



Planning and Development Department Case Information

Case Number: Z25-0311

Meeting Dates: Planning Commission 10-02-2025

Board of Commissioners 11-04-2025

Applicant:

Dycom Industries, Inc.
300 Banyon Blvd, Suite 1101 West
Palm Beach, Florida 33401

Owners:

Darin S Wasileski DMD PC,
Jeffery M Mazzawi DMD PC &
John Mark Mazzawi DMD, PC
P.O. Box 365
Snellville, Georgia 30078

Bobby Smith Chancey
P.O. Box 815
Farmington, Georgia 30638

Current Zoning: The current zoning is A1.

Request: Rezone 48.84 acres from A1 to B3 for a technical training facility.

Address: 1098 Hwy 78 & Jim Daws Road, Monroe, Georgia 30656

Map Numbers/Site Area: C1640116 – 18.91 acres at 1098 Hwy 78 and
C1640121 – 29.93 acres on Jim Daws Road.

Character Area: Highway Corridor

District 6 Commissioner- Kirklyn Dixon

Planning Commission–Timothy J Kemp

Existing Site Conditions: Property C1640116 consists of a house and C1640121 is vacant land.

The surrounding properties are zoned A1, A2 and B1.

The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Highway Corridor.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Z25-0311 - Rezone 48.84 acres from A1 to B3 for a technical training facility –
Applicant: Dycom Industries, Inc./Owners: Bobby Smith Chancey, Darin S Wasileski,
John Mark Mazzawi, Jeffery Miles Mazzawi – property located at 1098 Highway 78 and
Jim Daws Road – Map/Parcels C1640116 and C1640121 - District 6

Public Works: Public Works Recommends due to safety concerns and the Proximity of the Proposed Entrance on Jim Daws Rd. to Hwy 78 that this Entrance Location be Denied unless Closely Discussed and a Letter Provided from GDOT that it will be Safe and Sufficient Access are require a Centerturn lane to allow for safe Ingress/Egress without stacking traffic to close to the Intersection area.

Sheriff's Department: No comment received.

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

Fire Marshall Review: Project will 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: This development will add additional call volume for Fire and EMS Response.

Board of Education: No comment received.

GDOT: This will require permitting through our office and we will ask for a right turn decel lane on the State Route entrance. I don't think this is limited access but will need to verify just in case.

City of Monroe: No concerns, outside of City of Monroe's utility service area.

*****Correction by Morris Jordan** - This property is in the Walton County service area for water. The City of Monroe Service area stops at the SW side of Jim

Daws Road. Walton County service area includes the NE side of Jim Daws Road. A release would have to be approved with an agreement signed by the BOC and City to allow this property to be serviced by the City of Monroe.

PC ACTION 10/2/2025:

Z25-0311 - Rezone 48.84 acres from A1 to B3 for a technical training facility – Applicant: Dycom Industries, Inc./Owners: Bobby Smith Chancey, Darin S Wasileski, John Mark Mazzawi, Jeffrey Miles Mazzawi - property located at 1098 Highway 78 and Jim Daws Road - Map/Parcels C1640116 and C1640121 – District 6

Presentation: Andrea Gray who lives at 300 East Church Street, Monroe represents Dycom. They would like to rezone 48.84 acres from A1 to B3 for a technical training facility and retreat at 1098 Highway 78 and Jim Daws Road. The property is currently zoned A1, and they are requesting to rezone it to B3. The Future Land Use Map shows the property as Highway Corridor. There is business around such as Minerva and the Development Authority of Walton County.

Dycom is a leading provider of specialty contracting services to the telecommunications infrastructure and utility industries throughout the United States. They have a nationwide footprint of 15,900 + employees across 560+ field offices throughout all 50 states. The training center vision is to increase the overall quality and consistency of training programs. They have been voted #1 by the leadership team. It allows learners to build a personal connection with the company and brand, create an all-in-one campus – classroom training, hands-on experience, lodging, and fun! They provide a truck work retreat experience that learners enjoy and become part of a great community, bringing business and work opportunities for the surrounding areas.

Walton County has the highest volume of frontline worker recruiting in any region across the country, Atlanta airport is extremely convenient, with the highest density of local offices, two corporate headquarters in Atlanta and a field office in Walton County. There is beautiful countryside that is perfect for a serene retreat, vibrant, small-town community with shopping and restaurants to support the training facility and voted #1 by our leadership and site selection team.

The facility components are classroom training with a dedicated classroom building that provides modern learning spaces. Hands-on-training for practical skill development and the facility features a pole yard, driving course, realistic underground utility field, mock residential neighborhood for real-world scenario practice. Materials for these specialized training courses are securely stored in an onsite warehouse.

There will be trainee accommodations with retreat-styled lodges which are designed to house up to forty trainees and include recreational spaces to promote relaxation and camaraderie. An onsite manager will oversee trainees at all hours. The existing house will be utilized for administrative services and an onsite manager.

It will be a retreat-like setting with natural preservation being a key objective of the project which is to preserve the site's natural character. Impervious surfaces are less than 20% of the property which is well below the 75% allowed by ordinance. There will be enhanced privacy with a 100-foot buffer adjacent to residential properties and will have a fenced perimeter and gated entry which will provide added security.

The operations will be mindful with all lighting thoughtfully to be designed downward and inward facing, minimizing pollution. All training activities are limited to normal business hours, ensuring minimal disruption to the surrounding community. There will be an onsite manager which will oversee operations and trainees throughout their stay.

The site plans show office/classroom, pole yard, underground field, mock neighborhood, men's lodge, women's lodge, recreation building, pavilion, administrative office, driving course, fence and security entrance.

There will be a monument sign, warehouse, trails and parking.

The project highlights are positive community impact for jobs, and they will be a contributor to local economy and new corporate partner.

There will be minimal disturbance to neighbors with 100-foot buffers adjacent to residential neighbors, minimal daily passenger vehicle traffic and only occasional truck deliveries, very low-density development with significant greenspace, compliance with lighting restrictions and neighbor outreach efforts. The property will be very well buffered.

Forty letters were mailed out to the neighborhood with an information sheet of what is being proposed and only 2 people reached out and one of the people thought it was a benefit.

Timothy Kemp verified there will be above 40 people for training at a time and they are going to be going and coming all the time.

Timothy Kemp said it shows 2 security gates off of Highway 78 and why not closer to the project and it was explained that they want to make sure that they have locked up gates for safety.

Tim Hinton said he used to be a lineman for Jackson EMC and they paid for lodging, meals and school and since then he has stayed in constant contact with the people and he feels that this is a very much needed training and he is very much in favor.

Tim Hinton sees this as an asset because these types of facilities are needed.

Someone on site will be living there in the lodge, and this would be residential as a conditional use for the person to stay there.

Public Comment: Mark Mazzawi who lives at 1281 Hebron Church Road and is one of the owners spoke and stated that he went to college to get a degree and he doesn't agree that everyone needs to go to college. He said that previously he did not know anything about Dycom, and it would be beneficial to the community because we need more blue-collar workers.

Timothy Kemp mentioned the comments from public works. Mrs. Parker, Director of Walton County Planning & Development, stated these issues are handled in the development phase.

Recommendation: Motion by Timothy Kemp to recommend approval with conditional use for the residential aspect for manager to live there 24-7 and housing for people that come into train there for overnight stay with a second by Josh Ferguson. The motion passed unanimously.



The people connecting America®

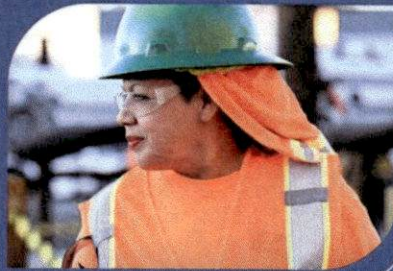
Request to Rezone 48.84 acres from A1 to B3 for construction of a Technical Training Facility and Retreat

Property: 48.84 acres located at 1098 Hwy
78 and Jim Daws Road, Monroe, GA 30655

Tax Parcels: C1640116 and C1640121

Applicant: Dycom Industries, Inc.

Agent: Andrea P. Gray, LLC



Rezone Application # 225-0311
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-2-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 11-4-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1640116 and C1640121

Applicant Name/Address/Phone #

Dycom Industries, Inc.
300 Banyon Blvd., Suite 1101 West
Palm Beach, FL 33401

E-mail address: matthewlovato@dycominc.com

Phone # 561-627-7171

Location: 1098 Hwy 78 and Jim Daws Rd

Existing Use of Property: Vacant/Residential

Existing Structures: single family home, outbuilding

Property Owner Name/Address/Phone

Bobby Smith Chancey
PO Box 815, Farmington GA 30638

*three additional owners listed in Ex A

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

Phone # _____

Requested Zoning B3 Acreage 48.84

The purpose of this rezone is _____

Dycom Industries, Inc. proposes to construct a technical training facility and retreat for its employees to include classroom and office spaces, mock neighborhood street, pole training yard, warehouse, underground training field, lodges for employees attending training, pavilion and a walking trail. The vision is to create an all-in-one campus-classroom training, hands-on experience, lodging, and retreat that will accomodate approx 40 employees per session.

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 8/14/2025 Fee Paid \$ 750.00

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 A2/B1 South MH (A2)
East A1/A2 West A1

Comprehensive Land Use: Highway Corridor DRI Required? Y _____ N ✓

Commission District: 6-Kirklyn Dixon Watershed: _____ TMP ✓

I hereby withdraw the above application _____ Date _____

Exhibit “A” to Rezoning Form re additional property owner:

Owners for 1098 Hwy 78, Monroe, Georgia 30655:

Darin S. Wasileski, DMD, PC

John Mark Mazzawi, DMD, PC

Jeffery Miles Mazzawi, DMD, PC

PO Box 365

Snellville, GA 30078

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 consists of two parcels totaling 48.84 acres which together have road frontage on Hwy 78 and Jim Daws Road. Property is bordered to its north by Hwy 78 in part and property owned by Lisa F. Fowlkes Living Trust which is zoned A1. To its west, the property is bordered by Jim Daws Road and three single family homes on 2-acre lots zoned A1. Across Jim Daws Road is Minerva owned by JFR, LLC which property is zoned through the City of Monroe as M1 (industrial). To its south, the Subject Property is bordered by nine lots zoned for mobile homes. The 2022 Walton County Future Land Use map shows the Subject Property and Ms. Lisa F. Fowlkes Living Trust's property as Highway Corridor which is consistent with the proposed commercial use and the existing and planned industrial uses of property west of Jim Daws Road.

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

The current A1 zoning allows for very limited development and is not consistent with the Highway Corridor designation in the Future Land Use Plan. The Subject Property is located on Hwy 78 which is better suited for commercial development rather than agriculture. The current zoning would not allow for the development of Applicant's technical training facility and retreat which is an allowable use under the requested B3 designation. The current zoning would not allow for the majority of uses contemplated in the Highway Corridor designation. The current zoning diminishes the Subject Property's value as compared to the commercial/industrial properties west of Jim Daws Road which are either already developed or owned by the Development Authority of Walton County for future industrial/commercial 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 proposed technical training facility and retreat will be a low-intensity commercial use with minimal impact on surrounding properties. The purpose of the facility is to support the

professional development of Dycom employees by enhancing their skills and fostering stronger working relationships.

This is a private facility, for use by Dycom only, and is expected to generate only limited traffic, as activity will be confined to trainees arriving and departing along with some utility trucks directly associated with training activities. Lodging accommodations will house approximately 40 trainees at a time. Access to the site will be provided by two entrances—one from Jim Daws Road and the primary entrance from Highway 78, utilizing an existing driveway.

Importantly, the facility will not include manufacturing or other industrial operations, further reducing potential impacts on the community. To preserve a retreat-like atmosphere and protect the character of the area, the Applicant will leave over 80% of the site as pervious surface, preserve a significant portion of the existing forest, and establish a 100-foot buffer along residential property lines.

The broader community will also benefit. Walton County will gain new tax revenues from the Subject Property without the added burden of increased school enrollment. In addition, the project represents a responsible, low-intensity use on a site designated for Highway Corridor development—delivered by a well-known and respected company with a commitment to thoughtful planning and stewardship.

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

Applicant's training facility and retreat will provide a meaningful benefit to the community as outlined in the response to question 3 above. The property owners have listed the Subject Property for sale as future potential commercial given the Highway Corridor designation. If the requested B3 zoning is not approved, the property owners will suffer a hardship for inability to sell the Subject Property for uses allowed under the Highway Corridor designation particularly given the low-intensity nature of the proposed use.

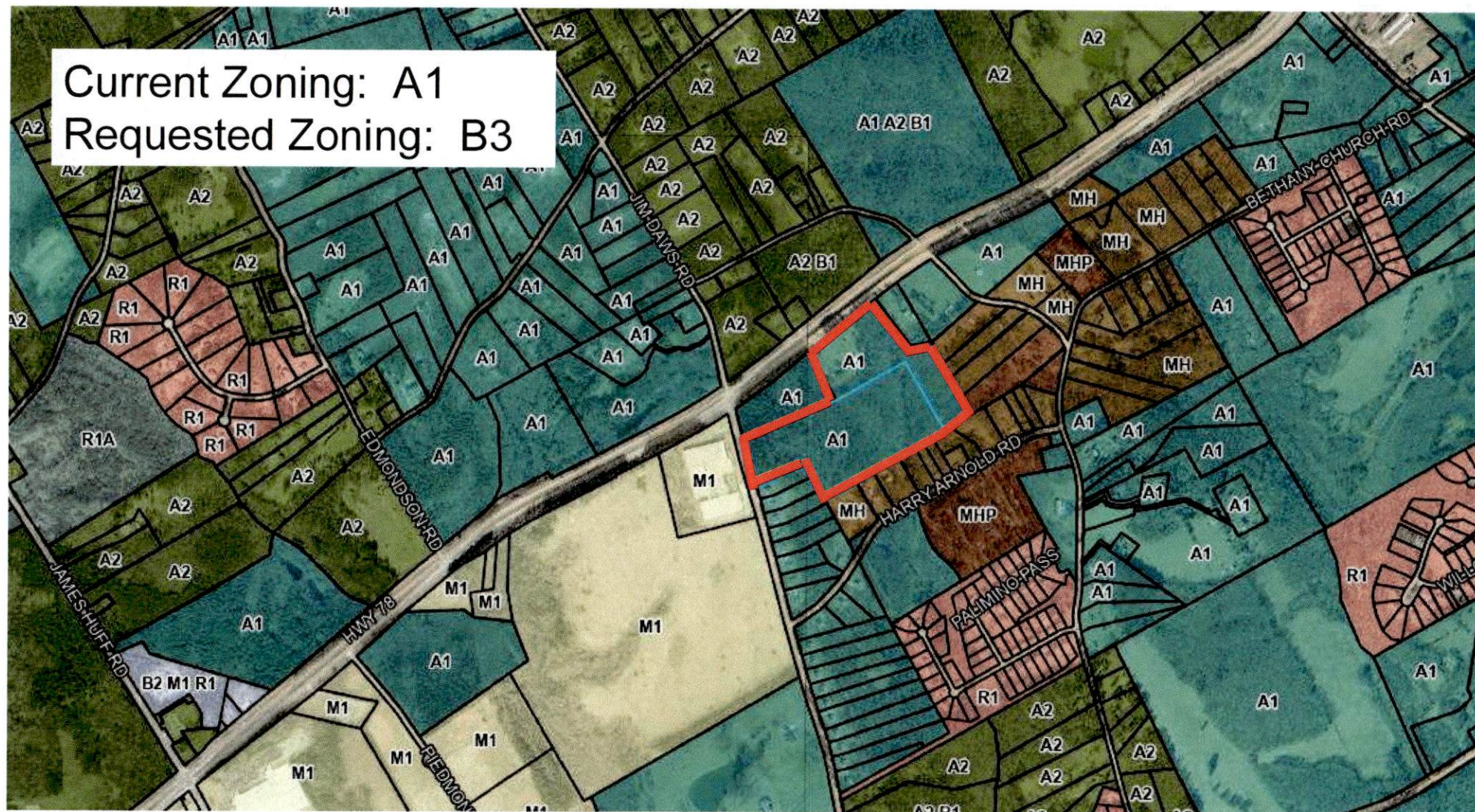
5. The suitability of the subject property for the zoned purposes;

This Subject Property is suitable for a B3 commercial use more so than its current agricultural designation due to its location on Hwy 78 and designation as Highway Corridor. It is also located nearby to other industrial uses including Minerva and potential industrial uses on land owned by the Development Authority of Walton County. The Subject Property is suitable for a retreat-like setting and is large enough to shelter the training areas from adjoining properties.

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 Subject Property consists of two parcels. Tax Parcel C1640121 is 29.93 acres and is vacant. Tax Parcel C1640116 is 18.91 acres and has a single-family home and was used as a small farm in the past.

Current Zoning: A1
Requested Zoning: B3

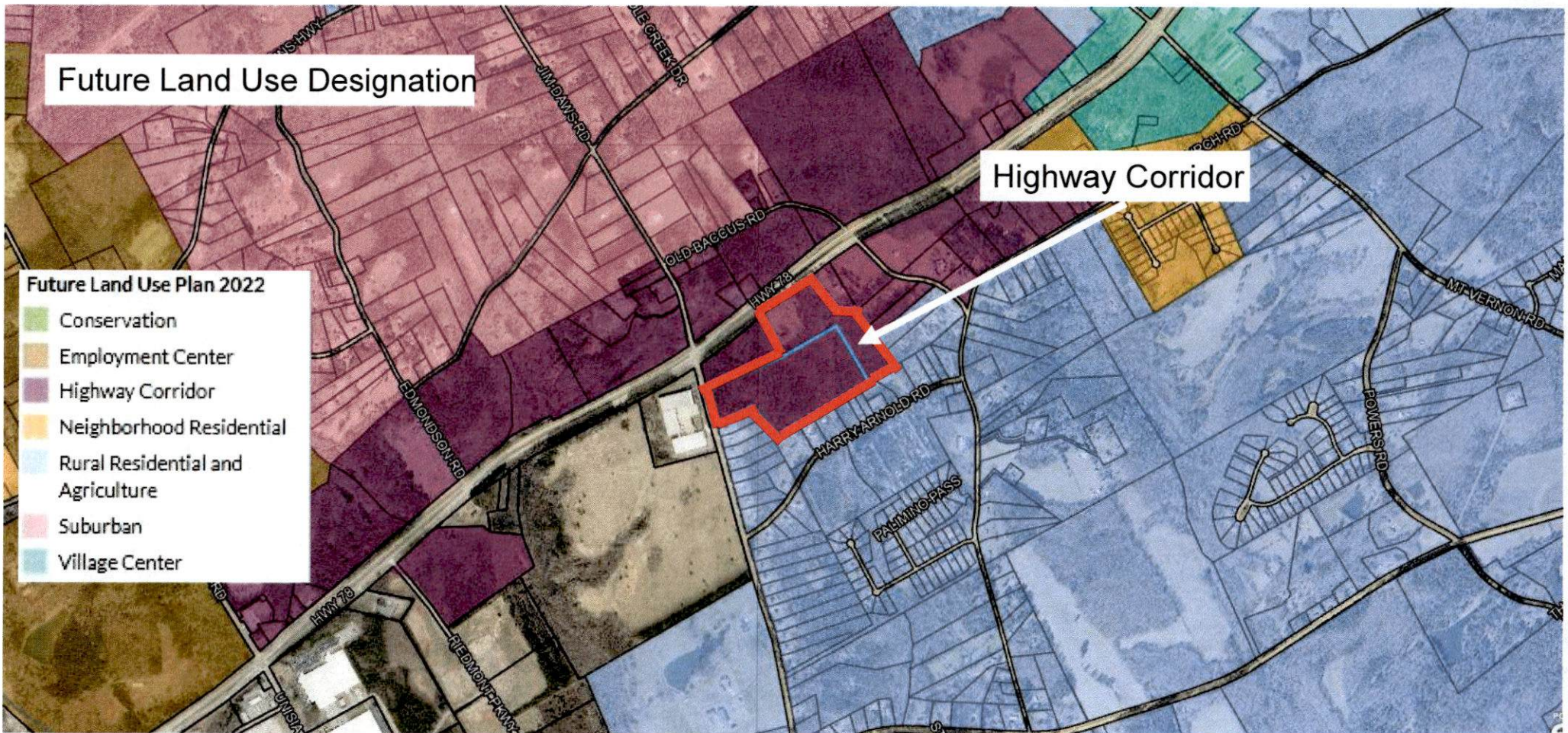


Future Land Use Designation

Future Land Use Plan 2022

- Conservation
- Employment Center
- Highway Corridor
- Neighborhood Residential
- Rural Residential and Agriculture
- Suburban
- Village Center

Highway Corridor



AGENT AUTHORIZATION

Date: 8/28/25 Tax Map and Parcel Number(s): C1640116, C1640121

PROPERTY ADDRESS: 1098 Highway 78 and 0 Jim Daws Road
Monroe, Georgia 30655

PROPERTY OWNERS: Darin S. Wasileski, DMD, PC
John Mark Mazzawi, DMD, PC
Jeffrey Miles Mazzawi, DMD, PC
PO Box 365
Snellville, GA 30078

Bobby Smith Chancey
PO Box 815
Farmington, Georgia 30638

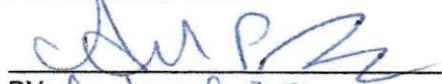
APPLICANT: Dycom Industries, Inc.
300 Banyon Blvd, Suite 1101
West Palm Beach, Florida 33401

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 48.84 acres from A1 to B3 for a technical training campus

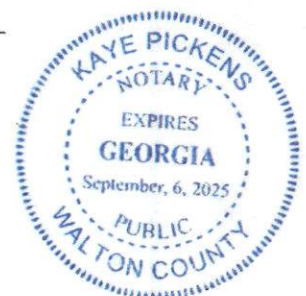
The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein.

ATTORNEY/AGENT


BY: Andrea P. Gray

Sworn to and subscribed before me this 20 Day of August 2025


NOTARY PUBLIC



{signatures for Agent Authorization continue on following page}

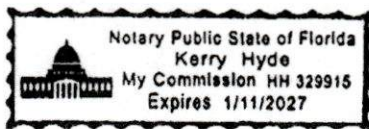
APPLICANT: Dycom Industries, Inc.

[Signature]

BY:

Sworn to and subscribed before me this 14th Day of August 2025

[Signature]
NOTARY PUBLIC



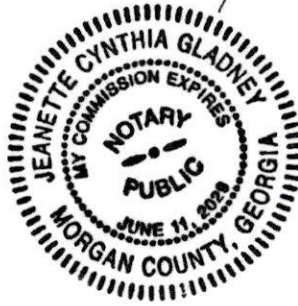
{signatures for Agent Authorization continue on following page}

OWNER: Darin S. Wasileski, DMD, PC

D.S.

Sworn to and subscribed before me this 15 Day of August 2025

[Signature]
NOTARY PUBLIC



OWNER: John Mark Mazzawi, DMD, PC

J.M.

Sworn to and subscribed before me this 15 Day of August 2025

[Signature]
NOTARY PUBLIC



OWNER: Jeffrey Miles Mazzawi, DMD, PC

J.M.

Sworn to and subscribed before me this 15 Day of August 2025

[Signature]
NOTARY PUBLIC



{signatures for Agent Authorization continue on following page}

OWNER: Bobby Smith Chancey

[Signature]

Sworn to and subscribed before me this 15th Day of August 20 25

[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: Dycom Industries, Inc.

Address: 300 Banyon Blvd, Suite 1101, West Plam Beach, FL 33401

Telephone: 561-627-7171

Location of Property: 1098 Hwy 78 and 0 Jim Daws Rd

Monroe, GA 30655

Map/Parcel Number: C1640116 and C1640121

Current Zoning: A1 Requested Zoning: B3

Jeffrey Miles Mazzawi
Property Owner Signature

Property Owner Signature

Print Name Jeffrey Miles Mazzawi, DMD, PC Print Name: _____

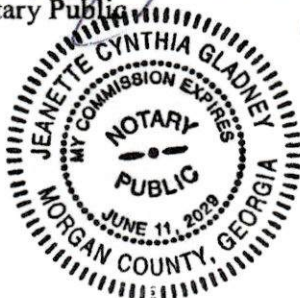
Address: PO Box 365, Snellville GA 30078 Address: _____

Phone #: _____ 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.

Jeannette Cynthia Gladney
Notary Public

8/15/25
Date



**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.

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Address: 300 Banyon Blvd, Suite 1101, West Plam Beach, FL 33401

Telephone: 561-627-7171

Location of Property: 1098 Hwy 78 and 0 Jim Daws Rd

Monroe, GA 30655

Map/Parcel Number: C1640116 and C1640121

Current Zoning: A1 Requested Zoning: B3

DUE

Property Owner Signature

Property Owner Signature

Print Name: Darin S. Wasileski, DMD, PC Print Name: _____

Address: PO Box 365, Snellville GA 30078 Address: _____

Phone #: _____ Phone #: _____

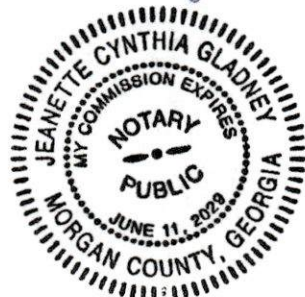
Personally appeared before me and who swears
that the information contained in this authorization
is true and correct to the best of his/her knowledge.

[Signature]

Notary Public

8/15/28

Date



**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.

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Telephone: 561-627-7171

Location of Property: 1098 Hwy 78 and 0 Jim Daws Rd

Monroe, GA 30655

Map/Parcel Number: C1640116 and C1640121

Current Zoning: A1 Requested Zoning: B3

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: John Mark Mazzawi, DMD, PC Print Name: _____

Address: PO Box 365, Snellville GA 30078 Address: _____

Phone #: 770 9724436 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.

[Signature]
Notary Public

8/15/25
Date



**AUTHORIZATION
BY PROPERTY OWNER**

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Address: 300 Banyon Blvd, Suite 1101, West Plam Beach, FL 33401

Telephone: 561-627-7171

Location of Property: 1098 Hwy 78 and 0 Jim Daws Rd

Monroe, GA 30655

Map/Parcel Number: C1640116 and C1640121

Current Zoning: A1 Requested Zoning: B3

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: Bobby Smith Chancey

Print Name: _____

Address: PO Box 815, Farmington GA 30638 Address: _____

Phone #: 770-307-7007 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.

[Signature]
Notary Public

8-15-25
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.

 8/14/2025

Signature of Applicant/Date

Check one: Owner _____ Agent _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8-15-25 Tax Map and Parcel Number(s): C1640121

PROPERTY ADDRESS: 0 Jim Daws Road
Monroe, Georgia 30655

PROPERTY OWNERS: Bobby Smith Chancey
PO Box 815
Farmington, Georgia 30638

Check one of the following:

X (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.):

Bobby Smith Chancey



Sworn to and subscribed before me this 15th Day of August 20 25


NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8/15/2025 Tax Map and Parcel Number(s): C1640116

PROPERTY ADDRESS: 1098 Highway 78
Monroe, Georgia 30655

PROPERTY OWNER: Jeffrey Miles Mazzawi, DMD, PC
PO Box 365
Snellville, GA 30078

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.):

Jeffrey Miles Mazzawi, DMD, PC

Jeffrey Miles Mazzawi

Sworn to and subscribed before me this 15 Day of August 2025

Jeannette Cynthia Gladney
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8/15/2025 Tax Map and Parcel Number(s): C1640116

PROPERTY ADDRESS: 1098 Highway 78
Monroe, Georgia 30655

PROPERTY OWNER: Darin S. Wasileski, DMD, PC
PO Box 365
Snellville, GA 30078

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).

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Please list total value of contribution(s) dates and names of the local Government Official:

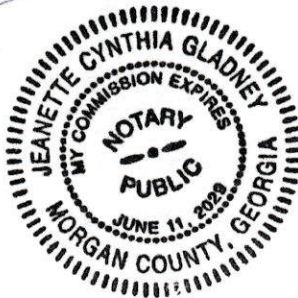
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Darin S. Wasileski, DMD, PC

Du

Sworn to and subscribed before me this 15 Day of August 2025

NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8/15/2025 Tax Map and Parcel Number(s): C1640116

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Monroe, Georgia 30655

PROPERTY OWNER: John Mark Mazzawi, DMD, PC
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Snellville, GA 30078

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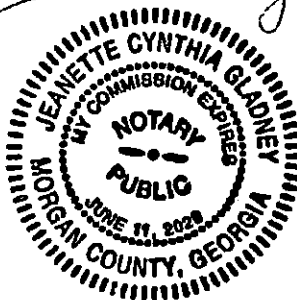
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Describe in detail any gifts listed above (example: quantity and nature, etc.):

John Mark Mazzawi, DMD, PC

Sworn to and subscribed before me this 15 Day of August 2025

NOTARY PUBLIC





Andrea P. Gray LLC

Attorney at Law

August 29, 2025

Charna Parker, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Development Name: Dycom Technical Training Facility and Retreat
Applicant: Dycom Industries, Inc.
Owners: Darin S. Wasileski, DMD, PC, John Mark Mazzawi, DMD, PC, Jeffrey Miles
Mazzawi, DMD, PC and Bobby Smith Chancey
Property: 1098 Hwy 78 and Jim Daws Road, Monroe, GA 30655
Tax Parcel: C1640116, C1640121
Request to zone 48.84 acres from A1 to B3 for a technical training campus

Dear Ms. Parker:

Dycom Industries, Inc. ("Applicant"), a recognized leader in providing specialty contracting services to the telecommunications and utilities industries across the United States, proposes to establish a technical training facility and retreat in Walton County. The project site consists of two parcels totaling 48.84 acres, located at 1098 Highway 78 and Jim Daws Road in Monroe, Georgia (the "Subject Property"). After conducting a nationwide search for the ideal location, Dycom selected Walton County for its unique combination of scenic countryside, small-town character, and convenient access to metropolitan amenities. Additionally, Dycom maintains a strong presence in Georgia, and Walton County offers a central location for its existing workforce. The facility is designed to advance the professional development of Dycom employees by strengthening their practical skills and fostering collaboration and team-building. To move forward with the facility, the Subject Property requires rezoning from A1 to B3.

1. Facility Components

The Dycom technical training facility and retreat will function as a comprehensive campus, combining classroom instruction with hands-on training facilities that is nestled into the natural landscape for a retreat feel. The campus will include classroom and office space for indoor training and administrative operations. The existing home on the property will be converted to an administrative space and office space for visiting instructors. For hands-on training, the facility



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will include a pole yard, underground utility field, driving course, and a mock residential neighborhood. These outdoor facilities will provide trainees the opportunity to practice installing and maintaining multiple types of utilities. The campus will also include a warehouse to store the necessary supplies and equipment to facilitate use of the hands-on training areas.

At the end of a long day, trainees will relax in the lodges which will accommodate approximately 40 people and will include recreational spaces and a walking trail. There will not be a cafeteria onsite as Applicant intends to use catering from local restaurants to feed its trainees or to allow trainees to leave campus to eat.

The main entrance will be on Hwy 78 at the existing driveway to 1098 Hwy 78 and a secondary entrance will be on Jim Daws Road. With lodging limited to approximately 40 trainees, there will not be significant traffic coming in and out of the facility. Passenger vehicles will be the primary users of the driveways with some use by trucks/utility vehicles directly associated with training operations.

Utility use will be consistent with typical training facilities. Local utilities will provide the needed services including Walton EMC who will provide electricity, and the City of Monroe who will provide water. The facility will include its own onsite wastewater treatment system tucked discreetly within the site as depicted on the site plan.

2. Facility Operations

Facility operations will have minimal impact on the surrounding area given the low-intensity nature of the use. Training sessions will range from single-day programs to multi-week courses, combining classroom instruction with outdoor practical training led by visiting industry experts. All activities will be limited to normal business hours.

The facility will employ several full-time staff members, including a site manager responsible for overseeing daily operations and enforcing rules for trainees, such as curfew requirements for those staying in on-site lodging. The campus will maintain a professional environment consistent with Dycom's reputation as a large, well-established, and highly respected company.

Importantly, operations will not involve manufacturing or the storage of materials or equipment unrelated to training activities.

3. Considerations made for Adjoining Property Owners

The Applicant has been intentional in designing the site to shield campus operations from adjoining properties—both to protect neighboring landowners and to create a retreat-like setting for its facility. This approach provides a clear benefit to both Dycom and the surrounding community. The Subject Property was intentionally sized to accommodate the campus while preserving its natural character, with less than 20% of the site developed as impervious surface.



Natural forested areas along the property boundaries will be preserved, and in areas adjoining residential properties, the Applicant will establish an additional 100-foot buffer. Other measures to minimize impacts include downward- and inward-facing lighting, a perimeter fence with gated entry, and the concentration of developed areas toward the center of the site.

In addition, the Applicant has proactively reached out to adjoining property owners to provide information about the proposed campus and looks forward to maintaining open communication as the project moves forward.

4. Consistency with Future Land Use Plans and Benefits to the Community

The proposed facility is well-aligned with the long-term vision for the Highway 78 corridor. The Subject Property lies within the Highway Corridor area identified on the County's Future Land Use Map, making the proposed B3 zoning both appropriate and consistent. Among the uses contemplated for this corridor, a technical training facility and retreat represents a low-intensity option with minimal impacts on traffic and schools. Because the site will have only a limited number of permanent employees, it is unlikely to drive new residential growth. At the same time, the project will strengthen the County's tax base, create several direct jobs, and generate economic benefits for local businesses through catering and other support services. Dycom is committed to being a responsible neighbor and an engaged community partner in Walton County.

5. Facility Design

The project is still under design, but the inspiration is rooted in creating a retreat-like environment where employees can focus on professional development. The design will emphasize natural materials such as wood and masonry in neutral colors, with the intent of establishing an attractive, professional setting consistent with a corporate training campus. The design approach is to have the buildings mesh with the existing landscape, utilizing the property's existing tree cover as screening. The entry signs on Hwy 78 and Jim Daws Road will meet ordinance requirements and incorporate the Dycom logo.

Applicant respectfully requests that the Subject Property be rezoned from A1 to B3 to allow for construction of its technical training facility and retreat. Dycom is eager to become part of the Walton County community and asks for favorable consideration of this rezoning.

Please let me know if you have any questions.

Sincerely,



Andrea Gray
Applicant's Representative





Andrea P. Gray LLC

Attorney at Law

August 29, 2025

Notice of Preservation of Constitutional Objections

Re: Development Name: Dycom Technical Training Facility and Retreat
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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.



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Legend

1. Monument Sign
2. Office/Classroom
3. Warehouse
4. Trail
5. Pole Yard
6. Underground Field
7. Mock Neighborhood (Storage)
8. Men's Lodge
9. Women's Lodge
10. Rec Building
11. Pavillion
12. Admin Office
13. Driving Course
14. Property Line
15. Fence
16. Secure Entrance Gate
17. Parking

