



PLANNING COMMISSION MEETING

Thursday, September 04, 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

4. NEW BUSINESS

4.1. 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

4.2. Z25-0283 - Rezone 3.90 acres from R1 to A to have animals and possibly sell them – Applicant: Carlos Barahona - Owners: Anita and Arash Panjwani and Cinthia Santos Diaz – property located at 2487 Johnson Road – Map/Parcel C0100016 - District 2

5. DISCUSSION

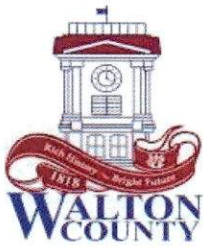
6. **PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

7. ANNOUNCEMENTS

8. EXECUTIVE SESSION

9. 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.



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

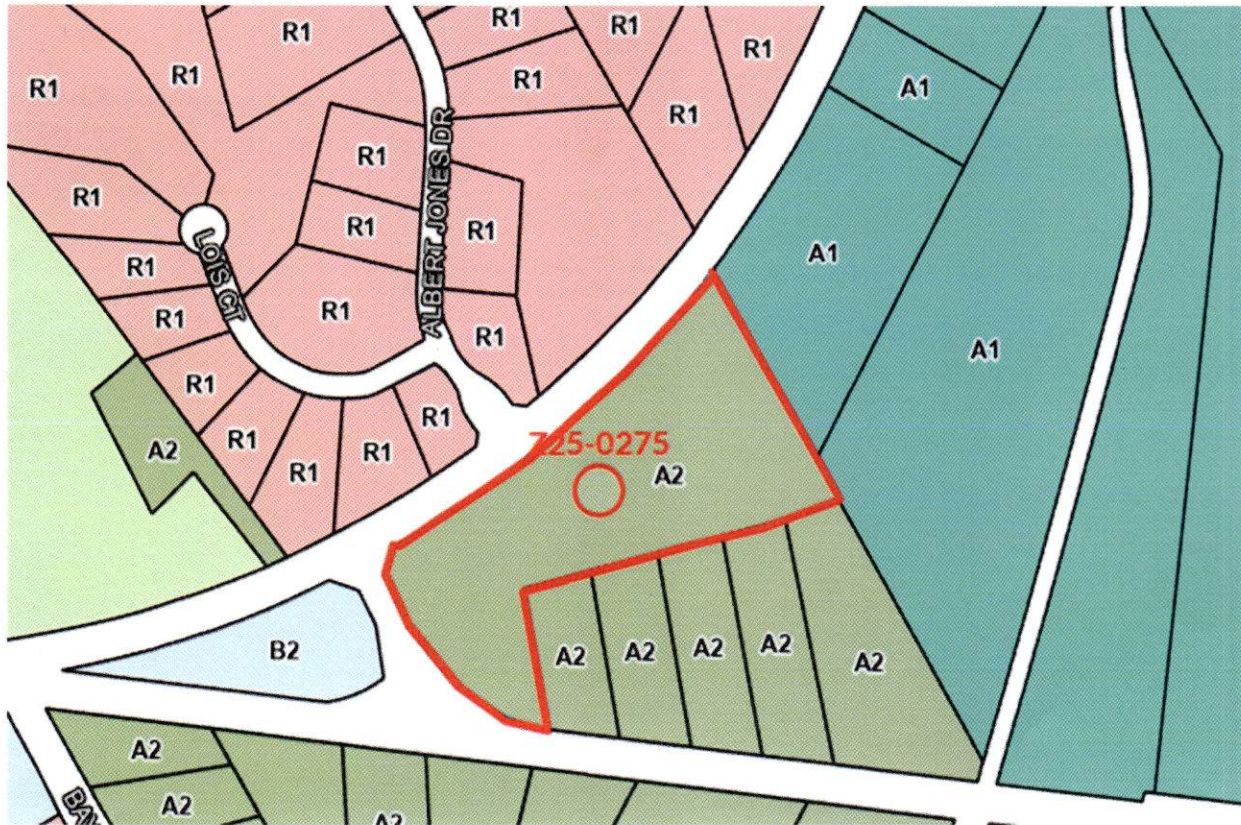
Character Area: Neighborhood Residential

District 1 Commissioner- Bo Warren Planning Commission—Josh Ferguson

Existing Site Conditions: Property consists of a house.



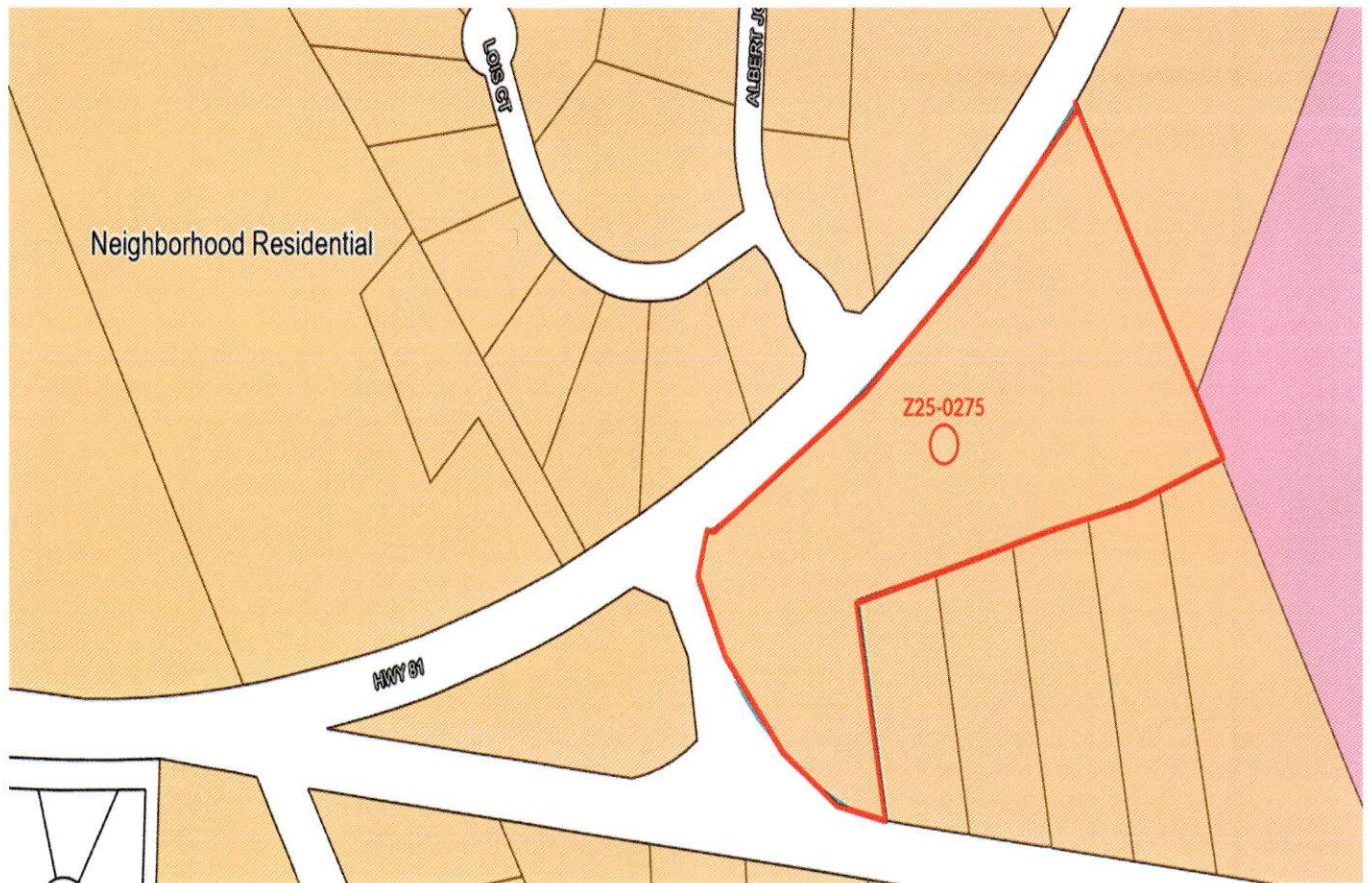
The surrounding properties are zoned A1, A2, R1 & B2.



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 #

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 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.

*This should be B2
It was a mistake.*

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



DAY
GROUP, Inc.
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SITE PLANNING
1000 BOUTELLE DRIVE
MONROE, LA 70601
(713) 271-4474
FAX (713) 271-4474
www.daygroup.com

RELIANT
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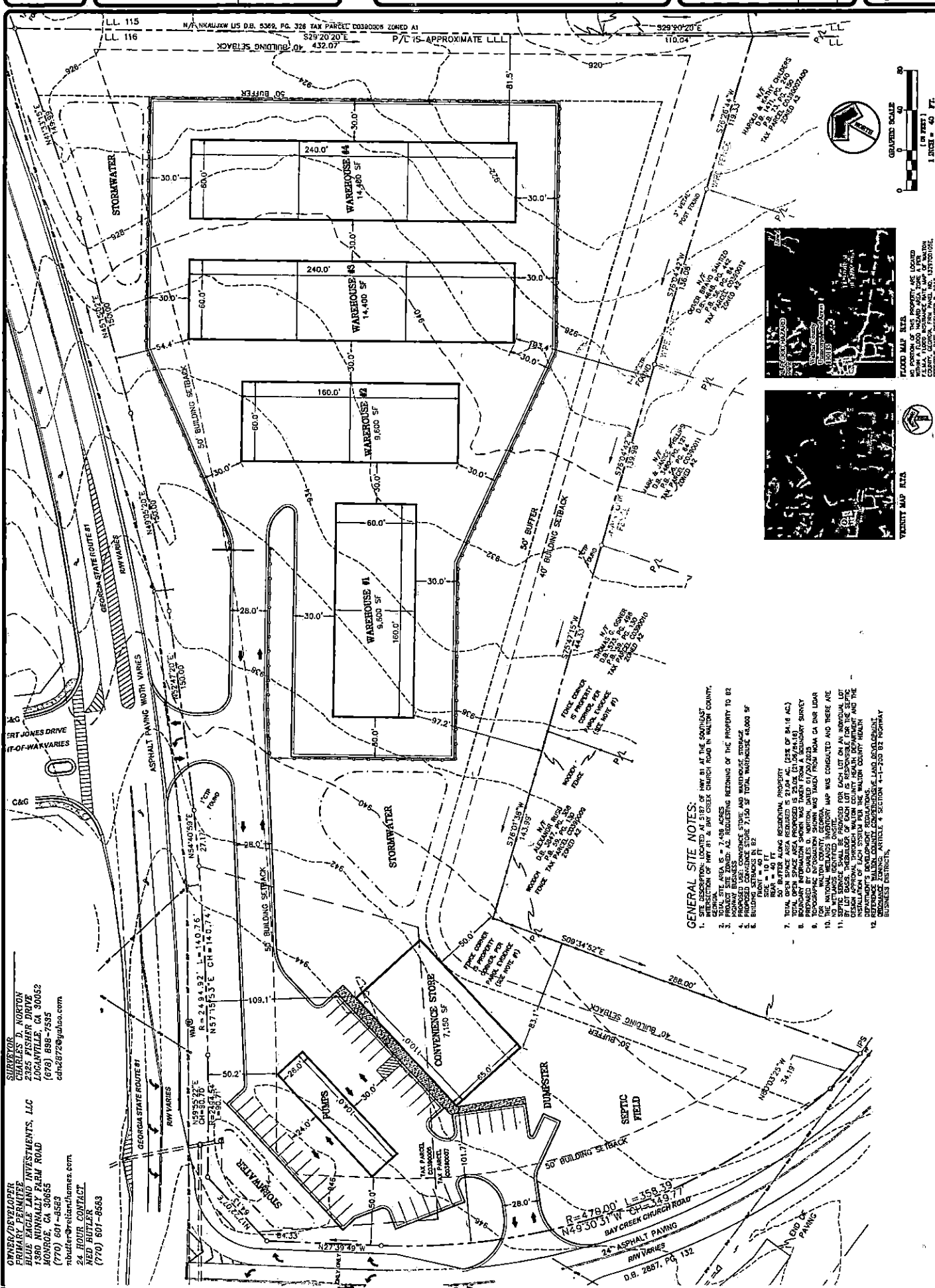
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BAY CREEK COMMERCIAL
CONCEPTUAL ZONING PLAN
FOR
LOCATED AT THE INTERSECTION OF HWY 81 & BAY CREEK CHURCH ROAD IN WILSON COUNTY, GEORGIA
SHEET 111 OF 111
DATE: 07/17/22
DRAWN BY: BDC
JOB NO. 22-005

NO.	DATE	DESCRIPTION
1	07/17/22	CONCEPTUAL ZONING PLAN
2	07/17/22	CONCEPTUAL ZONING PLAN
3	07/17/22	CONCEPTUAL ZONING PLAN
4	07/17/22	CONCEPTUAL ZONING PLAN
5	07/17/22	CONCEPTUAL ZONING PLAN
6	07/17/22	CONCEPTUAL ZONING PLAN
7	07/17/22	CONCEPTUAL ZONING PLAN
8	07/17/22	CONCEPTUAL ZONING PLAN
9	07/17/22	CONCEPTUAL ZONING PLAN
10	07/17/22	CONCEPTUAL ZONING PLAN

DATE: 07/17/22
DRAWN BY: BDC
JOB NO. 22-005

Item 4.1.



GENERAL SITE NOTES:

1. SITE DESCRIPTION: LOCATED AT THE INTERSECTION OF HWY 81 & BAY CREEK CHURCH ROAD IN WILSON COUNTY, GEORGIA.
2. TOTAL SITE AREA IS 7.456 ACRES.
3. PROPOSED BUILDING: CONVENIENCE STORE AND WAREHOUSE STORAGE.
4. PROPOSED USE: CONVENIENCE STORE AND WAREHOUSE STORAGE.
5. BUILDING SETBACKS: 50'.
6. FRONT SETBACK: 40'.
7. TOTAL BUILDING AREA: 44,000 SF.
8. TOTAL OPEN SPACE AREA: 14,400 SF.
9. PROPOSED BUILDING: CONVENIENCE STORE AND WAREHOUSE STORAGE.
10. THE NATURAL RELIEF AND TOPOGRAPHY OF THE SITE HAS BEEN CONSIDERED AND THERE ARE NO SIGNIFICANT OBSTACLES TO THE PROPOSED DEVELOPMENT.
11. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING REGULATIONS AND THE DEPARTMENT'S DEVELOPMENT REGULATIONS.
12. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING REGULATIONS AND THE DEPARTMENT'S DEVELOPMENT REGULATIONS.

OWNER/DEVELOPER
CHARLES D. NORTON
2385 FISHER DRIVE
LOCANVILLE, GA 30052
(678) 898-7335
cdn2822@yahoo.com

PRIMARY PERMITEE
BLUE EAGLE LAND INVESTMENTS, LLC
1380 MINNALL FARM ROAD
MONROE, LA 70605
(770) 601-5563
monroe@relantgroup.com

24 HOUR CONTACT
1000 BOUTELLE DRIVE
MONROE, LA 70601
(713) 271-4474



Planning and Development Department Case Information

Case Number: Z25-0283

Meeting Dates: Planning Commission 09-04-2025

Board of Commissioners 10-07-2025

Applicant:

Carlos Barahona
2487 Johnson Road
Loganville, Georgia 30052

Owners:

Anita & Arash Panjwani
Cinthia D Santos Diaz
2487 Johnson Road
Loganville, Georgia 30052

Current Zoning: The current zoning is R1.

Request: Rezone 3.90 acres from R1 to A to have and sell animals.

Address: 2487 Johnson Road, Loganville, Georgia 30052

Map Number/Site Area: C0100016

Character Area: Suburban

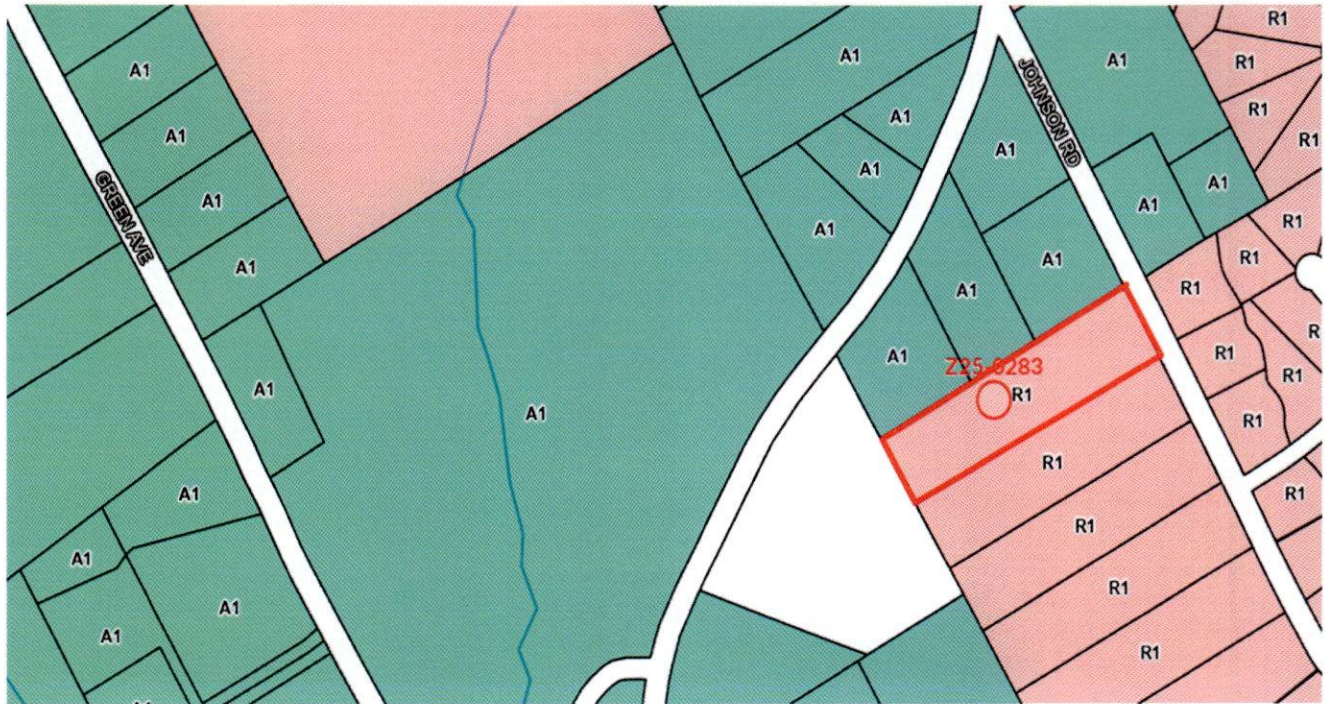
District 2 Commissioner- Pete Myers

Planning Commission—Chris Alexander

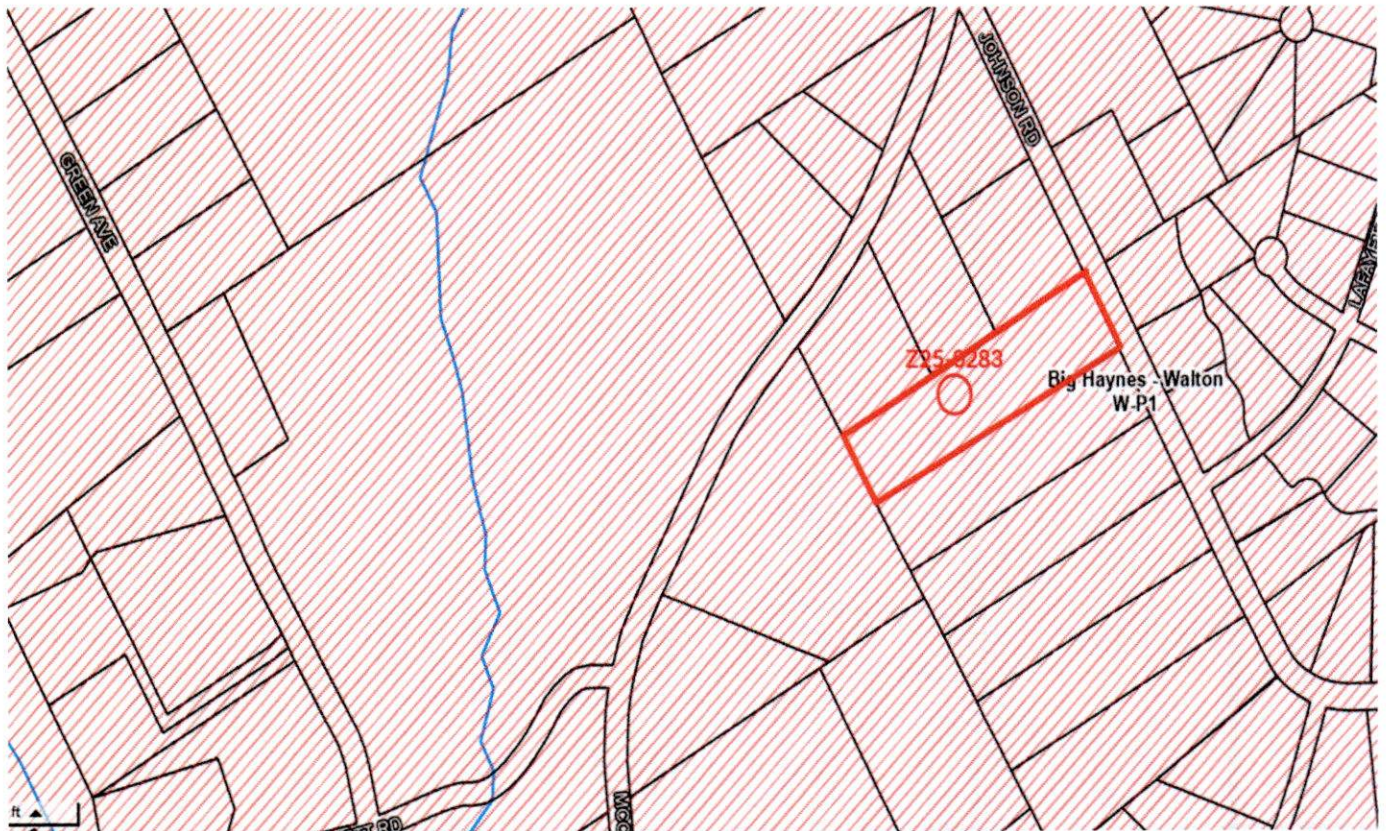
Existing Site Conditions: Property consists of a house.



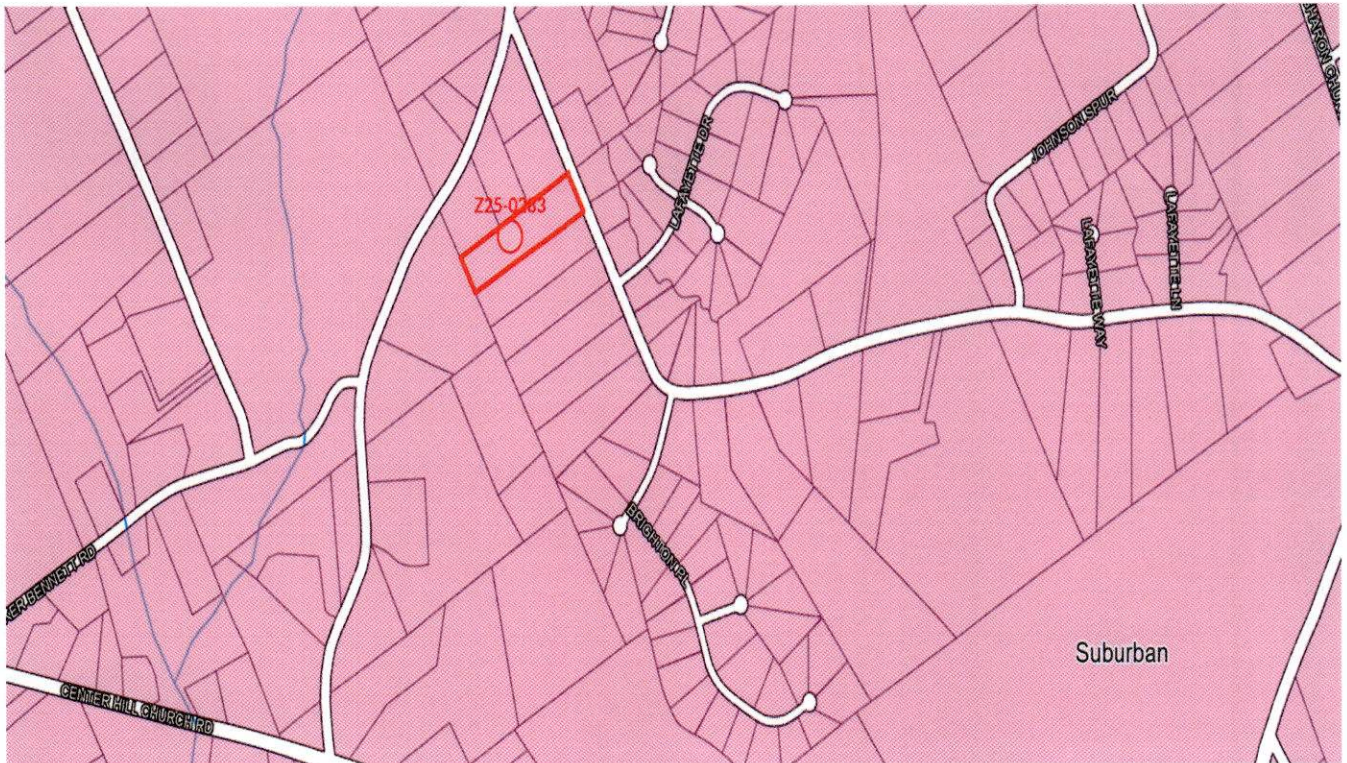
The surrounding properties are zoned A1 and R1.



The property is in the Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



Subdivisions surrounding property:



History: No History

Staff Comments/Concerns:

This rezone is the result of a code enforcement case in which the owner was notified of the improper use of the property for outside animals in a R1 zoning.

Rezone Application # 225-0283

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 C0100016

Applicant Name/Address/Phone #

Carlos Barakona

2487 Johnson Rd

69000-118 9a 30052

E-mail address: Cynthia Denice Santos
gmail.com

Phone # 678.913.8140

Property Owner Name/Address/Phone

Cynthia Santos Diaz

Anita & Arash Purjwan

4037 Embassy Way

(If more than one owner, attach Exhibit 30047)

Phone # _____

Location: 2487 Johnson Rd Requested Zoning _____ Acreage 3.9

Existing Use of Property: Single Family Residential

Existing Structures: Single family home

The purpose of this rezone is 900/Hwy - Rezone to A
to have animals & sell them

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 Carlos Barakona Date 09/30/2025 Fee Paid \$ 300.00

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 R1 Surrounding Zoning: North A South R1
East R1 West R1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N ☒

Commission District: 2-Pete Myers Watershed: Big Haynes 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 a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Carlos Parakona
 Address: 2437 Johnson Rd Loganville Ga 30052
 Telephone: 678-913-8170
 Location of Property: 2437 Johnson Rd Loganville Ga 30052

Map/Parcel Number: C0100016

Current Zoning: R1 Requested Zoning: A

Cynthia Santos Cynthia Santos
 Property Owner Signature Property Owner Signature

Print Name: Cynthia Santos Print Name: _____

Address: 2437 Johnson Rd Loganville Ga 30052 Address: _____

Phone #: 678-913-2834 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.

Tracie Malcom 8/4/2025
 Notary Public 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;

Rght side R1 Lft side A1

2. The extent to which property values are diminished by the particular zoning restrictions;

N/A

NO

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

Property will increase
in value

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

Not change. Will be a gain to
the public

5. The suitability of the subject property for the zoned purposes; and

Very suitable - adjacent
property is A1

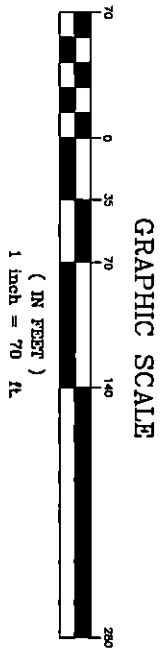
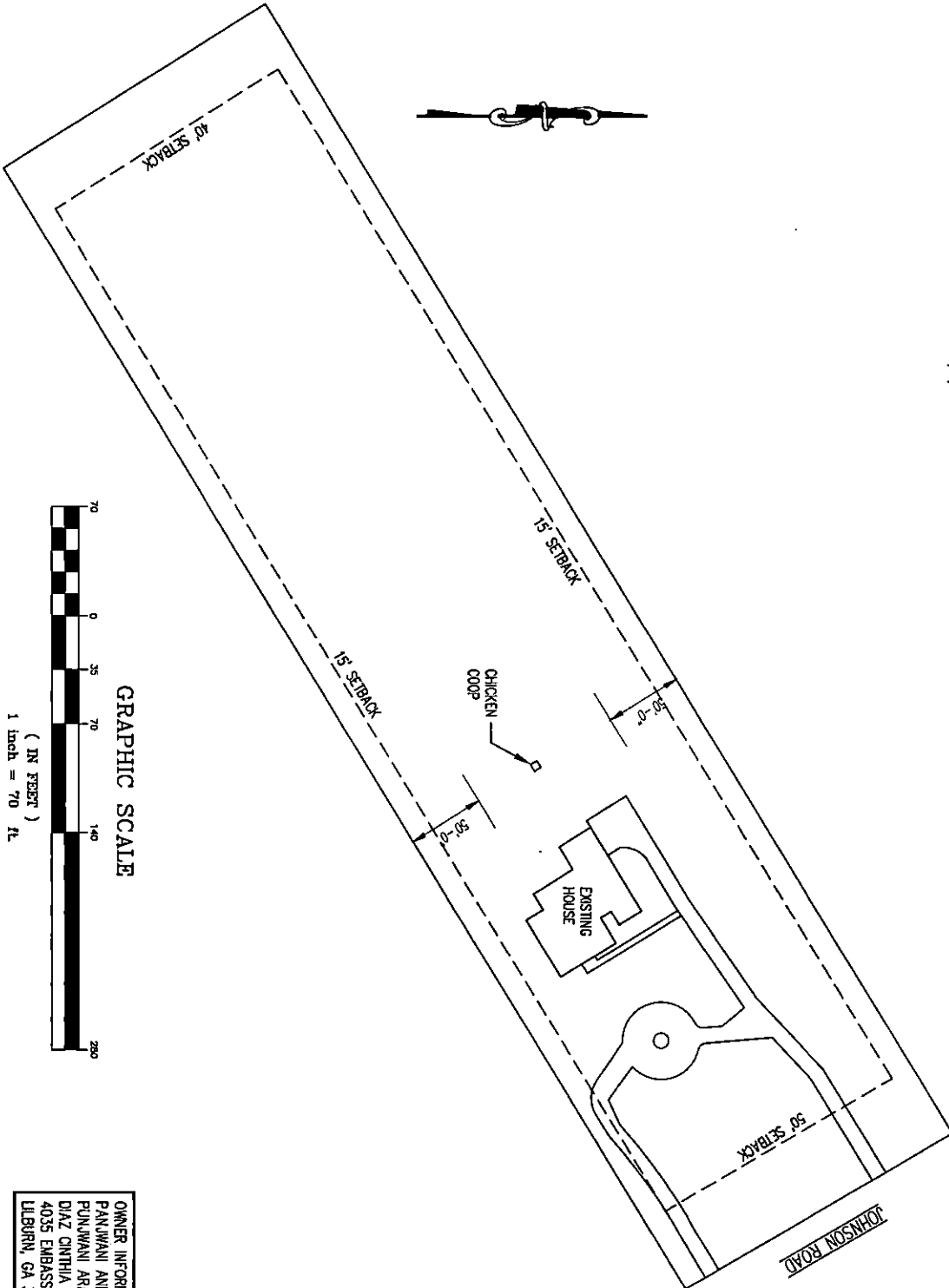
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

not vacant

I would like to rezons
my Property to A in order
to have chickens and livestock
(No Pigs) I would also like
to sell chickens and livestock
No customor contact at the
home. Thanks you:-

 Carlos Bonifacio

FLOOD PLAIN NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A F.I.R.M. FLOOD HAZARD AREA
AS PER PANEL NO. 13297C0095E DATED 12/8/2016.



OWNER INFORMATION:
PANJWANI ANITA &
PANJWANI ARASH
DIAZ CINTHIA D SANTOS
4035 EMBASSY WAY
LILBURN, GA 30047

OWNER INFORMATION: PANJWANI ANITA & PANJWANI ARASH DIAZ CINTHIA D SANTOS 4035 EMBASSY WAY LILBURN, GA 30047		Greg Malcom Drafting Services (706) 340-0379 gregmalcom@gmail.com		SITE PLAN PANJWANI RESIDENCE 2487 JOHNSON ROAD, LOGANVILLE, GA 30052		REVISION No. 1 REVISION No. 2 REVISION No. 3 REVISION No. 4	
DATE	SCALE	BY	DATE	BY	DATE	BY	DATE
1/1/16	1"=70'	1	1/1/16	1	1	1	1