



Planning and Development Department Case Information

Case Number: LU26-0100, CU26-0092 and Z26-0093

Meeting Dates: Planning Commission 05-07-2026

Board of Commissioners 06-02-2026

Applicant:

Junaid Vicani
970 Peachtree Industrial Boulevard
Suwanee, Georgia 30025

Owner:

Siasim Loganville, LLC
5400 Highway 20
Loganville, Georgia 30052

Current Zoning: The current zoning is B2/A2 and B2.

Request: Land Use Change from Village Center to Highway Corridor, Conditional Use for outside storage of commercial vehicles and for 3 diesel pumps, Rezone 3.21 acres on Parcel C008006 from B2/A2 to B2 to expand existing convenience store to be combined with Parcel C0080006A00 and Variance to reduce transitional buffer from 50' to 10' and eliminate the 10' landscape strip along the road.

Address: 5400 Highway 20 & McCullers Road, Loganville, Georgia 30052

Map Numbers/Site Areas: C008006 – 3.21 acres and C008006A00 – 1.25 acres

Character Area: Village Center

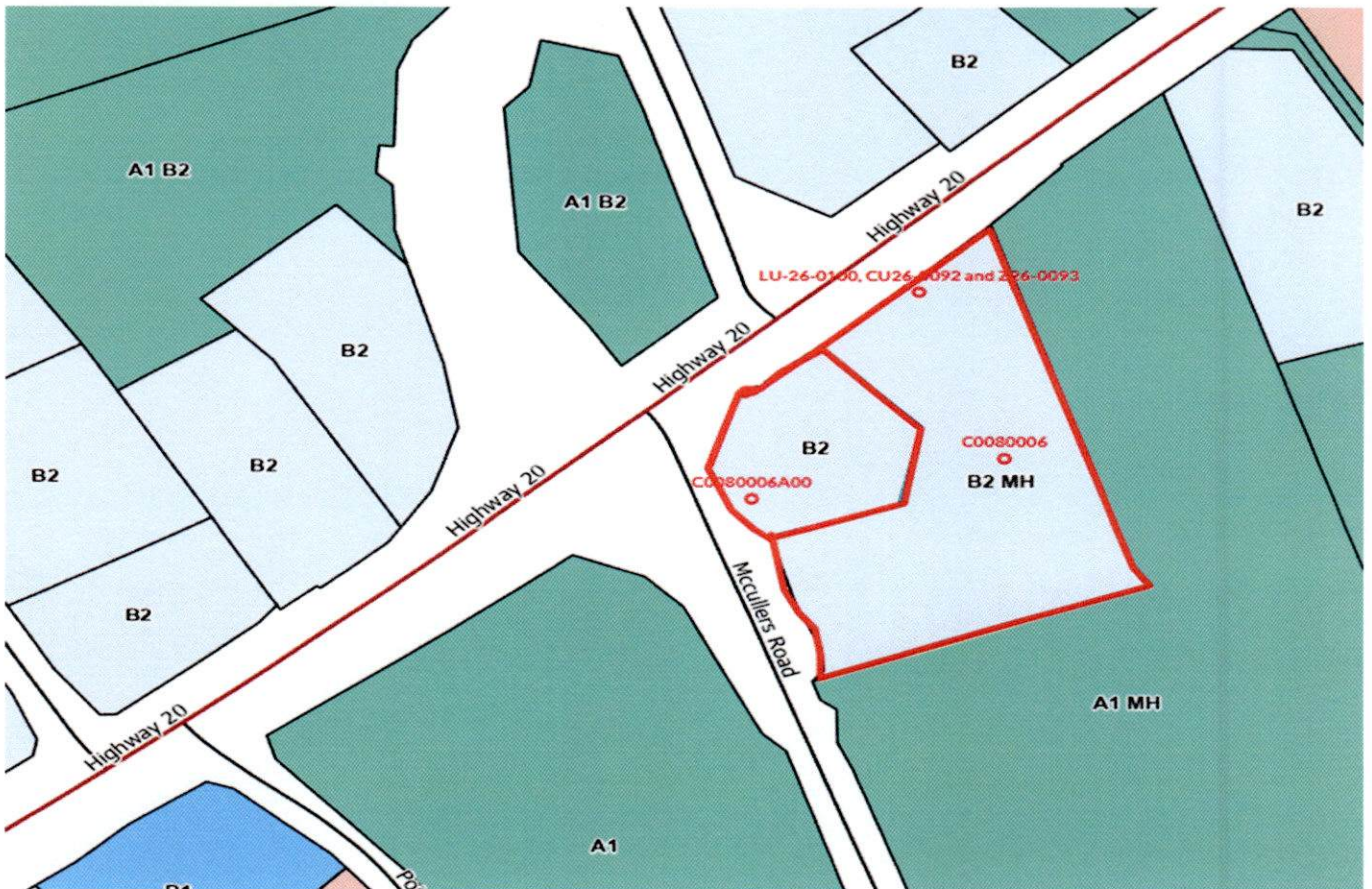
District 2 Commissioner- Pete Myers Planning Commission–Chris Alexander

Existing Site Conditions: C0080006 is vacant property and C008006A00 has a convenience store/gas station located on it.

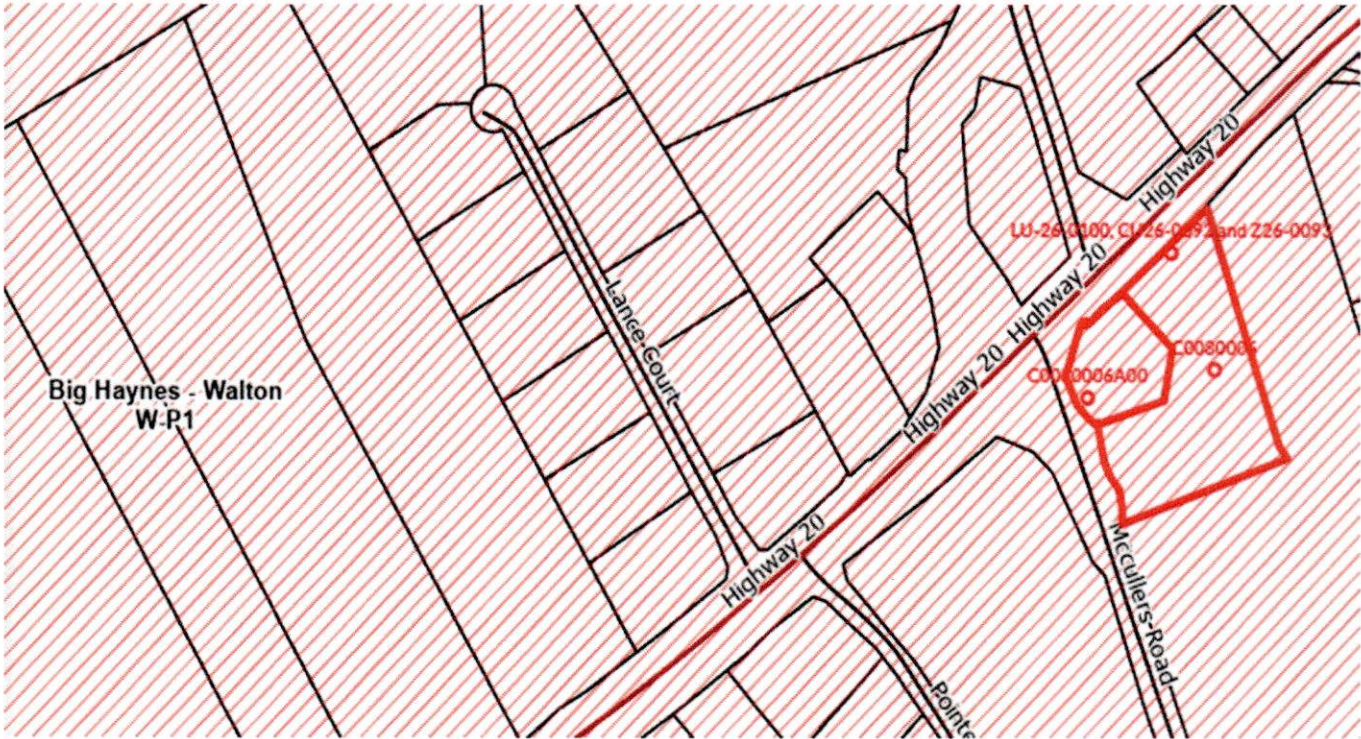




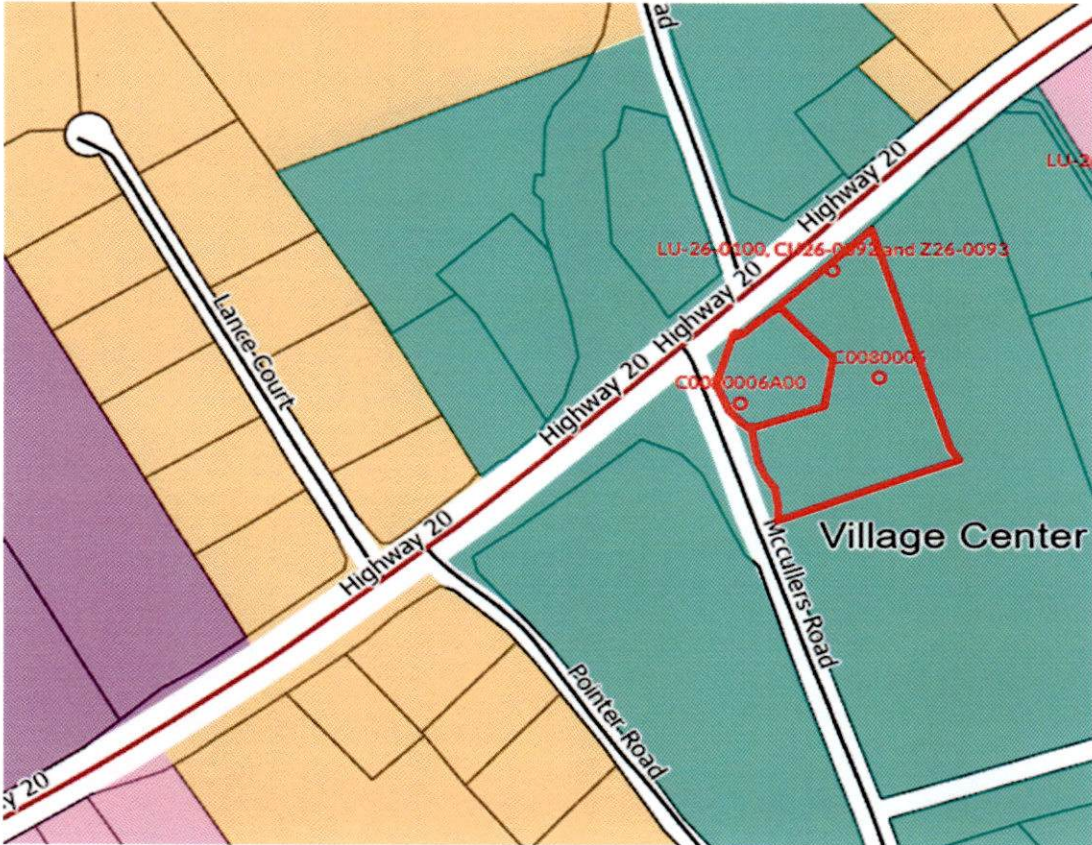
The surrounding properties are zoned A1, A2 and B2.



The property is in the Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Village Center.



History: No History

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review.

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

Character Area Map Amendment

Application # LU26-0100

Planning Comm. Meeting Date 5-7-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 6-2-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel 3.2 acres C 008006 & 1.25 acres C 008006A 00

Applicant Name/Address/Phone #

JUNAID VICANI
970 PEACHTREE IND. BLVD.
SWANEE, GA. 30025

Property Owner Name/Address/Phone

(SAME AS APPLICANT)
Siasim Loganville, LLC

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

Phone # 404-725-1929

Phone # _____

E-mail Address: welcometofoodsworld@gmail.com

Location: 5400 GA. HWY. 20 Acreage _____

Existing Character Area: VILLAGE CENTER

Proposed Character Area: HIGHWAY CORRIDOR

Is this a Major or Minor amendment to the plan? MINOR, EXISTING COMMERCIAL

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? NO

Proposed Development: ___ Single-family ___ Multi-family Commercial ___ Industrial

Proposed Zoning: B-2 Number of Lots: _____ Minimum Lot Size: _____

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 4/2/26

Fee Paid \$ 300

Conditional Use Application # CU26-0092

Planning Comm. Meeting Date 5-7-2026 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**
 Board of Comm Meeting Date 6-2-2026 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel 3.21 acres, 1.25 acres
C008000607 C0080006A00

Applicant Name/Address/Phone # JUNAID VICANI
970 PEACHTREE IND. BLVD.
SWANEE GA. 30025

Property Owner Name/Address/Phone SAME AS APPLICANT

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

Location McCullers Rd - 5400 GA. HWY 20 Present Zoning B2/MH Acreage 3.21 AC.

Existing Use of Property: CONV. STORE w/ FUEL CANOPY

Existing Structures: CONV. STORE

Property is serviced by:

Public Water: Provider: WALTON COUNTY Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: TO ALLOW TRACTOR TRAILER PARKING AND A THREE DIESEL FUEL PUMPS WITH CANOPY.

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 3/31/26 \$ 600.00 Fee Paid

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: C0080006A00 - MH/B2

Existing Zoning C0080006 - B2 Surrounding Zoning: North A1/B2 South A1/MH
 East A1 West A1

Comprehensive Land Use: Village Center

Commission District: 2-Pete Myers Watershed: Big Haynes

I hereby withdraw the above application _____ Date: _____

Rezoning Application # 226-0093
 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 5-7-2026 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 6-2-2026 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel 3.21 acres C0080006 & 1.25 acres C0080006A00

Applicant Name/Address/Phone #
SUNAD VIEANI
970, PEACHTREE IND,
BLVD, SUWANEE, GA
30025

Property Owner Name/Address/Phone
SAME AS APPLICANT.

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

Location: 50400GA4WY20 McCullers Rd Requested Zoning B2 Acreage 4.35

Existing Use of Property: VACANT CONV. STORE w/ FUEL CANOPY

Existing Structures: N/A CONV. STORE

The purpose of this rezoning is EXPAND EXISTING RETAIL/FUELING CENTER ON PARCEL C0080006A00 WITH VARIANCES INCLUDING BUFFER REDUCTION AND PARTIAL LANDSCAPE STRIP ENCROACHMENT.

Property is serviced by the following:

Public Water: Provider: WALTON COUNTY Well: _____
 Public Sewer: N/A 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: 3/21/26 Fee Paid: \$ 650.00

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:
C0080006A00 - MH/B2
 Existing Zoning C0080006-B2

Surrounding Zoning: North A1/B2 South A1/AH
 East A1 West A1

Comprehensive Land Use: Village Center DRI Required? Y N

Commission District: 2-Pete Myers Watershed: Big Hornes 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:

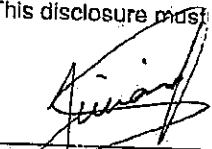
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

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.

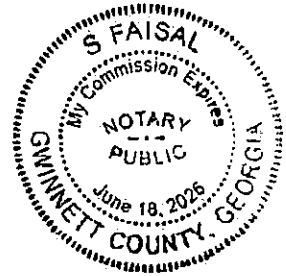
This disclosure must be filed when the application is submitted.



Signature of Applicant/Date


03/09/2026

Check one: Owner Agent



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;

HH, JACKSON MOBILE HOME
COMMUNITY

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

NO AFFECT ON PROPERTY VALUES
ANTICIPATED

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

N/A

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

THIS PROJECT EXPANDS RETAIL
SERVICES AVAILABLE TO THE
COMMUNITY & PROVIDES FUELING
SERVICE TO INDUSTRIES ALONG
Hwy. 20.

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

THE PROJECT IS BENEFICIAL TO THE
TRAVELERS ALONG THE HWY. 20 CORRIDOR.

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 PROPERTY ^{IS VACANT AND} HAS BEEN VACANT
EVEN PRIOR ~~TO BEING~~ TO BEING
ZONED M.H.

**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: SUMAID VIRANI
Address: 970 PEACHTREE INDUSTRIAL BLVD SUWANEE GA 30025

Location of Property: 5400 GA-20 LOGANVILLE, GA, 30052

Map/Parcel Number: C0080006

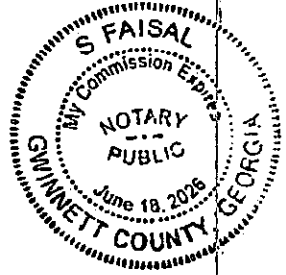
Current Zoning: MH Requested Zoning: B2

Property Owner Signature
Sumaid Virani
Print Name: SUMAID VIRANI
Address: 970 PEACHTREE IND
BLVD SUWANEE, GA
30025

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.

S. Faisal
Notary Public Date 03/09/2026



Checklist for Scale Drawing

LETTER OF INTENT

The subject property is located at the intersection of Ga. Hwy. 20 and McCuller Road, consisting of two land parcels totaling 4.354 acres. Land parcel C00800006A00, Tract 1, is 1.14 acres, zoned B2, and consists of an existing convenience store w/restaurant and a four-pump fueling station under canopy. Land parcel C00800006, Tract 2, is 3.215 acres, zoned a combination of B2 and MH, and consists of some spill over asphalt and gravel areas but mostly mature woodlands.

We are requesting the rezoning of land parcel C00800006, Tract 2, for B2/MH to all B2. Our proposal is to expand the existing convenience store to 7,965 sf, plus the attached additions of 2,676 sf of retail, and 1,800 sf restaurant with drive-thru service.

Existing/proposed building area total of 12,440 sf approximately. The existing four pump automobile fueling station will remain, and a three-pump diesel fueling station with canopy is proposed. Driveways and parking spaces are added to meet County parking code.

In addition to the rezoning, we request a special use permit for tractor trailer parking and diesel fuel pumps with canopy. Tractor trailer access and parking (10 spaces) are proposed and will be located behind the building. The diesel fuel pumps and canopy are proposed to be located to the east side of the building and in line with the face of the building.

Ga. DOT is proposing a traffic circle at the Ga. Hwy 20 and McCuller Road intersection, this roundabout is illustrated on our rezoning exhibit. We have conversed with GDOT officials regarding our proposed development, and they have given us preliminary approval to propose the driveway access locations as illustrated. These driveways will consist of:

A full-access driveway with deceleration and left turn lanes on Ga. Hwy. 20. This driveway is located on the northern corner of the subject property and shared with the adjacent Jackson Mobile Home Community by an inter-parcel access easement.

A full-access driveway with deceleration and left turn lanes on McCuller Road. Plus, an exit only driveway in front of the convenience store for automobile use only. FYI, we requested a right in only driveway off Ga. Hwy. 20 from GDOT but they denied that request. It was our intent to separate automobile traffic from tractor trailer traffic as much as possible.

Variances

1. The required zoning buffer between B2 and MH zoned properties is 50'. Our request is to reduce the buffer to 10' and include a 6' ht. opaque fence 10' inside the property line as applicable.

Variance Hardship:

- A. To provide adequate spacing from the proposed roundabout our proposed full-access driveway must be placed at the northern and southernmost corners of the property, and within the zoning buffer area.
- B. There isn't any public sewer in the area, therefore we need all the area on the south and eastern side of the property for a septic system. Considering that we must accommodate primary and replacement infiltration fields, the entire area set aside for septic use will be utilized.

Note:

We have a Level III Soil Survey that illustrates the soils in this area to be suitable for conventional septic use.

Only the area of the primary septic field will be cleared, the replacement field area will remain vegetated until, and if, the primary field must be replaced.

- 2. A 10' Landscape Strip is required along all road frontages. The **existing** condition has pavement within the landscape strip in front of the existing fueling station. Note the light blue line that meander across the right-of-way line is the existing pavement line. We can cut and remove pavement that encroaches into the right-of-way to make the asphalt line more uniform and remove the Vac/Air unit and signage out of the right-of-way. We will also seek approval through GDOT a single row of shrubs with 3" cal. canopy trees spaced 30' on center across the inside of the right-of-way frontage that the 10' landscape strip is subtracted. GDOT allows landscaping along the edge of the right-of-way through a Encroachment Permit process/

Hardship:

- A. The underground fuel tanks are located between the fuel canopy and the right-of-way. Removing/relocating the tanks is not a feasible option.



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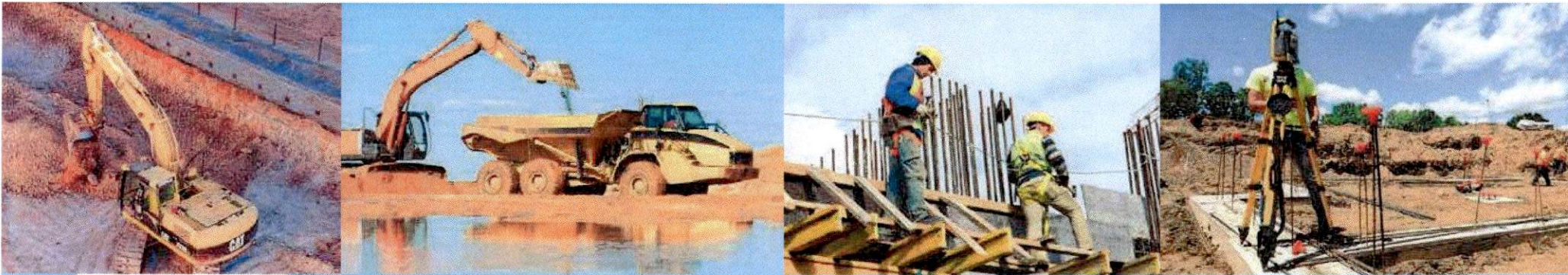
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ATLAN CONSTRUCTION

ATLAN CONSTRUCTION

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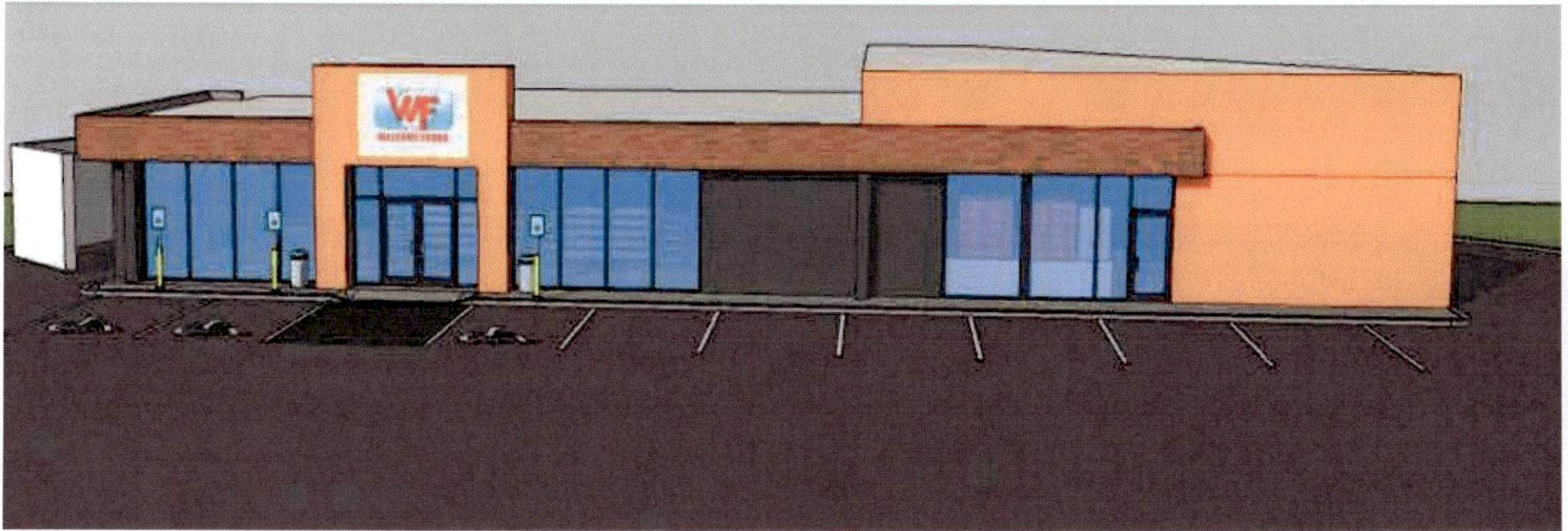
1970 Moores Mill Rd NW, Atlanta, GA 30318



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WELCOME FOODS- MODERN LOOK



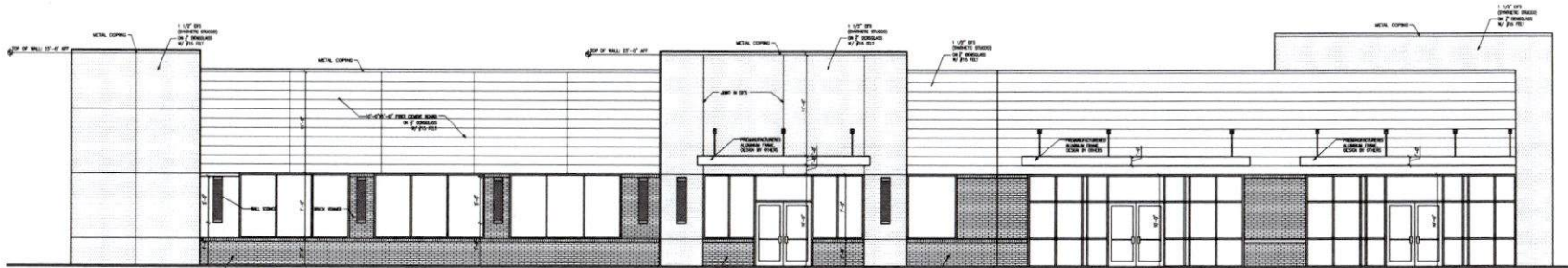
1666 Marietta Hwy, Canton, GA 30114



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PROJECT ELEVATION PLAN



1.1 CONVENIENCE STORE ELEVATION
A-1 SCALE: 3/16"=1'-0"



CONVENIENCE STORE RENDERED ELEVATION

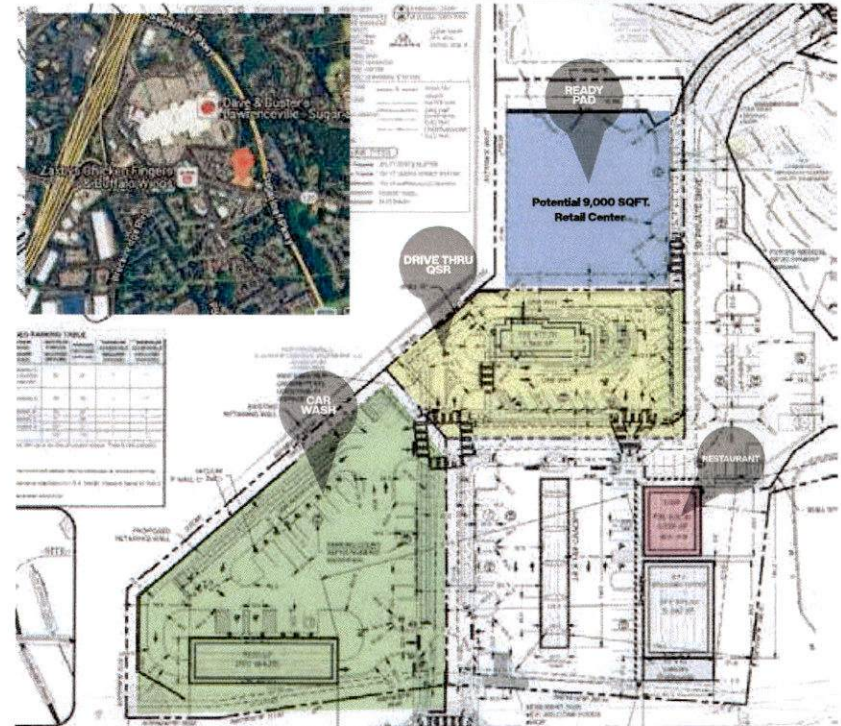
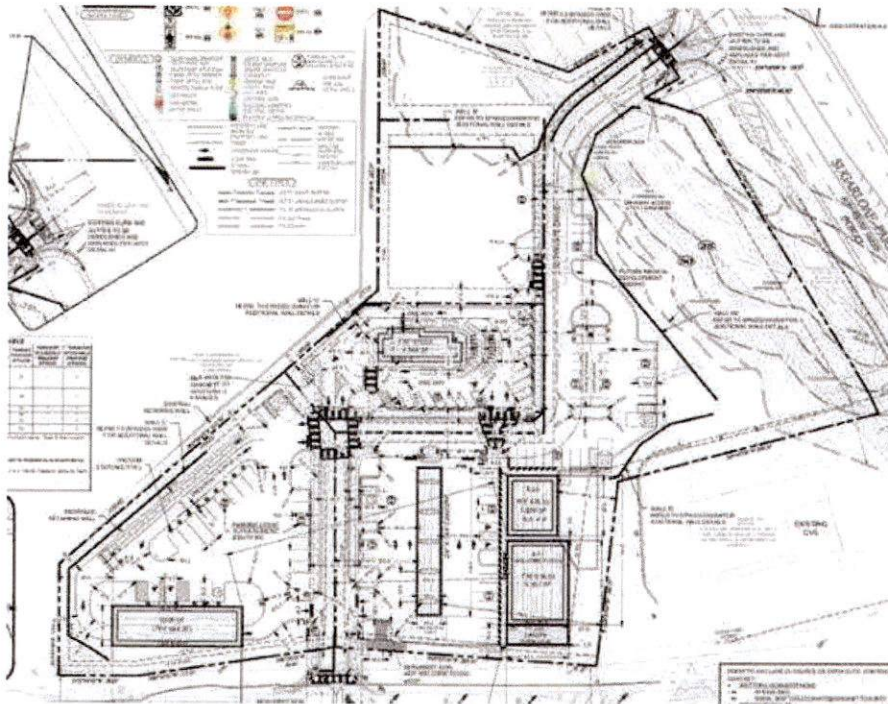


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ON-GOING PROJECTS

LAWRENCEVILLE



1855 Duluth Hwy, Lawrenceville, GA 30043



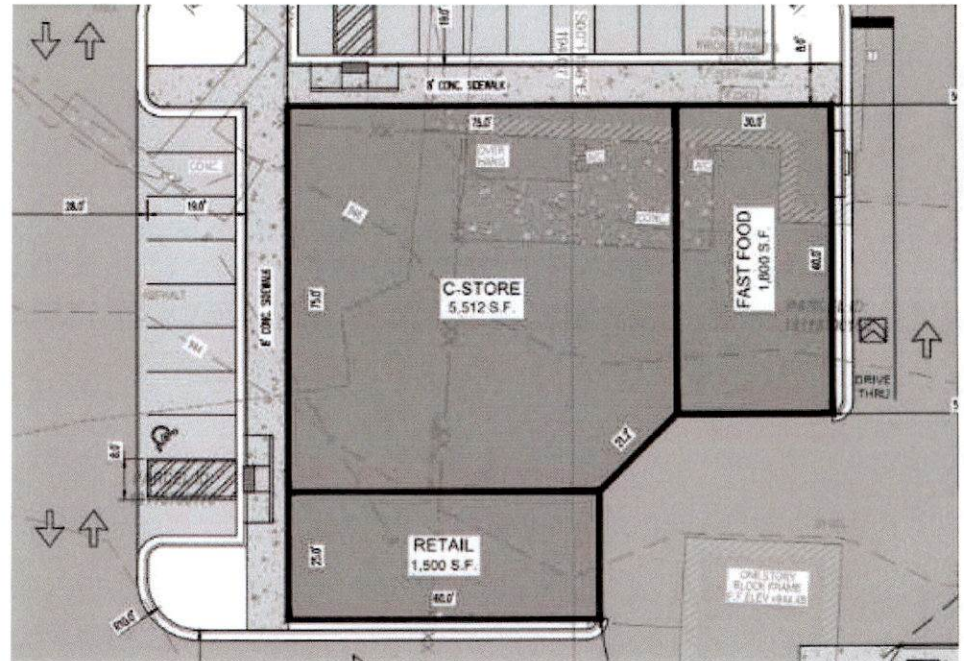
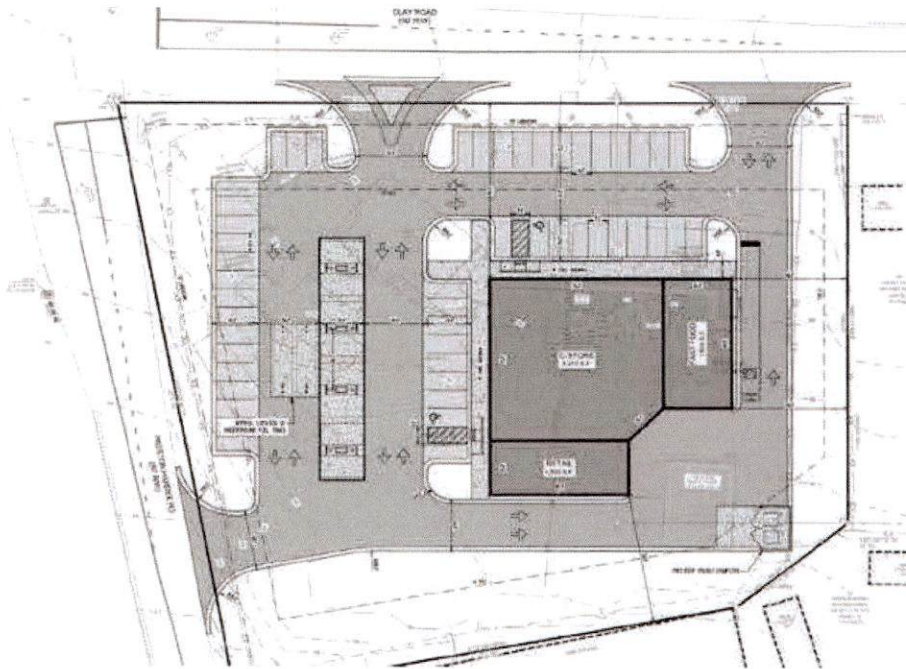
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ON-GOING PROJECTS

AUSTELL



2391 Clay Rd SW, Austell, GA 30106

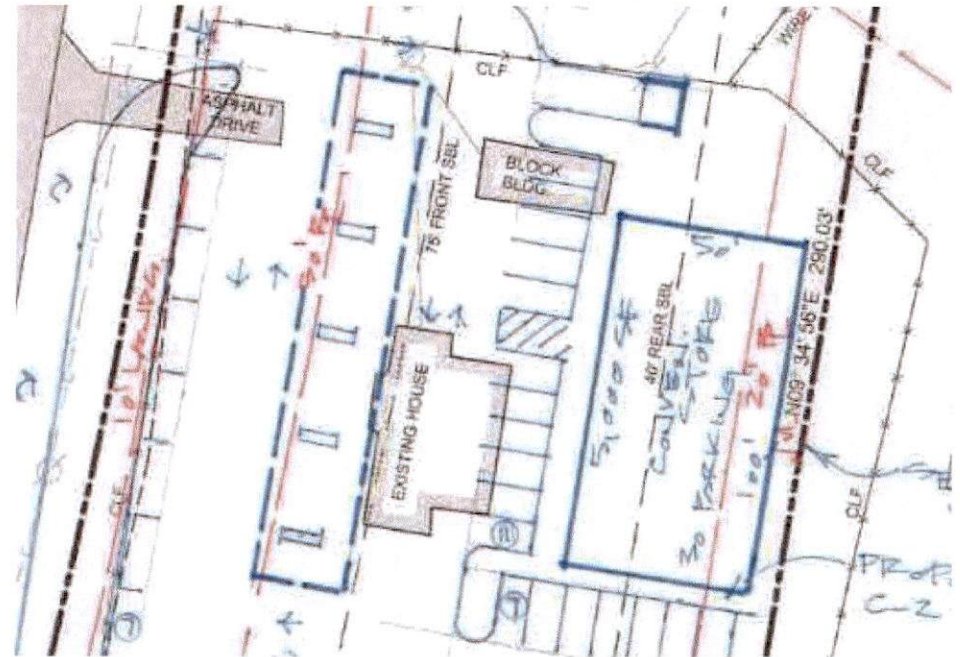
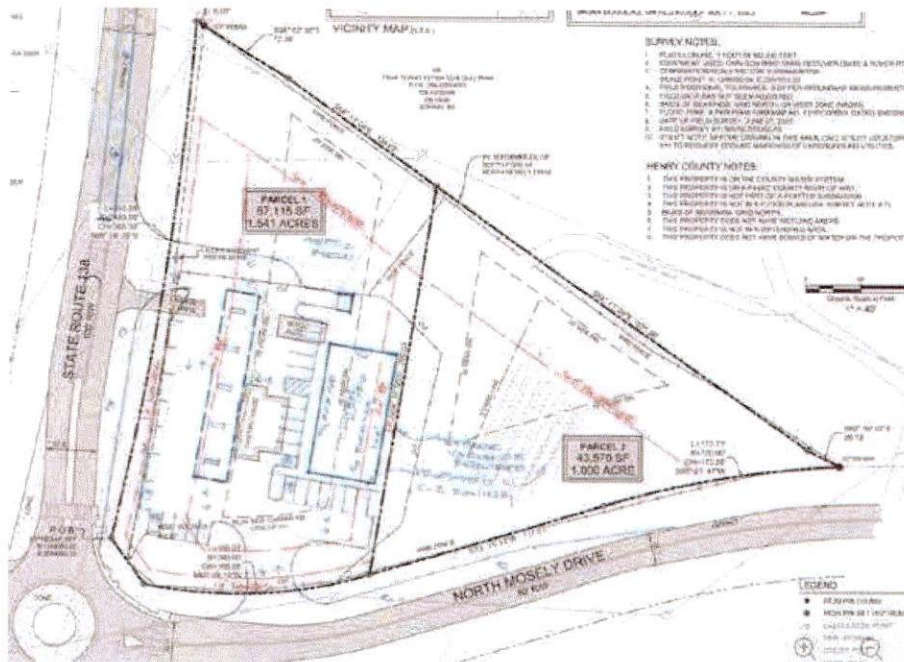


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ON-GOING PROJECTS

STOCKBRIDGE



1810 GA-138, Stockbridge, GA 30281

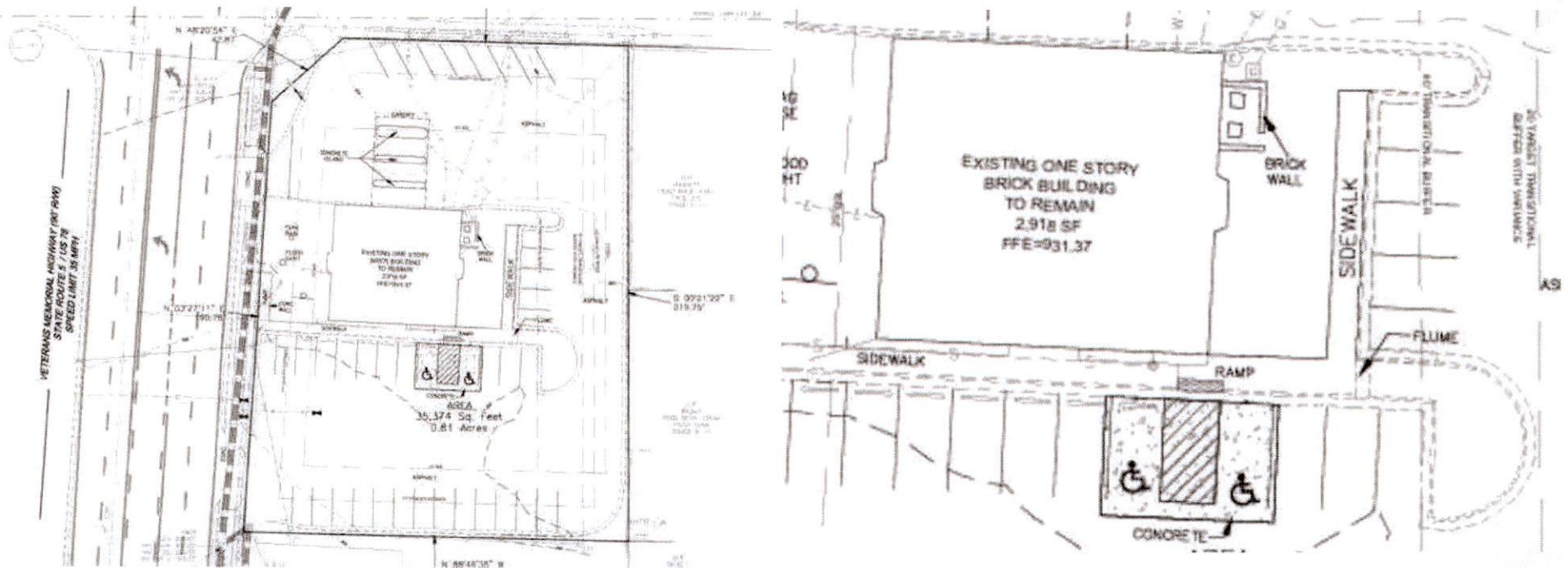


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AUSTELL



2913 Veterans Memorial Hwy, Austell, GA 30168



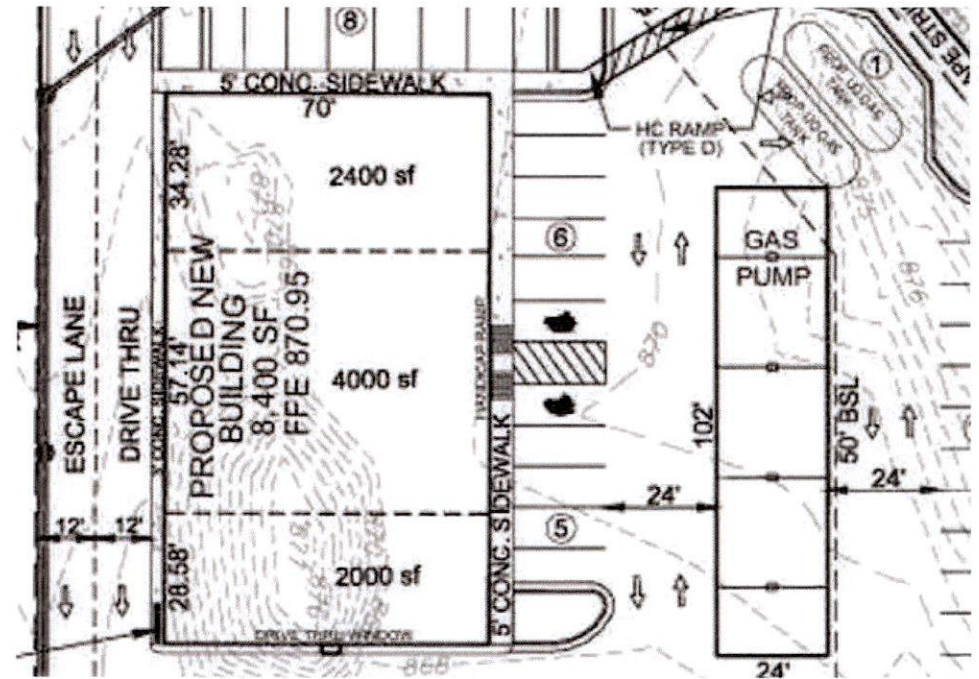
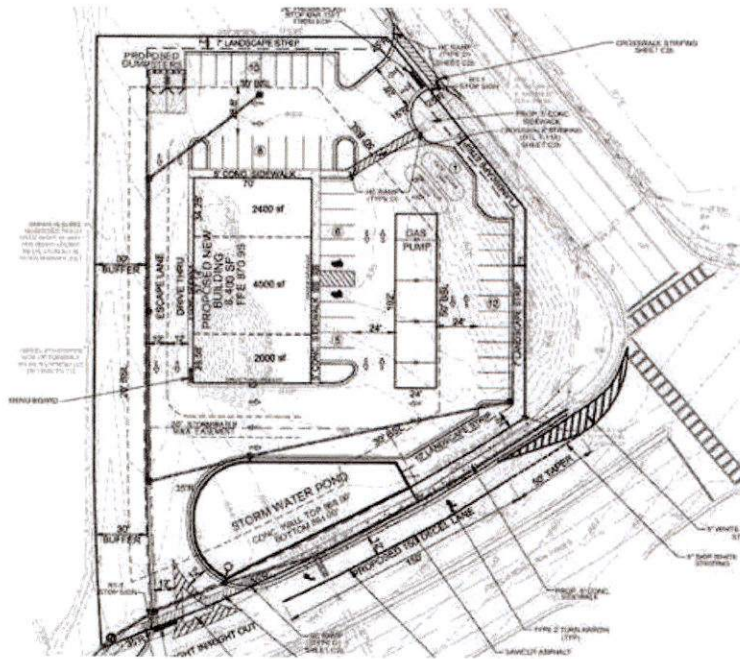
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MCDONOUGH



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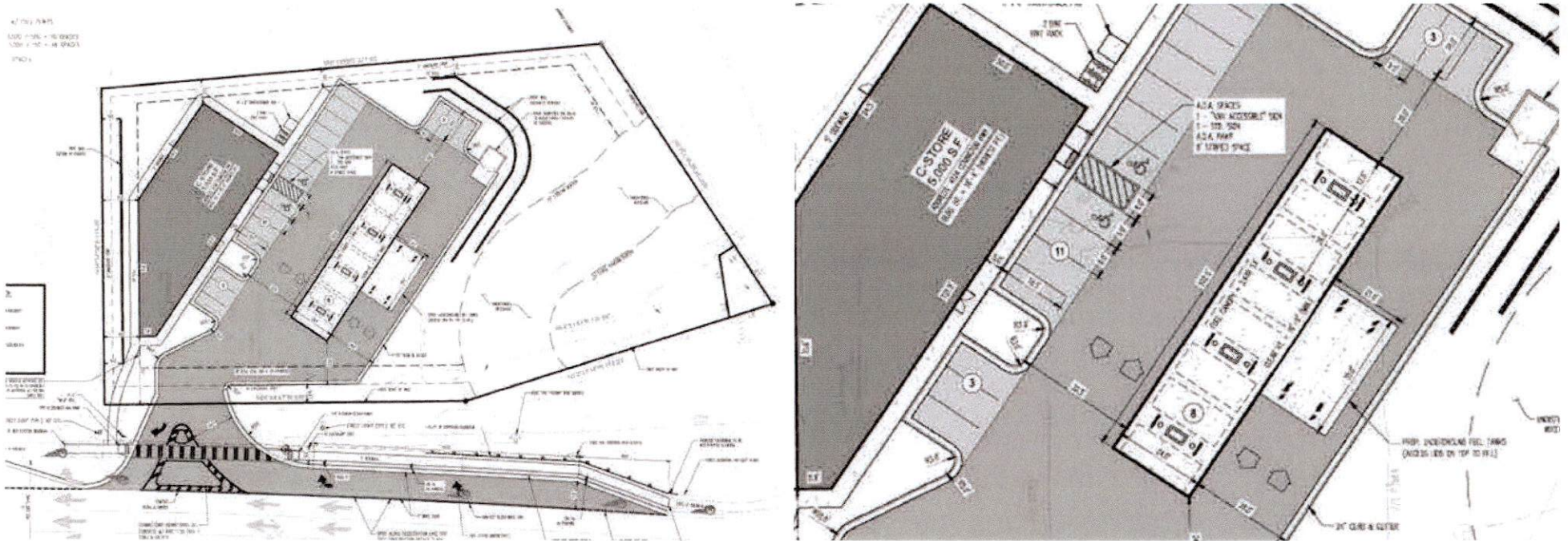


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ON-GOING PROJECTS

DECATUR



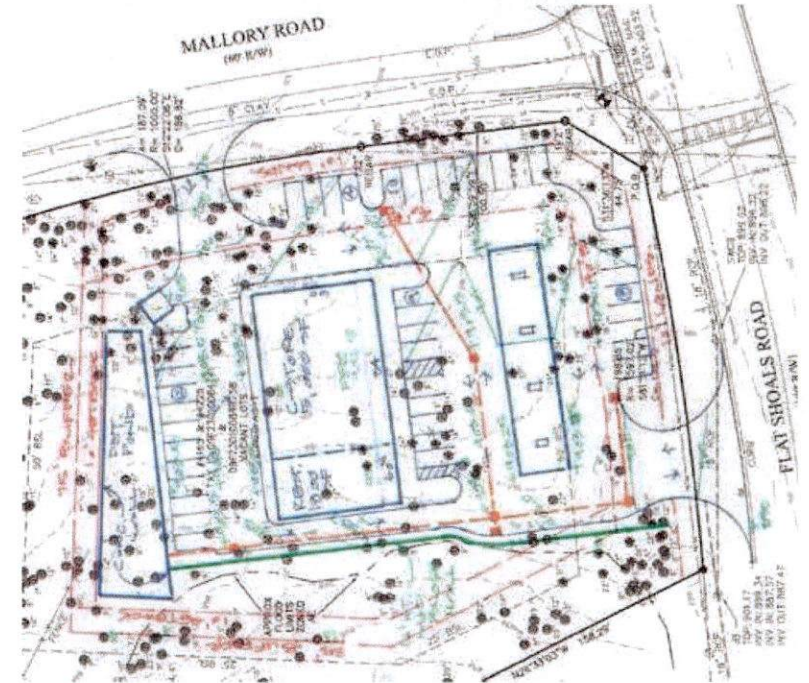
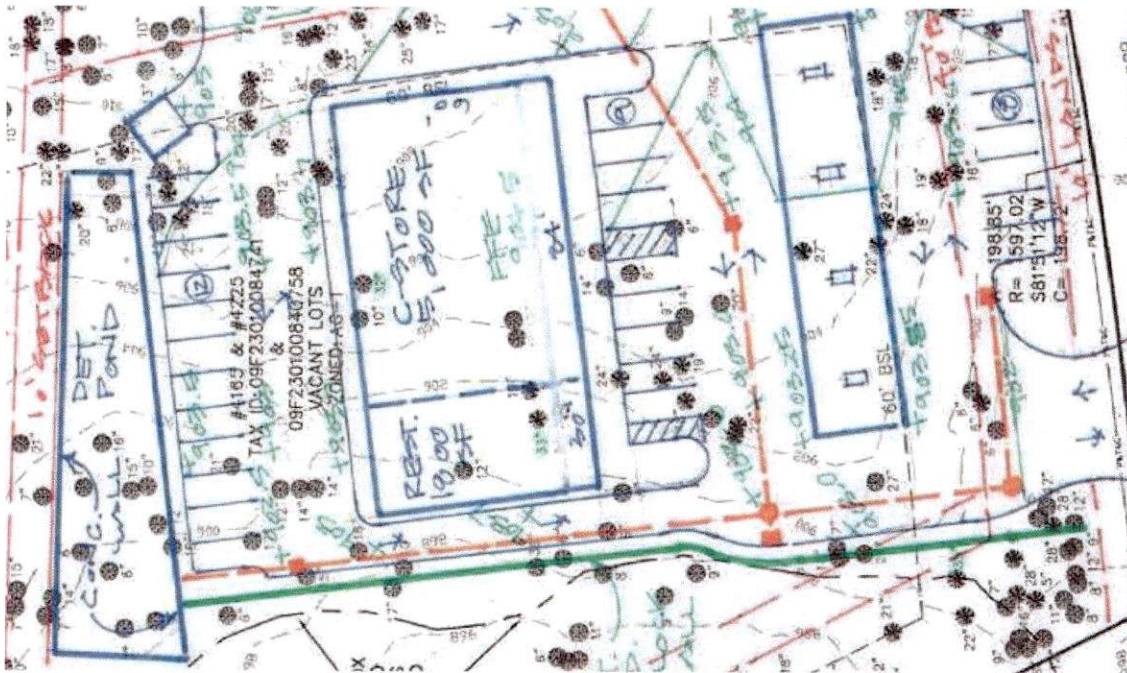
4124 Covington Hwy, Decatur, GA 30032



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ON-GOING PROJECTS CITY OF SOUTH FULTON



4165 Flat Shoals Rd, Union City, GA 30291



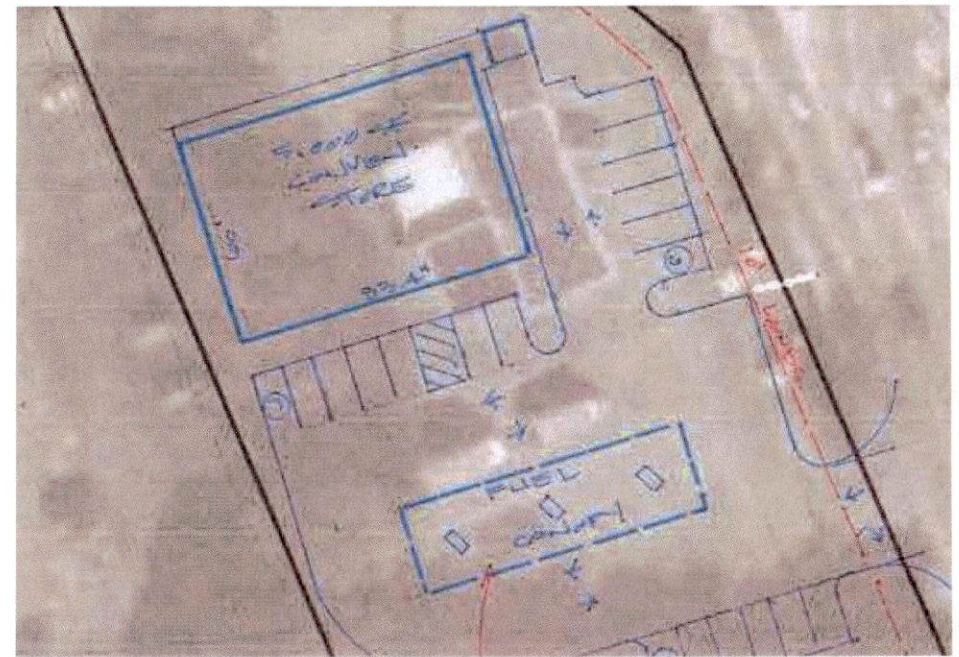
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ON-GOING PROJECTS

NORCROSS



5570 Jimmy Carter Blvd, Norcross, GA 30093

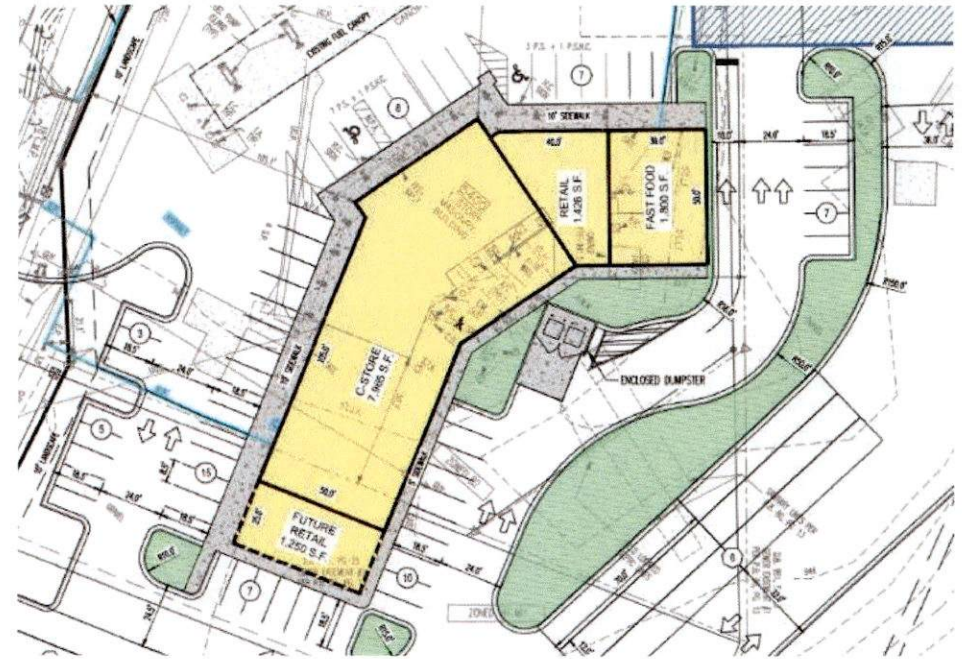
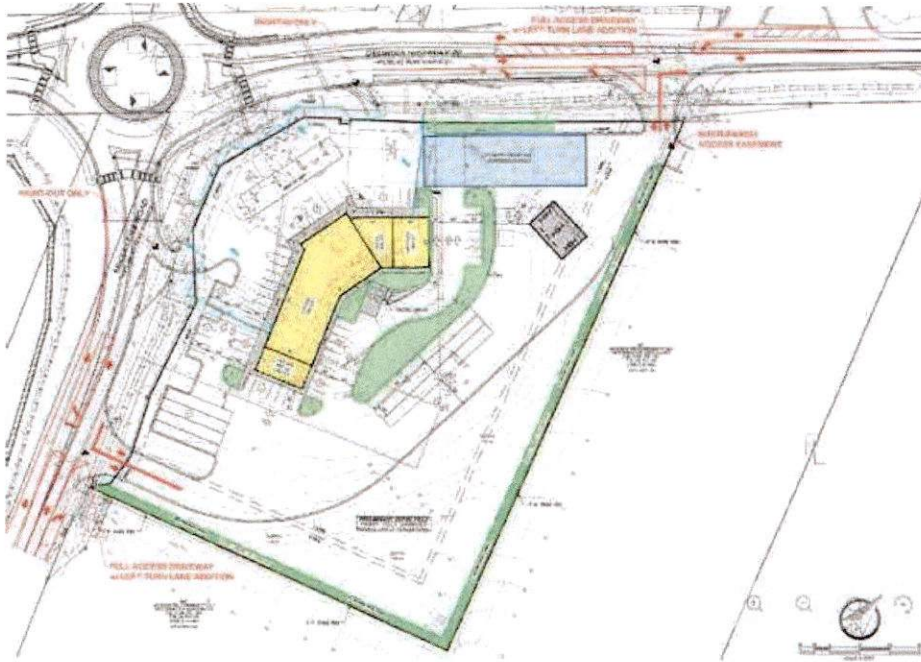


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USE CASE #CU26-0092
Rezoning Case #Z26-0093

LOGANVILLE



5400 GA-20, Loganville, GA 30052



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**THANK
YOU**