

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 from A1 to R1 to create a 1.242 acre buildable lot with a shared driveway.

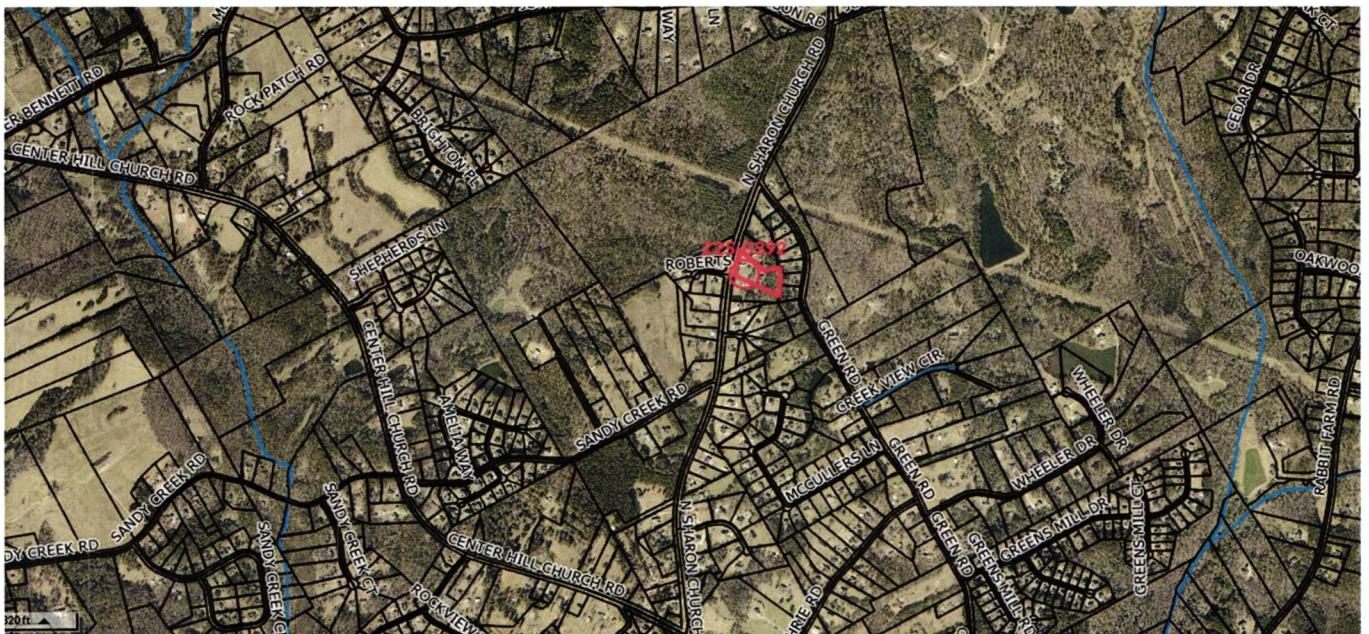
Address: 3111 N Sharon Church Road, Loganville, Georgia 30052

Map Number/Site Area: C0280001C00

Character Area: Suburban

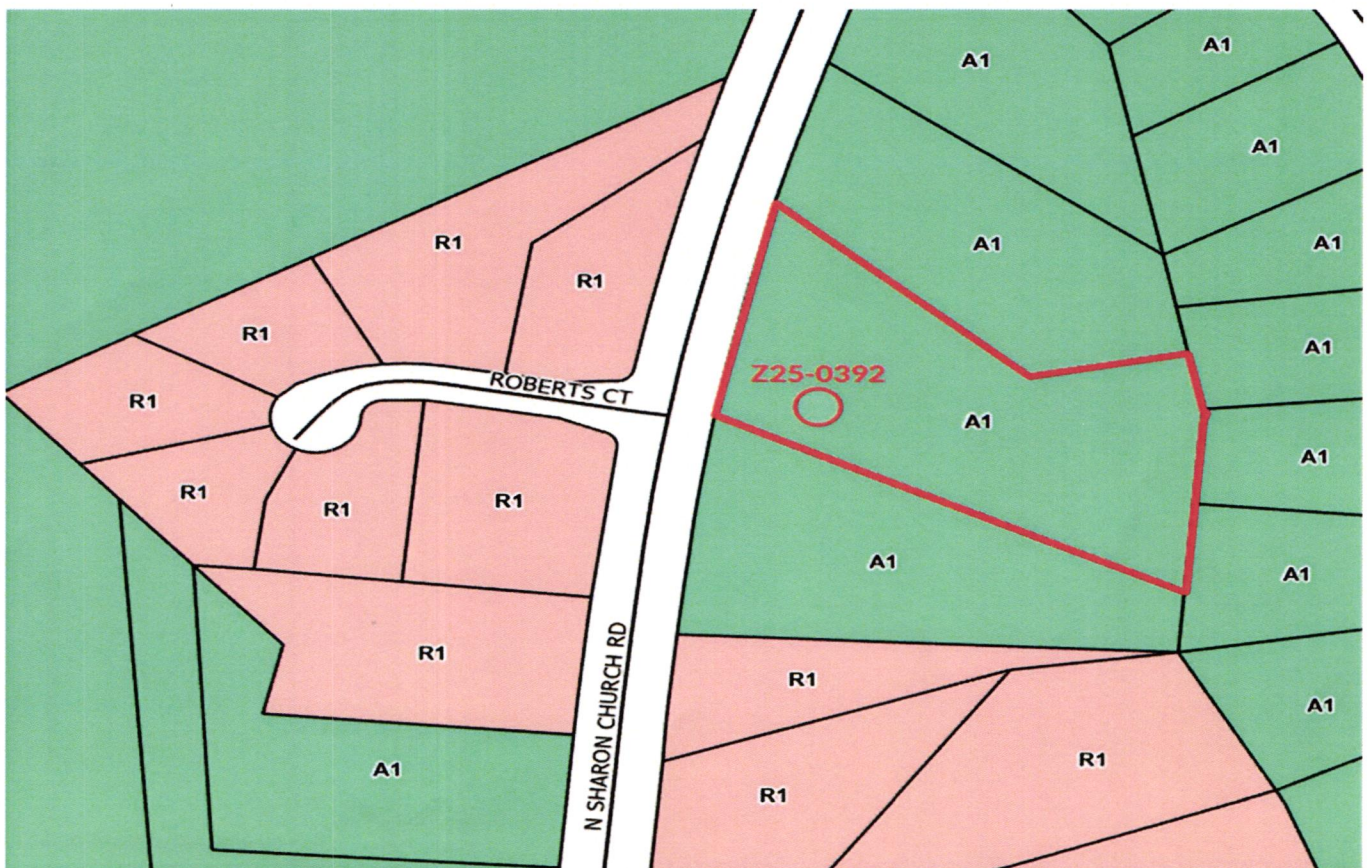
District 2 Commissioner-Pete Myers Planning Commission—Chris Alexander

Existing Site Conditions: Property consists of a house.

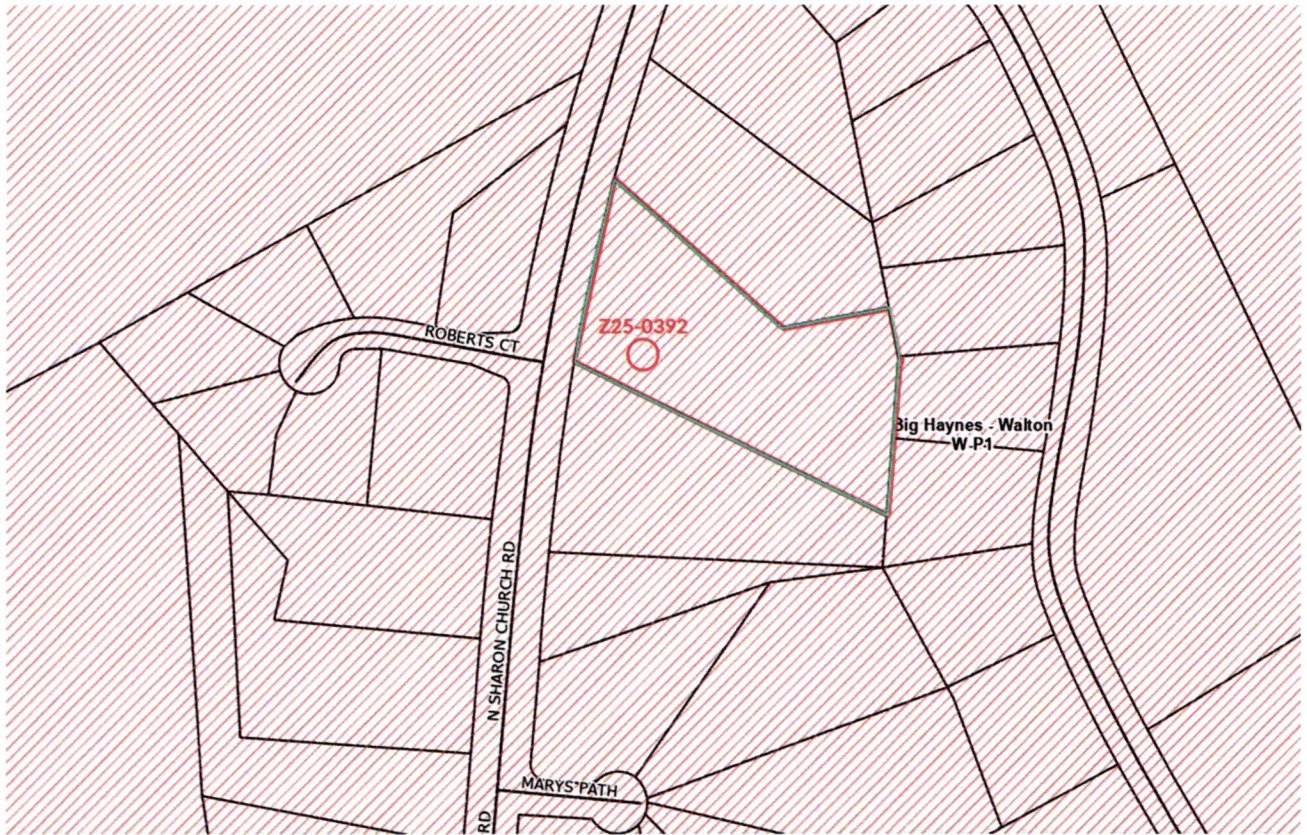




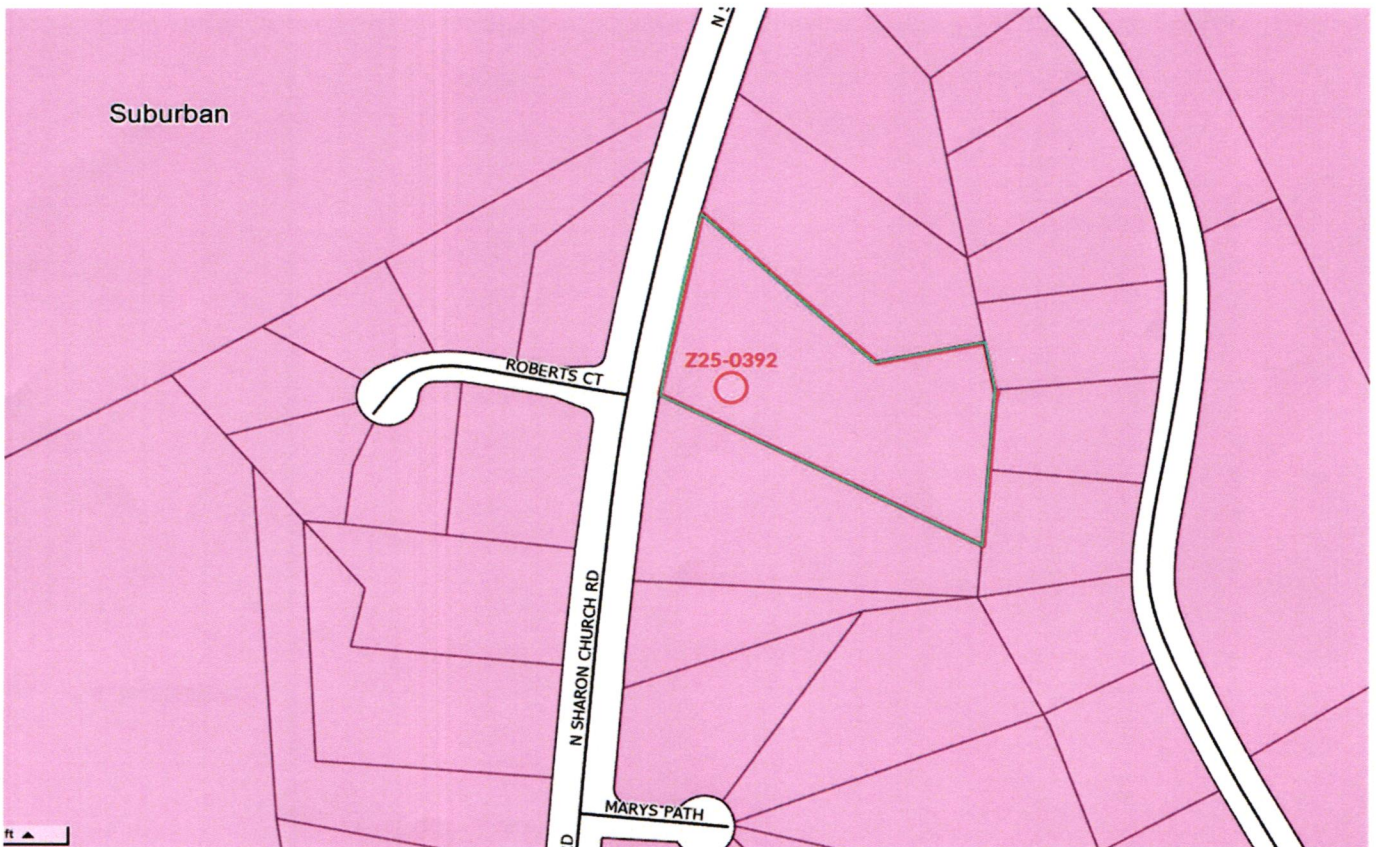
The surrounding properties are zoned A1 and R1.



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:

Sheriffs' Department:

Water Authority:

Fire Marshal Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

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 C0280001C00

Applicant Name/Address/Phone #

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

Property Owner Name/Address/Phone

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 Fayod

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 dad's 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

12-19-2023

PROJECT LOCATION: 3111 N SHARON CHURCH ROAD

PARCEL NUMBER: C02800001C00

SUBJECT PROPERTY LOCATED IN BIG HAYNES-WALTON WATERSHED (W-P1)

ALL LOTS SERVED BY PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEMS

CURRENT ZONING: A1

FRONT BUILDING SET BACK: 50'
REAR BUILDING SET BACK: 40'
SIDE BUILDING SET BACK: 15'

MINIMUM LOT SIZE IS 2.00 ACRES

MINIMUM LOT WIDTH IS 150'

PROPOSED ZONING: R1

FRONT BUILDING SET BACK: 40'
REAR BUILDING SET BACK: 40'
SIDE BUILDING SET BACK: 15'

MINIMUM LOT SIZE IS 1.00 ACRES

MINIMUM LOT WIDTH IS 150'

N/F
JOHN MCDONOUGH
DB. 943 PG. 252
PB. 79 PG. 195
TAX PARCEL# C0280001B00
ZONING: A1

N/F
HOLLIS SIMPSON
DB. 489 PG. 410
PB. 60 PG. 34
TAX PARCEL# C0280007
ZONING: A1

N/F
JAMES EMBRY
DB. 4353 PG. 232
PB. 60 PG. 34
TAX PARCEL# C0280008
ZONING: A1

245 N/F
MANUEL GARCIA
DB. 5278 PG. 434
PB. 60 PG. 34
TAX PARCEL# C0280009
ZONING: A1

N/F
BRAD SCHAKNOWSKI
DB. 4936 PG. 244
PB. 88 PG. 2
TAX PARCEL# C0280001D00
ZONING: A1

N SHARON CHURCH ROAD
(100' R/W)



GRAPHIC SCALE 1"=50'



A/L= BUILDING LINE
 C/L= CENTER LINE
 CH= CHIMNEY
 CMP= CONCRETE MONUMENT FOUND
 CR= CURB
 CRIP= CRIMP
 CT= CATCH BASIN
 D= DRAIN
 DE= DEDUCT
 DI= DUCTILE IRON PIPE
 E= EMBANKMENT
 EAS= EASEMENT
 EP= EDGE OF PAVEMENT
 FFE= FINISHED FLOOR ELEVATION
 GE= GEORGIA MOUNTAIN DISTRICT
 IE= INVERT ELEVATION
 IP= IRON PIN FOUND
 IPS= IRON PIN SET
 LL= LAND LEFT
 LL= LAND LEFT LINE
 MFE= MINIMUM FINISHED FLOOR ELEV.
 N/V= NEW OR FORMERLY
 NS= NOT TO SCALE
 O/P= OPEN TOP PIPE
 P= PROPRIETARY LINE
 P. S.= PLAT BOOK
 P.O.B.= POINT OF BEGINNING
 P.O.L.= POINT ON LINE
 R/P= REBAR PIN FOUND
 RBC= REINFORCED CONCRETE PIPE
 R/W= RIGHT OF WAY
 STA= STATION
 STAN= STATION NUMBER EASEMENT
 T.O.B.= TEMPORARY BENCHMARK
 T.P.O.B.= TRUE POINT OF BEGINNING
 T.S.= TELEPHONE AND TELEPHONE FEEDSTAKE
 L= LIGHT POLE
 P= POWER POLE OR UTILITY POLE
 W= WATER MAIN OR WATER MAIN
 DWB= DOUBLE WING CATCH BASIN
 SWS= SINGLE WING CATCH BASIN
 J= JUNCTION
 OS= OUTLET STRUCTURE
 W= WEIR INLET
 H= HEADWALL
 DI= DROP INLET
 F= FLARED END STRUCTURE
 F= FIRE HYDRANT
 W= WATER VALVE
 W= WATER METER
 G= GAS VALVE
 S= SWALE
 OHP= OVERHEAD POWER LINE
 UE= UNDERGROUND POWER
 OH= OVERHEAD TELEPHONE LINE
 UT= UNDERGROUND TELEPHONE
 G= GAS LINE
 C= CABLE T.V. LINE
 LCV= UNDERGROUND CABLE T.V. LINE
 S= SANITARY SEWER LINE
 W= WATER LINE
 F= FENCE
 F= FLOOD LINE
 T= TREE
 UTP= UNDERGROUND TELEPHONE FEEDSTAKE

GRID NORTH
GA. WEST ZONE

REZONING EXHIBIT FOR:

WALKER HAYWOOD

3111 N SHARON CHURCH ROAD

**NORTHEAST LAND
SURVEYING, LLC**

A Georgia Land Surveying Firm:LSF: #1240

P.O. Box 384

Braselton, Georgia 30517

Phone: (678) 776-7494



**NORTHEAST
LAND SURVEYING**

No.		REVISION		DATE		Project Name: HAYWOOD HOUSE		DRAWN KLC		SCALE 1"=50'	
1						Project Address: 3111 N SHARON CHURCH ROAD		CHECKED CDN		1 OF 1	
2								DATE OF FIELD WORK N/A			
3						Land Lot No (s) 221, 242					
4						City: Cognity, State: WALTON COUNTY, GEORGIA		DATE 12/16/25		SHEET PROJECT No. 25-121	
5											