

**WALTON COUNTY PLANNING COMMISSION**  
**September 4, 2025**

**MEMBERS' PRESENT:**

Tim Hinton, Michelle Trammel, John Pringle, Timothy Kemp, Josh Ferguson and Wesley Sick

**MEMBERS ABSENT:**

Chris Alexander

**PLANNING & DEVELOPMENT OFFICIALS:**

Charna Parker, Kristi Parr and Tracie Malcom

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**Chairman Tim Hinton** called the meeting to order.

**Timothy Kemp** opened with prayer.

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**APPROVAL OF MINUTES:**

Wesley Sick made a Motion to approve the minutes of **August 7, 2025, as amended.**

Seconded by Timothy Kemp

**Motion passed unanimously.**

**OLD BUSINESS:   None**

**NEW BUSINESS:**

**1. Z25-0275 –**

**Request:** Rezone 7.486 acres from A2 to B2 for convenience store and warehouse buildings.

**Applicant:** Blue Eagle Land Investments, LLC (Ned Butler)

**Owner:** Blue Eagle Land Investments, LLC

**Location:** 5187 Highway 81 & Bay Creek Church Road | Parcel C0390008 | District 1

**Presentation:** Ned Butler came before the Board and requested that the case be tabled so he will have time to meet with the neighbors. He has reserved the Bay Creek Community Center for 9/16/2025 from 6:00 to 7:00 to discuss his request. He has mailed out letters on the mailing list that the county has with his contact information on it. He has tried to let the neighbors know what he is doing.

Tim Hinton stated that he was glad that there are plans to meet with the public and made a Motion to table the case until the next Planning Commission Meeting on 10/2/2025.

Josh Ferguson stated that since the Applicant had an opportunity to speak that the people that came to the meeting about this rezone should have the opportunity to speak as well.

**Public Comment:**

Stephen Grillo, who lives at 2916 Valley Court in the Forest Ridge Estates subdivision, spoke and stated that he is appreciative of the meeting. He went on to say as to the area there is a lot of traffic and there have been many accidents because the location is dangerous. He stated that people have to slow down near the school, and he is not sure where the warehouse is that is being requested.

Caroline Grillo, who lives at 2916 Valley Court, spoke and stated that they have been at their home since 1994. She stated on the paperwork GDOT did not make any comments. She advised that a person pulled out of this street and was killed. Her concern is about the children and asked was a study done as far as safety for the children. She said last December a truck overturned at this place. She wants Walton County to have a better infrastructure that is better for the community.

Tim Hinton stated that the county will mandate the county road as to the entry and what would be required but the State Highway would be up to GDOT. He stated that none of this has to do with this Board that they are here to see if the use of the property is appropriate.

Brandy Tullis, who lives at 5132 Bay Creek Church Road, spoke and she said that there was a discrepancy on the application because at one place it says B2 and another says B3. It was brought to her attention that this mistake had been corrected. She said she was concerned about the septic area, and she sees no parking at the warehouse on the site plan and stated the maps are not correct. She stated that there are not 2 roadways because Bay Creek Church Road is a cut off and it is dead end road.

Josh Ferguson explained that the right way is not transferred to an individual.

Tim Hinton stated that the request is in line with the Future Land Use Map and the property is in a Highway Corridor so the commercial would be an acceptable zoning.

Patti Burgoyne, who lives at 5404 Forest Ridge Drive, spoke and stated that she has lived at her home since 1993. She said as far as transportation that there have been 27 accidents. She is concerned about the safety of the people and when the kids leave school and pull out on to Highway 81 because she never wants a child to get hurt. She went on to say that as to the office warehouse she sees that the Applicant will plant trees but she is concerned about rats and kids hanging out there.

Tim Hinton advised her again that there is going to be a Public Meeting and at that meeting she can ask her questions directly to the Applicant.

Ms. Burgoyne went on to say that she is concerned about how this will affect her neighborhood. There is already a convenience store there and it has been there since 1999, and she doesn't see a need for another one. She said that when the kids get out of school, she can hear the sirens while sitting in her backyard.

Jalonna Kearney Rodgers who lives at 5543 Forest Drive spoke. She asked if there were any more thoughts from the Board? Tim Hinton advised her that the Land Use Map is available on the website, and we consider Highway Corridor acceptable for commercial, and he has seen a huge transfer from residential to commercial on about 5 to 10 residences. He stated if you look at other counties there is more commercial on State Highway.

Maiysha Rashad spoke and stated that she is a neighboring property owner, and she would recommend denial. She was advised that the case was tabled but the Board will not hear it at this time. She was advised about the meeting for the neighborhood.

Timothy Kemp advised her that we will hear this again next month at the Planning Commission Meeting.

**Recommendation:**

Motion by Josh Ferguson to table the case until the next Planning Commission Meeting on 10/2/2025 with a second by John Pringle. The motion passed unanimously.

**2. Z25-0283 – Rezone Request**

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

**Applicant:** Carlos Barahona

**Owners:** Anita and Arash Panjawani and Cinthia Santos Diaz

**Location:** 2487 Johnson Road | Parcel C0100016 | District 2

**Presentation:** Carolos Barahona represented the case with the help of his daughter interpreting for him. He would like to rezone his property to A. Tim Hinton asked him what it was that he would like to do, and Mr. Barahona stated he wanted a farm and to be able to keep his chickens. He was asked how many chickens, and he said 40 to 50. He was asked what the purpose and he is stated it was to have eggs to eat. Timothy Kemp asked about fighting chickens and he said no.

Tim Hinton asked if there were any other things he wanted to do with the property as far as animals and Mr. Barahona stated right now, he just wants to keep his chickens but later on may have sheep and goats. He was asked how many and he stated 3 or 4 but not right now that it would be later and these will be for personal use.

Timothy Kemp asked in the future how many animals you are planning to have and Mr. Barahona stated he did not know.

Tim Hinton advised him that he would be limited to how many animals he could have, and he would need to be in compliance with the county and did he understand and say yes.

Charna Parker, Director of Walton County Planning and Development stated he could have hoofed animals if the zoning was something other than R1, but he would be limited. Tim Hinton asked if there would be a limit on chickens and Ms. Parker stated no.

Mr. Barahona stated that he has a neighbor that is complaining about his chickens and that is why he is requesting the rezone to keep his chickens. He has one neighbor that is okay.

Wesley Sisk asked him if he owned the property and he stated that his girlfriend and her parents own it, but he lives there.

It was stated that the purpose of this rezone was to become compliant with the Walton County Development Ordinance.

Timothy Kemp asked what type of fencing for the animals, and he stated right now he has his chickens in a chicken coop. Mr. Kemp asked if the chickens were running loose and Mr. Barahona stated that they were in a pen. He stated that he will put a fence up when they get more animals.

Charna Parker stated that the property is zoned R1 and Mr. Hinton asked so the property is not zoned correctly for animals and the Applicant will be in compliance if rezoned and Ms. Parker stated yes.

It was brought to the Board's attention that there is A1 beside him and a substation behind him.

Timothy Kemp stated he received a letter from Chris Alexander who was not present and stated that he is recommending this case be denied.

**Public Comment:**

None

**Recommendation:**

Motion by Timothy Kemp to recommend denial with a second by Josh Ferguson. The motion passed unanimously.

**PUBLIC COMMENT** – Maiysha Rashad stated that the Board should have some kind of digital monitor to show what people are saying and also if there is a person who needs to have an interpreter.

**With no further business, the meeting was adjourned.**

Respectfully Submitted,

Tim Hinton – Chairman

Tracie Malcom, Executive Secretary

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W.C. Planning Commission

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