



PLANNING COMMISSION MEETING

Thursday, October 02, 2025 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

AGENDA

1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

3. OLD BUSINESS

- 3.1. 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

4. NEW BUSINESS

- 4.1. LU25-0310 and Z25-0309 – Rezone a 12.23 acre portion of Parcel C0850156 (47.42 acres) from A2 to B2 for commercial – Property located at 2806 Highway 11 and Land use change on remaining portion of C0850156 consisting of 35.19 acres from Highway Corridor to Suburban to be combined with an 83.08 acre portion of C0850149 to be rezoned from A2 and A1 to R1 OSC for a total of 118.27 acres to be developed as an R1 OSC Subdivision – Property located off George Williams Road - Applicant: Baldpates General Contracting, LLC/Owner: Bison Estate, LLC – District 5

4.2.

Z25-0311 - Rezone 48.84 acres from A1 to B3 for a technical training facility - Applicant: Dycom Industries, Inc./Owners: Bobby Smith Chancey, Darin S. Wasileski, John Mark Mazzawi, Jeffrey Miles Mazzawi - property located at 1098 Highway 78 and Jim Daws Road - Map/Parcels C1640116 and C1640121 - District 6

4.3. A25-0328 - Alteration to zoning conditions on 8.74 acres to remove conditions and request to allow parking of boats and RV's - Applicant: Danny Cagle - Owner: Jeff VanDeMark (Pinnacle Sports Academy) - property located at 120 Highway 78 - Map/Parcel C1890002 - District 4

4.4. AZ25-0338 - Alteration to Zoning Conditions on 11.56 acres to remove part of condition #3 and request to allow planting of trees to be on the site side of the fence - Applicant: Danny Cagle/Owner: Ho Hum, LLC - property located on Lowry Road, 2720 Ho Hum Hollow Road and Highway 78 - Map/Parcel C0610156 - District 1

5. NEW BUSINESS

6. DISCUSSION

7. PUBLIC COMMENT | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

8. ANNOUNCEMENTS

9. EXECUTIVE SESSION

10. ADJOURNMENT

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.