



Planning and Development Department Case Information

Case Number: LU25-0310 and Z25-0309

Meeting Dates: Planning Commission 10-02-2025

Board of Commissioners 11-04-2025

Applicant:

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

Owner:

Bison Estate, LLC
3084 George Williams Road
Monroe, Georgia 30656

Current Zoning: The current zonings are A1 and A2.

Request:

- Rezone a 12.23-acre portion of Parcel C0850156 (47.42 acres) from A2 to B2 for commercial use – Property located at 2806 Highway 11
- Land Use Change on remaining portion of Parcel C0850156 consisting of 35.19 acres from Highway Corridor to Suburban (to be combined with an 83.08-acre portion of Parcel C0850149)
- Rezone 83.08 acres from A1 and A2 to R1OSC for a total of 118.27 acres to be developed as an R1 OSC Subdivision.

Address: 2806 Highway 11 and 3084 George Williams Road, Monroe, Georgia 30656

Map Numbers/Site Area: C0850156 (47.42 acres) 2806 Highway 11
and C0850149 (102.85 acres) 3084 George Williams Road.

Total acreage of combined parcels is 130.5, Subdivision will consist of 102.85 acres, commercial portion will consist of 12.23 acres, and 19.77 acres will remain with existing house located at 3084 George Williams Road.

Character Area: C0850149 is Suburban and C0850156 is Highway Corridor

District 5 Commissioner- Jeremy Adams

Planning Commission–Tim Hinton

Existing Site Conditions: Property C0850149 is vacant land and C0850156 contains a house and barn that is not part of this rezone.

The surrounding properties are zoned A1, A2, B2 and I1.

The property is not in a Watershed Protection Area.

The Future Land Use Map for the properties are Suburban and Highway Corridor.



History:

AV23040014	Gary Ray	Reduce minimum road frontage to 40' in order to create a 10 acre tract	C0850149 3084 George Williams Road	Approved
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Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

LU25-0310 and Z25-0309 – Rezone a 12.23 acre portion of Parcel C0850156 (47.42 acres) from A2 to B2 for commercial – Property located at 2806 Highway 11 and Land use change on remaining portion of C0850156 consisting of 35.19 acres from Highway Corridor to Suburban to be combined with an 83.08 acre portion of C0850149 to be rezoned from A2 and A1 to R1 OSC for a total of 118.27 acres to be developed as an R1 OSC Subdivision – Property located off George Williams Road - Applicant: Baldpates General Contracting, LLC/Owner: Bison Estate, LLC – District 5

Public Works: Public Works Recommends that the Approval of the Residential portion of this project work Very closely with GDOT due to the Safety Concern of the Increased Traffic that will be a Safety Concern at the Intersection of Hwy 11 and George Williams Road and evaluate the Concern of a Centerturn lane at the Entrance to the Proposed Entrance to the Subdivision Location due to the Curve area.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 10" diameter water main along Hwy 11 (static pressure: 85 psi, Estimated fire flow available: 1,450 gpm @ 20 psi). **A NEW 8" WATER MAIN WILL REQUIRED TO DISTRIBUTE WATER WITHIN THE DEVELOPMENT. PLEASE COORDINATE WITH WCWD.**

Fire Marshall Review: Project will comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: This development will add additional call volume for Fire and EMS Response.

Board of Education: No comment received.

GDOT: It doesn't appear to be affecting state R/W. so will only need coordination or permitting if grading or drainage is affecting state R/W.

City of Monroe: No concerns, outside of City of Monroe's utility service area.

PC ACTION 10/2/2025:

- 1. LU25-0310 and Z25-0309 – Rezone a 12.23 acre portion of Parcel C0850156 (47.42 acres) from A2 to B2 for commercial – Property located at 2806 Highway 11 and Land Use Change on remaining portion of C0850156 consisting of 35.19 acres from Highway Corridor to Suburban to be combined with an 83.08 acre portion of C0850149 to be rezoned from A2 and A1 to R1 OSC for a total of 118.27 acres to be developed as an R1 OSC Subdivision – Property located off George Williams Road – Applicant: Baldpates General Contracting, LLC/Owner: Bison Estate, LLC – District 5**

Presentation: Andrea Gray who lives at 300 East Church Street, Monroe represented the case for Baldpates General Contracting, LLC. They are proposing a conservation subdivision with a commercial outparcel. They are requesting to approve a 99-home conservation subdivision on 118.27 acres with a 12.23-acre commercial outparcel. The subject property consists of two parcels, one 83.08-acre portion of C0850149 and the other parcel 47.42 acres of C0850156. The zoning map shows the parcels on George Williams Road and Highway 11. The property around consists of A2 and A1 zonings. The Future Land Use Map for the property on Highway 11 is Highway Corridor and the property on George Williams Road is Suburban. The Site plan overview shows 118.27 acres for 99 homes which will be 0.84 acres density and will have a Mandatory HOA with 28% open space. There will also be a 50 ft. buffer. There will be sidewalks, streetlights and underground utilities. There will be amenities such as a mail kiosk, pickle ball court and a dog park and an enhanced landscaped entrance, stone/brick sign flanked with fencing. The home features will be a mix of exterior materials including cement siding, stone and brick accents, roof pitch variations, board and batten, eave details. All sodded front yards with the house size being a minimum of 2,000 sf. and a variety of architectural styles.

There is an 11,000 sq. ft. home and 16 acres that have been cut out, which is not part of the requested subdivision.

The request exceeds OSC Ordinance Requirements which is 1,800 sf minimum, 1 unit per acre max density and 25% open space minimum. What is being requested is 2,200 sf, 0.84 units per acre and 28% open space.

The request is consistent with the Comprehensive Plan with one minor amendment; The development of an R1-OSC will meet; market demand for quality homes on manageable lots; conservation initiatives of the county; and similar developments around the county have been approved for similar developments, and we are not asking for any Variances.

Tim Hinton asked what type of commercial use was going on the 12.23 acres and Ms. Gray said that they have not come up with a use yet but were thinking about daycare and office building, but they have no tenants yet. She was advised that in B2 there is no outside storage, and she stated that it would be fine if they were not planning on any outdoor storage right now.

She went on to say that in front of the building on Highway 11 that the aesthetics will be pleasing and there will be professional landscaping of trees and shrubs, and everything will be done by the code.

Public Comment: James Whitford who lives at 2865 Highway 11 spoke. He said that he and his wife live directly across the road and his neighbor's drive is also across from this property and the driveway is in the center of them. He stated that the documents he received show that the development is for conservation and the property on Highway 11 has to be commercial then he feels that whatever business is put there should be to help the neighborhood. He also stated that the subdivision proposal of 99 acres coming off of George Williams Road will be dumping traffic on Highway 11 and there have already been a number of accidents. He went on to say that he feels that a 50 ft. buffer on the subdivision should be all around and also on Fannie Thompson Road. He said that the site plan does show a right in and right out. He talked to someone from Georgia DOT for this area and this highway is in a "S" curve and there have already been accidents there and he knows of 2 fatal accidents. He does not look forward to the right in and right out but will wait to see what is developed. He does not think B2 goes with the application and because B2 is light to medium business. He thinks it should be B1 which would be more beneficial than B2.

Tim Hinton stated that we do care about traffic but the county thoroughfare or State Highway we have nothing to do with. He advised that they are there to only consider the use of the property. He stated that traffic is traffic, and we have no control over the roads. He said as far as the buffer goes that it is in our code that buffers are to be established.

June Gossling who lives at 3715 Lovers Lane stated that Lovers Lane and George Williams Road are rural farming areas. What is the reason that they want to do the subdivision here? She stated that she is not opposed to the subdivision but believes it should be A1 and A2 are where larger lots and larger homes. She stated that Highway 11 is a dangerous intersection, and the elementary school is around there, and people cut through to go to the school.

Richard Baxter, who lives at 3871 Lovers Lane, stated that this is a cut through two roads to Highway 11. He said Highway 11 is where commercial property belongs. He stated that they have pets and livestock, and he thinks there should be no access out of the subdivision that it should be off of Highway 11 because George Williams is a dirt road, and people are already going fast on the road. He said if you have 2 cars in a household which is conservative, it will probably be more than that, it will be over 200 cars cutting off on Highway 11 going through George Williams Road. He stated that some people will go back to Gwinnett County. Lovers Lane is in an upper incline and if you decide to pave it then you will be doing a tremendous amount of blasting because there is lots of rock there.

Corey Arnold, who lives at 1291 Carl Davis Road, said he is curious that if the county has no control over the roads, then who does. He said that we care about public safety, but it doesn't seem like anyone else does.

Tim Hinton stated that we care about safety but our task is to decide use of property based on the application.

Mr. Arnold stated when he brought this up to David Thompson, he said to take it up with the Board as to the traffic increase on this dirt road. He said he would like the lot sizes to a minimum of 2 acres.

Timothy Kemp said why 2 acres because all lots in the area are 2 acres or larger and this is no longer a rural estate area.

Tim Hinton said looking at the request from the Applicant for the 118 acres that the density is 1 unit per acre which would allow 118 homes. Their application is less than what the code allows. He stated he used to live on the corner of Lovers Lane. It needs to be a blend for us. The thoroughfares are different and right across from where he lives is a neighborhood and it is tough to get in and out. Not everybody can afford 5 acres, 10 acres or more. We do this every month, and we have to look at the picture as a whole.

Timothy Kemp said change is inevitable and the jobs don't match what housing costs are in Walton County.

Mr. Arnold - Traffic is terrible and we get more and more traffic. He said Andrea Gray is a good Attorney, but the neighborhood is not in favor of this large subdivision.

Donna Martin who lives at 3870 Lovers Lane which is at the corner of Lovers Lane and Tanners Bridge Road. We have heard the talk about 99 acres but have not heard what the price range will be of the houses. Square footage is the dictator. When the elementary school on Carl Davis Road lets out from 2:00 – 4:00 you cannot exit from Carl Davis Road to Bold Springs Road. The concern is 99 more houses will make it more congested than it is now. She wants to know how much they are worth. Tim Hinton states that he can assure them that it will not be under \$400,000. Her opinion is there are too many houses in a small space and if you had to put all of them on sewer and then she was corrected that they will all be on septic.

Donald Mackey who lives at 3820 Lovers Lane stated that Lovers Lane and the lower part of Tanners Bridge are gravel roads and the big concern is 99 lots, and Mr. Marlowe has a farm and if he sells that and decides to do a subdivision then you have more traffic. He said right now there are 114 houses on Lovers Lane, and you will be doubling it if you put a subdivision there.

Mark Sandlin, who lives at 3134 George Williams Road, said he will be west of this subdivision, and he said most of what he wanted to say has already been said. In this area he is assured that community development has changed. Can they have a bigger buffer? Tim Hinton said that 25% of the property is what is required for green space, but they are setting aside 28% that will not be touched, and he thinks that is better. He has 6 homes adjoining his home and open 4 or 5 acres, has 4 homes and a larger buffer, and he has been there 45 years, and they have horses.

Tim Hinton said there would be 50-foot buffer and Ms. Gray stated yes. He stated that personally he likes this better than cutting up every bit of property. He stated they have met all the buffer requirements. Mr. Sandlin stated that he is concerned about having horses and the neighbors complaining about noise and smell. Tim Hinton said you can have an agriculture disclosure for smell and noise to which the Applicant agreed to do.

Ginny Vanoostrum who lives in Madison but has an office in Monroe understands development. She sold Mark Sandlin his house on Georgia Williams Road with the

current aesthetics. When people buy George Williams property for \$900,000 or more then the buyer has no idea that there would be a subdivision on George Williams. There is water off Highway 11 and why not change the entrance to Highway 11 instead of George Williams Road. The initial request was for 100 homes and included a piece owned by David Thompson. They will eventually build another 100 homes there and then there will be 500 homes. This will be deadly. Tim Hinton advised here that we can't consider any other property other than what was brought before them in the application.

Tim Hinton said when he built his home on Lovers Lane there were 4 homes but now there are 114 homes.

Josh Parker, who lives off Nicholasville Road spoke and stated he is in real estate, and he is for pro-growth and pro land. He knows people want to sell their property for the most money, but Walton County is at a standstill. There is a book that everyone should read called Suburban Nation. He stated that the Board is doing the same thing every month, that they are coloring in the lines. Growth needs to be from the inside out and you want it to be from the city out. The county needs to consider what kind of growth we want for our county. He went on to say that Campton is not incorporated but maybe it should be. This is impacting the future for the county. If you care about the people in the county, then you would look at a different place for the subdivision. The county is at a crossroads.

Rebuttal: Andrea Gray came back for rebuttal and first wanted to thank Mr. Whitford for his comments. She went on to say that the commercial portion on the highway was originally 50 acres since it was on Highway Corridor, but they scaled back. She cannot address the traffic. Georgia DOT will be doing that inside and out. This property has been for sale for years and someone could have bought it and not developed it. They pay their taxes like everyone else. She is sure people do not purposely drive down a dirt road if they don't live there. She said that the project is good and 25% is a smaller density and home values would be \$400,000 to \$600,000. You can't buy a home now for less than \$400,000. Ms. Gray went on to say that the buffer will be 50 ft. minimal and the large part is in the north, and it will be 50 ft. from commercial. They will enhance entrance and will include an agricultural disclosure in the contracts. She went on to say that as far as Mr. Parker and his book that we can always learn more – the aesthetics on Georgia William Road and the main street market is not the norm and wants to keep residential and some commercial on Highway 11.

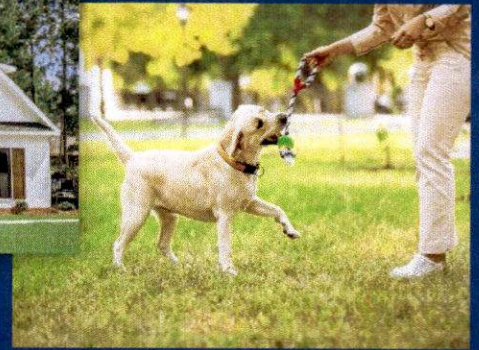
Tim Hinton talked about not accessing commercials to residential because this would be problematic to the neighborhood and it was not included in the application.

Tim Hinton said that this will go to the Board of Commissioners for their November 4, 2025, meeting for the final decision. It is the duty and responsibility that they have been appointed by the Commissioners to represent and take their code of rights as landowners to see what the best use of the property is and if it meets components of the reconstruction.

Recommendation:

Motion by Tim Hinton to recommend approval with the following conditions: Commercial property to have professional landscaping; no lighting other than downward lighting, no request in the future for conditional use for outside storage, commercial building to have brick front façade aesthetically pleasing, agricultural disclosure on every sales contract with a second by Timothy Kemp. Josh Ferguson, John Pringle, Tim Hinton, Timothy Kemp and Chris Alexander voted in favor and Michelle Trammel voted against. The motion carried 5 to 1.

Bison Landing



*A conservation-focused neighborhood with
high-quality homes*

Request to :

- Rezone a 12.23-acre portion of Parcel C0850156 (47.42 acres) from A2 to B2 for commercial development
- Change the land use designation on the remaining portion of C0850156 consisting of 35.19 acres from Highway Corridor to Suburban
- Rezone an 83.08-acre portion of C0850149 (102.85 acres) and the 35.19 acre portion of C0850156 from A2 and A1 to R1 OSC for a total of 118.27 acres to be developed as an R1 OSC Subdivision

Property: a portion of two parcels located at
2806 Highway 11 and 3084 George Williams Road, Monroe, Georgia 30656

Tax Parcels: C0850156 and C0850149

Applicant: Baldpates General Contracting, LLC

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

Character Area Map Amendment

Application # LU 25-0310

Planning Comm. Meeting Date 10-02-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 11-04-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0850156

Applicant Name/Address/Phone #

Baldpates General Contracting, LLC
137 Main Street

Jersey, Georgia 30018

Phone # 678-788-0649

Property Owner Name/Address/Phone

Bison Estate, LLC

3084 George Williams Road

Monroe, Georgia 30656

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

Phone # _____

E-mail Address: _____

Location: 2806 Hwy 11, Monroe GA 30565 Acreage 47.42

Existing Character Area: Highway Corridor

Proposed Character Area: Suburban on 35.19 acres of 47.42; Remaining 12.23 acres to remain Highway Corridor

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

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

Is the property located within a watershed protection overlay district? no

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

Proposed Zoning: R1OSC/B2 Number of Lots: 99 Minimum Lot Size: 25,500

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 8/28/25

\$ ✓
Fee Paid

Rezone Application # 225-0309
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-02-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 11-04-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0850156 and C0850149

Applicant Name/Address/Phone #

Baldpates General Contracting, LLC

137 Main Street, Jersey GA 30018

E-mail address: daniel@baldpates.org

Phone # 678-788-0649

Property Owner Name/Address/Phone

Bison Estate, LLC

3084 George Williams Rd

Monroe GA, 30565

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

Phone # _____

Location: 3084 George Williams Rd Requested Zoning R1OSC/B2 Acreage R1OSC (118.27 acres)
B2 (12.23 acres)

Existing Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is _____

The purpose of this rezoning is to develop a conservation-centered neighborhood with 99 homes and amenities including pickleball courts, a dog park and pavilion along with a commercial out-parcel for businesses that support the development. The residential portion totals 118.27 with over 33 acres of open space and enters off Georgia Williams Road. The commercial portion totals 12.23 acres and will enter off of Hwy 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.

Signature [Signature] Date 8/28/25 \$ ✓ 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 A1 SA2 Surrounding Zoning: North A1, B1, I1 South A1 SA2
East A2 West A1 SA2

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

Commission District: 5-Jeremy Adams Watershed: ✓ TMP ✓

I hereby withdraw the above application _____ 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 approximately 130.5 acres and consists of 12.23 acres of Tax Parcel C0850156 proposed for B2 commercial development and 35.19 acres of Tax Parcel C0850156 combined with 83.08 acres of Tax Parcel C0850149 to equal 118.27 acres proposed for an R1 OSC Subdivision (the "Subject Property"). The Subject Property has road frontage on Hwy 11 and George Williams Road which addresses include: 3084 George Williams Road, and 2806 Hwy 11, Monroe GA. Baldpates General Contracting, LLC (the "Applicant") proposes to develop the property as a conservation-focused subdivision with an amenity package and to include a commercial outparcel on Hwy 11 for businesses to serve the neighborhood. The subdivision will be called Bison Landing. The property is currently used for farming and does not include any structures. The property is bordered primarily by properties which are zoned A1 and A2 with the exception of one B1 property and one I1 property. The existing home on the Bison Estate will be platted as a separate 19-acre property which is not part of the 130 acres and not being rezoned as a part of this application. The property is designated in the Future Land Use Plan as a mix of Highway Corridor and Suburban. A character area change is requested for a 35.19-acre portion of Tax Parcel C0850156 from Highway Corridor to Suburban because a portion of the residential development is on this tract and the Suburban designation allows for R1 uses. 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 a residential development with commercial outparcels.

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

The current A1/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 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 A1/A2 in the area and given that the property is in the Suburban and Highway Corridor character areas in the future land use plan which allows for this type of residential development and the commercial outparcel (highway corridor). A character area change is required to better match the boundaries of the site plan with the character area designations. The current zoning also does not allow for the commercial component of the development which could include a daycare, office building or other commercial uses primarily sited in this location to serve the 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 for Walton County homebuyers in a developing area of the County. 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 neighborhood layout also provides enhanced safety to the public in general by limiting additional curb cuts on Hwy 11. The development will preserve over 33 acres of open space and includes an amenity package for residents. The residential development enters off of George Williams Road and the commercial portion will have an entrance off Hwy 11. 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 a needed variety 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, enhanced amenities, and manageable lot sizes.

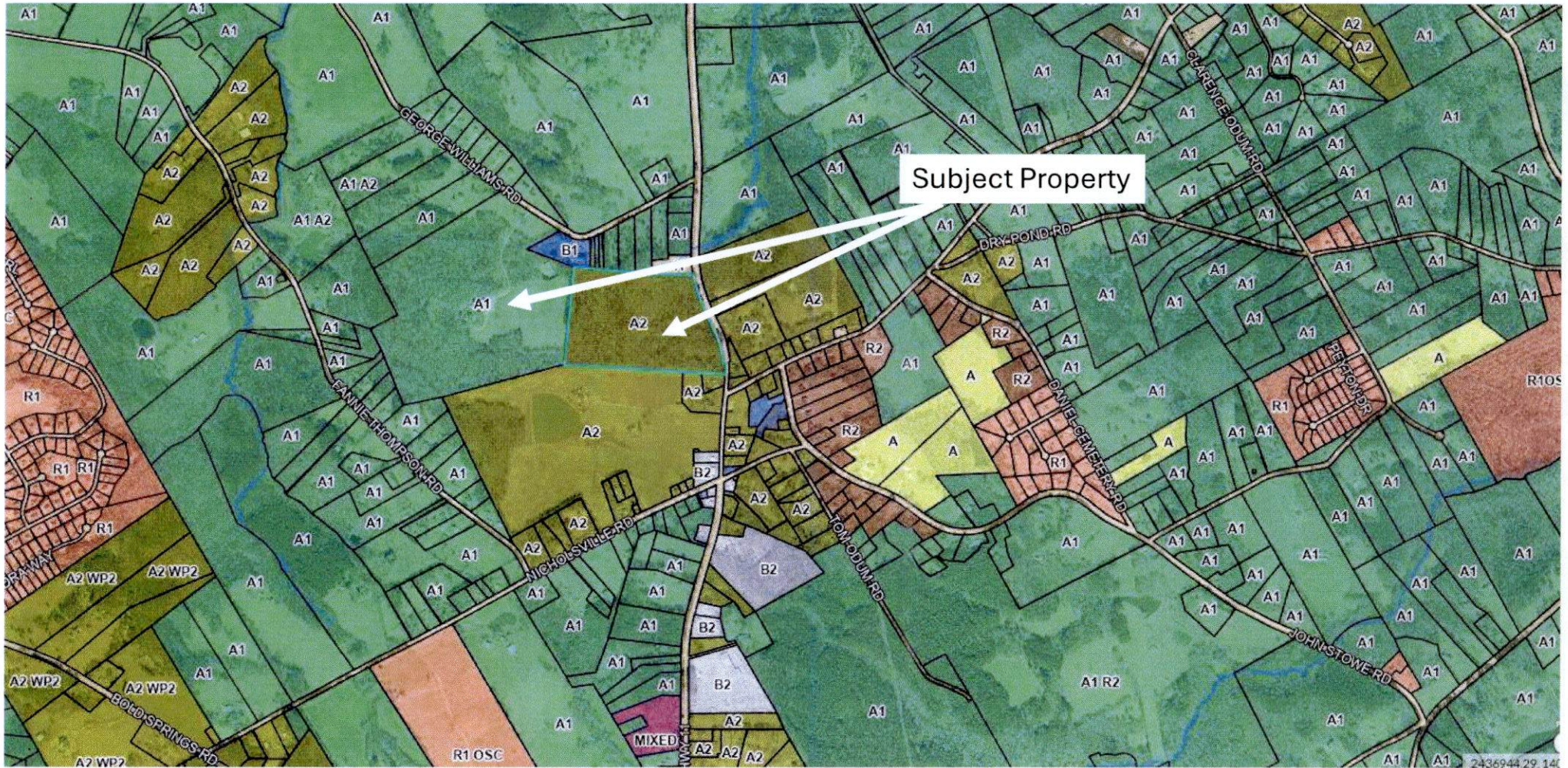
5. The suitability of the subject property for the zoned purposes;

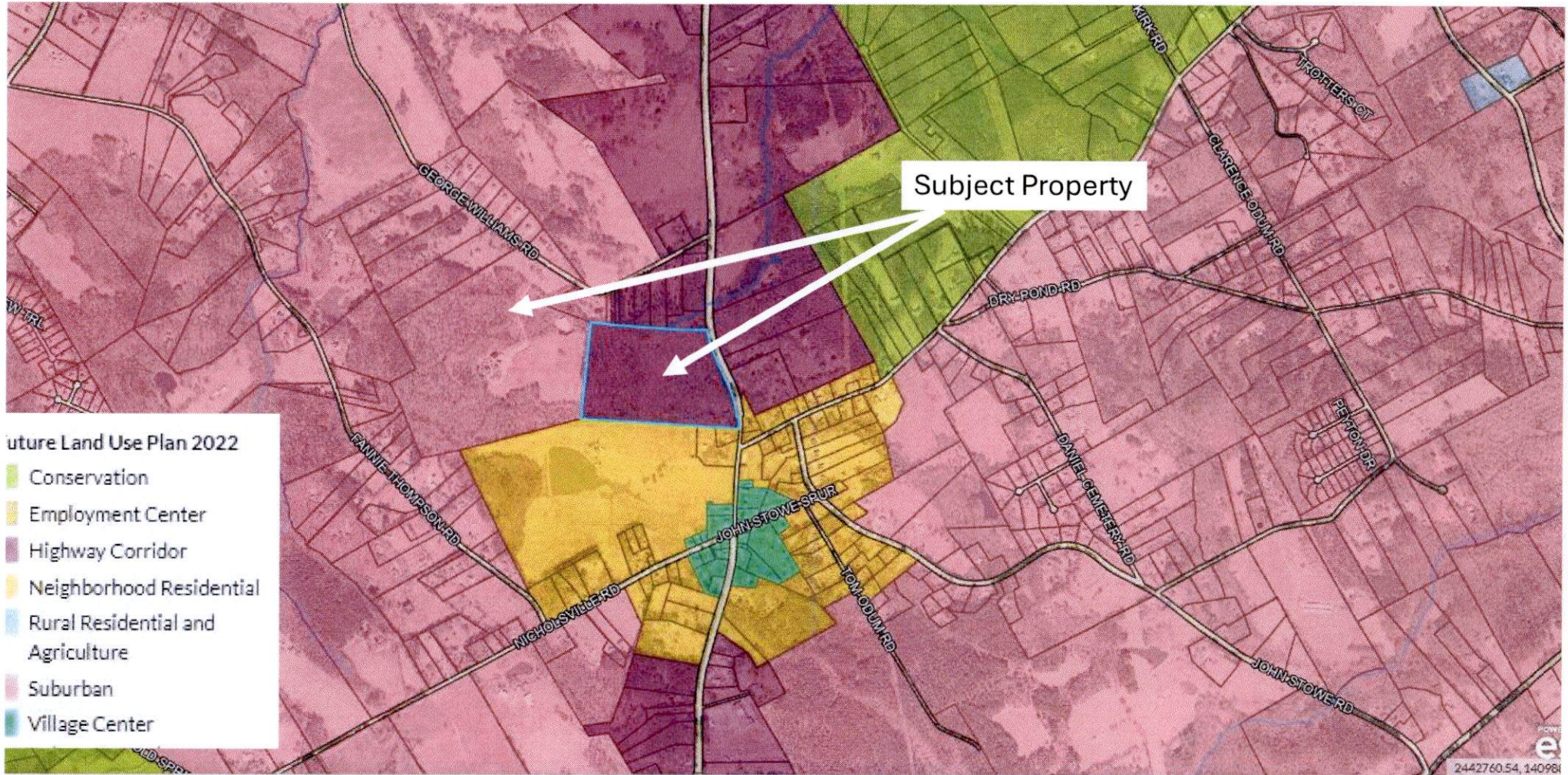
This property is suitable for R1-OSC and B2 zoning given the ideal location and the existing topography which make it conducive to a conservation focused development with over 33 acres of

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. The lot size minimums imposed by A1/A2 would not allow for the efficient development of the property and not meet the demands of homebuyers searching for lower maintenance housing options including retirees and busy families. The Subject Property is in the Suburban and Highway Corridor character areas in the Walton County Future Land Use Plan which fits with the proposed development once the Suburban Character Area is extended to the 35.19-acre portion of Tax Parcel C0850156.

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 are also being considered for residential development.





AGENT AUTHORIZATION

Date: 8/28/25 Tax Map and Parcel Number(s): C0850156 and C0850149

PROPERTY ADDRESS: 2806 Highway 11 and
3084 George Williams Road
Monroe, Georgia 30656

PROPERTY OWNERS: Bison Estate, LLC
3084 George Williams Road
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 118.27 acres from A1 to R10SC for a residential development and
12.23 acres from A1 to B2 for a commercial development
Character area change on 35.19 acres from Hwy Corridor to Suburban

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

[Signature]
BY: Andrea P. Gray

Sworn to and subscribed before me this 28 Day of August 20 25

[Signature]
NOTARY PUBLIC

{signatures continue on following page}



APPLICANT: Baldpates General Contracting, LLC

[Signature]
BY:

Sworn to and subscribed before me this 28 Day of August 2025

[Signature]
NOTARY PUBLIC



OWNER: Bison Estate, LLC

[Signature]
BY:

Sworn to and subscribed before me this 14 Day of August 2025

[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: 137 Main Street, Jersey GA 30018

Telephone: 404-569-4221

Location of Property: 3084 George Williams Rd and 2806 Hwy 11

Monroe, GA 30655

Map/Parcel Number: C0850156 and C0850149

Current Zoning: A1/A2 Requested Zoning: R1 OSC/B2

P. Baldpates
Property Owner Signature

Property Owner Signature

Print Name Bison Estate, LLC

Print Name: _____

Address: 3084 George Williams
Rd, Monroe GA 30656

Address: _____

Phone #: _____

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.

Kaye Pickens
Notary Public

8/14/25
Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8/14/25 Tax Map and Parcel Number(s): a portion of C0850156 and C0850149

PROPERTY ADDRESS: 2806 Highway 11, and
3084 George Williams Road
Monroe, Georgia 30656

PROPERTY OWNER: Bison Estate, LLC
3084 George Williams Rd
Monroe, GA 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.):

Bison Estate, LLC

P. Bobb
BY:

Sworn to and subscribed before me this 14 Day of August 20 25

Kaye Pickens
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 ☒ no

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

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

This disclosure must be filed when the application is submitted.



Signature of Applicant/Date

Check one: Owner _____ Agent ☒



Andrea P. Gray LLC

Attorney at Law

August 29, 2025

Charna Parker, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Development Name: Bison Landing
Applicant: Baldpates General Contracting, LLC
Owners: Bison Estate, LLC
Property: 3084 George Williams Rd, and 2806 Hwy 11, Monroe GA
Tax Parcel: C0850156 and C0850149
Requests:
Rezone a 12.23-acre portion of Parcel C0850156 (47.42 acres) from A2 to B2 for commercial development
Change the land use designation on the remaining portion of C0850156 consisting of 35.19 acres from Highway Corridor to Suburban
Rezone an 83.08-acre portion of C0850149 (102.85 acres) and the 35.19 acre portion of C0850156 from A2 and A1 to R1 OSC for a total of 118.27 acres to be developed as an R1 OSC Subdivision

Dear Ms. Parker:

Baldpates General Contracting, LLC ("Applicant"), a local company, seeks to develop Bison Landing, a well-appointed residential neighborhood with a commercial outparcel. The property for which a rezoning is requested totals approximately 130.5 acres and consists of 12.23 acres of Tax Parcel C0850156 proposed for B2 commercial development and 35.19 acres of Tax Parcel C0850156 combined with 83.08 acres of Tax Parcel C0850149 to equal 118.27 acres proposed for an R1 OSC Subdivision (the "Property"). Located equal distance from Monroe and Bethlehem, Bison Landing provides an ideal location for a conservation-focused neighborhood with over 33 acres of open space, pickleball courts and a dog park. The development will accommodate up to 99 homes within the neighborhood in addition to a commercial outparcel.

Bison Landing fits well within the surrounding area. Traditionally an area of Walton County dominated by farming, this stretch of Hwy 11 is evolving as the younger generations seek 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. The 2022 Walton County Future Land Use planning committee recognized this transition and designated these properties as Neighborhood Residential, Suburban, and Highway Corridor. The proposed development is consistent with these designations which contemplate residential development and



300 E Church Street, Monroe, GA 30655
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allow for R1 OSC zoning and B2 along Hwy 11. However, a 35.19-acre portion of Tax Parcel C0850156 that is proposed for residential development is in the Highway Corridor area which is why this application includes a request to change the character area of a 35.19-acre portion of Tax Parcel C0850156 to Suburban which allows R1 OSC zoning. Bison Landing is also somewhat consistent with the adjoining properties which are primarily single-family residences. The existing Bison Estate home is plated as a separate ~19-acre property which is not part of this rezoning.

Bison Landing will set a high standard for residential development in the area. The development features attractive amenities including a pickleball court, dog park and gazebo. The development is well laid-out with an entrance for the residential portion along George Williams Road and a single entrance for the commercial outparcel on Hwy 11. The open space is over 33 acres which is 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.

The commercial portion of the development includes a 12.23-acre parcel which may be split into outparcels based on market demand. Applicant believes these sites to be attractive for multiple uses under B2 including uses meant to serve the adjoining neighborhood. While not directly connected to Bison Landing, the proximity to it will provide convenient access for residents. The entrance on Hwy 11 will be a right in/right out only entrance. Buildings on this parcel will be constructed in accordance with B2 standards to include a mix of fiber cement siding with brick and stone accents.

Bison Landing 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.

Applicant respectfully requests that the Property be rezoned from A1/A2 to R1 OSC on the 118.27 acre portion and B2 on the 12.23 acre portion with a character area change on the 12.23 acres to Suburban to allow for the construction of a conservation-focused residential subdivision and a complementary commercial outparcel.

Please let me know if you have any questions.

Sincerely,



Andrea Gray
Applicant's Representative





Andrea P. Gray LLC

Attorney at Law

August 29, 2025

Notice of Preservation of Constitutional Objections

Re: Applicant: Baldpates General Contracting, LLC
Owner: Bison Estate, LLC
Property: 3084 George Williams Rd, and 2806 Hwy 11, Monroe GA
Tax Parcel: C0850156 and a portion of C0850149
Request to zone 118.74 acres from A1/A2 to R1 OSC and
12.46 acres from A2 to B2 with a character area change from Highway Corridor to
Suburban on 35.19 acres of parcel C0850156

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

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

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

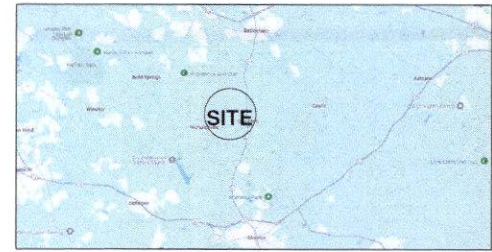
The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance,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

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



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NOT FOR FINAL RECORDING



CONCEPT PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/A OF PROPOSED ROAD
- PROPOSED RIGHT OF WAY
- OPEN SPACE

EXISTING ESTATE IS NOT PART OF EITHER TRACT
AND IS NOT USED IN CALCULATIONS OF TOTAL
SITE AREA OR OPEN SPACE

PARCEL NUMBER:
TRACT 1 (BISON ESTATES, LLC) - C0850149 &
C0850156

1. BOUNDARY INFORMATION SHOWN WAS COMPLETED BY FRONTIER SURVEYING AND MAPPING LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY WALTON COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER: DEVELOPER: BALDPATES GENERAL CONTRACTING LLC 404-569-4221
131 MAIN STREET SUITE 2
JACKSONVILLE, FL 32208
OWNER TRACT 1: BISON ESTATE, LLC
24 HR CONTACT: DANIEL JOHNSON 404-569-4221
EMAIL: DANIEL@BALDPATES.ORG
4. ENGINEER:
ELITE ENGINEERING, LLC
300 W 1 PKWY, PO BOX 789, DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 878-215-2868

5. CURRENT ZONING: A-1 & A-2
TOTAL SITE AREA FOR B-2 ZONING = 118.27 ACRES
TOTAL COMMERCIAL AREA FOR B2 = 12.23 ACRES
REQUIRED OPEN SPACE 28% = 28.68 ACRES
PERMETER BUFFER = 16.39 ACRES
OTHER OPEN SPACE = 17.48 ACRES
TOTAL OPEN SPACE PROVIDED 28.68% = 33.87 ACRES
TOTAL NUMBER OF LOTS = 89
PROPOSED DENSITY=0.837 (LOT/ACRE)

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL NO. 13287C0040E & 13287C0040F DATED DECEMBER 15, 2022.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. WATER SERVICE TO BE PROVIDED BY WALTON COUNTY.
10. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER.
11. FIRE PROTECTION TO BE PROVIDED BY THE WALTON COUNTY FIRE DEPARTMENT.
12. ARTICLE 4 SECTION 4-3-130 (OSC)
13. MINIMUM LOT WIDTH IS 100 FEET
14. DETENTION PROVIDED BY THREE EARTHEN DETENTION PONDS
15. 4' SIDEWALKS ON BOTH SIDES OF THE ROAD THROUGHOUT COMMUNITY



NOT FOR CONSTRUCTION

PREPARED BY:
ELITE
122 W 1 Pkwy, P.O. Box 770
Dallas, GA 30132
Jonathan Jones, P.E.
878-215-2868

CONCEPT PLAN FOR
BISON LANDING
LOCATED IN WALTON COUNTY, GEORGIA

PREPARED FOR:
**BALDPATES
GENERAL
CONTRACTING**
24 HOUR CONTACT:
DANIEL JOHNSON
(404) 569-4221

PROJECT NO.: 2022-0001
DRAWING SCALE: 1" = 330'
DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: JF
DATE: 6/26/2023

Representative Photographs of Homes



