

WALTON COUNTY PLANNING COMMISSION
Meeting Minutes
July 10, 2025

MEMBERS PRESENT:

Tim Hinton, Michelle Trammel, John Pringle, Timothy Kemp, Chris Alexander, Josh Ferguson, Wesley Sisk

MEMBERS ABSENT:

None

PLANNING & DEVELOPMENT OFFICIALS:

Kristi Parr, Charna Parker

Chairman Tim Hinton called the meeting to order.
Josh Ferguson opened with prayer.

APPROVAL OF MINUTES

Josh Ferguson made a motion to approve the minutes of **June 5, 2025**.
Seconded by Wesley Sisk.
Motion passed unanimously.

OLD BUSINESS

1. CU25-0153 & Z25-0154 – Conditional Use & Rezone Request

Request: Rezone 8.734 acres from A1 to B2 for commercial vehicle and RV parking;
Conditional Use for outside storage

Applicant: Kibrom Moges Kidane

Owner: Next Generation Soccer Partners LLC

Location: 1890 Hwy 81 | Parcel C0510197 | District 3

Presentation:

Tip Huynh (Alcovy Consulting Engineering) represented the request stating GDOT has granted access with conditions of an increased greenspace at the front of the property and that the engineer provide a site distance profile which they will comply with. There will be 43 truck spaces and 30 RV spaces. John Pringle verified that the use is for trucks and RVs only. Chris Alexander asked if there would be anyone staying overnight in the vehicles to which Mr. Huynh stated he was not aware of anyone staying overnight but that he would inquire about this and have an answer at the BOC meeting.

Public Comment:

None

Recommendation:

Motion by John Pringle to recommend approval. Due to the lack of a second the Chairman asked for another motion.

Motion by Josh Ferguson to deny the request with a second by Tim Kemp. All members voted in favor of the motion except John Pringle.

NEW BUSINESS**1. LU25-0199 & Z25-0198 – Land Use Change & Rezone Request**

Request: Land Use Change from Suburban to Employment Center and rezone 2.64 acres from A1 to B3 for outdoor storage and car repair

Applicant: Melody C. Jackson Moon

Owner: Melody C. Jackson Moon

Location: 1350 Mountain Creek Church Road | Parcel C1210079A | District 6

Presentation:

Melody Moon represented the request to rezone the property to B3 with outside storage for her husband to continue his hobby of working on cars. She stated they have no desire to start a business because her husband works full time with the Board of Education. Tim Kemp asked if he repairs vehicles on site and if so, was he aware that he had to do all the work inside the building. Ms. Moon stated that they were told they couldn't have any trucks stored outside. Josh Ferguson asked if this is a hobby or if he does work on other people's vehicles like a side job to which Ms. Moon stated it is a hobby. Mr. Ferguson verified that individuals do pay Mr. Moon to work on their vehicles.

Public Comment:

Marie Rich lives at 1374 Mountain Creek Church Road which is 3 doors down from this property and has the following concerns: There are multiple cars, trucks, box trucks coming in and out all the time; there are 20 to 25 vehicles on the property there now scattered all about and it looks like a junk yard; there are even some hidden behind the building from view; there is now a cable across the driveway; property is in a rural area, not a state highway; the use devalues the adjoining properties; if approved this will open the door for other businesses like Horizon Roofing runs an office down the road and nothing is done about that. She doesn't want to look at junk vehicles, he should do his hobby at his house.

Tim Kemp asked if she would be satisfied with fencing and her answer was no this would invite other businesses into the area. Mr. Kemp read a letter from an anonymous citizen (see attached)

Rebuttal:

Mr. Moon stated that the complaint of trucks and trailers coming in all day is not true, he is only there in the evenings and weekends. Ms. Moon stated that their property faces a solar farm and beside a substation.

Tim Hinton stated he is very familiar with this area. The property is visible from the road, and it does appear that someone is working on vehicles here. There is no commercial in the area and this would be like spot zoning.

Tim Kemp stated this rezone was submitted as the result of code enforcement action. He asked if the property owner was willing to install a fence and stated the property does need to be cleaned up.

Recommendation:

Motion by Josh Ferguson to recommend denial with a second by Tim Hinton. The motion carried with all voting in favor except Tim Kemp who recused himself from voting.

2. Z25-0218 –Rezone Request

Request: Rezone 2.45 acres from A2 to R1 to create 2 buildable lots

Applicant: Brent Miller

Owner: Stefan Vancica (Covenant Property Management, LLC)

Location: Wall Road | Parcel C1630079A | District 6

Presentation:

Brent Miller represented the request stating they would like to rezone from A2 to R1 to build a home for his family and his father-in-law. He stated there are smaller houses across the road from this property with less frontage than their lots will have. Each of the proposed lots will have at least 190 feet of frontage with 3,000-3,500 square foot homes.

Public Comment:

Larry Metcalf lives at 2345 Mountain Creek Church Road which is adjacent to this property. His main concern is his well water and contamination of his water by the septic systems on these 2 parcels. Wesley Sisk stated the Environmental Health Department will make sure the septic systems are installed properly and that the county cannot issue a building permit until their approval is given.

Craig League lives at 2350 Wall Road and he is located on the other side of this property and has a well very close to the property line. His biggest concern is going from A2 to R1; the lots across the street may have less frontage but they are all 4 to 6 acres. Mr. League stated he has a pasture that abuts this property and while there are no livestock there now there may be in the future and the neighbors have animals. His concern is if they make these lots residential, how are the residents going to deal with the smells. He also has concerns about the water lines being small on this road. He is not opposed to houses, just splitting into two lots.

Rebuttal:

Mr. Miller stated he has had a level 4 soils test done and both lots are good and there is public water on the road.

Recommendation:

Motion by Tim Kemp to recommend approval with a second by Wesley Sisk. The motion carried.

PUBLIC COMMENT

With no further business, the meeting was adjourned.

Respectfully Submitted,

Tim Hinton – Chairman

Tracie Malcom, Executive Secretary

W.C. Planning Commission

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