



Planning and Development Department Case Information

Case Number: Z25-0392

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant:

Daniel Haywood
488 N Driftwood Bay, Unit 97E
Mirimar Beach, Florida 32550

Owner:

Walker Haywood
3111 N Sharon Church Road
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 3.00 acres from A1 to R1 to create a 1.242 acre buildable lot with a shared driveway.

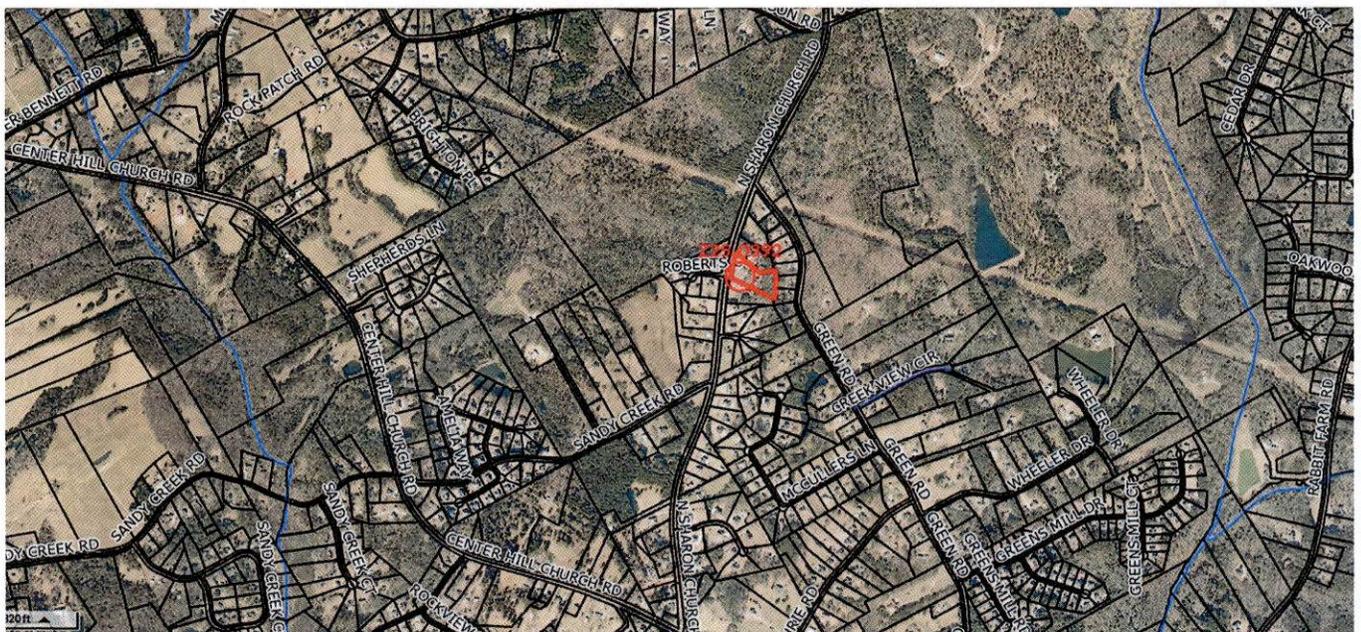
Address: 3111 N Sharon Church Road, Loganville, Georgia 30052

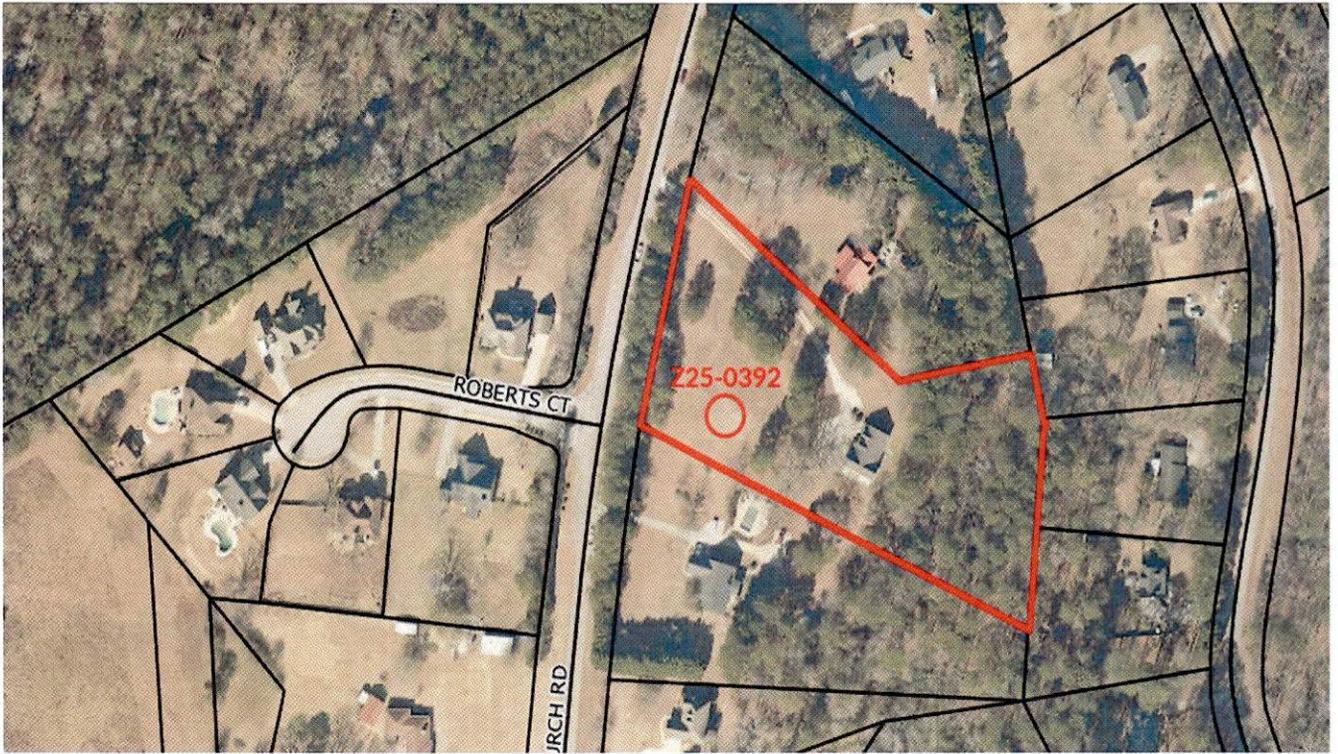
Map Number/Site Area: C0280001C00

Character Area: Suburban

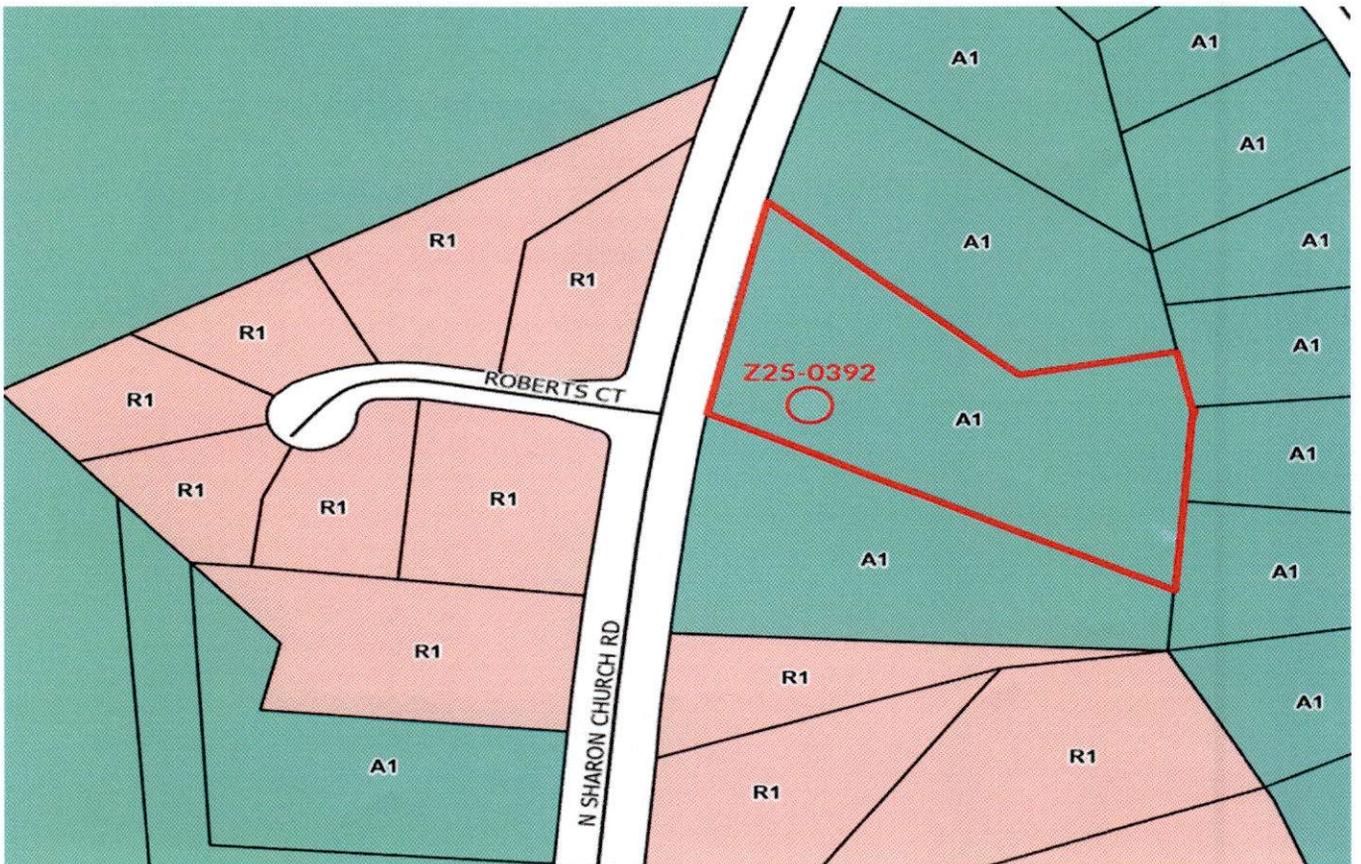
District 2 Commissioner-Pete Myers Planning Commission—Chris Alexander

Existing Site Conditions: Property consists of a house.

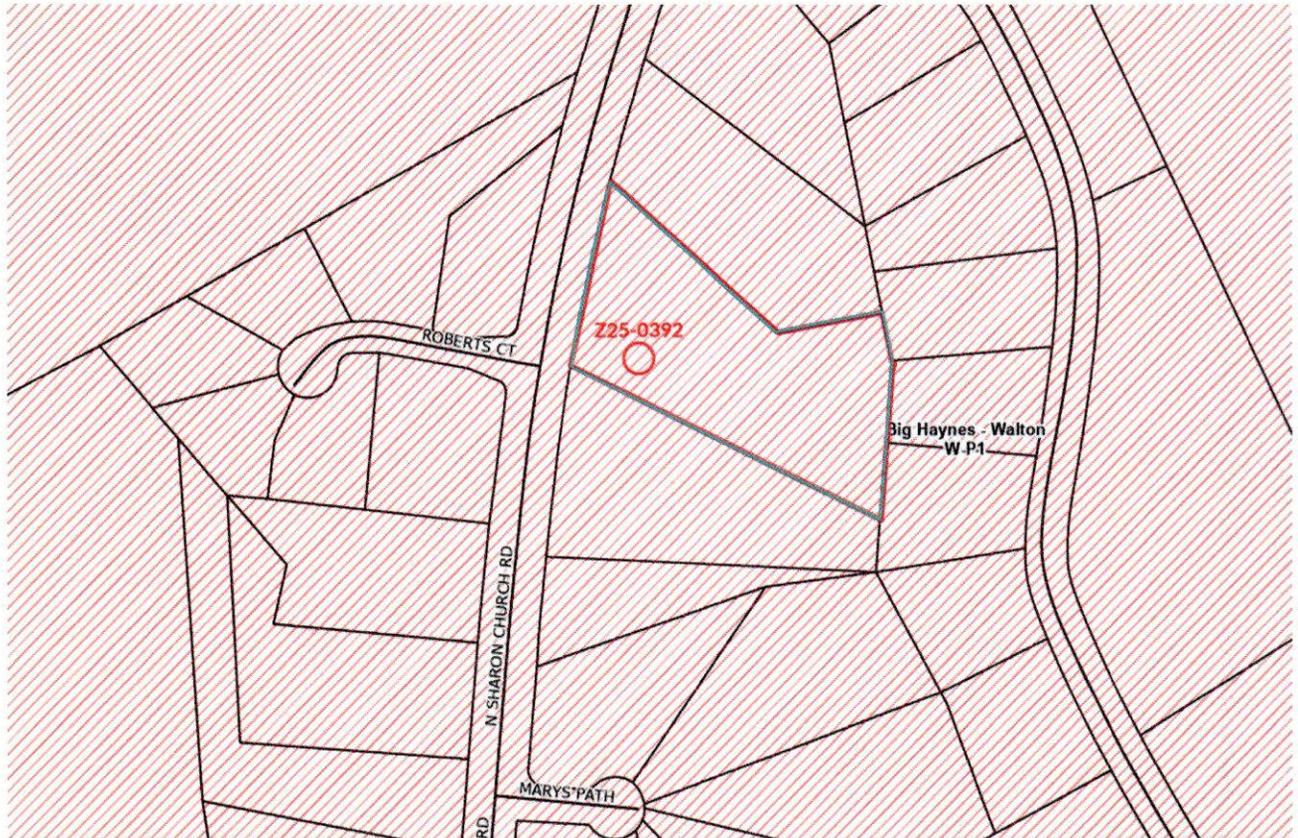




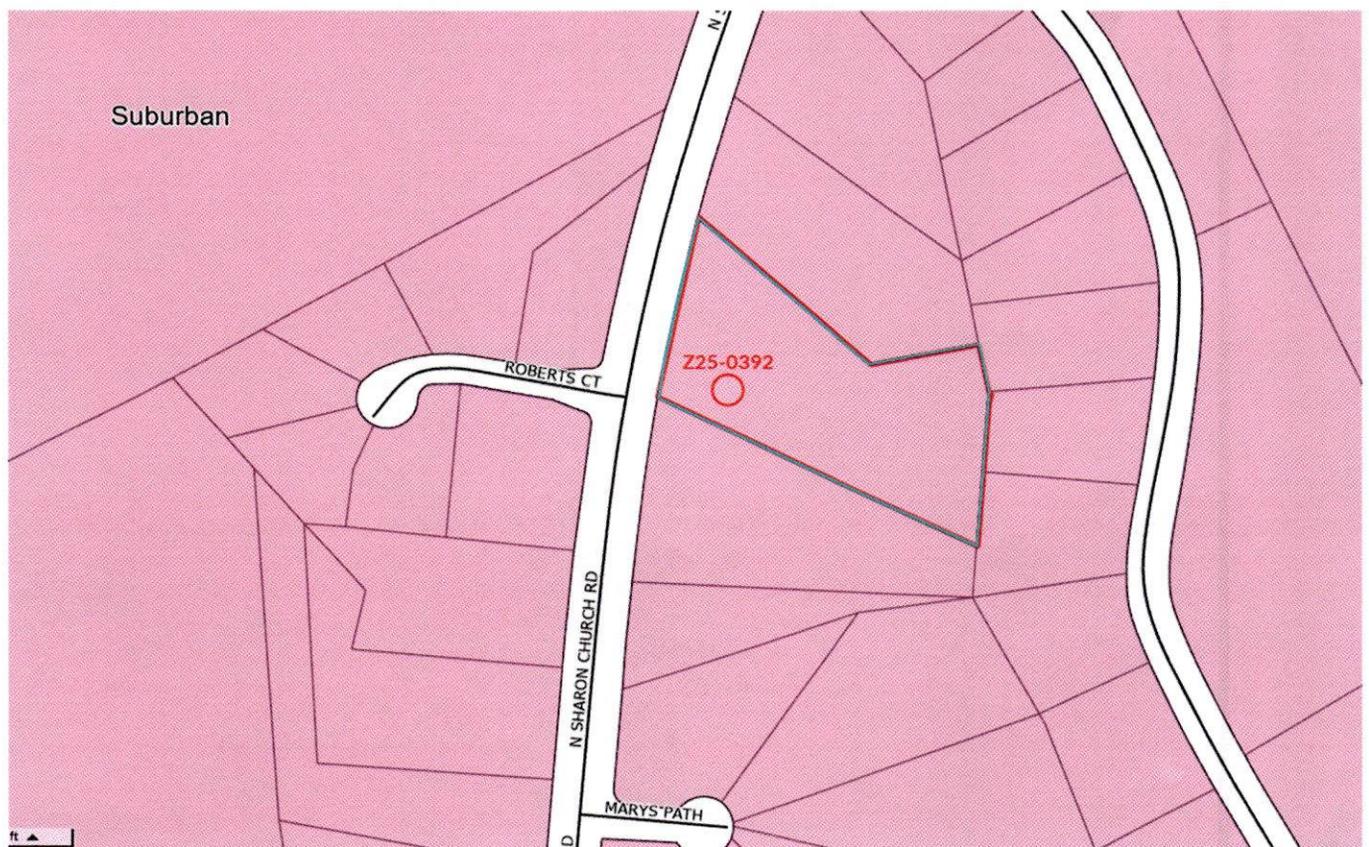
The surrounding properties are zoned A1 and R1.



The property is in Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: No issue with approval of this request.

Sheriffs' Department: No Comment.

Water Authority: Comment from Morris Jordan, Walton County Water has no comments. No system impacts anticipated with the rezones.

Comments from Rob Goss This area is served by existing 6" diameter water mains along N Sharon Church Road (Static pressure: 25 psi, Estimated fire flow: 700 gpm @ 20 psi.) No System impacts anticipated.

Fire Marshal Review: No Comment.

Fire Department Review: No Impacts.

Board of Education: No effect on the School System.

GDOT: Do not seem to impact any State routes.

City of Monroe: No Issues or Concerns from the City if Monroe.

PC ACTION 2/5/2026:

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.

Rezone Application # 225-0392
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 2-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C028000100

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Daniel Haywood
488 N. Driftwood Bay
unit 97E
Minimar Beach, FL
678-822-4836 32550

Walker Haywood
3111 N. Sharon Church Rd,
Loganville, Ga, 30052
770-876-4107
 (If more than one owner, attach Exhibit "A")

Location: 3111 N. Sharon Church Rd - Loganville Requested Zoning R1 Acreage 3

Existing Use of Property: Residential

Existing Structures: 1 Home - 2 bed - 1 bath 1300 sq ft

The purpose of this rezone is Allow for a building site for my son to build a house.

Property is serviced by the following:

Public Water: Provider: Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 12-19-25 Fee Paid \$ 400.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1 Surrounding Zoning: North A1 South A1
 East A1 West R1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N

Commission District: 2-Pete Myers Watershed: Big Hammock-WP-1 TMP

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

Daniel Fayood
Signature of Applicant/Date

Check one: Owner _____ Agent

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Daniel Haywood

Address: 488 N. Driftwood Bay Unit 97E, Mirimar Beach
Fl, 32550

Location of Property: 3111 N. Sharon Church Rd, Loganville, Ga 30052

Map/Parcel Number: C0280001C00

Current Zoning: A1 Requested Zoning: R1

Walker Haywood
Property Owner Signature

Property Owner Signature

Print Name: WALKER HAYWOOD

Print Name: _____

Address: 3111 N. Sharon Church Rd
Loganville, GA, 30052

Address: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Stephanie Cuevas
Notary Public

12/19/2025
Date

**Stephanie Cuevas
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires 04/17/2026**

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

Nearby Properties are zoned A1, A2, and R1. All nearby properties are residential homes, no businesses.

2. The extent to which property values are diminished by the particular zoning restrictions;

The current zoning, A1, diminishes the property value by making it unbuildable land (undevelopable). Zoning it R1 will allow for buildable use of the property.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

There will be no destruction of property value. The rezone should increase property values and will create a beautiful building site that will better the overall appearance of the property.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

The gain for the public will be the addition of a valued and morally sound citizen added to the community. It will also generate another taxpayer to benefit the County and community.

5. The suitability of the subject property for the zoned purposes; and

The site is perfectly situated to be a beautiful Home site. To do this, it will need to be zoned R1.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

The home that sits on property currently has been occupied since ownership in 2004. The property in front of the home has been unused since 2004. It is just a pasture.

Letter of Intent

I, Daniel Haywood, son of, Walker Haywood (Property Owner) intend to rezone the property to allow for a home site for my family. We have been living in Florida for the past 5 years and with current circumstances, we need to move back. My father (Walker Haywood) has become elderly and developing Dementia. He needs full time care and My family intends to provide that for him. Being able to build a house for my family on my dads property allows us to be with him for the 24/7 care that he needs. I intend to build a 3 bedroom, 2 bath house to all county and state building codes. I appreciate your consideration of our request!

Daniel Haywood
Daniel Haywood

12-19-2025

