



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.

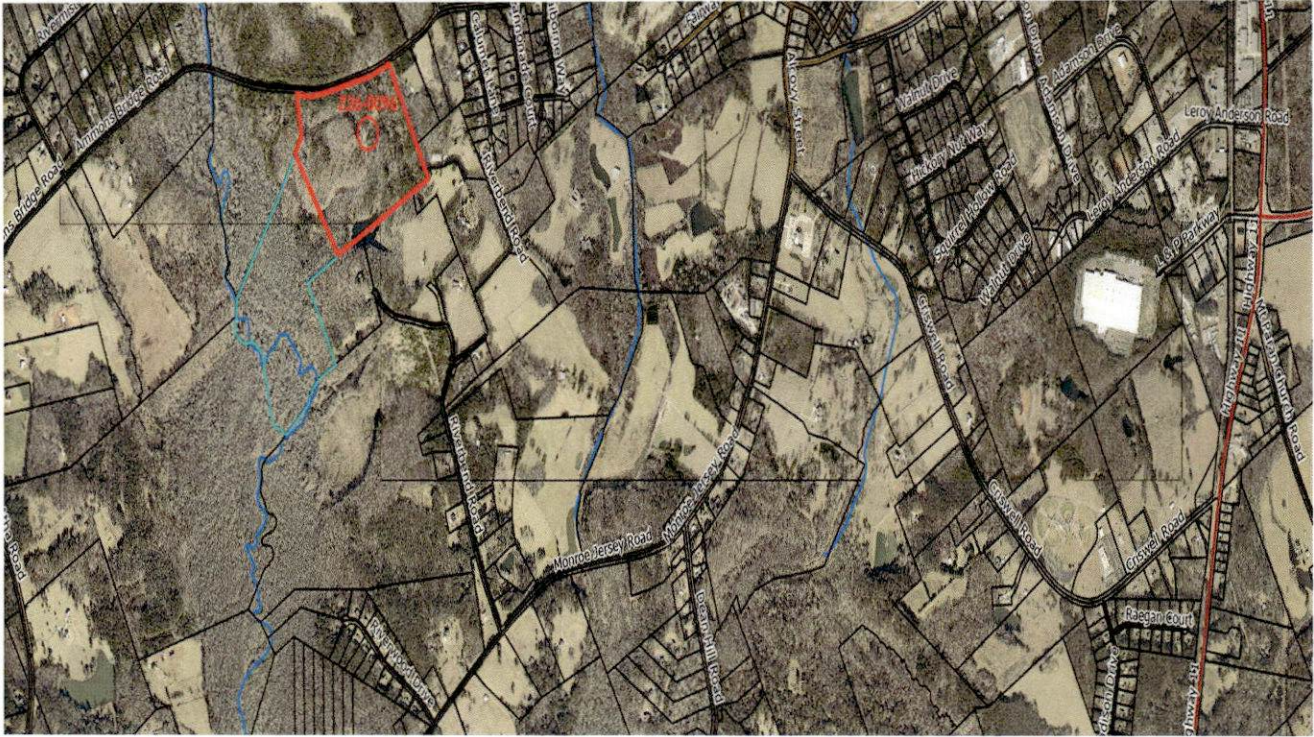
Address: 1360 Ammons Bridge Road, Monroe, Georgia 30655

Map Number/Site Area: C0990010– 149.75 acres

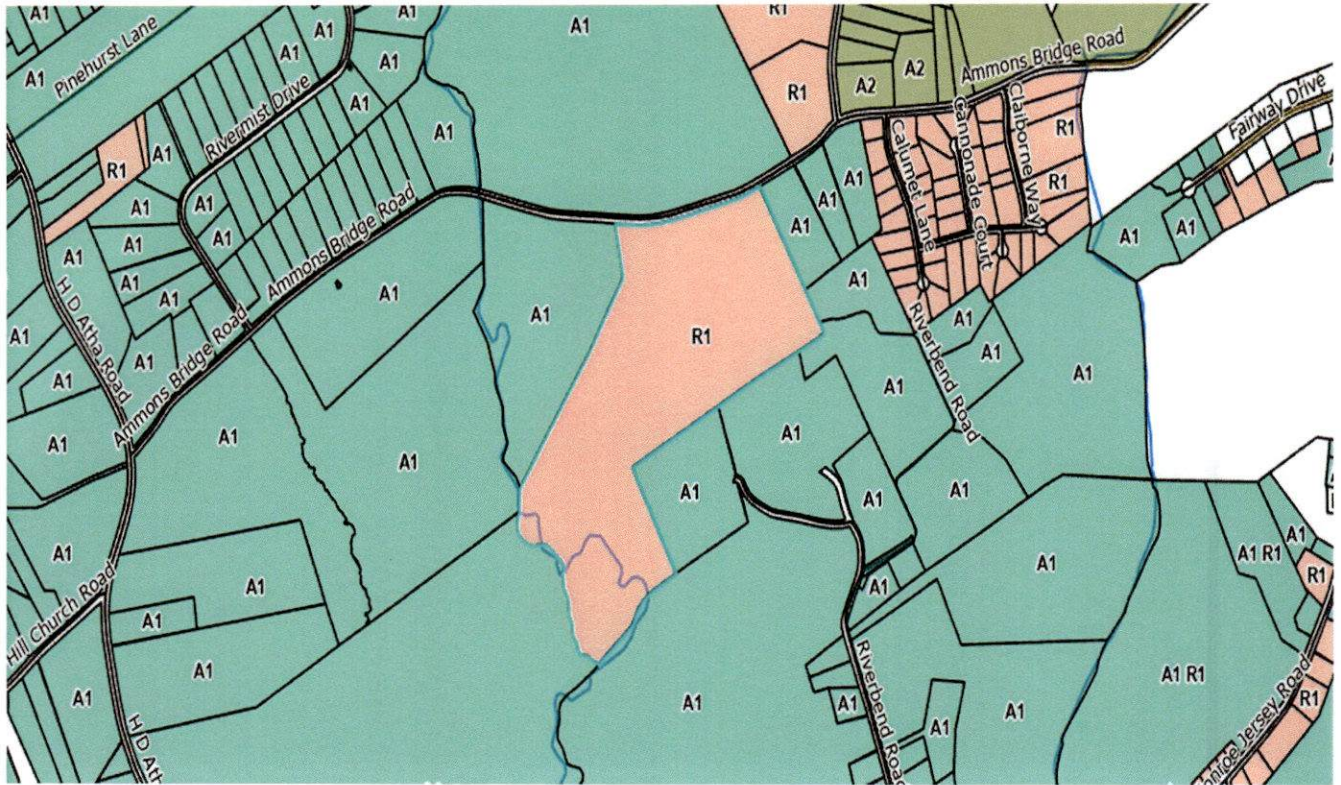
Character Area: Suburban

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property is Vacant.

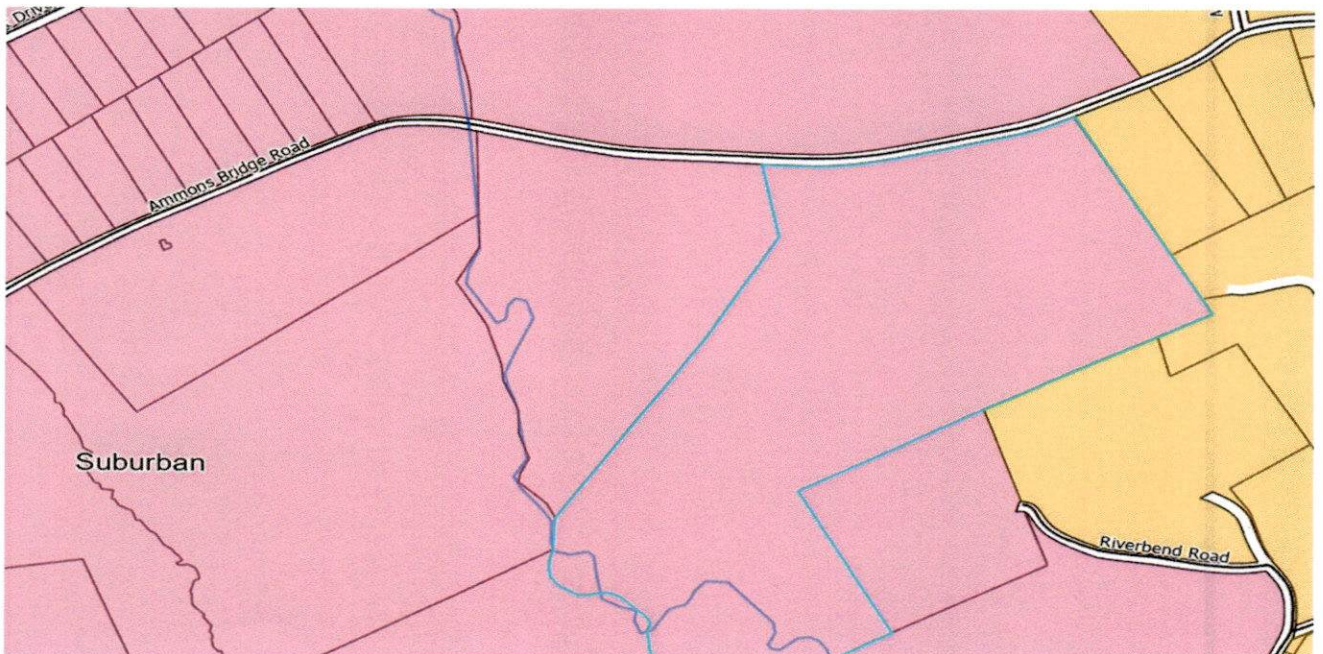


The surrounding properties are zoned A1.



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

Sheriff's Department: No opinion

Water Authority: This property is located within the Walton County Water Department service area and can be served by an existing 10" diameter water main along HD Atha Road (static pressure: 120 psi, Estimated fire flow: 2,500 gpm @ 20 psi). A new water main will be required to extend and distribute water within the development. Please coordinate with WCWD.

Email from Morris Jordan: The Ammons Bridge Road property is currently in the Walton County Service area. The developer and the City are working with the County to possibly get it in the Monroe Service area, but this has not been agreed to as of yet.

Fire Marshall Review: Project shall 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: Additional call volume for Fire and EMS calls.

Board of Education: A new subdivision will have an affect on the School System. This will require additional classrooms, teachers and bus drivers.

GDOT: No comment

City of Monroe: No comment received.

PC ACTION 5/7/2026:

Z26-0096 – Rezone 74.79 acres of a parcel of 149.75 from R1GS to R1OSC and remove previous zoning conditions on the 74.79 acres- Applicant: Baldpates General Contracting, LLC/Owner: Jersey Partners Holdings, LLC – property located at 1360 Ammons Bridge Road – Map/Parcel C0990010 – District 5

Presentation: Andrea Gray presented the case. She represents Baldpates General Contracting, LLC and they would like to rezone 74.79 acres to R1OSC. The property is currently rezoned R1GS and was rezoned to this zoning in 2004. They would like to rezone 74.79 acres of the 149.75 acres because the rest of the land is in the flood zone. She is also asking to remove the conditions on the property that were set in place in 2004. She stated that the entire property would not be used, 74.79 would be what is to be rezoned. The residential area would be 30% open space with 50 ft. right of way. 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 planned amenities include pickleball courts, a pavilion and passive recreational areas designed to enhance the community’s overall appeal. There will also be a mandatory HOA which will be established to maintain common areas, including open space and amenities.

The development plan includes 50 residential lots. 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 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.

There would be minimal size lots. They would have 50 lots which if they did not rezone and wanted to develop the property as is, they could develop up to 72 lots.

The zoning in 2004 stated that all dwellings shall have brick, stone, stucco or wood on a minimum of 3 sides with the balance of the home being constructed of concrete type siding. No vinyl siding. All dwellings shall have side entry double car garages and rear entry garages will also be permitted.

They would like to start with a clean slate with the R1-OSC zoning. They would like the conditions from the 2004 rezone to be removed.

Transitional buffers of 50 ft will be provided along adjoining property lines, and a 100 ft. non-buildable buffer will be established along the road frontage including a 25 ft. landscape strip.

The houses will have a minimum of 1,800 sq. ft. 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 R1GS zoning.

Robert Post asked if the houses would be on slabs or have basements and what would be the price range and Ms. Gray stated there would be about 16 or 17 with a basement and the prices would range from \$400,000 to \$500,000.

Tim Hinton said that he was able to ride by the property and said the whole frontage is wooded and would like to leave those trees undisturbed.

Mr. Daniel Johnson, who owns Baldpates General Contracting, LLC, stated that they are not going to cut the trees and that they are going to have a 100' strip. Tim Hinton asked Mr. Johnson was he was going to be the Developer and Mr. Johnson stated that he was not sure yet.

Mr. Hinton stated that he would like each lot to have at least 1 nut bearing tree and Mr. Johnson stated that he would be okay with that.

Speaking: Kevin Barrelle who lives at 1550 Ammons Bridge Road stated that he isn't necessarily opposed to this plan but has some questions. He said when he bought his home, he knew what the zoning on his property was. He is requesting there be a 100' buffer on each side and leave the trees there. He asked if the pictures of the homes being presented were the exact homes and can it be conditioned that they build these exact homes. Mr. Hinton stated that they could not make that a condition because pictures that are presented or usually a rendition of the type of homes that they would be building. He also asked can they make the houses to be 2,000 sq. feet or larger.

Tim McGuirk, who lives at 1320 Ammons Bridge Road stated that he is to the left of the property and stated that his biggest concern was that if a walking trail goes right in front of his property, he is worried about people walking on his property. He then asked if there was something they could do to prevent people from walking on his property.

Tim Hinton said there is no ordinance requiring this and most people when they buy a house will fence in the back yard for kids or pets and if someone walks on their property then that is trespassing and there is no guarantee from us that people won't trespass.

Rebuttal: Andrea Gray stated that the pictures of the houses presented are not the exact homes but will be similar and they will have a brick and stone water table. She stated that in the Walton County Ordinance the minimum house size is 1,800 sq. ft. and her client is okay about going up to 2,000 sq. ft. on the houses. She stated that there will be a 50' buffer surrounding the property which in 2004 had smaller buffers and her client is not willing to do a 100' buffer because he is already doing 30% open space and does intend to put a fence around the property. They would like the side entry garages removed because it will be hard to do that on the smaller lots. She said that there will be a water table on both sides of the house and the houses will be a minimum of 2,000 sq. ft. house with 1 nut bearing tree per lot and a 50' buffer.

Recommendation: Tim Hinton made a motion to recommend approval with the following conditions: 1) Remove previous zoning conditions; 2) One nut bearing tree on each lot; 3) Stone and Brick water table on 3 sides; 4) Landscape and fence buffer at the entrance; 5) As many trees as possible to be left in the 50' buffer; 6) Houses to be no less than 2,000 sq. ft. above grade with a second by Robert Post. The Motion carried unanimously.

**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: 4/11/26 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:

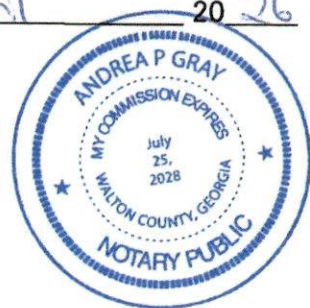
Describe in detail any gifts listed above (example: quantity and nature, etc.):

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.

DPB

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

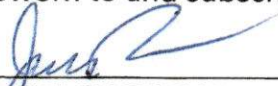
The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein.

ATTORNEY/AGENT



BY: Andrea Gray

Sworn to and subscribed before me this 1st Day of April 20 26



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


Property Owner Signature

Property Owner Signature

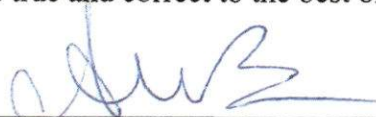
Print Name: Daniel Johnson

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.


Notary Public

4/11/26
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

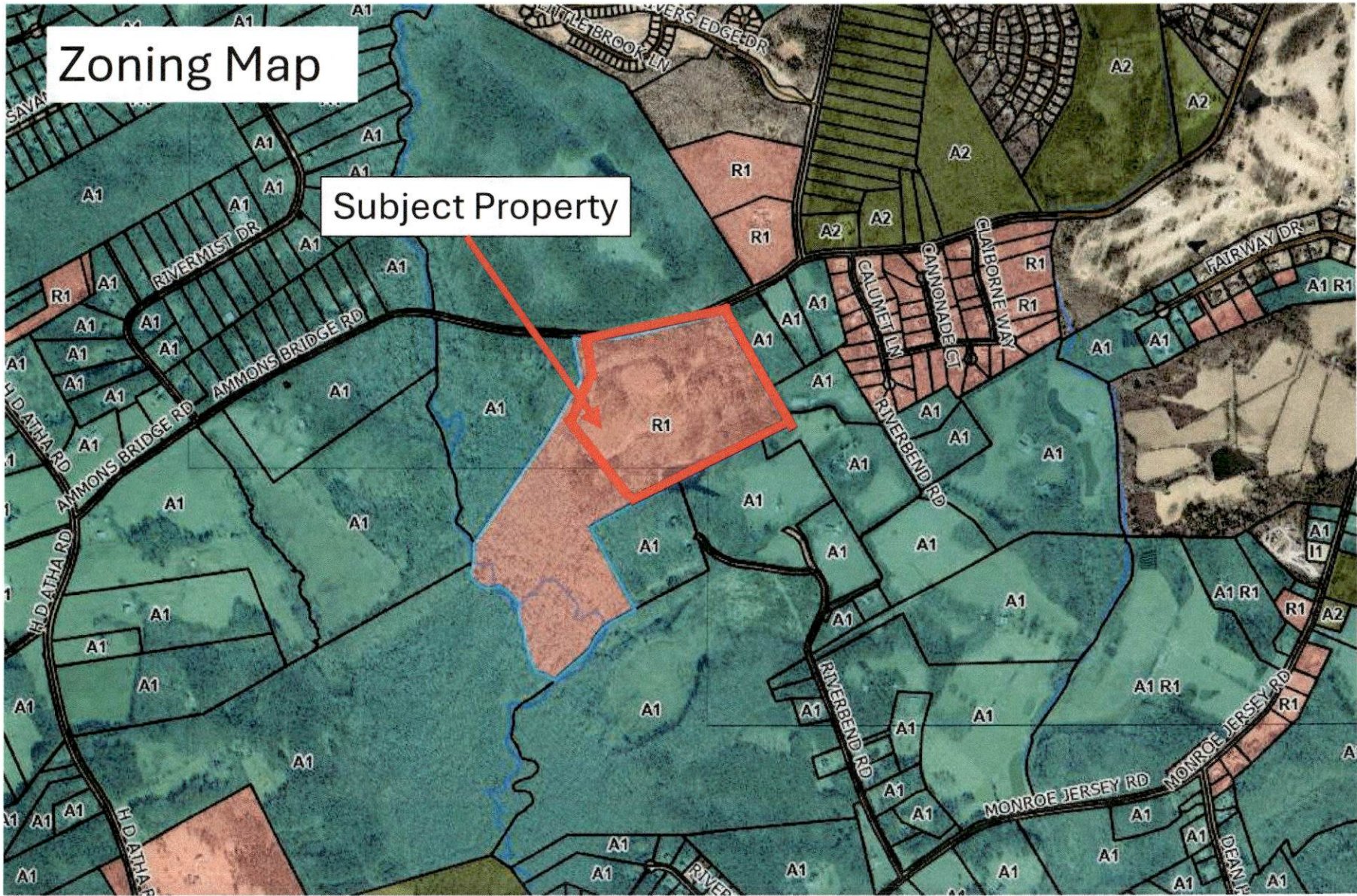
The Property is suitable as a residential property, but a conservation overlay will allow for preservation of more natural features on site and provide variation in lot sizes. The lake and stream features make this property uniquely suitable for the conservation overlay and the site plan proposed makes 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.

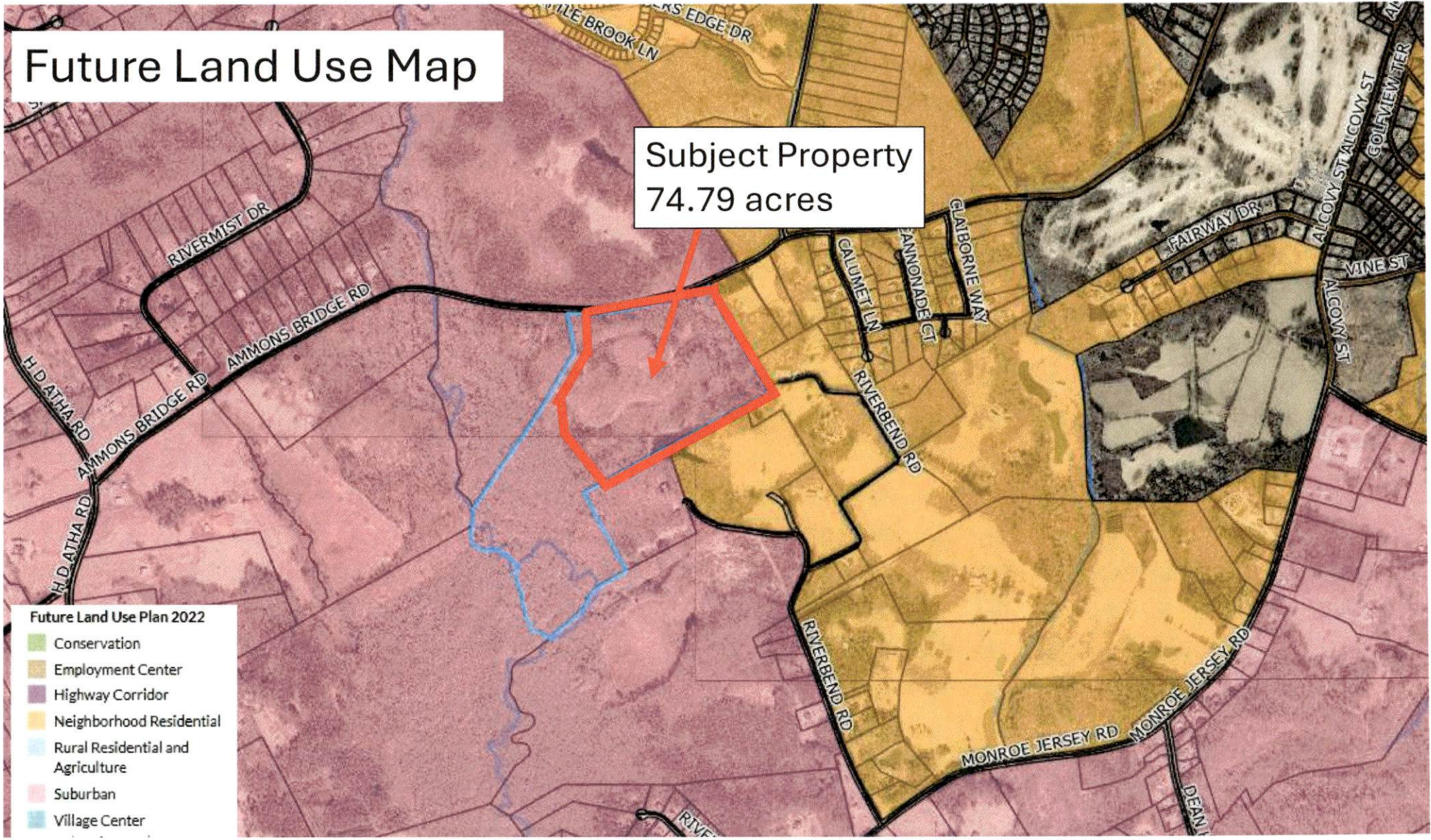
Zoning Map

Subject Property



Future Land Use Map

Subject Property
74.79 acres





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.

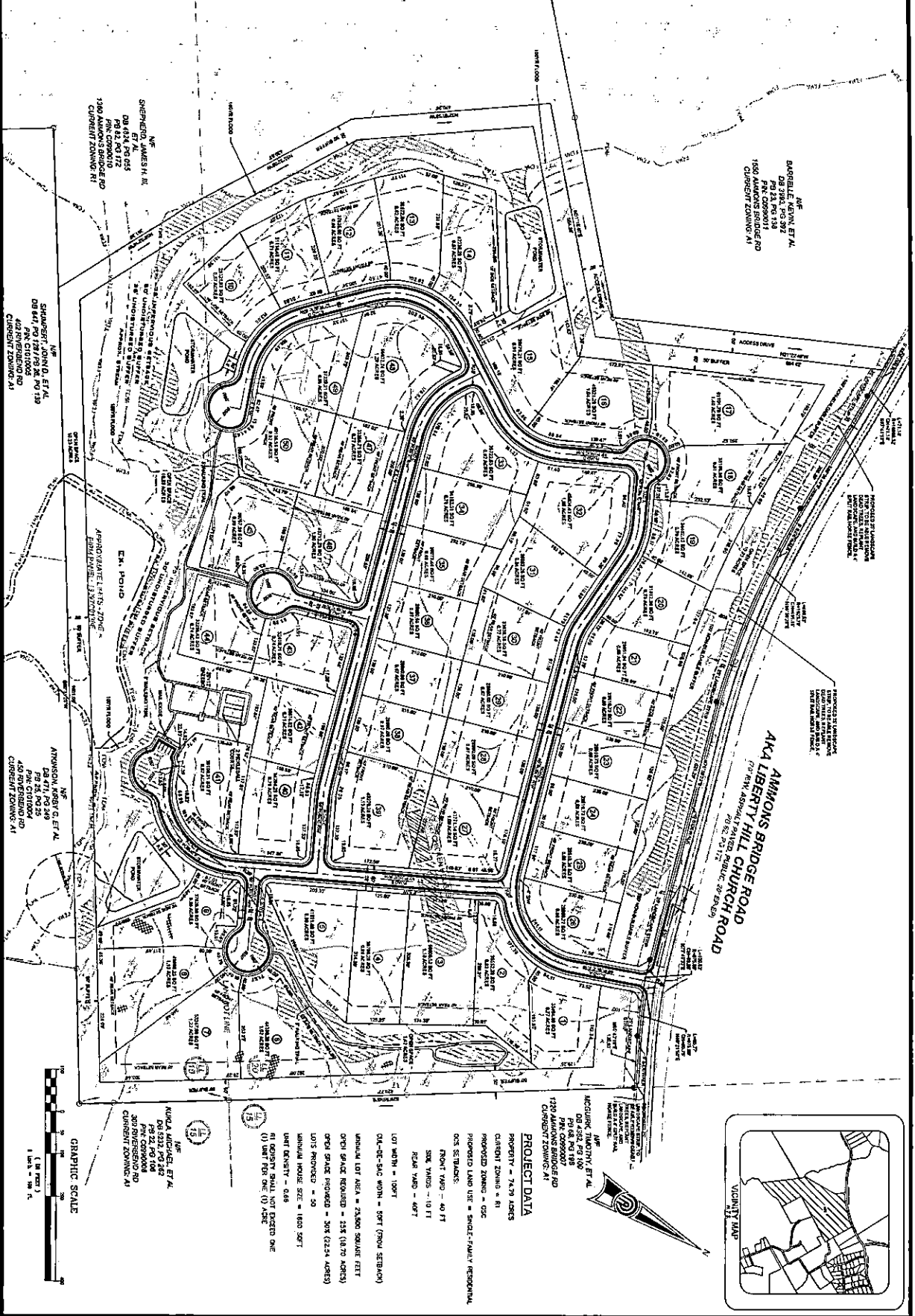
Please let me know if you have any questions.

Sincerely,



Andrea Gray
Applicant's Representative





NE
SHEPHERD, JAMES H. ET AL.
DB 624, PG 65
PG 22, PG 104
PK COSBORO RD
CURRENT ZONING: A1

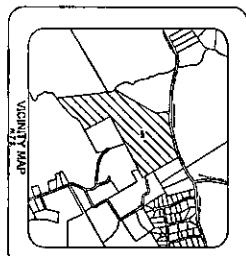
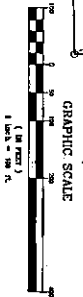
NE
BARBULETT, RONALD ET AL.
PG 21, PG 138
PK COSBORO RD
CURRENT ZONING: A1

NE
SHAWBERT, JOHN D. ET AL.
DB 641, PG 171/172, PG 107/109
PK COSBORO RD
CURRENT ZONING: A1

NE
AMMONSON, ROBERT G. ET AL.
DB 471, PG 249
PG 25, PG 105
PK COSBORO RD
CURRENT ZONING: A1

NE
KONDA, ANDREW ET AL.
PG 22, PG 104
PK COSBORO RD
CURRENT ZONING: A1

PROJECT DATA
PROPERTY - 74.79 ACRES
CURRENT ZONING - R1
PROPOSED ZONING - OSC
PROPOSED LAND USE - SINGLE-FAMILY RESIDENTIAL
COS SETBACKS:
FRONT YARD - 40 FT
SIDE YARD - 10 FT
REAR YARD - 40 FT
LOT WIDTH - 100 FT
OK-DC-SAC WIDTH - 50 FT (FROM SETBACK)
MINIMUM LOT AREA - 25,000 SQUARE FEET
OPEN SPACE REQUIRED - 25% (6,250 ACRES)
OPEN SPACE PROVIDED - 30% (22,500 ACRES)
LOT PROVIDED - 50
MINIMUM HOUSE SIZE - 1,600 SQ FT
UNIT DENSITY - 0.68
NO. OF UNITS SHALL NOT EXCEED ONE
(1) UNIT PER ONE (1) ACRE



DATE: 3/23/2008
PROJECT: 02080001
SHEET: 1 OF 1
RELEASE

DATE	NO.	DESCRIPTION
3/23/2008	1	RELEASE

REZONE CONCEPT PLAN		
SHEET TITLE		
DESIGN	DRAWN	CHECKED
ZJD	ZJD	JM

AMMONS BRIDGE
Land Lot 18TH & 20TH, District 4TH,
Parcel C0290010
1360 AMMONS BRIDGE RD
YALTON, GA 30656

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pils Boulevard Lawrenceville, Ga 30046
770.338.8000 • www.pjcc.com

STAMP



AMMONS BRIDGE ROAD
AKA LIBERTY HILL CHURCH ROAD
19TH 20TH DISTRICT 4TH
PARCEL C2080010

PROJECT DATA
PROPERTY - 74.79 ACRES
CURRENT ZONING - R1
PROPOSED ZONING - OSR
PROPOSED LAND USE - SINGLE-FAMILY RESIDENTIAL
DOTS SETBACKS
FRONT YARD - 40 FT
SIDE YARDS - 10 FT
REAR YARD - 10 FT
LOT WIDTH - 100 FT
D.L.C. - 5-AC WIDTH - 50 FT (FROM SETBACKS)
MINIMUM LOT AREA - 25,500 SQUARE FEET
OPEN SPACE REQUIRED - 25% (18.20 ACRES)
OPEN SPACE PROVIDED - 30% (22.24 ACRES)
LOTS PROVIDED - 50
MINIMUM HOUSE SIZE - 1800 SQ FT
UNIT DENSITY - 0.66
R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

PROPERTY DATA
PROPERTY - 74.79 ACRES
CURRENT ZONING - R1
PROPOSED ZONING - OSR
PROPOSED LAND USE - SINGLE-FAMILY RESIDENTIAL
DOTS SETBACKS
FRONT YARD - 40 FT
SIDE YARDS - 10 FT
REAR YARD - 10 FT
LOT WIDTH - 100 FT
D.L.C. - 5-AC WIDTH - 50 FT (FROM SETBACKS)
MINIMUM LOT AREA - 25,500 SQUARE FEET
OPEN SPACE REQUIRED - 25% (18.20 ACRES)
OPEN SPACE PROVIDED - 30% (22.24 ACRES)
LOTS PROVIDED - 50
MINIMUM HOUSE SIZE - 1800 SQ FT
UNIT DENSITY - 0.66
R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

PROPERTY DATA
PROPERTY - 74.79 ACRES
CURRENT ZONING - R1
PROPOSED ZONING - OSR
PROPOSED LAND USE - SINGLE-FAMILY RESIDENTIAL
DOTS SETBACKS
FRONT YARD - 40 FT
SIDE YARDS - 10 FT
REAR YARD - 10 FT
LOT WIDTH - 100 FT
D.L.C. - 5-AC WIDTH - 50 FT (FROM SETBACKS)
MINIMUM LOT AREA - 25,500 SQUARE FEET
OPEN SPACE REQUIRED - 25% (18.20 ACRES)
OPEN SPACE PROVIDED - 30% (22.24 ACRES)
LOTS PROVIDED - 50
MINIMUM HOUSE SIZE - 1800 SQ FT
UNIT DENSITY - 0.66
R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

PROPERTY DATA
PROPERTY - 74.79 ACRES
CURRENT ZONING - R1
PROPOSED ZONING - OSR
PROPOSED LAND USE - SINGLE-FAMILY RESIDENTIAL
DOTS SETBACKS
FRONT YARD - 40 FT
SIDE YARDS - 10 FT
REAR YARD - 10 FT
LOT WIDTH - 100 FT
D.L.C. - 5-AC WIDTH - 50 FT (FROM SETBACKS)
MINIMUM LOT AREA - 25,500 SQUARE FEET
OPEN SPACE REQUIRED - 25% (18.20 ACRES)
OPEN SPACE PROVIDED - 30% (22.24 ACRES)
LOTS PROVIDED - 50
MINIMUM HOUSE SIZE - 1800 SQ FT
UNIT DENSITY - 0.66
R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

<p>DATE: 3/22/2016</p> <p>PROJECT NO: R25-154</p> <p>SHEET: C1</p>	<p>NO. DESCRIPTION</p>	<p>REZONE CONCEPT PLAN</p>	<p>AMMONS BRIDGE</p> <p>Land Lot 19TH & 20TH, District 4TH, Parcel C2080010 1360 AMMONS BRIDGE RD WALTON, GA 30656</p>	<p>PRECISION Planning Inc.</p> <p>planners • engineers • architects • surveyors</p> <p>400 Pae Boulevard, Lawrenceville, Ga 30046 770.338.8000 • www.ppi.us</p>	<p>© 2016 PRECISION PLANNING INC. ALL RIGHTS RESERVED</p>
	<p>DATE: 3/22/2016</p> <p>PROJECT NO: R25-154</p> <p>SHEET: C1</p>	<p>DESIGN: JLD</p> <p>DRAWN: JLD</p> <p>CHECKED: JM</p>			



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



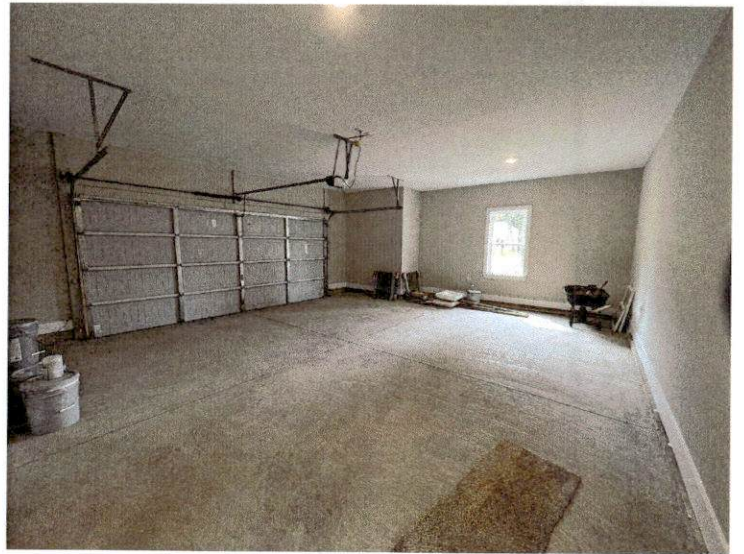




The Audrey



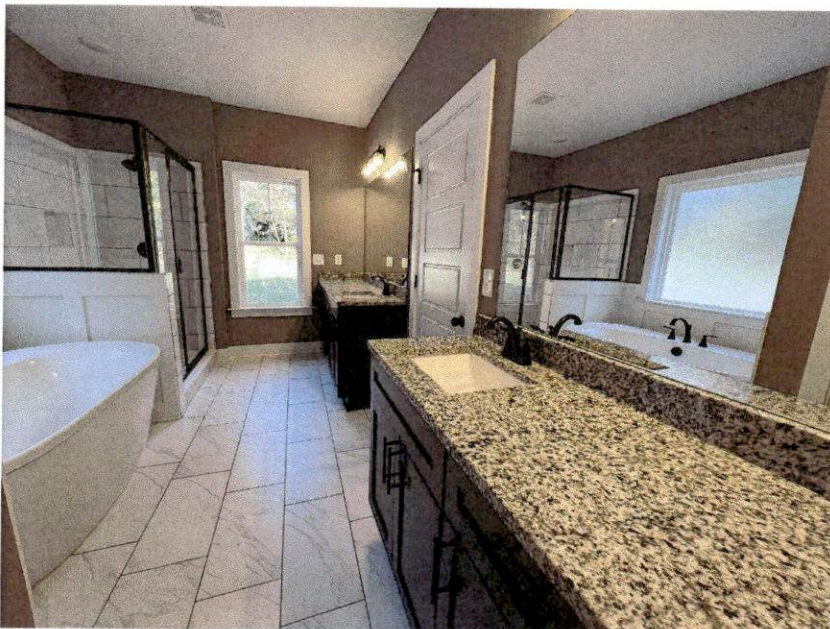
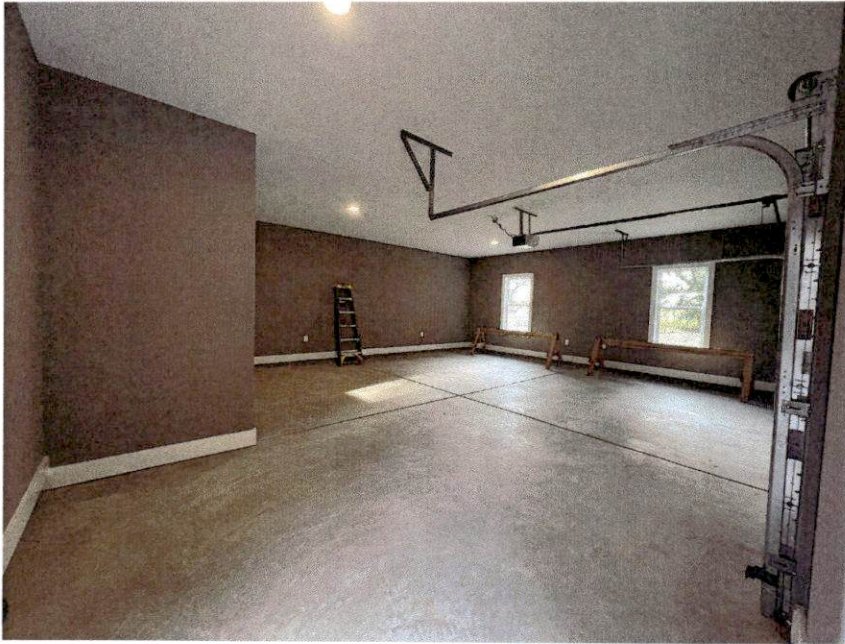




The Abby



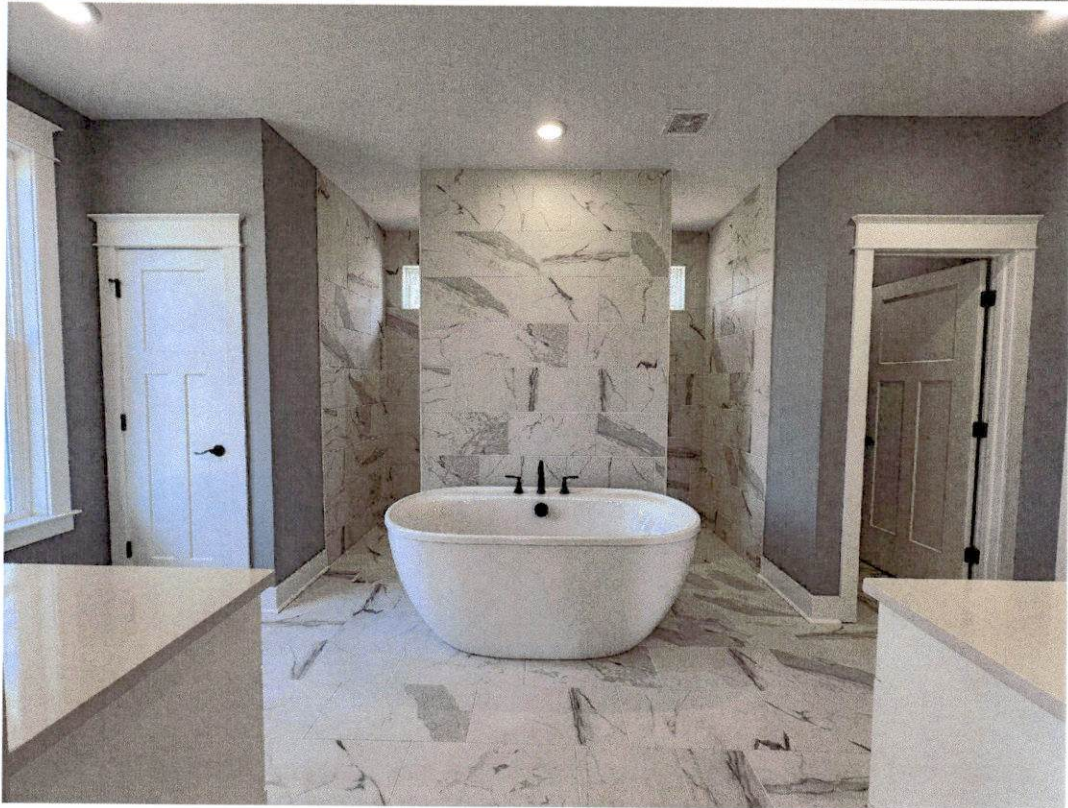
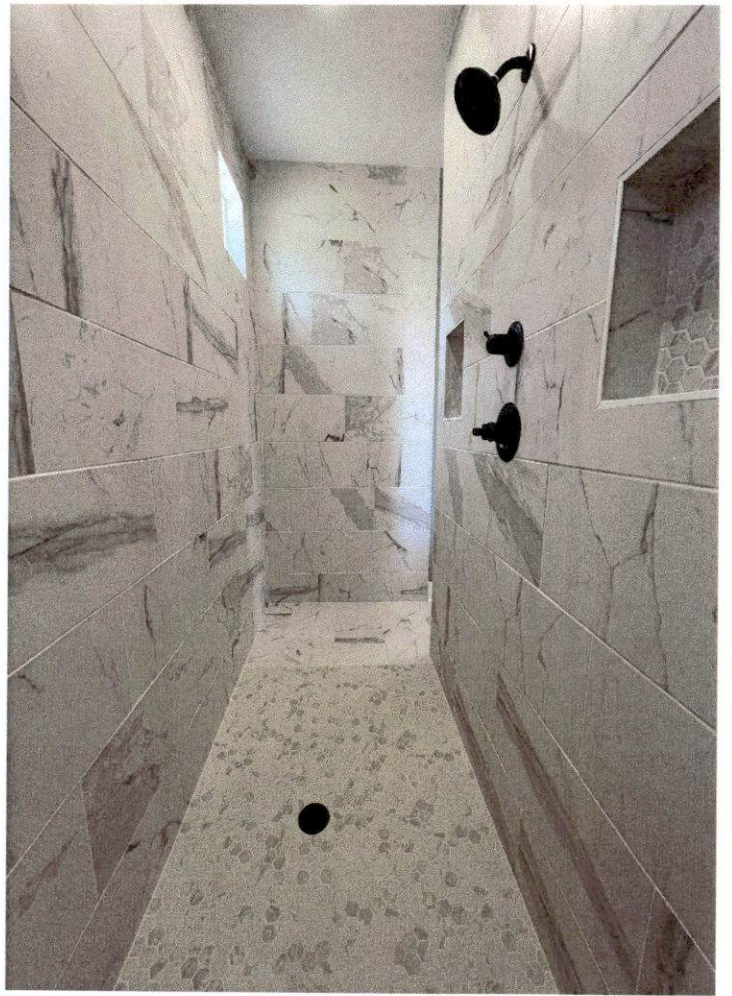




The Morgan (The Jersey)









AMMONS
BRIDGE

SUBDIVISION
(A Rural Residential Community)