

WALTON COUNTY PLANNING COMMISSION
February 5, 2026

MEMBERS PRESENT: Tim Hinton, Michelle Trammel, John Pringle, Timothy Kemp, Mark Banks, Josh Ferguson & Chris Alexander

MEMBERS ABSENT: All members were present.

PLANNING & DEVELOPMENT OFFICIAL: Kristi Parr, Tracie Malcom and Hannah Davis

Chairman Tim Hinton called the meeting to order.

Timothy Kemp opened with prayer.

APPROVAL OF MINUTES: Josh Ferguson made a Motion to approve the minutes of January 8, 2026, with a second by Timothy Kemp. The minutes were approved unanimously.

OLD BUSINESS: No Old Business

NEW BUSINESS:

1. Z25-0392 – Rezone 3.00 acres from A1 to R1 to create a buildable lot with a shared driveway – Applicant: Daniel Haywood/Owner: Walker Haywood – property located at 3111 North Sharon Church Road – Map/Parcel C0280001C00 - District 2

Presentation: Daniel Haywood represented the case. His dad lives at 3111 North Sharon Church Road and his dad has dementia. Mr. Haywood stated he is asking to change the zoning to R1 to create a buildable lot with a shared driveway. He is asking for this because he will not be able to build a house there under the current zoning. He went on to say that he is going to uproot his family from the State of Florida to move here to take care of his dad. He would like to build a barndominium for his family to live in.

Speaking: Bradley Schaknowski who lives at 3091 N Sharon Church Road stated that he is opposed to this request. He said that the property is zoned A1 and most property around this property is zoned R1. He is concerned about the low density and if the zoning gets changed to R1 that it sets a precedence for other people wanting to rezone their property to R1. He would like to see this request denied.

Rebuttal: Mr. Haywood came back for rebuttal and stated that his father bought this property in

2006, and it was a buildable lot, and he feels that his house would be an upgrade to the property. He said that he feels like it is God's plan and it will work out.

Recommendation: Chris Alexander made a motion to recommend approval as submitted and was seconded by Mark Banks. The Motion carried unanimously.

2. Z25-0394 – Rezone 1.22 acres from A1 to B2 for used motor vehicle sales –
Applicant/Owner: Ramo Manjic – property located at 4743 Highway 81 & Lee Byrd Road – Map/Parcel C0160011 - District 1

Presentation: Andrea Gray, Attorney at Law, who lives at 300 E. Church Street, Monroe represented the case. Her client would like to rezone 1.22 acres from A1 to B2 for used motor vehicle sales. There is frontage on both sides of the property, one side is on Lee Byrd Road, the other one is on Highway 81, and it is also adjacent to the Loganville city limits. She stated that the existing house is 1,500 sq. ft. and was built in 1930. They will be keeping the house and will be doing renovation to turn this into an office. Right now, the property has a gravel driveway, and they have received word from GDOT that they will need to move the driveway back and they intend to move the driveway back to a safer location. The character area is Neighborhood Residential and B2 is allowed in this area. This property is currently zoned A1, and they are requesting B2 and across the street from this property is commercially zoned property. There are zonings on Highway 81 which are in the Neighborhood Residential Character Area, and are commercially zoned properties and are within the A1 and A2 zonings. There are 6 commercial properties within a mile of the subject property and 12 acres of commercial property in the city across Highway 81. The existing house is to be used as an office and there will be 43 paved parking spaces for inventory, 5 parking spaces for customers with an entrance off of Lee Byrd Road. There is a 25 ft. transitional buffer along residential property with a 6-foot privacy fence along adjoining properties with downward and inward facing lighting. The hours of operation will be from 9:00 a.m. to 6:00 p.m. They estimate 5-10 customers per day due to auto sales being primarily initiated through online sales with customers coming to the business for test drive and paperwork. There will be no mechanical work or washing of cars on site and vehicles will all be operational and generally no more than 10 years old. They are not asking for any Variances, and all Walton County Ordinance requirements will be met.

Speaking: No one

Rebuttal: None

Recommendation: Josh Ferguson made a motion to recommend denial because he disagrees with the application stating that this is an appropriate use for the property. There is limited access to Highway 81, and this property is primarily currently developed as residential and was seconded by John Pringle. Chris Alexander, Michelle Trammel and Timothy Kemp also voted

for the denial. Mark Banks and Tim Hinton voted against the denial. The Motion carried 5 to 2.

3. Z25-0397 – Rezone 7.83 acres from R1 to A1 to have personal outside animals – Applicants/Owners: Jeffrey Bryce & Amy Nicole Carter – property located at 2310 Ho Hum Hollow Road – Map/Parcel C0620012A00 - District 3

Presentation: Ned Butler represented the case, and the owners would like to rezone the property from R1 to A1. He stated that when the subdivision was approved in 2005 that the property was rezoned to R1. The owner has about 8 acres and they plan to have chickens and animals like a small hobby farm.

John Pringle asked what kind of animals and Mr. Butler said that at one time they had a cow, but they have no animals now. Mr. Pringle asked if they were aware of the regulations for animals and Mr. Butler stated that they were aware.

Speaking: No one

Rebuttal: None

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

4. CU26-0001 – Conditional Use on 15.90 acres for a place of worship on Youth Monroe Road – Applicant: Manchilo Guadie/Owner: Guadalupe Minhane – property located at 3601 Youth Monroe Road & Joanne Drive – Map/Parcel C0510167A00 - District 1

Presentation: The Pastor of the church spoke on behalf of the church for the property that is located at 3601 Youth Monroe Road. Their mission is to serve the community for worship. They have a small piece of property in Lilburn, Georgia that is less than an acre. They are looking for green space for the children to play. They would like to build a place of worship, and it will have educational programs for children and adults. He stated that as far as the church was concerned, they are willing to do a design verification, and they are willing to take comments because they do not want this to be offensive to the community. They will have parking and traffic management on Sundays but not during the week. He stated that they believe hard work is the only way to survive. He is the Pastor and does not take any money from the church because he is an Attorney by profession, and the associate pastor is an IT person. They are from Clarkston, Georgia and Stone Mountain, Georgia and stated that we are educated people and the church welcomes its neighbors. He stated that we need a community to serve each other and they would like to provide a safe environment and look forward to working with Walton

County Planning & Development.

Josh Ferguson asked if they were planning to have any access to Joanne Drive and the Pastor stated no that the entrance will only be off Youth Monroe Road. Mr. Ferguson also stated that in the application it says that they will use the barn temporarily and what would be the time frame to start the main facility and the Pastor stated that they will convert the barn into a church and after about 5 years they will start the church. Josh Ferguson asked would it be safe to say that you would be finished with the church in 6 years and the Pastor stated they would. Josh also asked about the different phases and especially Phase III where it says senior housing and assisted living because these are not allowed under this conditional use permit. The Pastor stated that they are clear on this and they have no plans to move forward with that and they are okay with the place of worship only.

Timothy Kemp asked how many they have for worship service and the Pastor stated about 100 people and the people are from Gwinnett, Grayson, Monroe and Loganville and they welcome the community to come and worship with them. Mr. Kemp then asked about education, and do they offer any type of education and the Pastor stated that they may offer anger management classes for teenagers and language classes for the people that don't speak English. Mr. Kemp asked about the days and hours and the Pastor stated maybe Saturday from 11:00 to 3:00 and on Sunday right after the service. Mr. Kemp asked about after school programs and the Pastor stated that they were not going to do that.

Speaking: Dana Dance who lives at 3553 Plantation Place stated she is speaking for the community and the property is not a good place for the place of worship. She stated that there is going to be a large building put there and this will make property values plummet. She asked the Board to reject this request because the area cannot handle the traffic and if the services are from 6:00 a.m. to 11:00 a.m. the headlights from the cars on Saturday and Sunday will shine in the neighborhood because this property backs up to their subdivision. She said that they will start out stating what they would like to do but in the long run it will be a lot more than what they are asking for.

John Carr, who lives 3,000 ft. from this property, stated they would like to preserve the community. He also stated that there is an airport on Spring Valley Farm which is located 1,200 or 1,600 from this property and with the church being 2 or 3 stories, this is a safety issue for the airport. He went on to say that he is not trying to deny a place of worship but if it was 1 story it would alleviate the issue of flying safety and he is also concerned about the noise.

Tim Hinton asked about flight paths and were there any 2 story homes between this property and the air strip and he stated no.

Thomas Kent, who lives at 3490 Youth Monroe Road stated that Nathan Caswell owned the property and developed a subdivision close to this property. Mr. Kent said that he did not build on this property because of water issues and when it rains water runs across the road and he went on to say that he believes that you cannot support a church with a septic system.

Tim Hinton stated that the Planning Department will review the plans, and they will be required to do stormwater retention, and they will be required to follow county guidelines and meet design standards.

Dan Brock spoke and stated there is always water standing and it is a wetland.

Robert Mitchell, who lives at 2150 Highway 81, spoke in favor of the church and stated that he took the time out of his schedule and went personally to meet with the Applicant to ask questions. He asked himself what a Christian would do. He feels that this would be a positive force within the community and this is further in line with doing good works. He stated that as far as the structure they are definitely open to changing the church and making it a more western look.

Another gentleman spoke who was affiliated with the Church and stated that he lives in Norcross and is one of the parishioners. He has been an IT Manager for 19 years and the people he works with are parishioners. He stated that the Pastor is not doing this for money and will not take any money. He stated that they want to be really good neighbors.

Rebuttal: Train Land Management stated that the purpose of this land on 16 acres is they are planning to move to Walton County and build a church here because there are more hardworking people and they have done research that this is the safest county. He stated that they are people of God and would love for the community to join them.

Timothy Kemp – Would they be collaborating with the churches in the community and he stated that they want to work together. He stated as far as preaching together he feels that the more preaching of the gospel the better.

Recommendation: Josh Ferguson made a motion to recommend approval with the following conditions:

1) Direct access from the subject property to Joanne Drive shall be prohibited. 2) A 25-foot planted buffer shall be required adjacent to the adjoining property lines of lots 19-22 of the Caswell Plantation Subdivision. More specifically, Parcel Numbers N050D007, N050D008, N050D009, and N050D010. The planted buffer shall be landscaped with evergreens. The evergreens shall be planted in a double staggered row, spaced appropriately. 3) Approval shall be limited to a place of worship only. Phase 1 of the project may include the utilization of a temporary place of worship of the existing barn. All appropriate jurisdictional permits required to convert the spaces shall be obtained prior to the operation of the place of worship. Utilization of the barn as the primary facility shall be limited to 6 years and an approved extension by the Board of Commissioners shall be required if the time limit exceeds the 6 years. Phase 2 shall include a permanent church facility, similar to that which is shown on the plans submitted with the conditional use permit application. 4) Approval shall be limited to a place of worship. Senior housing assisted living facilities and educational facilities, or similar uses, shall be prohibited.

5)All lighting shall meet Walton County lighting standards and be inward facing, downward directional and was seconded by John Pringle. The Motion carried unanimously.

5. Z26-0002 – Rezone 5.00 acres from A1/R1 to B3 for a convenience store with a gas station, restaurant and retail space – Applicant: Nikhil Agarwal/Owners: James Little, Kevin Little & Kaye Hanney – property located on Good Hope Road and new bypass – Map/Parcel C1660104 - District 6

Presentation: Andrea Gray, Attorney at Law, who lives at 300 East Church Street, represented the case. They are requesting for a rezoning of 5 acres from R1/A1 to B3 for a gas station, convenience store, restaurant and other retail space. The Character Area Maps shows this property as Employment Center which supports the proposed use. The intersection is ideal of the proposed development. They have submitted a concept plan which shows the proposed uses which are a convenience store with fuel pumps with a maximum of 2 diesel pumps. There will be a restaurant and retail spaces and there will be no tractor trailer parking. As far as a restaurant it will be a fast-food restaurant but not sure what is going there yet. They have worked with GDOT and they have requested access on the bypass to be at a point furthest from the intersection. Good Hope Road entrance is controlled by the county and hopefully this will help with traffic concerns. Both will require the applicant to make improvements. The proposed uses fit the location and future land use plan. The dual entry points will provide a good flow of traffic, and this will be convenient access to gas and food for travelers and residents in the area.

Speaking: No one

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

OTHER BUSINESS:

Election of Chairperson and Vice Chairperson for 2026

The floor was open for nominations to serve as chairperson for 2026. Michelle Trammel nominated Tim Hinton with a second by Timothy Kemp. There were no further nominations. The motion carried for Tim Hinton serve as chairperson.

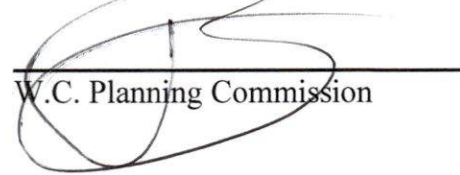
The floor was open for nominations to serve as vice-chairperson for 2026. Michelle Trammel nominated Timothy Kemp with a second by Josh Ferguson. There were no further nominations. The motion carried for Timothy Kemp to serve as Vice-chairperson.

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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