



Planning and Development Department Case Information

Case Number: Z26-0096

Meeting Dates: Planning Commission 05-07-2026

Board of Commissioners 06-02-2026

Applicant:

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

Owner:

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

Current Zoning: The current zoning is R1GS.

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

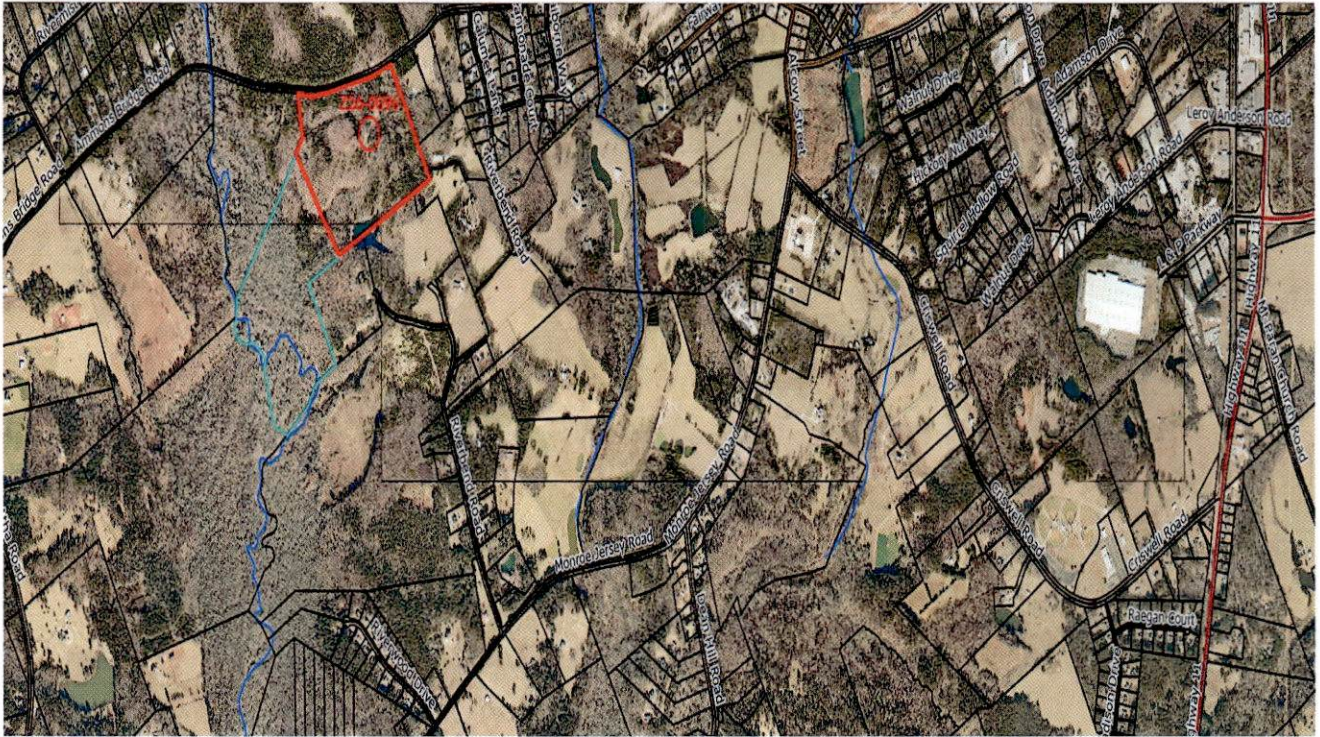
Address: 1360 Ammons Bridge Road, Monroe, Georgia 30655

Map Number/Site Area: C0990010– 149.75 acres

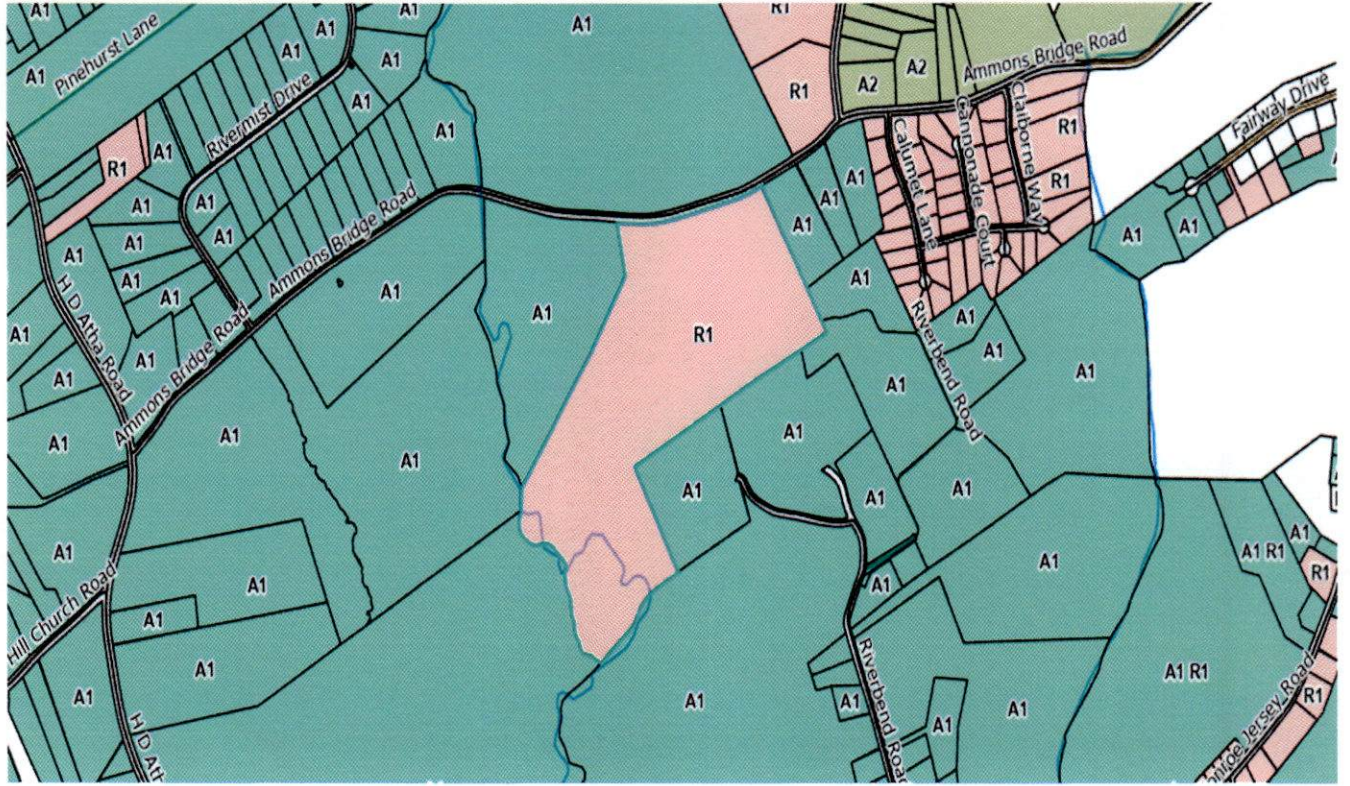
Character Area: Suburban

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property is Vacant.

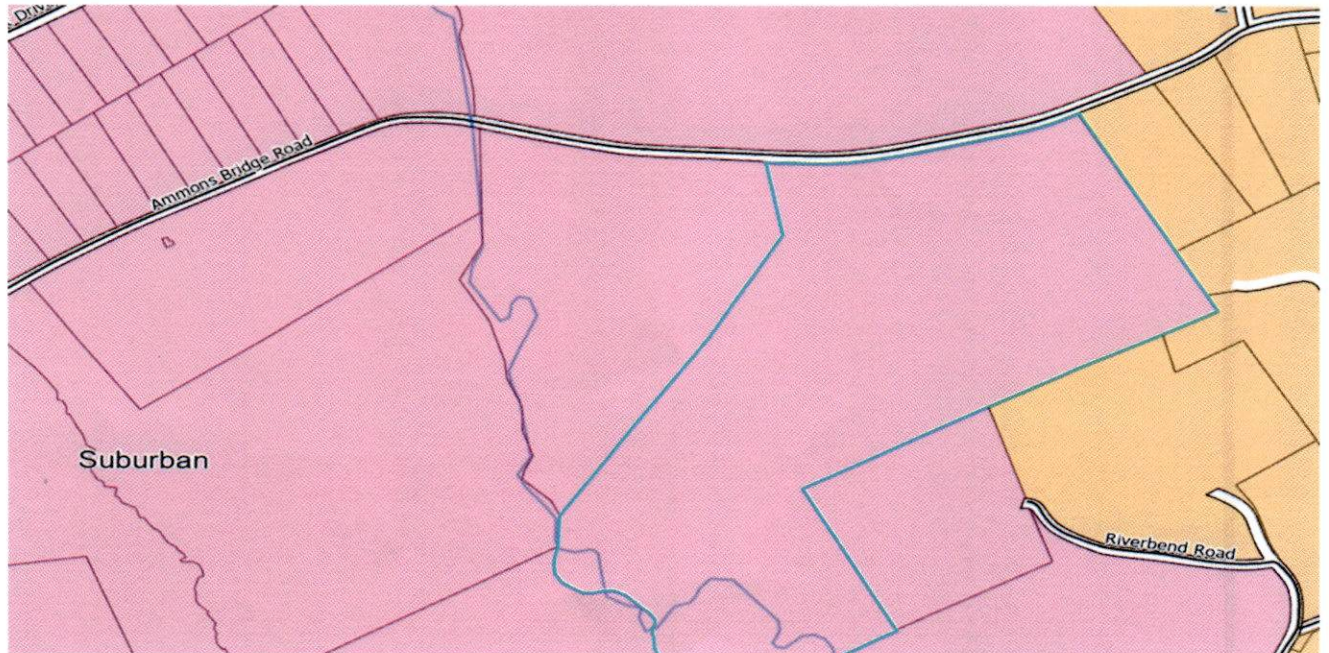


The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

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

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

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

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review.

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

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

Property: 74.79 acres on Ammons
Bridge Road, Parcel C0990010

Applicant: Baldpates General
Contracting, LLC

Applicant's Agent: Andrea P. Gray, LLC



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

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

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

You or your agent must be present at both meetings

Map/Parcel C0990010 (a portion of)

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

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

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

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

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

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

Existing Structures: **None**

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

Applicant also requests that all prior zoning conditions be removed.

Property is serviced by the following:

Public Water: Provider: City of Monroe Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

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

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

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning R1 Surrounding Zoning: North A1 South A1
 East A1 West A1

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

Commission District: 5-Jeremy Adams Watershed: _____ TMP

I hereby withdraw the above application _____ Date _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

PROPERTY ADDRESS: 1360 Ammons Bridge Road
Monroe, Georgia 30655

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

Check one of the following:

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

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

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

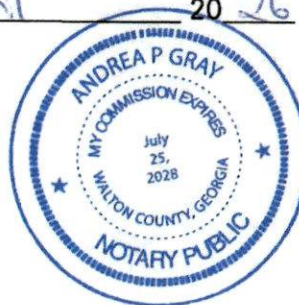
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Jersey Partners Holdings, LLC

DPH
By:

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

cdw
NOTARY PUBLIC



Disclosure of Campaign Contributions

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

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

_____ yes P no

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

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

This disclosure must be filed when the application is submitted.

DP

Signature of Applicant/Date

Check one: Owner ✓ Agent _____

AGENT AUTHORIZATION

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

PROPERTY ADDRESS: 1360 Ammons Bridge Road
Monroe, Georgia 30655

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


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

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

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

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

ATTORNEY/AGENT


BY: Andrea Gray

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


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



{signatures continue on following page}

APPLICANT: Baldpates General Contracting, LLC

[Signature]
BY:

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

[Signature]
NOTARY PUBLIC



OWNER: Jersey Partners Holdings, LLC

[Signature]

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

[Signature]
NOTARY PUBLIC



**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Baldpates General Contracting, LLC

Address: 131 Main Street, Jersey, GA 30018

Location of Property: 1360 Ammons Bridge Rd

Monroe, GA 30655

Map/Parcel Number: C0990010

Current Zoning: R1 Requested Zoning: R1 OSC

D. P. Gray
Property Owner Signature

Property Owner Signature

Print Name: Daniel Johnson

Print Name: _____

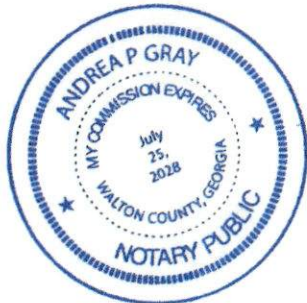
Address: 131 Main St, Jersey, GA

Address: _____

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

ADW
Notary Public

4/1/26
Date



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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

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

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

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

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

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

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

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

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

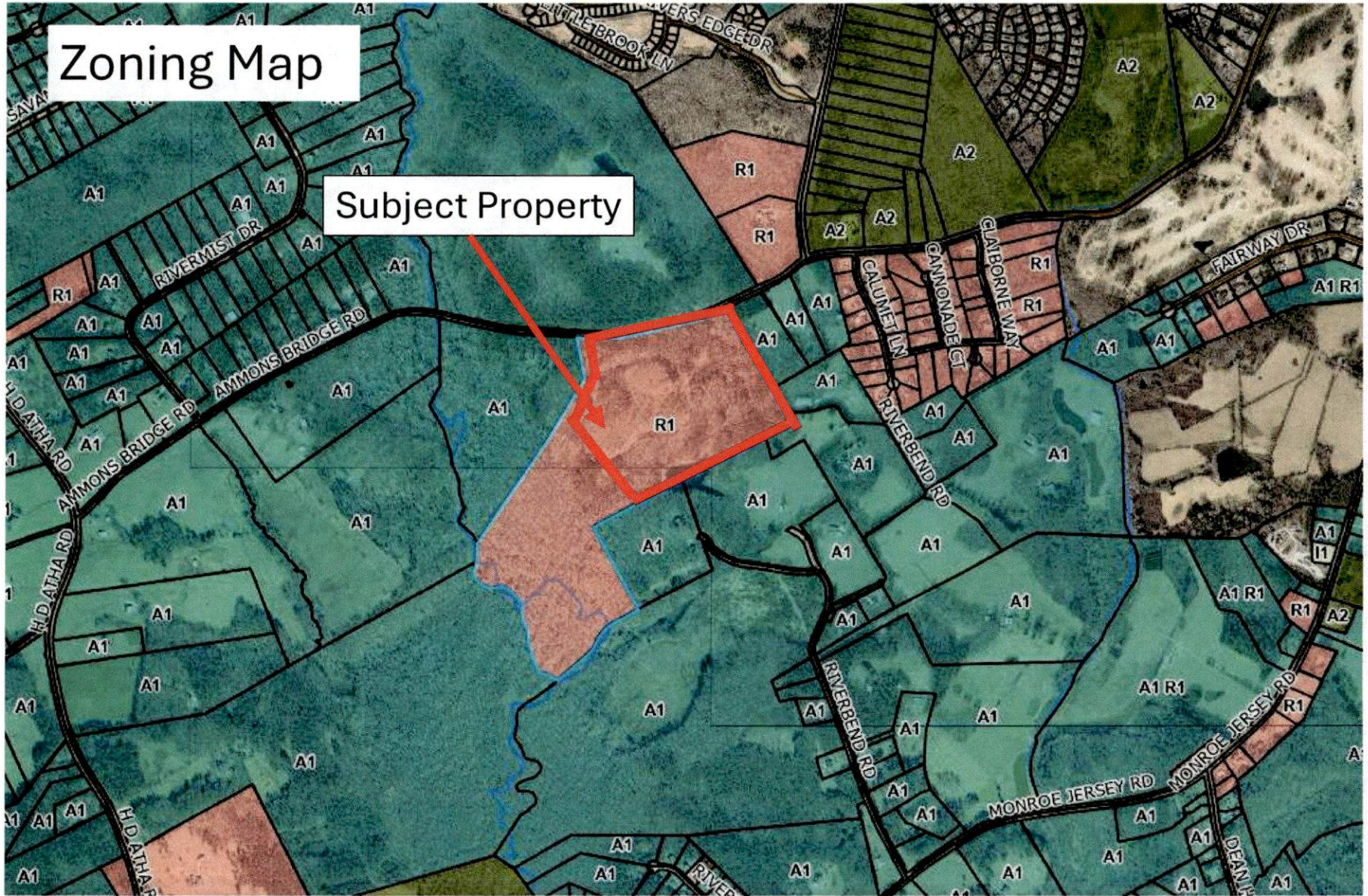
The Property is suitable as a residential property, but a conservation overlay will allow for preservation of more natural features on site and provide variation in lot sizes. The lake and stream features make this property uniquely suitable for the conservation overlay and the site plan proposed makes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

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

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

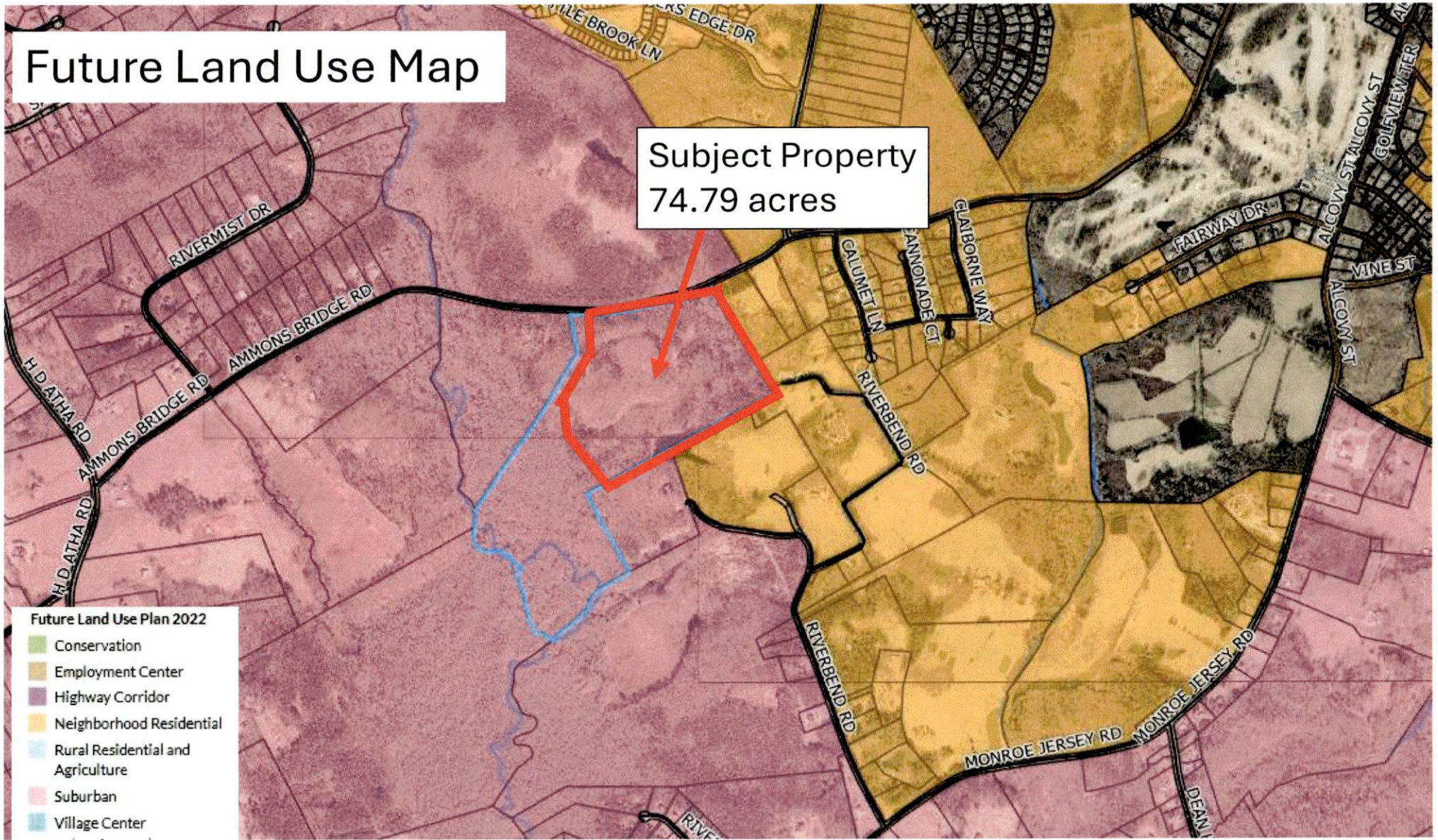
Zoning Map

Subject Property



Future Land Use Map

Subject Property
74.79 acres



Future Land Use Plan 2022

- Conservation
- Employment Center
- Highway Corridor
- Neighborhood Residential
- Rural Residential and Agriculture
- Suburban
- Village Center



Andrea P. Gray LLC

Attorney at Law

April 2, 2026

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

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

Dear Ms. Parr:

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

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

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



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

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

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

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

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

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

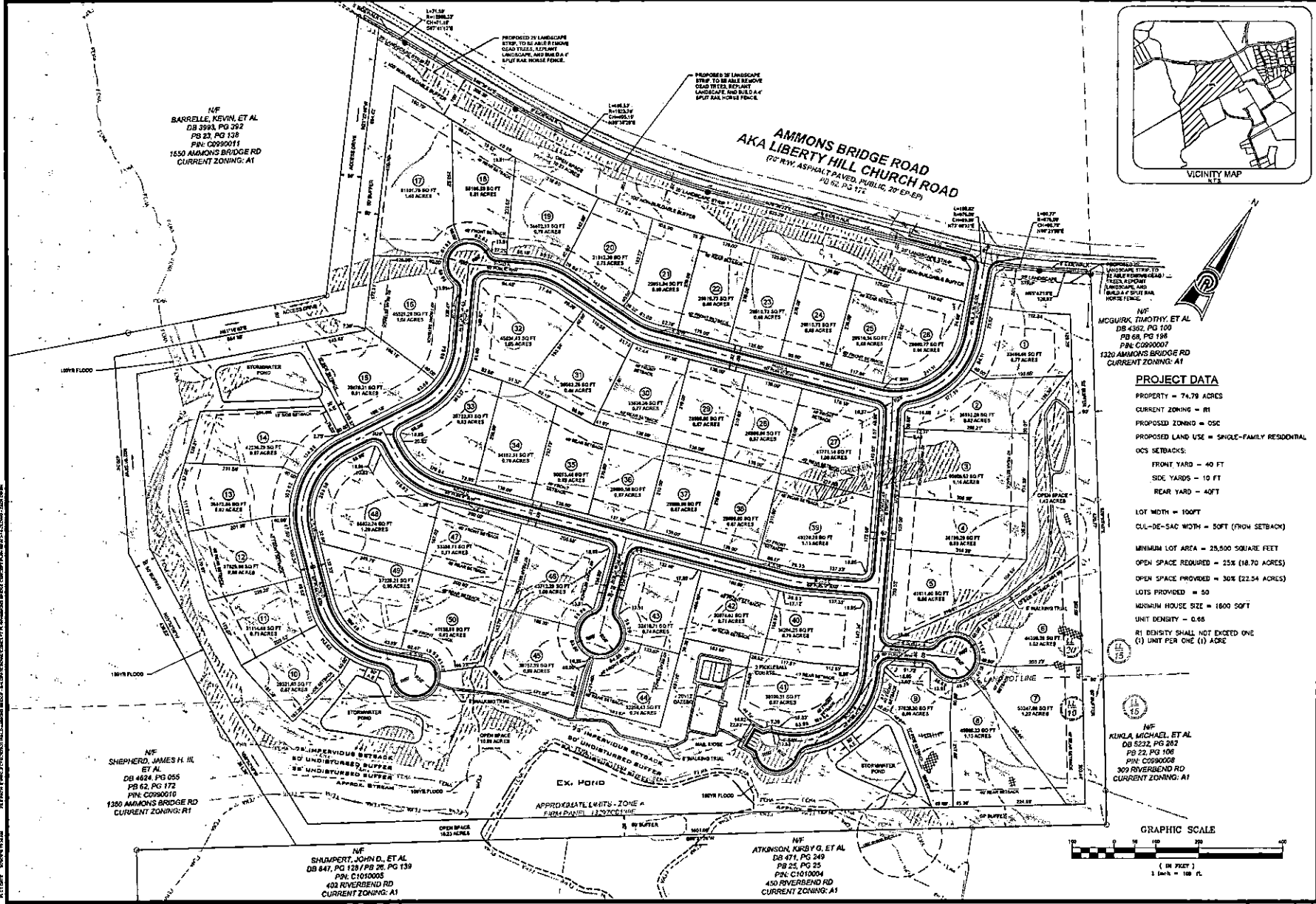
Please let me know if you have any questions.

Sincerely,



Andrea Gray
Applicant's Representative



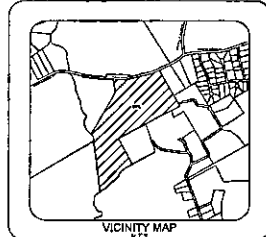


NF
 BARRELLE, KEVIN, ET AL
 DB 3993, PG 292
 PB 23, PG 128
 P/N: C0990111
 1650 AMMONS BRIDGE RD
 CURRENT ZONING: A1

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

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

NF
 ATKINSON, KIRBY G., ET AL
 DB 471, PG 249
 PB 26, PG 25
 P/N: C1010004
 450 RIVERBEND RD
 CURRENT ZONING: A1

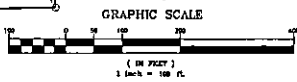


NF
 MCGUIRK, TIMOTHY, ET AL
 DB 4382, PG 100
 PB 68, PG 198
 P/N: C0990007
 1320 AMMONS BRIDGE RD
 CURRENT ZONING: A1

PROJECT DATA

PROPERTY = 74.78 ACRES
 CURRENT ZONING = R1
 PROPOSED ZONING = OSC
 PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
 OCS SETBACKS:
 FRONT YARD - 40 FT
 SIDE YARDS - 10 FT
 REAR YARD - 40 FT
 LOT WIDTH = 100 FT
 CUL-DE-SAC WIDTH = 50 FT (FROM SETBACK)
 MINIMUM LOT AREA = 25,500 SQUARE FEET
 OPEN SPACE REQUIRED = 25% (18.70 ACRES)
 OPEN SPACE PROVIDED = 30% (22.54 ACRES)
 LOTS PROVIDED = 50
 MINIMUM HOUSE SIZE = 1600 SQFT
 UNIT DENSITY = 0.66
 R1 DENSITY SHALL NOT EXCEED ONE
 (1) UNIT PER ONE (1) ACRE

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



PRECISION
 Planning Inc.
 planners • engineers • architects • surveyors
 400 Pine Island Lane, Suite 100, Cary, NC 27513
 770.333.3333 • www.precisionplanning.com

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AMMONS BRIDGE
 Land Use Study & Zoning Ordinance
 Parcel C0990010
 1380 AMMONS BRIDGE RD
 WASHINGTON, GA 30686

DATE	NO.	DESCRIPTION

REZONE CONCEPT PLAN	SHEET TITLE	DATE	BY	CHECKED	DATE

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



Andrea P. Gray LLC

Attorney at Law

March 31, 2026

Notice of Preservation of Constitutional Objections

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

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

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

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

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

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



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

The Madison







The Audrey



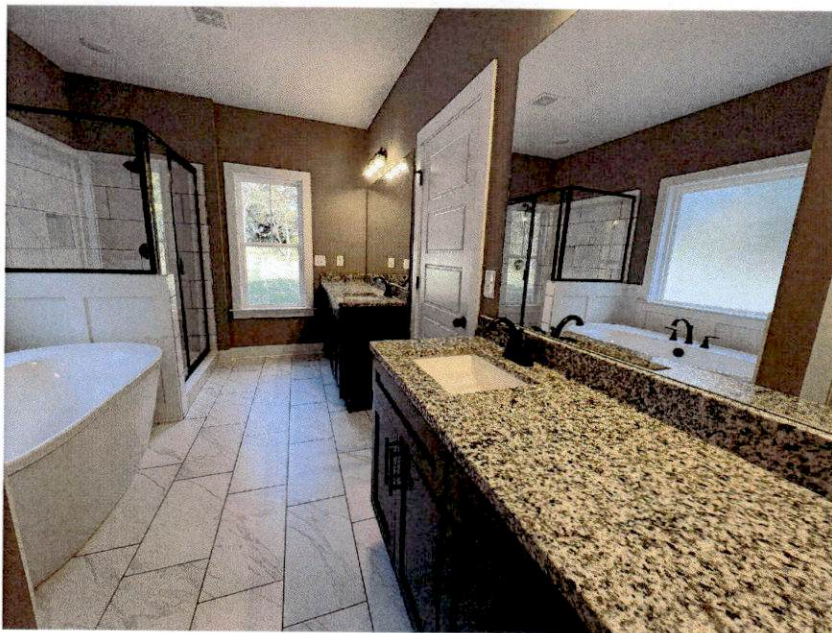




The Abby







The Morgan (The Jersey)





