



Planning and Development Department Case Information

Case Number: Z25-0275

Meeting Dates: Planning Commission 09-04-2025 – Tabled to 10-02-2025

Board of Commissioners 11-04-2025

Applicant/Owner:

Blue Eagle Land Investments, LLC
1380 Nunnally Farm Road
Monroe, Georgia 30655

Current Zoning: The current zoning is A2.

Request: Rezone 7.486 acres from A2 to B2 for a convenience store and warehouse buildings.

Address: 5187 Highway 81 & Bay Creek Church Road, Loganville, Georgia 30052

Map Number/Site Area: C0390008

Character Area: Neighborhood Residential

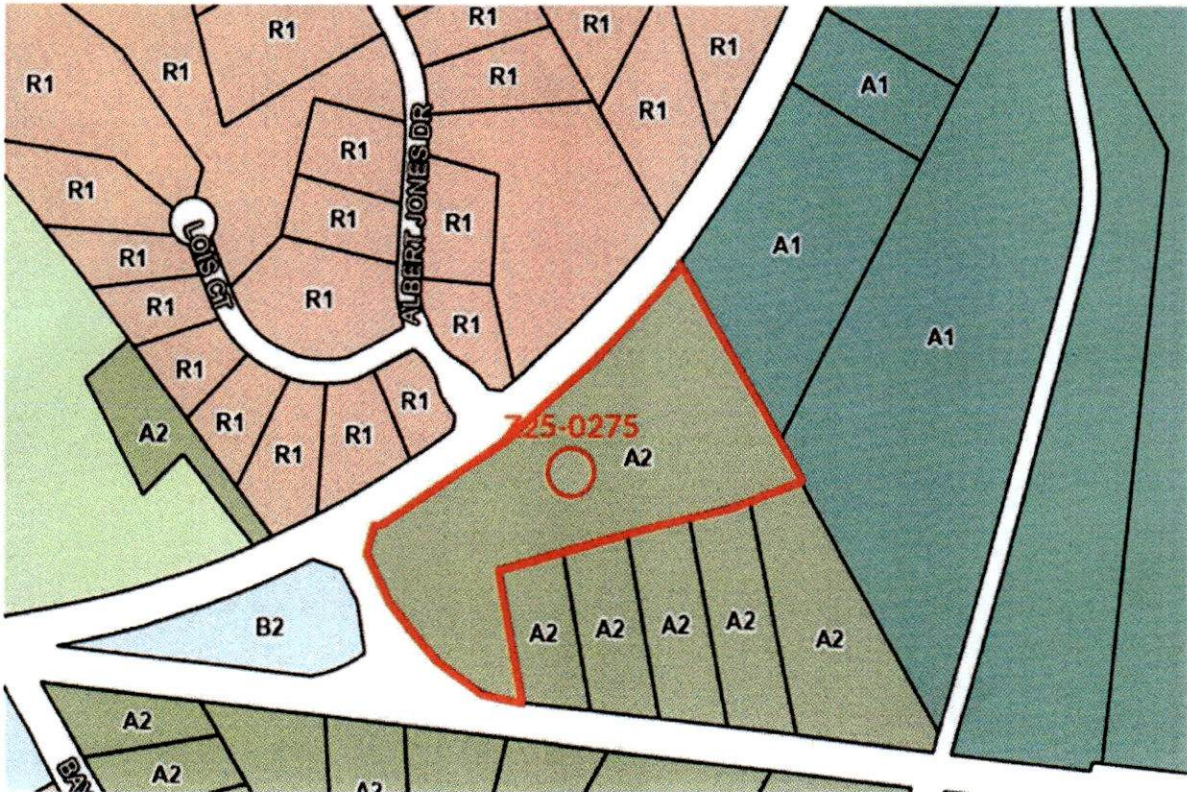
District 1 Commissioner – Amarie Warren

Planning Commission—Josh Ferguson

Existing Site Conditions: Property consists of a house.



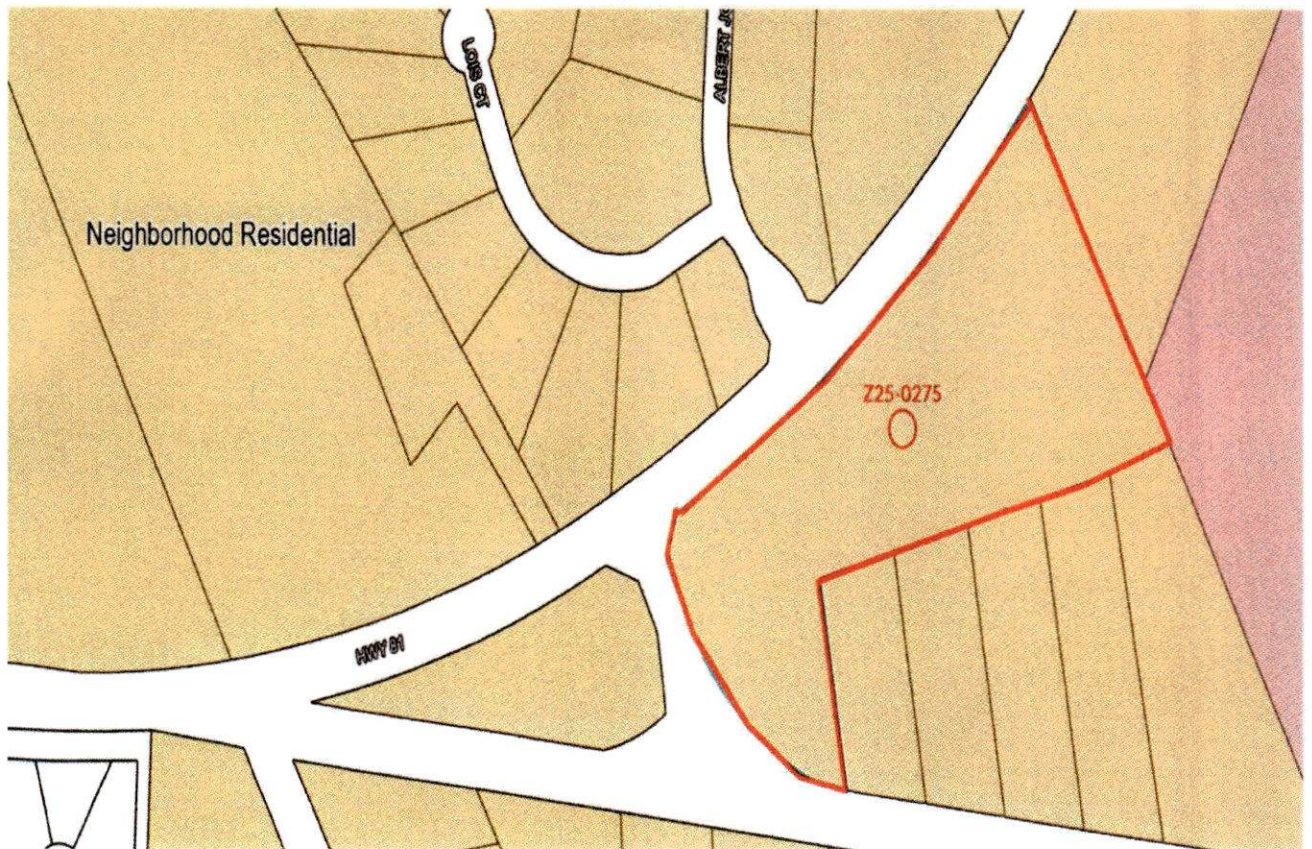
The surrounding properties are zoned A1, A2, R1 & B2.



The property is in the Alcovy River Watershed Protection Area.



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



Subdivisions surrounding property:



Comments and Recommendations from various Agencies:

Z25-0275 - Rezone 7.486 acres from A2 to B2 for a convenience store and warehouse buildings – Applicant/Owner: Blue Eagle Land Investments, LLC – property located at 5187 Highway 81 & Bay Creek Church Road – Map/Parcel C0390008 - District 1

Public Works: Public Works recommends to install a De-cell lane along Bay Creek Church Road.

Sheriff's Department: Establishment of a commercial business of this type will Create more calls for service and business prevention check in the evenings. At some point the continued call volume will result in additional manpower requirements and restricting of existing patrol zones.

Water Authority: This area is served by an existing 6" diameter water main Along Hwy 81. (static pressure: 45 psi, Estimated fire flow available: 1,2000 gpm @ 20 psi). No system impacts anticipated.

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

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

Board of Education: No comment received.

GDOT: No comment received.

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

History: No History

Staff Comments/Concerns:

PC Action 9/4/2025:

Z25-0275 –

Request: Rezone 7.486 acres from A2 to B2 for convenience store and warehouse buildings.

Applicant: Blue Eagle Land Investments, LLC (Ned Butler)

Owner: Blue Eagle Land Investments, LLC

Location: 5187 Highway 81 & Bay Creek Church Road | Parcel C0390008 | District 1

Presentation: Ned Butler came before the Board and requested that the case be tabled so he will have time to meet with the neighbors. He has reserved the Bay Creek Community Center for 9/16/2025 from 6:00 to 7:00 to discuss his request. He has mailed out letters on the mailing list that the county has with his contact information on it. He has tried to let the neighbors know what he is doing.

Tim Hinton stated that he was glad that there are plans to meet with the public and made a Motion to table the case until the next Planning Commission Meeting on 10/2/2025.

Josh Ferguson stated that since the Applicant had an opportunity to speak that the people that came to the meeting about this rezone should have the opportunity to speak as well.

Public Comment:

Stephen Grillo, who lives at 2916 Valley Court in the Forest Ridge Estates subdivision, spoke and stated that he is appreciative of the meeting. He went on to say as to the area there is a lot of traffic and there have been many accidents because the location is dangerous. He stated that people have to slow down near the school, and he is not sure where the warehouse is that is being requested.

Caroline Grillo, who lives at 2916 Valley Court, spoke and stated that they have been at their home since 1994. She stated on the paperwork GDOT did not make any comments She advised that a person pulled out of this street and was killed. Her concern is about the children and asked was a study done as far as safety for the children. She said last December a truck overturned at this place. She wants Walton County to have a better infrastructure that is better for the community.

Tim Hinton stated that the county will mandate the county road as to the entry and what would be required but the State Highway would be up to GDOT. He stated that none of this has to do with this Board that they are here to see if the use of the property is appropriate.

Brandy Tullis, who lives at 5132 Bay Creek Church Road, spoke and she said that there was a discrepancy on the application because at one place it says B2 and another says B3. It was brought to her attention that this mistake had been corrected. She said she was concerned about the septic area, and she sees no parking at the warehouse on the site plan and stated the maps are not correct. She stated that there are not 2 roadways because Bay Creek Church Road is a cut off and it is dead end road.

Josh Ferguson explained that the right way is not transferred to an individual.

Tim Hinton stated that the request is in line with the Future Land Use Map and the property is in a Highway Corridor so the commercial would be an acceptable zoning.

Patti Burgoyne, who lives at 5404 Forest Ridge Drive, spoke and stated that she has lived at her home since 1993. She said as far as transportation that there have been 27 accidents. She is concerned about the safety of the people and when the kids leave school and pull out on to Highway 81 because she never wants a child to get hurt. She went on to say that as to the office warehouse she sees that the Applicant will plant trees but she is concerned about rats and kids hanging out there.

Tim Hinton advised her again that there is going to be a Public Meeting and at that meeting she can ask her questions directly to the Applicant.

Ms. Burgoyne went on to say that she is concerned about how this will affect her neighborhood. There is already a convenience store there and it has been there since 1999, and she doesn't see a need for another one. She said that when the kids get out of school, she can hear the sirens while sitting in her backyard.

Jalonna Kearney Rodgers who lives at 5543 Forest Drive spoke. She asked if there were any more thoughts from the Board? Tim Hinton advised her that the Land Use Map is available on the website, and we consider Highway Corridor acceptable for commercial, and he has seen a huge transfer from residential to commercial on about 5 to 10 residences. He stated if you look at other counties there is more commercial on State Highway.

Maiysha Rashad spoke and stated that she is a neighboring property owner, and she would recommend denial. She was advised that the case was tabled but the Board will not hear it at this time. She was advised about the meeting for the neighborhood.

Timothy Kemp advised her that we will hear this again next month at the Planning Commission Meeting.

Recommendation:

Motion by Josh Ferguson to table the case until the next Planning Commission Meeting on 10/2/2025 with a second by John Pringle. The motion passed unanimously.

PC Action 10/2/2025:

- 1. Z25-0275 – Rezone 7.486 acres from A2 to B2 for a convenience store and warehouse buildings – Applicant/Owner: Blue Eagle Land Investments, LLC – property located at 5187 Highway 81 & Bay Creek Church Road – Map/Parcel C0390008 – District 1**

Presentation: The Applicant, Ned Butler, advised the Board that he wanted to withdraw his application.

Public Comment: None

Recommendation:

Motion by Josh Ferguson to accept the withdrawal with a second by John Pringle. The motion passed unanimously.

Amended
Rezone Application # 225-0275
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 9-4-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 10-7-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0390008

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Blue Eagle Land Investments LLC

Blue Eagle Land Investments LLC

1380 Nunnally Farm Rd

1380 Nunnally Farm Rd

Monroe, GA 30655

Monroe, GA 30655

E-mail address: nedbutler15@gmail.com

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

Phone # 770-601-8583

Phone # _____

Location: 5187 Hwy 81 Loganville **Requested Zoning** B2 **Acreage** 7.486

Existing Use of Property: Residential

Existing Structures: Residential Home

The purpose of this rezone is Requesting B2 zoning to allow for a
convenience Store and warehouse buildings on the site.

Property is serviced by the following:

Public Water: X **Provider:** WCWD **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] 7-29-2025 \$ 550.00
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 A2 **Surrounding Zoning:** North R1 South A2
East A1 West B2

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

Commission District: 1-B0 Warren **Watershed:** Alcovy River **TMP** ✓

I hereby withdraw the above application _____ Date _____

Rezone Application # 225-0275
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 9-4-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

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Map/Parcel C0390008

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Blue Eagle Land Investments LLC

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1380 Nunnally Farm Rd

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Monroe, GA 30655

Monroe, GA 30655

E-mail address: nedbutler15@gmail.com

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

Phone # 770-601-8583

Phone # _____

Location: 5187 Hwy 81 Loganville

Requested Zoning B2

Acreage 7.486

Existing Use of Property: Residential

Existing Structures: Residential Home

The purpose of this rezone is Requesting B3 zoning to allow for a
convenience Store and warehouse buildings on the site.

Property is serviced by the following:

Public Water: X Provider: WCWD 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 _____

Date _____

Fee Paid \$ 550.00

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 A2

Surrounding Zoning: North R1 South A2
East A1 West B2

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

Commission District: 1-Bolton Warren Watershed: Altaville River 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:

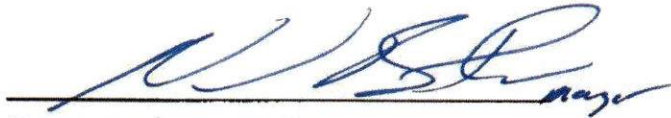
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ 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

Check one: Owner ☒ Agent _____

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 property is bordered on the south by A2 zoned
properties, to the east by A1 zoned properties, to the
North by R1, and to the west by B2.

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

The property is located on State Highway 81 that
experiences higher levels of travel each year. This
traffic creates a demand for commercial uses as the
property is less functional for residential use.

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 proposal has two access points and only one on Highway
81 limiting curb cuts along the state highway. This
rezone request allows for commercial development
along the Highway 81 corridor which would raise property values.

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

The request will allow for commercial institutional uses
for the surrounding residents in a close proximity to
their homes while also increasing the tax basis for the
County.

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

The proposed use of B2 fits within the Future Land Use
of Neighborhood Residential. There is a property of a
like zoning adjacent to this property.

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 in its current state and use
since 1959.

Blue Eagle Land Investments, LLC

July 25, 2025

Walton County Planning Department
Attention: Charna Parker
126 Court St.
Monroe, GA 30655

Mrs. Parker,

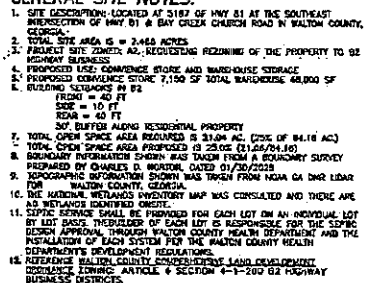
Blue Eagle Land Investments, LLC is requesting a rezone of parcel number C0390008 located at the intersection of GA Hwy 81 and Bay Creek Church Road with an address of 5187 Georgia Highway 81 Loganville, GA Walton County. The request is to rezone the 7.486 acres to B2 from A2 for proposed marketing and development of convenience store and office warehouse space. We are aware of all required transitional buffers that are required which may also require additional plantings in areas where existing tree coverage is not sufficient.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ned Butler', is written over a faint, larger signature that appears to be 'Ned Butler'.

Ned Butler
Manager
Blue Eagle Land Investments, LLC

SURVEYOR
CHARLES D. NORTON
2325 FISHER DRIVE
LOGANVILLE, GA 30052
(678) 898-7535
cdn2872@yahoo.com



FIELD MAP SET

NO PORTION OF THIS PROPERTY ARE LOCATED
WITHIN A FLOOD HAZARD AREA ZONE A PER
F.E.M.A. FLOOD INSURANCE RATE MAP OF WALTON
COUNTY, GEORGIA. FIRM PANEL NO. 13297001004.
STREETVIEW DATA OBTAINED 8/2018.



CONCEPTUAL REZONING: PLAN
FOR
BAY CREEK COMMERCIAL
LOCATED ON
3167 HWY 57 - LANDLOT 316 - 4TH DISTRICT
WALTON COUNTY, GEORGIA

DATE: 07/17/25
ORIGIN: BY: END
JOB NO: 25-100

SHEET	OF
1	1

Printed: 07/25/2025 14:28:06 PM



Official Tax Receipt
Walton County, GA
303 S. Hammond Dr, Suite 100
Monroe, 30655
--Online Receipt--

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-19428	C0390008		\$262.95	\$0.00 Fees: \$0.00	\$0.00	\$262.95	\$0.00
Totals:			\$262.95	\$0.00	\$0.00	\$262.95	\$0.00

Charge Amount: \$262.95

JOHNSON BEVERLY J



Scan this code with your
mobile phone to view this
bill

BK: 5590 PG: 850-851

Filed and Recorded

05-27-2025 02:31 PM

DOC# D2025-005135

Karen P. David

KAREN P. DAVID

CLERK OF SUPERIOR COURT

Walton COUNTY

Real Estate Transfer Tax

Paid : \$ 500.00

PT-61 147-2025-001780

After Recording Return To:

McMichael & Gray, P.C.

2055 North Brown Road, Suite 250

Lawrenceville, GA 30043

Order No.: MON-GA-250256-PUR

Property Appraiser's Parcel I.D. Number:

C0390008

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made this 27th day of May, 2025, between

Beverly J. Johnson

as party or parties of the first part, hereinafter called Grantor, and

**Blue Eagle Land Investments, LLC,
a Georgia Limited Liability Company**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being 417th GMD in Land Lot 116 of the 4th District, Walton County, Georgia, being Lot containing 7.486 acres, of Boundary Survey for: Beverly Johnson Subdivision, per plat thereof recorded in Plat Book 128, Page 98, Walton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

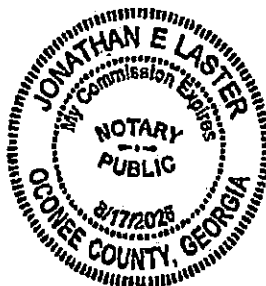
Signed, sealed and delivered in the presence of:

Stephanie Fairbairn
Unofficial Witness

Beverly J. Johnson by (Seal)
Beverly J. Johnson by Lene Masters,
as Attorney In Fact *Lene Masters*

[Signature]
Notary Public

My Commission Expires: 08 - 17 - 2028
[Notary Seal]



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 04-11-2008 BY 60322 UCBAW



PL25 / ASHGR DR.
LOGANVILLE GA 30055
Phone: 770/404-2525
Fax: 770/404-2525

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