

Planning and Development Department Case Information

Case Number: Z26-0192

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant:

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

Owner:

Grady Thompson Enterprises, LLLP
2770 Highway 11
Monroe, Georgia 30656

Current Zoning: The current zoning is A2.

Request: Rezone a portion of C0850158 (103.56 acres) from A2 to R1OSC for a residential subdivision with 57 lots.

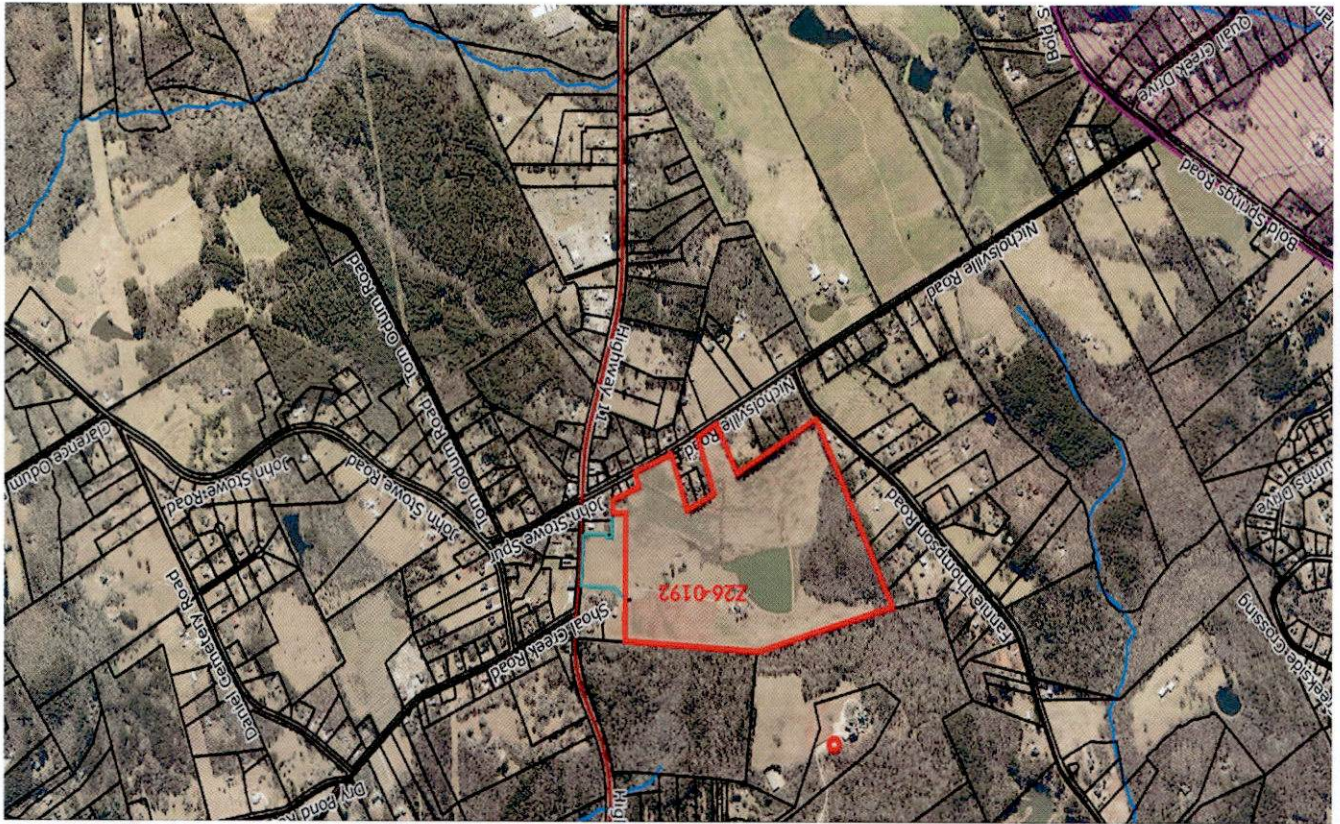
Address: Nicholsville Road, Monroe, Georgia 30656

Map Number/Site Area: C0850158– 105.80 acres

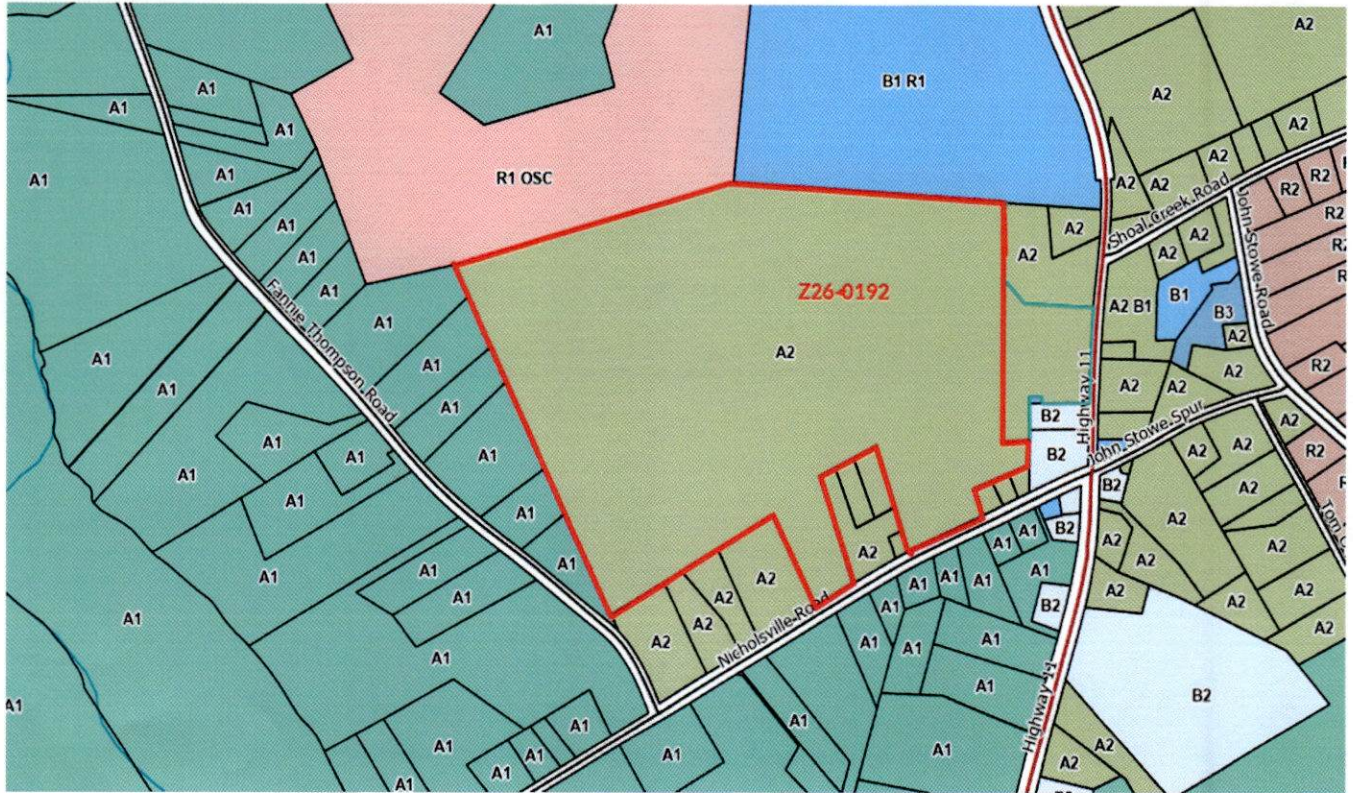
Character Area: Neighborhood Residential

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property has a residential dwelling on the property.

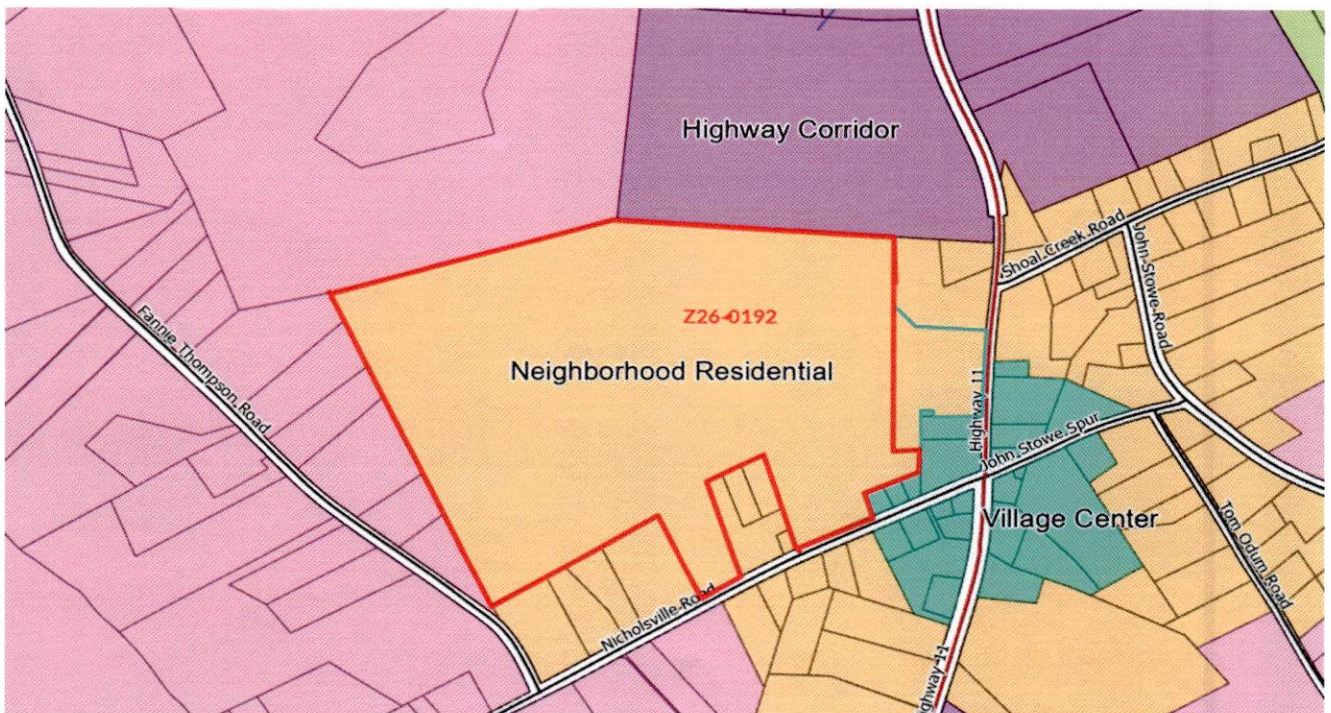


The surrounding properties are zoned R1OSC, A1, A2, R1, B1 and B2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Neighborhood Residential.



History: No History

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Loganville:

City of Social Circle:

City of Monroe:

Rezone Application # 226-0192
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 03-06-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 09-01-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0850158 (a portion of)
Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

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

Grady Thompson Enterprises, LLLP
2770 Hwy 11
Monroe, Georgia 30656

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

Location: Nicholsville Road, Monroe GA Requested Zoning R1-OSC Acreage 103.56 acres

Existing Use of Property: Agriculture

Existing Structures: Single family home and manufactured home

The purpose of this request is to rezone 103.56 acres on Nicholsville Rd from A2 to R1 OSC to allow for a conservation-designed residential development which will be combined with the adjoining R1 OSC property to form a cohesive development called Bison Landing.

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

6-26-26
Date

\$1500.00
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 A2

Surrounding Zoning: North R10SC B1, R1 South A1
East A2, B2 West A1

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y N /

Commission District: 5-Jeremy Adams Watershed: 1 TMP 1

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 *DP* no

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

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

This disclosure must be filed when the application is submitted.

DP

Signature of Applicant/Date

Check one: Owner _____ Agent *✓*

Date: 4/30/26 Tax Map and Parcel Number(s): a portion of C0850158

PROPERTY ADDRESS: A portion of Tax Parcel C0850158
Nicholsville Road
Monroe, Georgia 30656

PROPERTY OWNERS: Grady Thompson Enterprises, LLLP
2770 Georgia Hwy 11
Monroe, Georgia 30656

Check one of the following:

4D (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:

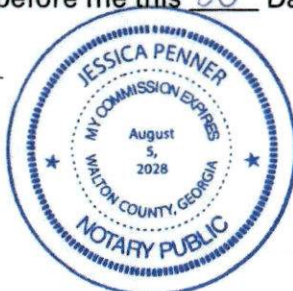
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Baldpates General Contracting, LLC

[Signature]

Sworn to and subscribed before me this 30 Day of April 2026

[Signature]
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 4/30/26 Tax Map and Parcel Number(s): a portion of C0850158

PROPERTY ADDRESS: A portion of Tax Parcel C0850158
Nicholsville Road
Monroe, Georgia 30656

PROPERTY OWNERS: Grady Thompson Enterprises, LLLP
2770 Georgia Hwy 11
Monroe, Georgia 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.):

Grady Thompson Enterprises, LLLP

Grady Thompson

Sworn to and subscribed before me this 30th Day of April 2026

Notary Public
NOTARY PUBLIC



AGENT AUTHORIZATION

Date: 4/30/26 Tax Map and Parcel Number(s): a portion of C0850158

PROPERTY ADDRESS: A portion of Tax Parcel C0850158
Nicholsville Road
Monroe, Georgia 30656

PROPERTY OWNERS: Grady Thompson Enterprises, LLLP
2770 Georgia Hwy 11
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

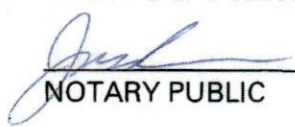
ACTION: Rezone 103.56 acres from A2 to R1 OSC for a residential development

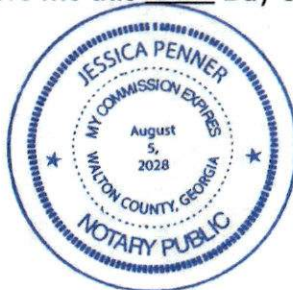
The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein.

ATTORNEY/AGENT


BY: Andrea P. Gray

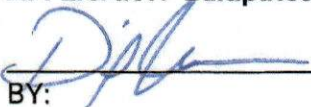
Sworn to and subscribed before me this 30 Day of April 2026


NOTARY PUBLIC

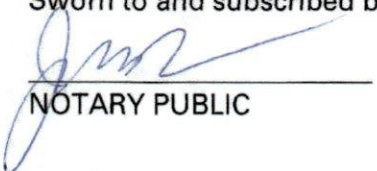


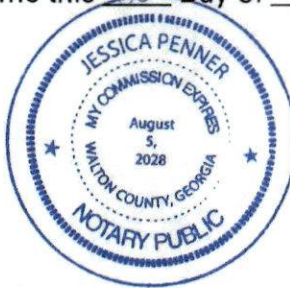
{signatures continue on following page}

APPLICANT: Baldpates General Contracting, LLC

BY: 

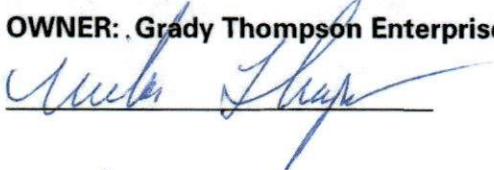
Sworn to and subscribed before me this 30 Day of April 2026


NOTARY PUBLIC



OWNER: Grady Thompson Enterprises, LLLP

Sworn to and subscribed before me this 30th Day of April 2026


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: Nicholsville Road

Monroe, GA 30656

Map/Parcel Number: a portion of C0850158

Current Zoning: A2

Requested Zoning: R1 OSC

Mike Thompson
Property Owner Signature

Property Owner Signature

Print Name: Mike Thompson

Print Name: _____

Address: 2770 Hwy 11 N.W.
Monroe GA 30656

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.

AP
Notary Public

4/30/20
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 a portion of tax parcel C0850158 located on Nicholasville Road and totals 103.56 acres. Baldpates General Contracting, LLC (the "Applicant") proposes to develop the property as a conservation-focused subdivision in combination with the previously rezoned adjoining property to form a cohesive development called Bison Landing. The property is currently used for farming and includes one home and several outbuildings in addition to a beautiful lake. The property is bordered by the original Bison Landing which is zoned R1-OSC and other properties which are zoned A1 and A2 apart from two B2 properties fronting on Hwy 11 and the adjoining B1/R1 also fronting on Hwy 11. The property is designated in the Future Land Use Plan as Neighborhood Residential. 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 residential development.

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

The current 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, in this case more than 25% of the property, 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 A2 in the area and given that the property is in the Residential Neighborhood character area in the future land use plan which allows for this type of 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 and a unique, lake-setting for Walton County homebuyers. 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 development will preserve over 25% of its acreage as open space and includes a beautiful lake with a walking trail. Combining this development with the previously approved Bison Landing will add a second access point and ensure consistent development of the area. 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 the variety needed 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, a beautiful lake and walking trail, and manageable lot sizes. The development will also include an attractive landscaped strip along all Nicholsville Road frontage.

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

This property is suitable for R1-OSC given the ideal location and the existing topography and lake which make it conducive to a conservation focused development with over 25% 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 and the lake. The lot size minimums imposed by A2 would not allow for the efficient development of the property when working around the lake and would not meet the demands of homebuyers searching for lower maintenance housing options including retirees and busy families. Combining the Subject Property with the already zoned R1-OSC property to the north will create a cohesive, attractive development with two access points, one off Nicholsville Road and one off Georgia Williams Road. The Subject Property is in the Residential Neighborhood character area in the Walton County Future Land Use Plan which fits with the proposed development.

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 have recently been approved for residential development.



Andrea P. Gray LLC

Attorney at Law

July 6, 2026

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

Re: Development Name: Bison Landing
Applicant: Baldpates General Contracting, LLC
Owner: Grady Thompson Enterprises, LLLP
Property: Hwy 11, Monroe GA
Tax Parcel: C0850158
Request to zone 103.56 acres from A2 to R1 OSC

Dear Ms. Parr:

Baldpates General Contracting, LLC (“Applicant”), a local company, seeks to combine a portion of Parcel C0850158 (the “Property”) with the previously approved Bison Landing development to create a cohesive, well-appointed residential neighborhood with an amenity lake. The Property proposed for rezoning to R1 OSC consists of 103.56 acres and will include 57 homes and 49.32 acres of open space with an entrance off of Nicholasville Road. When combined with the previously approved Bison Landing, the overall development will be 221.75 acres with 149 homes, over 82 acres of open space, and will have entrances off Nicholasville Road and George Williams Road. Located equal distance from Monroe and Bethlehem, Bison Landing provides an ideal location for a conservation-focused neighborhood with significant open space to include a lake with a community pavilion and walking trail.

Bison Landing as extended by the Property, fits well within the surrounding area. The 2022 Walton County Future Land Use planning committee recognized this transition and designated this property as Neighborhood Residential. The proposed development is consistent with these designations which contemplate residential development and allow for R1 OSC zoning. It is also consistent with the adjoining properties which are primarily single-family residences and will be consistent in quality, lot size and home size to the already approved Bison Landing. The combined development will appeal to both younger generations seeking 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.



300 E Church Street, Monroe, GA 30655
(678) 364-2384

The proposed development will be consistent with the high standard for residential development in the area and a continuation of Bison Landing. The development includes unique amenity features with the lake, walking trail and pavilion. The development is well laid-out for the safety and enjoyment of its residents with cul-de-sacs and an entry point on Nicholasville Road along with a connection to the existing Bison Landing development which provides a second entry point through George Williams Road. The open space on the Property is 48% of the property which is significantly 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.

Bison Landing as extended 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. The development will include a landscape strip along all Nicholasville Road frontage and an attractive entry sign. A representative rendering of the sign is included in the application materials.

Applicant intends to build responsibly by taking into account potential impacts to neighbors and the surrounding area. In addition to the aesthetic features with buffers and landscaping, it also undertook an analysis of impacts to traffic. A trip generation and entrance analysis by ATG Civil, LLC shows that the combined Bison Landing with a total of 149 homes with entrances on George Williams Road and Nicholasville Road would necessitate a right turn deceleration lane in the westbound direction into the entrance at Nicholasville Road. Center turn lanes are not needed on either road based on the GDOT standard because estimated traffic counts turning left are below the threshold for requiring a center turn lane. Applicant will construct the recommended right turn deceleration lane on Nicholasville Road to assist with traffic flow. While not necessitated by GDOT standards per the analysis, Applicant previously agreed to and will construct a right deceleration lane at the entrance on George Williams Road as well.

Applicant respectfully requests that the Property be rezoned from A2 to R1 OSC to allow for the construction of a conservation-focused residential subdivision.

Please let me know if you have any questions.

Sincerely,

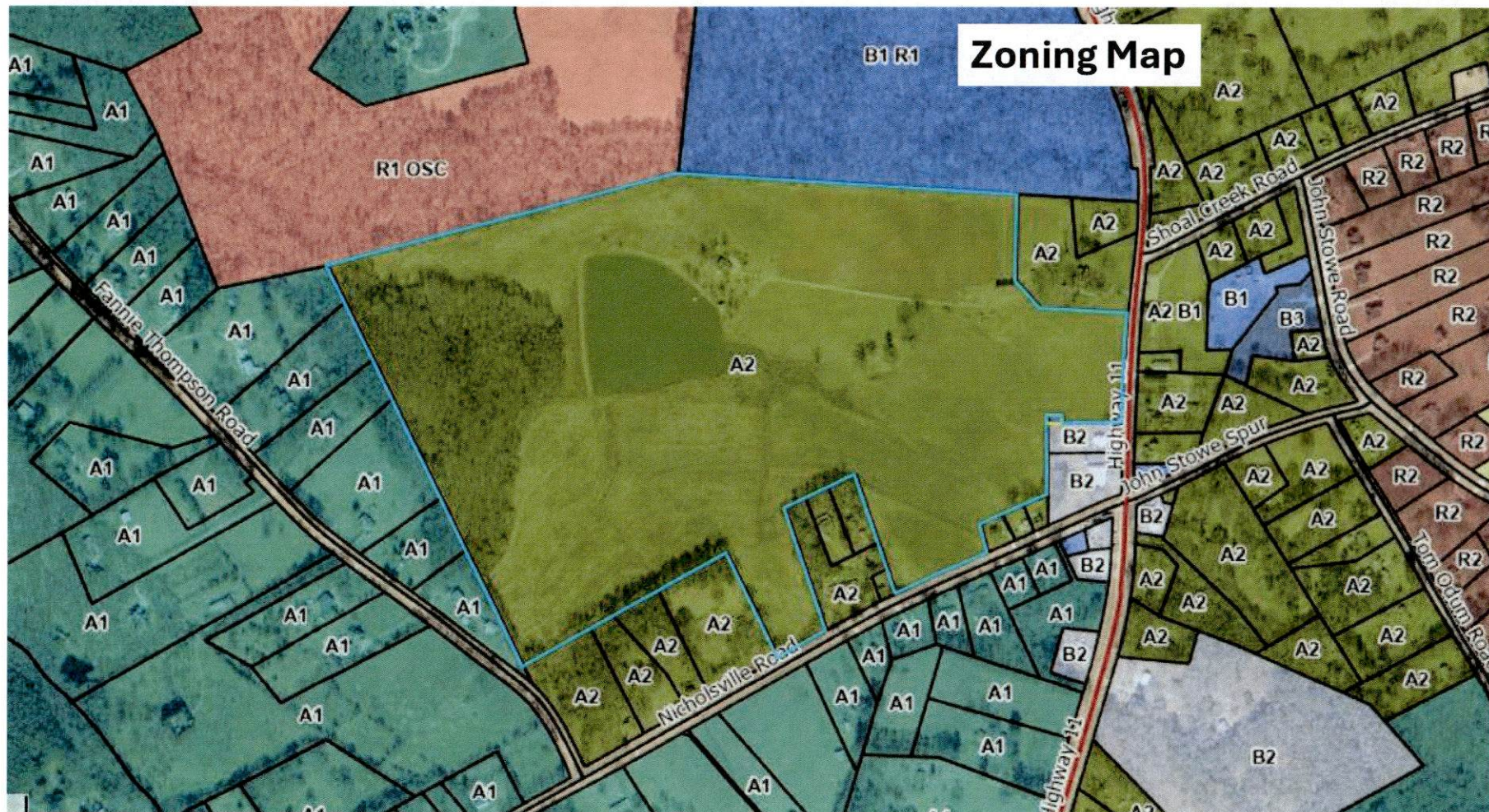


Andrea Gray
Applicant's Representative

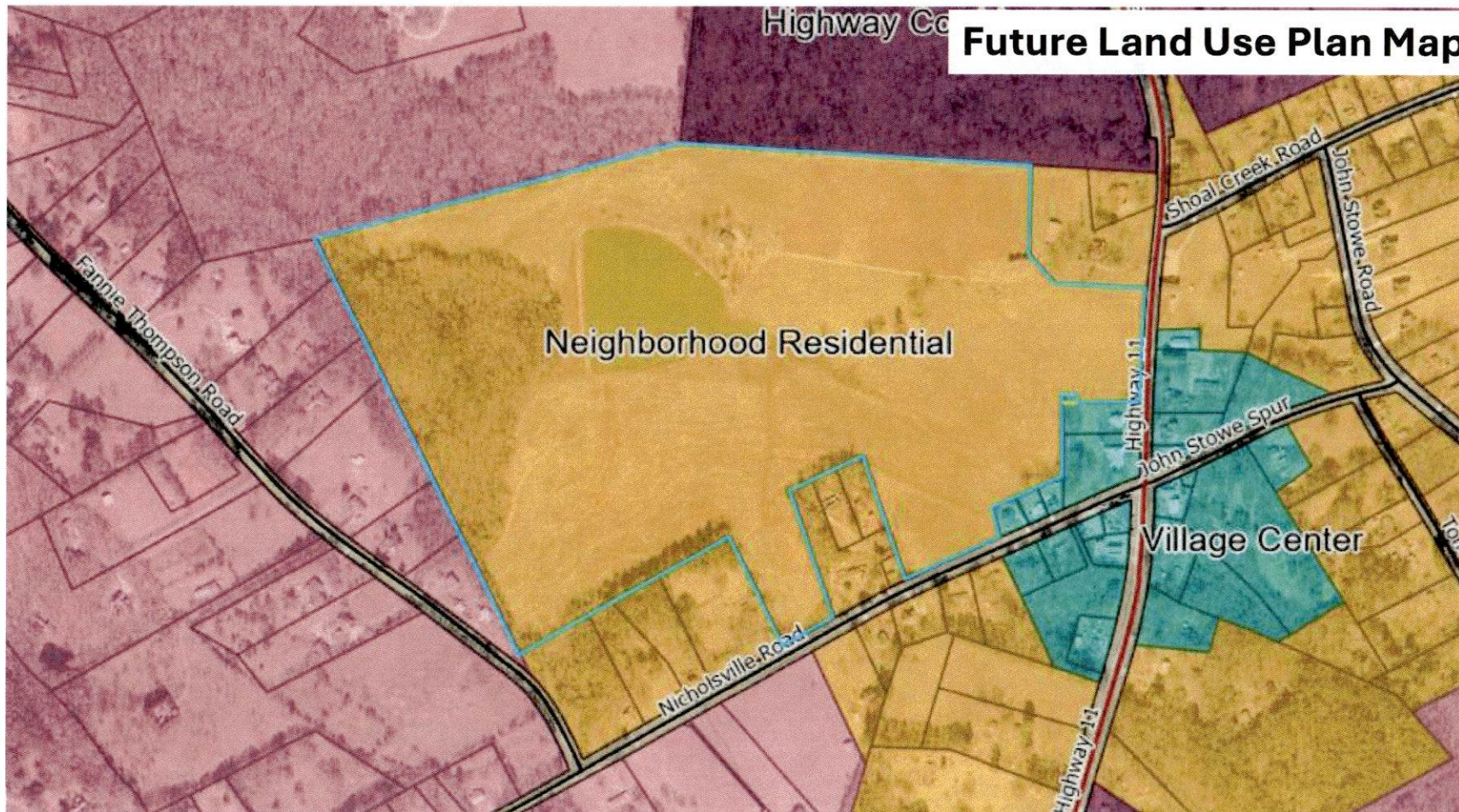


300 E Church Street, Monroe, GA 30655
(678) 364-2384

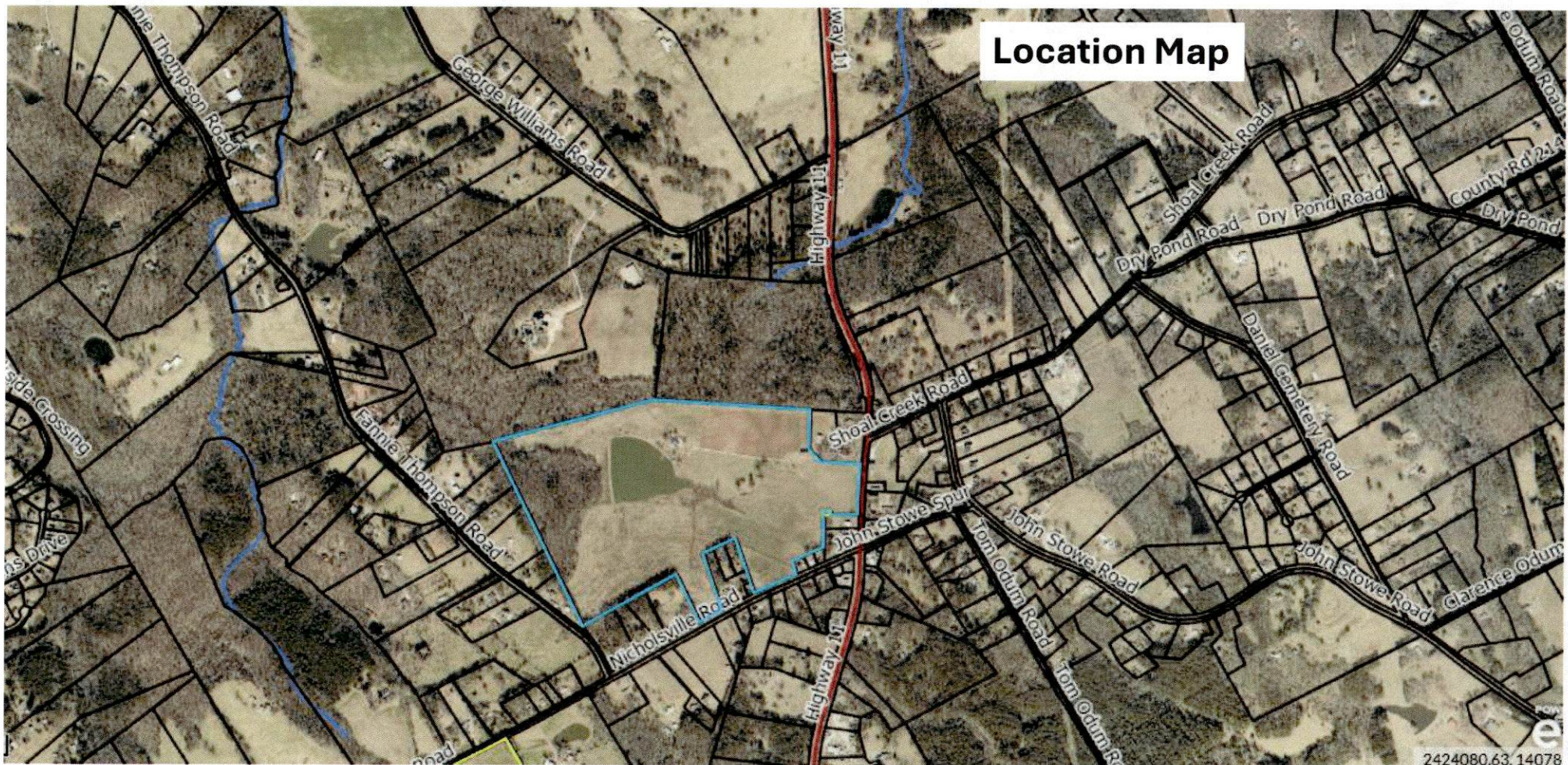
Zoning Map



Future Land Use Plan Map



Location Map





Andrea P. Gray LLC

Attorney at Law

July 6, 2026

Notice of Preservation of Constitutional Objections

Re: Development Name: Bison Landing – extended
Applicant: Baldpates General Contracting, LLC
Owner: Grady Thompson Enterprises, LLLP
Property: Nicholasville Rd, Monroe GA
Tax Parcel: C0850158
Request to zone 103.56 acres from A2 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.

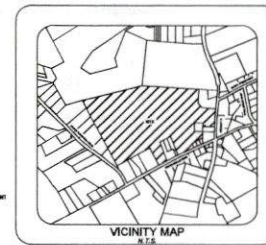
A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus 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



PROJECT DATA

PROPERTY = 108.65 ACRES
 PROPERTY FOR REZONING = 103.06 ACRES
 OUT LOT (NOT PART OF REZONING) = 5.09 ACRES

DE: 1047, PG 28
 PR: R2, PG 129
 PR: C0850158
 CURRENT ZONING = A2
 PROPOSED ZONING = R1 OSC
 PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL

OSC SETBACKS:

FRONT YARD = 40 FT
 SIDE YARDS = 10 FT
 REAR YARD = 40 FT

LOT WIDTH = 100 FT
 CUL-DE-SAC WIDTH = 50 FT (FROM SETBACK)

MINIMUM LOT AREA = 25,500 SQUARE FEET

OPEN SPACE (REZONED AREA)

REQUIRED = 25% (25.89 ACRES)
 PROVIDED = 48% (49.32 ACRES)

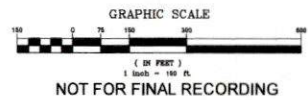
LOTS PROVIDED = 57
 MINIMUM HOUSE SIZE = 2,000 SQ FT

UNIT DENSITY (REZONED AREA) = 0.55
 R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

NOTE:

- ADJACENT TO BE PROVIDED WITHIN AREAS INCLUDED IN THIS ZONING INCLUDE WALKING TRAILS AND PAVILION.
- ADJACENT TO BE PROVIDED IN PREVIOUSLY ZONED PORTIONS INCLUDE POLEBOLL, GOLF PARK AND A GAZEBO.
- OPEN SPACE PROVIDED IN PREVIOUSLY ZONED PORTIONS = 28% (30.88 AC)

PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD HAZARD ZONE A PER FEMA FIRM PANEL 13297C0130F DATED DECEMBER 15, 2002



**Land Development
Surveyors, Inc.**
 P.O. BOX 2005
 RAINBOW, GA 30081

BISON LANDING

REZONE PLAN
OVERALL

SHEET TITLE

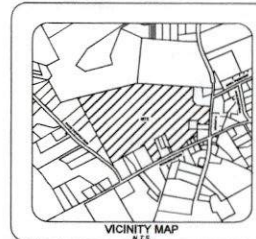
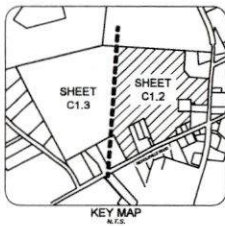
CHECKED
J.M.

DATE: 06/26/26

PROJECT: R2-043

200 NUMBER

C 11



PROJECT DATA

PROPERTY = 108.65 ACRES
 PROPERTY FOR REZONING = 103.56 ACRES
 OUT LOT (NOT PART OF REZONING) = 5.09 ACRES
 DB: 1047, PG 28
 PB: 82, PG 129
 PIN: C0850158
 CURRENT ZONING = A2
 PROPOSED ZONING = R1 OSC
 PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
 OSC SETBACKS:
 FRONT YARD - 40 FT
 SIDE YARDS - 10 FT
 REAR YARD - 40 FT
 LOT WIDTH = 100 FT
 CUL-DE-SAC WIDTH = 50 FT (FROM SETBACK)
 MINIMUM LOT AREA = 25,000 SQUARE FEET
 OPEN SPACE (REZONED AREA)
 REQUIRED = 25% (25.89 ACRES)
 PROVIDED = 48% (49.32 ACRES)
 LOTS PROVIDED = 57
 MINIMUM HOUSE SIZE = 2,000 SQFT
 UNIT DENSITY (REZONED AREA) = 0.55
 R1 DENSITY SHALL NOT EXCEED ONE
 (1) UNIT PER ONE (1) ACRE

PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD HAZARD ZONE A PER FEMA FIRM PANEL 13287C0130F DATED DECEMBER 15, 2002



Land Development
 Surveyors, Inc.

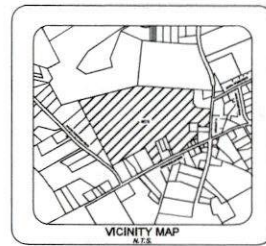
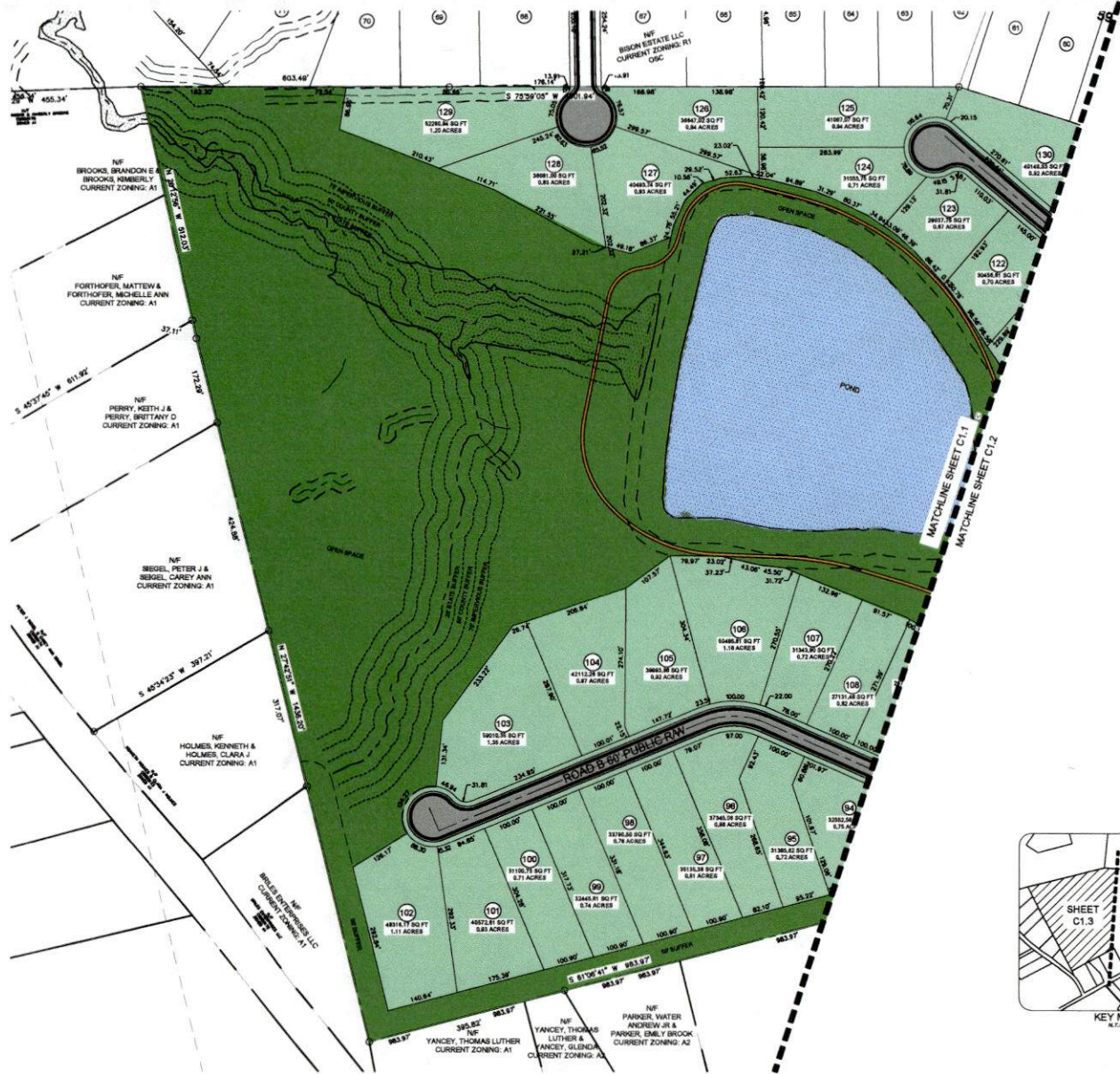


BISON LANDING

REZONE PLAN
 (EAST)

DATE: 06/26/26
 DRAWN: R26-043
 CHECKED: JMB

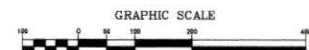
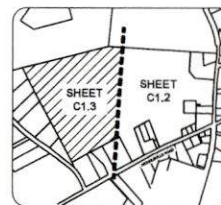
C 12



PROJECT DATA

PROPERTY = 108.65 ACRES
 PROPERTY FOR REZONING = 103.56 ACRES
 OUT LOT (NOT PART OF REZONING) = 5.09 ACRES
 DB: 1047, PG 28
 PB: 82, PG 129
 PN: C0850158
 CURRENT ZONING = A2
 PROPOSED ZONING = R1 OSC
 PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
 OSC SETBACKS:
 FRONT YARD - 40 FT
 SIDE YARDS - 10 FT
 REAR YARD - 40 FT
 LOT WIDTH = 100 FT
 CUL-DE-SAC WIDTH = 50 FT (FROM SETBACK)
 MINIMUM LOT AREA = 25,500 SQUARE FEET
 OPEN SPACE (REZONED AREA)
 REQUIRED = 25% (25.89 ACRES)
 PROVIDED = 48% (49.32 ACRES)
 LOTS PROVIDED = 57
 MINIMUM HOUSE SIZE = 2,000 SQ FT
 UNIT DENSITY (REZONED AREA) = 0.55
 R1 DENSITY SHALL NOT EXCEED ONE
 (1) UNIT PER ONE (1) ACRE

PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD
 HAZARD ZONE A PER FEMA FIRM PANEL
 13297C0130F DATED DECEMBER 15, 2002



NOT FOR FINAL RECORDING

Land Development
 Surveyors, Inc.
 P.O. BOX 2000
 DALY, GA. 30019



BISON LANDING

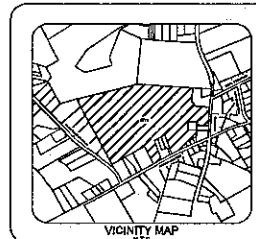
Land Lot 116, 3rd District
 Highway 111
 Wilkes County, GA 30666

REZONE PLAN (WEST)	SHEET TITLE
DATE	DATE
DRAWN	DRAWN
CHECKED	CHECKED

NO	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

06/26/26	DATE
R26-043	JOB NUMBER

C 13



PROJECT DATA

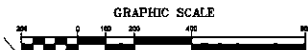
PREVIOUSLY ZONED PROPERTY = 118.19 ACRES
PROPERTY FOR REZONING = 103.56 ACRES
OUT LOT (NOT PART OF REZONING) = 5.09 ACRES
DB: 1047, PG 28
PB: 82, PG 128
PIN: C050158
CURRENT ZONING = A2
PROPOSED ZONING = R1 OSC
PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
OSC SETBACKS:
FRONT YARD - 40 FT
SIDE YARDS - 10 FT
REAR YARD - 40FT

LOT WIDTH = 100FT
CUL-DE-SAC WIDTH = 50FT (FROM SETBACK)
MINIMUM LOT AREA = 25,500 SQUARE FEET
OPEN SPACE (REZONED AREA)
REQUIRED = 25% (25.89 ACRES)
PROVIDED = 48% (49.32 ACRES)
LOTS PROVIDED = 87
MINIMUM PLOT SIZE = 2,000 SQFT
UNIT DENSITY (REZONED AREA) = 0.55
RI CENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

NOTE:

- AMENITIES TO BE PROVIDED WITHIN AREAS INCLUDED IN THIS ZONING INCLUDE WALKING TRAILS AND PAVILION.
- AMENITIES TO BE PROVIDED IN PREVIOUSLY ZONED PORTIONS INCLUDE PICKLEBALL, DOG PARK AND A GAZEBO.
- OPEN SPACE PROVIDED IN PREVIOUSLY ZONED PORTIONS = 20%± (30,68± AC)

PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD
HAZARD ZONE A PER FEMA FIRM PANEL
13297C0130F DATED DECEMBER 15, 2002



1 inch = 200 ft.
NOT FOR FINAL RECORDING

**Land Development
Surveyors, Inc.**
P.O. BOX 2050
WY118
LUA LSF #000372



BISON LANDING

Land Lot 116, 3rd District
Highway 11
Walton County, GA 30658

OVERALL
SITE PLAN

NO. of SPEC.	DESCRIPTION
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NO	DES
----	-----

06/25/26
DATE

11

Representative Photographs of Homes









BISON LANDING

EST. 2026 | A RURAL COMMUNITY

**Trip Generation Calculations
& Entrance Evaluation**

For

**Residential Subdivision
Nicholsville Road & George
Williams Road in Campton
Walton County, GA**

PREPARED FOR:

**Baldpates General Contracting
131 Main Street, Suite 2
PO Box 274
Jersey, GA 30018**

PREPARED BY:

**ATG Civil, LLC
2070 Broadnax Mill Rd
Loganville, GA 30052**

June 29, 2026

Table of Contents

Section 1 – Executive Summary

Section 2 – Background & Site Information

Section 3 – Conclusions

Section 4 – Exhibits

Section 1

Executive Summary

1.1 Executive Summary

This report analyzes the proposed 149-lot single family residential development with two proposed entrances just west of State Route 11 in the community of Campton, GA, in Walton County. The proposed development will have one entrance along Nicholasville Road and one along George Williams Road. This analysis determines the total vehicle trips generated by the proposed development and whether auxiliary turn lanes are required along Nicholasville Road and George Williams Road to support these added vehicle trips.

Nicholsville Road

To be conservative, it is assumed that traffic count along Nicholasville Road is greater than 6,000 vehicles per day. The posted speed limit along Nicholasville Road is 55 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

Requirements for right turn deceleration lane: 50 right turning vehicles

Requirements for center left turn lane: 150 left turning vehicles

George Williams Road

It is assumed that traffic along George Williams Road is less than 6,000 vehicles per day. The posted speed limit along George Williams Road is 35 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

Requirements for right turn deceleration lane: 200 right turning vehicles

Requirements for center left turn lane: 300 left turning vehicles

Trip Generation

Using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*, we have calculated the total trips to the proposed development. The total trips generated by the proposed development are:

1354 (Total), 677 (Entry), 677 (Exit)

For the vehicles entering the development, assume 50% will use the George Williams Road entrance and 50% will use the Nicholasville Road entrance. This means that approximately 339 vehicles will be entering from both George Williams Road and Nicholasville Road. Further, the traffic patterns for the area suggest that more vehicles will be accessing the development from the east. For George Williams Road, approximately 80% of the vehicles will access the development from the east. Nicholasville Road has better connectivity from both ends, so approximately 60% of the vehicles entering the development will approach from the east.

Conclusion for Nicholasville Road

Total Right Turns into development = 203

Total Left Turns into development = 136

Since the estimated number of daily right turns is greater than 50, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 150, a center left turn lane in the eastbound direction into the proposed development is not required.

Conclusion for George Williams Road

Total Right Turns into development = 68

Total Left Turns into development = 271

Since the estimated number of daily right turns is less than 200, a right turn deceleration lane in the eastbound direction into the proposed development is not required. Since the estimated number of daily left turns is less than 300, a center left turn lane in the westbound direction into the proposed development is not required.

Section 2

Background & Site Information

2.1 Purpose & Methodology

The purpose of this report is to analyze the entrances for the proposed development along Nicholsville Road and George Williams Road in Walton County, Georgia. This analysis is conducted by analyzing the existing road infrastructure and the proposed development design, criteria from the Georgia Department of Transportation's [GDOT] Driveway Design Manual and Institute of Transportation Engineer's [ITE] Trip Generation Manual, 12th Edition.

2.2 Proposed Development

The proposed development includes approximately 233 acres that will be zoned R-1 OSC for two developments that total 149 single family residential subdivision lots. The proposed development will utilize a two-lane access road along Nicholsville Road, approximately 1,500 feet west of Hwy 11 and a two-lane access road along George Williams Road approximately 2,300 feet west of Hwy 11 .

2.3 Georgia Department of Transportation Criteria

The Georgia Department of Transportation [GDOT] establishes criteria for analyzing proposed entrances and determining the need for auxiliary turn lanes to accommodate the vehicle trips that will be generated by a proposed development. The criteria for determining the need for turn lanes is based on existing traffic along the main roadway, number of lanes along the main roadway, posted speed limit along the main roadway and number of turns into the proposed development.

Nicholsville Road and George Williams Road are both Walton County maintained roadways. However, the criteria described above in the GDOT Driveway Manual will be used to determine the need for turn lanes along both Nicholsville Road and George Williams Road.

Nicholsville Road

Nicholsville Road is a two-lane road with a posted speed limit of 55mph and an assumed traffic count over 6,000 AADT.

Requirements for right turn deceleration lane:

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Requirements for center left turn lane:

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

George Williams Road

George Williams Road is a two-lane road with a posted speed limit of 35mph and an assumed traffic count under 6,000 AADT.

Requirements for right turn deceleration lane:

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Requirements for center left turn lane:

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

2.4 ITE Trip Generation for Proposed Development

The Institute of Transportation Engineers [ITE] has published their *Trip Generation Manual, 12th Edition* for guidance to calculate the proposed number of vehicle trips that will be generated by developments. For this project, a single-family subdivision, the ITE land use code is 210. The proposed development will add 149 lots which will generate 1,354 total trips, 677 (Entry), 677 (Exit).

For the vehicles entering the development, assume 50% will use the George Williams Road entrance and 50% will use the Nicholasville Road entrance. This means that approximately 339 vehicles will be entering from both George Williams Road and Nicholasville Road. Further, the traffic patterns for the area suggest that more vehicles will be accessing the development from the east. For George Williams Road, approximately 80% of the vehicles will access the development from the east. Nicholasville Road has better connectivity from both ends, so approximately 60% of the vehicles entering the development will approach from the east.

See attached Entrance Drawing with Turn Count. The tables below are from the ITE trip generation tool for this project.

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

149

Calculate

DATA STATISTICS

Land Use:

Single-Family Detached Housing (210) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

155

Avg. Num. of Dwelling Units:

261

Average Rate:

9.09

Range of Rates:

3.47 - 23.80

Standard Deviation:

2.29

Fitted Curve Equation:

$T = 8.07(X) + 265.45$

R²:

0.94

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 1354 (Total), 677 (Entry), 677 (Exit)

Fitted Curve: 1466 (Total), 734 (Entry), 734 (Exit)

Section 3 Conclusions

3.1 Conclusions

Conclusion for Nicholasville Road

The estimated total number of turns into the proposed development from Nicholasville Road is estimated to be 339 per the ITE trip generation tool and the assignment of these turns to both entrances equally. These turns can be separated into:

Total Right Turns into development = 203 (60%)

Total Left Turns into development = 136 (40%)

Since the estimated number of daily right turns is greater than 50, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 150, a center left turn lane in the eastbound direction into the proposed development is not required.

Conclusion for George Williams Road

The estimated total number of turns into the proposed development from George Williams Road is estimated to be 339 per the ITE trip generation tool and the assignment of these turns to both entrances equally. These turns can be separated into:

Total Right Turns into development = 68 (20%)

Total Left Turns into development = 271 (80%)

Since the estimated number of daily right turns is less than 200, a right turn deceleration lane in the eastbound direction into the proposed development is not required. Since the estimated number of daily left turns is less than 300, a center left turn lane in the westbound direction into the proposed development is not required.

**Section 4
Exhibits**

Project Map



Nicholsville Road Entrance Drawing with turn count



George Williams Road Entrance Drawing with turn count

