



Planning and Development Department Case Information

Case Number: AZ25-0328

Meeting Date: Board of Commissioners 11-04-2025

Applicant:

Danny Cagle
1880 Randolph Still Road
Good Hope, Georgia 30641

Owner:

Jeff VanDeMark
Pinnacle Sports Academy
1230 Nunn Lane
Bishop, Georgia 30621

Current Zoning: The current zoning is M1.

Request: Alteration to remove all Zoning Conditions for Case Z25-0155 which approved a Variance on the right-side setback of 20 ft. and required hours of operation from 7:00 a.m. to 5:00 p.m. Monday – Saturday, no crushing on the weekends, must have plantings and berm as shown on revised site plan, maximum of 15 trucks on site overnight which must be associated with the operation, no idling trucks on site and the rezone for this purpose only.

Applicant requests to allow parking of boats and RV's and approve a Variance for a right side setback of 20 feet and 0 setback to the north to remain in place.

Address: 120 Highway 78, Monroe, Georgia 30655

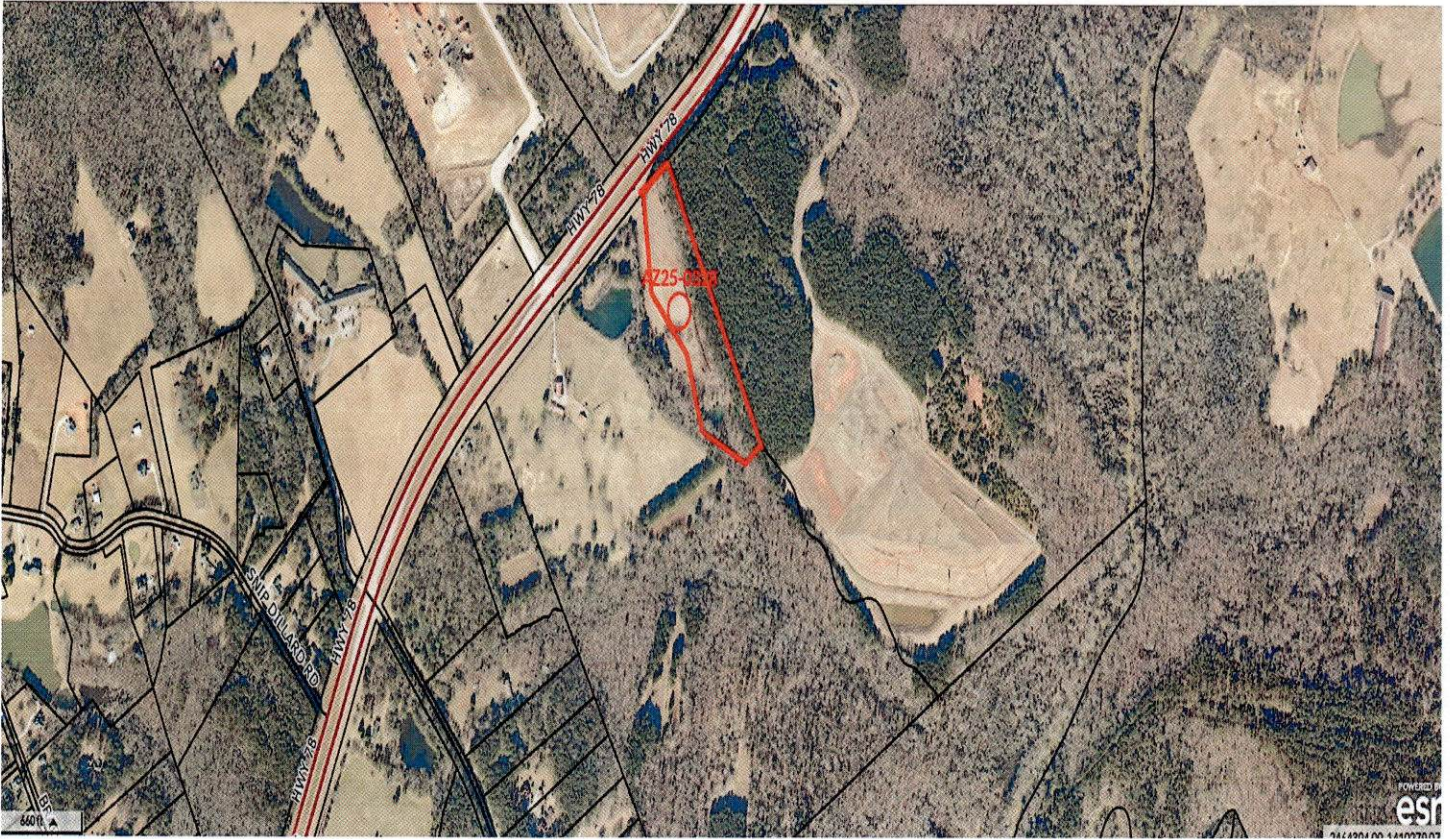
Map Number/Site Area: C1890002 which is 8.74 acres.

Character Area: Highway Corridor

District 4 Commissioner- Lee Bradford Planning Commission–Michelle Trammel

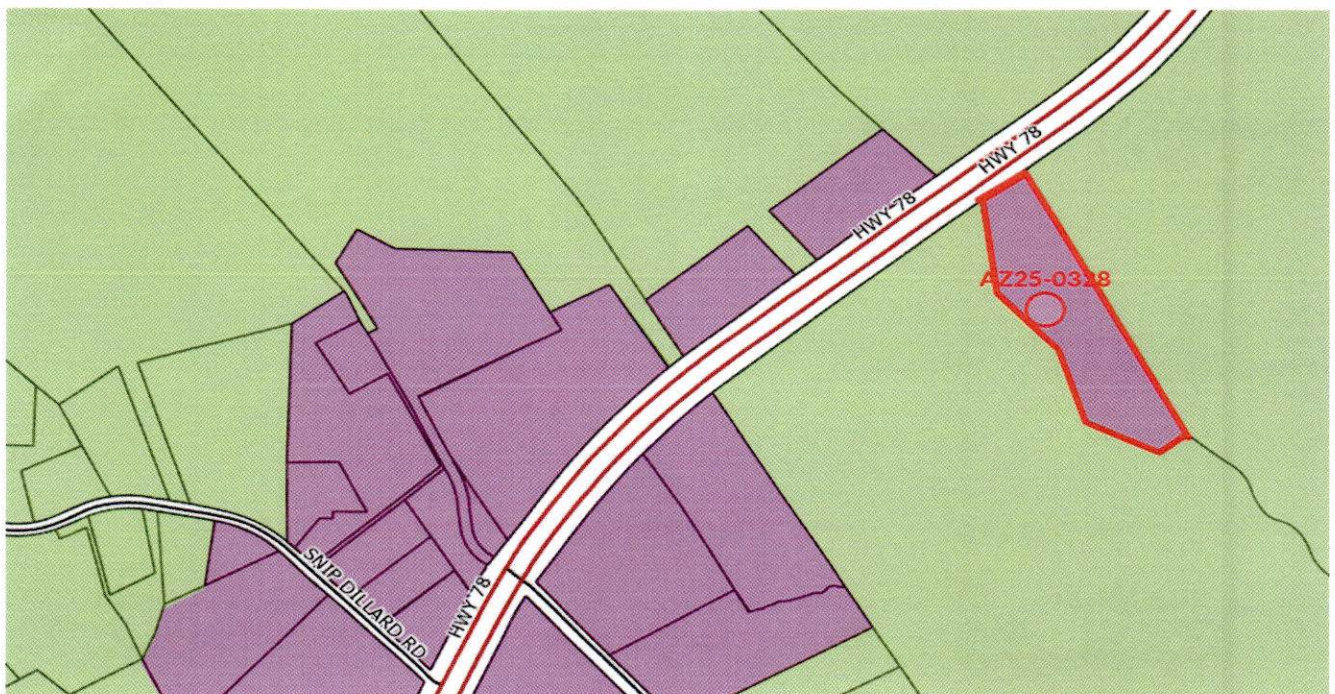
Existing Site Conditions: Property is vacant land.

The surrounding properties are zoned A1, B2 and M1.



The property is not in a Watershed Protection Area.

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



History:

CU19120006	Perry & Lorey Reeves Jeff Van DeMark	2 soccer fields	C1890002 120 Highway 78	Approved w/conditions
A21030015	Jeff VanDeMark	1 handicapped accessible unisex bathroom and supp restrooms in lieu of having 2 more installed bathrooms	C1890002 120 Highway 78	Approved w/conditions
Z25-0155	Danny Cagle	Rezone 8.74 acres from A1 to M1 for recycling, reuse, and resale of nonmetallic mineral products and Variance to reduce side setbacks	C1890002 120 Highway 78	Approved w/conditions

Staff Comments/Concerns:

Alteration To Zoning Conditions Application # AZ25-0328
Application to Amend the Official Zoning Map of Walton County, Georgia

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

You or your agent must attend the meeting

Map/Parcel Book 75 page 166 C1890002

Applicant Name/Address/Phone #

Danny Cagle
1880 Randolph Still Road
Good Hope, GA 30641

Property Owner Name/Address/Phone

Jeff VanDerMark (Pinnacle Sports Academy)
1230 Nunn Lane
Bishop, GA 30621

E-mail address: Dannyc@comcast.net

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

Phone # 770-610-7791

Phone # 706-818-0032

Location: 120 Hwy 78

Zoning M1 Acreage 8.74

Existing Use of Property: unused (vacant)

Existing Structures: shed

List requested conditions to be removed or changed Alteration to zoning
conditions of 225-0155 to remove all conditions
and allow parking of Boats and EV's. We respectfully
request the approved variance for a right side setback
of 20 feet remain in place. Also requesting a 0 setback
line to the North.

Property is serviced by the following:

Public Water: ☒ 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 [Signature] Date 9/26/2025 Fee Paid \$ 250.00

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 M1 Surrounding Zoning: North M2 South A1
East A1 West A1

Comprehensive Land Use: Highway Corridor

Commission District: 4-Lee Bradford Watershed: — TMP —

I hereby withdraw the above application _____ Date _____

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of an Alteration To Zoning Application.

Name of Applicant: Danny Cagle
Address: 1880 Randolph Still Road Good Hope, GA 30641
Telephone: 770-616-7791
Location of Property: 120 Hwy 78
Monroe, GA 30655
Map/Parcel Number: Book 75 page 166

Zoning: M1

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: Jeff VanDeMark

Print Name: _____

Address: 1230 Nunn Lane Bishop, GA 30621

Address: _____

Phone #: 706-818-0032

Phone #: _____

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

Alayna S Bell
Notary Public

9/29/25
Date

ALAYNA S BELL
NOTARY PUBLIC
Walton County
State of Georgia
My Comm. Expires January 4, 2027

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 ☒

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. Z25-0155

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING
MAP OF WALTON COUNTY, GEORGIA**

WHEREAS, the Walton County Planning Commission held a duly advertised public hearing and filed a formal recommendation with the Board of Commissioners of Walton County upon an Application to Amend the Official Zoning Map of Walton County from A1 to M1 for the proposed use of recycling, reuse and resale of nonmetallic mineral products & Variance to reduce side setbacks on a tract of land containing 8.74 acres located at 120 Highway 78, Monroe, Georgia 30655, Parcel C1890002 and;

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map of Walton County has been duly published in The Walton Tribune, the Official News Organ of Walton County; and

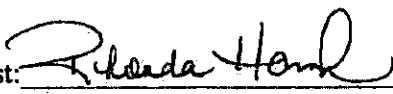
WHEREAS, a public hearing was held by the Board of Commissioners of Walton County on 8th day of July, 2025.

NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application requesting Rezone and Variance for setbacks on existing buildings is hereby **APPROVED with the following conditions: Approval of variances requested to waive transitional buffer on the north left-hand side of the property that abuts Republic Services and reduction of right side setback to be 20 feet, hours of operation to be 7:00 a.m. – 5:00 p.m., Monday – Saturday, no crushing on weekends, must have plantings and berm as shown on revised site plan, maximum of 15 trucks on site and they must be associated with the operation, no idling trucks and the rezone to be for this purpose only.**

SO ORDAINED, this 8th day of July, 2025.

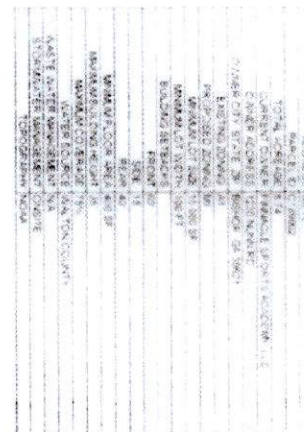
Board of Commissioners of Walton County

By: 
David G. Thompson, Chairman

Attest: 
Rhonda Hawk, County Clerk

M 7/31/2025

US 78



FRANKEN

WALL TOWN COLONY GEORGIA 30550

PRELIMINARY
NOT FOR
CONSTRUCTION

Scale 1" = 50'

ZONING CONCEPT