



Planning and Development Department Case Information

Case Number: Z26-0156

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant/Owner:

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

Current Zonings: The current zoning is A2.

Request: Rezone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage buildings.

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

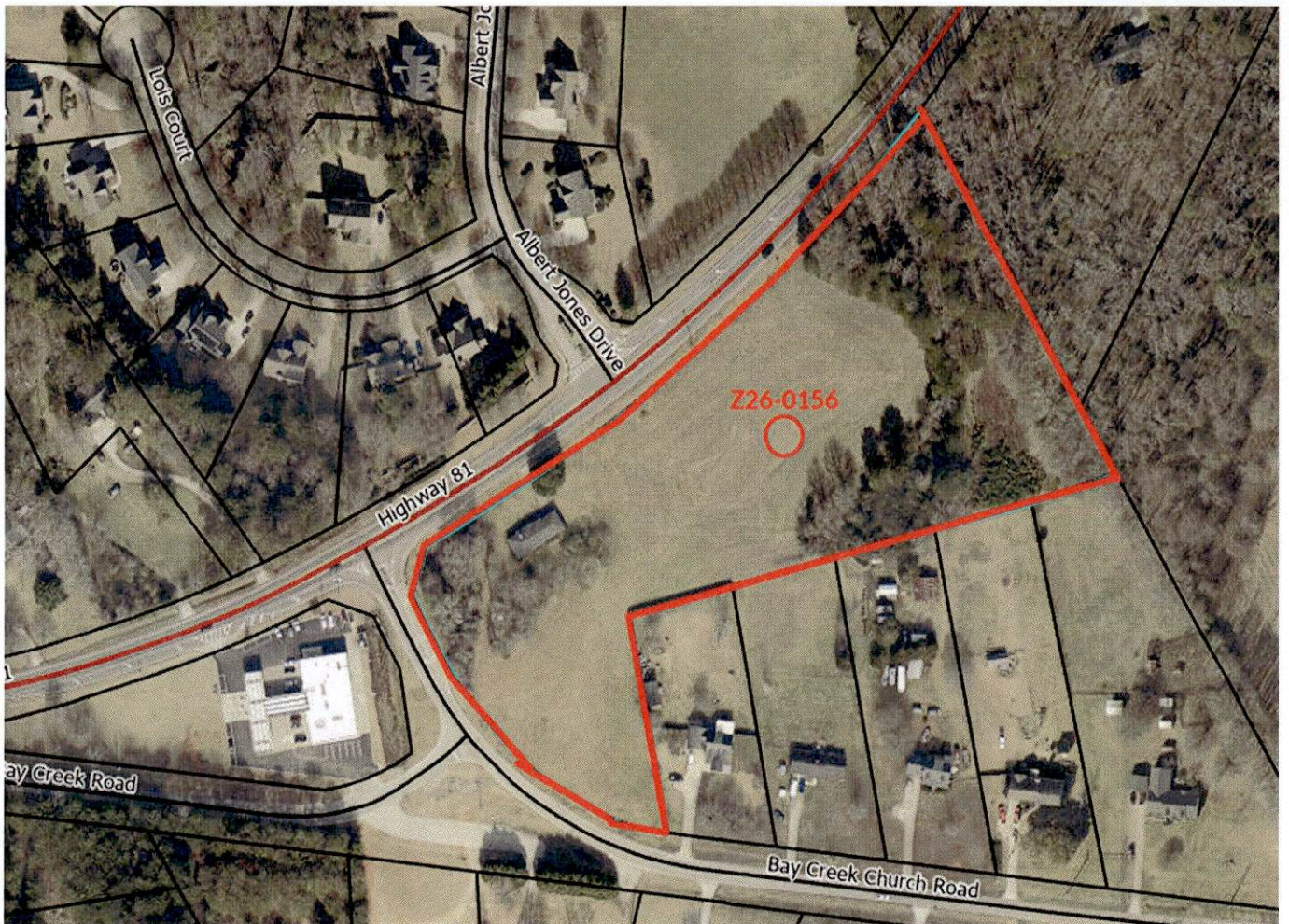
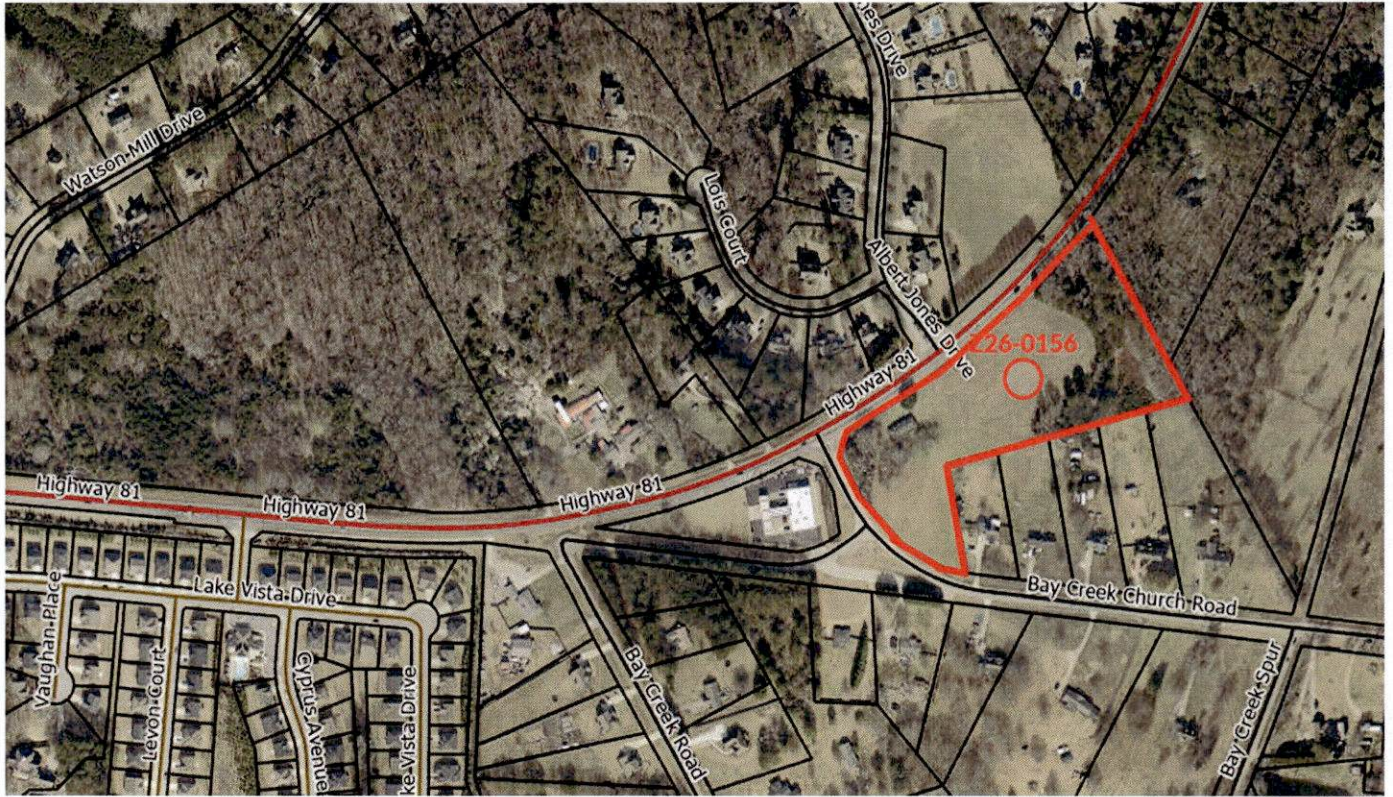
Map Number/Site Area: C0390008

Character Area: Neighborhood Residential

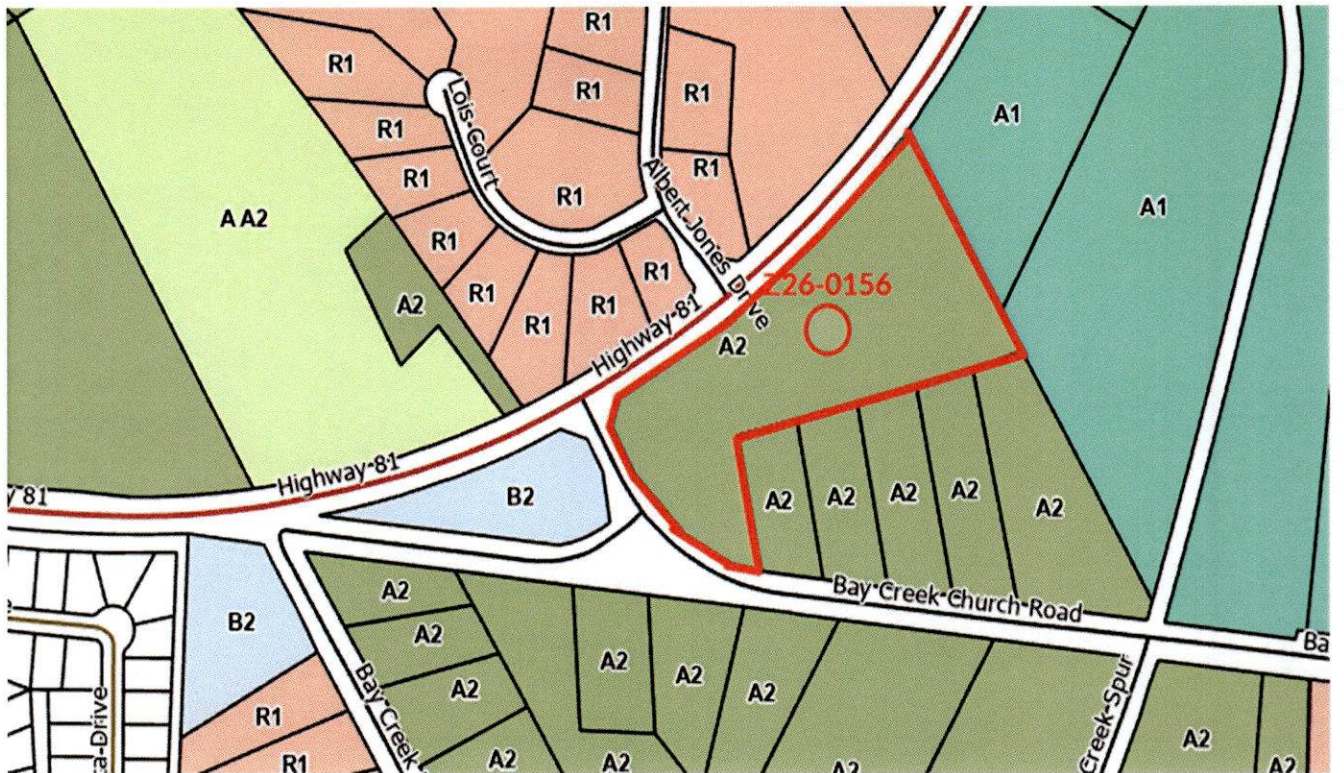
District 1 Commissioner-Amarie Warren

Planning Commission-Josh Ferguson

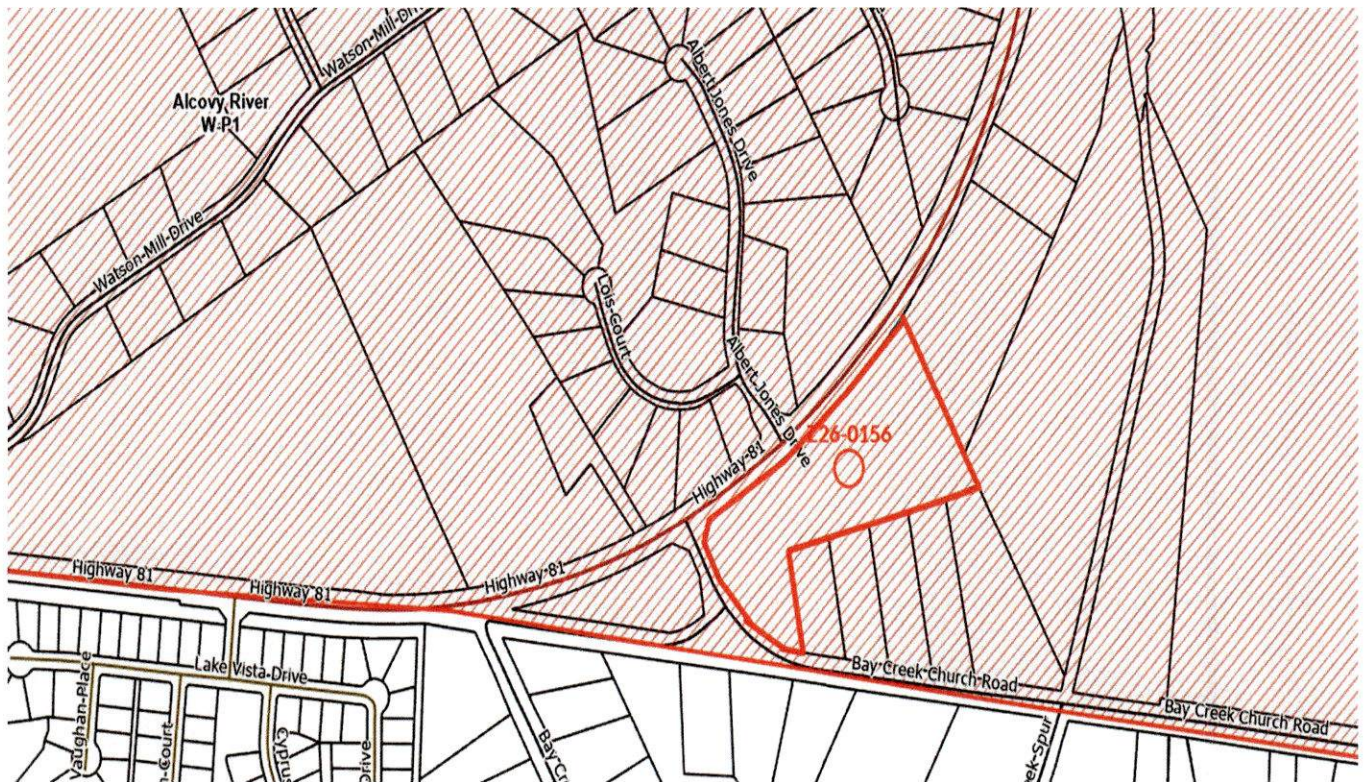
Existing Site Conditions: Property consists of a house.



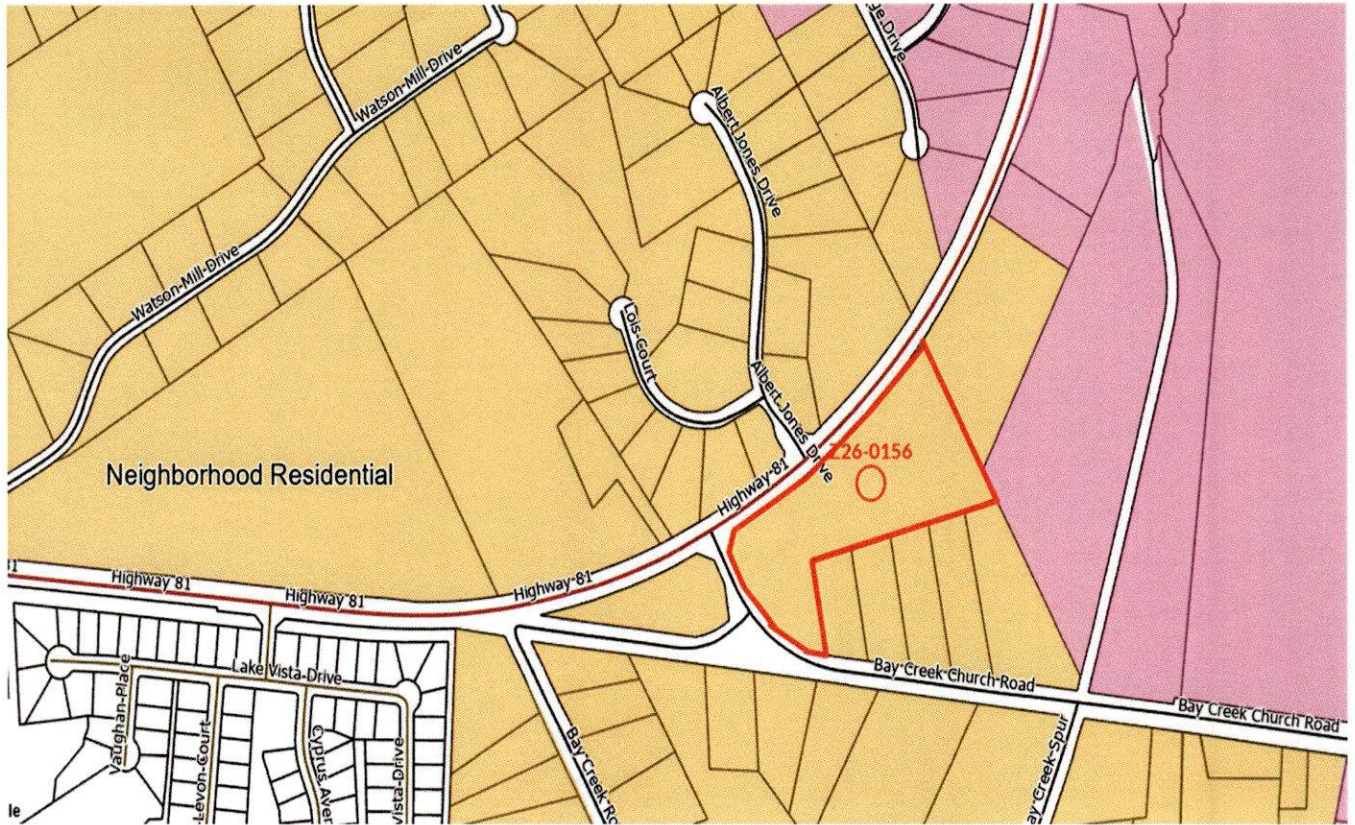
The surrounding properties are zoned R1, A1, A2 and B2.



The property is in the Alcovy River Watershed Protection Area.



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



History:

Z25-0275	Blue Eagle Land Investments LLC	Rezone 7.486 acres from A2 to B2 for a convenience store and warehouse buildings	C0390008 5187 Hwy 81 & Bay Creek Church Road	Withdrew
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Staff Comments/Concerns:

Public Works: Public Works recommends conducting a proper traffic study during School Operations to determine the need for a deceleration lane, a possible center-turn lane, and the alignment with Bay Creek Road, on Bay Creek Church Road.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 6" diameter water main along Highway 81 and Bay Creek Church Road (static pressure: 45 psi, Estimated fire flow: 1,240 gpm @ 20 psi). No system impacts anticipated.

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

Fire Department Review: Increased response for Haz-mat fuel spills and fires in storage buildings.

Board of Education: No affect on the Walton County Schools.

GDOT: They will need to coordinate with GDOT for a commercial driveway permit. We will also require left and right turn lanes into the development with proper shift tapers, storage lengths, and taper lengths per our driveway manual. Will also need to see truck paths to ensure the fuel/large trucks can safely navigate the site.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

Rezone Application # Z 26-0156
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-9-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-4-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel L039D008
~~C039008~~

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

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

Same as Applicant

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

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

Bay Creek Church Rd

Existing Use of Property: Residential

Existing Structures: Residential Home

The purpose of this rezone is: Applicant proposes to construct a convenience store with fuel pumps and office warehouse/contractor storage buildings on the property which fronts on Hwy 81. The site plan includes a thoughtful layout with landscaping and buffers to protect adjoining property owners.

Property is serviced by the following:

Public Water: X Provider: Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: _____

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

Signature _____

Date 5/19/26

Fee Paid \$ 900.00

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-Amarie Warren Watershed: Alcovy River TMP ✓

I hereby withdraw the above application _____ Date _____

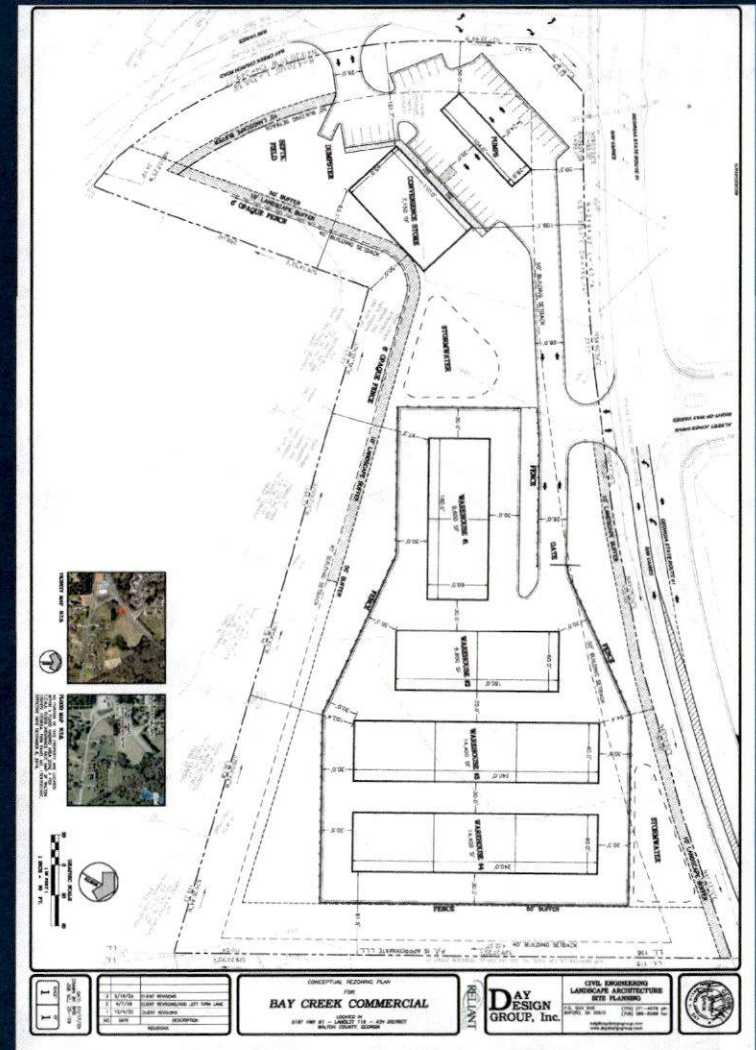
BAY CREEK COMMERCIAL

Rezoning Application

Request to Rezone 7.494 acres from
A2 to B2 for a
Convenience store with fuel pumps and
office warehouse/contractor storage

5187 Georgia State Route 81
Loganville, Walton County, Georgia

Owner/Applicant: 81 Investment Company, LLC



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:

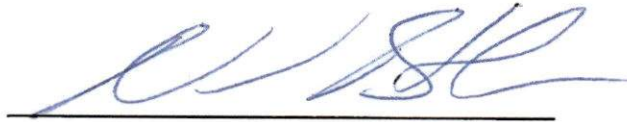
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ 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. Seven commercial uses
are within one mile of the property along Hwy 81.

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.
The Subject Property is already part of a commercial node.

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 high-demand commercial uses
for the surrounding residents in a close proximity to
their homes while also increasing the tax basis for the
County, employment, and sales tax generation.

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 and six additional
commercial uses within one mile of the property along Hwy 81.

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 while both commercial and residential growth
have surrounded it.

AGENT AUTHORIZATION

Date: 5/19/26 Tax Map and Parcel Number(s): C0390008

PROPERTY ADDRESS: 5187 Hwy 81
Loganville, Georgia

PROPERTY OWNER: 81 Investment Company, LLC
P.O. Box 200
Monroe, Georgia

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

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

ACTION: Rezone 7.486 acres for a commercial 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 including but not limited to filing for a variance or character area change request.

ATTORNEY/AGENT

Andrea P. Gray

BY: Andrea Gray

Sworn to and subscribed before me this 19 Day of May 2026

Kaye Pickens

NOTARY PUBLIC



{signatures continue on following page}

APPLICANT: 81 Investment Company, LLC

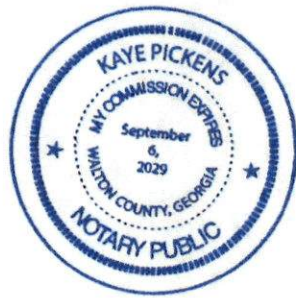
[Handwritten Signature]

BY: Ned Butler

Sworn to and subscribed before me this 19 Day of May 2026

[Handwritten 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: 81 Investment Company, LLC

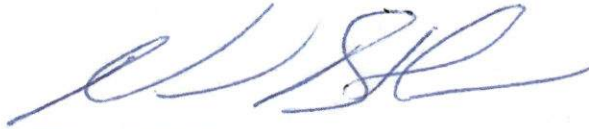
Address: PO Box 200, Monroe GA 30655

Location of Property: 5187 Hwy 81
Loganville, Georgia

Map/Parcel Number: C0390008

Current Zoning: A2

Requested Zoning: B2



Property Owner Signature

Property Owner Signature

Print Name: Ned Butler

Print Name: _____

Address: PO Box 200, Monroe GA

Address: _____

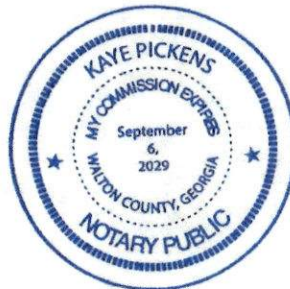
Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Kaye Pickens

Notary Public

5/19/20

Date



Revised Letter



Andrea P. Gray LLC

Attorney at Law

June 26, 2026

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

Re: Applicant: 81 Investment Company, LLC
Owner: 81 Investment Company, LLC
Property: 5187 Hwy 81, Loganville GA
Tax Parcel: C0390008
Request to zone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage
Application filed: May 28, 2026

Updated Site Plan

Dear Ms. Parr:

81 Investment Company, LLC ("Applicant") hereby submits an updated site plan to accompany its pending application to rezone approximately 7.486 acres located at the intersection of Highway 81 and Bay Creek Church Road in Loganville, Georgia (the "Subject Property"). The proposed development consists of a convenience store with fuel pumps and office warehouse/contractor storage facilities. Applicant respectfully requests that this letter and the attached updated site plan be incorporated into the rezoning application record and considered by the Planning Commission and Board of Commissioners during their review of the application.

The Applicant's request for a B-2 zoning designation and the proposed uses of the Subject Property remain unchanged. No variances are requested, no amendment to the character area is required, and the proposed development will comply with all applicable ordinance requirements.

The previously submitted concept plan was intended to illustrate the maximum potential development of the Subject Property for purposes of evaluating the requested B-2 zoning classification. Following additional consideration of the surrounding property owners and to provide greater detail demonstrating compliance with the Big Haynes and Alcovy River

Watershed Protection Overlay District requirements, the Applicant has revised the concept plan and respectfully requests that the Planning Commission and Board of Commissioners evaluate the updated plan in lieu of the original concept.

The revised site plan significantly reduces the intensity of the warehouse/contractor storage component while increasing pervious surface areas. Specifically, the warehouse/contractor storage space has been reduced by approximately 22 %, from 48,000 square feet to 37,200 square feet. In addition, the number of warehouse/contractor storage buildings has been reduced from four to three, with the eliminated building being the one located nearest several adjoining residential properties. These modifications lessen the visual impact on neighboring property owners and reduce the traffic associated with the warehouse/contractor storage use. Importantly, the proposed 10-foot landscape buffer, roadway improvements, and other site enhancements remain unchanged.

The revised site plan has also been designed to comply with the Big Haynes and Alcovy River Watershed Protection Overlay District ordinance. While the original concept plan illustrated the maximum feasible development of the property, the updated plan refines the site layout to reflect the specific design requirements of the overlay district. The Subject Property contains no streams or floodplain areas. To achieve compliance with the watershed protection standards, the Applicant has reduced the overall building area by approximately 22 % and decreased impervious surface coverage to satisfy the ordinance's 25 % impervious surface limitation. In addition, the driving surfaces surrounding the warehouse buildings will consist of porous asphalt, permeable pavers, or comparable permeable materials that provide adequate structural support for vehicular traffic while allowing stormwater infiltration.

For the foregoing reasons, Applicant respectfully requests that this letter and the attached revised site plan be incorporated into the rezoning application record and provided to the Planning Commission and Board of Commissioners for consideration prior to their respective meetings.

Sincerely,

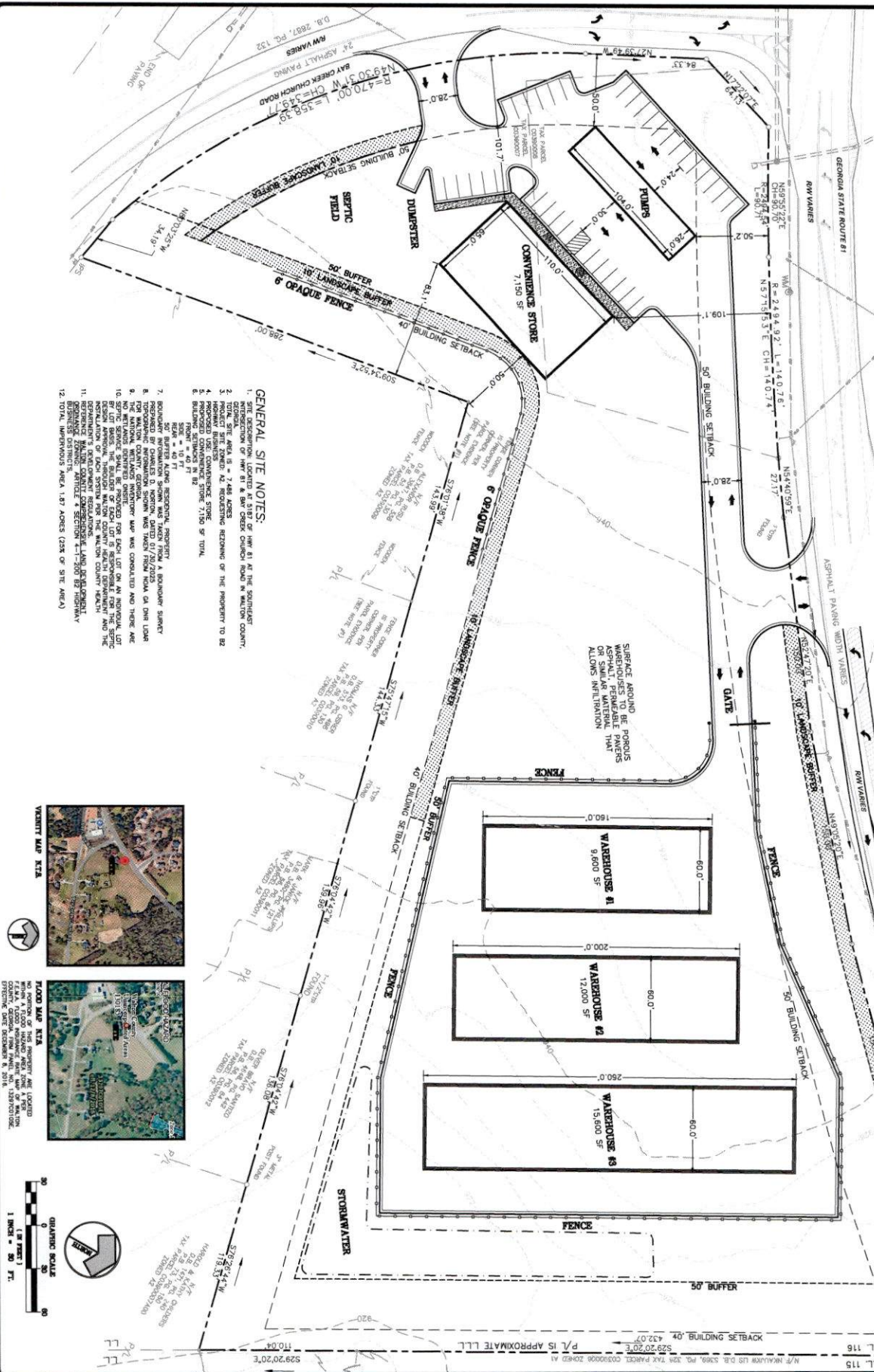


Andrea Gray
Applicant's Representative

OWNER/DEVELOPER
PRIMEWAY DEVELOPMENT
81 INVESTMENT COMPANY, LLC
 13801 RIVINGTON PARK ROAD
 SUITE 100
 WILSONVILLE, OR 97158
 (770) 601-8583
 mduffy@primeway.com

SUBJECT
CHARLES D. NORTON
2325 FISHER DRIVE
LOGANVILLE, GA 30052
 (770) 958-1535
 cduffy@daydesign.com

24 HOUR CONTACT
NEED BUTLER
 (770) 601-8583



- GENERAL SITE NOTES:**
1. THE SITE IS LOCATED AT THE INTERSECTION OF HIGHWAY 81 AND WALTON COUNTY ROAD 116.
 2. THE TOTAL AREA IS 7.466 ACRES.
 3. PROPOSED SITE ZONING IS C-2 (COMMERCIAL CENTER).
 4. PROPOSED USE IS CONVENIENCE STORE.
 5. BUILDING SETBACKS ARE AS SHOWN.
 6. FENCE IS 6 FT HIGH.
 7. BOUNDARY INFORMATION SHOWN WAS TAKEN FROM A BOUNDARY SURVEY BY WALTER COUNTY SURVEYOR, DATE 01/20/2015.
 8. THE WALTON COUNTY ZONING MAP WAS CONSULTED AND THERE ARE NO UNUSUAL ZONING DISTRICTS.
 9. THE BOUNDARY OF EACH LOT IS RESPONSIBLE FOR THE SEPTIC INSTALLATION OF EACH SYSTEM FOR THE WALTON COUNTY HEALTH DEPARTMENT'S ZONING REGULATIONS.
 10. THE SEPTIC SYSTEM FOR THE CONVENIENCE STORE AND THE WAREHOUSES ARE TO BE INSTALLED IN THE SEPTIC FIELD.
 11. THE CONVENIENCE STORE AND WAREHOUSES ARE TO BE INSTALLED IN THE SEPTIC FIELD.
 12. TOTAL IMPROVEMENTS AREA 1.87 ACRES (25% OF SITE AREA).

VACANT MAP K12

FLOOD MAP K12

DETAILED SCALE
 1 INCH = 50 FT.

NO.	DATE	DESCRIPTION
4	6/25/26	CLIENT REVISIONS
3	5/19/26	CLIENT REVISIONS
2	4/7/26	CLIENT REVISIONS/ADD LEFT TURN LANE
1	12/4/25	CLIENT REVISIONS

CONCEPTUAL REZONING PLAN
 FOR
BAY CREEK COMMERCIAL
 LOCATED IN
 5187 HWY 81 - LANDLOT 116 - 4TH DISTRICT
 WALTON COUNTY, GEORGIA

RELANT
DAY DESIGN GROUP, Inc.

**CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING**

P.O. BOX 848 (770) 271-4876 ph.
 BUFORD, GA 30515 (706) 388-8568 fax

daydesigngroup.com
 www.daydesigngroup.com





Andrea P. Gray LLC

Attorney at Law

May 29, 2026

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

Re: Applicant: 81 Investment Company, LLC
Owner: 81 Investment Company, LLC
Property: 5187 Hwy 81, Loganville GA
Tax Parcel: C0390008
Request to zone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage

Dear Ms. Parr:

81 Investment Company, LLC (“Applicant”) proposes to utilize a 7.486-acre property located at the corner of Hwy 81 and Bay Creek Church Road in Loganville, Georgia (the “Subject Property”), to construct a convenience store with fuel pumps and office warehouse/contractor storage. No variances are requested, no change in character area is required, and all ordinance requirements will be met. As further detailed below, the project is a good fit for the area, is designed to mitigate impacts to traffic and to adjoining property owners, and will provide economic benefit to the community.

I. Description of the Development

The proposed development will include two commercial uses. The first use is a convenience store with fuel pumps. The store will be approximately 7,150 square feet and may include tenant spaces in addition to the store. The fuel pumps will be located in front of the building. The number of pumps will be determined in final design, but no more than two diesel pumps will be included.

The second commercial use is for office warehouse/contractor storage and will include four warehouse buildings totaling approximately 48,000 square feet. The warehouse units are designed for business storage needs with single entry doors paired with large roll-up doors and larger storage spaces generally. They are ideal for storing inventory or parts. These units are modeled after similar units constructed in the Lake Oconee area as shown in the representative photos included in the application packet.

II. Location and Similar Land Uses

The Subject Property is currently zoned A2 and is located in an area of Walton County which includes residential development interspersed with supporting commercial developments along a state highway. The property directly across Bay Creek Church Road from the Subject Property is zoned B2 and has a convenience store with fuel pumps. Applicant's proposal is consistent with this use and buildout of the existing commercial node at Hwy 81 and Bay Creek Church Road. The properties to the south and east of the Subject Property are residential homes zoned A2 and A1. Given the aesthetic, security, and traffic-flow informed design of the proposed development which are discussed in more detail below, the development will be more of a benefit than a burden to its neighbors. It will provide convenient access to fuel and food/drink items on the opposite side of Bay Creek Church Road and offer office warehouse/contractor storage options in the growing area.

The Subject Property is better suited for commercial development than residential. The property is shaped in such a way that residential development would not be feasible without multiple driveways along Hwy 81 which is not likely to be approved by the Georgia Department of Transportation. Additionally, residential homes are not well suited for corner lots at a busy intersection which is the case here. The Subject Property is best used for commercial development as proposed.

The proposed development is consistent with other commercial developments along Hwy 81. Within one mile west of the proposed development, there are seven properties on Hwy 81 zoned for commercial uses including six in Walton County and one in Loganville. These commercial uses include a self-storage facility, convenience store, HVAC business, pet salons, and a future retail/restaurant development. Development of this area of Loganville, including the addition of Applicant's development, is consistent with the Walton County Future Land Use Plan.

III. Consistent with Future Land Use Plan

The Subject Property is in the Neighborhood Residential character area in the Walton County Future Land Use Plan. The Neighborhood Residential character area specifically contemplates "traditional residential development with neighborhood-scale businesses located throughout" (2022 Walton County Comprehensive Plan, p. 31). B2 is identified as a compatible zoning classification within this character area. Applicant's development fits well within the contemplated uses in this character area as it will add a neighborhood-scale convenience store with fuel pumps and warehouse/contractor storage. Given the density of residential housing in the area and resulting growing population, there is a demand for the development Applicant offers. At only approximately 7 acres, the development is relatively small in scale and located at an existing commercial node.

IV. Site-design Informed by Traffic Considerations

The proposed development includes two entrances – a primary entrance off of Hwy 81 and a secondary entrance off of Bay Creek Church Road. These dual access points allow for easy ingress and egress from the convenience store and gas pumps while concentrating the ingress and egress from the warehouse/contractor storage from Hwy 81. Applicant is in coordination with the Georgia Department of Transportation regarding the Hwy 81 driveway.

Applicant also commissioned a trip generation and entrance analysis for the proposed development which informed the final site design. ATG Civil, LLC conducted the analysis by utilizing the traffic counts along Hwy 81 and Bay Creek Church Road to estimate the trip generations for each entrance of the development. The estimate is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. For the Bay Creek Church Road entrance, it is estimated that there will be a total of 422 daily trips with half turning right and half turning left out of the development. For the Hwy 81 entrance, it is estimated that there will be a total of 466 daily trips with half turning right and half turning left out of the development. Applying Georgia Department of Transportation standards for the required entry improvements, Applicant will need to include a right turn deceleration lane, and a center left turn lane on Hwy 81, and a right turn deceleration lane on Bay Creek Church Road. Applicant has included these improvements in the site plan. A copy of the trip generation analysis is also included with the application.

V. Site Security

The warehouse/contractor storage component of the development will have security features to protect adjoining property owners and the unit renters. The warehouse/contractor storage area will be independently fenced from the convenience store. It will have a single-entry point which is gated. The gate will be operational 24 hours per day with access granted using a security code unique to each unit renter. There will be lighting for security purposes, but it will be facing inward and downward. There will also be security cameras to monitor the units. Likewise, the convenience store and fuel pumps will be monitored and lit.

VI. Designed to Mitigate Impacts on Surrounding Property Owners

a. Use limitations

The warehouse/contractor storage component of the development will only be used for storage. Renters may not operate businesses out of the units, store junk cars, or allow people to live in the units. There is no outside storage allowed at the facility. Limiting the usage to storage will ensure that the development remains aesthetically attractive and that there is no unwanted activity occurring that could be disruptive to neighbors.

The convenience store and fuel pump areas are for light vehicles and small commercial traffic only. The property will not be accessible by tractor trailers and there will be no onsite tractor trailer parking. Vehicles are not permitted to remain on the property for long periods.

b. Buffers

Significant buffers and a landscape strip will enhance the existing road frontage and help mitigate visual impacts on the neighboring properties. A 10-foot landscaped buffer will be added along Hwy 81 for the length of the warehouse/contractor storage portion of the development. This buffer will include plantings consistent with those authorized in the Walton County Ordinances. A 10-foot landscape buffer will also be added to a portion of the Bay Creek Church Road frontage past the convenience store entrance with said buffer continuing behind the convenience store and along the boundary of the warehouse/contractor storage until such a point that the property boundary is already wooded. The landscape buffer adjacent to the A2 properties is within the 50-foot transitional buffer. Additionally, there will be a 6-foot opaque fence that surrounds the rear of the convenience store to provide an extra visual barrier for the nearest residential property. This fence is in addition to the fence which surrounds the warehouse/contractor storage portion of the property. These multiple measures will mitigate visual impacts from Hwy 81, Bay Creek Church Road and the adjoining residential properties.

c. Quality

Applicant is committed to delivering a high-quality development that reflects positively on Hwy 81. The convenience store building is designed with brick veneer exterior construction utilizing brick material, decorative brackets and trim accents, and architectural detailing consistent with quality commercial construction. The warehouse/contractor storage buildings are designed with metal panel siding with stone veneer base accents and oversized roll-up doors- a premium produce differentiated from conventional mini warehouse development. Photographs of comparable projects are included as exhibits to this application.

VII. Economic Benefits to the Community

The proposed development will have a positive impact on the local economy and county residents. The development will create jobs associated with both businesses. The convenience store and gas sales will generate sales tax and both the convenience store and warehouse/contractor storage components will generate higher property tax revenues for the county which in turn benefits all Walton County residents.

In sum, the proposed commercial development is compatible with the area's future land use designation and is well suited for a location at an established commercial node on a state highway. Because the Subject Property lies within the Neighborhood Residential Character Area on the County's Future Land Use Map, rezoning from A2 to B2 aligns with and supports the

County's planning objectives. The Applicant respectfully requests approval of the rezoning to allow the proposed business uses on the Subject Property.

Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrea Gray', with a long horizontal flourish extending to the right.

Andrea Gray
Applicant's Representative

Zoning Map 1

Subject Property



Zoning Map 2



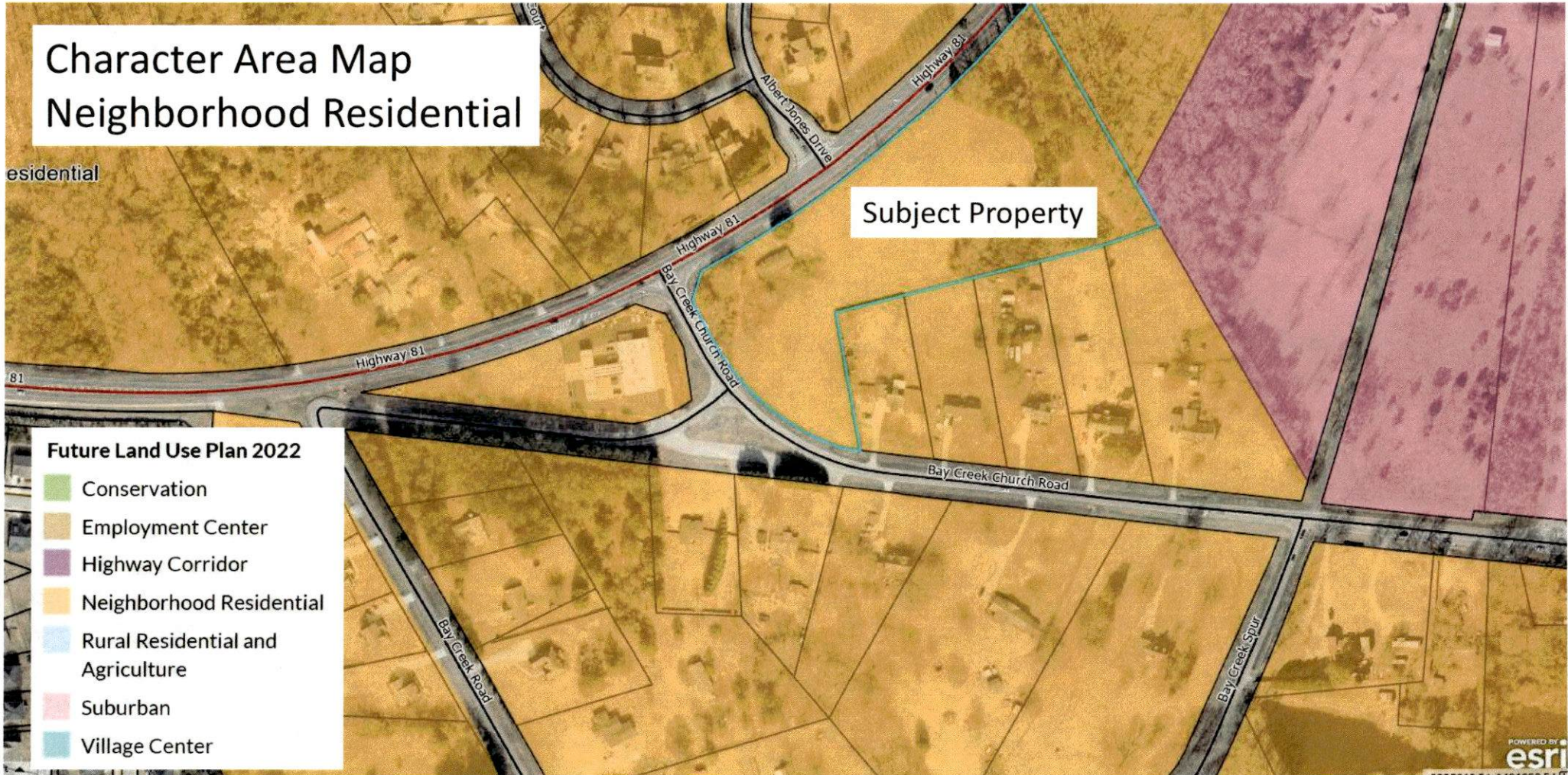
Character Area Map Neighborhood Residential

residential

Subject Property

Future Land Use Plan 2022

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





Andrea P. Gray LLC

Attorney at Law

May 19, 2026

Notice of Preservation of Constitutional Objections

Re: Applicant: 81 Investment Company, LLC
Owner: 81 Investment Company, LLC
Property: 5187 Hwy 81, Loganville GA
Tax Parcel: C0390008
Request to zone 7.486 acres from A2 to B2

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

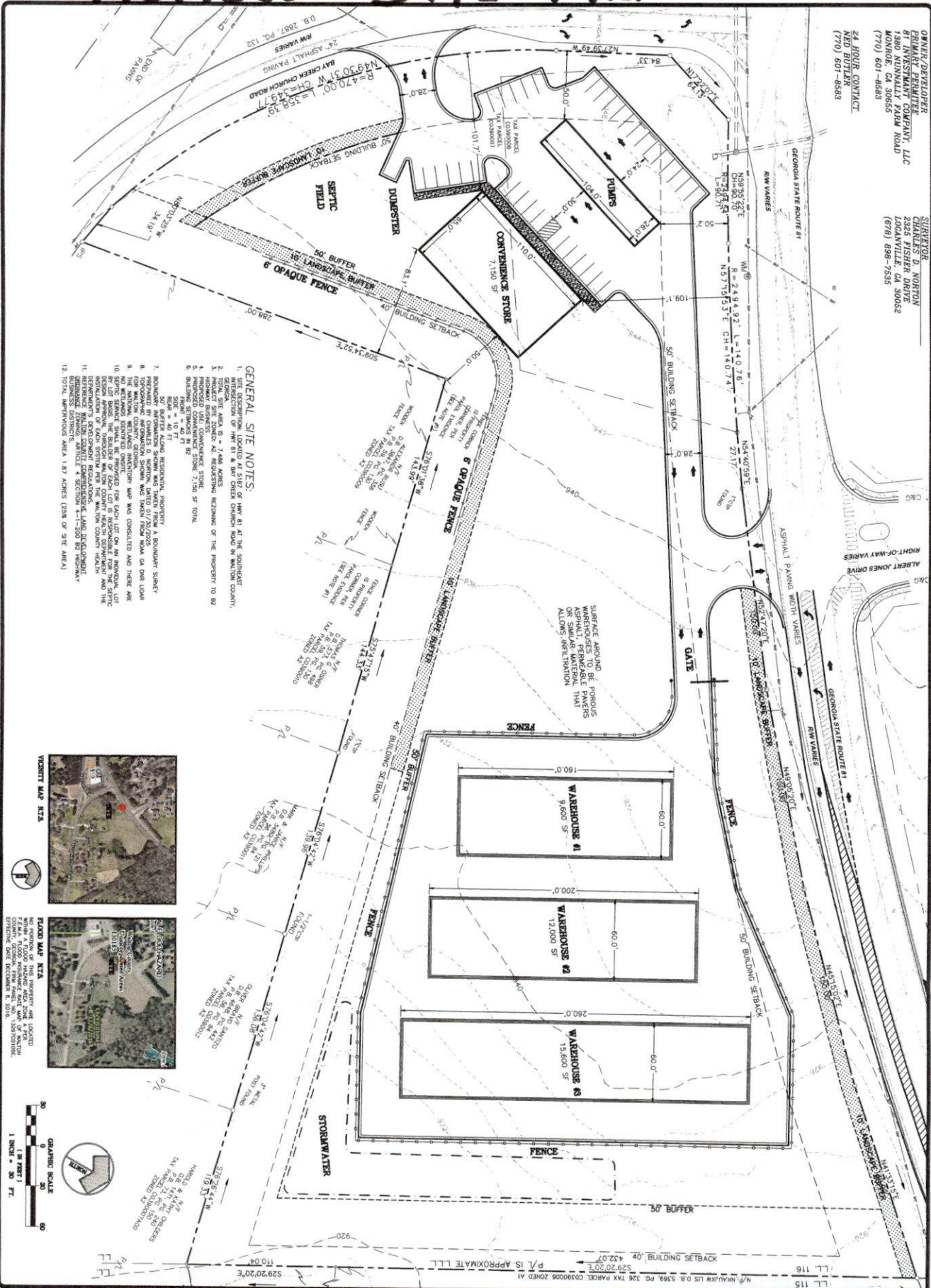
Revised Site Plan

Case # 226-0156

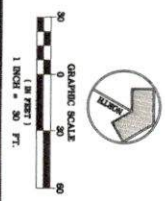
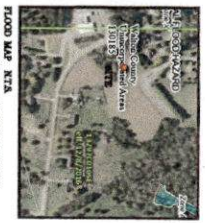
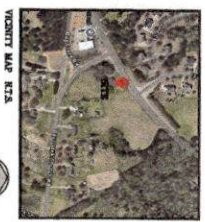
OWNER/DEVELOPER
 PRINCE INVESTMENTS COMPANY, LLC
 1980 NUNNALLY FARM ROAD
 MONROE, CA 90085
 (770) 601-8583

ARCHITECT
 CHARLES D. NORTON
 2325 FISHER DRIVE
 LOCALVILLE, GA 30052
 (678) 898-7535

24 HOUR CONTACT
 NED BUTLER
 (770) 601-8583



- GENERAL SITE NOTES:**
1. SITE DESIGNATION: LOCATED AT 5187 OF HWY 81 AT THE SOUTHWEST CORNER OF SECTION 16, T12N, R12E, WALTON COUNTY, GEORGIA.
 2. PROJECT SITE ZONING: 42 REQUESTING REZONING OF THE PROPERTY TO B2.
 3. PROJECT SITE ZONING: 42 REQUESTING REZONING OF THE PROPERTY TO B2.
 4. PROPOSED CONVENIENCE STORE: 7,150 SF TOTAL.
 5. PROPOSED CONVENIENCE STORE: 7,150 SF TOTAL.
 6. PROPOSED CONVENIENCE STORE: 7,150 SF TOTAL.
 7. PROPOSED CONVENIENCE STORE: 7,150 SF TOTAL.
 8. PROPOSED CONVENIENCE STORE: 7,150 SF TOTAL.
 9. PROPOSED CONVENIENCE STORE: 7,150 SF TOTAL.
 10. PROPOSED CONVENIENCE STORE: 7,150 SF TOTAL.
 11. PROPOSED CONVENIENCE STORE: 7,150 SF TOTAL.
 12. TOTAL DEVELOPMENT AREA: 187 ACRES (25% OF SITE AREA).



NO.	DATE	DESCRIPTION
1	6/25/26	CLIENT REVISIONS
2	5/19/26	CLIENT REVISIONS
3	4/7/26	CLIENT REVISIONS/ADD LEFT TURN LANE
4	12/4/25	CLIENT REVISIONS

CONCEPTUAL REZONING PLAN
 FOR
BAY CREEK COMMERCIAL
 LOCATED IN
 5187 HWY 81 - LANDLOT 116 - 4TH DISTRICT
 WALTON COUNTY, GEORGIA

DAY DESIGN GROUP, Inc.

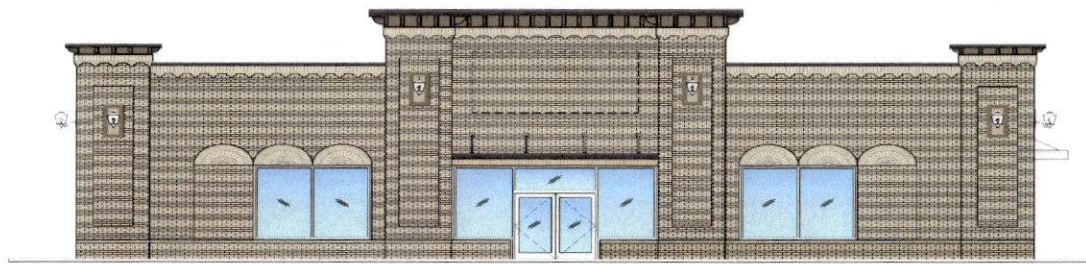
CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING



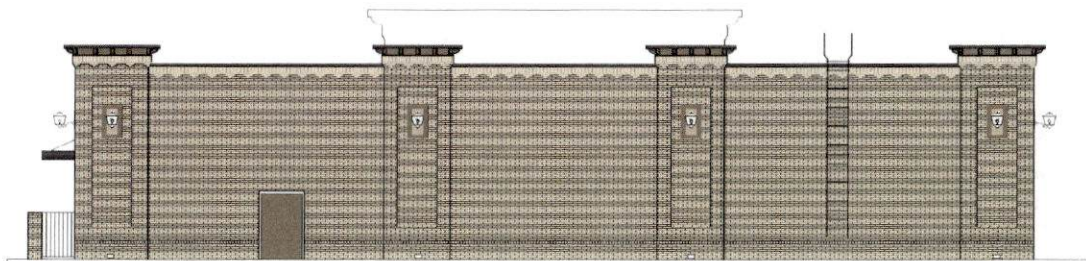
Representative Rendering

CONVENIENCE STORE + FUEL

- 7,150 SF brick veneer building
- Motor fuel dispensing (gas + ≤2 diesel pumps)
- Brick Veneer
- High-quality architectural detailing



1 EXTERIOR ELEVATIONS (FRONT)
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATIONS (REAR)
SCALE: 1/4" = 1'-0"



Virtual Taupe SW 7039

BRACKETS / EIFS / TRIM: SHERWIN WILLIAMS
#SW7039
(EXAMPLE SHOWN)



PRIMARY EXTERIOR FAÇADE: BRICK VENEER
MANUFACTURER: CHEROKEE BRICK
STYLE/COLOR: ANSLEY PARK GEORGIA CLASSIC
(EXAMPLE SHOWN)

FOR CONSTRUCTION

BUILD #

Representative Photos

Premium metal panel + stone veneer construction



Front Elevation — Roll-up Doors & Stone Base



Corner Elevation



Multi-Unit Building



Representative landscaping

Trip Generation Calculations
& Entrance Evaluation

For

Bay Creek Commercial
5187 Hwy 81, Loganville
Walton County, GA

PREPARED FOR:

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

PREPARED BY:

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

May 26, 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 commercial development located at the intersection of Hwy 81 and Bay Creek Church Road, just northeast of Loganville, GA in Walton County. The development includes a proposed 7,150 square foot convenience store with fuel pumps and 48,000 sf feet of warehouse and office/warehouse space. The proposed development will be accessed from both Hwy 81 and Bay Creek Church Road. This analysis determines the total vehicle trips generated by the proposed development and whether auxiliary turn lanes are required along both Hwy 81 and Bay Creek Church Road to support these added vehicle trips.

Hwy 81

The current traffic count along Hwy 81 is 10,600 vehicles per day. The posted speed limit along Hwy 81 in this area 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

Bay Creek Church Road

The current traffic count along Bay Creek Church Road is 3,760 vehicles per day. The posted speed limit along Bay Creek Church Road in this area is 50 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

Requirements for right turn deceleration lane: 150 right turning vehicles
Requirements for center left turn lane: 250 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:

Hwy 81 Entrance

The estimated total number of turns into the proposed development from Hwy 81 is 466. These turns can be separated into:

Total Right Turns into development = 233
Total Left Turns into development = 233

Since the estimated number of daily right turns exceeds 50, a right turn deceleration lane in the northbound direction into the proposed development is required. Since the estimated number of daily left turns exceeds 150, a center left turn lane in the southbound direction into the proposed development is required.

Bay Creek Church Rd Entrance

The estimated total number of turns into the proposed development from Bay Creek Church Rd is 422. These turns can be separated into:

Total Right Turns into development = 211

Total Left Turns into development = 211

Since the estimated number of daily right turns exceeds 150, 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 250, a center left turn lane in the eastbound 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 Bay Creek Church Road and Hwy 81 in Walton County, Georgia. This analysis is conducted by analyzing the existing road infrastructure, existing traffic patterns, 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 7.5 acres that will be zoned B2 Highway Business for the development of a 7,150 square foot convenience store with fuel pumps and 48,000 sf feet of warehouse and office/warehouse space. The proposed development will utilize two access points. One access point is proposed along Hwy 81 at approximately milepost 12.52 across from Albert Jones Drive. The other access point will be along Bay Creek Church Road about 275 feet south of Hwy 81. See attached Project Map, below.

2.3 Georgia Department of Transportation Criteria

The Georgia Department of Transportation [GDOT] sets forth 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.

The subject development proposes utilizing two entrances. These entrances will be analyzed individually.

Bay Creek Church Road is a Walton County maintained roadway, but the criteria in the GDOT Driveway Manual will be used to determine the need for turn lanes for the entrance along Bay Creek Church Road. Bay Creek Church Road is a two-lane road with a posted speed limit of 50 mph. It has a current traffic count of 3,760 vehicles per day. The thresholds for turn lanes for this roadway are shown in the tables below and highlighted in blue.

Highway 81 is a GDOT maintained roadway, so the criteria in the GDOT Driveway Manual will be used to determine the need for turn lanes for the entrance along Hwy 81. Hwy 81 is a two-lane highway with a posted speed limit of 55 mph. It has a current traffic count of 10,600 vehicles per day. The thresholds for turn lanes for this highway are shown in the tables below and highlighted in red.

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, the vehicle trips will be calculated for each use individual use and then the aggregate trip ends will be summarized for entrance analysis.

The proposed convenience store is 7,150 square feet with 4 pumps, 8 fueling positions. The ITE land use code for this proposed use is 945.

Approximately 9,600 square feet of the warehousing portion of the development is proposed for office warehouse. This use is typically associated with a specialty contractor that has a small number of employees in an office and warehouse storage to service the business. The ITE land use code for this proposed use is 180.

Approximately 38,400 square feet of the warehousing portion of the development is proposed for contractor storage. This use is typically associated with a specialty contractor, does not have an office in the building and is only used to store equipment and inventory to support their business. The ITE land use code for this proposed use is 150.

The summary of the ITE trip generation tool is shown in the table below.

Proposed Development				Weekday			
Proposed Use	ITE Land Use Code	Qty	Unit	Rate	Total	Entering	Exiting
Convenience Store	945	8.0	Fuel Islands	203.40	1,627	814	814
Office Warehouse	180	9.6	1,000 sf	9.82	94	47	47
Contractor Storage	150	38.4	1,000 sf	1.38	53	27	27
				Total =	1,774	888	888

The total trips for the proposed development will be split between the two entrances. Based on the current traffic patterns, it is assumed that the traffic to the convenience store will be split about 50/50 between the two entrances, while the traffic to the warehouses will be split approximately 80/20, with the majority using the Hwy 81 entrance. The table below summarizes the distribution of the trips between the two entrances.

Proposed Use	Total Trips	Hwy 81			Bay Creek Ch Rd		
		% Usage	Entering	Exiting	Entering	% Usage	Exiting
Convenience Store	1627	50%	407	407	50%	407	407
Office Warehouse	94	80%	38	38	20%	9	9
Contractor Storage	53	80%	21	21	20%	6	6
		Totals =	466	466		422	422

Section 3 Conclusions

3.1 Conclusions

Hwy 81 Entrance

The estimated total number of turns into the proposed development from Hwy 81 is 466. These turns can be separated into:

Total Right Turns into development = 233

Total Left Turns into development = 233

Since the estimated number of daily right turns exceeds 50, a right turn deceleration lane in the northbound direction into the proposed development is required. Since the estimated number of daily left turns exceeds 150, a center left turn lane in the southbound direction into the proposed development is required.

Bay Creek Church Entrance

The estimated total number of turns into the proposed development from Bay Creek Church Rd is 422. These turns can be separated into:

Total Right Turns into development = 211

Total Left Turns into development = 211

Since the estimated number of daily right turns exceeds 150, 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 250, a center left turn lane in the eastbound direction into the proposed development is not required.

Section 4 Exhibits

ITE Data for Convenience Store

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
945

LAND USE GROUP:
(900-999) Services

LAND USE:
945 - Convenience Store/Gas Station

LAND USE SUBCATEGORY:
GFA (5.5-10k)

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
Vehicle Fueling Positions

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
8

DATA STATISTICS
Land Use: Convenience Store/Gas Station - GFA (5.5-10k) (945) Click for Description and Data Plots
Independent Variable: Vehicle Fueling Positions
Time Period: Weekday
Setting/Location: General Urban/Suburban
Trip Type: Vehicle
Number of Studies: 23
Avg. Num. of Vehicle Fueling Positions: 19
Average Rate: 203.35
Range of Rates: 55.53 - 400.33
Standard Deviation: 75.82
Fitted Curve Equation: Not Given
R ² : ****
Directional Distribution: 50% entering, 50% exiting
Calculated Trip Ends: Average Rate: 1627 (Total), 813 (Entry), 814 (Exit)

ITE Data for Office Warehouse

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
180

LAND USE GROUP:
(100-199) Industrial

LAND USE :
180 - Specialty Trade Contractor

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
9.6

DATA STATISTICS	
Land Use:	Specialty Trade Contractor (180) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	20
Avg. 1000 Sq. Ft. GFA:	6
Average Rate:	9.82
Range of Rates:	3.00 - 43.33
Standard Deviation:	8.56
Fitted Curve Equation:	Not Given
R ² :	****
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 94 (Total), 47 (Entry), 47 (Exit)

ITE Data for Contractor Storage

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
150

LAND USE GROUP:
(100-199) Industrial

LAND USE :
150 - Warehouse

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
38.4

DATA STATISTICS

Land Use:
Warehouse (150) [Click for Description and Data Plots](#)

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
81

Avg. 1000 Sq. Ft. GFA:
554

Average Rate:
1.38

Range of Rates:
0.15 - 16.93

Standard Deviation:
1.05

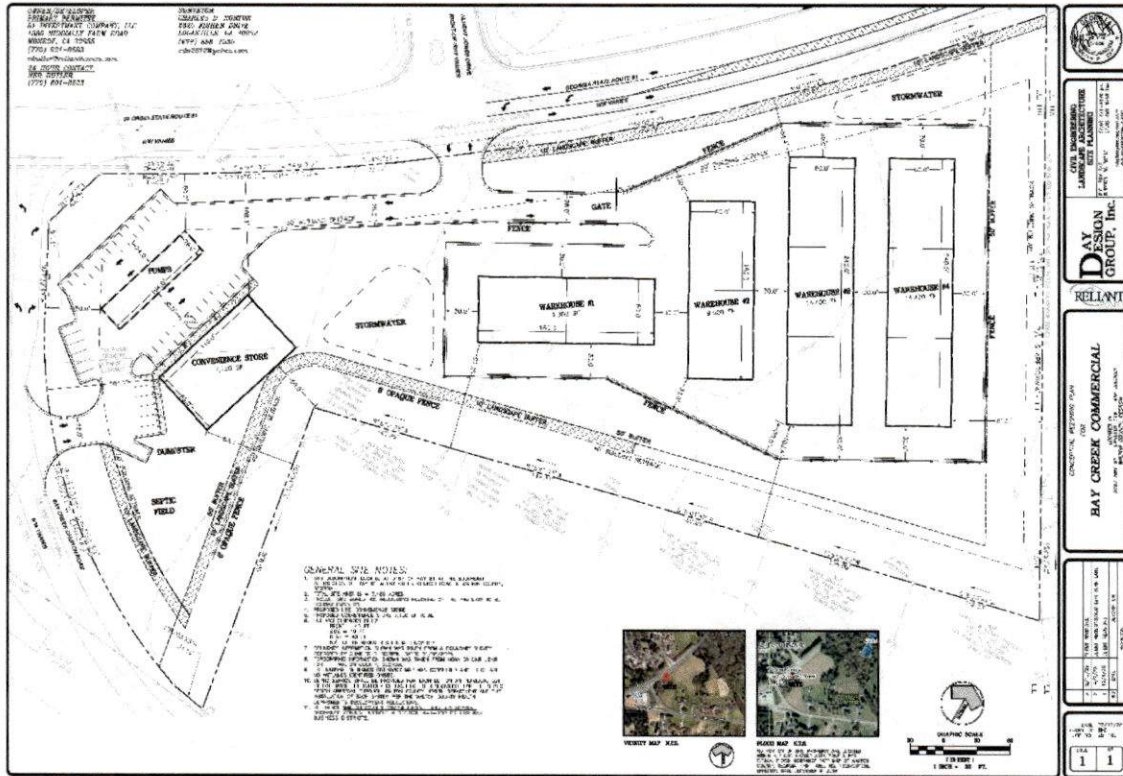
Fitted Curve Equation:
 $T = 1.56(X) - 97.97$

R²:
0.69

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 53 (Total), 26 (Entry), 27 (Exit)
Fitted Curve: Not Available

Project Map



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RELIANT

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1 1

