

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.

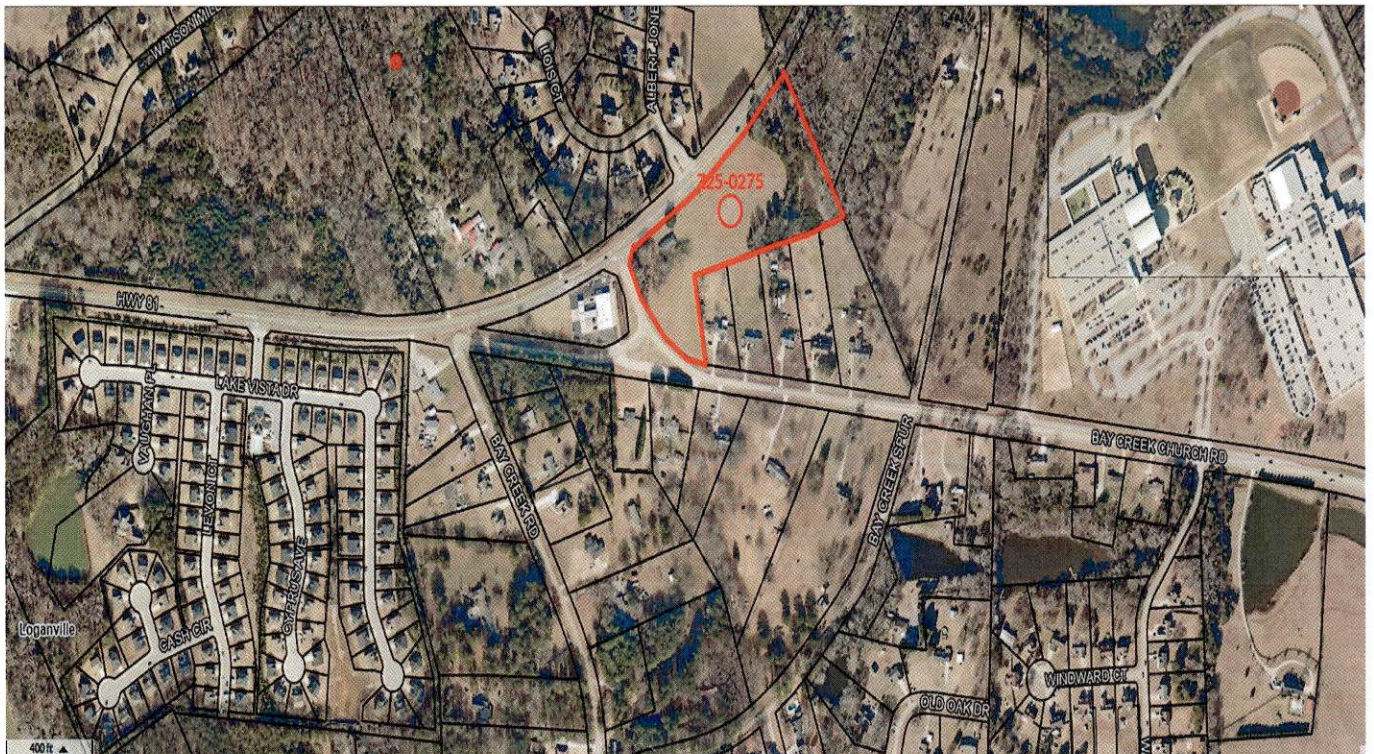
Address: 5187 Highway 81 & Bay Creek Church Road, Loganville, Georgia 30052

Map Number/Site Area: C0390008

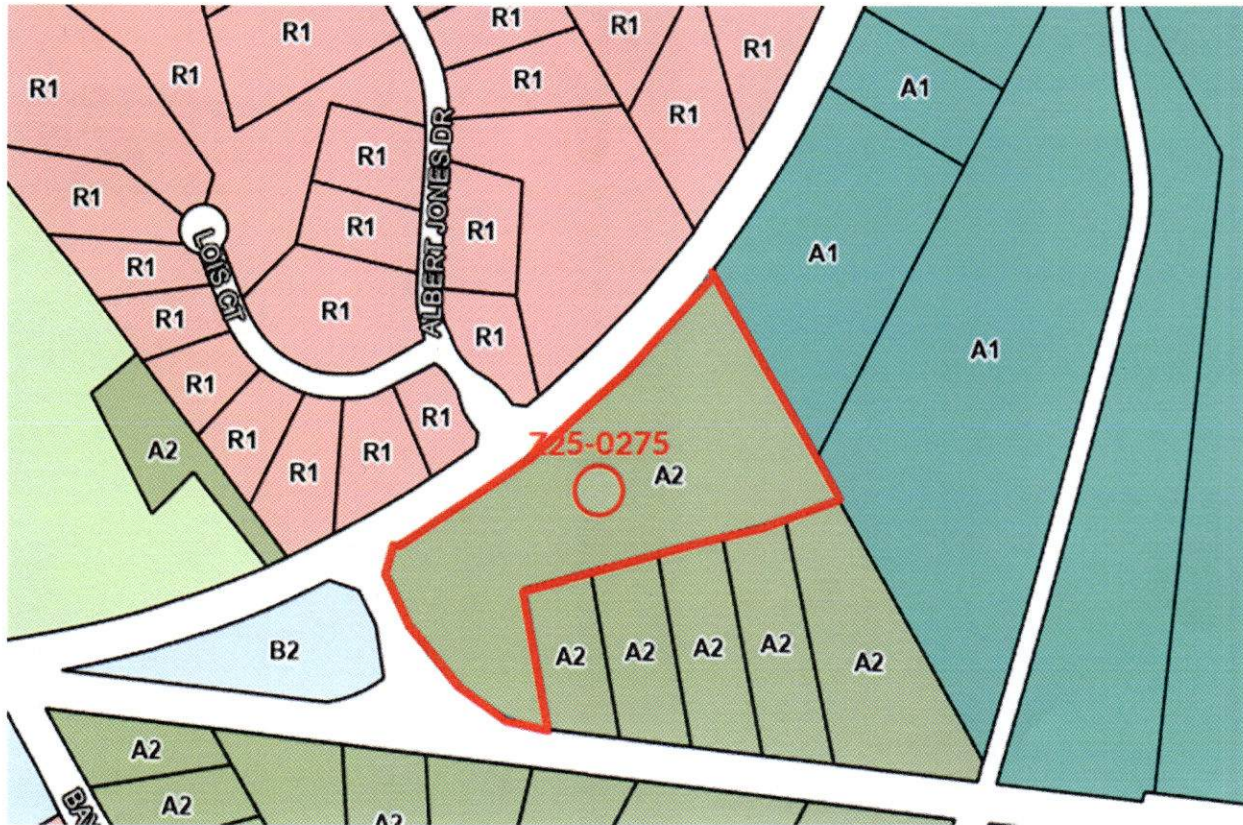
Character Area: Neighborhood Residential

District 1 Commissioner- Bo Warren Planning Commission—Josh Ferguson

Existing Site Conditions: Property consists of a house.



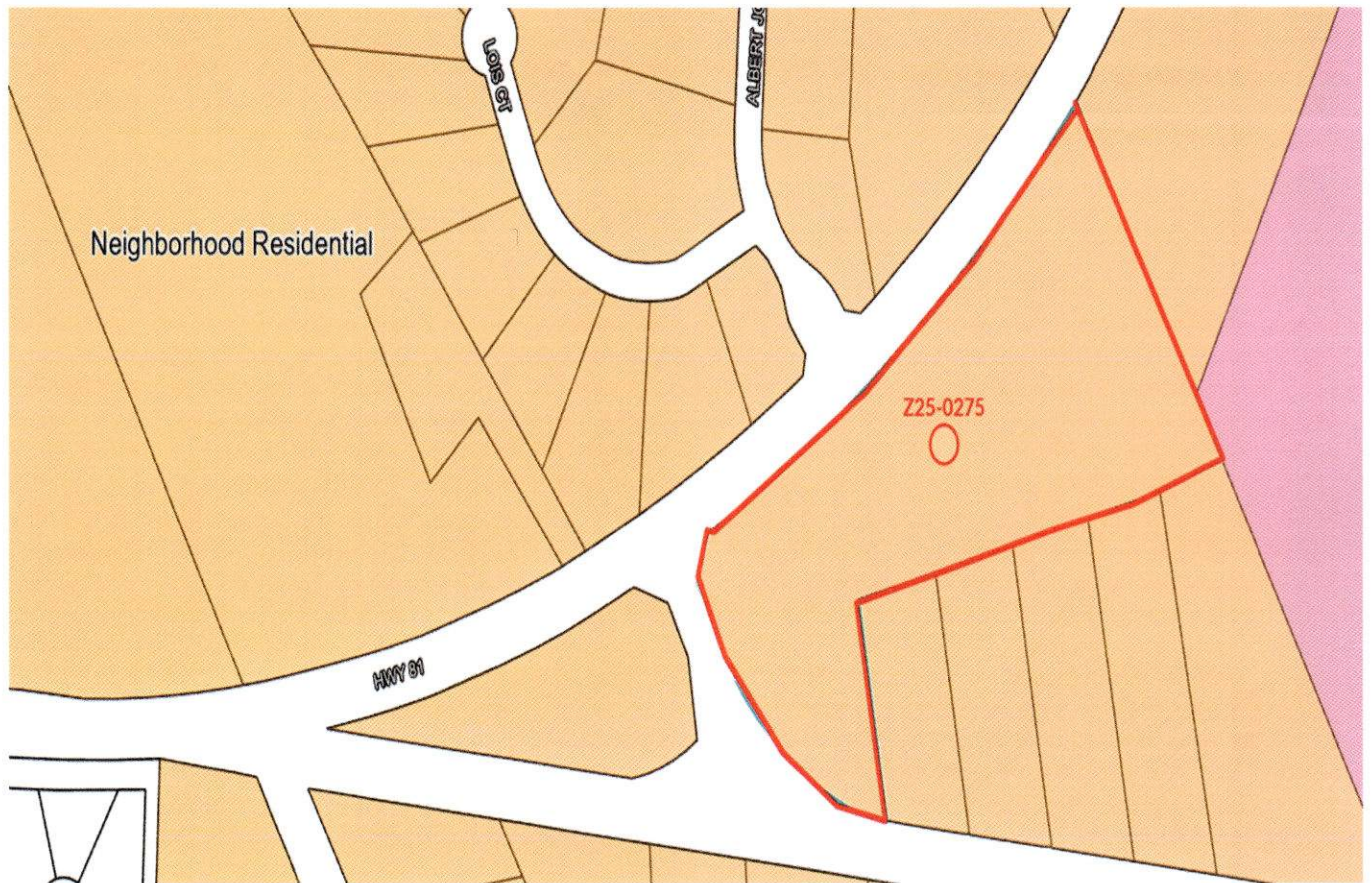
The surrounding properties are zoned A1, A2, R1 & B2.



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.

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

Bay Creek Church Rd.
Requested Zoning B2

Acreage 7.486

Existing Use of Property: Residential

Existing Structures: Residential Home

*This should be B2
It was a mistake.*

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-Bowen Watershed: Alcorn River TMP /

I hereby withdraw the above application _____ Date _____

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

The 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

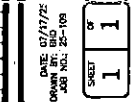
Mrs. Parker,

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,



Ned Butler
Manager
Blue Eagle Land Investments, LLC



DATE: 07/17/22

NO. _____

DATE _____

DESCRIPTION _____

BAY CREEK COMMERCIAL

FOR _____

CONCEPTUAL REDZONING PLAN

LOCATED IN _____

5187 HWY 81 - LANDLOT 116 - 4TH DISTRICT

MULTIPLY COUNTY, CENTRAL

LL 115

LL 116

N/4 INKAWANOK US D.B. 5369, PG. 328 TAX PARCEL C0380063 ZONED A1

S29°20'20"E

P/L IS APPROXIMATE L.L.L.

40' BUILDING SETBACK

432.07'

S29°20'20"E

110.54'

920'

15.15'

324'

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

SITE PLANNING

DAY

GROUP, Inc.

P.O. BOX 818

BIRMINGHAM, AL 35216

(205) 399-6989

(205) 271-4076

daygroupinc.com

DAY

GROUP, Inc.

REGISTERED PROFESSIONAL ENGINEER

NO. _____

DATE _____

[illegible]

80

SHEET	1
OF	1

DRAWN BY: BHD
JOB NO.: 25-109