

WALTON COUNTY PLANNING COMMISSION
May 1, 2025

MEMBERS PRESENT: Tim Hinton, Michelle Trammel, John Pringle, Timothy Kemp and Chris Alexander

MEMBERS ABSENT: Josh Ferguson and Wesley Sisk.

PLANNING & DEVELOPMENT OFFICIAL: Kristi Parr and Tracie Malcom

Chairman Tim Hinton called the meeting to order.

Timothy Kemp opened with prayer.

All members were present except for Josh Ferguson and Wesley Sisk.

APPROVAL OF MINUTES: Timothy Kemp made a Motion to approve the minutes of April 3, 2025, with a second by Michelle Trammel. The minutes were approved unanimously.

OLD BUSINESS: None

NEW BUSINESS:

1. CU25-0120-Conditional Use for outside storage & Variance to allow storage within the required front building line (as currently stored)-Applicants/Owners: Thomas Alan & Susan Atha located on 5395 Hwy 20 & McCullers Rd/Parcel C0080003-District 2.

Presentation: Alan Atha represented the case. He would like to store equipment on the property inside the fenced area.

Chris Alexander asked if they were roll off dumpsters from C&D Waste used as a construction dumpster and if they were new or used and Mr. Atha stated that they are C&D Dumpsters, and they are new and used. Mr. Alexander asked if the dumpsters were cleaned or washed out on the property and Mr. Atha stated no that they are empty while they are being stored there. Mr. Alexander said that there is a chain link fence around a portion of the property. Mr. Atha advised that the fencing comes up to the office building, but the office building is not enclosed. Mr. Hinton asked if the case is approved and the code requires a fence, you are required to put up a fence and he stated yes if he has to.

Tim Hinton asked if the dumpsters were various sizes and Mr. Atha stated they are. Mr. Atha stated that whatever the client needs then he would have the various sizes to

accommodate.

Speaking: Oliver Avaritt spoke and stated that he lives next to this property. He said that all the dumpsters say Southern Sanitation, and this has previously been denied. His concern is that they will have small cans and transfer the trash. He said that he sees about 10 to 12 roll off dumpsters on the property. He stated that they haul off things early in the morning hours about 3:30 or 4:00 a.m.

Rebuttal: Mr. Atha came back for rebuttal and stated that there are cameras at the property, and he has not been notified of any movement in the early hours.

Tim Hinton asked if the dumpsters were C&D only and if what he sees there is the maximum and Mr. Atha said that was correct as to the dumpsters, but he may have more on the property than what is there now.

Chris Alexander asked how many dumpsters, and would the maximum be around 20? Mr. Kemp asked how many would be kept on the property. Mr. Atha stated that the dumpsters on the property could be as low as 10 and could be up to 30.

Timothy Kemp asked about how many would be the maximum and Mr. Atha stated that the maximum would be about 20 or 30 and Mr. Kemp asked Mr. Atha, would he have a problem with it being a maximum of 30 and Mr. Atha stated it would be fine. Mr. Atha stated that the dumpsters are here temporarily until another site can be developed.

Mr. Kemp asked how long he is planning to store these dumpsters and Mr. Atha said it was to be about 2 years, and we are already 1 year into it. Mr. Atha said that his business will still be at this site, but the dumpsters will go some other place.

Tim Hinton asked so you are doing this conditional use seeking compliance with the zoning and Mr. Atha stated that it was correct.

Mr. Hinton asked about fencing around the entire perimeter and Tracie Malcom, Zoning Coordinator, stated that only the outside storage would need to be fenced in and not the office.

Recommendation: Chris Alexander made a motion to recommend approval with conditions: 1. Only empty dumpsters are to be on site; 2. No transfer station allowed; 3. No cleaning of dumpsters on site; 4. Only C&D dumpsters can be used; 5. No more than 30 dumpsters stored on site at a time; 6. No dumpsters can be removed past 7:00 p.m. and hours would be 7:00 a.m. to 7:00 p.m. and was seconded by Timothy Kemp. The Motion carried unanimously.

2. Z25-0148-Rezone 2.00 acres from A2 to B3 for towing company & vehicle storage- Applicant: Jody Whitlock/Owner: Jody & Ted Whitlock located on 3275 Broadnax Mill Rd/Parcel C0440003-District 1.

Presentation: Ted & Jody Whitlock represented the case. Mr. Whitlock stated that Mr. Ayers had a farm behind Mr. Whitlock's property, and he passed away and Mr. Whitlock purchased 2 acres from him to expand his business. He runs a private property impound lot and he gets some vehicles from the Sheriff's Office, and this is for holding only.

Tim Hinton asked if it was storage only and there was no repair and Mr. Whitlock stated it would be for storage only. Mr. Whitlock stated that he takes in wrecked vehicles until the insurance company comes and hauls them off to Co-part or other places.

Tim Hinton asked so you serve police jurisdictions and Mr. Whitlock stated that was correct. Tim Hinton stated that Josh Ferguson, who is the appointed person for this district, was not able to be present but he did talk with him and Mr. Ferguson wanted evergreens planted. Mr. Hinton asked if there would be a problem with evergreen plantings around the property. Mr. Whitlock stated he has an 8 ft. fence, but he has no problem with the evergreen plantings around the property.

Speaking: No one

Recommendation: Tim Hinton made a motion to recommend approval with a condition of evergreen plantings around the perimeter and was seconded by Timothy Kemp. The Motion carried unanimously.

3. Z25-0153-Rezone 7.52 acres from A1 to A for commercial kennel with Variance-Applicant/Owner: Michelle Brooks located on 689 Gene Bell Rd/Parcel C1660006-District 6.

Presentation: Michelle Brooks represented the case. She wants to rezone from A1 to A to breed German Shepherds and she is doing this rezone to be in compliance with the county. She went on to state that she has 1 to 2 litters a year and she is not adding any buildings to her property. She re-fenced the property about 2 ½ years ago all the way around. She is also asking for a Variance on the setbacks due to having animals.

Speaking: No one

Recommendation: Timothy Kemp made a motion to recommend approval as submitted and was seconded by Michelle Trammel. The Motion carried unanimously.

4. CU25-0157 & Z25-0158-Rezone 1.00 acre from A1 to B2 for minor auto repair and conditional use for outside storage & Variance to reduce transitional buffer on easterly side from 50' to 25'-Applicant: Michael Greenlee/Owner: Emily Jamshedi located on 5495 Hwy 20 & Lance Ct/Parcel C0070004-District 2.

Presentation: Michael Greenlee represented the case. He is from Travis Pruitt Engineering & Associates in Athens, Georgia. There is a one-acre tract of land on Lance Court that they would like to rezone from A1 to B2. Lance Court was developed around 20 years ago for commercial development. All the lots are currently zoned B2 but one is zoned B3 on the north near the cul-de-sac. He believes the developer owned all the property and this property was not rezoned at that time, and they would like to rezone the property from A1 to B2. He is also asking for a Variance from 50 ft. to 25 ft. on the easterly side and a conditional use for outside storage. He stated that there is a residential house on the property and this will be demoed. They will use this as a similar use to another property that Mr. Jamshedi owns which is outdoor storage of vehicles but first the property would be for storage then when funds become available, they will be doing minor auto repair with a single building and parking.

Chris Alexander asked if he owned another property on Lance Court and Mr. Jamshedi stated that was correct and it is the front right one as you turn into Lance Court.

Timothy Kemp asked if they were just cleaning up the vehicles and there would be no engine repair and basically you are just flipping cars and Mr. Jamshedi stated that was correct. Mr. Jamshedi stated there will be minor basic repair such as oil changes, brake pads and whatever else is minor.

Tim Hinton asked if this is for someone else or for himself and Mr. Jamshedi said that this is his business and he purchases vehicles at auction and these are high end vehicles like Ferrari's, BMW's and they fix them up.

Chris Alexander asked if there would be any inoperable vehicles stored on the property and Mr. Jamshedi stated no that they are 100% ready and functional.

Timothy Kemp said with all these high-end cars what about security and lighting and Mr. Jamshedi stated that there are 32 HP camera laser and if there is any movement after 7:00 p.m. then the alarms go off and the Sheriff's Office comes and checks the property. The property will be fenced, and the lighting is 28 - 9,000-watt LED lighting pointed on the lot.

Speaking: No one

Recommendation: Chris Alexander made a motion to recommend approval with the following conditions: 1. Fencing and evergreen around the property; 2. Proper lighting inward and downward; 3. Fencing to be kept in good repair and if the evergreens die they must be replaced in a timely manner with a second by Michelle Trammel. The Motion carried unanimously.

5. OA25-0159 – Amendments to the Walton County Land Development Ordinance as per Amendment sheet dated 4/1/2025.

Amendment #1 – Chapter 18 Article II Occupation Taxes, Section 18-33 to remove the amount of the “fee”.

Amendment #2 – Amendment to Chapter 18 Article III to remove fee amount.
We are amending the code to remove all fee amounts and referring fees to the fee schedule as adopted by the Board of Commissioners.

Amendment #3 – Article 5 Part 5-1, Section 5-1-100 Personal Care Services
This amendment is to add Personal Care Services which are currently not listed in the ordinance.

Amendment #4 – Section 6-1-110 Airstrip, Helipad Private (9)
We are amending the code to remove all fee amounts and referring fees to the fee schedule as adopted by the Board of Commissioners.

Amendment #5 – Section 4-2-170 Cornish Creek, Beaver dam Creek Watershed & Hard Labor Creek Overlay Protection District (W-P2)
This amendment is to require subdivision developments to comply with the OSC guidelines except lot size and density.

Presentation: Kristi Parr presented the 5 Amendments to the Board at one time per their request.

Speaking: No one

Recommendation: John Pringle made a motion to recommend approval as submitted and was seconded by Timothy Kemp. The Motion carried 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

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