

WALTON COUNTY PLANNING COMMISSION
October 2, 2025

MEMBERS' PRESENT:

Tim Hinton, Michelle Trammel, John Pringle, Timothy Kemp, Josh Ferguson and Chris Alexander

MEMBERS ABSENT:

Wesley Sisk

PLANNING & DEVELOPMENT OFFICIALS:

Charna Parker and Tracie Malcom

Chairman Tim Hinton called the meeting to order.

Timothy Kemp opened with prayer.

APPROVAL OF MINUTES:

Timothy Kemp made a Motion to approve the minutes of September 4, 2025.

Seconded by Josh Ferguson

Motion passed unanimously.

OLD BUSINESS:

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

Presentation: The Applicant, Ned Butler, advised the Board that he wanted to withdraw his application.

Public Comment: None

Recommendation:

Motion by Josh Ferguson to accept the withdrawal with a second by John Pringle. The motion passed unanimously.

NEW BUSINESS:

2. **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**

Presentation: Andrea Gray who lives at 300 East Church Street, Monroe represented the case for Baldpates General Contracting, LLC. They are proposing a conservation subdivision with a commercial outparcel. They are requesting to approve a 99-home conservation subdivision on 118.27 acres with a 12.23-acre commercial outparcel. The subject property consists of two parcels, one 83.08-acre portion of C0850149 and the other parcel 47.42 acres of C0850156. The zoning map shows the parcels on George Williams Road and Highway 11. The property around consists of A2 and A1 zonings. The Future Land Use Map for the property on Highway 11 is Highway Corridor and the property on George Williams Road is Suburban. The Site plan overview shows 118.27 acres for 99 homes which will be 0.84 acres density and will have a Mandatory HOA with 28% open space. There will also be a 50 ft. buffer. There will be sidewalks, streetlights and underground utilities. There will be amenities such as a mail kiosk, pickle ball court and a dog park and an enhanced landscaped entrance, stone/brick sign flanked with fencing. The home features will be a mix of exterior materials including cement siding, stone and brick accents, roof pitch variations, board and batten, eve details. All sodded front yards with the house size being a minimum of 2,000 sf. and a variety of architectural styles.

There is an 11,000 sq. ft. home and 16 acres that have been cut out, which is not part of the requested subdivision.

The request exceeds OSC Ordinance Requirements which is 1,800 sf minimum, 1 unit per acre max density and 25% open space minimum. What is being requested is 2,200 sf, 0.84 units per acre and 28% open space.

The request is consistent with the Comprehensive Plan with one minor amendment; The development of an R1-OSC will meet; market demand for quality homes on manageable

lots; conservation initiatives of the county; and similar developments around the county have been approved for similar developments, and we are not asking for any Variances.

Tim Hinton asked what type of commercial use was going on the 12.23 acres and Ms. Gray said that they have not come up with a use yet but were thinking about daycare and office building, but they have no tenants yet. She was advised that in B2 there is no outside storage, and she stated that it would be fine if they were not planning on any outdoor storage right now.

She went on to say that in front of the building on Highway 11 that the aesthetics will be pleasing and there will be professional landscaping of trees and shrubs, and everything will be done by the code.

Public Comment: James Whitford who lives at 2865 Highway 11 spoke. He said that he and his wife live directly across the road and his neighbor's drive is also across from this property and the driveway is in the center of them. He stated that the documents he received show that the development is for conservation and the property on Highway 11 has to be commercial then he feels that whatever business is put there should be to help the neighborhood. He also stated that the subdivision proposal of 99 acres coming off of George Williams Road will be dumping traffic on Highway 11 and there have already been a number of accidents. He went on to say that he feels that a 50 ft. buffer on the subdivision should be all around and also on Fannie Thompson Road. He said that the site plan does show a right in and right out. He talked to someone from Georgia DOT for this area and this highway is in a "S" curve and there have already been accidents there and he knows of 2 fatal accidents. He does not look forward to the right in and right out but will wait to see what is developed. He does not think B2 goes with the application and because B2 is light to medium business. He thinks it should be B1 which would be more beneficial than B2.

Tim Hinton stated that we do care about traffic but the county thoroughfare or State Highway we have nothing to do with. He advised that they are there to only consider the use of the property. He stated that traffic is traffic, and we have no control over the roads. He said as far as the buffer goes that it is in our code that buffers are to be established.

June Gossling who lives at 3715 Lovers Lane stated that Lovers Lane and George Williams Road are rural farming areas. What is the reason that they want to do the subdivision here? She stated that she is not opposed to the subdivision but believes it should be A1 and A2 are where larger lots and larger homes. She stated that Highway 11 is a dangerous intersection, and the elementary school is around there, and people cut through to go to the school.

Richard Baxter, who lives at 3871 Lovers Lane, stated that this is a cut through two roads to Highway 11. He said Highway 11 is where commercial property belongs. He stated that they have pets and livestock, and he thinks there should be no access out of the subdivision that it should be off of Highway 11 because George Williams is a dirt road,

and people are already going fast on the road. He said if you have 2 cars in a household which is conservative, it will probably be more than that, it will be over 200 cars cutting off on Highway 11 going through George Williams Road. He stated that some people will go back to Gwinnett County. Lovers Lane is in an upper incline and if you decide to pave it then you will be doing a tremendous amount of blasting because there is lots of rock there.

Corey Arnold, who lives at 1291 Carl Davis Road, said he is curious that if the county has no control over the roads, then who does. He said that we care about public safety, but it doesn't seem like anyone else does.

Tim Hinton stated that we care about safety but our task is to decide use of property based on the application.

Mr. Arnold stated when he brought this up to David Thompson, he said to take it up with the Board as to the traffic increase on this dirt road. He said he would like the lot sizes to a minimum of 2 acres.

Timothy Kemp said why 2 acres because all lots in the area are 2 acres or larger and this is no longer a rural estate area.

Tim Hinton said looking at the request from the Applicant for the 118 acres that the density is 1 unit per acre which would allow 118 homes. Their application is less than what the code allows. He stated he used to live on the corner of Lovers Lane. It needs to be a blend for us. The thoroughfares are different and right across from where he lives is a neighborhood and it is tough to get in and out. Not everybody can afford 5 acres, 10 acres or more. We do this every month, and we have to look at the picture as a whole.

Timothy Kemp said change is inevitable and the jobs don't match what housing costs are in Walton County.

Mr. Arnold - Traffic is terrible and we get more and more traffic. He said Andrea Gray is a good Attorney, but the neighborhood is not in favor of this large subdivision.

Donna Martin who lives at 3870 Lovers Lane which is at the corner of Lovers Lane and Tanners Bridge Road. We have heard the talk about 99 acres but have not heard what the price range will be of the houses. Square footage is the dictator. When the elementary school on Carl Davis Road lets out from 2:00 – 4:00 you cannot exit from Carl Davis Road to Bold Springs Road. The concern is 99 more houses will make it more congested than it is now. She wants to know how much they are worth. Tim Hinton states that he can assure them that it will not be under \$400,000. Her opinion is there are too many houses in a small space and if you had to put all of them on sewer and then she was corrected that they will all be on septic.

Donald Mackey who lives at 3820 Lovers Lane stated that Lovers Lane and the lower

part of Tanners Bridge are gravel roads and the big concern is 99 lots, and Mr. Marlowe has a farm and if he sells that and decides to do a subdivision then you have more traffic. He said right now there are 114 houses on Lovers Lane, and you will be doubling it if you put a subdivision there.

Mark Sandlin, who lives at 3134 George Williams Road, said he will be west of this subdivision, and he said most of what he wanted to say has already been said. In this area he is assured that community development has changed. Can they have a bigger buffer? Tim Hinton said that 25% of the property is what is required for green space, but they are setting aside 28% that will not be touched, and he thinks that is better. He has 6 homes adjoining his home and open 4 or 5 acres, has 4 homes and a larger buffer, and he has been there 45 years, and they have horses.

Tim Hinton said there would be 50-foot buffer and Ms. Gray stated yes. He stated that personally he likes this better than cutting up every bit of property. He stated they have met all the buffer requirements. Mr. Sandlin stated that he is concerned about having horses and the neighbors complaining about noise and smell. Tim Hinton said you can have an agriculture disclosure for smell and noise to which the Applicant agreed to do.

Ginny Vanostrum who lives in Madison but has an office in Monroe understands development. She sold Mark Sandlin his house on Georgia Williams Road with the current aesthetics. When people buy George Williams property for \$900,000 or more then the buyer has no idea that there would be a subdivision on George Williams. There is water off Highway 11 and why not change the entrance to Highway 11 instead of George Williams Road. The initial request was for 100 homes and included a piece owned by David Thompson. They will eventually build another 100 homes there and then there will be 500 homes. This will be deadly. Tim Hinton advised here that we can't consider any other property other than what was brought before them in the application.

Tim Hinton said when he built his home on Lovers Lane there were 4 homes but now there are 114 homes.

Josh Parker, who lives off Nicholsville Road spoke and stated he is in real estate, and he is for pro-growth and pro land. He knows people want to sell their property for the most money, but Walton County is at a standstill. There is a book that everyone should read called Suburban Nation. He stated that the Board is doing the same thing every month, that they are coloring in the lines. Growth needs to be from the inside out and you want it to be from the city out. The county needs to consider what kind of growth we want for our county. He went on to say that Campton is not incorporated but maybe it should be. This is impacting the future for the county. If you care about the people in the county, then you would look at a different place for the subdivision. The county is at a crossroads.

Rebuttal: Andrea Gray came back for rebuttal and first wanted to thank Mr. Whitford

for his comments. She went on to say that the commercial portion on the highway was originally 50 acres since it was on Highway Corridor, but they scaled back. She cannot address the traffic. Georgia DOT will be doing that inside and out. This property has been for sale for years and someone could have bought it and not developed it. They pay their taxes like everyone else. She is sure people do not purposely drive down a dirt road if they don't live there. She said that the project is good and 25% is a smaller density and home values would be \$400,000 to \$600,000. You can't buy a home now for less than \$400,000. Ms. Gray went on to say that the buffer will be 50 ft. minimal and the large part is in the north, and it will be 50 ft. from commercial. They will enhance entrance and will include an agricultural disclosure in the contracts. She went on to say that as far as Mr. Parker and his book that we can always learn more – the aesthetics on Georgia William Road and the main street market is not the norm and wants to keep residential and some commercial on Highway 11.

Tim Hinton talked about not accessing commercials to residential because this would be problematic to the neighborhood and it was not included in the application.

Tim Hinton said that this will go to the Board of Commissioners for their November 4, 2025, meeting for the final decision. It is the duty and responsibility that they have been appointed by the Commissioners to represent and take their code of rights as landowners to see what the best use of the property is and if it meets components of the reconstruction.

Recommendation:

Motion by Tim Hinton to recommend approval with the following conditions: Commercial property to have professional landscaping; no lighting other than downward lighting, no request in the future for conditional use for outside storage, commercial building to have brick front façade aesthetically pleasing, agricultural disclosure on every sales contract with a second by Timothy Kemp. Josh Ferguson, John Pringle, Tim Hinton, Timothy Kemp and Chris Alexander voted in favor and Michelle Trammel voted against. The motion carried 5 to 1.

3. 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

Presentation: Andrea Gray who lives at 300 East Church Street, Monroe represents Dycom. They would like to rezone 48.84 acres from A1 to B3 for a technical training facility and retreat at 1098 Highway 78 and Jim Daws Road. The property is currently zoned A1, and they are requesting to rezone it to B3. The Future Land Use Map shows

the property as Highway Corridor. There is business around such as Minerva and the Development Authority of Walton County.

Dycom is a leading provider of specialty contracting services to the telecommunications infrastructure and utility industries throughout the United States. They have a nationwide footprint of 15,900 + employees across 560+ field offices throughout all 50 states. The training center vision is to increase the overall quality and consistency of training programs. They have been voted #1 by the leadership team. It allows learners to build a personal connection with the company and brand, create an all-in-one campus – classroom training, hands-on experience, lodging, and fun! They provide a truck work retreat experience that learners enjoy and become part of a great community, bringing business and work opportunities for the surrounding areas.

Walton County has the highest volume of frontline worker recruiting in any region across the country, Atlanta airport is extremely convenient, with the highest density of local offices, two corporate headquarters in Atlanta and a field office in Walton County. There is beautiful countryside that is perfect for a serene retreat, vibrant, small-town community with shopping and restaurants to support the training facility and voted #1 by our leadership and site selection team.

The facility components are classroom training with a dedicated classroom building that provides modern learning spaces. Hands-on-training for practical skill development and the facility features a pole yard, driving course, realistic underground utility field, mock residential neighborhood for real-world scenario practice. Materials for these specialized training courses are securely stored in an onsite warehouse.

There will be trainee accommodations with retreat-styled lodges which are designed to house up to forty trainees and include recreational spaces to promote relaxation and camaraderie. An onsite manager will oversee trainees at all hours. The existing house will be utilized for administrative services and an onsite manager.

It will be a retreat-like setting with natural preservation being a key objective of the project which is to preserve the site's natural character. Impervious surfaces are less than 20% of the property which is well below the 75% allowed by ordinance. There will be enhanced privacy with a 100-foot buffer adjacent to residential properties and will have a fenced perimeter and gated entry which will provide added security.

The operations will be mindful with all lighting thoughtfully to be designed downward and inward facing, minimizing pollution. All training activities are limited to normal business hours, ensuring minimal disruption to the surrounding community. There will be an onsite manager which will oversee operations and trainees throughout their stay.

The site plans show office/classroom, pole yard, underground field, mock neighborhood, men's lodge, women's lodge, recreation building, pavilion, administrative office, driving course, fence and security entrance.

There will be a monument sign, warehouse, trails and parking.

The project highlights are positive community impact for jobs, and they will be a contributor to local economy and new corporate partner.

There will be minimal disturbance to neighbors with 100-foot buffers adjacent to residential neighbors, minimal daily passenger vehicle traffic and only occasional truck deliveries, very low-density development with significant greenspace, compliance with lighting restrictions and neighbor outreach efforts. The property will be very well buffered.

Forty letters were mailed out to the neighborhood with an information sheet of what is being proposed and only 2 people reached out and one of the people thought it was a benefit.

Timothy Kemp verified there will be above 40 people for training at a time and they are going to be going and coming all the time.

Timothy Kemp said it shows 2 security gates off of Highway 78 and why not closer to the project and it was explained that they want to make sure that they have locked up gates for safety.

Tim Hinton said he used to be a lineman for Jackson EMC and they paid for lodging, meals and school and since then he has stayed in constant contact with the people and he feels that this is a very much needed training and he is very much in favor.

Tim Hinton sees this as an asset because these types of facilities are needed.

Someone on site will be living there in the lodge, and this would be residential as a conditional use for the person to stay there.

Public Comment: Mark Mazzawi who lives at 1281 Hebron Church Road and is one of the owners spoke and stated that he went to college to get a degree and he doesn't agree that everyone needs to go to college. He said that previously he did not know anything about Dycom, and it would be beneficial to the community because we need more blue-collar workers.

Timothy Kemp mentioned the comments from public works. Mrs. Parker, Director of Walton County Planning & Development, stated these issues are handled in the development phase.

Recommendation: Motion by Timothy Kemp to recommend approval with conditional use for the residential aspect for manager to live there 24-7 and housing for people that

come into train there for overnight stay with a second by Josh Ferguson. The motion passed unanimously.

PUBLIC COMMENT – None

With no further business, the meeting was adjourned.

Respectfully Submitted,

Tim Hinton – Chairman



W.C. Planning Commission

Tracie Malcom, Executive Secretary



W.C. Planning Commission