



## Planning and Development Department Case Information

Case Number: Z25-0275

Meeting Dates: Planning Commission 09-04-2025

Board of Commissioners 10-07-2025

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

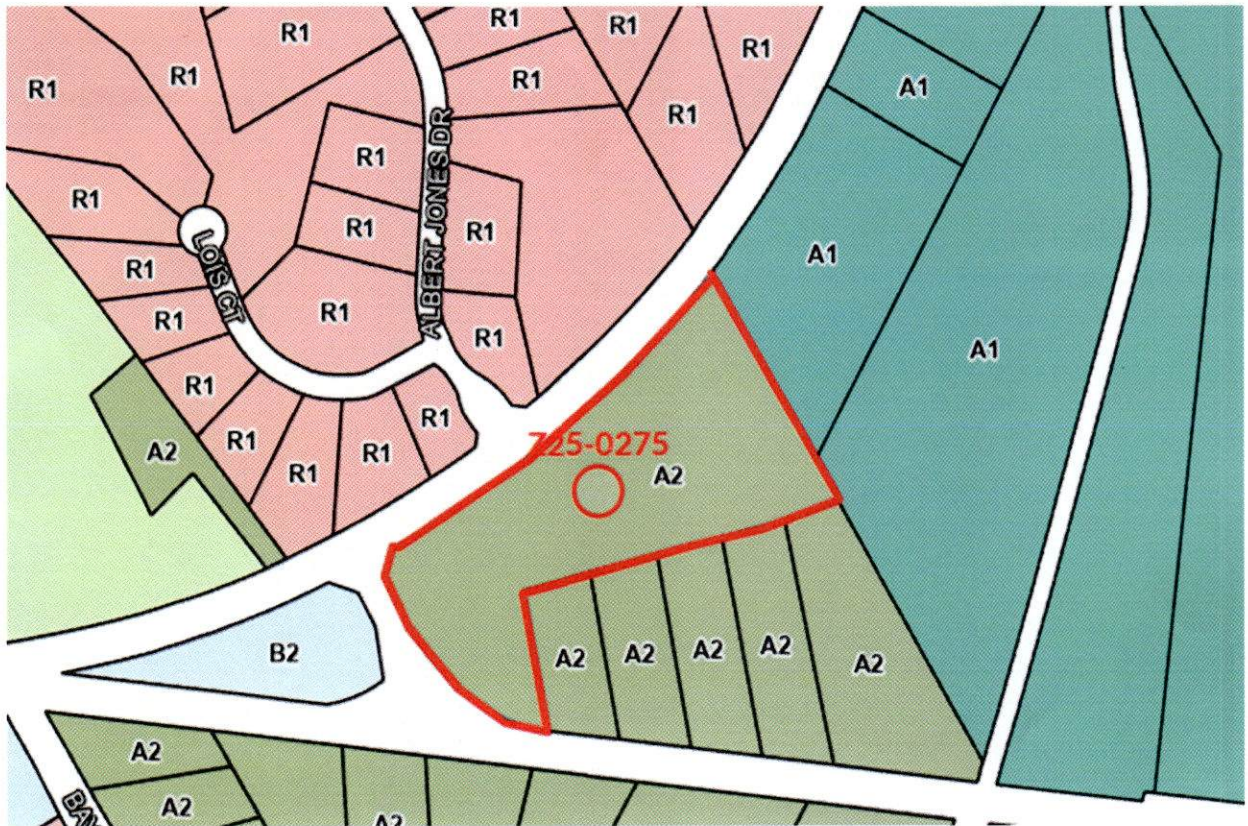
District 1 Commissioner- Bo Warren      Planning Commission—Josh Ferguson

Existing Site Conditions: Property consists of a house.





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

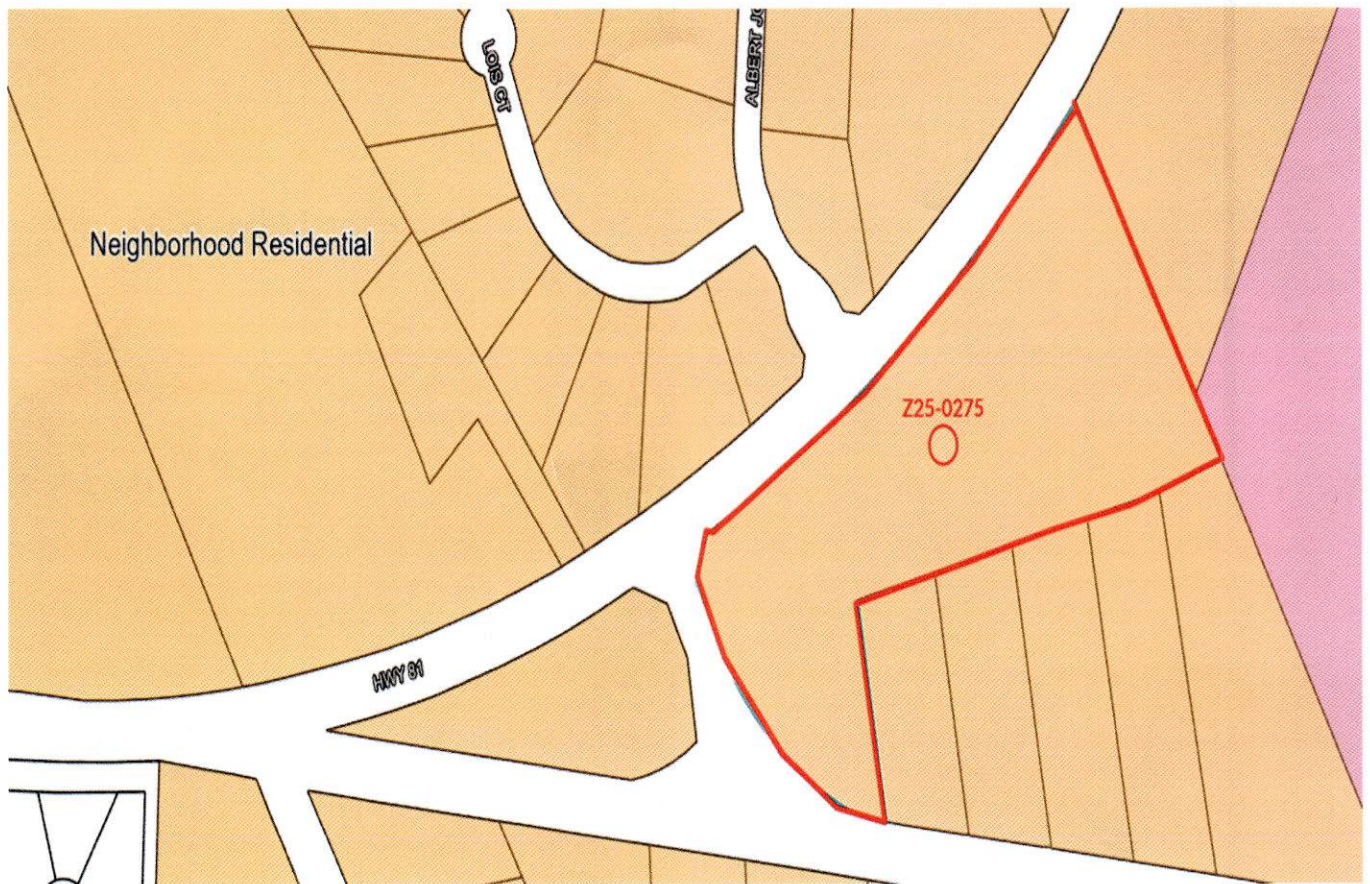


The property is in the Alcovy River Watershed Protection Area.





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



Subdivisions surrounding property:



**History:**    No History

**Staff Comments/Concerns:**

**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.



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

Blue Eagle Land Investments LLC

1380 Nunnally Farm Rd

Monroe, GA 30655

**E-mail address:** nedbutler15@gmail.com

**Phone #** 770-601-8583

**Property Owner Name/Address/Phone**

Blue Eagle Land Investments LLC

1380 Nunnally Farm Rd

Monroe, GA 30655

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

**Phone #** \_\_\_\_\_

**Location:** 5187 Hwy 81 Loganville **Requested Zoning** B2 **Acres** 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** \_\_\_\_\_

**Date** 7-29-2025

**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-B0 Warren **Watershed:** Alcovy River **TMP** /

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

**Rezone Application #** 225-0275  
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**Map/Parcel** C0390008

**Applicant Name/Address/Phone #**

Blue Eagle Land Investments LLC

1380 Nunnally Farm Rd

Monroe, GA 30655

E-mail address: nedbutler15@gmail.com

Phone # 770-601-8583

Location: 5187 Hwy 81 Loganville

→ Bay Creek Church Rd.

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 \_\_\_\_\_

\$ 550.00  
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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: Alcorn 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.

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6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

The property has been in its current state and use  
since 1959.

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# 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,



Ned Butler  
Manager  
Blue Eagle Land Investments, LLC



DAY  
GROUP, Inc.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SITE PLANNING  
P.O. BOX 848  
BURLINGAME, CA 94010  
(770) 271-4578  
www.daygroup.com

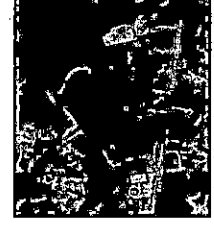
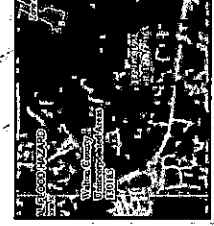
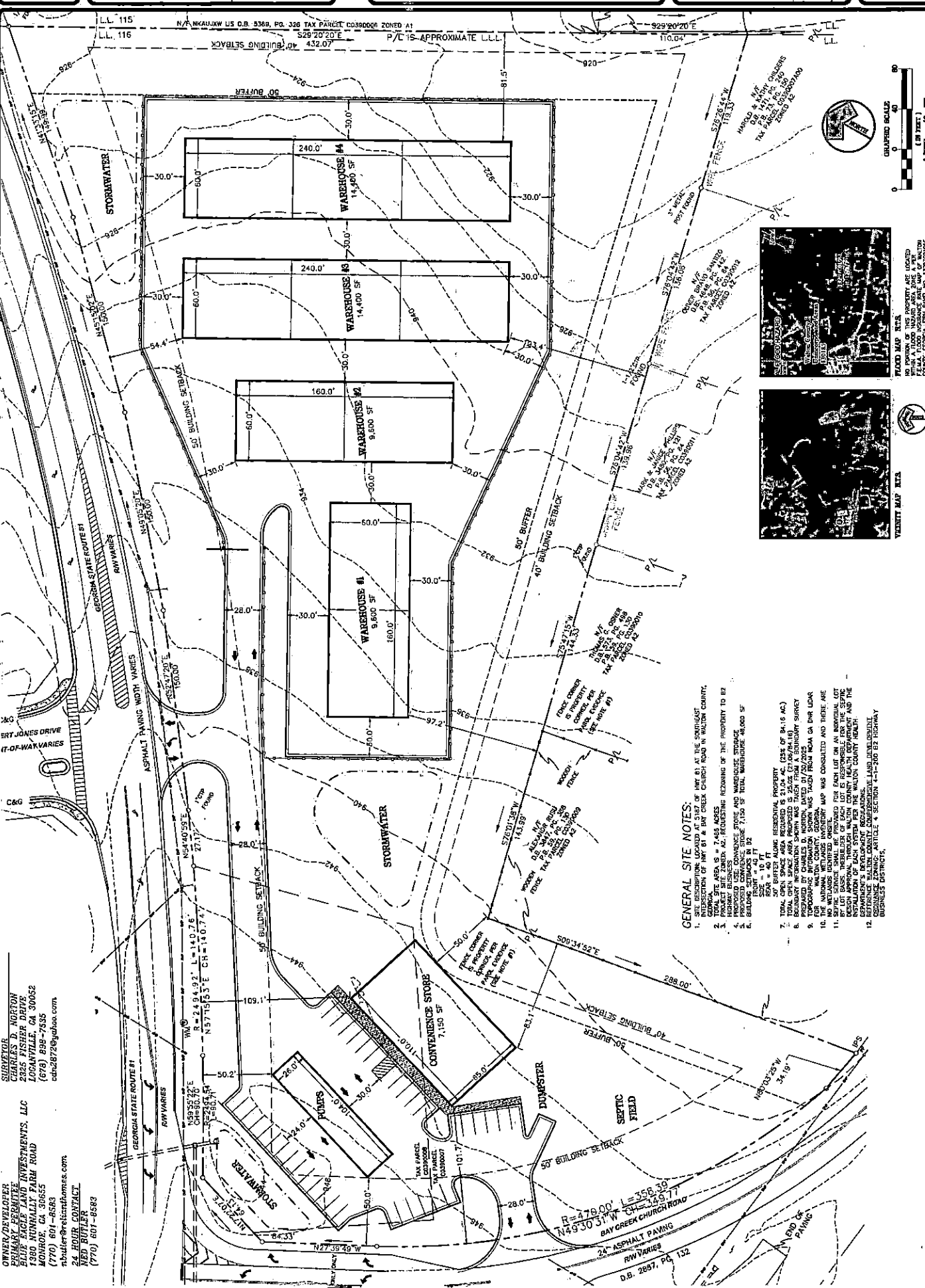
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BAY CREEK COMMERCIAL  
CONCEPTUAL REZONING PLAN  
FOR  
5187 HWY 61 - LOT 118 - 4TH DISTRICT  
WALTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	07/17/25	REVISION
2	07/17/25	REVISION
3	07/17/25	REVISION
4	07/17/25	REVISION
5	07/17/25	REVISION
6	07/17/25	REVISION
7	07/17/25	REVISION
8	07/17/25	REVISION
9	07/17/25	REVISION
10	07/17/25	REVISION

SHEET  
1  
OF  
1  
DATE: 07/17/25  
PROJECT: 25-103  
A03



GRAPHIC SCALE  
1" = 40 FT.  
(25' INCHES)

ROAD MAP VIEW

VEHICLE MAP VIEW

- GENERAL SITE NOTES:
1. SITE DESCRIPTION: LOCATED AT 5187 OF HWY 61 AT THE SOUTHEAST INTERSECTION OF HWY 61 & BAY CREEK CHURCH ROAD IN WALTON COUNTY, GEORGIA.
  2. TOTAL SITE AREA IS 7.482 ACRES.
  3. PROPOSED USE: CONVENIENCE STORE AND WAREHOUSE STORAGE.
  4. PROPOSED BUILDINGS: 1. 11,400 SF WAREHOUSE #1, 11,400 SF WAREHOUSE #2, 11,400 SF WAREHOUSE #3, 11,400 SF WAREHOUSE #4.
  5. BUILDING SETBACKS: 30'.
  6. TOTAL OPEN SPACE AREA: 21.04 AC. (28% OF 74.16 AC).
  7. TOTAL OPEN SPACE AREA: 21.04 AC. (28% OF 74.16 AC).
  8. TOTAL OPEN SPACE AREA: 21.04 AC. (28% OF 74.16 AC).
  9. TOPOGRAPHIC INFORMATION: TOPOGRAPHIC INFORMATION WAS TAKEN FROM NOAA CHART 11000, DATED 01/24/2003.
  10. THE NATIONAL WETLANDS INVENTORY MAP WAS CONSULTED AND THERE ARE NO WETLANDS ON THE SITE.
  11. BY LOT OWNER, THE OWNER SHALL BE RESPONSIBLE FOR EACH LOT ON AN INDIVIDUAL LOT BASIS. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SEPTIC SYSTEM PER THE WALTON COUNTY HEALTH DEPARTMENT'S DEVELOPMENT REGULATIONS.
  12. THE DEVELOPMENT REGULATIONS OF THE WALTON COUNTY HEALTH DEPARTMENT, ARTICLE 4, SECTION 4-1-260 B2 HIGHWAY BUSINESS DISTRICTS.





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

*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.

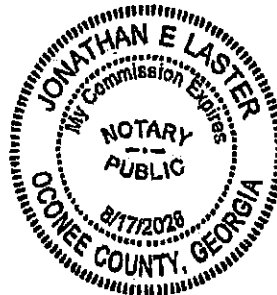
Signed, sealed and delivered in the presence of:

*Margaret F. [Signature]*  
Unofficial Witness

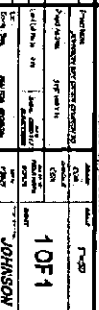
*Beverly J. Johnson by Lene Masters* (Seal)  
Beverly J. Johnson by Lene Masters,  
as Attorney In Fact *Lene Masters*

*[Signature]*  
Notary Public

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



THE CLERK OF THE SUPERIOR COURT



**CHARLES D. NORTON**  
**GEORGIA BLS 2872**

COGNATE, CA 90004  
Phone: (619) 298-1534

ednizy@yandex.ru

## 2.1

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NAME	CSN
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DATE	DESCRIPTION	AMOUNT	BALANCE
1900	Jan 1		
	Feb 1		
	Mar 1		
	Apr 1		
	May 1		
	Jun 1		
	Jul 1		
	Aug 1		
	Sep 1		
	Oct 1		
	Nov 1		
	Dec 1		
	Total		

[illegible]

2007	2008
2007	2008

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84