



Planning and Development Department Case Information

Case Number: LU26-0179 & Z26-0177

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant:

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

Owner:

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

Current Zoning: The current zoning is A1.

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

Address: Cedar Ridge Road, Monroe, Georgia 30656

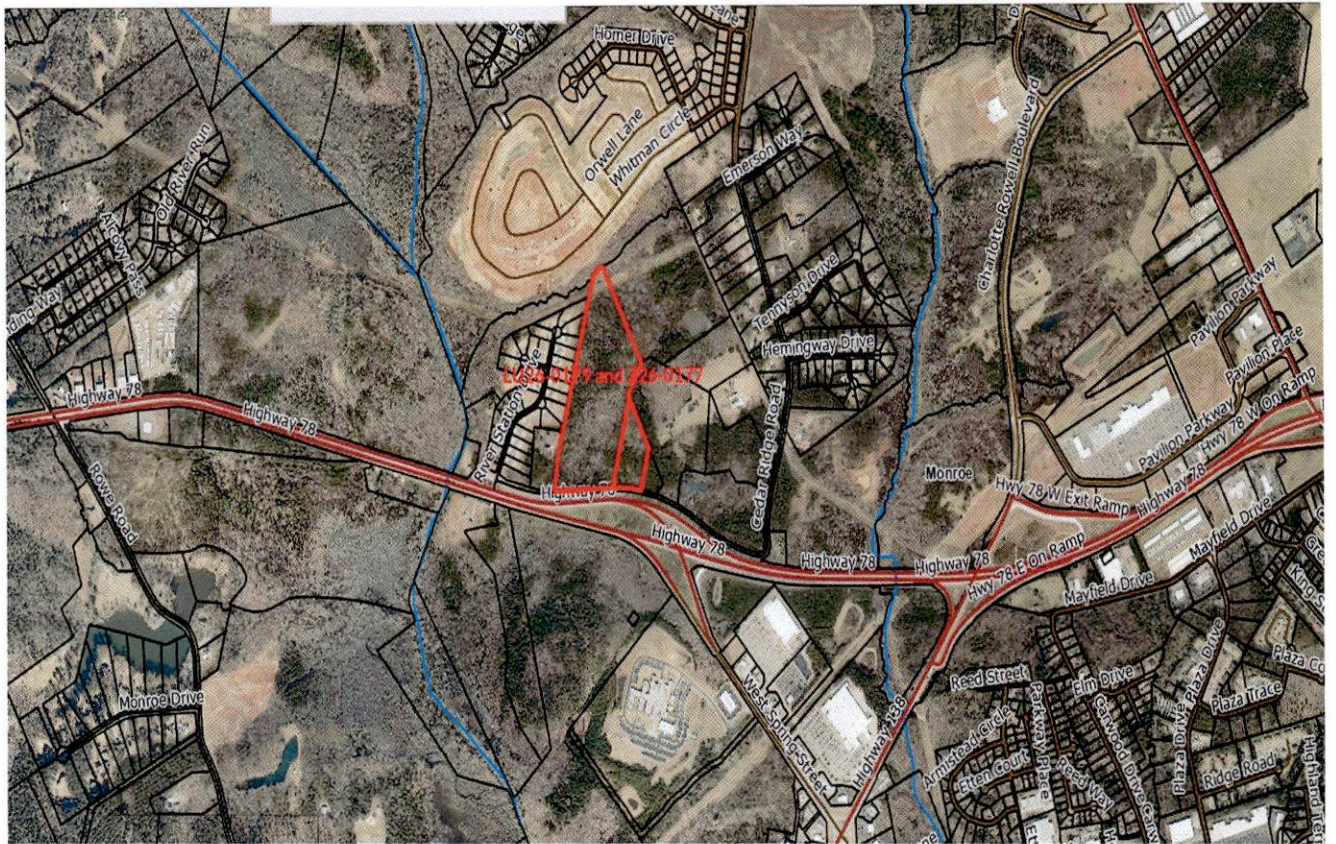
Map Number/Site Area: C0910004

Character Area: Employment Center

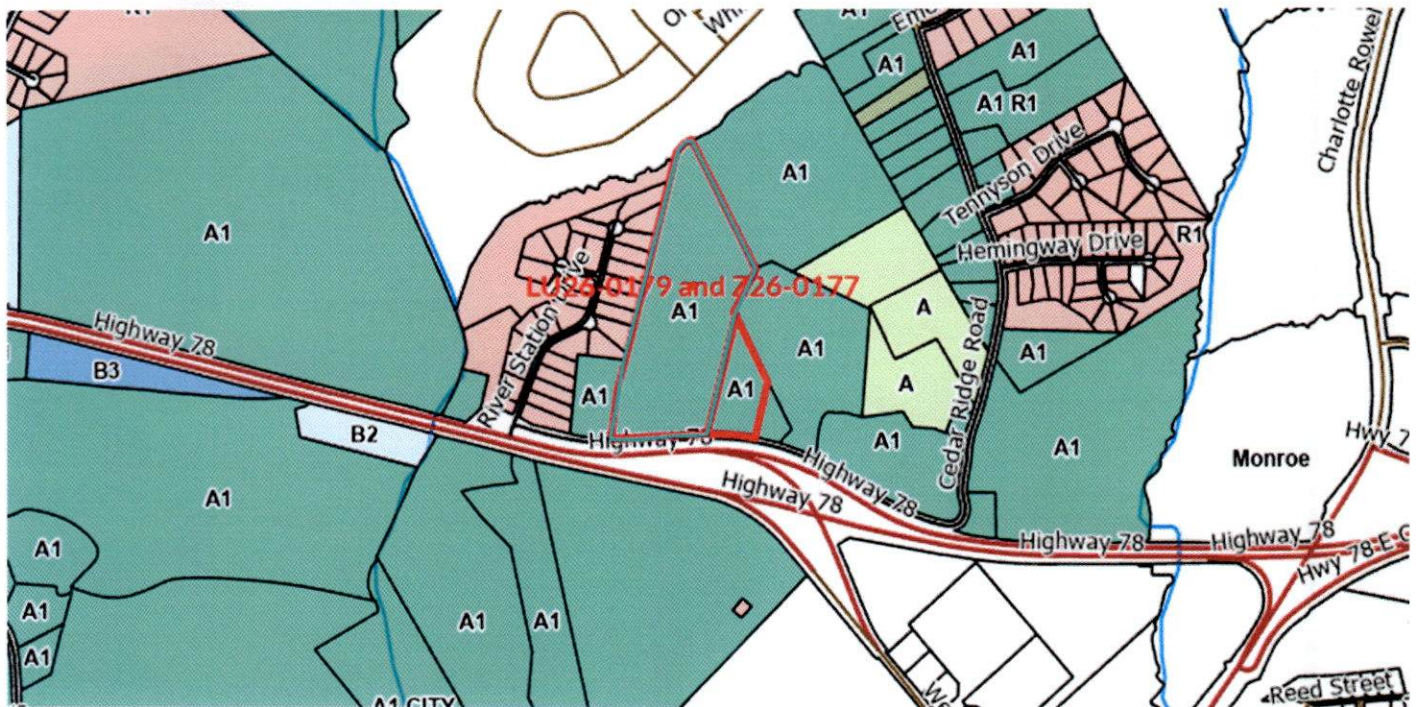
District 5 Commissioner-Jeremy Adams

Planning Commission-Tim Hinton

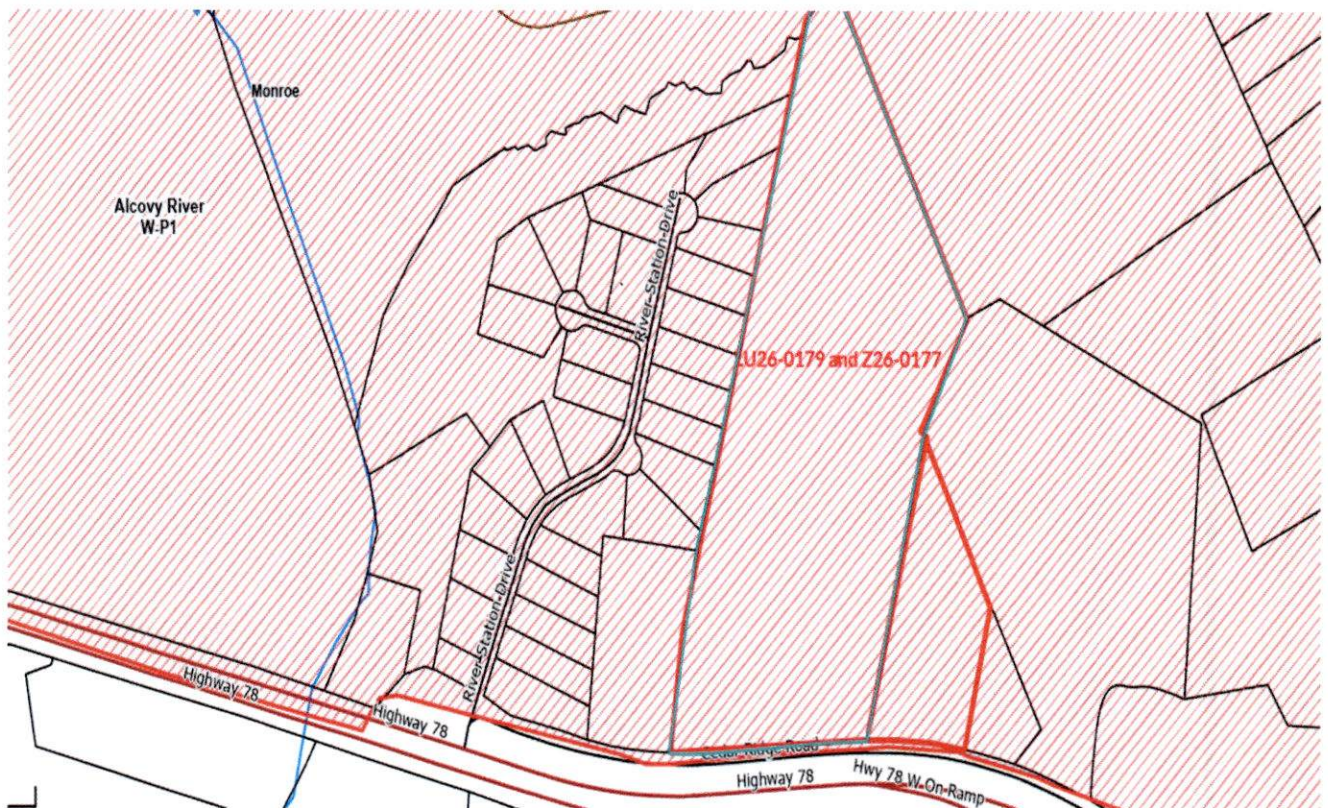
Existing Site Conditions: Property consists of vacant land.



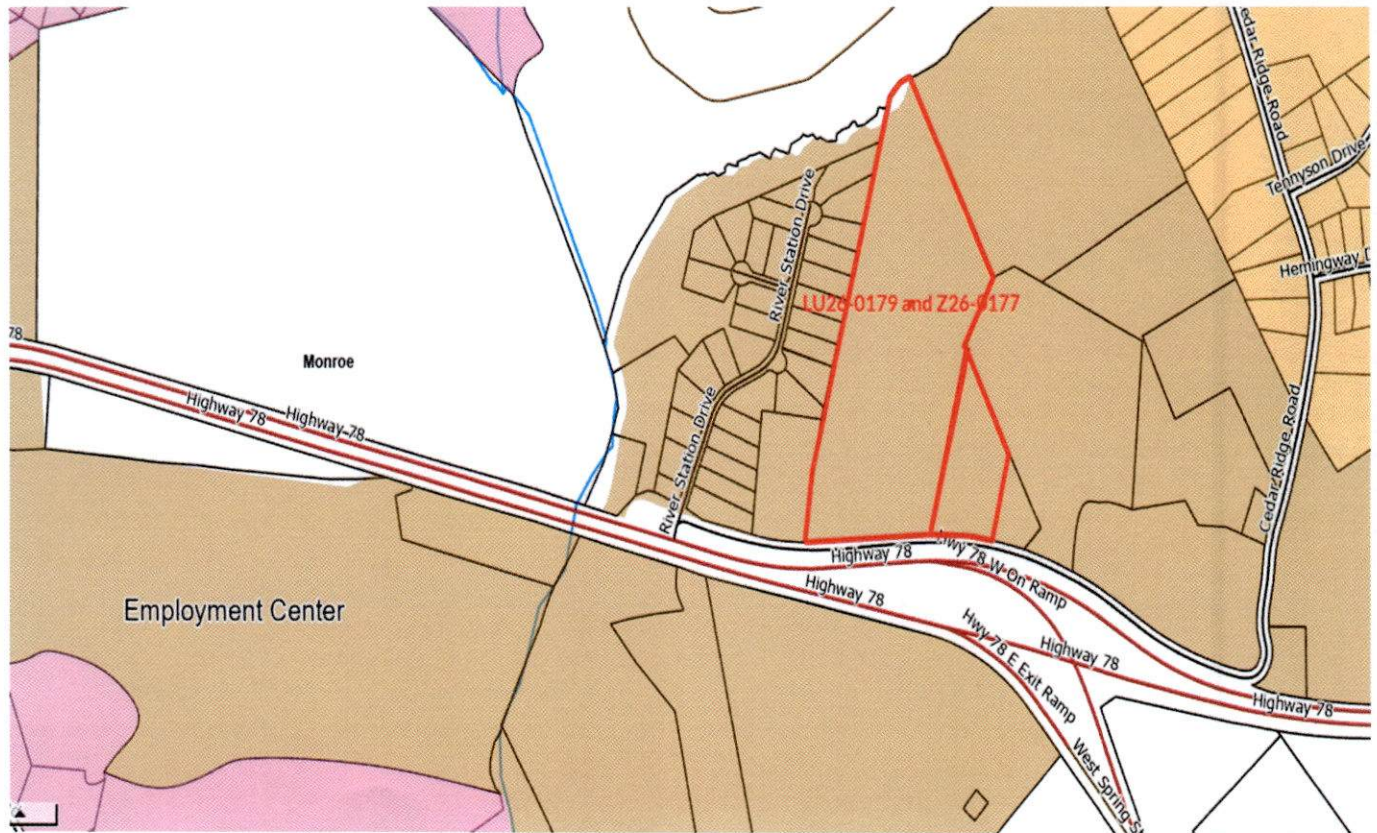
The surrounding property is zoned A1.



The property is in the Alcovy River Watershed Protection Area.



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



History: No History

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

Public Works: Public Works recommends installing a deceleration lane and verifying sight distance with the entrance location.

Sheriff's Department: No comment received.

Water Authority: This property is located within the City of Monroe Service Area.

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: Increased Fire and EMS demand.

Board of Education: This will not affect the school system.

******(There will be more students for the schools and buses and may need to hire more teachers).

GDOT: Will not affect GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No comment received.

PC ACTION 8/6/2026:

LU26-0179 and Z26-0177 – Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC to create a 20-lot residential subdivision – Applicant: Reliant Homes GA, LLC/Owner: 81 Investment Company, LLC – property located on Cedar Ridge Road – Map/Parcel C0910004 - District 5

Presentation: Ned Butler with Reliant Homes represented the case. He said that they would like to do a Land Use Change from a Employment Center to Neighborhood Residential and rezone 32+ acres from A1 to R1OSC to develop a 20-lot subdivision. He stated that the dark green shaded space on the site plan is open space. They are also going to put in the 50 ft. transitional buffer. He stated that a couple of years ago the developer was going to do 50 ft. buffer but put in 300 lots.

Speaking: John Barrientos, who owns 599 Cedar Ridge Rd, stated that the biggest thing did they do a traffic report. He said it is a nightmare at this intersection and is a danger. He is also concerned about county and city students leaving schools and trees falling down and he feels that adding 20 more lots on Cedar Ridge Road would be a lot more dangerous.

Rebuttal: Ned Butler came back for rebuttal and stated that they did not do traffic study

for 20 lots. He stated that they were not going to do a decel lane, but the county is requiring it then they will do it. He is asking for much less intensive zoning and in the long run it will put less traffic on Cedar Ridge Road.

Tim Hinton stated that he is very familiar with this area and it has open exposure and there needs to be trees, fencing and landscaping.

Recommendation: Tim Hinton made a motion to recommend approval with the following conditions: For the disturbed area for the entry that anything that has or is currently tree-lined along the right of way will be left except for what needs to be disturbed for the entry and that disturbed entry will be fenced have shrubs and trees planted and trees for future screening of that neighborhood from the public right of way with a second by Robert Post. The motion passed unanimously.

Character Area Map Amendment

Application # 4126-0179

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

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

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0910004

Applicant Name/Address/Phone #

Reliant Homes GA LLC

PO Box 200

Monroe, GA 30655

Phone # 678.373.0536

E-mail Address: _____

Property Owner Name/Address/Phone

81 Investment Company LLC

PO Box 200

Monroe, GA 30655

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

Phone # 678.373.0536

Location: Cedar Ridge Rd Acreage 32.479

Existing Character Area: Employment Center

Proposed Character Area: Neighborhood Residential

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

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

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

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

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

Public Sewer: _____ Provider: _____ Septic Tank: ☒

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

Signature

Date

Fee Paid

6/25/26

\$ 300.00

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

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

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

You or your agent must be present at both meetings

Map/Parcel C09/0004

Applicant Name/Address/Phone #

Reliant Homes GA LLC

PO Box 200

Monroe, GA 30655

Phone # 678.373.0536

Location: Cedar Ridge Rd

Existing Use of Property: Vacant Land

Existing Structures: None

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

Property is serviced by the following:

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

Public Sewer: _____ Provider: _____ Septic Tank: X

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

Signature [Signature]

Date 6-25-26

Fee Paid \$ 1,000.00

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1

Surrounding Zoning: North City of Monroe South A1
East A1 West A1 + RTDSC

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

Commission District: 5-Jeremy Adams Watershed: Alcovy River W-P1 TMP /

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

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

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

_____yes ☒ no

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

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

This disclosure must be filed when the application is submitted.

 6/19/26

Signature of Applicant/Date

Check one: Owner _____ Agent ☒ _____

**AUTHORIZATION
BY PROPERTY OWNER**

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

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

Name of Applicant: 81 Investment Company LLC

Address: PO Box 200 Monroe, GA 30655

Telephone: 678-373-0536

Location of Property: Cedar Ridge Rd.

Monroe, GA 30655

Map/Parcel Number: C0910004

Current Zoning: A1 Requested Zoning: R1 OSC



Property Owner Signature

Property Owner Signature

Print Name: Ned Butler, Vice President

Print Name: _____

PO Box 200

Address: Monroe, GA 30655

Address: _____

Phone #: 678.373.0536

Phone #: _____

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



Notary Public

6/19/26
Date

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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

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

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

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

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

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

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

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

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

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

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

The property appear to have been vacant for many years.



June 25, 2026

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

Mrs. Parr,

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

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler' with a stylized flourish at the end.

Ned Butler
Vice President
Reliant Homes GA, LLC

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

KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

GENERAL SURVEY NOTES

1. HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
3. QUANTITY OF FIELD SURVEY 40000.
4. ALL USED BOUNDARY REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LIMITED.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, SUBJECT AND ADJACENT PROPERTY OWNERS USED REFERENCES WERE OBTAINED FROM LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
6. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
7. IT IS NOT PART OF THE SURVEY PROPERTY LOCATED WITHIN A FLOOD HAZARD AREA ZONE "A" AS PER WALTON COUNTY F.I.R. COMMUNITY MAP, NO. 00700000, DATED DECEMBER 18, 2014.
8. SUBJECT PROPERTY LIES WITHIN THE ALLUWY RIVER WATER PROTECTION AREA (AWPA).

CLOSURE STATEMENT

A TRIANGLE IN BOUNDARY TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.
THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,417 FEET AND AN ANGULAR ERROR OF 17" PER ANGULAR POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS THEREFORE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

REFERENCES

1. - D.B. 182 PG. 187
2. - D.B. 182 PG. 185
3. - P.B. 28 PG. 189
4. - P.B. 28 PG. 191

-SUBDIVIDED AS RIVER STATION-
P.S. 117 PG. 7
ZONING: R1-200C

W.F.
GIL HEWIS & SHAMMAN CUMMEL
D.B. 53 PG. 125
P.B. 53 PG. 125
TAX PARCEL: 02810003
ZONING: A1

R=2438.25'
L=118.86'
CH=118.85'
NB73°51'16"W

8546.64' TOTAL ALONG
R/W TO R/W OF OTHER
STATION LINE

SURVEYORS CERTIFICATION
As required by subsection (b) of O.C.G.A. Section 15-9-87, this plan has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or electronic entries. Such approval or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plan as to its intended use or any record. Furthermore, the undersigned land surveyor certifies that this plan complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-9-87.



INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED THAT ANYONE USING THIS DRAWING, THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE, AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR INDEPENDENCE OF THE INFORMATION CONCERNING THE UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. FOR GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL DIRT DISTURBING ACTIVITIES.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. NO CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECONFESSION BY THE SURVEYOR MAKING THIS PERSON.

The Following Governmental Bodies Have Approved This Plan, Map, or Plan for Filing:

Ronald C. Smith
Walton County Planning and Development

6/16/2026

GRAPHIC SCALE 1"=80'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

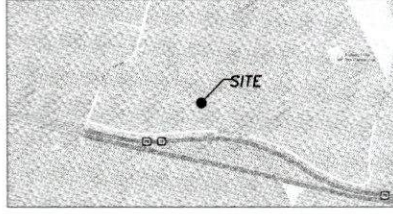
COMBINATION PLAT FOR:
RELIANT HOMES, LLC
PO BOX 2655
LOGANVILLE, GA, 30052
CONTACT INFO:
MR. AED BUTLER
(678) 373-0536

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm #12140
P.O. Box 384
Brazelton, Georgia 30517
Phone: (678) 776-7494

NORTHEAST LAND SURVEYING

Project Name:	CEAR RIDGE ROAD TRACTS	Drawn:	ALC	Scale:	1"=80'
Project Address:	CEAR RIDGE ROAD	Checked:	CON		
Unit L&W No.	7	Dated:	5/16/2026	Sheet:	10F1
City:	State:	Dated:	5/16/2026	Project No.:	26-021

- #### LEGEND
- 1. BUILDING LINE
 - 2. DRIVE LINE
 - 3. CONCRETE SPURRING FOUND
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VICINITY MAP N.T.S.

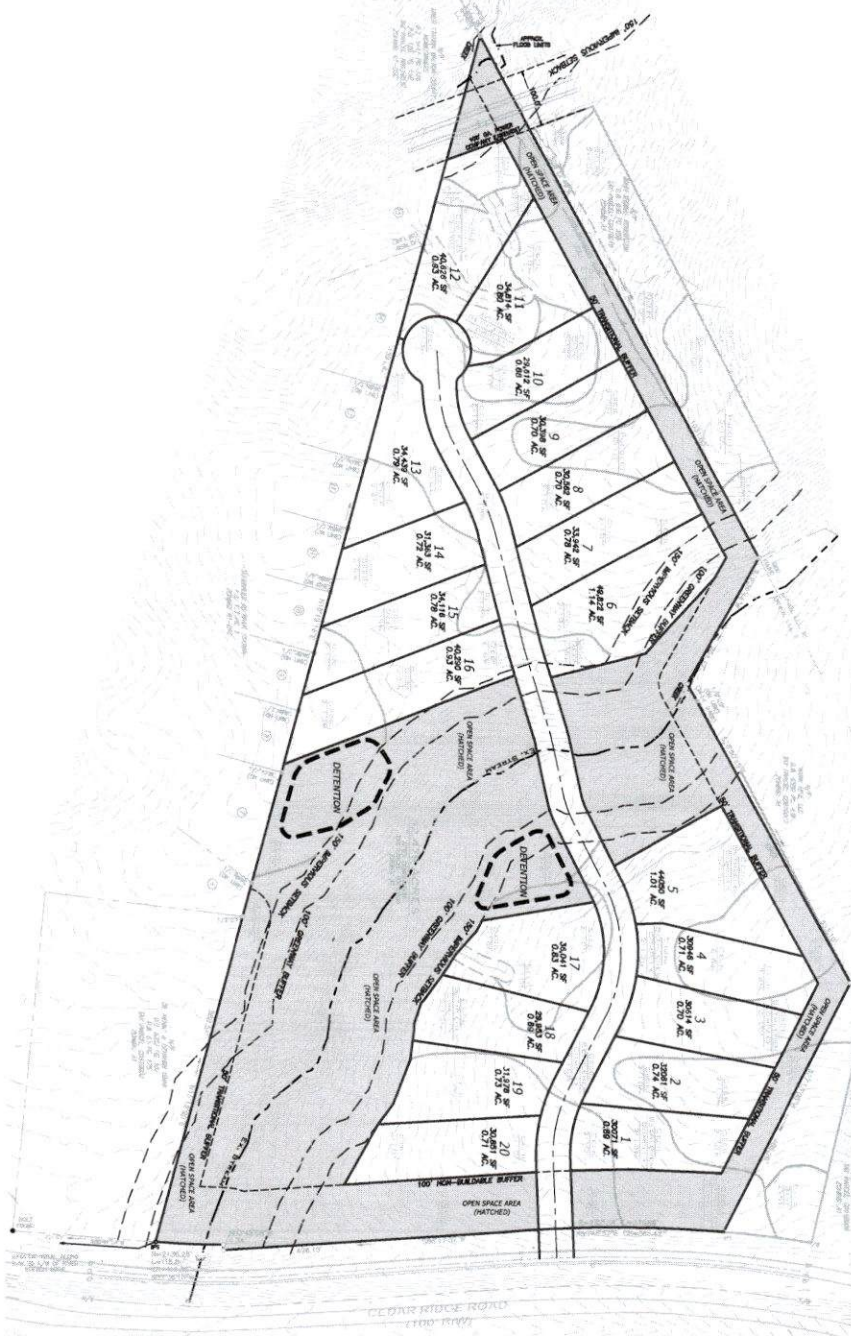
W.F.
JOHN THOMAS ROBERTSON
D.B. 640 PG. 230
TAX PARCEL: 00910010
ZONING: A1

W.F.
HAWK RISE, LLC
D.B. 4380 PG. 439
TAX PARCEL: 00910007
ZONING: A1

W.F.
LINIA RUE ROBERTSON CAMP
D.B. 580 PG. 253
P.B. 13 PG. 134
TAX PARCEL: 00910005
ZONING: A1

**CEAR RIDGE ROAD
F.K.A. FRONTAGE ROAD #1
R/W VARIES**
D.B. 33 PG. 104

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



OWNER
MFL LAND INVESTMENTS, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
clockstar@relianthomes.com

DEVELOPER
PRIMARY PERMITEE
RELIANT HOMES CA, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
clockstar@relianthomes.com

24 HOUR CONTACT
CHAD LOCKLEAR
(770) 715-2800

FLOOD MAP N.T.A.
PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ZONE A PURV F.E.M.A. FLOOD INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA, FIRM PANEL NO. 1329700125E. EFFECTIVE DATE DECEMBER 8, 2016.



VICINITY MAP N.T.S.



GENERAL SITE NOTES:

1. *See* *W. H. Rouse Ball, The Game of Chess*, 2d ed. (London, 1902), at 130-31.
2. *Id.* at 130-31.
3. *Id.* at 131.
4. *Id.* at 131.
5. *Id.* at 131.
6. *Id.* at 131.
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98. *Id.* at 131.
99. *Id.* at 131.
100. *Id.* at 131.



ZONING: ARTICLE 4 SECTION 4-1-120 A1 BAY ZONING;
 ARTICLE 4 SECTION 4-2-120 OSC SUBDIVISION;
 PARAGRAPH TO THE CORRESPONDING ZONING AND DEVELOPMENT ORDINANCE OF WALTON COUNTY PLANNING & DEVELOPMENT

DATE: _____

CONCEPTUAL REZONING PLAN
FOR
CEDAR RIDGE SUBDIVISION

LOCATED IN
PARCEL #s C0910004 & C0910005
LANDLOT 7 - 3RD DISTRICT
WALTON COUNTY, GEORGIA

**DAY
DESIGN
GROUP, Inc.**

**CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING**

P.O. BOX 848 (770) 271-4676
BUFORD, GA 30515 (706) 389-8568



DATE: 06/29/26
DRAWN BY: CHD/JAM
JOB NO.: 25-114

1	06/29/26	INITIAL DATE OF PLANS
NO.	DATE	DESCRIPTION
REVISIONS		