



Planning and Development Department Case Information

Case Number: Z26-0158

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant:

Carlos Barahona
2487 Johnson Road
Loganville, Georgia 30052

Owners:

Anita Panjwani, Arash Punjwani &
Cinthia D Santos Diaz
4035 Embassy Way
Lilburn, Georgia 30047

Current Zoning: The current zoning is R1.

Request: Rezone 3.90 acres from R1 to A1 to have personal outside animals for children (They will not be selling animals – chickens are for eggs to be used for the family). This property is not part of a subdivision.

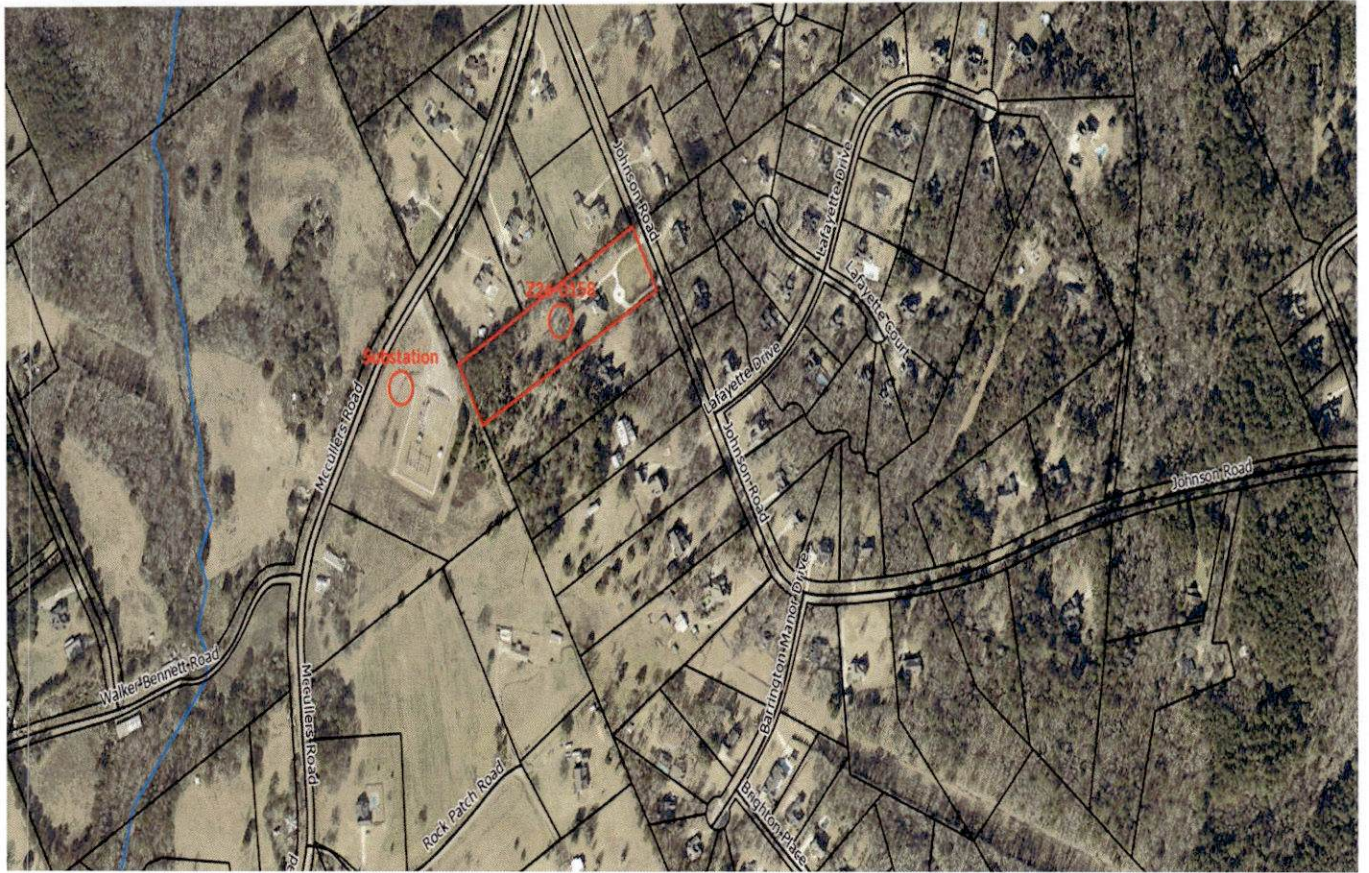
Address: 2487 Johnson Road, Loganville, Georgia 30052

Map Number/Site Area: C0100016 – 3.90 acres

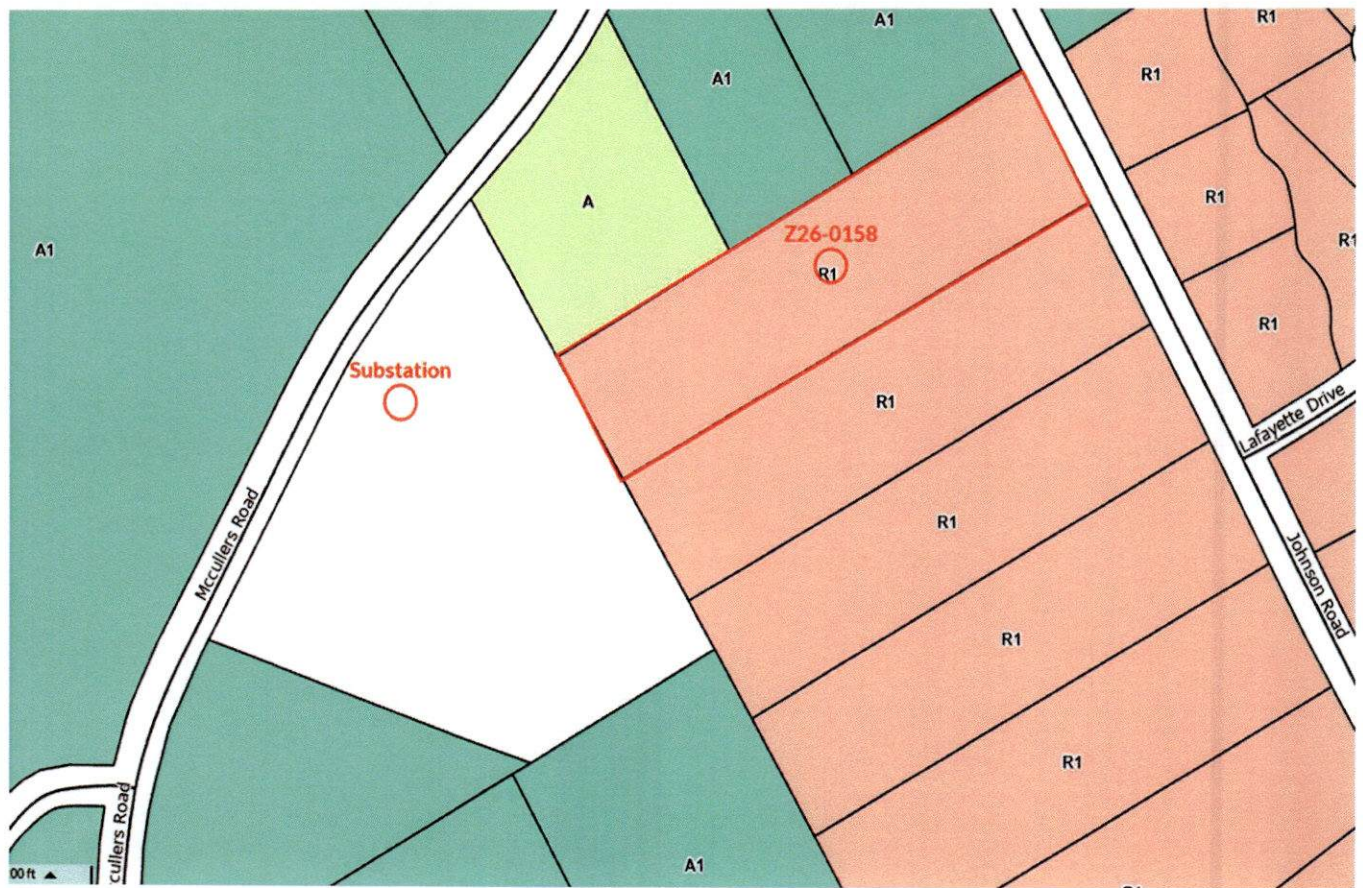
Character Area: Suburban

District 2 Commissioner- Pete Myers Planning Commission – Chris Alexander

Existing Site Conditions: The property has a house.



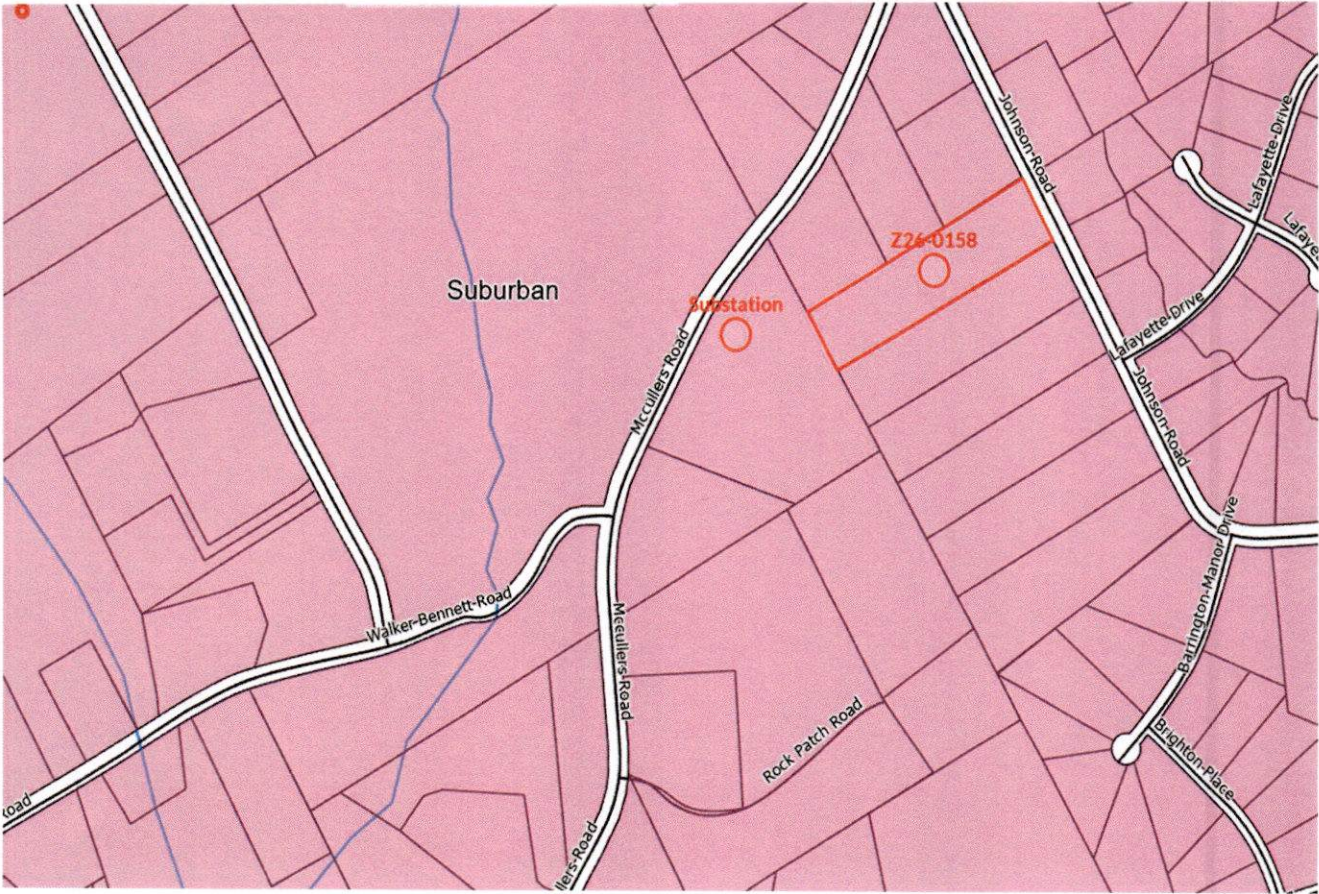
The surrounding properties are zoned A, A1, R1 and Substation.



The property is in the Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



History:

Z25-0283	Carlos Barahona Anita & Arash Panjwani, Cinthia Santos Diaz	Rezone from R1 to A to have animals and possibly sell them	C0100016 2487 Johnson Road	Denied
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Staff Comments/Concerns:

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Johnson Road (static pressure: 60 psi, Estimated fire flow: 2,000 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts foreseen

Board of Education: No affect on the Walton County Schools.

GDOT: No comment.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

PC Action 7/9/2026:

Z26-0158 – Rezone 3.90 acres from R1 to A1 to have personal outside animals – Applicant: Carlos R Barahona/Owners: Anita Panjwani, Arash Punjwani & Cinthia D Santos Diaz – property located at 2487 Johnson Road – Map/Parcel C0100016 - District 2

Josh Ferguson made a motion to move this case to end of the meeting due to the interpreter running late. This was seconded by Michelle Trammel. All voted unanimously to move the case to the end of the meeting.

Presentation: Carlos Barahona and his Interpreter, Samiris Ortiz, presented the case. Mr. Barahona stated that he wanted to change his property from R1 to A1 to have chickens for his children. He said that last year he could not get a rezone on his property because his chickens were for sale but now, he is not selling anything, they are just for personal use. He stated that his chickens are always in their chicken coop and are in good health. They do have nonfighting roosters, but they are just for looks. He stated he would also like the opportunity to have some ponies for the sake of his children.

Chris Alexander reassured that Mr. Barahona was asking for chickens and ponies and

Mr. Barahona stated that it was correct.

Chris Alexander asked how many chickens and ponies he wanted and Mr. Barahona stated that he wants a female and male pony.

Chris Alexander asked how many are on his property currently.

Mr. Barahona said that they are currently not on his property, they are on his neighbor's property. He moved the chickens after the last meeting. There are about 15-16 chickens that his neighbor has given him permission to keep on their property because their property will allow the chickens.

Chris Alexander asked if the 15-16 quantity includes the roosters and Mr. Barahona stated that it was correct and that he only has 3 roosters.

Chris Alexander asked where he would store the chickens on his property and Mr. Barahona stated that he would either have them in the corner or in the center of his property.

Chris Alexander asked if there would be free range or be in a chicken coop and Mr. Barahona stated that they would be in a chicken coop with only 1 to 3 hours a day free range.

Michelle Trammel asked if the property was fenced and Mr. Barahona stated that he has 2 acres currently fenced but if given this opportunity then he will add more fencing.

He went on to say that the property beside him is A1. He is R1 and has about 4 acres and he is not in a subdivision.

Chris Alexander asked again if Mr. Barahona was going to sell the chickens and Mr. Barahona stated no that they are for his family and children.

Speaking: Lawrence Bowman, who lives at 2497 Johnson Road, is against this request. He stated that there are way more than 15 chickens on Mr. Barahona's property. He stated that there are bags of chicken feed all around the property which blow over into his yard. Mr. Bowman stated that code enforcement has been out numerous times. The chicken coop has never been moved. This area is not a farming community.

Ryan Nesbit, who lives at 2498 Johnson Road, is against this request. He stated that this has been an ongoing problem. Code enforcement just keeps giving him an extension of when to get the chickens off the property. He stated that Mr. Barahona has never gotten the chickens off the property. He said that they have loud concerts over there all the time with cops coming out for noise complaints. He stated that his mother was dying and he was mad that she had to listen to that.

Ralph Nesbit, who also lives at 2497 Johnson Road stated that this is going to ruin the value of their house if they have a zoo across the street.

Josh Ferguson asked Mr. Barahona if he had a response to anything that was said.

Rebuttal: Mr. Barahona said that his only response was that he asks them to leave him in peace. He stated that there was no concert but that he had a birthday party for his daughter. He said that his neighbors on the right of his property just don't like him. Mr. Barahona stated that he had 2 dogs and had to give them up for adoption because of his neighbors. He said his neighbors have always had a problem with him and won't leave him alone, they throw trash at his property and destroy his fence. He said all he is doing is asking to have animals not for selling but for his family. If he cannot have animals he will have to sale his property due to not needing that much land with no animals.

Robert Post advised that roosters are prohibited. Mr. Post was advised the Mr. Barahona is not in a platted subdivision.

Recommendation: Chris Alexander made a motion to deny it and was seconded by Robert Post. The Motion carried unanimously.

Section 6-1-510 Livestock, Quarters and Enclosures (1)

A. No animal quarters are to be located closer than fifty (50) feet to any property line.

B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the proposed use in addition to the minimum requirements of this Ordinance.

C. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of large, hoofed livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre.

In the A-Agricultural District, the maximum number of large hoofed livestock shall be equal to five (5) animals per fenced acre.

D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hoofed livestock shall be equal to four (4) animals per fenced acre.

E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Section 6-1-650 Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots two (2) acres or less within the A1 and A2 zoning districts in accordance with the following provisions:

A. Number and type chickens allowed:

1. No more than six (6) chickens are allowed per parcel.
2. Roosters and any other crowing chickens are prohibited.

B. Noncommercial use only

1. Chickens, chicken products and/or by-products shall not be sold on the property.

C. Enclosures

1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
3. Structures must be setback twenty-five (25) feet from side and rear property lines.
4. Fences shall comply with standards of Article 10, Section 10-1-120.
5. No structure or enclosure shall exceed one hundred (100) square feet.

D. Feed must be stored in a fully enclosed, rodent-proof container.

E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.

(9-1-2015; 1-7-2020)

Rezone Application # 226-0158
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 07-09-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 08-04-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0100016

Applicant Name/Address/Phone #

Cankes R Barckona

2437 Johnson Rd

Logansville Ga 30052

Property Owner Name/Address/Phone

Anita Panjwani - Arash Panjwani

Cynthia D. Santos Diaz - 4035 Embassier Way

Lilburn, GA. 30047

(If more than one owner, attach Exhibit "A")

Location: 2437 Johnson Rd
Logansville Ga. 30052 Requested Zoning A1 Acreage 3.9

Existing Use of Property: Residential

Existing Structures: House

The purpose of this rezone is Personal use animal for not sale only Pets animal

Property is serviced by the following:

Public Water: ☒ Provider: _____ 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 Cynthia Santos Date 5/28/2024 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 R1 Surrounding Zoning: North A1A1 South R1
East R1 West Substation

Comprehensive Land Use: Suburban **DRI Required?** Y ☐ N ☒

Commission District: 2-Pete Myers Watershed: Big Haynes 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.



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 VARIANCE/APPEAL 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 Variance/Appeal Application.

Name of Applicant: Carlos Barakerna

Address: 2487 Johnson Rd Loganville Ga 30052

Location of Property:
2487 Johnson Rd Loganville Ga 30052

Map/Parcel Number: C0100016

Property Owner Signature

Print Name: Cynthia Foster

Address: 2487 Johnson Rd
Loganville Ga 30052
678978 2834

Property Owner Signature

Print Name: _____

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.

[Signature]
Notary Public



5/28/2026
Date

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;

Right side R1 Left side A1

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

N/A

NO

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

Property will increase
in value

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

Not change. Will be a gain to
the public

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

Very suitable - adjacent
property is A1

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

not vacant

My name is Carlos Barahona and I live at 2487 Johnson Road, Loganville, Georgia 30052 with my fiancé and my children.

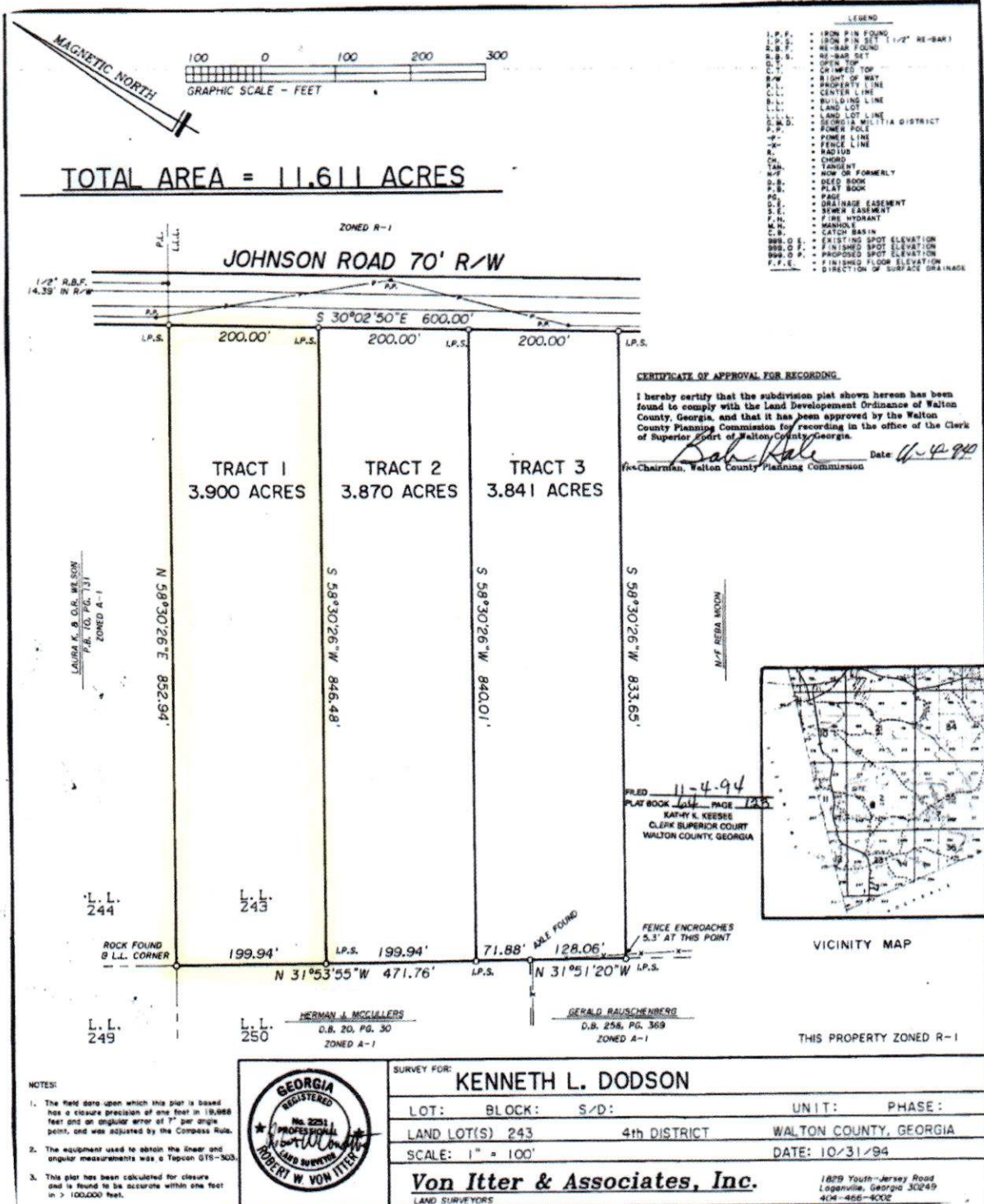
The property is 3.90 acres and is zoned R1 but is not a part of a subdivision.

The properties to the right of my property are zoned A and A1. The property to the left of the property is zoned R1. The property to the back of my property is a substation on almost 8 acres.

I am requesting to have personal outside animals and chickens. These animals are for personal use and for my children. I will not be selling animals from my property.

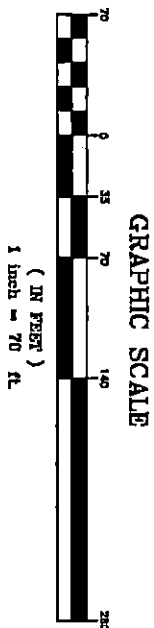
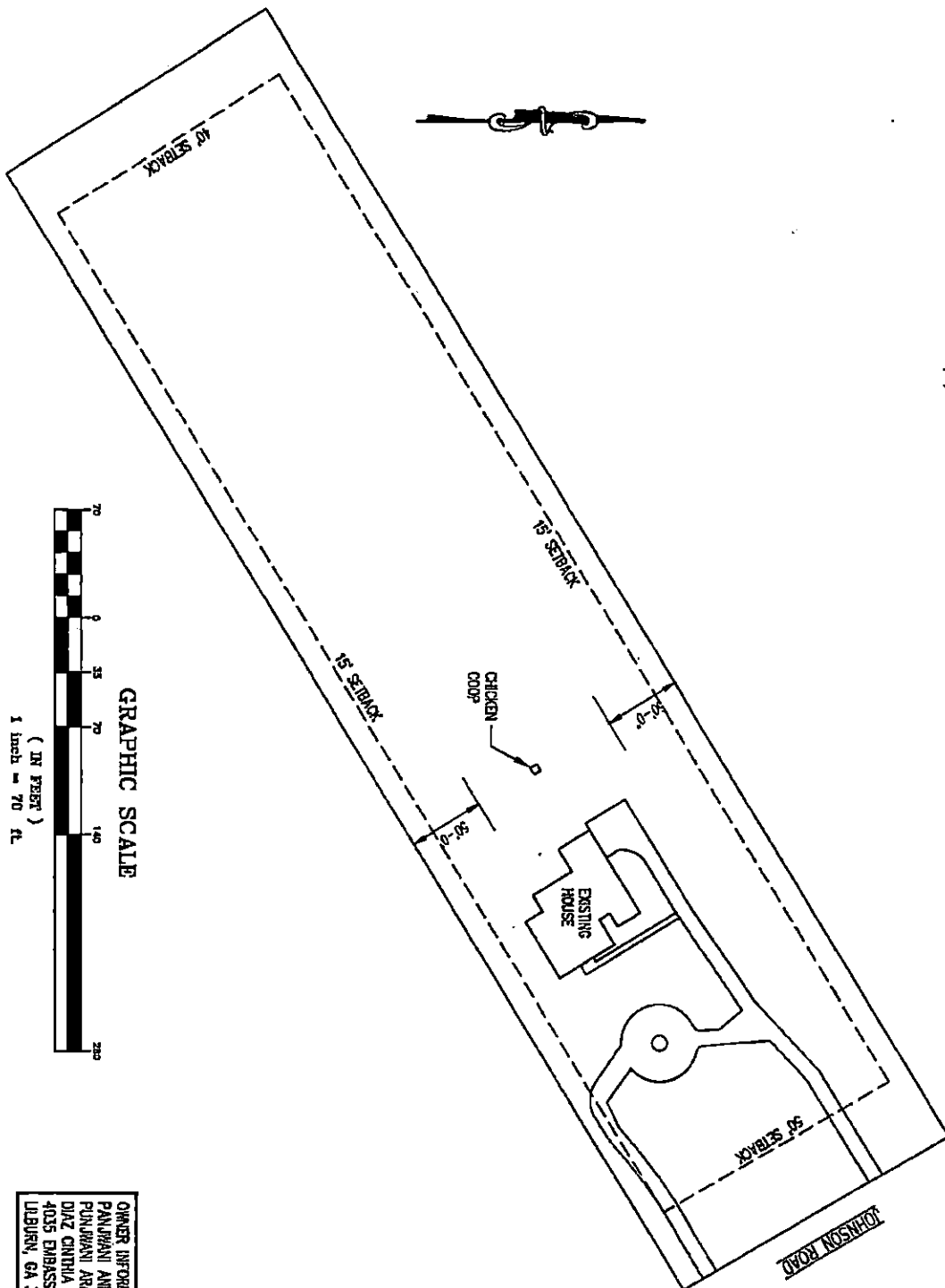
I will follow all rules Walton County has on chickens and animals.

A handwritten signature in blue ink, appearing to read "Carlos R. Barahona". The signature is stylized with a large, looping initial "C" and "B".



Not Part of a Subdivision

FLOOD PLAN NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A FIRM FLOOD HAZARD AREA
 AS PER PANEL NO. 13297C0095E DATED 12/8/2016.



OWNER INFORMATION:
 PANJWANI ANITA &
 PANJWANI ARASH
 DIAZ CINTHIA D SANTOS
 4035 EMERSON WAY
 LEBURON, GA 30047

DATE: 12/15/2016 DRAWN BY: G. MALCOM CHECKED BY: G. MALCOM SCALE: 1" = 70' SHEET: 1 OF 1 PROJECT: SP1.1	Greg Malcom Drafting Services (770) 340-0370	SITE PLAN PANJWANI RESIDENCE 2487 JOHNSON ROAD, LOGANVILLE, GA 30052	REVISION No. 1 REVISION No. 2 REVISION No. 3 REVISION No. 4