



PLANNING COMMISSION REGULAR 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

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. 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

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.

Walton County Planning and Development

SUBMITTAL CHECKLIST for REZONING APPLICATION

- ☐ Application must be completely filled out.
- ☐ Name, address and phone number of all owners of the property.
(If more than one owner-attach as exhibit)
- ☐ Recorded Deed of property
- ☐ Recorded Plat of property
- ☐ Campaign contribution form
- ☐ Authorization to file if applicant is not the owner.
(Must be notarized)
- ☐ Article 4, Part 4, Section 160 (A) - Provide written documentation addressing statements 1-6 (attached)
- ☐ 1 reduced copy of site plan (11X17)
- ☐ Letter of intent with any conditions.
- ☐ Proof of property taxes paid on property

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NOTICE: Due to file size, not all application materials are attached. Full documents are available for review upon request by contacting the Walton County Planning Department, 126 Court Street, Monroe, GA 30655.



Planning and Development Department Case Information

Case Number: LU25-0310 and Z25-0309

Meeting Dates: Planning Commission 10-02-2025

Board of Commissioners 11-04-2025

Applicant:

Baldpates General Contracting, LLC
137 Main Street
Jersey, Georgia 30018

Owner:

Bison Estate, LLC
3084 George Williams Road
Monroe, Georgia 30656

Current Zoning: The current zonings are A1 and A2.

Request: 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 Parcel C0850156 consisting of 35.19 acres from Highway Corridor to Suburban to be combined with an 83.08 acre portion of Parcel C0850149 to be rezoned from A2 and A2 to R1OSC for a total of 118.27 acres to be developed as an R1 OSC Subdivision.

Address: 2806 Highway 11 and 3084 George Williams Road, Monroe, Georgia 30656

Map Numbers/Site Area: C0850156 – 2806 Highway 11 and C0850149 – 3084 George Williams Road.

Character Area: C0850149 is Suburban and C0850156 is Highway Corridor

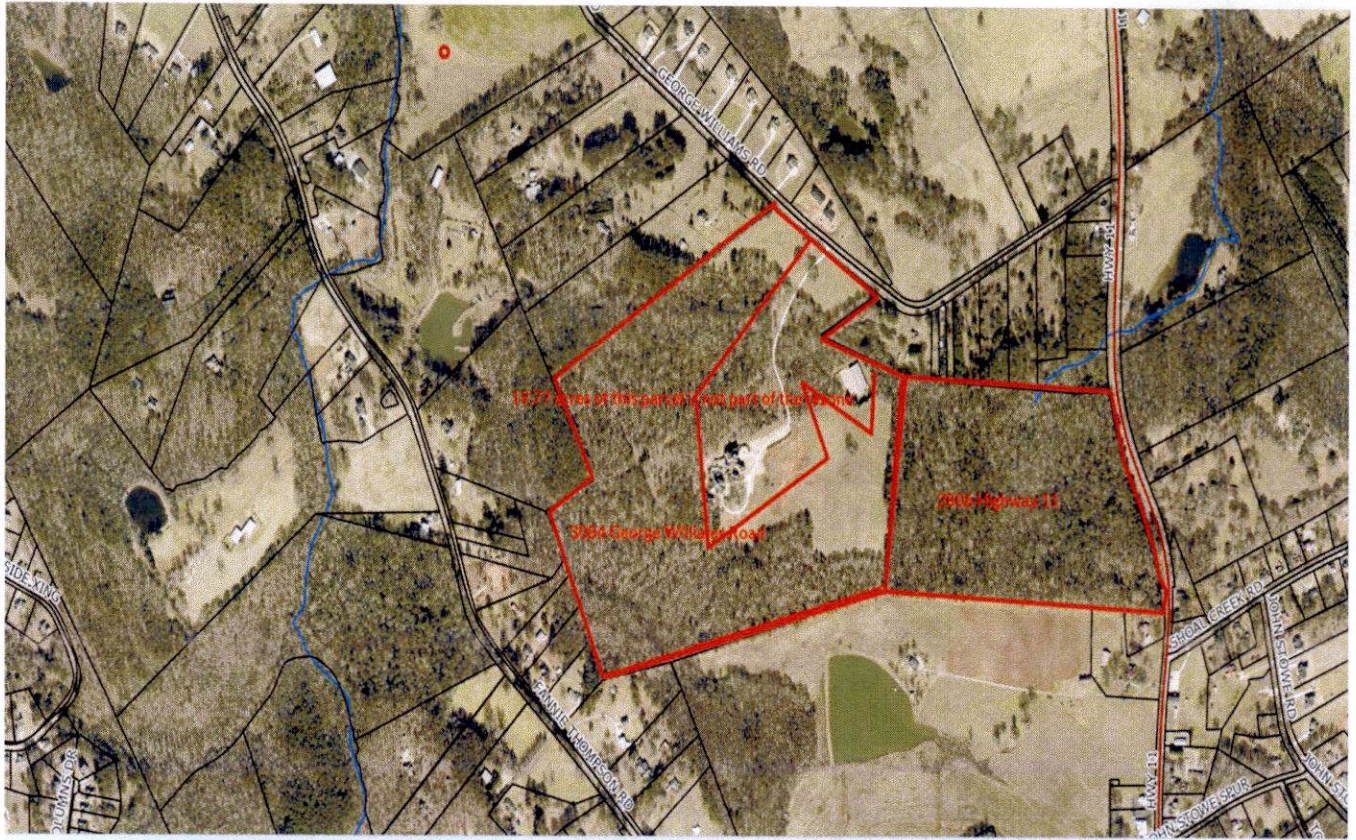
District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property C0850149 is vacant land and C0850156 contains a house and barn that is not part of this rezone.

The surrounding properties are zoned A1, A2, B2 and I1.

The property is not in a Watershed Protection Area.

The Future Land Use Map for the properties are Suburban and Highway Corridor.



History:

AV23040014	Gary Ray	Red minimum road frontage to 40' in order to create a 10 acre tract	C0850149 3084 George Williams Road	Approved
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Staff Comments/Concerns:

Bison Landing



*A conservation-focused neighborhood with
high-quality homes*

Request to :

- Rezone a 12.23-acre portion of Parcel C0850156 (47.42 acres) from A2 to B2 for commercial development
- Change the land use designation on the remaining portion of C0850156 consisting of 35.19 acres from Highway Corridor to Suburban
- Rezone an 83.08-acre portion of C0850149 (102.85 acres) and the 35.19 acre portion of C0850156 from A2 and A1 to R1 OSC for a total of 118.27 acres to be developed as an R1 OSC Subdivision

Property: a portion of two parcels located at
2806 Highway 11 and 3084 George Williams Road, Monroe, Georgia 30656

Tax Parcels: C0850156 and C0850149

Applicant: Baldpates General Contracting, LLC

Agent: Andrea P. Gray, LLC
300 E Church Street, Monroe, GA 30655
(678) 364-2384

Rezone Application # 225-0309
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-02-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 11-04-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0850156 and C0850149

Applicant Name/Address/Phone #

Baldpates General Contracting, LLC

137 Main Street, Jersey GA 30018

E-mail address: daniel@baldpates.org

Phone # 678-788-0649

Property Owner Name/Address/Phone

Bison Estate, LLC

3084 George Williams Rd

Monroe GA, 30565

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

Phone # _____

Location: 3084 George Williams Rd Requested Zoning R1OSC/B2 Acreage R1OSC (118.27 acres)
B2 (12.23 acres)

Existing Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is _____

The purpose of this rezoning is to develop a conservation-centered neighborhood with 99 homes and amenities including pickleball courts, a dog park and pavilion along with a commercial out-parcel for businesses that support the development. The residential portion totals 118.27 with over 33 acres of open space and enters off Georgia Williams Road. The commercial portion totals 12.23 acres and will enter off of Hwy 11.

Property is serviced by the following:

Public Water: X Provider: Walton County 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 [Signature] Date 8/28/25 \$ ✓ Fee Paid

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 A1JA2 Surrounding Zoning: North A1,B1,2I1 South A1JA2
 East A2 West A1JA2

Comprehensive Land Use Suburban Highway Corridor **DRI Required?** Y _____ N ✓

Commission District: 5-Jeremy Adams Watershed: ✓ TMP ✓

I hereby withdraw the above application _____ Date _____

Character Area Map Amendment

Application # LU 25-0310

Planning Comm. Meeting Date 10-02-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 11-04-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0850156

Applicant Name/Address/Phone #

Baldpates General Contracting, LLC
137 Main Street

Jersey, Georgia 30018

Phone # 678-788-0649

Property Owner Name/Address/Phone

Bison Estate, LLC

3084 George Williams Road

Monroe, Georgia 30656

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

Phone # _____

E-mail Address: _____

Location: 2806 Hwy 11, Monroe GA 30565 Acreage 47.42

Existing Character Area: Highway Corridor

Proposed Character Area: Suburban on 35.19 acres of 47.42; Remaining 12.23 acres to remain Highway Corridor

Is this a Major or Minor amendment to the plan? minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? no

Proposed Development: ☒ Single-family ☐ Multi-family ☒ Commercial ☐ Industrial

Proposed Zoning: R1OSC/B2 Number of Lots: 99 Minimum Lot Size: 25,500

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 8/28/25

\$ ✓ Fee Paid

Supplemental Responses to Application

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

1. Existing uses and zoning of nearby property.

The Subject Property is approximately 130.5 acres and consists of 12.23 acres of Tax Parcel C0850156 proposed for B2 commercial development and 35.19 acres of Tax Parcel C0850156 combined with 83.08 acres of Tax Parcel C0850149 to equal 118.27 acres proposed for an R1 OSC Subdivision (the “Subject Property”). The Subject Property has road frontage on Hwy 11 and George Williams Road which addresses include: 3084 George Williams Road, and 2806 Hwy 11, Monroe GA. Baldpates General Contracting, LLC (the “Applicant”) proposes to develop the property as a conservation-focused subdivision with an amenity package and to include a commercial outparcel on Hwy 11 for businesses to serve the neighborhood. The subdivision will be called Bison Landing. The property is currently used for farming and does not include any structures. The property is bordered primarily by properties which are zoned A1 and A2 with the exception of one B1 property and one I1 property. The existing home on the Bison Estate will be platted as a separate 19-acre property which is not part of the 130 acres and not being rezoned as a part of this application. The property is designated in the Future Land Use Plan as a mix of Highway Corridor and Suburban. A character area change is requested for a 35.19-acre portion of Tax Parcel C0850156 from Highway Corridor to Suburban because a portion of the residential development is on this tract and the Suburban designation allows for R1 uses. The property is nearly equal distance between Monroe (six miles from the historic courthouse) and Bethlehem (five miles from Hwy 11/Hwy 316 intersection) which is an ideal location for a residential development with commercial outparcels.

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

The current A1/A2 zoning allows for a limited type of development which does not meet the homebuyer demands and does not protect the environment in the way that the requested OSC zoning would provide. Allowing more compact lots in the R1-OSC zoning provides concentrated

greenspace which is environmentally preferred and provides homebuyers who prefer high quality homes on smaller lots an option in an area otherwise dominated by larger lots. Inability to provide this alternate zoning diminishes the value of the property given the saturated supply of A1/A2 in the area and given that the property is in the Suburban and Highway Corridor character areas in the future land use plan which allows for this type of residential development and the commercial outparcel (highway corridor). A character area change is required to better match the boundaries of the site plan with the character area designations. The current zoning also does not allow for the commercial component of the development which could include a daycare, office building or other commercial uses primarily sited in this location to serve the residential development.

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 applicant's development will provide alternate housing options for Walton County homebuyers in a developing area of the County. It provides enhanced environmental protection by concentrating the open space and reducing the pervious surfaces in the development. It provides a housing option with less yard maintenance which is attractive to retirees, busy families and the younger generations. The neighborhood layout also provides enhanced safety to the public in general by limiting additional curb cuts on Hwy 11. The development will preserve over 33 acres of open space and includes an amenity package for residents. The residential development enters off of George Williams Road and the commercial portion will have an entrance off Hwy 11. Adjoining property values will be enhanced by the quality of the development.

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

Applicant's development will add a needed variety to housing options in this portion of Walton County as stated in response to question 3 above. This is a very desirable location for residential development, being equal distant between Monroe and Bethlehem, which includes high quality homes, extensive open space, enhanced amenities, and manageable lot sizes.

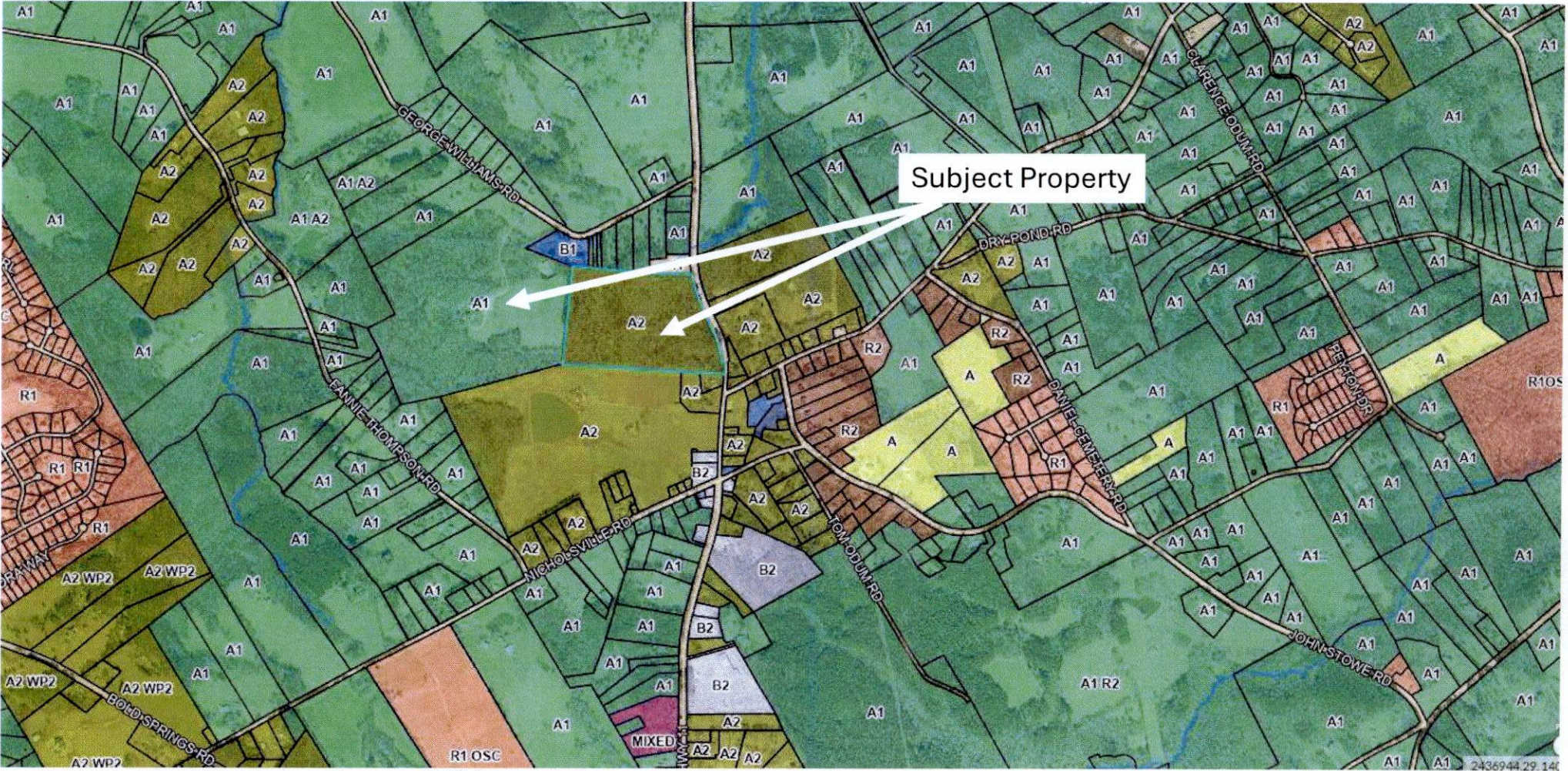
5. The suitability of the subject property for the zoned purposes;

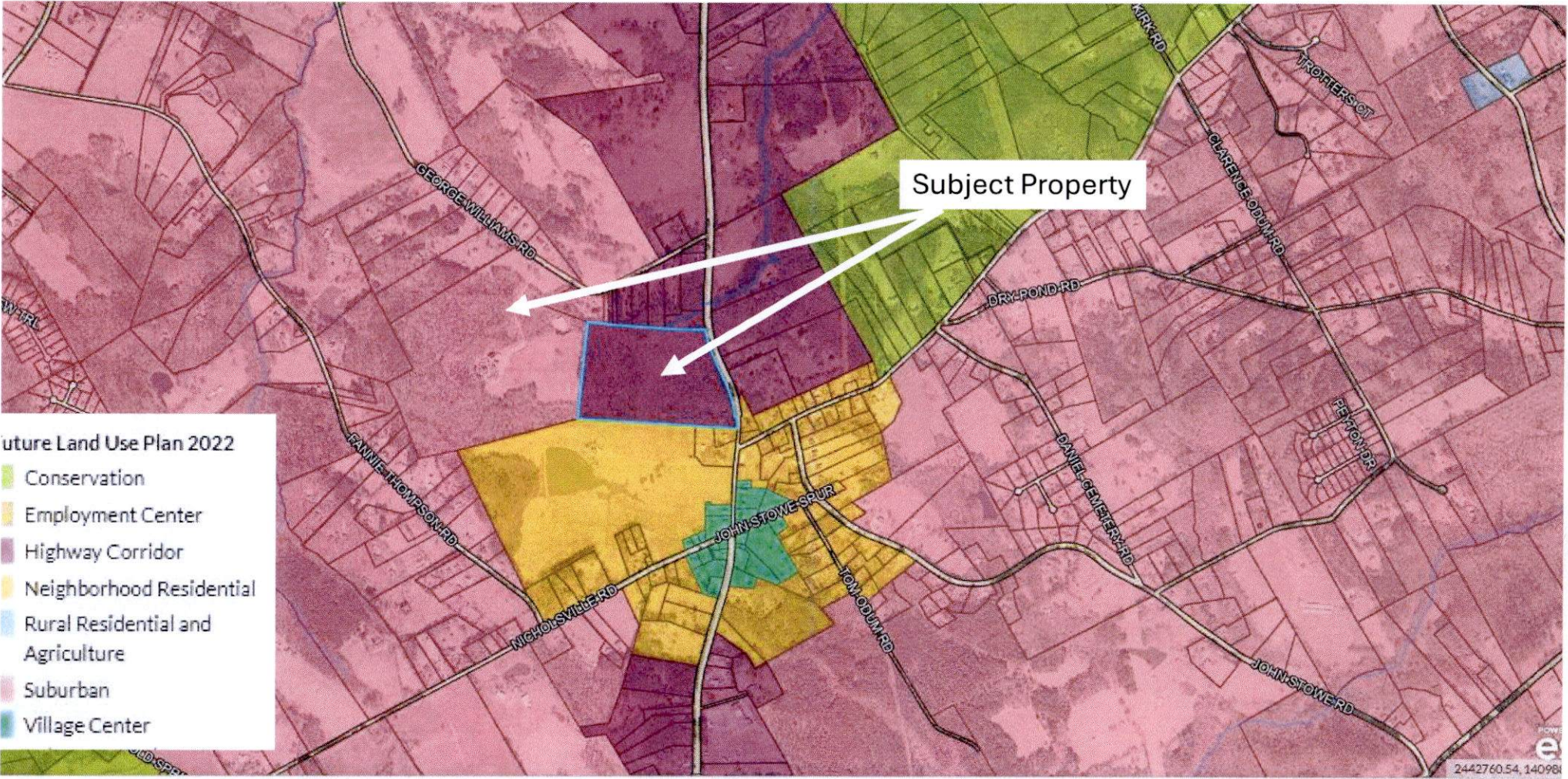
This property is suitable for R1-OSC and B2 zoning given the ideal location and the existing topography which make it conducive to a conservation focused development with over 33 acres of

open space. It is an attractive layout that offers high quality homes on manageable lots with the added environmental protection of additional, concentrated open space. The lot size minimums imposed by A1/A2 would not allow for the efficient development of the property and not meet the demands of homebuyers searching for lower maintenance housing options including retirees and busy families. The Subject Property is in the Suburban and Highway Corridor character areas in the Walton County Future Land Use Plan which fits with the proposed development once the Suburban Character Area is extended to the 35.19-acre portion of Tax Parcel C0850156.

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 historically used for farming and pastureland. As zoned, a conservation subdivision is not possible. Properties in the area are also being considered for residential development.





AGENT AUTHORIZATION

Date: 8/28/25 Tax Map and Parcel Number(s): C0850156 and C0850149

PROPERTY ADDRESS: 2806 Highway 11 and
3084 George Williams Road
Monroe, Georgia 30656

PROPERTY OWNERS: Bison Estate, LLC
3084 George Williams Road
Monroe, Georgia 30656

APPLICANT: Baldpates General Contracting, LLC
137 Main Street
Jersey, Georgia 30018

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 118.27 acres from A1 to R10SC for a residential development and
12.23 acres from A1 to B2 for a commercial development
Character area change on 35.19 acres from Hwy Corridor to Suburban

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein.

ATTORNEY/AGENT

[Signature]
BY: Andrea P. Gray

Sworn to and subscribed before me this 28 Day of August 20 25

[Signature]
NOTARY PUBLIC

{signatures continue on following page}

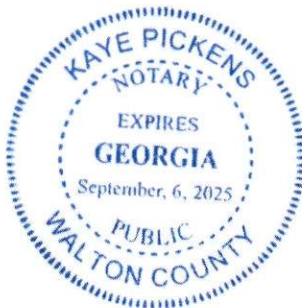


APPLICANT: Baldpates General Contracting, LLC

[Signature]
BY:

Sworn to and subscribed before me this 28 Day of August 2025

[Signature]
NOTARY PUBLIC



OWNER: Bison Estate, LLC

[Signature]
BY:

Sworn to and subscribed before me this 14 Day of August 2025

[Signature]
NOTARY PUBLIC



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: Baldpates General Contracting, LLC

Address: 137 Main Street, Jersey GA 30018

Telephone: 404-569-4221

Location of Property: 3084 George Williams Rd and 2806 Hwy 11

Monroe, GA 30655

Map/Parcel Number: C0850156 and C0850149

Current Zoning: A1/A2 Requested Zoning: R1 OSC/B2

P. Baldpates
Property Owner Signature

Property Owner Signature

Print Name Bison Estate, LLC

Print Name: _____

Address: 3084 George Williams
Rd, Monroe GA 30656

Address: _____

Phone #: _____

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.

Kaye Pickens
Notary Public

8/14/25
Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8/14/25 Tax Map and Parcel Number(s): a portion of C0850156 and C0850149

PROPERTY ADDRESS: 2806 Highway 11, and
3084 George Williams Road
Monroe, Georgia 30656

PROPERTY OWNER: Bison Estate, LLC
3084 George Williams Rd
Monroe, GA 30656

Check one of the following:

☒ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Walton County Georgia, as defined by O.C.G.A. 36-67A-1(5).

☐ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Walton County, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

Describe in detail any gifts listed above (example: quantity and nature, etc.):

Bison Estate, LLC

P. Bobb
BY:

Sworn to and subscribed before me this 14 Day of August 20 25

Kay Pickens
NOTARY PUBLIC



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 ☒



Andrea P. Gray LLC

Attorney at Law

August 29, 2025

Charna Parker, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Development Name: Bison Landing
Applicant: Baldpates General Contracting, LLC
Owners: Bison Estate, LLC
Property: 3084 George Williams Rd, and 2806 Hwy 11, Monroe GA
Tax Parcel: C0850156 and C0850149
Requests:
Rezoning a 12.23-acre portion of Parcel C0850156 (47.42 acres) from A2 to B2 for commercial development
Change the land use designation on the remaining portion of C0850156 consisting of 35.19 acres from Highway Corridor to Suburban
Rezone an 83.08-acre portion of C0850149 (102.85 acres) and the 35.19 acre portion of C0850156 from A2 and A1 to R1 OSC for a total of 118.27 acres to be developed as an R1 OSC Subdivision

Dear Ms. Parker:

Baldpates General Contracting, LLC ("Applicant"), a local company, seeks to develop Bison Landing, a well-appointed residential neighborhood with a commercial outparcel. The property for which a rezoning is requested totals approximately 130.5 acres and consists of 12.23 acres of Tax Parcel C0850156 proposed for B2 commercial development and 35.19 acres of Tax Parcel C0850156 combined with 83.08 acres of Tax Parcel C0850149 to equal 118.27 acres proposed for an R1 OSC Subdivision (the "Property"). Located equal distance from Monroe and Bethlehem, Bison Landing provides an ideal location for a conservation-focused neighborhood with over 33 acres of open space, pickleball courts and a dog park. The development will accommodate up to 99 homes within the neighborhood in addition to a commercial outparcel.

Bison Landing fits well within the surrounding area. Traditionally an area of Walton County dominated by farming, this stretch of Hwy 11 is evolving as the younger generations seek lower maintenance homes/yards to devote more time to demanding work and family schedules and older generations seeking the same to reduce the time and cost of maintenance. The 2022 Walton County Future Land Use planning committee recognized this transition and designated these properties as Neighborhood Residential, Suburban, and Highway Corridor. The proposed development is consistent with these designations which contemplate residential development and



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

allow for R1 OSC zoning and B2 along Hwy 11. However, a 35.19-acre portion of Tax Parcel C0850156 that is proposed for residential development is in the Highway Corridor area which is why this application includes a request to change the character area of a 35.19-acre portion of Tax Parcel C0850156 to Suburban which allows R1 OSC zoning. Bison Landing is also somewhat consistent with the adjoining properties which are primarily single-family residences. The existing Bison Estate home is plated as a separate ~19-acre property which is not part of this rezoning.

Bison Landing will set a high standard for residential development in the area. The development features attractive amenities including a pickleball court, dog park and gazebo. The development is well laid-out with an entrance for the residential portion along George Williams Road and a single entrance for the commercial outparcel on Hwy 11. The open space is over 33 acres which is more than the 25% required. The homes will be a minimum of 2,000 square feet which is well above the ordinance size requirements and will be constructed with fiber cement siding with brick or stone accents. Front yards will be sodded and the development will include sidewalks on both sides of the road with streetlights. A homeowner's association will ensure maintenance of the open space and amenity areas.


The commercial portion of the development includes a 12.23-acre parcel which may be split into outparcels based on market demand. Applicant believes these sites to be attractive for multiple uses under B2 including uses meant to serve the adjoining neighborhood. While not directly connected to Bison Landing, the proximity to it will provide convenient access for residents. The entrance on Hwy 11 will be a right in/right out only entrance. Buildings on this parcel will be constructed in accordance with B2 standards to include a mix of fiber cement siding with brick and stone accents.

Bison Landing will be an attractive addition to the surrounding area and existing homes around its perimeter will be protected by buffers. A 50-foot transitional buffer surrounds the perimeter of the property. Additionally, there is significant, wooded open space that buffers the residents on Fannie Thompson Road and the majority of the 50-foot buffer in other areas is also wooded.

Applicant respectfully requests that the Property be rezoned from A1/A2 to R1 OSC on the 118.27 acre portion and B2 on the 12.23 acre portion with a character area change on the 12.23 acres to Suburban to allow for the construction of a conservation-focused residential subdivision and a complementary commercial outparcel.

Please let me know if you have any questions.

Sincerely,



Andrea Gray
Applicant's Representative





Andrea P. Gray LLC

Attorney at Law

August 29, 2025

Notice of Preservation of Constitutional Objections

Re: Applicant: Baldpates General Contracting, LLC
 Owner: Bison Estate, LLC
 Property: 3084 George Williams Rd, and 2806 Hwy 11, Monroe GA
 Tax Parcel: C0850156 and a portion of C0850149
 Request to zone 118.74 acres from A1/A2 to R1 OSC and
 12.46 acres from A2 to B2 with a character area change from Highway Corridor to
 Suburban on 35.19 acres of parcel C0850156

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant's assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the below and hereby incorporates all of the information and documents contained in its complete zoning application and any materials later added to the application record.

The current zoning of the Property restricts said Property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.



300 E Church Street, Monroe, GA 30655
 (678) 364-2384 www.andreapgray.com

NOT FOR FINAL RECORDING



CONCEPT PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- CENTRALLINE OF CREEK
- CREEK BUFFER
- C/A OF PROPOSED ROAD
- PROPOSED RIGHT OF WAY
- OPEN SPACE

EXISTING STATE IS NOT PART OF FINAL TRACT AND IS NOT USED IN CALCULATION OF TOTAL AREA OR OPEN SPACE

TRACT 1 (BISON ESTATES, LLC) - CONDOMINIA

1. BOUNDARY INFORMATION SHOWN WAS OBTAINED BY PROPERTY SURVEYING AND SURVEYING, LLC
2. CONVEYANCE INFORMATION SHOWN HEREIN PROVIDED BY WALTON COUNTY PLANNING DEPARTMENT
3. CONVEYANCE INFORMATION (CONVEYANCE) IN WATSON, CONVEYANCE, LLC 404-569-4221
4. CONVEYANCE INFORMATION (CONVEYANCE) IN WATSON, CONVEYANCE, LLC 404-569-4221
5. CONVEYANCE INFORMATION (CONVEYANCE) IN WATSON, CONVEYANCE, LLC 404-569-4221
6. CONVEYANCE INFORMATION (CONVEYANCE) IN WATSON, CONVEYANCE, LLC 404-569-4221
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15. CONVEYANCE INFORMATION (CONVEYANCE) IN WATSON, CONVEYANCE, LLC 404-569-4221

NOT FOR CONSTRUCTION

Representative Photographs of Homes





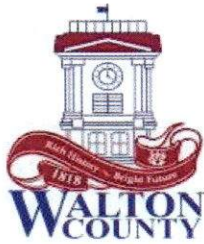
Walton County Planning and Development

SUBMITTAL CHECKLIST for REZONING APPLICATION

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Planning and Development Department Case Information

Case Number: Z25-0311

Meeting Dates: Planning Commission 10-02-2025

Board of Commissioners 11-04-2025

Applicant:

Dycom Industries, Inc.
300 Banyon Blvd, Suite 1101 West
Palm Beach, Florida 33401

Owners:

Darin S Wasileski DMD PC,
Jeffery M Mazzawi DMD PC &
John Mark Mazzawi DMD, PC
P.O. Box 365
Snellville, Georgia 30078

Bobby Smith Chancey
P.O. Box 815
Farmington, Georgia 30638

Current Zoning: The current zoning is A1.

Request: Rezone 48.84 acres from A1 to B3 for a technical training facility.

Address: 1098 Hwy 78 & Jim Daws Road, Monroe, Georgia 30656

Map Numbers/Site Area: C1640116 – 18.91 acres at 1098 Hwy 78 and
C1640121 – 29.93 acres on Jim Daws Road.

Character Area: Highway Corridor

District 6 Commissioner- Kirklyn Dixon

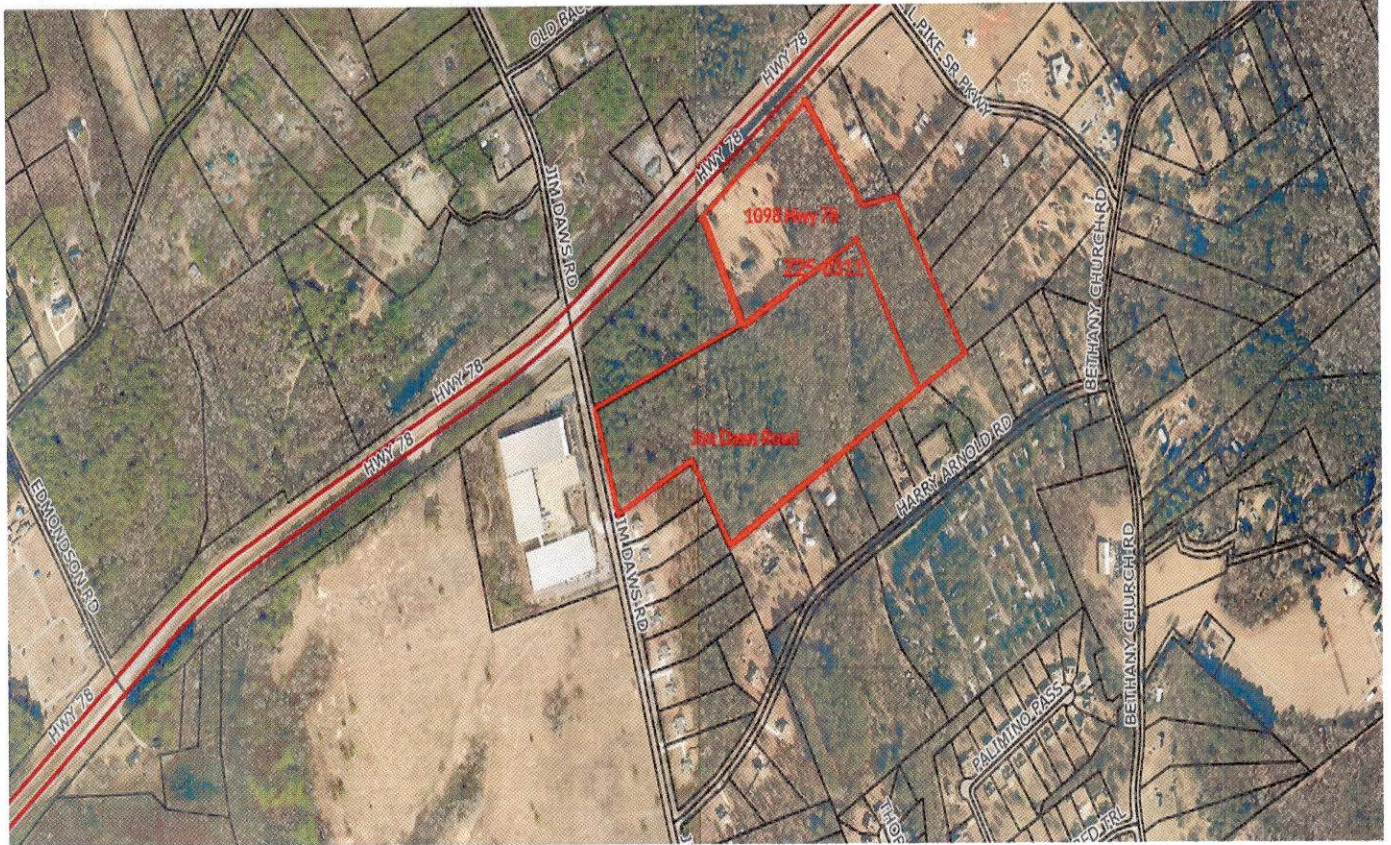
Planning Commission–Timothy J Kemp

Existing Site Conditions: Property C1640116 consists of a house and C1640121 is vacant land.

The surrounding properties are zoned A1, A2 and B1.

The property is not in a Watershed Protection Area.

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



History: No History

Staff Comments/Concerns:



The people connecting America®

Request to Rezone 48.84 acres from A1 to B3 for construction of a Technical Training Facility and Retreat

Property: 48.84 acres located at 1098 Hwy
78 and Jim Daws Road, Monroe, GA 30655

Tax Parcels: C1640116 and C1640121

Applicant: Dycom Industries, Inc.

Agent: Andrea P. Gray, LLC



Rezone Application # 225-0311
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-2-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

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

You or your agent must be present at both meetings

Map/Parcel C1640116 and C1640121

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Dycom Industries, Inc.

Bobby Smith Chancey

300 Banyon Blvd., Suite 1101 West

PO Box 815, Farmington GA 30638

Palm Beach, FL 33401

*three additional owners listed in Ex A

E-mail address: matthewlovato@dycominc.com

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

Phone # 561-627-7171

Phone #

Location: 1098 Hwy 78 and Jim Daws Rd Requested Zoning B3 Acreage 48.84

Existing Use of Property: Vacant/Residential

Existing Structures: single family home, outbuilding

The purpose of this rezone is

Dycom Industries, Inc. proposes to construct a technical training facility and retreat for its employees to include classroom and office spaces, mock neighborhood street, pole training yard, warehouse, underground training field, lodges for employees attending training, pavilion and a walking trail. The vision is to create an all-in-one campus-classroom training, hands-on experience, lodging, and retreat that will accomodate approx 40 employees per session.

Property is serviced by the following:

Public Water: X Provider: City of Monroe 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 [Signature] Date 8/14/2025 Fee Paid \$ 750.00

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 A1 Surrounding Zoning: North A2/B1 South MH (A2)
 East A1/A2 West A1

Comprehensive Land Use: Highway Corridor (MH) **DRI Required?** Y N /

Commission District: 6-Kirklyn Dixon Watershed: / TMP /

I hereby withdraw the above application _____ Date _____

Exhibit “A” to Rezoning Form re additional property owner:

Owners for 1098 Hwy 78, Monroe, Georgia 30655:

Darin S. Wasileski, DMD, PC

John Mark Mazzawi, DMD, PC

Jeffery Miles Mazzawi, DMD, PC

PO Box 365

Snellville, GA 30078

Supplemental Responses to Application

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

1. Existing uses and zoning of nearby property.

The Subject Property consists of two parcels totaling 48.84 acres which together have road frontage on Hwy 78 and Jim Daws Road. Property is bordered to its north by Hwy 78 in part and property owned by Lisa F. Fowlkes Living Trust which is zoned A1. To its west, the property is bordered by Jim Daws Road and three single family homes on 2-acre lots zoned A1. Across Jim Daws Road is Minerva owned by JFR, LLC which property is zoned through the City of Monroe as M1 (industrial). To its south, the Subject Property is bordered by nine lots zoned for mobile homes. The 2022 Walton County Future Land Use map shows the Subject Property and Ms. Lisa F. Fowlkes Living Trust's property as Highway Corridor which is consistent with the proposed commercial use and the existing and planned industrial uses of property west of Jim Daws Road.

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

The current A1 zoning allows for very limited development and is not consistent with the Highway Corridor designation in the Future Land Use Plan. The Subject Property is located on Hwy 78 which is better suited for commercial development rather than agriculture. The current zoning would not allow for the development of Applicant's technical training facility and retreat which is an allowable use under the requested B3 designation. The current zoning would not allow for the majority of uses contemplated in the Highway Corridor designation. The current zoning diminishes the Subject Property's value as compared to the commercial/industrial properties west of Jim Daws Road which are either already developed or owned by the Development Authority of Walton County for future industrial/commercial development.

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 Applicant's proposed technical training facility and retreat will be a low-intensity commercial use with minimal impact on surrounding properties. The purpose of the facility is to support the

professional development of Dycom employees by enhancing their skills and fostering stronger working relationships.

This is a private facility, for use by Dycom only, and is expected to generate only limited traffic, as activity will be confined to trainees arriving and departing along with some utility trucks directly associated with training activities. Lodging accommodations will house approximately 40 trainees at a time. Access to the site will be provided by two entrances—one from Jim Daws Road and the primary entrance from Highway 78, utilizing an existing driveway.

Importantly, the facility will not include manufacturing or other industrial operations, further reducing potential impacts on the community. To preserve a retreat-like atmosphere and protect the character of the area, the Applicant will leave over 80% of the site as pervious surface, preserve a significant portion of the existing forest, and establish a 100-foot buffer along residential property lines.

The broader community will also benefit. Walton County will gain new tax revenues from the Subject Property without the added burden of increased school enrollment. In addition, the project represents a responsible, low-intensity use on a site designated for Highway Corridor development—delivered by a well-known and respected company with a commitment to thoughtful planning and stewardship.

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

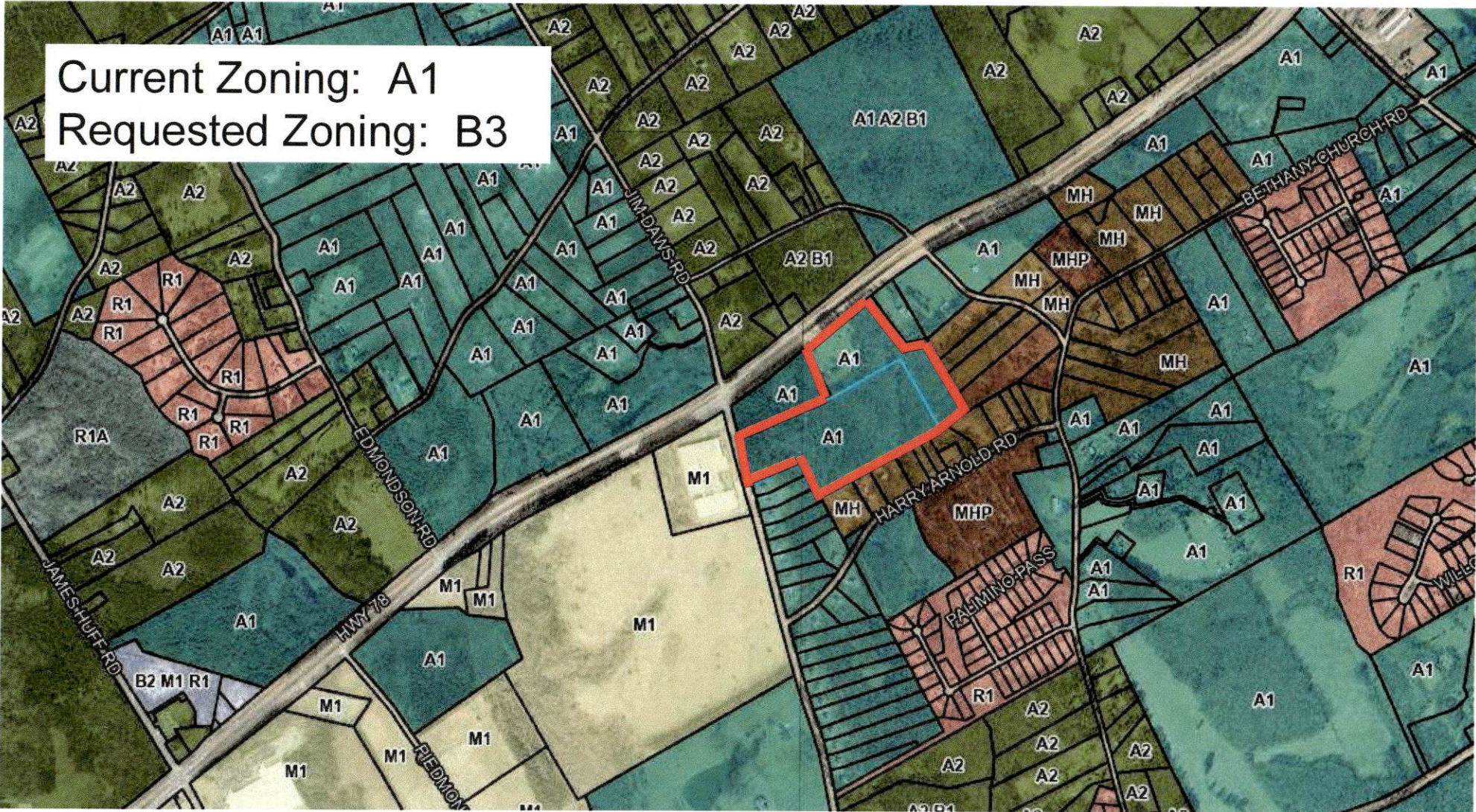
Applicant's training facility and retreat will provide a meaningful benefit to the community as outlined in the response to question 3 above. The property owners have listed the Subject Property for sale as future potential commercial given the Highway Corridor designation. If the requested B3 zoning is not approved, the property owners will suffer a hardship for inability to sell the Subject Property for uses allowed under the Highway Corridor designation particularly given the low-intensity nature of the proposed use.

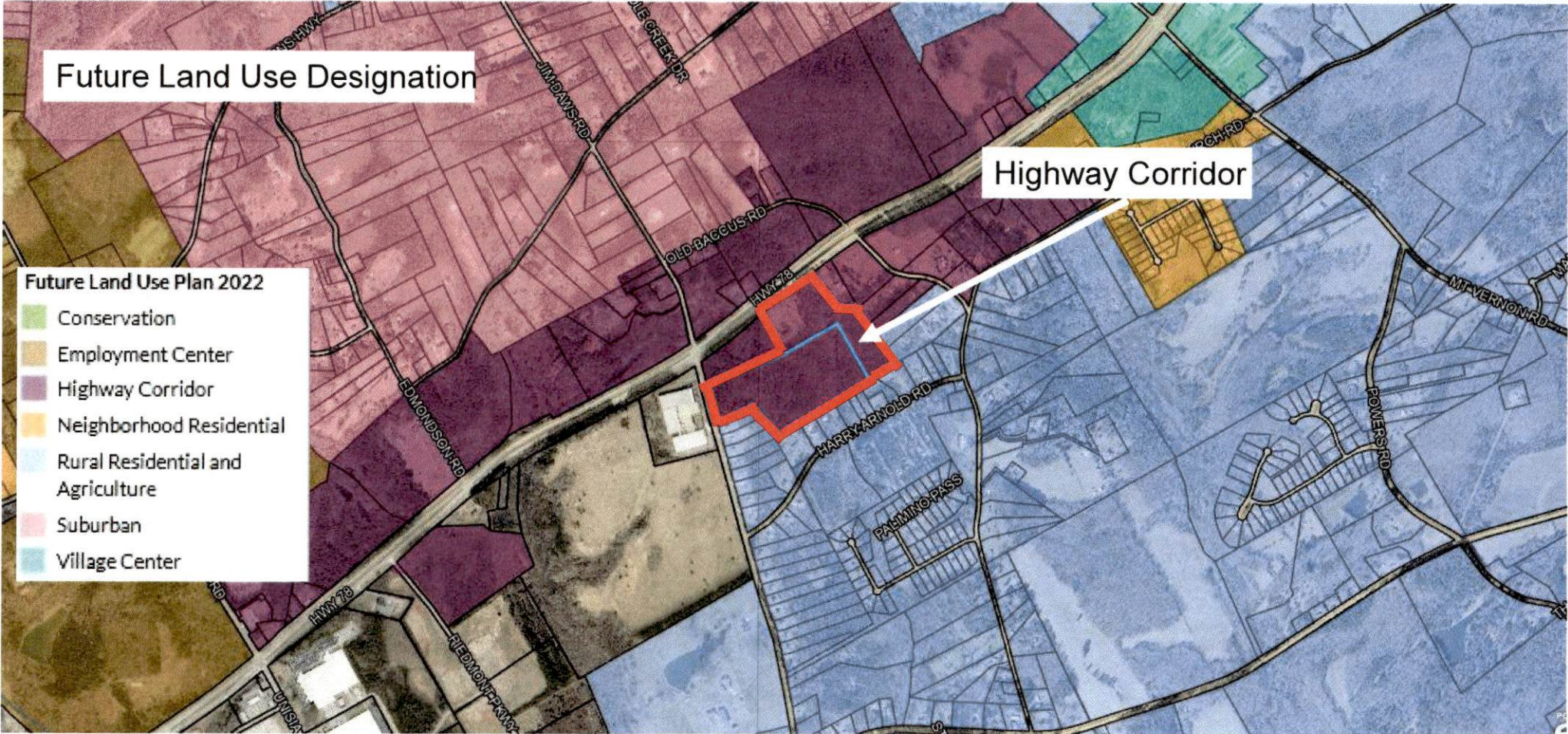
5. The suitability of the subject property for the zoned purposes;

This Subject Property is suitable for a B3 commercial use more so than its current agricultural designation due to its location on Hwy 78 and designation as Highway Corridor. It is also located nearby to other industrial uses including Minerva and potential industrial uses on land owned by the Development Authority of Walton County. The Subject Property is suitable for a retreat-like setting and is large enough to shelter the training areas from adjoining properties.

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 Subject Property consists of two parcels. Tax Parcel C1640121 is 29.93 acres and is vacant. Tax Parcel C1640116 is 18.91 acres and has a single-family home and was used as a small farm in the past.





AGENT AUTHORIZATION

Date: 8/28/25 Tax Map and Parcel Number(s): C1640116, C1640121

PROPERTY ADDRESS: 1098 Highway 78 and 0 Jim Daws Road
Monroe, Georgia 30655

PROPERTY OWNERS: Darin S. Wasileski, DMD, PC
John Mark Mazzawi, DMD, PC
Jeffrey Miles Mazzawi, DMD, PC
PO Box 365
Snellville, GA 30078

Bobby Smith Chancey
PO Box 815
Farmington, Georgia 30638

APPLICANT: Dycom Industries, Inc.
300 Banyon Blvd, Suite 1101
West Palm Beach, Florida 33401

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 48.84 acres from A1 to B3 for a technical training campus

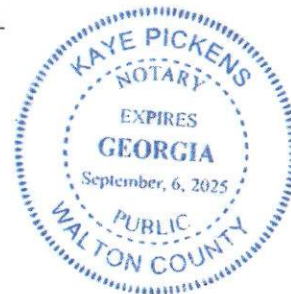
The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein.

ATTORNEY/AGENT

Andrea P. Gray
BY: Andrea P. Gray

Sworn to and subscribed before me this 20 Day of August 2025

Kaye Pickens
NOTARY PUBLIC



{signatures for Agent Authorization continue on following page}

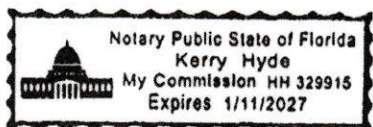
APPLICANT: Dycom Industries, Inc.

[Signature]

BY:

Sworn to and subscribed before me this 14th Day of August 2025

[Signature]
NOTARY PUBLIC



{signatures for Agent Authorization continue on following page}

OWNER: Darin S. Wasileski, DMD, PC

Dell

Sworn to and subscribed before me this 15 Day of August 2025

[Signature]
NOTARY PUBLIC



OWNER: John Mark Mazzawi, DMD, PC

John Mazzawi

Sworn to and subscribed before me this 15 Day of August 2025

[Signature]
NOTARY PUBLIC



OWNER: Jeffrey Miles Mazzawi, DMD, PC

Jeffrey Miles Mazzawi

Sworn to and subscribed before me this 15 Day of August 2025

[Signature]
NOTARY PUBLIC



{signatures for Agent Authorization continue on following page}

OWNER: Bobby Smith Chancey

[Signature]

Sworn to and subscribed before me this 15th Day of August 20 25

[Signature]

NOTARY PUBLIC



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: Dycom Industries, Inc.

Address: 300 Banyon Blvd, Suite 1101, West Plam Beach, FL 33401

Telephone: 561-627-7171

Location of Property: 1098 Hwy 78 and 0 Jim Daws Rd

Monroe, GA 30655

Map/Parcel Number: C1640116 and C1640121

Current Zoning: A1 Requested Zoning: B3

Jeffrey Miles Mazzawi
Property Owner Signature

Property Owner Signature

Print Name: Jeffrey Miles Mazzawi, DMD, PC Print Name: _____

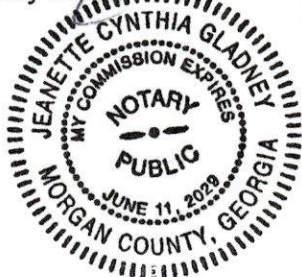
Address: PO Box 365, Snellville GA 30078 Address: _____

Phone #: _____ 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.

Jeannette Cynthia Gladney
Notary Public

8/15/25
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: Dycom Industries, Inc.

Address: 300 Banyon Blvd, Suite 1101, West Plam Beach, FL 33401

Telephone: 561-627-7171

Location of Property: 1098 Hwy 78 and 0 Jim Daws Rd

Monroe, GA 30655

Map/Parcel Number: C1640116 and C1640121

Current Zoning: A1 Requested Zoning: B3

DCE

Property Owner Signature

Property Owner Signature

Print Name: Darin S. Wasileski, DMD, PC Print Name: _____

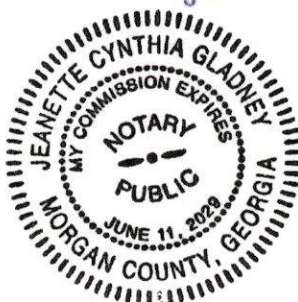
Address: PO Box 365, Snellville GA 30078 Address: _____

Phone #: _____ 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.

[Signature]
Notary Public

8/15/28
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: Dycom Industries, Inc.

Address: 300 Banyon Blvd, Suite 1101, West Plam Beach, FL 33401

Telephone: 561-627-7171

Location of Property: 1098 Hwy 78 and 0 Jim Daws Rd

Monroe, GA 30655

Map/Parcel Number: C1640116 and C1640121

Current Zoning: A1 Requested Zoning: B3

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: Bobby Smith Chancey

Print Name: _____

Address: PO Box 815, Farmington GA 30638 Address: _____

Phone #: 770-307-7007 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.

[Signature]
Notary Public

8-15-25
Date



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.

 8/14/2025

Signature of Applicant/Date

Check one: Owner _____ Agent _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8-15-25 Tax Map and Parcel Number(s): C1640121

PROPERTY ADDRESS: 0 Jim Daws Road
Monroe, Georgia 30655

PROPERTY OWNERS: Bobby Smith Chancey
PO Box 815
Farmington, Georgia 30638

Check one of the following:

X (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Walton County Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Walton County, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

Describe in detail any gifts listed above (example: quantity and nature, etc.):

Bobby Smith Chancey

Bobby Smith Chancey

Sworn to and subscribed before me this 15th Day of August 20 25

Brittany Womer
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8/15/2025 Tax Map and Parcel Number(s): C1640116

PROPERTY ADDRESS: 1098 Highway 78
Monroe, Georgia 30655

PROPERTY OWNER: Jeffrey Miles Mazzawi, DMD, PC
PO Box 365
Snellville, GA 30078

Check one of the following:

☒ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Walton County Georgia, as defined by O.C.G.A. 36-67A-1(5).

☐ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Walton County, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

Describe in detail any gifts listed above (example: quantity and nature, etc.):

Jeffrey Miles Mazzawi, DMD, PC

Jeffrey Miles Mazzawi

Sworn to and subscribed before me this 15 Day of August 2025

[Signature]
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8/15/2025 Tax Map and Parcel Number(s): C1640116

PROPERTY ADDRESS: 1098 Highway 78
Monroe, Georgia 30655

PROPERTY OWNER: Darin S. Wasileski, DMD, PC
PO Box 365
Snellville, GA 30078

Check one of the following:

☒ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Walton County Georgia, as defined by O.C.G.A. 36-67A-1(5).

☐ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Walton County, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

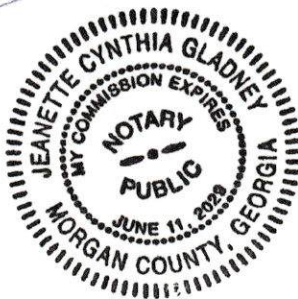
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Darin S. Wasileski, DMD, PC

Du

Sworn to and subscribed before me this 15 Day of August 2025

NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 8/15/2025 Tax Map and Parcel Number(s): C1640116

PROPERTY ADDRESS: 1098 Highway 78
Monroe, Georgia 30655

PROPERTY OWNER: John Mark Mazzawi, DMD, PC
PO Box 365
Snellville, GA 30078

Check one of the following:

☒ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Walton County Georgia, as defined by O.C.G.A. 36-67A-1(5).

☐ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Walton County, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

Describe in detail any gifts listed above (example: quantity and nature, etc.):

John Mark Mazzawi, DMD, PC

Sworn to and subscribed before me this 15 Day of August 2025

NOTARY PUBLIC





Andrea P. Gray LLC

Attorney at Law

August 29, 2025

Charna Parker, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Development Name: Dycom Technical Training Facility and Retreat
Applicant: Dycom Industries, Inc.
Owners: Darin S. Wasileski, DMD, PC, John Mark Mazzawi, DMD, PC, Jeffrey Miles Mazzawi, DMD, PC and Bobby Smith Chancey
Property: 1098 Hwy 78 and Jim Daws Road, Monroe, GA 30655
Tax Parcel: C1640116, C1640121
Request to zone 48.84 acres from A1 to B3 for a technical training campus

Dear Ms. Parker:

Dycom Industries, Inc. ("Applicant"), a recognized leader in providing specialty contracting services to the telecommunications and utilities industries across the United States, proposes to establish a technical training facility and retreat in Walton County. The project site consists of two parcels totaling 48.84 acres, located at 1098 Highway 78 and Jim Daws Road in Monroe, Georgia (the "Subject Property"). After conducting a nationwide search for the ideal location, Dycom selected Walton County for its unique combination of scenic countryside, small-town character, and convenient access to metropolitan amenities. Additionally, Dycom maintains a strong presence in Georgia, and Walton County offers a central location for its existing workforce. The facility is designed to advance the professional development of Dycom employees by strengthening their practical skills and fostering collaboration and team-building. To move forward with the facility, the Subject Property requires rezoning from A1 to B3.

1. Facility Components

The Dycom technical training facility and retreat will function as a comprehensive campus, combining classroom instruction with hands-on training facilities that is nestled into the natural landscape for a retreat feel. The campus will include classroom and office space for indoor training and administrative operations. The existing home on the property will be converted to an administrative space and office space for visiting instructors. For hands-on training, the facility



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

will include a pole yard, underground utility field, driving course, and a mock residential neighborhood. These outdoor facilities will provide trainees the opportunity to practice installing and maintaining multiple types of utilities. The campus will also include a warehouse to store the necessary supplies and equipment to facilitate use of the hands-on training areas.

At the end of a long day, trainees will relax in the lodges which will accommodate approximately 40 people and will include recreational spaces and a walking trail. There will not be a cafeteria onsite as Applicant intends to use catering from local restaurants to feed its trainees or to allow trainees to leave campus to eat.

The main entrance will be on Hwy 78 at the existing driveway to 1098 Hwy 78 and a secondary entrance will be on Jim Daws Road. With lodging limited to approximately 40 trainees, there will not be significant traffic coming in and out of the facility. Passenger vehicles will be the primary users of the driveways with some use by trucks/utility vehicles directly associated with training operations.

Utility use will be consistent with typical training facilities. Local utilities will provide the needed services including Walton EMC who will provide electricity, and the City of Monroe who will provide water. The facility will include its own onsite wastewater treatment system tucked discreetly within the site as depicted on the site plan.

2. Facility Operations

Facility operations will have minimal impact on the surrounding area given the low-intensity nature of the use. Training sessions will range from single-day programs to multi-week courses, combining classroom instruction with outdoor practical training led by visiting industry experts. All activities will be limited to normal business hours.

The facility will employ several full-time staff members, including a site manager responsible for overseeing daily operations and enforcing rules for trainees, such as curfew requirements for those staying in on-site lodging. The campus will maintain a professional environment consistent with Dycom's reputation as a large, well-established, and highly respected company.

Importantly, operations will not involve manufacturing or the storage of materials or equipment unrelated to training activities.

3. Considerations made for Adjoining Property Owners

The Applicant has been intentional in designing the site to shield campus operations from adjoining properties—both to protect neighboring landowners and to create a retreat-like setting for its facility. This approach provides a clear benefit to both Dycom and the surrounding community. The Subject Property was intentionally sized to accommodate the campus while preserving its natural character, with less than 20% of the site developed as impervious surface.



Natural forested areas along the property boundaries will be preserved, and in areas adjoining residential properties, the Applicant will establish an additional 100-foot buffer. Other measures to minimize impacts include downward- and inward-facing lighting, a perimeter fence with gated entry, and the concentration of developed areas toward the center of the site.

In addition, the Applicant has proactively reached out to adjoining property owners to provide information about the proposed campus and looks forward to maintaining open communication as the project moves forward.

4. Consistency with Future Land Use Plans and Benefits to the Community

The proposed facility is well-aligned with the long-term vision for the Highway 78 corridor. The Subject Property lies within the Highway Corridor area identified on the County's Future Land Use Map, making the proposed B3 zoning both appropriate and consistent. Among the uses contemplated for this corridor, a technical training facility and retreat represents a low-intensity option with minimal impacts on traffic and schools. Because the site will have only a limited number of permanent employees, it is unlikely to drive new residential growth. At the same time, the project will strengthen the County's tax base, create several direct jobs, and generate economic benefits for local businesses through catering and other support services. Dycom is committed to being a responsible neighbor and an engaged community partner in Walton County.

5. Facility Design

The project is still under design, but the inspiration is rooted in creating a retreat-like environment where employees can focus on professional development. The design will emphasize natural materials such as wood and masonry in neutral colors, with the intent of establishing an attractive, professional setting consistent with a corporate training campus. The design approach is to have the buildings mesh with the existing landscape, utilizing the property's existing tree cover as screening. The entry signs on Hwy 78 and Jim Daws Road will meet ordinance requirements and incorporate the Dycom logo.

Applicant respectfully requests that the Subject Property be rezoned from A1 to B3 to allow for construction of its technical training facility and retreat. Dycom is eager to become part of the Walton County community and asks for favorable consideration of this rezoning.

Please let me know if you have any questions.

Sincerely,



Andrea Gray
Applicant's Representative



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com



Andrea P. Gray LLC

Attorney at Law

August 29, 2025

Notice of Preservation of Constitutional Objections

Re: Development Name: Dycom Technical Training Facility and Retreat
 Applicant: Dycom Industries, Inc.
 Owners: Darin S. Wasileski, DMD, PC, John Mark Mazzawi, DMD, PC, Jeffrey Miles Mazzawi, DMD, PC and Bobby Smith Chancey
 Property: 1098 Hwy 78 and Jim Daws Road, Monroe, GA 30655
 Tax Parcel: C1640116, C1640121
 Request to zone 48.84 acres from A1 to B3 for a technical training campus

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant's assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the below and hereby incorporates all of the information and documents contained in its complete zoning application and any materials later added to the application record.

The current zoning of the Property restricts said Property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

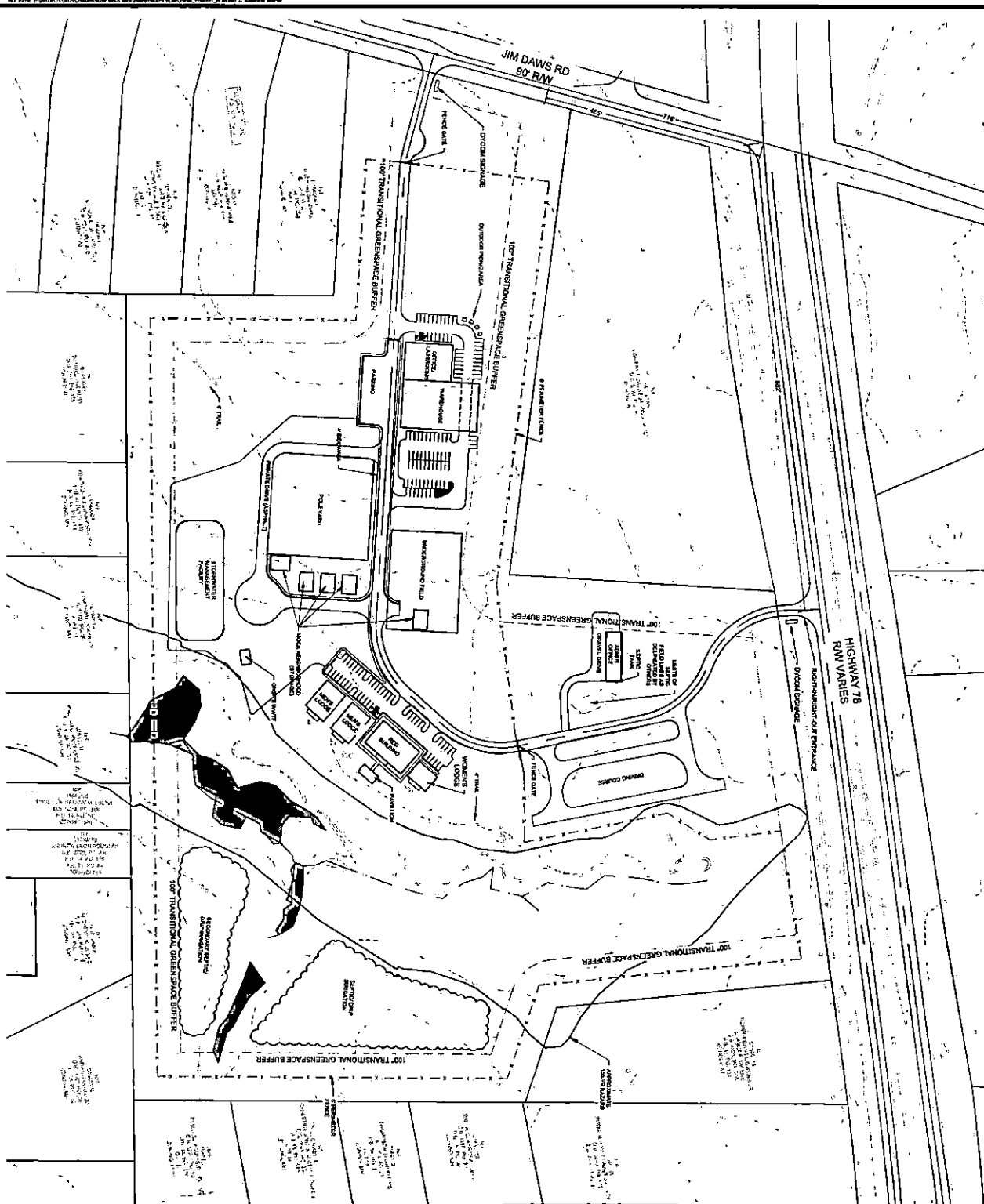
A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.



300 E Church Street, Monroe, GA 30655
 (678) 364-2384 www.andreapgray.com

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