

WALTON COUNTY PLANNING COMMISSION

June 4, 2026

MEMBERS PRESENT: Timothy Kemp, Michelle Trammel, Josh Ferguson, Robert Post, Mark Banks & Chris Alexander

MEMBERS ABSENT: Tim Hinton

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

Co-chairman Timothy Kemp called the meeting to order.

Chris Alexander opened with prayer.

APPROVAL OF MINUTES: Robert Post made a Motion to approve the minutes of May 7, 2026, with a second from Michelle Trammel. The minutes were approved unanimously.

OLD BUSINESS: No Old Business

NEW BUSINESS:

1. Z26-0119 – Rezone 4.22 acres from A1 to A to grow and sell fruits, vegetables, eggs and cottage food items with customer contact – Applicant: Christine Rojas Carrillo/Owners: Alejandro & Christine Carrillo – property located at 4350 Tiffany Lane, 4330 & 4310 Shiloh Road – Map/Parcels N039A024, 025 and 026 - District 1

Presentation: Christine Carrillo represented the case. She lives on Tiffany Lane and 5 years ago she rezoned her property from R1 to A1 to have personal outside animals. In this rezone she is asking to be rezoned from A1 to A to grow fruits and vegetables, have animals and to also have a farmstand at home. She homeschools her children and would like farming to be an experience for them. She also wants to help others and her neighbors. She has a license from the Department of Agriculture. She said she has a Prayer Box on the bottom shelf of the Farm Stand. People in the community can come and get food and if they have no money then there is no questions asked.

Josh Ferguson asked about the condition from the last Rezone that says animals are to be on Shiloh Road and if you acquired more animals would you be able to be in compliance with them

being on Shiloh Road. Ms. Carrillo stated that she would like to expand the area and have sheep for grazing and would like that to be in a separate area.

Josh Ferguson asked if it was just to the red dash line on her site plan. She said that the fence goes along the property splitting up her property on Tiffany Lane and the properties on Shiloh Road. She also stated that she has 4 sheep already.

Josh Ferguson asked if she was aware that the property would need to be combined. She said that she was advised of this. She was advised that she would either have to combine the property to A and have her farmstand or take that away.

Ms. Carrillo stated she is working full-time and this is a very small farm. She asked if we could provide a letter to a surveyor saying that the Board is requiring this so it would be lower in cost and Josh Ferguson advised her that we cannot do that.

Kristi Parr, Director, advised that the 2 Parcels on Shiloh Road do not meet the requirements for A is the reason she is having to combine them. She went on to say that when Ms. Carrillo rezoned her property 5 years ago that the A zoning required 5 acres. Ms. Carrillo would need to get a surveyor to combine the lots.

Josh Ferguson asked about the location of the farm stand and Kristi Parr advised that this will not be permitted where it is because you need 5 acres for an accessory building to be in the front yard.

Josh Ferguson asked if the Variance could be added to the meeting and he was advised that this can be added as long as it is advertised again correctly.

Speaking: No one

Recommendation: Josh Ferguson made a motion to recommend approval with the following conditions: 1) All 3 parcels to be combined; 2) animals have to be maintained in the pink areas up to the red dotted line on the site plan; 3) Variance to allow farm stand in the front yard on less than 5 acres and was seconded by Michelle Trammel. The Motion carried unanimously.

2. Z26-0123 – Rezone 60.11 acres from A1 to A to grow and sell fruits, vegetables, herbs and flowers with customer contact and up-pick – Applicant: Donnie A Wright, III Esq./Owners: William Paul Jones, Jr. & Tobey Lorraine Jones – property located at 2120 H D Atha Road & Ammons Bridge Rd – Map/Parcel C0770094A00 - District 5

Presentation: Donnie Wright represented the case for William Paul Jones, Jr. and Tobey Lorraine Jones who have lived in this County for more than 59 years. They are asking to rezone the property from A1 to A for a small commercial operation and this will be seasonal. He stated that this request falls in line with the Comprehensive Plan. On the property the owner has tractors, acreage and a good bit of barns. They would like to grow flowers and vegetables and

have people come and pick their own flowers and vegetables. The house that is on the property is not lived in full time but the family spends most of their time there on the weekends. The owner's vision for the property is to grow and provide food, herbs, and flowers to help build the community. The initial product grown on the property will be various fruits, vegetables, and flowers. There is a red barn on the property that they will store farm equipment in. They also have 2 greenhouse buildings and a one-story frame building used for friends and family to gather and fellowship. This is not a major operation and most cars on a good day would be no more than 5. Farming is a legacy for the family, and they would like to see this continue. The adjacent landowner, Kris Rosendahl, has no issue with this request.

Speaking: No one

Recommendation: Josh Ferguson made a motion to recommend approval as submitted with a second by Robert Post. The Motion carried unanimously.

3. LU26-0128 & Z26-0114 – Land Use Change from Highway Corridor to Suburban and Rezone a portion of C0090016 (1.329 acres) from A1 to R1 to create a buildable lot – Applicant: Kerry Roe/Owners: Kerry H & Regina M Roe – property located at 6327 Highway 20 – Map/Parcel C0090016 - District 2

Presentation: Kerry Roe represented the case. They would like to rezone the property from A1 to R1 to build a house for their daughter. Mark Banks asked how long the property had been in the family and Mr. Roe stated for many years. Mr. Roe stated that they just acquired wife's grandmother's house, so they have a lot going on. Josh Ferguson asked if there were a driveway encroachment and Kristi Parr stated that if the property was ever sold, they would need to do an easement or remove the driveway.

Speaking: No one

Recommendation: Chris Alexander made a motion to recommend approval with a second by Mark Banks. The Motion carried unanimously.

4. Z26-0133 – Rezone a portion of C1360030 (5.082 acres) from A1 to B3 for commercial business and outdoor storage of heavy equipment – Applicant: Mike Conner/Owner: Aycock Farms, LLC – property located at Highway 83 Connector & Dial Road – Map/Parcel C1360030 - District 4

Presentation: Mike Conner represented the case and stated that he is acquiring part of the property at Hwy 83 Connector & Dial Road to rezone to B3 for his commercial business and outdoor storage of equipment. Michelle Trammel asked if it was just 5 acres and Mr. Conner

stated that was correct. Josh Ferguson asked what type of business and Mr. Conner stated he has a grading business. Robert Post asked if he had talked to GDOT and he stated not yet. Josh Ferguson asked how much equipment would be on the property and Mr. Conner stated that most of the equipment is on the job sites but there may be a couple of pieces of equipment stored there. Michelle Trammel asked if there were any current violations and Mr. Conner stated that there were not any violations.

Speaking: Eli Connell spoke and stated that he knows Mike and there is not anything personally. It was stated that the properties on the Connector were going commercial. It is only commercial if someone rezones it. He went on to say that the bypass has only been there for about a year and people are already trying to build it up.

Josh Ferguson asked where his property was and he stated towards the back.

Susan Sikes is a real estate broker, and she represents the owner of the property which is Aycock Farms. Applicant would like to rezone from A1 to B3. She is in the planning stages for real estate. She said that the property is Employment Center which is commercial and the B3 aligns with long-term growth. There is market demand for commercial, and the owner is trying to get the highest and best use of property. She went on to say that the Applicant only wanted to develop a portion of the property. The property is in the Stormwater Protection Overlay and they have to follow the Stormwater Regulations. She also stated that Future Land Use is reasonable for long term planning.

Robert Post stated that he believes there have already been several properties approved on the Connector for commercial purposes already and Ms. Sikes stated that it was correct.

Shane Studdard spoke on behalf of the Rezone. He is working with Mike Conner on the purchasing of this property. He stated that he grew up with Mike Conner and Eli Connell and lived on Mt. Paron Church Road. He respects Eli's concerns. He would like to see this reasonable grade for small businesses instead of someone coming in doing a strip mall or a large box office. He wants to have individual businesses is his personal standpoint.

Rebuttal: Mr. Conner said he appreciates the concerns that were mentioned. He said that he spoke to Eli Connell today. He stated that he can only use so much of the property due to it being in the Watershed and you he will have to follow the Watershed requirements. He went on to say that he would have a fence around the shop, and would plant trees in the back. He went on to say that it is a little over 3 acres from this property to Mr. Connell's property.

Mark Banks asked how many people would be on the property and Mr. Conner stated that he has 2 full-time ladies and 1 mechanic and they work Monday through Friday from 6:30 to 5:00 or sometimes 6:00. Mark Banks stated that it was beautiful property but was changed because of the bypass.

Recommendation: Robert Post made a motion to recommend approval of the request with the following condition: 1) Entrance on Highway 83 Connector to be coordinated with GDOT and was seconded by Michelle Trammel. The Motion carried unanimously.

PUBLIC COMMENT – None

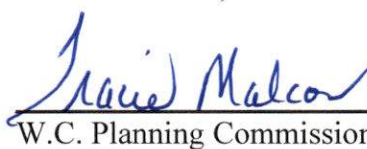
With no further business, the meeting was adjourned.

Respectfully Submitted,

Timothy Kemp
~~Tim Hinton~~ – Chairman


W.C. Planning Commission

Tracie Malcom, Executive Secretary


W.C. Planning Commission