



## 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.

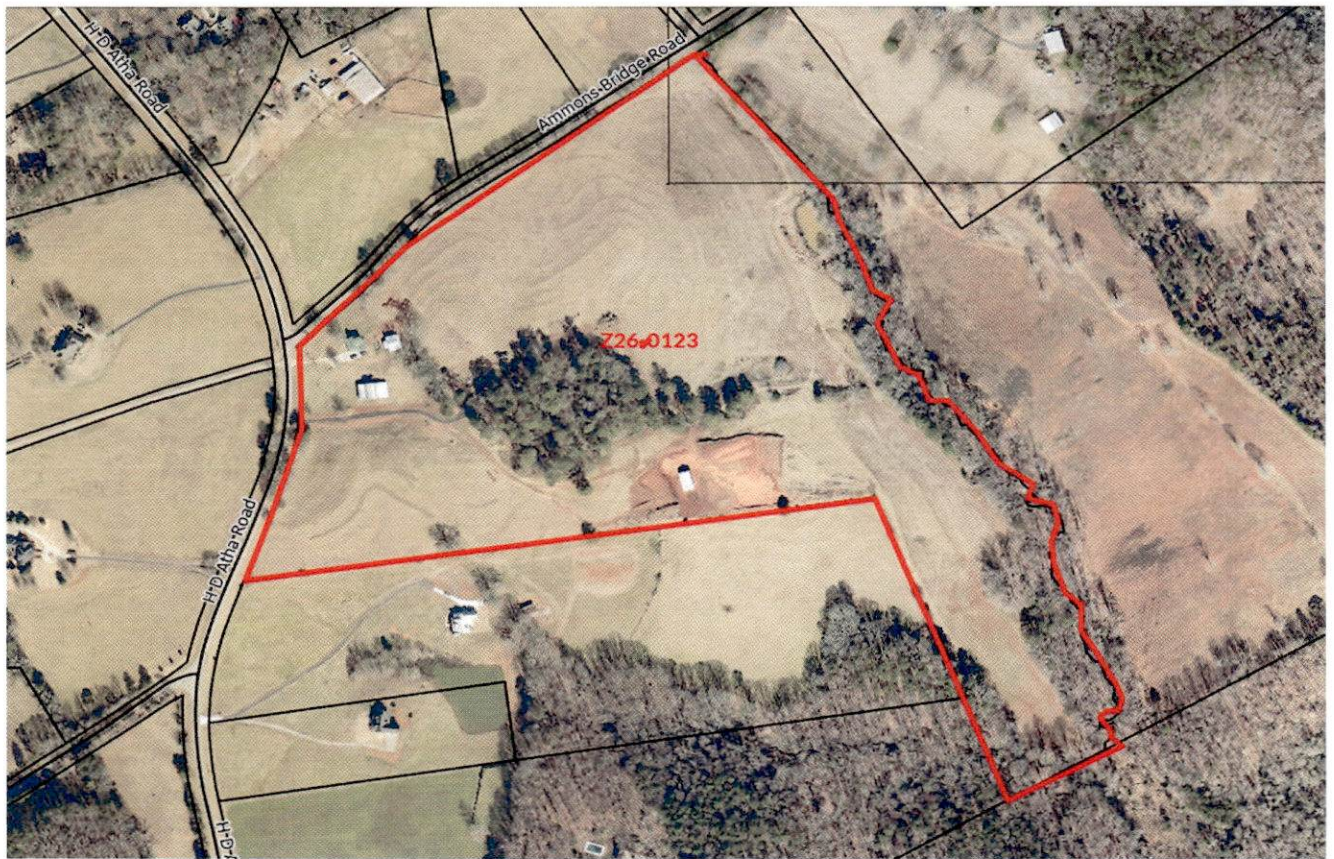
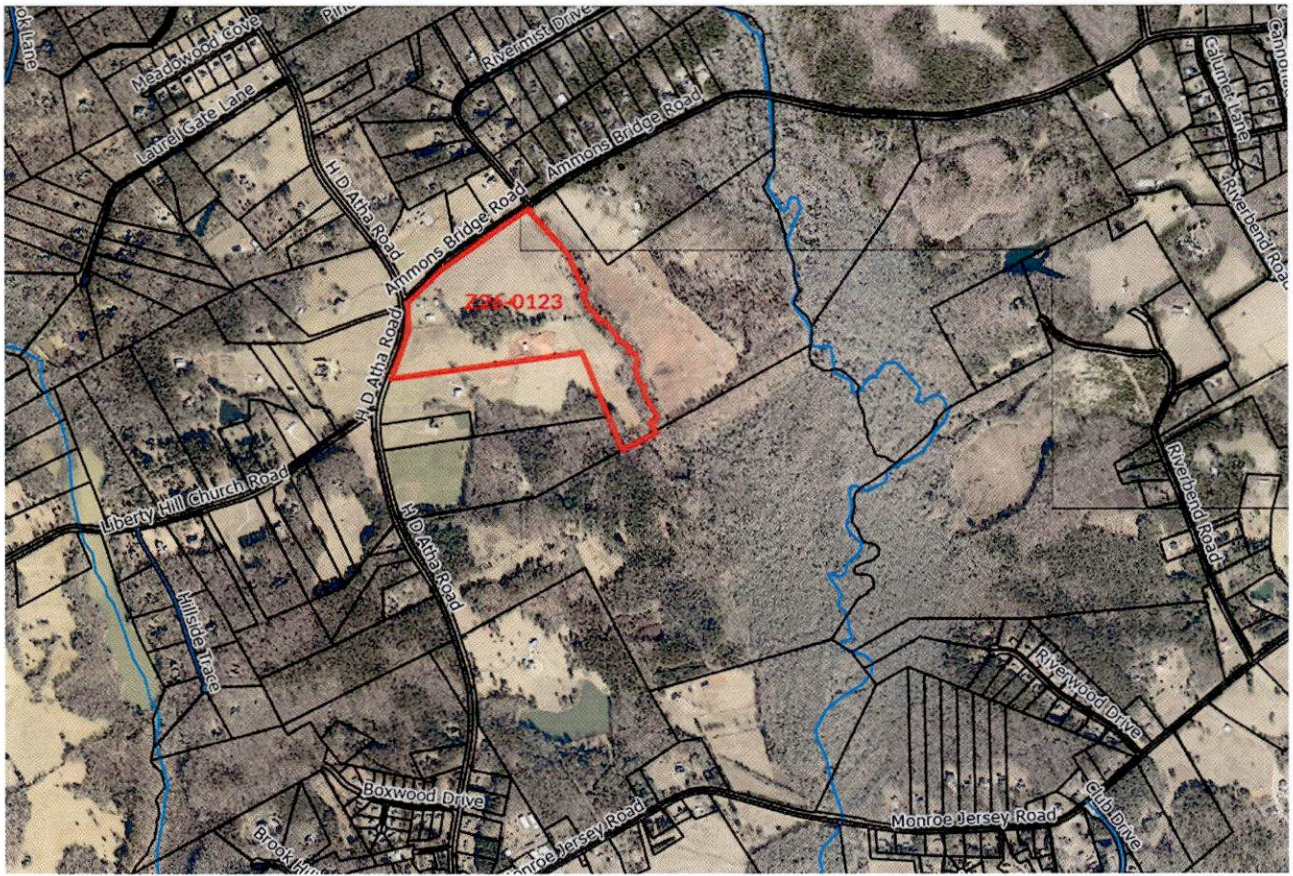
Addresses: 2120 H D Atha Road and Ammons Bridge Road, Monroe, Georgia 30655

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

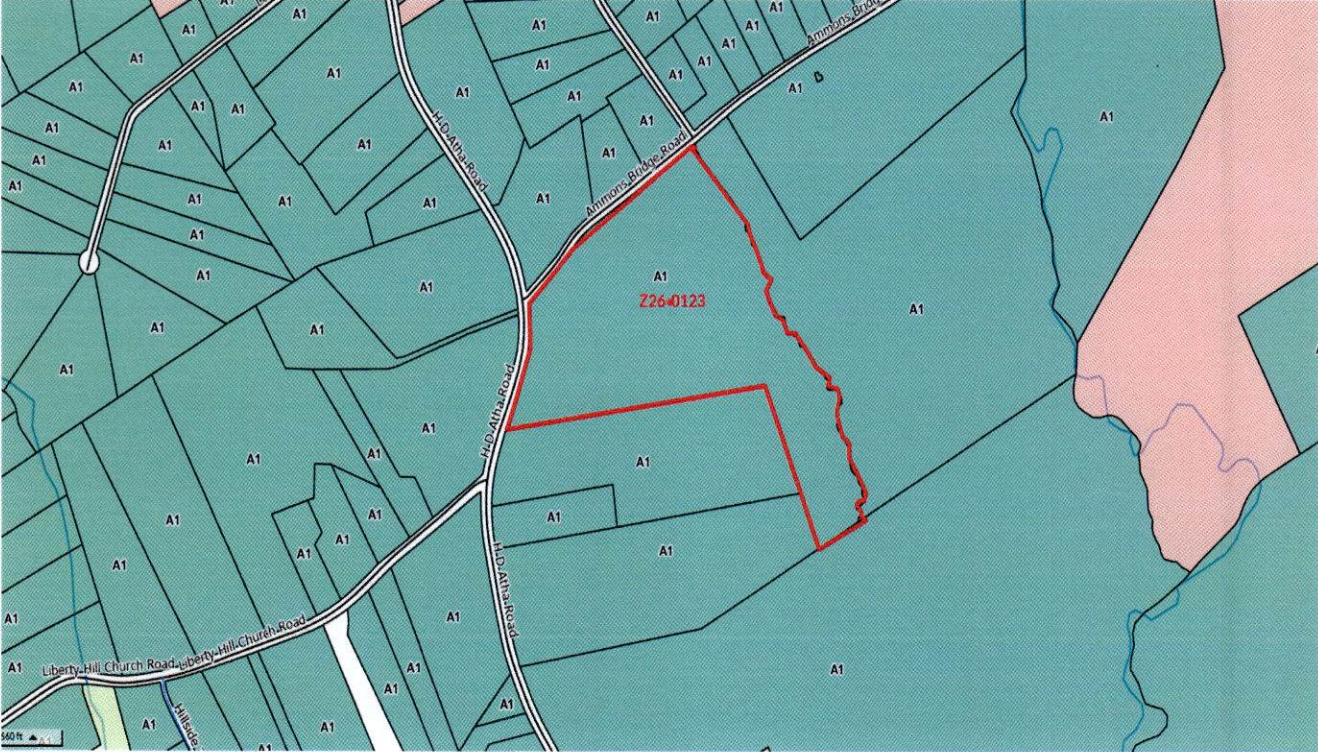
Character Area: Suburban

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.

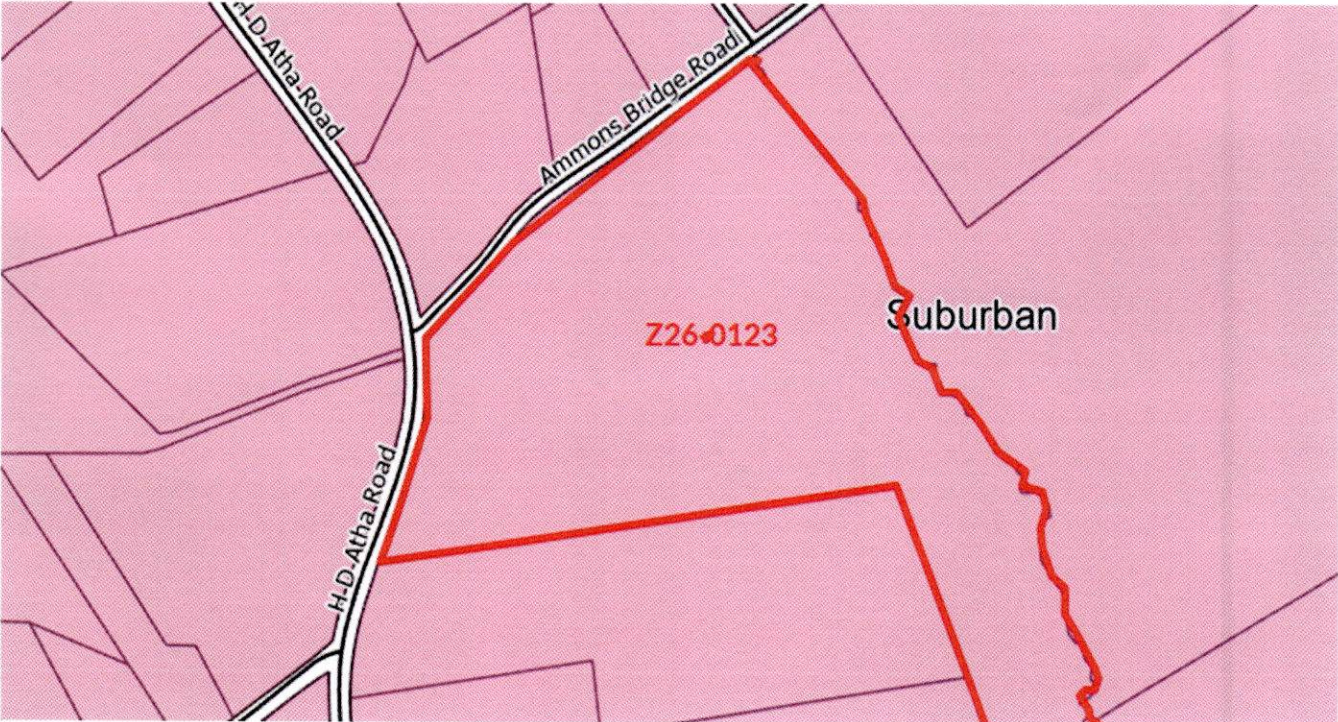


The surrounding properties are zoned A1.



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:**

**Sheriff's Department:**

**Water Authority:**

**Fire Marshall Review:**

**Fire Department Review:**

**Board of Education:**

**GDOT:**

**City of Monroe:**

**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 (2<sup>nd</sup> 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**

Rosenthal Wright, LLC; Donnie A. Wright, III, Esq.

William Paul Jones, Jr. & Tobey Lorraine Jones

110 Court Street

2961 Old Hwy. 138

Monroe, GA 30655

Monroe, GA 30655

770-267-2894

(If more than one owner, attach Exhibit "A")  
404-909-5474

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] 4-30-26 \$ 1,200.00  
 Signature Date Fee Paid

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

**Signs will not be removed until after Board of Commissioners meeting**

**Office Use Only:**

Existing Zoning A1 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

  
Property Owner Signature

  
Property Owner Signature

Print Name: William Paul Jones, Jr.

Print Name: Tobey Lorraine Jones

Address: 2961 Old Hwy. 138

Address: 2961 Old Hwy. 138

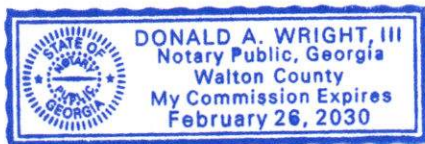
Monroe, GA 30655

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.

  
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.

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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.

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**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.



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*)

