



Planning and Development Department Case Information

Case Number: Z26-0123

Meeting Dates: Planning Commission 06-04-2026

Board of Commissioners 07-07-2026

Applicant:

Donnie A Wright, III Esq.
Rosenthal Wright, LLC
110 Court Street
Monroe, Georgia 30655

Owners:

William Paul Jones, Jr. and
Tobey Lorraine Jones
2961 Old Highway 138
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Rezone 60.11 acres from A1 to A to grow and sell fruits, vegetables, herbs and flowers to the local community and have customer contact where they can pick their own items.

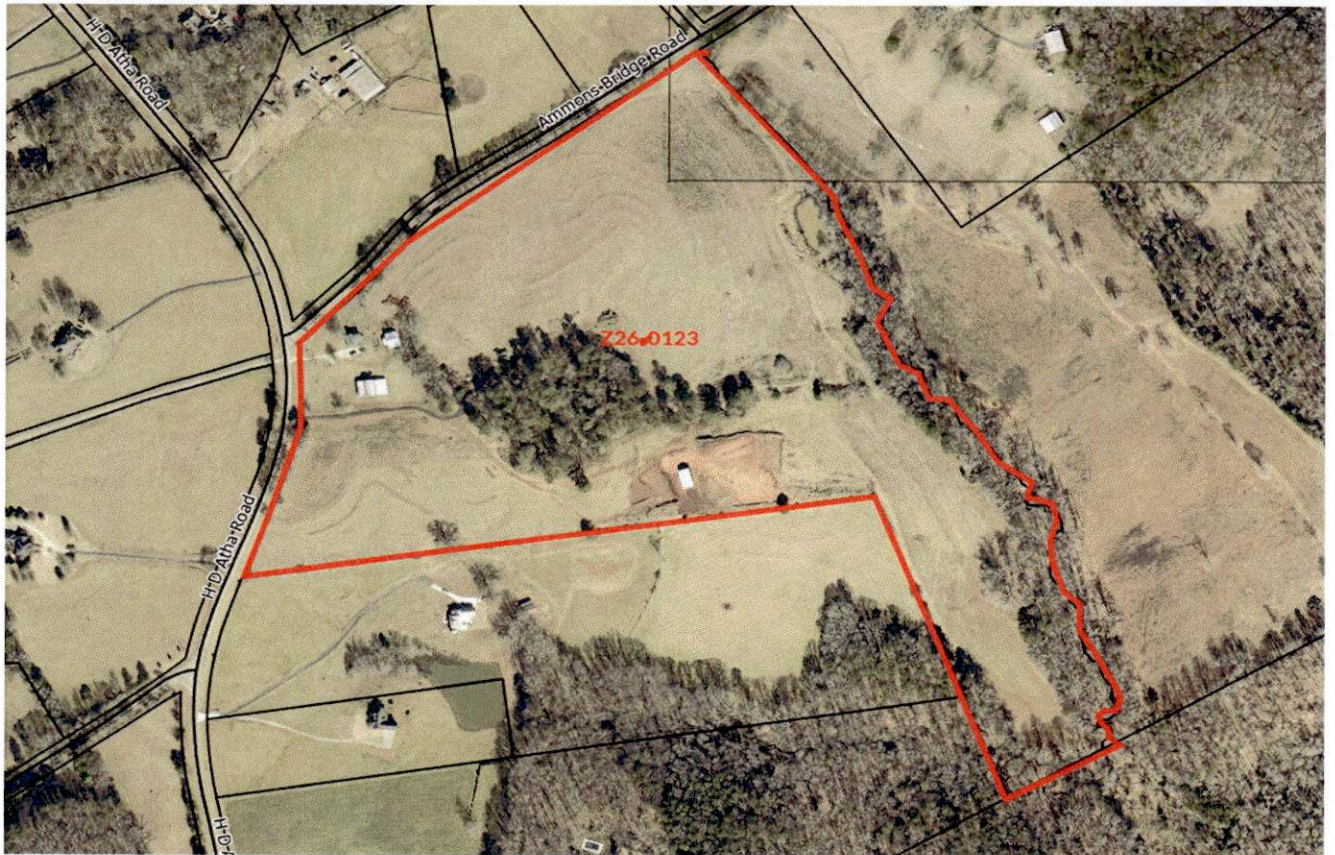
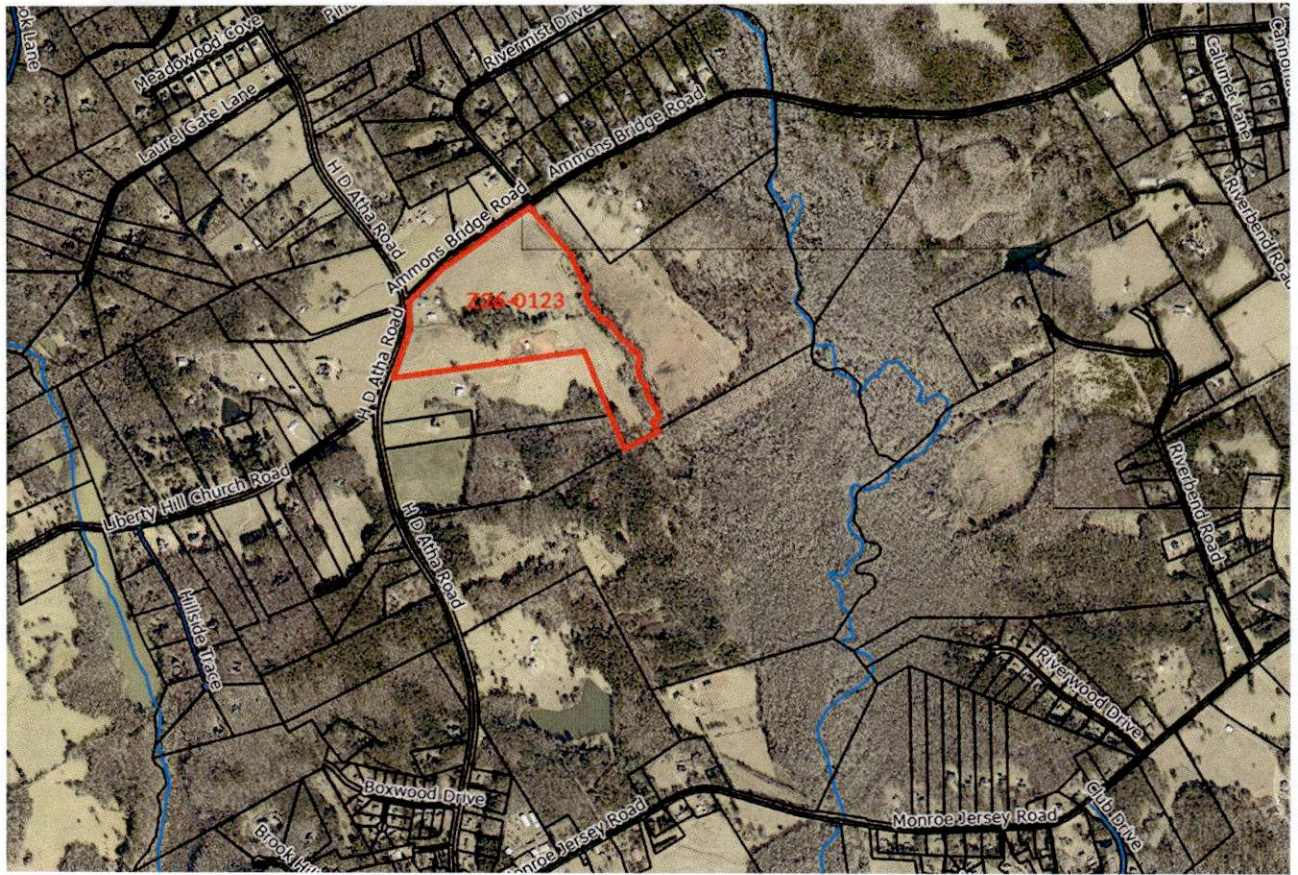
Addresses: 2120 H D Atha Road and Ammons Bridge Road, Monroe, Georgia 30655

Map Number/Site Area: C0770094A00 is 2120 H D Atha Road & Ammons Bridge Road, Monroe, Georgia 30655 and contains 60.11 acres.

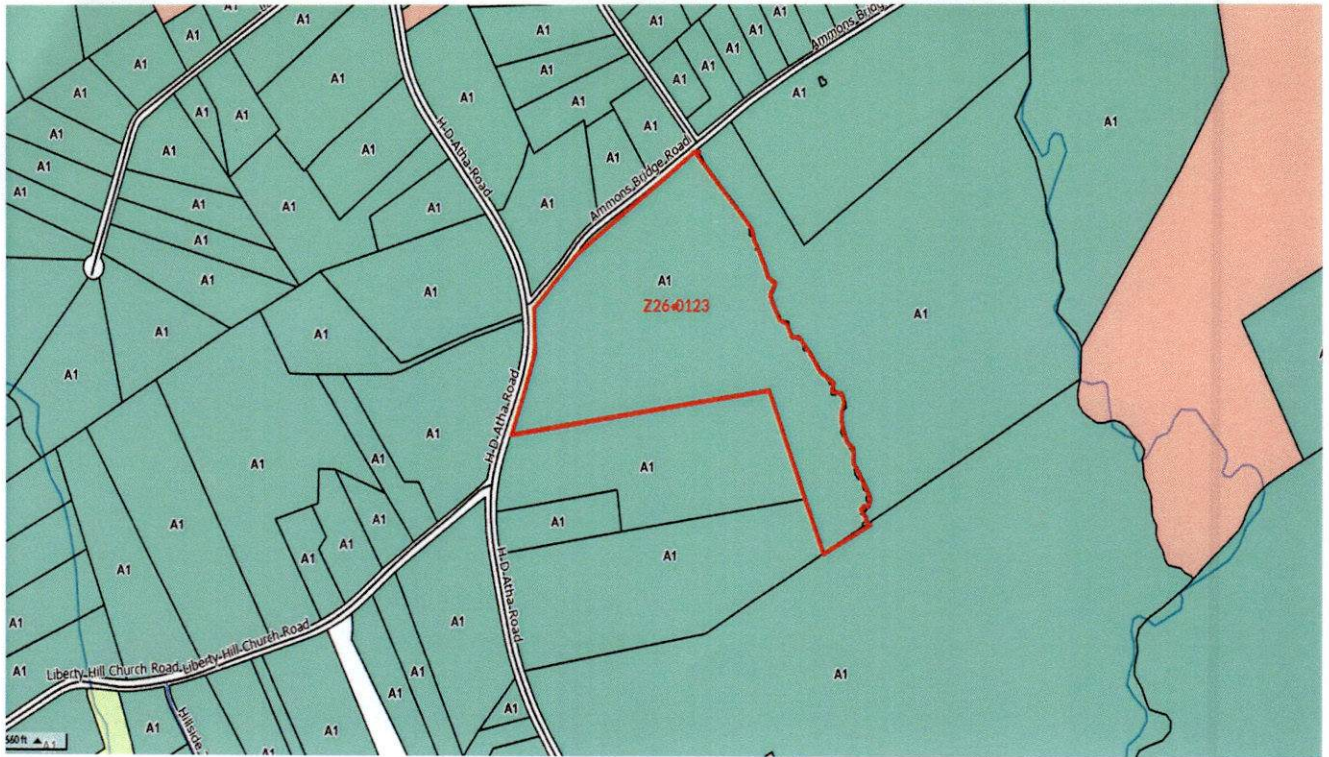
Character Area: Suburban

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property consists of a house, 1 wood building, 2 barns, 2 greenhouses and 1 gazebo.

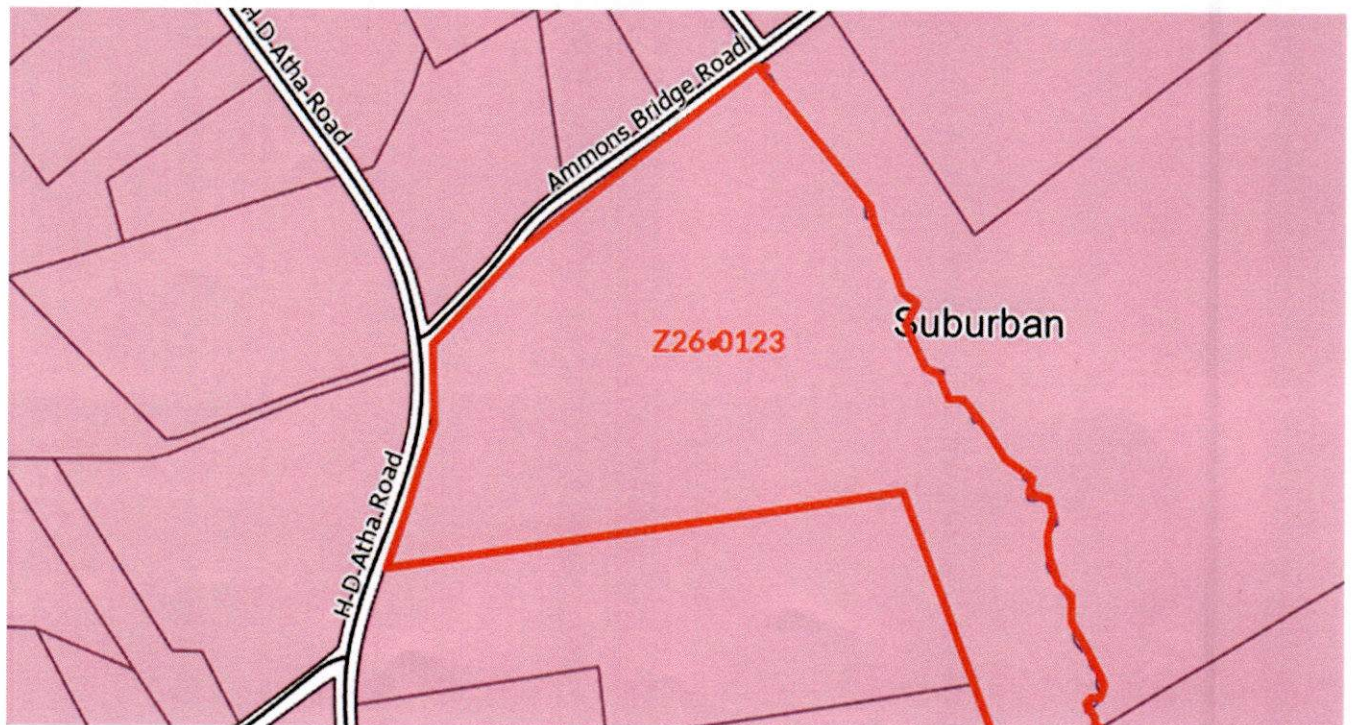


The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Public Works: Public Works recommends considering a commercial driveway for a Business.

Sheriff's Department: No concerns

Water Authority: No system impacts anticipated.

Fire Marshall Review: All public access buildings shall comply with all codes set forth by the Office of Commissioners of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: No impacts foreseen.

Board of Education: No impact on the school system.

GDOT: No Concerns.

City of Monroe: No issues for the City of Monroe utilities.

PC Action 6/4/2026:

1. Z26-0123 – Rezone 60.11 acres from A1 to A to grow and sell fruits, vegetables, herbs and flowers with customer contact and up-pick – Applicant: Donnie A Wright, III Esq./Owners: William Paul Jones, Jr. & Tobey Lorraine Jones – property located at 2120 H D Atha Road & Ammons Bridge Rd – Map/Parcel C0770094A00 - District 5

Presentation: Donnie Wright represented the case for William Paul Jones, Jr. and Tobey Lorraine Jones who have lived in this County for more than 59 years. They are asking to rezone the property from A1 to A for a small commercial operation and this will be seasonal. He stated that this request falls in line with the Comprehensive Plan. On the

property the owner has tractors, acreage and a good bit of barns. They would like to grow flowers and vegetables and have people come and pick their own flowers and vegetables. The house that is on the property is not lived in full time but the family spends most of their time there on the weekends. The owner's vision for the property is to grow and provide food, herbs, and flowers to help build the community. The initial product grown on the property will be various fruits, vegetables, and flowers. There is a red barn on the property that they will store farm equipment in. They also have 2 greenhouse buildings and a one-story frame building used for friends and family to gather and fellowship. This is not a major operation and most cars on a good day would be no more than 5. Farming is a legacy for the family, and they would like to see this continue. The adjacent landowner, Kris Rosendahl, has no issue with this request.

Speaking: No one

Recommendation: Josh Ferguson made a motion to recommend approval as submitted with a second by Robert Post. The Motion carried unanimously.

Rezone Application # 226-0123
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 6/4/26 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**
 Board of Comm Meeting Date 7/7/26 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C0770094A00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Rosenthal Wright, LLC; Donnie A. Wright, III, Esq.</u>	<u>William Paul Jones, Jr. & Tobey Lorraine Jones</u>
<u>110 Court Street</u>	<u>2961 Old Hwy. 138</u>
<u>Monroe, GA 30655</u>	<u>Monroe, GA 30655</u>
<u>770-267-2894</u>	<u>(If more than one owner, attach Exhibit "A")</u> <u>404-909-5474</u>

Location: 2120 H D Atha Road Requested Zoning A Acreage 60.105
 Existing Use of Property: Farm.
 Existing Structures (1) detached residence, (1) wood framed building, (2) storage barns/buildings, (2) greenhouses, (1) gazebo
 The purpose of this rezone is To allow for small commercial farming operations for food, herbs, and flowers. Also, to allow for in person selection (pick your own) and sale of herbs and flowers grown in a greenhouse.
 Property is serviced by the following:
 Public Water: Yes. Provider: Walton County Well: _____
 Public Sewer: No. Provider: _____ Septic Tank: Yes.

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

Signature [Handwritten Signature] Date 4-30-26 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 A1 Surrounding Zoning: North A1 South A1
 East A1 West A1

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

Commission District: 5-Jeremy Adams Watershed: TMP

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

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

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

_____ yes _____ no

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

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

This disclosure must be filed when the application is submitted.



Signature of Applicant/Date

Donnie A. Wright, III, Esq.

Check one: Owner _____ Agent _____

**AUTHORIZATION
BY PROPERTY OWNER**

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

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

Name of Applicant: Rosenthal Wright, LLC; Donnie A. Wright, III, Esq.

Address: 110 Court Street, Monroe, GA 30655

Location of Property: 2120 H D Atha Rd., Monroe, GA 30655

Map/Parcel Number: C0770094A00

Current Zoning: A1

Requested Zoning: A

William Paul Jones, Jr.
Property Owner Signature

Tobey Lorraine Jones
Property Owner Signature

Print Name: William Paul Jones, Jr.

Print Name: Tobey Lorraine Jones

Address: 2961 Old Hwy. 138

Address: 2961 Old Hwy. 138

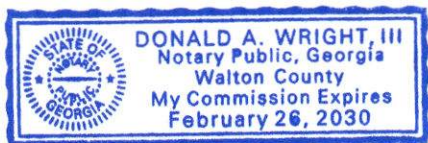
Monroe, GA 30655

Monroe, GA 30655

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.

Donald A. Wright, III
Notary Public

4-30-26
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 surrounding parcels of land are made up of farm land, and rural residential homes. The zoning classification of the surrounding parcels are A1.

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

The existing zoning classification limits the development of the Subject Property to a very limited scope of agricultural uses. Allowing the requested rezone will allow the Subject Property to realize its full economic potential with a small commercial agricultural farm operation while still preserving the rural character of the Subject Property on a long term basis.

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

Maintaining the current zoning as compared to granting this request does not promote the health, safety, morals or general welfare of the public.

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

There is no gain to the public by denying this rezone request given that the requested rezone will maintain the parcel in a very low density rural type use of general farming/agricultural purposes, and will further limit the overall residential yield on the property.

5. The suitability of the subject property for the zoned purposes; and
The Subject Property and the surrounding area are well suited for the
rural agricultural use requested of light agricultural farming operations.

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 undeveloped, rural farm land for more than a century.
This is an appropriate long-term use of the property given the surrounding
property classifications.

William Paul Jones, Jr. & Tobey Lorraine Jones

Rezone Request

Map/Parcel ID# C0770094A00

Letter of Intent & Project Overview

William Paul Jones, Jr. ("Paul") and Tobey Lorraine Jones ("Tobey") have lived in Walton County, Georgia, for more than 59 years. The subject property is their home away from home, and where they spend most of their time on the weekends. Paul and Tobey's vision for the property is to grow and provide food, herbs, and flowers to the local community, as well as fellowship with friends and family.

The initial products grown on the property will be corn, watermelon, cantaloupes, green beans, butter beans, peas, squash, okra, strawberries, vegetable plants, annual flowers, and chrysanthemums. The products that will be grown on the property are seasonal and will be available for purchase by the public on the weekends, when available.

The buildings located on the property are a single-family residence, used by Paul and Tobey on the weekends, a barn and building used to store farm equipment, two greenhouse buildings, and a one-story wood frame building used for friends and family to gather and fellowship.

ROSENTHAL WRIGHT
ATTORNEYS AT LAW

From the desk of
Donnie A. Wright, III, Esq.

donnie@rosenthalwright.com

April 30, 2026

VIA HAND DELIVERY

Hon. David Thompson, Chairman
& District Commissioners
Walton County Board of Commissioners
303 South Hammond Drive, Suite 330
Monroe, Georgia 30655

Re: Rezoning Application No.: **Z-_____**
 Applicant: **William Paul Jones, Jr. & Tobey Lorraine Jones**
 Rezoning: **A-1 to A**

Dear Honorable Chairman and Board of Commissioners,

The Petitioner in the above-referenced case has requested a rezone from A-1 to A for 60.105 +/- acres located off of H D Atha Road.

The purpose of this down-zoned rezoning request is to allow for small family-based commercial farming operations to include planting, harvesting, and selling of food, herbs, and flowers.

Petitioner contends that the current zoning of A-1 prohibits any practical development of the property. Therefore, the Petitioner is requesting this current rezoning request. If the Board of Commissioners grants the request, it will ensure compatibility with the adjacent property owners and the area in general. The Petitioner is unaware of any benefit to the public health, safety, morality or welfare of the community that would be served by denying this application for the requested rezoning. Denying this request would violate Article I, Section I, Paragraph I of the Georgia Constitution of 1983 on the grounds that the denial would constitute an abuse of police power, in that the action would bear no substantial relationship to the public health, safety, morality, or general welfare, hence it would constitute a

PAUL L. ROSENTHAL
DONNIE A. WRIGHT, III
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ROSENTHAL WRIGHT

ATTORNEYS AT LAW

April 30, 2026
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deprivation of property without due process of law. In addition, the Fifth and Fourteenth Amendments of the United States Constitution would be violated by denying the rezone request.

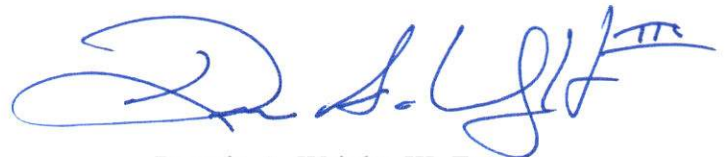
The existing zoning of the property is unconstitutional, in that it renders the property unusable and destroys the marketability of the property, therefore constituting a taking of property without just compensation and without due process of law, in violation of the Fourteenth Amendment of the United States Constitution as well as Article I, Section I, Paragraph II of the Constitution of Georgia of 1983.

This notice is filed for the purpose of allowing the Walton County Board of Commissioners to grant the Petitioner's rezone request and be in compliance with the State and Federal Constitutions. This notice is further provided to preserve the Petitioner's rights to challenge any denial of the application as required by Dekalb Co. v. Bremby, 252 Ga. 510 (1984).

This letter is respectfully submitted in accordance with Georgia law to preserve the rights of the Petitioner and is submitted at the earliest possible time, contemporaneously with the application for rezone, to enable the Walton County Board of Commissioners to correct any zoning problems with the above referenced property and petition.

With kind regards,

I am,



Donnie A. Wright, III, Esq.

DAW/keg

cc: Paul and Tobey Jones (*via email only*)

Chip Ferguson, Esq. (*via email only*)

