary Public

June 30 2026
Date

Ingrid Alvarado
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 12/13/2026

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 Subject Properties consist of Parcels C0850109, C0850109B00, and C0850111 located along Highway 11 in Walton County, Georgia. The properties currently contain a combination of A1, B3, and M2 zoning classifications. Portions of the properties have historically been utilized for residential use, vehicle storage, and salvage-related activities with limited internal access and circulation.

The surrounding area is characterized by a mixture of residential and commercial land uses. Properties immediately north, south, and west of the Subject Properties are primarily zoned A1 Rural Estate and are currently developed with single-family residences on large-acreage lots. Across Highway 11 to the east is a B2 Commercial property occupied by Pike Corporation, together with nearby A2 Rural Estate properties that are also developed with single-family residences.

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

The existing split-zoning configuration restricts the coordinated development and use of the subject properties by limiting efficient site planning, internal circulation, access management, and the ability to develop the property as a unified project. Rezoning the remaining A1-zoned portions will eliminate these constraints and allow the property to function as a unified development.

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

Maintaining the isolated A1-zoned portions of the Subject Properties does not provide an additional benefit to the public health, safety, or general welfare beyond that already achieved by the existing B3 and M2 zoning established on the remainder of the site.

The proposed rezoning will facilitate coordinated redevelopment of the Subject Properties through improved site planning and circulation. Existing structures will be renovated for continued use or removed, as necessary, to accommodate the proposed development. Site access will be consolidated by removing the existing residential driveway and reducing the number of driveway connections along Highway 11, thereby improving traffic operations, site circulation, and overall site safety. The proposed development will also incorporate improved internal circulation, stormwater management, opaque fencing, landscape buffers, and screening of operational areas from public view.

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

The proposed rezoning provides a greater overall benefit to the public than the hardship imposed on the Property Owner under the existing split-zoning configuration. The proposed redevelopment will improve the overall appearance and functionality of the site through coordinated site planning, renovation or replacement of existing structures, improved internal circulation, enhanced access management, landscape buffers, screening of operational areas, and stormwater management. The project will also reduce the number of driveway connections along Highway 11, improve traffic operations and site safety, enhance the visual appearance of

the property along Highway 11, generate additional tax revenue for Walton County, and provide automobile sales, tire, and vehicle repair services to the surrounding community.

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

The Subject Properties are well suited for the requested zoning due to their location along Highway 11, the existing combination of B3 and M2 zoning on the site, and direct access to a principal transportation corridor. The proposed B3 and M2 zoning is consistent with the Walton County 2022 Future Land Use Map, which designates the Subject Properties within the Highway Corridor character area.

The proposed rezoning will unify the remaining A1-zoned portions with the existing B3 and M2 zoning already established on the site, allowing the property to function as a single, integrated development. Existing structures will be renovated or removed, as appropriate, and new buildings are proposed to support the planned redevelopment in accordance with the proposed site plan.

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 Subject Properties contain existing structures but also include vacant areas within the existing A1-zoned portions that have remained underutilized under the current split-zoning configuration. Existing structures on the site were originally constructed in the 1970s and earlier and have undergone only minor renovations through the 2000s. The surrounding area is characterized by established residential and commercial development, with most surrounding residences constructed between the 1940s and 1990s and the commercial property across Highway 11 developed in the 1980s.

Requested Variances and Modifications

As part of this application, the Applicant requests approval of the following:

- **Front Setback Variance** – A front setback variance for the existing buildings proposed to remain, allowing the existing front setback in lieu of the required 60-foot front setback, as shown on the proposed concept plan. This variance applies only to the existing buildings proposed to remain. All proposed new buildings will comply with the applicable front setback requirements.
- **M2 Transitional Buffer Modification** – A proposed 25-foot transitional buffer adjacent to the proposed M2 zoning areas with the required opaque screening, where permitted by the Walton County Land Development Ordinance.
- **B3 Transitional Buffer Variance** – A 0-foot transitional buffer variance along the north and south sides of the proposed 200-foot-wide B3 zoning area, in lieu of the required transitional buffer, with the required opaque screening. Along the north side, the existing 40-foot access easement was originally established to provide access to the rear parcels. Upon approval of the proposed rezoning, the rear parcels will be incorporated into a single coordinated development, eliminating the need for the existing access easement and allowing the area to accommodate the proposed septic system, ADA parking, and ADA-compliant pedestrian access to Existing Building #1. Along the south side, the existing pond occupies a substantial portion of the required buffer area and is proposed to remain and be expanded, as necessary, for stormwater management.

- **Front Landscape Strip Variance** – A variance to eliminate the required 10-foot landscape strip along the Highway 11 frontage to accommodate the proposed site layout, including the parking layout, the existing pond, and other associated site improvements, as shown on the proposed concept plan.

July 6, 2026

Walton County
Planning & Development
126 Court Street
Monroe, GA 30655

**RE: Rezoning Request
Parcels C0850109, C0850109B00, and C0850111
2412 Highway 11, Monroe, GA**

To Whom It May Concern:

On behalf of the Property Owner, EK Engineering Consultants respectfully submits this Letter of Intent in support of the proposed rezoning of Parcels C0850109, C0850109B00, and C0850111. The Subject Properties currently consist of a combination of A1, B3, and M2 zoning classifications. The proposed rezoning will replace the remaining A1-zoned portions with B3 and M2 zoning, expand the B3 frontage along Highway 11 from approximately 100 feet to 200 feet on Parcel C0850109, and establish a 200-foot-wide B3 frontage on Parcel C0850111, with the remaining area proposed as M2. These changes will create a unified zoning pattern that is consistent with the Walton County 2022 Future Land Use Map, which designates the Subject Properties within the Highway Corridor character area.

The proposed redevelopment includes renovation of selected existing buildings, removal of obsolete structures, addition of new buildings, and associated site improvements, as shown on the proposed concept plan.

As part of this application, the Applicant requests a front setback variance for the existing buildings proposed to remain, allowing the existing front setback in lieu of the required 60-foot front setback, as shown on the proposed concept plan. The Applicant also proposes a 25-foot transitional buffer adjacent to the proposed M2 zoning areas, where permitted by the Walton County Land Development Ordinance, and requests a 0-foot transitional buffer variance along the north and south sides of the proposed 200-foot-wide B3 zoning area, in lieu of the required transitional buffer, with the required opaque screening. The Applicant further requests a variance to eliminate the required 10-foot landscape strip along Highway 11.

Thank you for your consideration of this request.

Respectfully submitted,

EK ENGINEERING CONSULTANTS, LLC



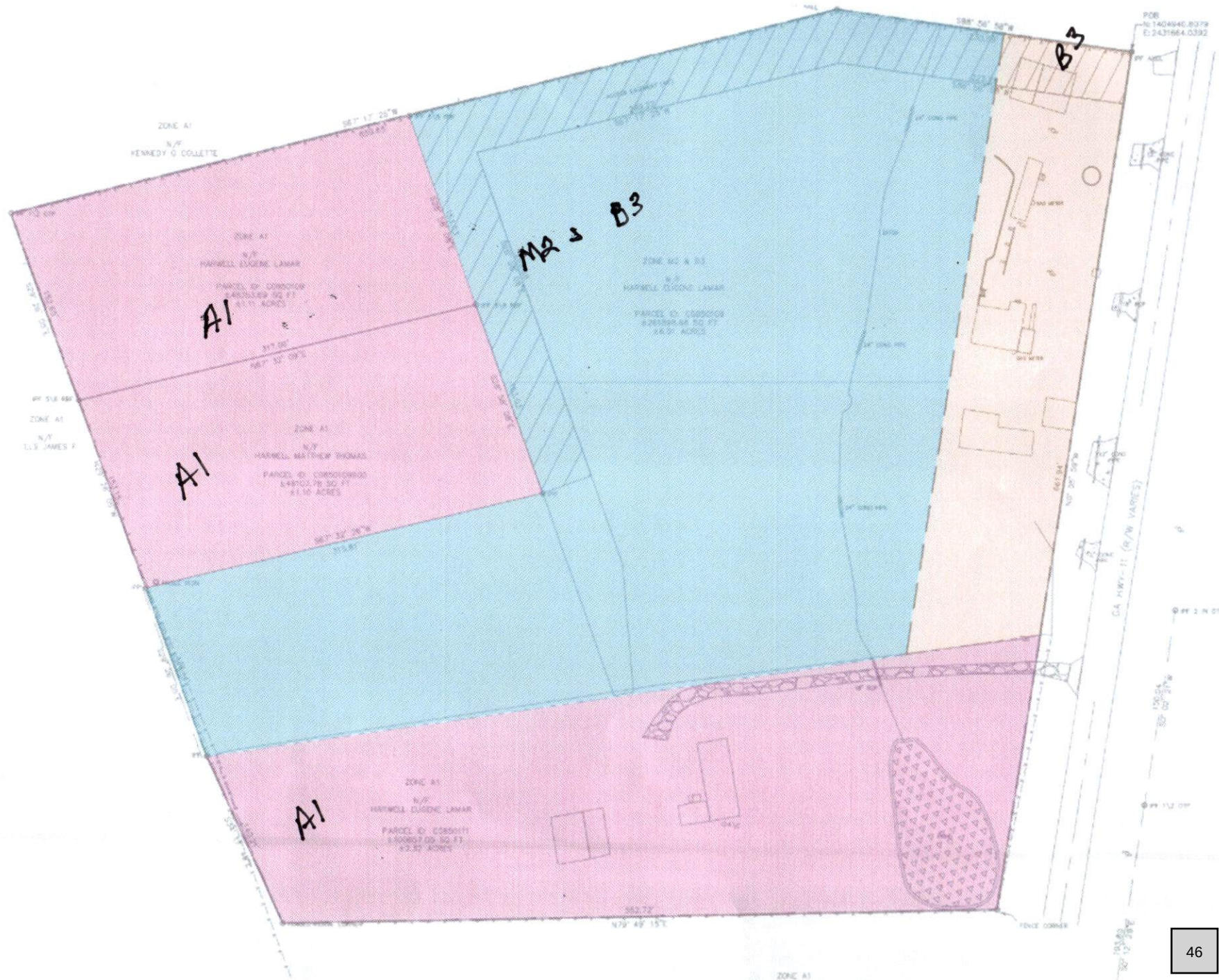
Easa Khan, PhD, PE, PTOE, PMP, GSWCC Level II
Founder and CEO

Item 4.2.



Current Zoning

Item 4.2.

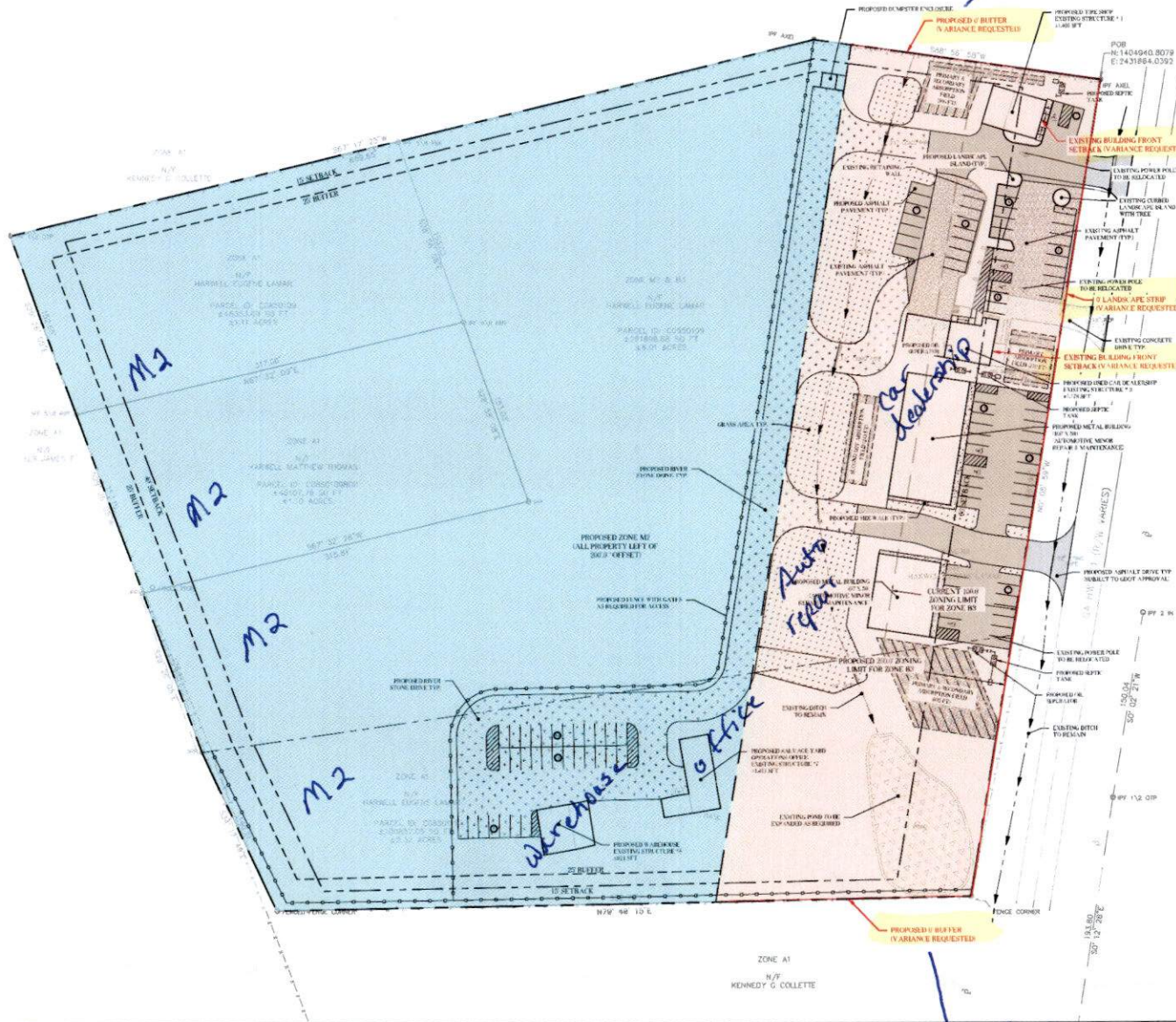


Proposed Zoning

Item 4.2.

LEGEND

- PROPOSED ZONING- B3 GENERAL BUSINESS DISTRICT
- PROPOSED ZONING- M2 HEAVY INDUSTRIAL DISTRICT



EK ENGINEERING CONSULTANTS, LLC
 330 NORTH POINT CENTER EAST, 4TH FLOOR
 ALPHARETTA, GEORGIA 30022
 404.885.0116

CONCEPT PLAN
 PREPARED FOR:
REYES AUTOS & TRUCKS, LLC
 2412 GEORGIA HIGHWAY 11
 MONROE, GEORGIA 30666
 WALTON COUNTY
 LAND LOT 115, DISTRICT 3

811
 Know what's below
 Call before you dig

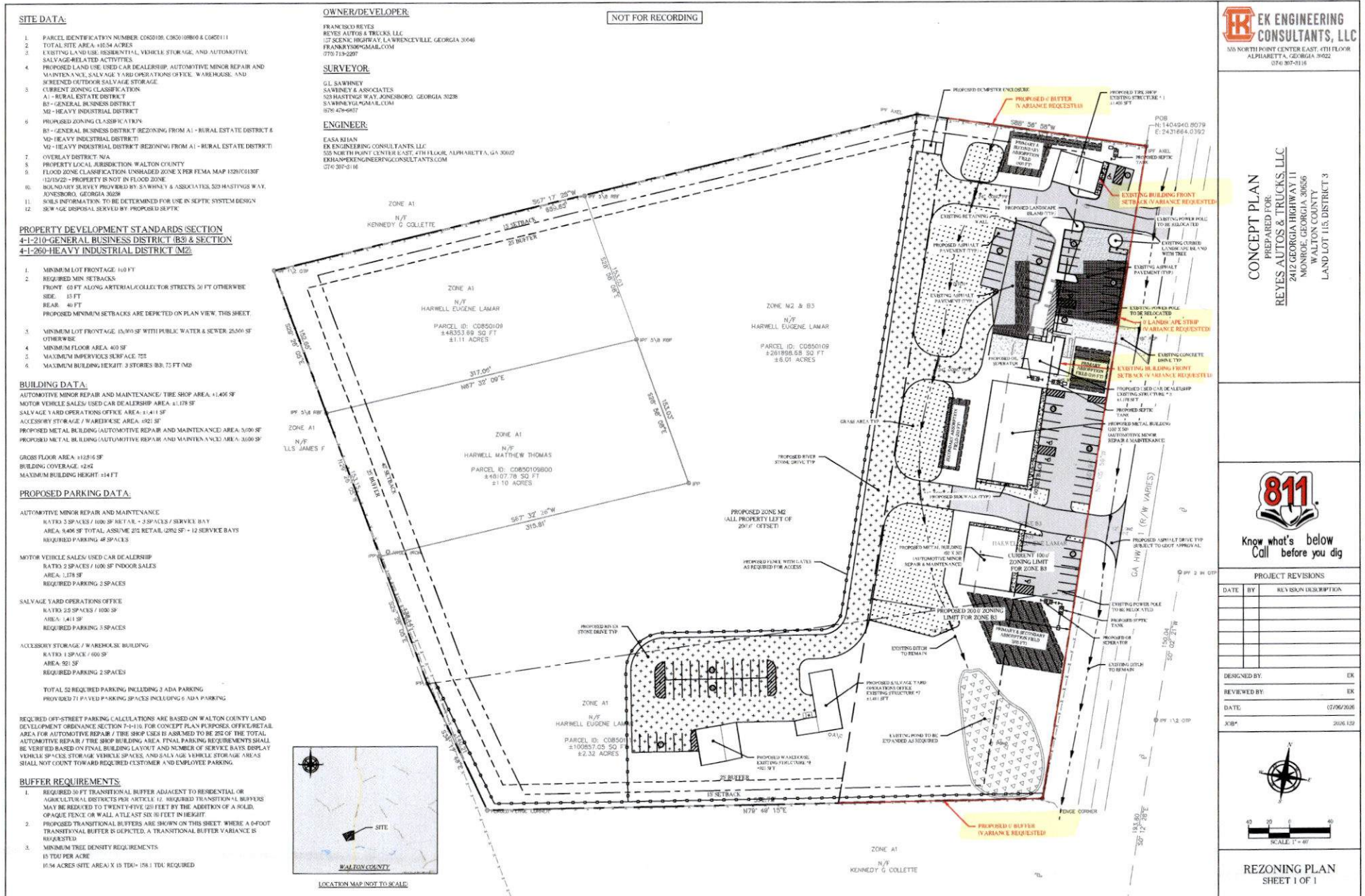
PROJECT REVISIONS		
DATE	BY	REVISION DESCRIPTION

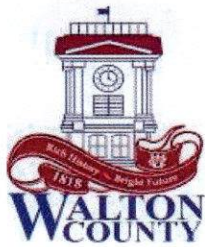
DESIGNED BY: EK
 REVIEWED BY: EK
 DATE: 07/06/2016
 JOB#: 2016.123



EXHIBIT 2
 PROPOSED ZONING

Buffer Variance





Planning and Development Department Case Information

Case Number: Z26-0192

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant:

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

Owner:

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

Current Zoning: The current zoning is A2.

Request: Rezone a portion of C0850158 (103.56 acres) from A2 to R1OSC for a residential subdivision with 57 lots.

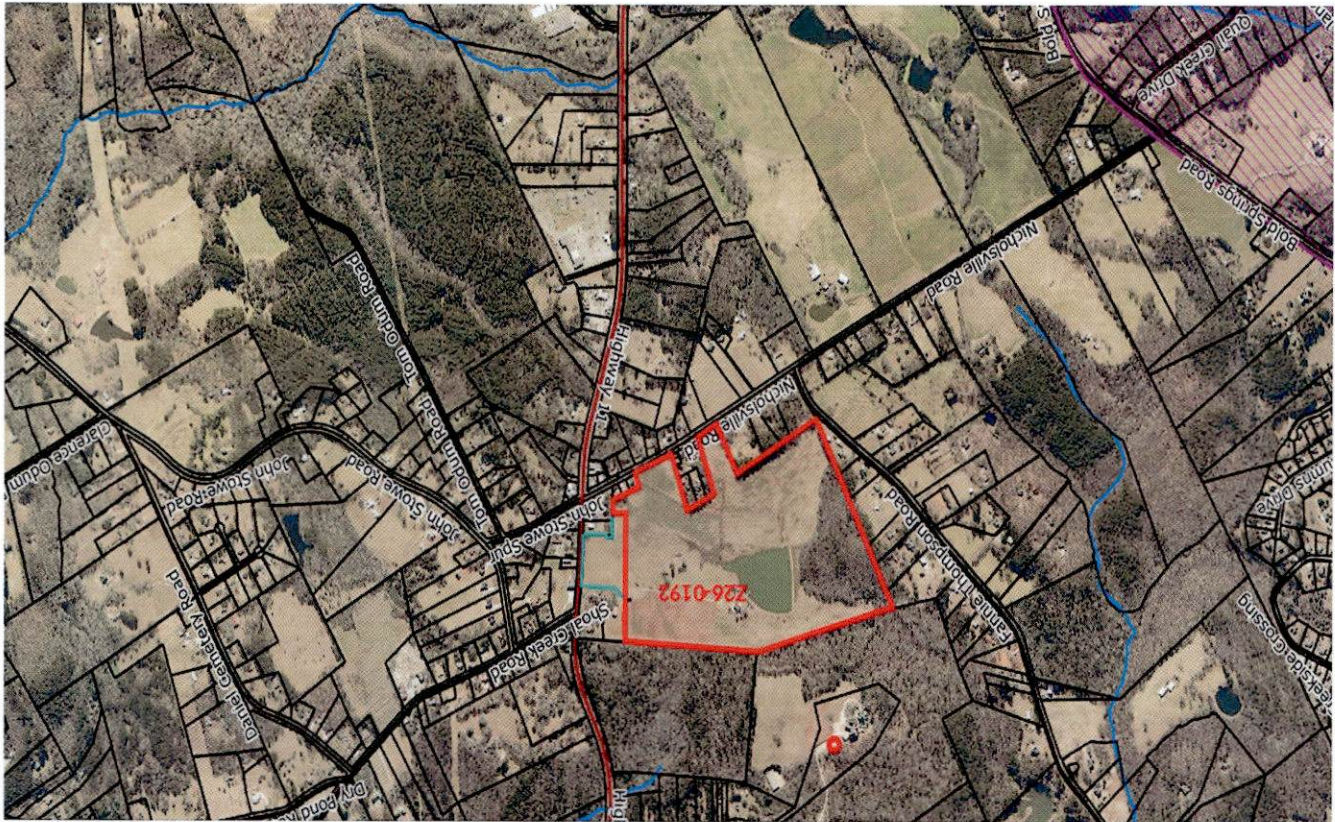
Address: Nicholsville Road, Monroe, Georgia 30656

Map Number/Site Area: C0850158– 105.80 acres

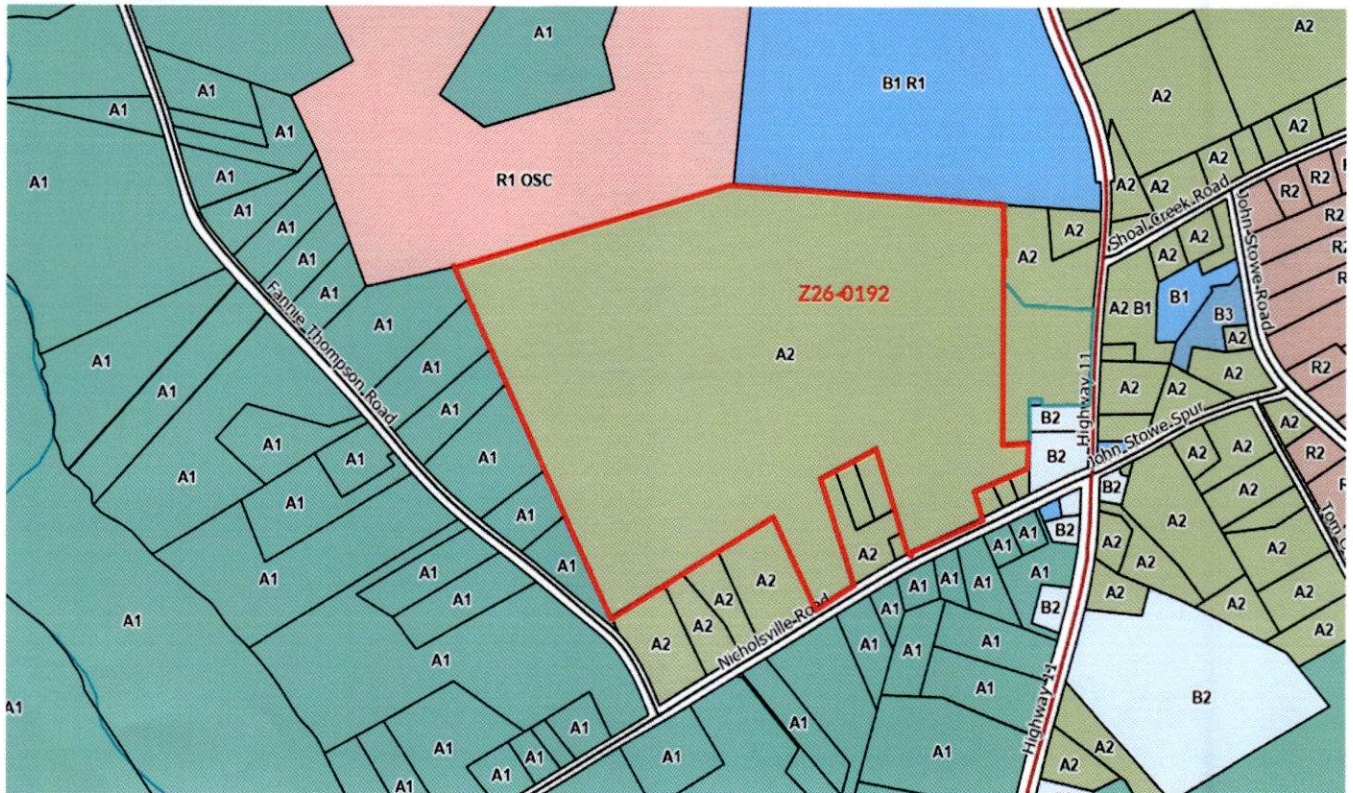
Character Area: Neighborhood Residential

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property has a residential dwelling on the property.

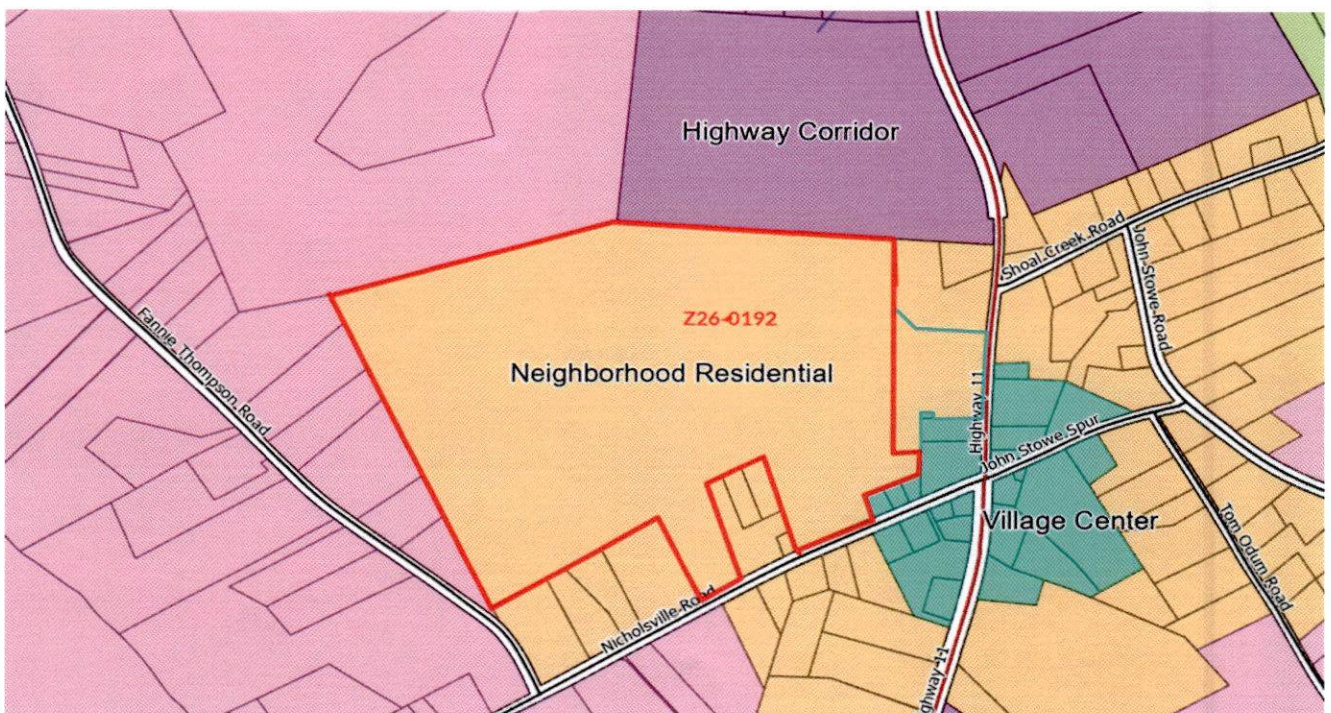


The surrounding properties are zoned R1OSC, A1, A2, R1, B1 and B2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Neighborhood Residential.



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 Loganville:

City of Social Circle:

City of Monroe:

Board of Comm Meeting Date 09-01-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Property Owner Name/Address/Phone

Grady Thompson Enterprises, LLLP
2770 Hwy 11
Monroe, Georgia 30656

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

Location: Nicholasville Road, Monroe GA Requested Zoning R1-OSC Acreage 103.56 acres

Existing Use of Property: Agriculture

Existing Structures: Single family home and manufactured home

The purpose of this request is to rezone 103.56 acres on Nicholsville Rd from A2 to R1 OSC to allow for a conservation-designed residential development which will be combined with the adjoining R1 OSC property to form a cohesive development called Bison Landing.

Property is serviced by the following:

Public Water: X Provider: Walton County Well:

Public Sewer: _____ Provider: _____ Septic Tank: ☒ X

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature

Date _____

\$1500.00
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:

Existing Zoning

Surrounding Zoning:

North R10SC B1-R1 S
East A2, B2 V

South

West

Comprehensive Land Use: Neighborhood Residential **DRI Required?**

Y

N

Commission District:

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 *DP* 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 *✓*

Date: 4/30/26 Tax Map and Parcel Number(s): a portion of C0850158

PROPERTY ADDRESS: A portion of Tax Parcel C0850158
Nicholsville Road
Monroe, Georgia 30656

PROPERTY OWNERS: Grady Thompson Enterprises, LLLP
2770 Georgia Hwy 11
Monroe, Georgia 30656

Check one of the following:

40 (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:

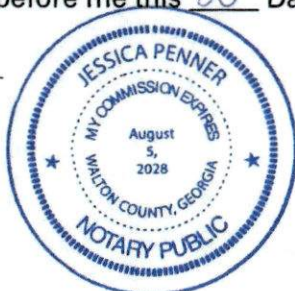
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Baldpates General Contracting, LLC

[Signature]

Sworn to and subscribed before me this 30 Day of April 2026

[Signature]
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONSDate: 4/30/26 Tax Map and Parcel Number(s): a portion of C0850158

PROPERTY ADDRESS: A portion of Tax Parcel C0850158
Nicholsville Road
Monroe, Georgia 30656

PROPERTY OWNERS: Grady Thompson Enterprises, LLLP
2770 Georgia Hwy 11
Monroe, Georgia 30656

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.):

Grady Thompson Enterprises, LLLP

Grady Thompson

Sworn to and subscribed before me this 30th Day of April 2026

Notary Public
NOTARY PUBLIC



AGENT AUTHORIZATION

Date: 4/30/26 Tax Map and Parcel Number(s): a portion of C0850158

PROPERTY ADDRESS: A portion of Tax Parcel C0850158
Nicholsville Road
Monroe, Georgia 30656

PROPERTY OWNERS: Grady Thompson Enterprises, LLLP
2770 Georgia Hwy 11
Monroe, Georgia 30656

APPLICANT: Baldpates General Contracting, LLC
137 Main Street
Jersey, Georgia 30018

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

ACTION: Rezone 103.56 acres from A2 to R1 OSC for a residential development

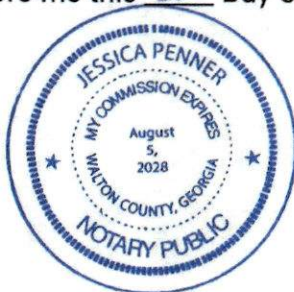
The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein.

ATTORNEY/AGENT

BY: Andrea P. Gray

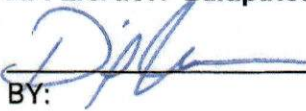
Sworn to and subscribed before me this 30 Day of April 2026

Jessica Penner
NOTARY PUBLIC

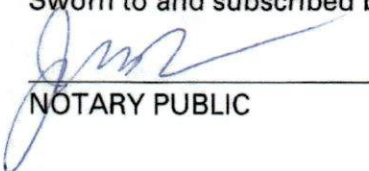


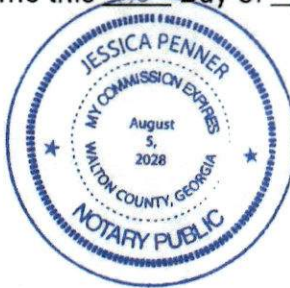
{signatures continue on following page}

APPLICANT: Baldpates General Contracting, LLC

BY: 

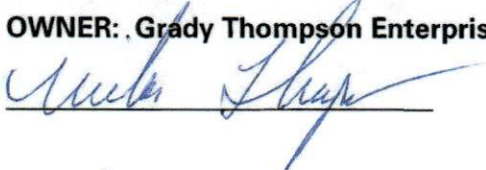
Sworn to and subscribed before me this 30 Day of April 2026


NOTARY PUBLIC



OWNER: Grady Thompson Enterprises, LLLP

Sworn to and subscribed before me this 30th Day of April 2026


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: Nicholsville Road

Monroe, GA 30656

Map/Parcel Number: a portion of C0850158

Current Zoning: A2

Requested Zoning: R1 OSC

Mike Thompson
Property Owner Signature

Property Owner Signature

Print Name: Mike Thompson

Print Name: _____

Address: 2770 Hwy 11 N.W.
Monroe GA 30656

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.

AP
Notary Public

4/30/20
Date



Supplemental Responses to Application

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

1. Existing uses and zoning of nearby property.

The Subject Property is a portion of tax parcel C0850158 located on Nicholasville Road and totals 103.56 acres. Baldpates General Contracting, LLC (the "Applicant") proposes to develop the property as a conservation-focused subdivision in combination with the previously rezoned adjoining property to form a cohesive development called Bison Landing. The property is currently used for farming and includes one home and several outbuildings in addition to a beautiful lake. The property is bordered by the original Bison Landing which is zoned R1-OSC and other properties which are zoned A1 and A2 apart from two B2 properties fronting on Hwy 11 and the adjoining B1/R1 also fronting on Hwy 11. The property is designated in the Future Land Use Plan as Neighborhood Residential. The property is nearly equal distance between Monroe (six miles from the historic courthouse) and Bethlehem (five miles from Hwy 11/Hwy 316 intersection) which is an ideal location for residential development.

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

The current A2 zoning allows for a limited type of development which does not meet the homebuyer demands and does not protect the environment in the way that the requested OSC zoning would provide. Allowing more compact lots in the R1-OSC zoning provides concentrated greenspace, in this case more than 25% of the property, which is environmentally preferred and provides homebuyers who prefer high quality homes on smaller lots, an option in an area otherwise dominated by larger lots. Inability to provide this alternate zoning diminishes the value of the property given the saturated supply of A2 in the area and given that the property is in the Residential Neighborhood character area in the future land use plan which allows for this type of residential development.

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 Applicant's development will provide alternate housing options and a unique, lake-setting for Walton County homebuyers. It provides enhanced environmental protection by concentrating the open space and reducing the pervious surfaces in the development. It provides a housing option with less yard maintenance which is attractive to retirees, busy families and the younger generations. The development will preserve over 25% of its acreage as open space and includes a beautiful lake with a walking trail. Combining this development with the previously approved Bison Landing will add a second access point and ensure consistent development of the area. Adjoining property values will be enhanced by the quality of the development.

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

Applicant's development will add the variety needed to housing options in this portion of Walton County as stated in response to question 3 above. This is a very desirable location for residential development, being equal distant between Monroe and Bethlehem, which includes high quality homes, extensive open space, a beautiful lake and walking trail, and manageable lot sizes. The development will also include an attractive landscaped strip along all Nicholsville Road frontage.

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

This property is suitable for R1-OSC given the ideal location and the existing topography and lake which make it conducive to a conservation focused development with over 25% open space. It is an attractive layout that offers high quality homes on manageable lots with the added environmental protection of additional, concentrated open space and the lake. The lot size minimums imposed by A2 would not allow for the efficient development of the property when working around the lake and would not meet the demands of homebuyers searching for lower maintenance housing options including retirees and busy families. Combining the Subject Property with the already zoned R1-OSC property to the north will create a cohesive, attractive development with two access points, one off Nicholsville Road and one off Georgia Williams Road. The Subject Property is in the Residential Neighborhood character area in the Walton County Future Land Use Plan which fits with the proposed development.

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

The property has been historically used for farming and pastureland. As zoned, a conservation subdivision is not possible. Properties in the area have recently been approved for residential development.



Andrea P. Gray LLC

Attorney at Law

July 6, 2026

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

Re: Development Name: Bison Landing
Applicant: Baldpates General Contracting, LLC
Owner: Grady Thompson Enterprises, LLLP
Property: Hwy 11, Monroe GA
Tax Parcel: C0850158
Request to zone 103.56 acres from A2 to R1 OSC

Dear Ms. Parr:

Baldpates General Contracting, LLC (“Applicant”), a local company, seeks to combine a portion of Parcel C0850158 (the “Property”) with the previously approved Bison Landing development to create a cohesive, well-appointed residential neighborhood with an amenity lake. The Property proposed for rezoning to R1 OSC consists of 103.56 acres and will include 57 homes and 49.32 acres of open space with an entrance off of Nicholasville Road. When combined with the previously approved Bison Landing, the overall development will be 221.75 acres with 149 homes, over 82 acres of open space, and will have entrances off Nicholasville Road and George Williams Road. Located equal distance from Monroe and Bethlehem, Bison Landing provides an ideal location for a conservation-focused neighborhood with significant open space to include a lake with a community pavilion and walking trail.

Bison Landing as extended by the Property, fits well within the surrounding area. The 2022 Walton County Future Land Use planning committee recognized this transition and designated this property as Neighborhood Residential. The proposed development is consistent with these designations which contemplate residential development and allow for R1 OSC zoning. It is also consistent with the adjoining properties which are primarily single-family residences and will be consistent in quality, lot size and home size to the already approved Bison Landing. The combined development will appeal to both younger generations seeking lower maintenance homes/yards to devote more time to demanding work and family schedules and older generations seeking the same to reduce the time and cost of maintenance.



300 E Church Street, Monroe, GA 30655
(678) 364-2384

The proposed development will be consistent with the high standard for residential development in the area and a continuation of Bison Landing. The development includes unique amenity features with the lake, walking trail and pavilion. The development is well laid-out for the safety and enjoyment of its residents with cul-de-sacs and an entry point on Nicholasville Road along with a connection to the existing Bison Landing development which provides a second entry point through George Williams Road. The open space on the Property is 48% of the property which is significantly more than the 25% required. The homes will be a minimum of 2,000 square feet which is well above the ordinance size requirements and will be constructed with fiber cement siding with brick or stone accents. Front yards will be sodded and the development will include sidewalks on both sides of the road with streetlights. A homeowner's association will ensure maintenance of the open space and amenity areas.

Bison Landing as extended will be an attractive addition to the surrounding area and existing homes around its perimeter will be protected by buffers. A 50-foot transitional buffer surrounds the perimeter of the property. Additionally, there is significant, wooded open space that buffers the residents on Fannie Thompson Road and the majority of the 50-foot buffer in other areas is also wooded. The development will include a landscape strip along all Nicholasville Road frontage and an attractive entry sign. A representative rendering of the sign is included in the application materials.

Applicant intends to build responsibly by taking into account potential impacts to neighbors and the surrounding area. In addition to the aesthetic features with buffers and landscaping, it also undertook an analysis of impacts to traffic. A trip generation and entrance analysis by ATG Civil, LLC shows that the combined Bison Landing with a total of 149 homes with entrances on George Williams Road and Nicholasville Road would necessitate a right turn deceleration lane in the westbound direction into the entrance at Nicholasville Road. Center turn lanes are not needed on either road based on the GDOT standard because estimated traffic counts turning left are below the threshold for requiring a center turn lane. Applicant will construct the recommended right turn deceleration lane on Nicholasville Road to assist with traffic flow. While not necessitated by GDOT standards per the analysis, Applicant previously agreed to and will construct a right deceleration lane at the entrance on George Williams Road as well.

Applicant respectfully requests that the Property be rezoned from A2 to R1 OSC to allow for the construction of a conservation-focused residential subdivision.

Please let me know if you have any questions.

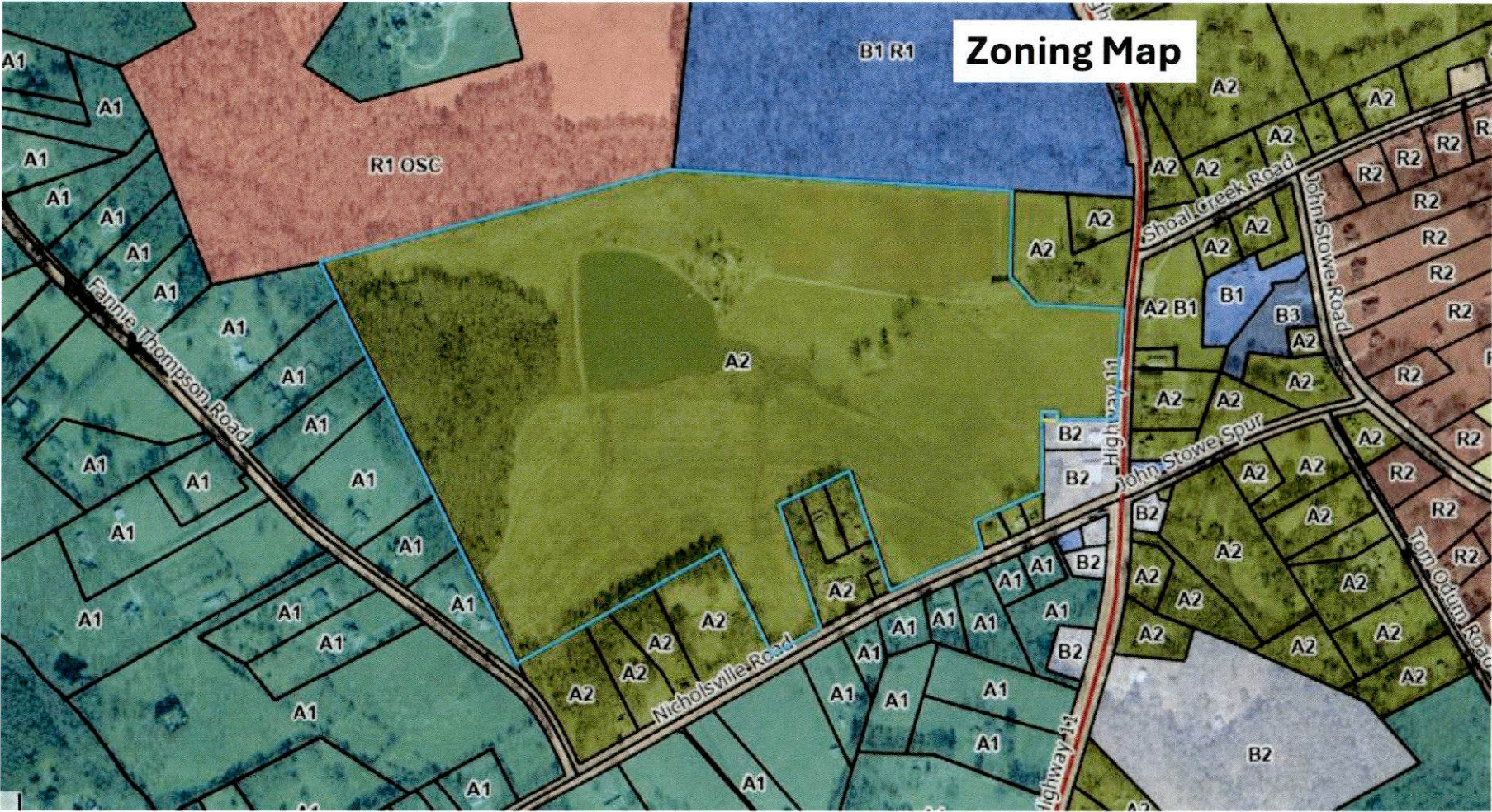
Sincerely,

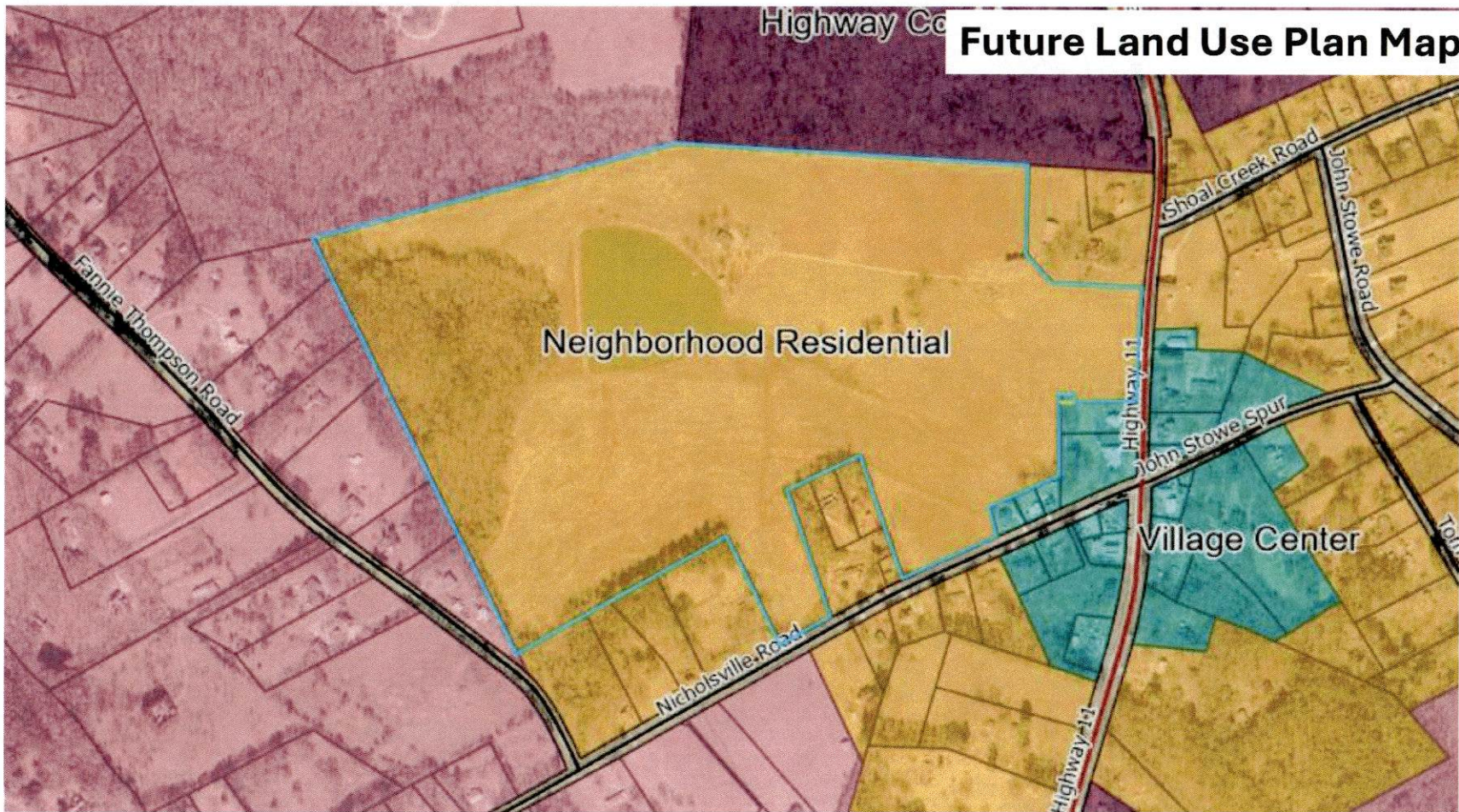


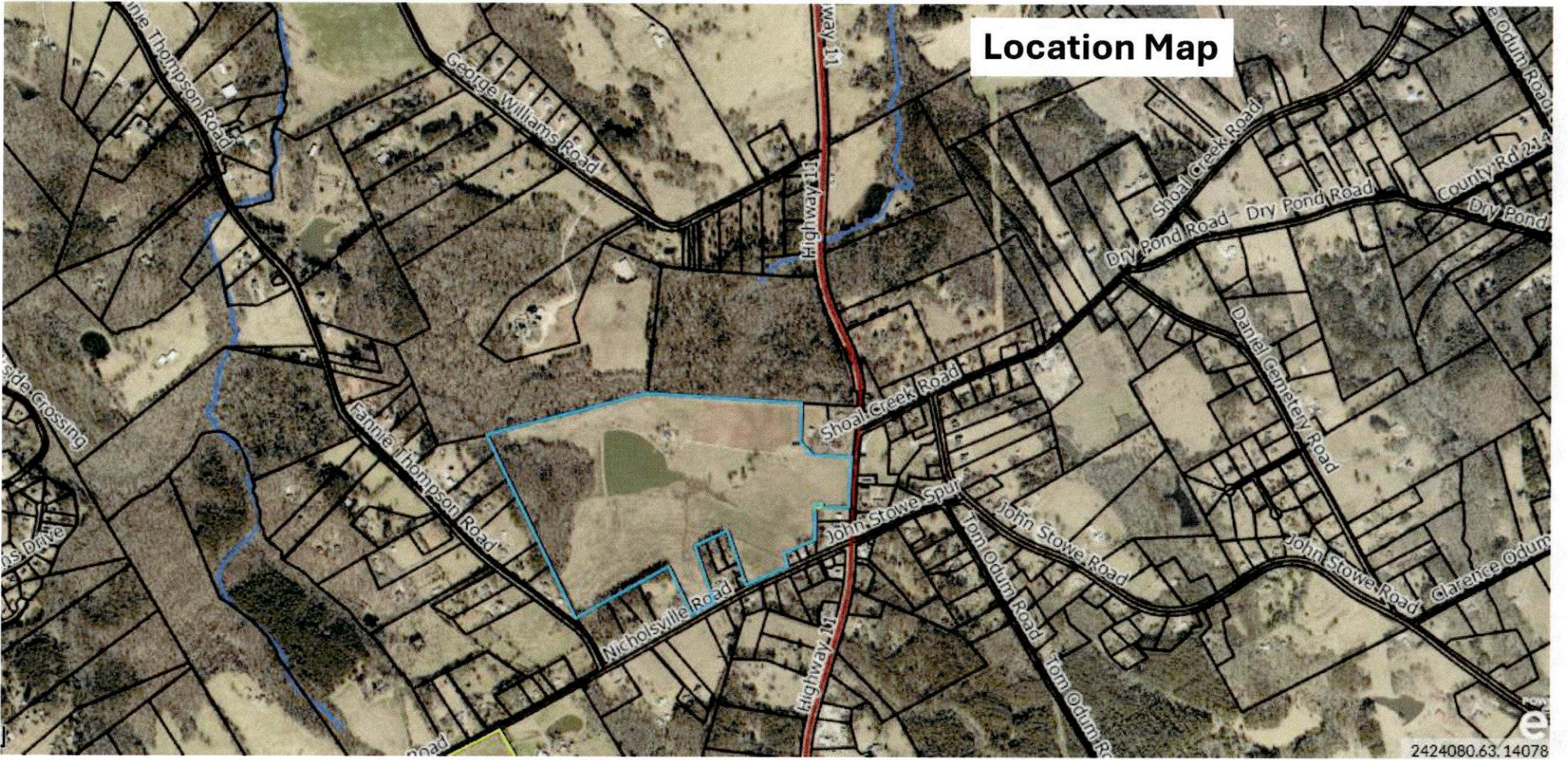
Andrea Gray
Applicant's Representative



300 E Church Street, Monroe, GA 30655
(678) 364-2384









Andrea P. Gray LLC

Attorney at Law

July 6, 2026

Notice of Preservation of Constitutional Objections

Re: Development Name: Bison Landing – extended
 Applicant: Baldpates General Contracting, LLC
 Owner: Grady Thompson Enterprises, LLLP
 Property: Nicholasville Rd, Monroe GA
 Tax Parcel: C0850158
 Request to zone 103.56 acres from A2 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.

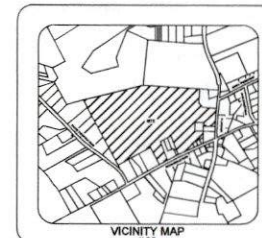
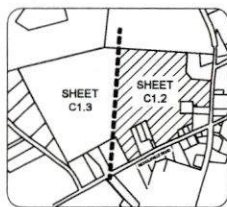
The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance, 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.



300 E Church Street, Monroe, GA 30655
 (678) 364-2384

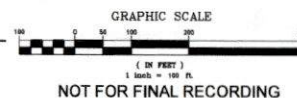




PROJECT DATA

PROPERTY = 108.65 ACRES
PROPERTY FOR REZONING = 103.56 ACRES
OUT LOT (NOT PART OF REZONING) = 5.09 ACRES
DB: 1047, PG 28
PB: 82, PG 129
PIN: C0850158
CURRENT ZONING = A2
PROPOSED ZONING = R1 OSC
PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
OSC 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 = 25,000 SQUARE FEET
OPEN SPACE (REZONED AREA)
REQUIRED = 25% (25.89 ACRES)
PROVIDED = 48% (49.32 ACRES)
LOTS PROVIDED = 57
MINIMUM HOUSE SIZE = 2,000 SQFT
UNIT DENSITY (REZONED AREA) = 0.55
R1 DENSITY SHALL NOT EXCEED ONE
(1) UNIT PER ONE (1) ACRE

PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD HAZARD ZONE A PER FEMA FIRM PANEL 13287C0130F DATED DECEMBER 15, 2002



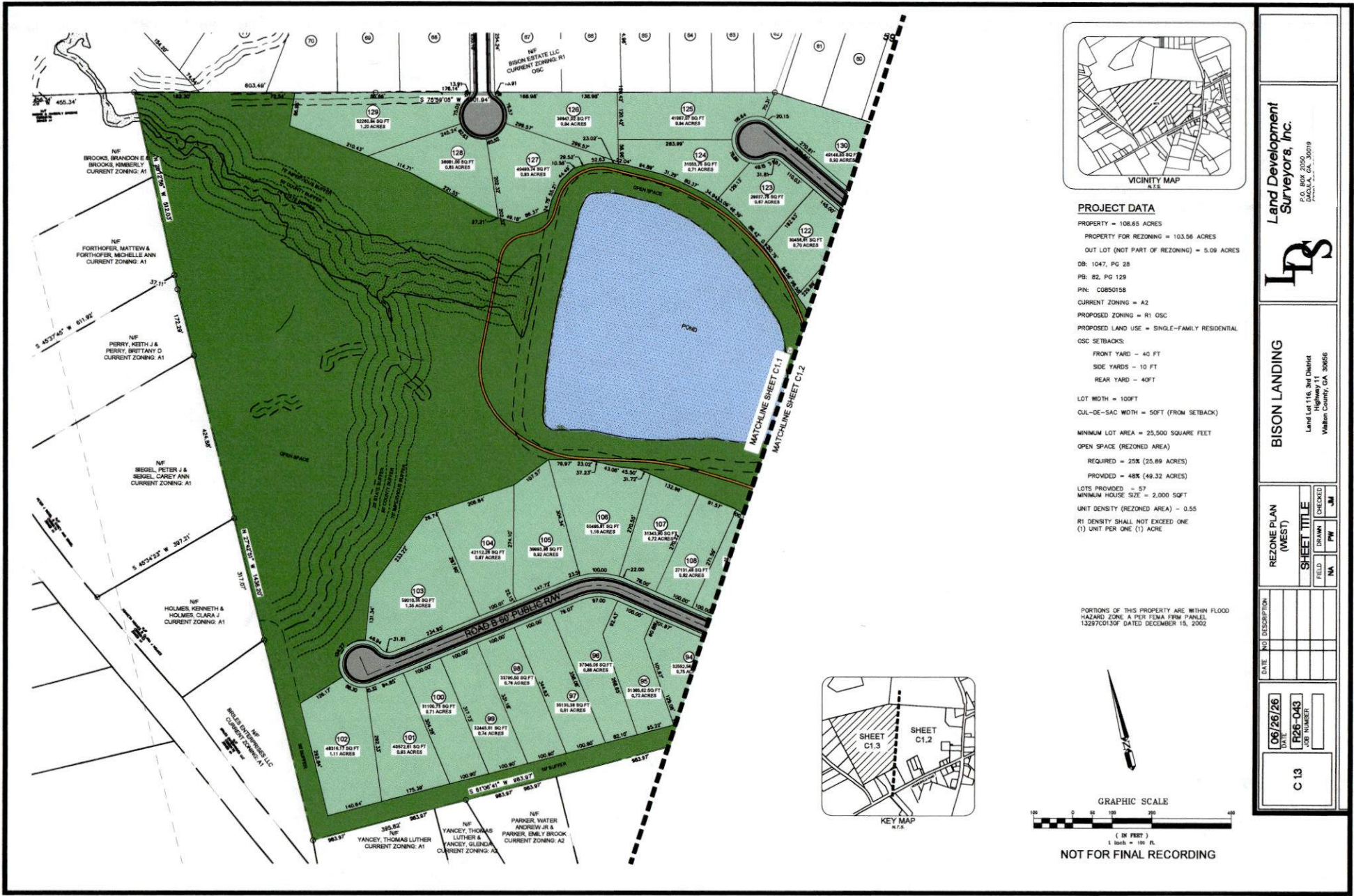
Land Development Surveyors, Inc.
P.O. BOX 2000
DALLAS, TX 75210

BISON LANDING
Land Lot 116, 3rd District
Waller County, TX 75786

DATE	NO. DESCRIPTION	DATE	NO. DESCRIPTION
06/26/26		06/26/26	

REZONE PLAN (EAST)
SHEET TITLE
FIELD DRAWN CHECKED
NA PW JM

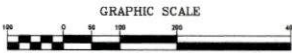
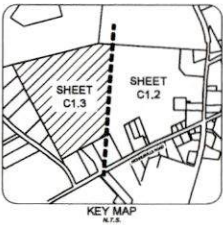
C 12



PROJECT DATA

PROPERTY = 108.65 ACRES
PROPERTY FOR REZONING = 103.56 ACRES
OUT LOT (NOT PART OF REZONING) = 5.09 ACRES
DB: 1047, PG 28
PB: 82, PG 129
PN: C0850158
CURRENT ZONING = A2
PROPOSED ZONING = R1 OSC
PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
OSC 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 (REZONED AREA)
REQUIRED = 25% (25.89 ACRES)
PROVIDED = 48% (49.32 ACRES)
LOTS PROVIDED = 57
MINIMUM HOUSE SIZE = 2,000 SQFT
UNIT DENSITY (REZONED AREA) - 0.55
R1 DENSITY SHALL NOT EXCEED ONE
(1) UNIT PER ONE (1) ACRE

PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD HAZARD ZONE A PER FEMA FIRM PANEL 13297C0130F DATED DECEMBER 15, 2002



NOT FOR FINAL RECORDING

Land Development
Surveyors, Inc.
P.O. BOX 2000
Dacula, GA 30019

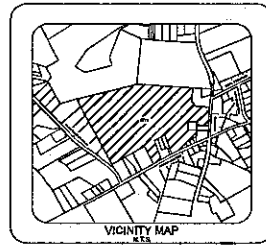
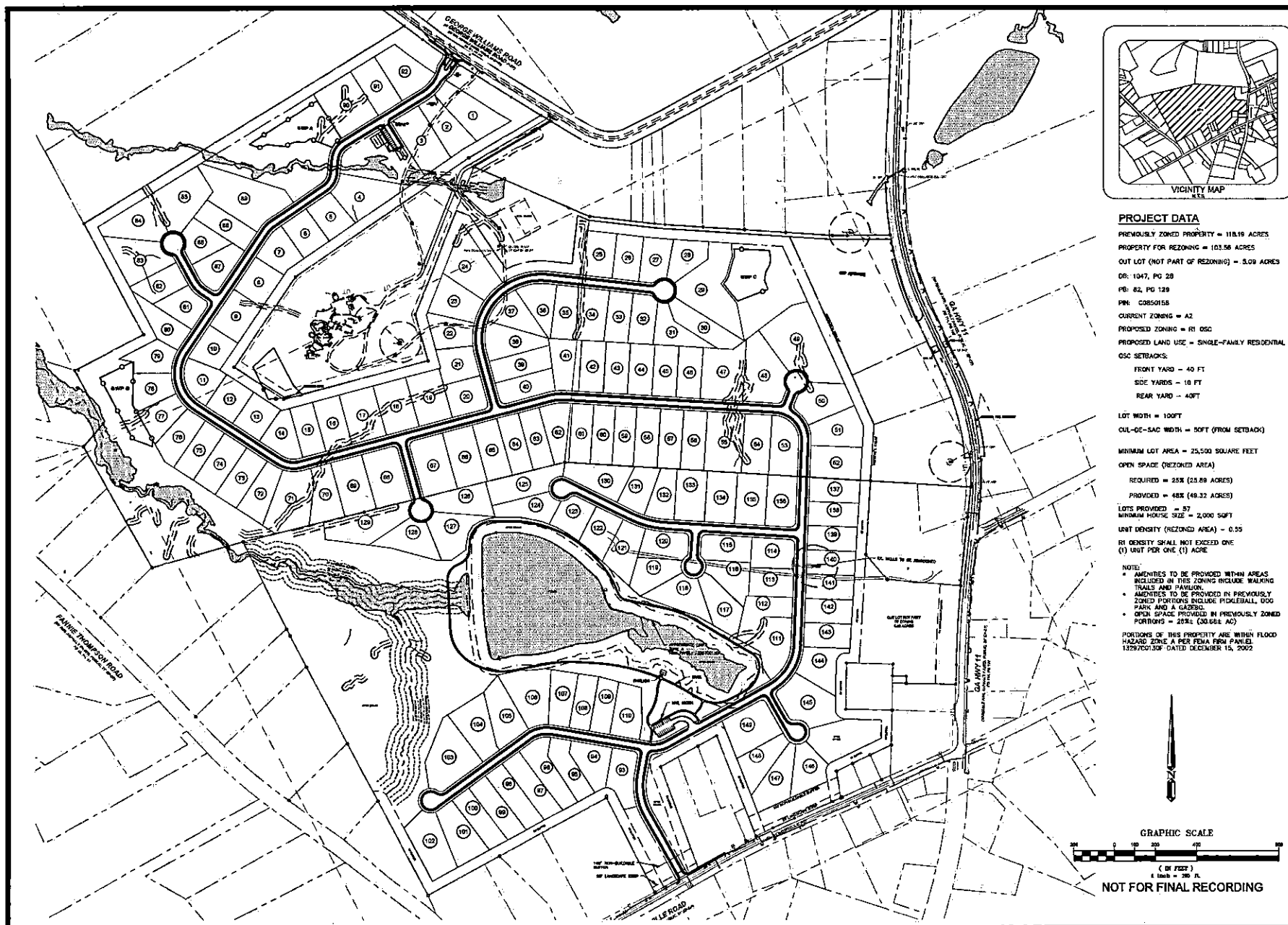


BISON LANDING
Land Lot 116, 3rd District
Highway 111
Wilkes County, GA 30666

REZONE PLAN (WEST)	SHEET TITLE
DATE	FIELD
NO. DESCRIPTION	DRAWN
DATE	CHECKED

06/26/26	R26-043
DATE	JOB NUMBER

C 13



Land Development Surveyors, Inc.
 P.O. Box 2900
 Valdosta, Georgia 31602
 LVA LSP #00032

BISON LANDING
 Land Lot 116, 5th District
 Valdosta County, GA 31656

DATE	NO	DESCRIPTION
06/26/26	1	DATE
F228-D43	2	DATE
JOB NUMBER	3	DATE

OVERALL SITE PLAN

SHEET TITLE	DATE	BY	CHECKED	DATE
FIELD	NA	NA	NA	NA
DRAWN	NA	NA	NA	NA
FW	NA	NA	NA	NA
AM	NA	NA	NA	NA

C 10

Representative Photographs of Homes









**Trip Generation Calculations
& Entrance Evaluation**

For

**Residential Subdivision
Nicholsville Road & George
Williams Road in Campton
Walton County, GA**

PREPARED FOR:

**Baldpates General Contracting
131 Main Street, Suite 2
PO Box 274
Jersey, GA 30018**

PREPARED BY:

**ATG Civil, LLC
2070 Broadnax Mill Rd
Loganville, GA 30052**

June 29, 2026

Table of Contents

Section 1 – Executive Summary

Section 2 – Background & Site Information

Section 3 – Conclusions

Section 4 – Exhibits

Section 1 Executive Summary

1.1 Executive Summary

This report analyzes the proposed 149-lot single family residential development with two proposed entrances just west of State Route 11 in the community of Campton, GA, in Walton County. The proposed development will have one entrance along Nicholasville Road and one along George Williams Road. This analysis determines the total vehicle trips generated by the proposed development and whether auxiliary turn lanes are required along Nicholasville Road and George Williams Road to support these added vehicle trips.

Nicholsville Road

To be conservative, it is assumed that traffic count along Nicholasville Road is greater than 6,000 vehicles per day. The posted speed limit along Nicholasville Road is 55 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

Requirements for right turn deceleration lane: 50 right turning vehicles

Requirements for center left turn lane: 150 left turning vehicles

George Williams Road

It is assumed that traffic along George Williams Road is less than 6,000 vehicles per day. The posted speed limit along George Williams Road is 35 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

Requirements for right turn deceleration lane: 200 right turning vehicles

Requirements for center left turn lane: 300 left turning vehicles

Trip Generation

Using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*, we have calculated the total trips to the proposed development. The total trips generated by the proposed development are:

1354 (Total), 677 (Entry), 677 (Exit)

For the vehicles entering the development, assume 50% will use the George Williams Road entrance and 50% will use the Nicholasville Road entrance. This means that approximately 339 vehicles will be entering from both George Williams Road and Nicholasville Road. Further, the traffic patterns for the area suggest that more vehicles will be accessing the development from the east. For George Williams Road, approximately 80% of the vehicles will access the development from the east. Nicholasville Road has better connectivity from both ends, so approximately 60% of the vehicles entering the development will approach from the east.

Conclusion for Nicholasville Road

Total Right Turns into development = 203

Total Left Turns into development = 136

Since the estimated number of daily right turns is greater than 50, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 150, a center left turn lane in the eastbound direction into the proposed development is not required.

Conclusion for George Williams Road

Total Right Turns into development = 68

Total Left Turns into development = 271

Since the estimated number of daily right turns is less than 200, a right turn deceleration lane in the eastbound direction into the proposed development is not required. Since the estimated number of daily left turns is less than 300, a center left turn lane in the westbound direction into the proposed development is not required.

Section 2

Background & Site Information

2.1 Purpose & Methodology

The purpose of this report is to analyze the entrances for the proposed development along Nicholsville Road and George Williams Road in Walton County, Georgia. This analysis is conducted by analyzing the existing road infrastructure and the proposed development design, criteria from the Georgia Department of Transportation's [GDOT] Driveway Design Manual and Institute of Transportation Engineer's [ITE] Trip Generation Manual, 12th Edition.

2.2 Proposed Development

The proposed development includes approximately 233 acres that will be zoned R-1 OSC for two developments that total 149 single family residential subdivision lots. The proposed development will utilize a two-lane access road along Nicholsville Road, approximately 1,500 feet west of Hwy 11 and a two-lane access road along George Williams Road approximately 2,300 feet west of Hwy 11.

2.3 Georgia Department of Transportation Criteria

The Georgia Department of Transportation [GDOT] establishes criteria for analyzing proposed entrances and determining the need for auxiliary turn lanes to accommodate the vehicle trips that will be generated by a proposed development. The criteria for determining the need for turn lanes is based on existing traffic along the main roadway, number of lanes along the main roadway, posted speed limit along the main roadway and number of turns into the proposed development.

Nicholsville Road and George Williams Road are both Walton County maintained roadways. However, the criteria described above in the GDOT Driveway Manual will be used to determine the need for turn lanes along both Nicholsville Road and George Williams Road.

Nicholsville Road

Nicholsville Road is a two-lane road with a posted speed limit of 55mph and an assumed traffic count over 6,000 AADT.

Requirements for right turn deceleration lane:

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Requirements for center left turn lane:

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

George Williams Road

George Williams Road is a two-lane road with a posted speed limit of 35mph and an assumed traffic count under 6,000 AADT.

Requirements for right turn deceleration lane:

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Requirements for center left turn lane:

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

2.4 ITE Trip Generation for Proposed Development

The Institute of Transportation Engineers [ITE] has published their *Trip Generation Manual, 12th Edition* for guidance to calculate the proposed number of vehicle trips that will be generated by developments. For this project, a single-family subdivision, the ITE land use code is 210. The proposed development will add 149 lots which will generate 1,354 total trips, 677 (Entry), 677 (Exit).

For the vehicles entering the development, assume 50% will use the George Williams Road entrance and 50% will use the Nicholasville Road entrance. This means that approximately 339 vehicles will be entering from both George Williams Road and Nicholasville Road. Further, the traffic patterns for the area suggest that more vehicles will be accessing the development from the east. For George Williams Road, approximately 80% of the vehicles will access the development from the east. Nicholasville Road has better connectivity from both ends, so approximately 60% of the vehicles entering the development will approach from the east.

See attached Entrance Drawing with Turn Count. The tables below are from the ITE trip generation tool for this project.

Query	Filter
DATA SOURCE: Trip Generation Manual, 12th Ed	
SEARCH BY LAND USE CODE: 210	
LAND USE GROUP: (200-299) Residential	
LAND USE: 210 - Single-Family Detached Housing	
LAND USE SUBCATEGORY: All Sites	
SETTING/LOCATION: General Urban/Suburban	
INDEPENDENT VARIABLE (IV): Dwelling Units	
TIME PERIOD: Weekday	
TRIP TYPE: Vehicle	
ENTER IV VALUE TO CALCULATE TRIPS: 149 Calculate	
DATA STATISTICS	
Land Use: Single-Family Detached Housing (210) Click for Description and Data Plots	
Independent Variable: Dwelling Units	
Time Period: Weekday	
Setting/Location: General Urban/Suburban	
Trip Type: Vehicle	
Number of Studies: 155	
Avg. Num. of Dwelling Units: 261	
Average Rate: 9.09	
Range of Rates: 3.47 - 23.80	
Standard Deviation: 2.29	
Fitted Curve Equation: $T = 8.07(X) + 265.45$	
R²: 0.94	
Directional Distribution: 50% entering, 50% exiting	
Calculated Trip Ends: Average Rate: 1354 (Total), 677 (Entry), 677 (Exit) Fitted Curve: 1486 (Total), 734 (Entry), 734 (Exit)	

Section 3 Conclusions

3.1 Conclusions

Conclusion for Nicholasville Road

The estimated total number of turns into the proposed development from Nicholasville Road is estimated to be 339 per the ITE trip generation tool and the assignment of these turns to both entrances equally. These turns can be separated into:

Total Right Turns into development = 203 (60%)

Total Left Turns into development = 136 (40%)

Since the estimated number of daily right turns is greater than 50, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 150, a center left turn lane in the eastbound direction into the proposed development is not required.

Conclusion for George Williams Road

The estimated total number of turns into the proposed development from George Williams Road is estimated to be 339 per the ITE trip generation tool and the assignment of these turns to both entrances equally. These turns can be separated into:

Total Right Turns into development = 68 (20%)

Total Left Turns into development = 271 (80%)

Since the estimated number of daily right turns is less than 200, a right turn deceleration lane in the eastbound direction into the proposed development is not required. Since the estimated number of daily left turns is less than 300, a center left turn lane in the westbound direction into the proposed development is not required.

Section 4 Exhibits

Project Map



Nicholsville Road Entrance Drawing with turn count



George Williams Road Entrance Drawing with turn count





Planning and Development Department Case Information

Case Number: Z26-0195

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant/Owner:

Sunil G Rampersad
2940 Fannie Thompson Road
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 14.97 acres from A1 to A2 to create two 1.50-acre buildable lots for his children.

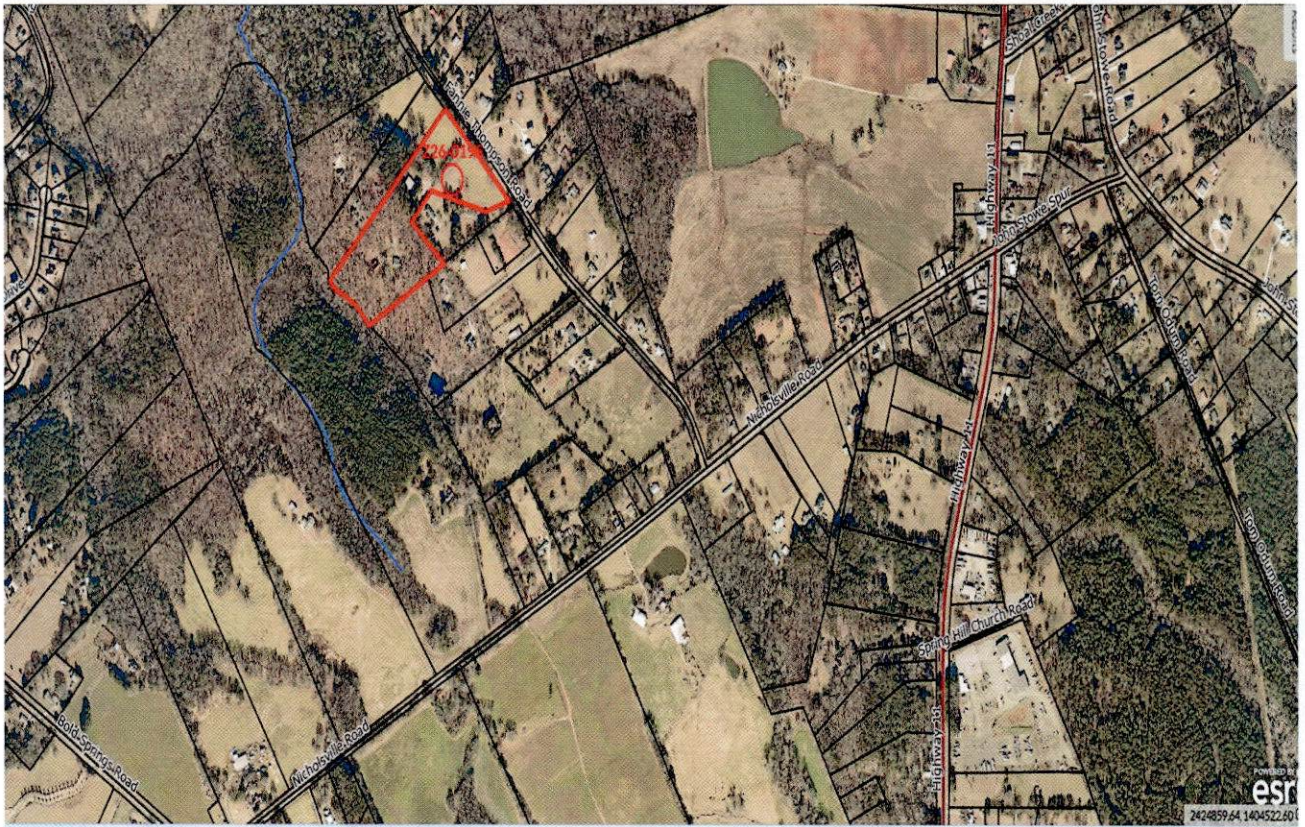
Address: 2940 Fannie Thompson Road, Monroe, Georgia 30656

Map Number/Site Area: C0850028B00– 14.97 acres

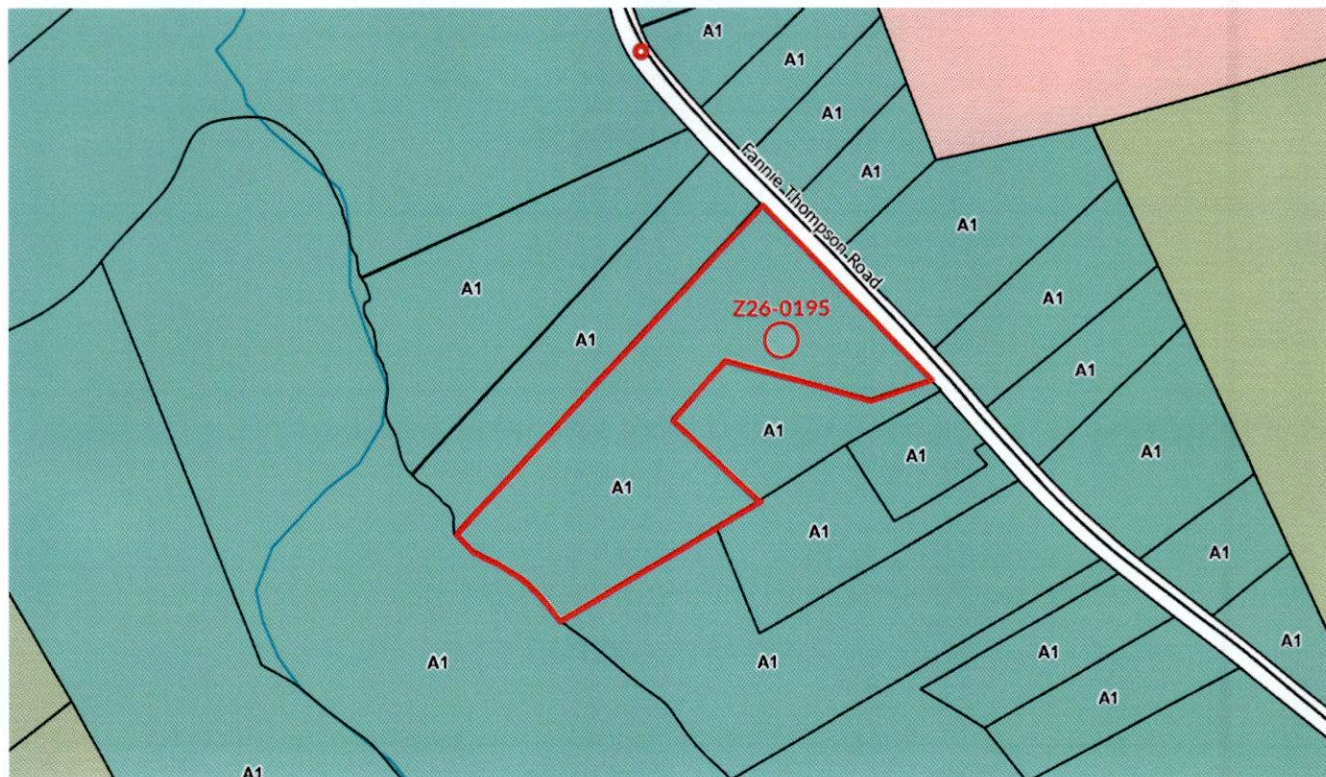
Character Area: Suburban

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property has a residential dwelling on the property.

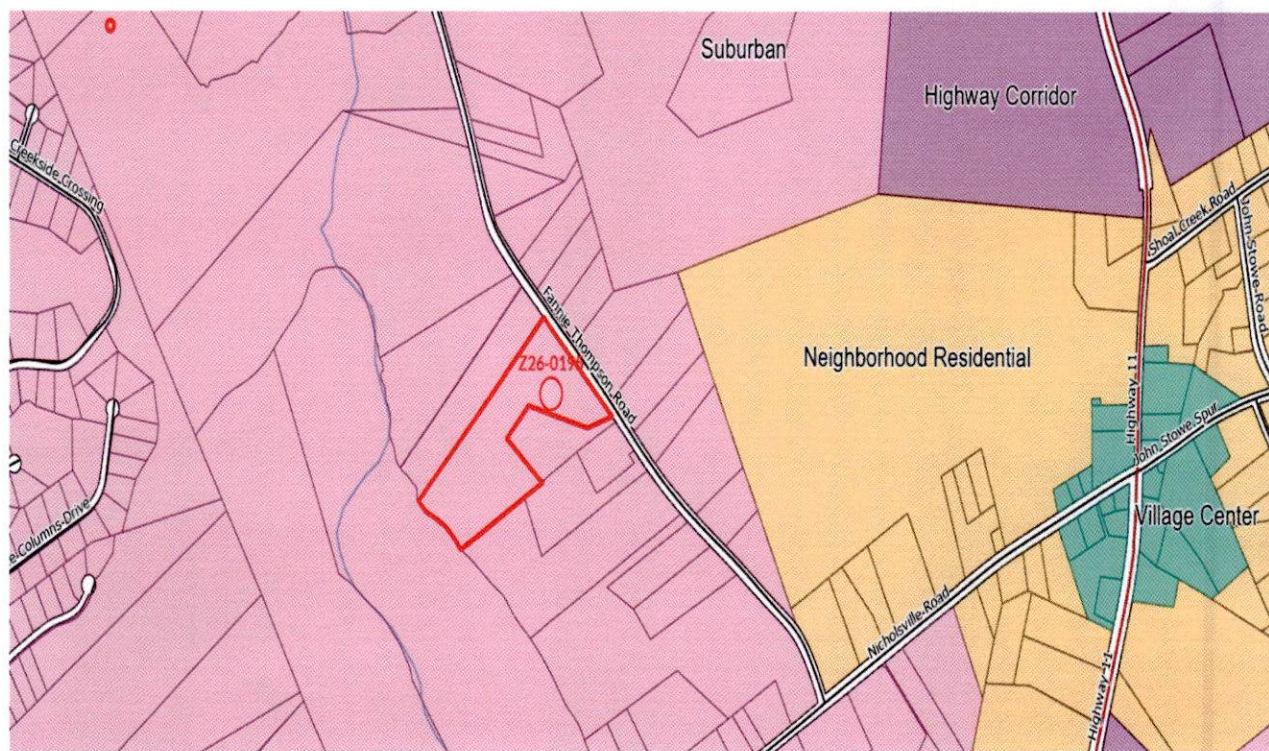


The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Loganville:

City of Social Circle:

City of Monroe:

Rezone Application # 226-0195
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0850028B00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

SUNIL RAMPERSAD

SAME

2940 FANNIE THOMPSON RD NW

MONROE, GA 30656

E-mail address:

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

Phone # 678-852-4419

Phone #

Location: Fannie Thompson Rd. Requested Zoning A-2 Acreage 14.97

Existing Use of Property: RESIDENTIAL

Existing Structures: Residence, Workshop/Office, Cabin

The purpose of this rezone is Parcel out (2) 1.5 Acres tracts to allow Son and Daughter to build homes.

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

Date

Fee Paid

7/1/2026

\$ 300.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

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

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

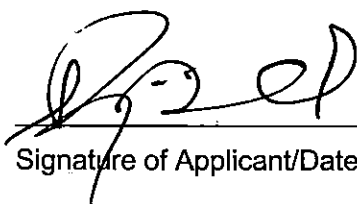
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ 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.

 7/7/26
Signature of Applicant/Date

Check one: Owner ☒ Agent _____

Walton County Planning Department

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 areas in and around the subject property are rural residential and farm and is predominately zoned A1. The size of the parcels in the area ranges from 0.58 acres, (Parcel CO850036) to 63.13 acres (parcel CO840055BOO). Parcels are a wide variety of sizes and shapes with many apparent small parcels sectioned off from larger parent tracts.

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

A1 zoning is generally restricted to residential lots of 2 acres or more and A2 zoning is distinguished by a minimum lot size of 1.5 acres. In this zoning case, the applicant wishes to preserve as much of the parent tract as possible, while allowing a sizable, buildable tract for his children. There are existing tracts of less than 1.5 acres in the area that are "grandfathered" in with an A2 zoning. There is no apparent diminution in value with the zoning restrictions, just a restriction that without the change, the children won't be allowed to build there.

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

By approving the requested zoning change will allow two family members to build homes adjacent to their parents. Disallowing the approved changes promotes nothing to improve the safety, morals or general welfare of the public.

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

The relative gain to the public as a result of allowing this change would be relatively small, as the addition of two households in Walton county where there are now 295 persons per square mile would be insignificant. The proposed residents already live in the County and are constantly visiting their parents. By disallowing the proposed change, the proposed residents will have to look elsewhere for affordable housing which is already difficult for those under 40.

Walton County Planning Department

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

Page Two- Sunil Rampersad

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

The property is ideal for the intend use which is rural estate residential for two homesites. The homesites are generally level, have adequate road frontage and site distance. Both sites have been evaluated by a soil scientist with positive results.

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 land area encompassing the two proposed parcels has been vacant for a number of years. In the context of land development in the area, small parcels are consistently being divided throughout the Fannie Thompson Road area.

Sunil Rampersad
2940 Fannie Thompson RD
Monroe, GA 30656
(678) 852-5887

April 5, 2026

Walton County Planning and Development
126 Court Street
Walton County Annex 1
Monroe, GA 30655

Re: Letter of Intent to Request Zoning Change

Greetings:

I am writing to formally request a zoning change for two proposed parcels on my property located at 2940 Fannie Thompson Road. I am requesting rezoning from A1 to A2 for two proposed parcels on my property as shown on the attached drawings. Each of the proposed parcels contains just over 1.5 acres of land.

Currently the parent tract consists of 14.97 acres of land, a main residence and two outbuildings.

The purpose of this requested rezoning is to allow the two parcels to provide our son and daughter with a homesite on which to establish a permanent home and keep the family in proximity.

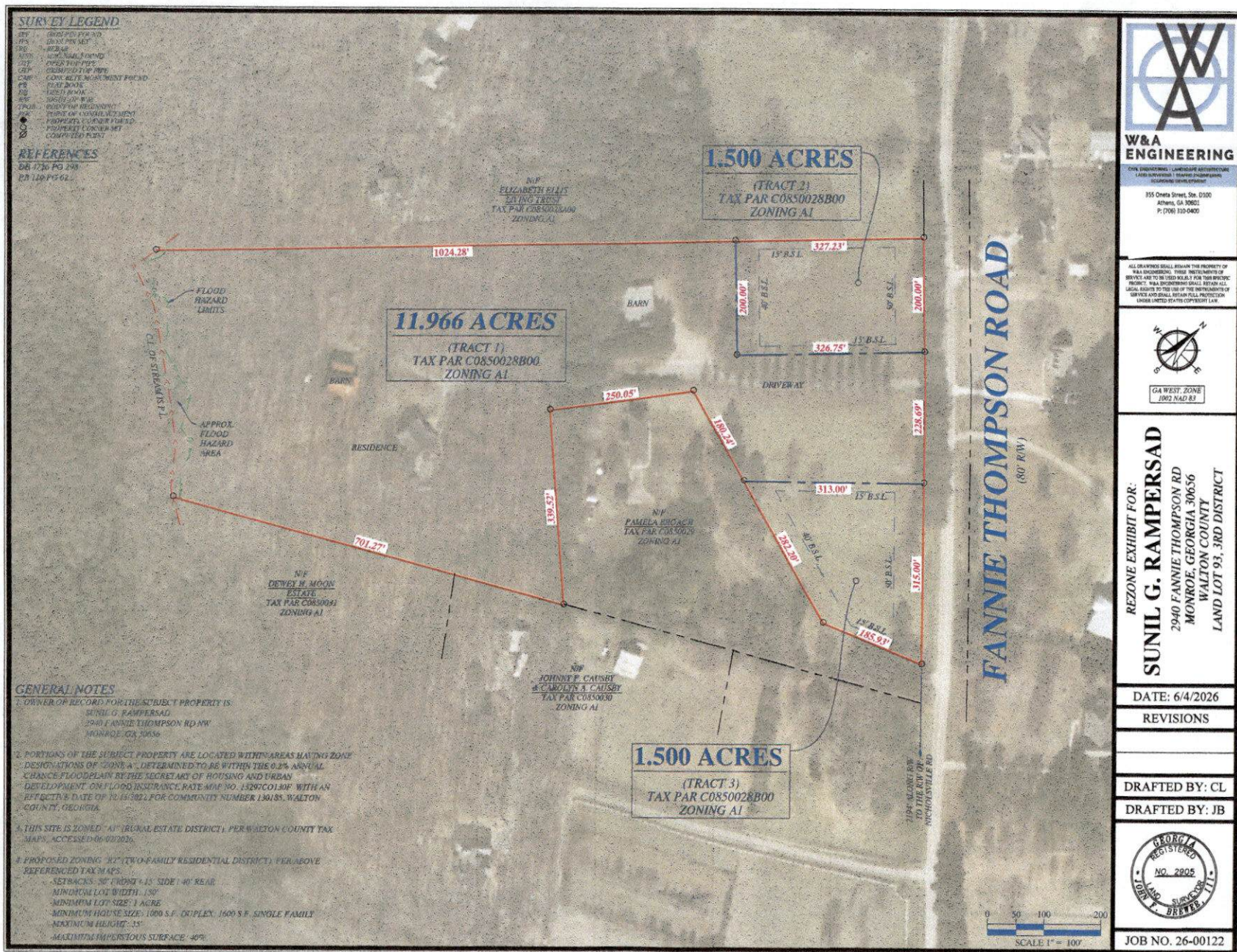
A licensed soil scientist has completed soil investigations on each site, and the positive results are included in this package.

I have enclosed a completed application, copy of recorded deed and plat, campaign letter and other required documentation,

Sincerely,

Sunil (Neil) Rampersad

Enclosures





Planning and Development Department Case Information

Case Number: LU26-0179 & Z26-0177

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant:

Reliant Homes GA LLC
P.O. Box 200
Monroe, Georgia 30655

Owner:

81 Investment Company LLC
P.O. Box 200
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC for a 20-lot residential subdivision.

Address: Cedar Ridge Road, Monroe, Georgia 30656

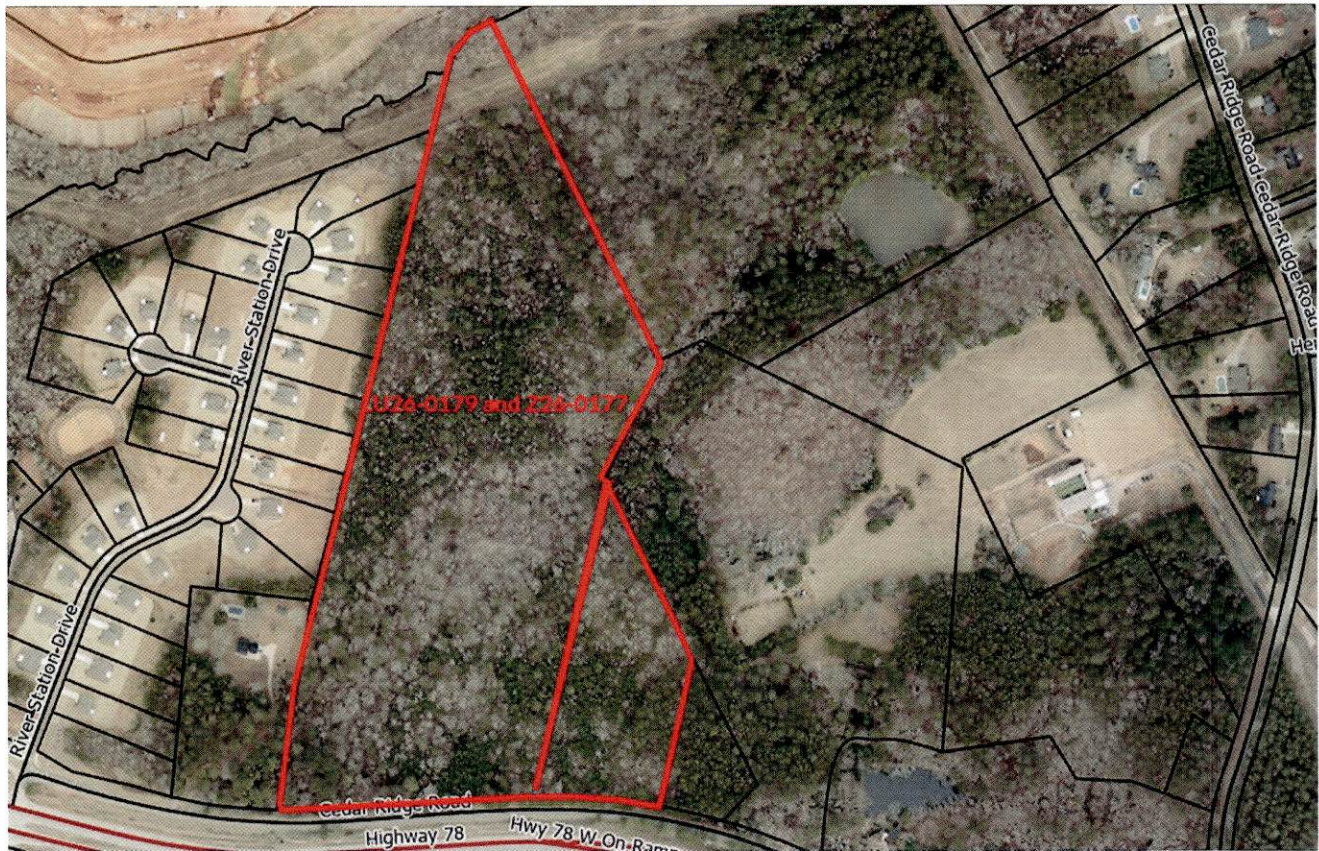
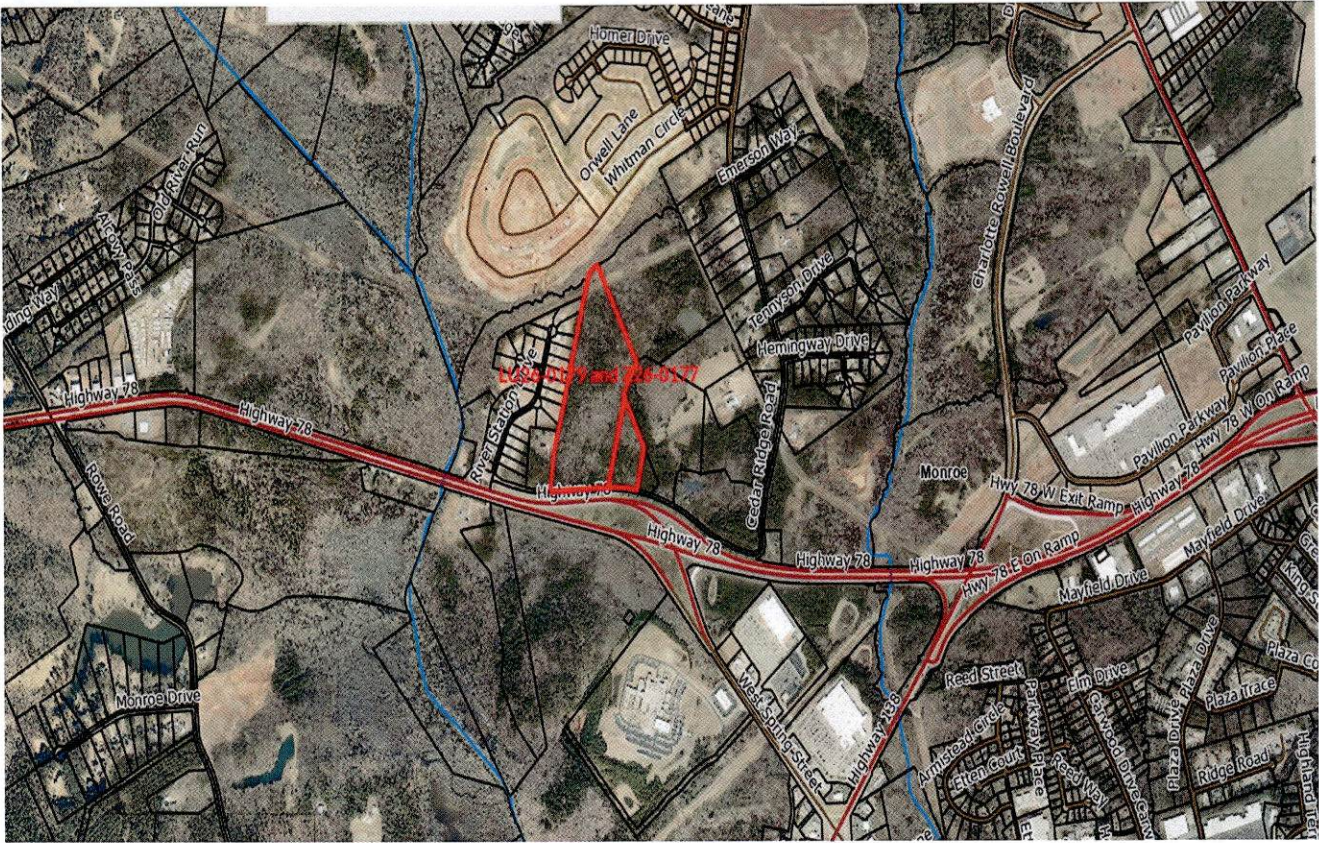
Map Number/Site Area: C0910004

Character Area: Employment Center

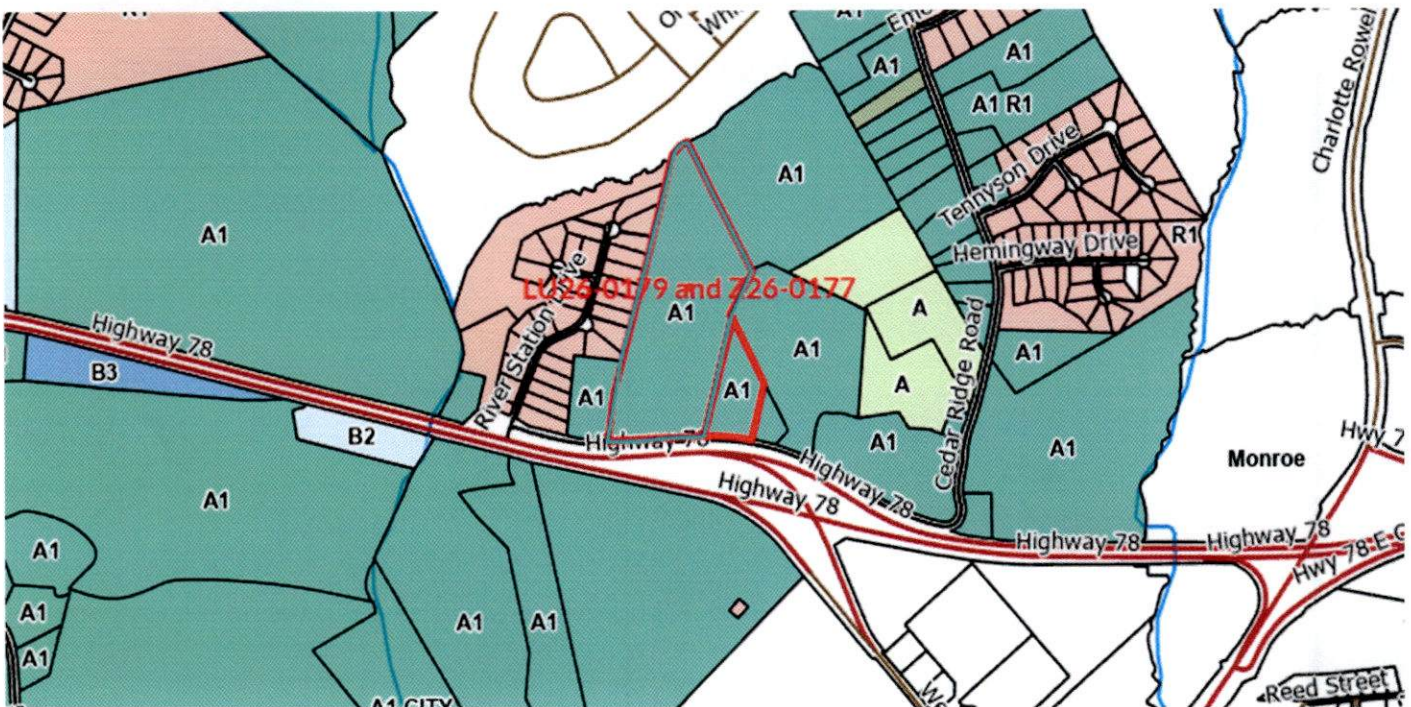
District 5 Commissioner-Jeremy Adams

Planning Commission-Tim Hinton

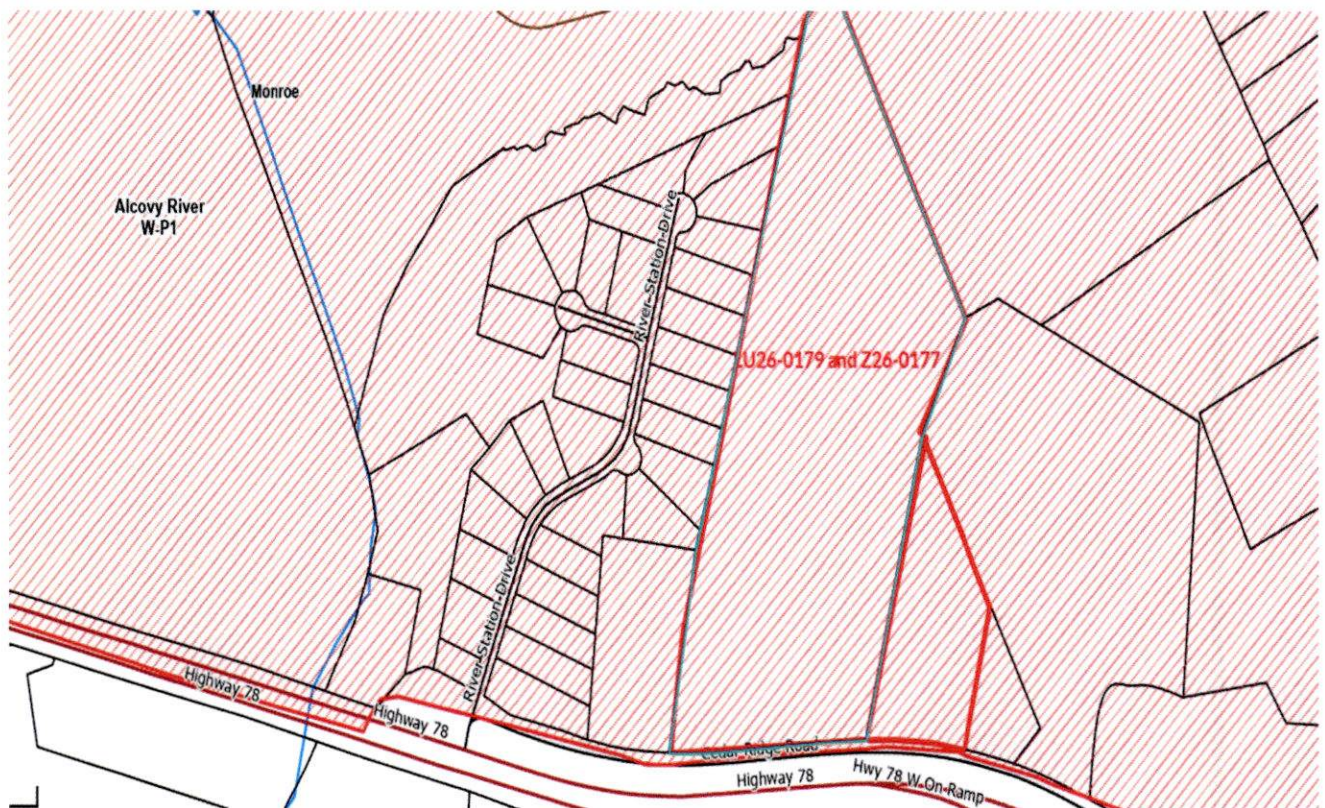
Existing Site Conditions: Property consists of vacant land.



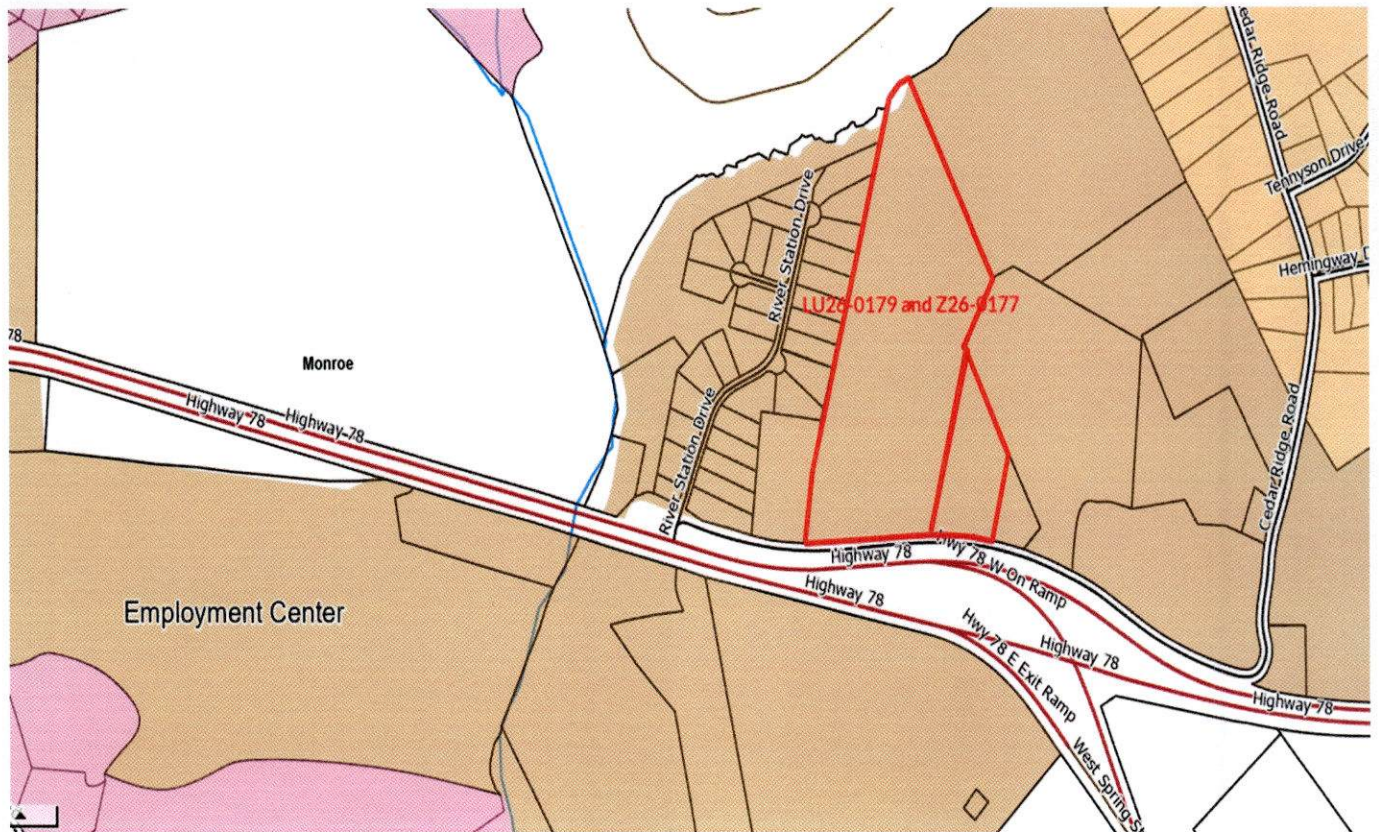
The surrounding property is zoned A1.



The property is in the Alcovy River Watershed Protection Area.



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



History: No History

Staff Comments/Concerns: Parcel #C0910004 which was 23.82 acres and Parcel #C090005 which was 8.80 acres has been combined with Plat Book 128 Page 592 recorded June 16, 2026, which makes Parcel #C0910004 a total of 32.479 acres. (The combination Plat is attached).

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

City of Social Circle:

City of Loganville:

Character Area Map Amendment

Application # LU 26-0179

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 9-1-2026 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 C0910004

Applicant Name/Address/Phone #

Reliant Homes GA LLC

PO Box 200

Monroe, GA 30655

Phone # 678.373.0536

Property Owner Name/Address/Phone

81 Investment Company LLC

PO Box 200

Monroe, GA 30655

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

Phone # 678.373.0536

E-mail Address: _____

Location: Cedar Ridge Rd Acreage 32.479

Existing Character Area: Employment Center

Proposed Character Area: Neighborhood Residential

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

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? Alcovy WP-1

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

Proposed Zoning: R1 OSC Number of Lots: 20 Minimum Lot Size: X

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 _____

Date _____

6/25/26 \$ 300.00
Fee Paid

Rezone Application # 226-0177
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0910004

Applicant Name/Address/Phone #

Reliant Homes GA LLC

PO Box 200

Monroe, GA 30655

Phone # 678.373.0536

Location: Cedar Ridge Rd

Existing Use of Property: Vacant Land

Existing Structures: None

The purpose of this rezone is The rezone request is to allow for the development of a 20 lot residential subdivision.

Property Owner Name/Address/Phone

81 Investment Company LLC

PO Box 200

Monroe, GA 30655

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

Phone # 678.373.0536

Requested Zoning R1 OSC Acreage 32.479

Property is serviced by the following:

Public Water: X Provider: City of Monroe Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 6-25-26 Fee Paid \$ 1,000.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1

Surrounding Zoning: North City of Monroe South A1
East A1 West A1 - R1DSC

Comprehensive Land Use: Employment Center **DRI Required?** Y _____ N /

Commission District: S-Jeremy Adams Watershed: Akovey River W-P1 / 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 X 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.

 6/19/26

Signature of Applicant/Date

Check one: Owner_____ Agent X

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: 81 Investment Company LLC

Address: PO Box 200 Monroe, GA 30655

Telephone: 678-373-0536

Location of Property: Cedar Ridge Rd.

Monroe, GA 30655

Map/Parcel Number: C0910004

Current Zoning: A1 Requested Zoning: R1 OSC



Property Owner Signature

Property Owner Signature

Print Name: Ned Butler, Vice President Print Name: _____

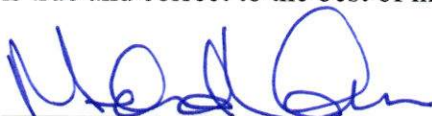
PO Box 200
Address: Monroe, GA 30655

Address: _____

Phone #: 678.373.0536

Phone #: _____

Personally appeared before me and who swears
that the information contained in this authorization
is true and correct to the best of his/her knowledge.



Notary Public

4/19/26
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 adjoining property to the west has been developed
into a R1 OSC subdivision. The property to the East
and North East are A1, to the North is a higher density
city of Monroe Zoning. Hwy 78 borders the south.

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

Property values are not anticipated to be
diminished by the proposed zoning.

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 proposed zoning will provide additional
housing for the local area with no anticipated
destruction of surrounding property values.

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

The proposed zoning will provide additional
housing and tax basis to the public.

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

The proposed use is for a residential use that
coincides with the surrounding uses. The proposed
use also follows along with the Land Use Map
of a Employment Center character.

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 appear to have been vacant for many years.



June 25, 2026

Walton County Planning Department
Attention: Kristi Parr
126 Court St.
Monroe, GA 30655

Mrs. Parr,

Reliant Homes GA, LLC is requesting a land use change and rezone of parcel number C0910004 located on Cedar Ridge Road in Monroe, GA Walton County. The request is to rezone the 32.479 acres to R1-OSC from A1 for development of a 20 lot subdivision which would require a change in land use from Employment Center to Neighborhood Residential.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler'.

Ned Butler
Vice President
Reliant Homes GA, LLC

BK: 128 PG: 592-592
Filed and Recorded
06-16-2026 03:09 PM
DOC# P2026-000141

DOC# P2026-000141
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton County

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

GENERAL SURVEY NOTES

1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST
ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM
OF 1983 (NAD83)
2) VERTICAL DATUM IS NORTH AMERICAN DATUM DATUM
OF 1983 (NAD83)
3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE
RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE
IN ALCOVY, GEORGIA
4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A PROFESSIONAL SURVEYOR'S REVIEW OF THE
PROPERTY OWNERS DEED REFERENCES WERE OBTAINED
FROM THE CLERK OF SUPERIOR COURTS OFFICE IN
ALCOVY, GEORGIA AND ARE GUARANTEED TO BE
GUARANTEED AS TO THE ACCURACY OF COMPLETENESS
5) THIS CERTIFICATION, AS SHOWN HEREON, IS PURELY A
STATEMENT OF THE SURVEYOR'S BELIEF BASED ON HIS
KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON
EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION
DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY
OR THE HORIZONTAL DATUM
6) THE SUBJECT PROPERTY IS LOCATED WITHIN A
FLOOD HAZARD AREA ZONE "A" AS PER WALTON COUNTY
FLOOD HAZARD MAP, MAP NO. 12070705, DATED
DECEMBER 09, 2014.
7) SUBJECT PROPERTY LIES WITHIN THE ALCOVY RIVER
PROTECTION DISTRICT, DISTRICT NO. 12070705, DATED

CLOSURE STATEMENT

THIS MAP OR FLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 430,000 FEET.

REFERENCES

1. - D.B. 162 PG. 197
2. - D.B. 162 PG. 195
3. - P.B. 26 PG. 189
4. - P.B. 26 PG. 191

-SUBDIVIDED AS RIVER STATION-
P.B. 127 PG. 7
ZONING: R1-OSC

N/P
GIL MENAO & DZHANAN (GMAIL)
D.B. 5352 PG. 102
P.B. 53 PG. 175
TAX PARCEL: C0810003
ZONING: A1

R=2438
L=118.1
CH=118

CEDAR RIDGE ROAD
FRONTAGE ROAD #1

28 53 PG. 104

The Following Governmental Bodies Have Approved this Plot, Map, or Plan for Filing

Ronald C. Smith 

6/16/2026

GRAPHIC SCALE 1"=80'

COMBINATION PLAT FOR:

RELIANT HOMES, LLC

PO BOX 2655
LOGANVILLE, GA, 30052

CONTACT INFO:
MR. NED BUTLER
(678) 373-0536

NORTHEAST LAND

SURVEYING, LLC

A Georgia Land Surveying Firm: #1240

P.O. Box 384
Braselton, Georgia 30517

Braseltone, Georgia 30517
Phone: (678) 776-7494

TRACTS	DATE	SCALE
		1"=80'

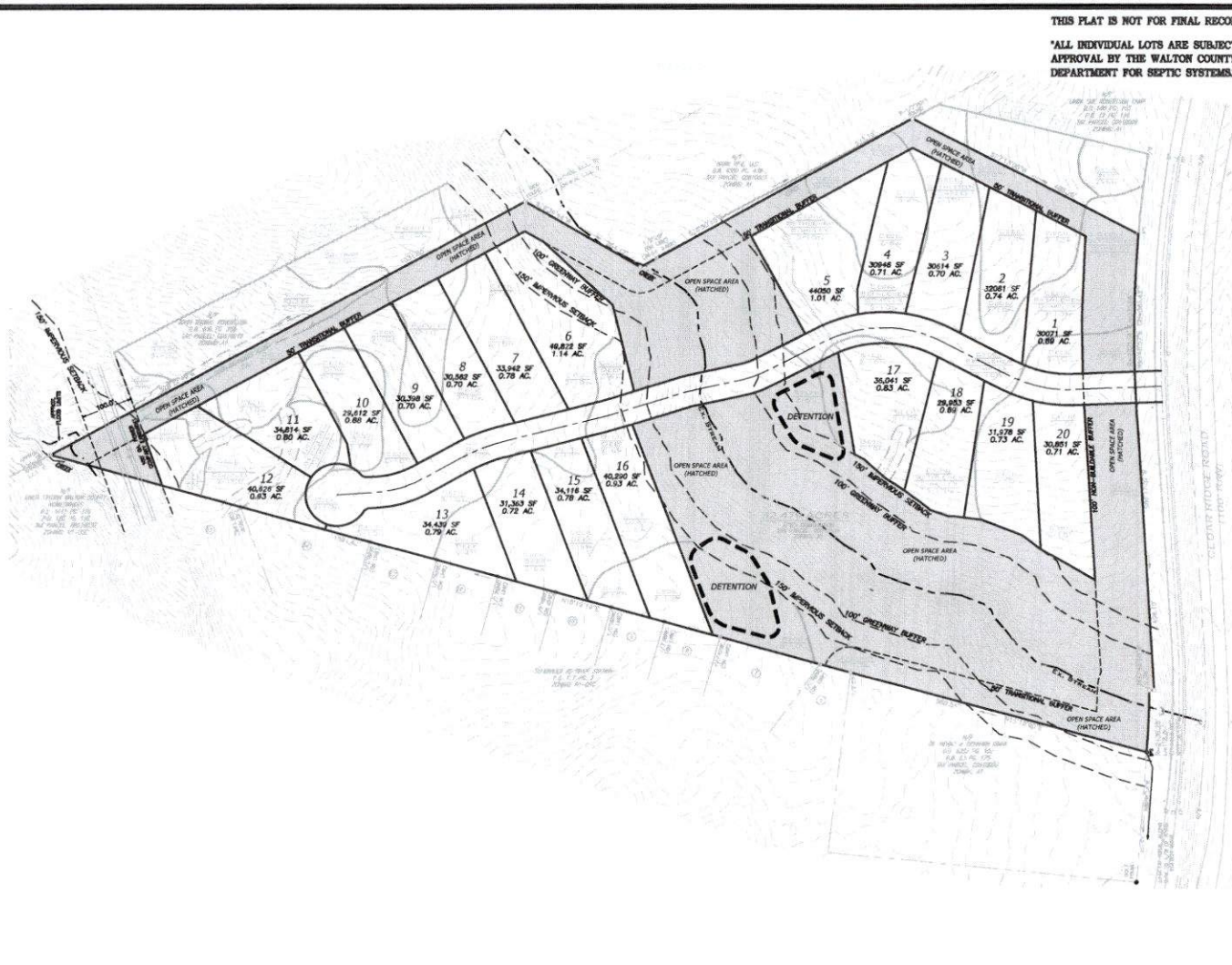
ALC	1-00
CHURCH	

1 OF 1

3rd	FIELD WORK 4/20/26	SHIRT
		FIELD WORK

GEORGIA	DATE 05/05/26	PROJECT NO. 26-021
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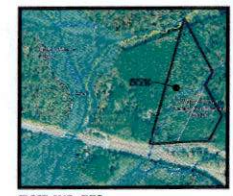
110



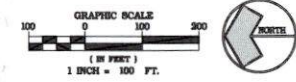
THIS PLAT IS NOT FOR FINAL RECORDING
*ALL INDIVIDUAL LOTS ARE SUBJECT TO
APPROVAL BY THE WALTON COUNTY HEALTH
DEPARTMENT FOR SEPTIC SYSTEMS*



VICINITY MAP N.T.S.
THE GPS LOCATION OF THE
CONSTRUCTION EXIT IS:
33.8045 NORTH, -83.7519 WEST.



FLOOD MAP N.T.S.
PORTIONS OF THIS PROPERTY ARE LOCATED
WITHIN A FLOOD HAZARD AREA ZONE A PER
F.E.M.A. FLOOD INSURANCE RATE MAP OF WALTON
COUNTY, GEORGIA, FIRM PANEL NO. 130702D150E,
EFFECTIVE DATE DECEMBER 8, 2016.



- GENERAL SITE NOTES:**
1. SEE DESCRIPTION LOCATED AT THE NORTH SIDE OF CEDAR RIDGE RD. TO THE EAST OF THE INTERSECTION WITH RIVER STATION DR. IN WALTON COUNTY, GEORGIA.
 2. TOTAL SITE AREA IS = 32.479 AC.
 3. PROJECT SITE ZONED R1 IN THE ALCOY RIVER (W-PI) WATERSHED OVERLAY. REQUIREMENT REZONING OF THE PROPERTY TO R1 W/O/O OVERLAY PROPOSED USE: RESIDENTIAL LOTS.
 4. TOTAL LOTS PROPOSED = 20
LOT DENSITY = 20 UNITS / 32.479 ACRES = 0.62 UNITS/AC
 5. BUILDING SETBACKS IN R1 W/O/O OVERLAY:
FRONT = 45 FT.
SIDE = 10 FT.
REAR = 10 FT/NO FT AS REQUIRED BY THE L.D.O.
100' NON-BUILDABLE BUFFER ALONG ADJACENT ROADWAYS
50' TRANSITION BUFFER ALONG ADJACENT NON-RESIDENTIAL SUBDIVISIONS
 6. TOTAL OPEN SPACE AREA REQUIRED IS 8.12 AC. (25% OF 32.479 AC.)
TOTAL OPEN SPACE AREA PROPOSED IS 44.15 (13.32/30.83 AC.)
 7. SMALLEST LOT SIZE SHOWN = 29,812 S.F.
 8. MIN. LOT SIZE REQUIRED = 29,900 S.F.
 9. MIN. HOUSE SIZE = 1,800 S.F. FOR 1 STORY & 2,000 S.F. FOR 2 STORY
 10. REBOUND INFORMATION SHOWN WAS TAKEN FROM A COMBINATION PLAT PREPARED BY NORTHEAST LAND SURVEYING, LLC, DATED 05/06/2008.
 11. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM NOAA GA DATA FOR WALTON COUNTY, GEORGIA.
 12. THE NATIONAL WETLAND INVENTORY MAP WAS CONSULTED AND THERE ARE NO WETLANDS IDENTIFIED ON SITE.
 13. DEVELOPER: RELIANT HOMES GA, LLC
LOCATION: 30052
PHONE NUMBER: (770) 715-2800
24 HR. CONTACT: CHAD LOCKLEAR
 14. SURVEYOR: NORTHEAST LAND SURVEYING, INC.
2400 RIVER RD.
SUITE 100
PHOENIX, ARIZONA 85016
PHONE NUMBER: (770) 466-7790
SURVEY CONTACT: KEVIN OAKS
 15. ENGINEER: DAY DESIGN GROUP, INC.
P.O. BOX 2655
LOCANVILLE, GEORGIA 30052
PHONE: (770) 715-2800
ENGINEER CONTACT: GINA M. DAY, P.E.
 16. SEPTIC SYSTEMS SHALL BE PROVIDED FOR EACH LOT ON AN INDIVIDUAL LOT BY LOT BASIS. THE BUILDER OF EACH LOT IS RESPONSIBLE FOR THE SEPTIC DESIGN APPROVAL THROUGH WALTON COUNTY HEALTH DEPARTMENT AND THE INSTALLATION OF EACH SYSTEM PER THE WALTON COUNTY HEALTH DEPARTMENT'S DEVELOPMENT REGULATIONS.

OWNER
MFT LAND INVESTMENTS, LLC
PO BOX 2655
LOCANVILLE, GA 30052
(770) 715-2800
clocklear@relianthomes.com

DEVELOPER
PRIMARY PERMITTEE
RELIANT HOMES GA, LLC
PO BOX 2655
LOCANVILLE, GA 30052
(770) 715-2800
clocklear@relianthomes.com

24 HOUR CONTACT
CHAD LOCKLEAR
(770) 715-2800

REFERENCE: WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE
ZONING: ARTICLE 4 SECTION 4-1-120 A1 BASE ZONING
& ARTICLE 4 SECTION 4-2-120 OSC SUBDIVISION

PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL, HAVING BEEN FULFILLED, THE OSC CONCEPT PLAN HAS BEEN APPROVED. THE FINAL PLAT MUST BE RECORDED ON A DEVELOPMENT PERMIT MUST BE ISSUED WITHIN 6 MONTHS OF THE APPROVAL OF THE OSC CONCEPT PLAN OR THE APPROVAL WILL EXPIRE AND BE NULL AND VOID.

DIRECTOR: _____ DATE: _____
WALTON COUNTY PLANNING & DEVELOPMENT

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING

DAY DESIGN GROUP, Inc.
RIH
RELIANT HOMES

CONCEPTUAL REZONING PLAN
FOR
CEDAR RIDGE SUBDIVISION

PROJECT # 20010004 & 20010005
LANDLOT 7 - 3RD DISTRICT
WALTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	06/29/28	INITIAL DATE OF PLANS
2		DATE
3		DATE
4		DATE
5		DATE
6		DATE
7		DATE
8		DATE
9		DATE
10		DATE
11		DATE
12		DATE
13		DATE
14		DATE
15		DATE
16		DATE
17		DATE
18		DATE
19		DATE
20		DATE

DATE: 06/29/28
DRAWN BY: GMD/JAM
JOB NO.: 23-114

SHEET 1 OF 1