



## Planning and Development Department Case Information

Case Number: LU25-0061 and Z25-0056

Meeting Dates: Planning Commission 03-06-2025  
Board of Commissioners 04-01-2025

Applicant:  
Nityanand Sankar  
1014 Country Lane  
Loganville, Georgia 30052

Owner:  
Jeremy D Elrod  
2660 Gum Creek Church Road  
Loganville, Georgia 30052

Current Zoning: A2

Request: Land Use Change from Suburban to Highway Corridor and Rezone 0.63 acres  
from A2 to B2 for motor vehicle sales

Address: 2660 Gum Creek Church Road & Highway 81, Loganville, Georgia 30052

Map Number: C0490025

Character Area: Suburban

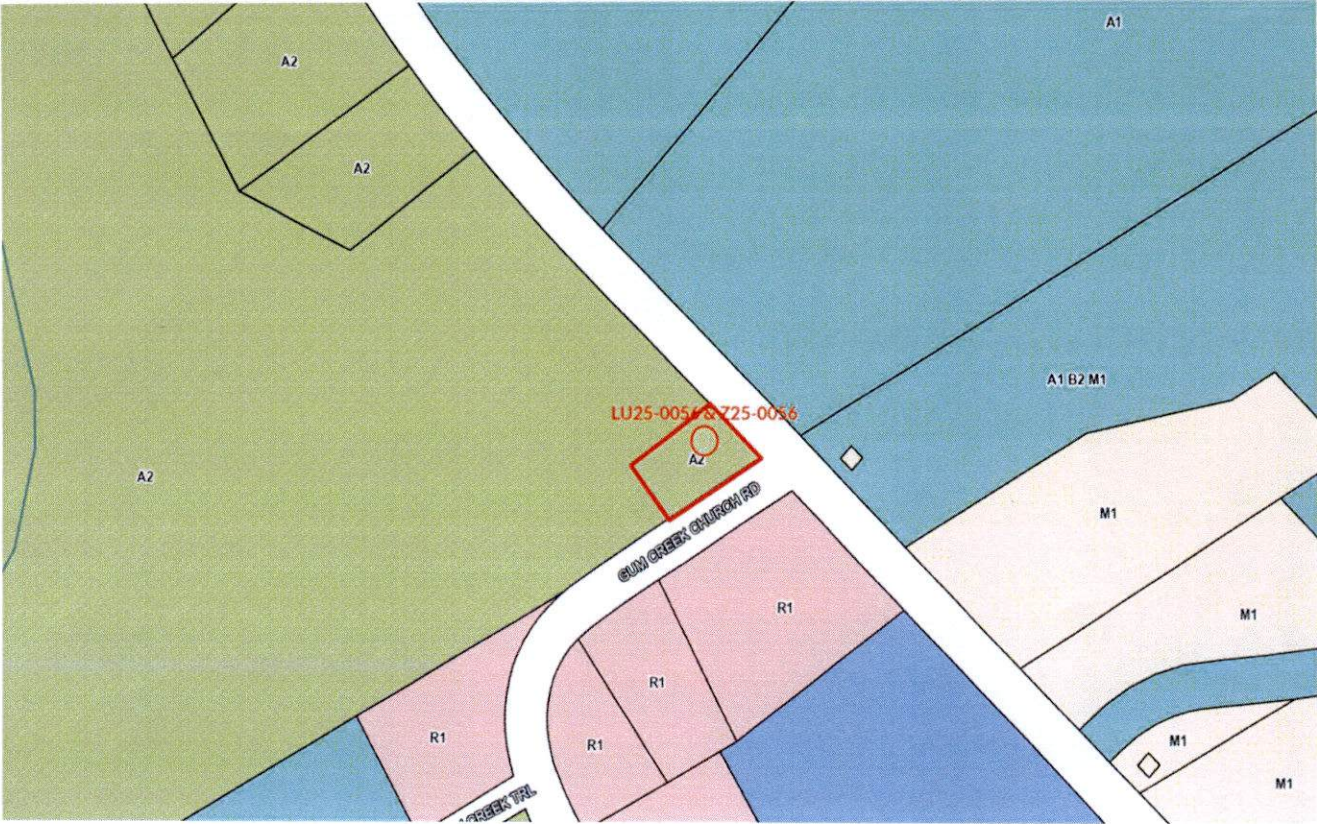
District 2: Commissioner–Pete Myers

Planning Commission –Chris Alexander



Existing Site Conditions: Property consists of .063 acres and contains a house and an accessory building.

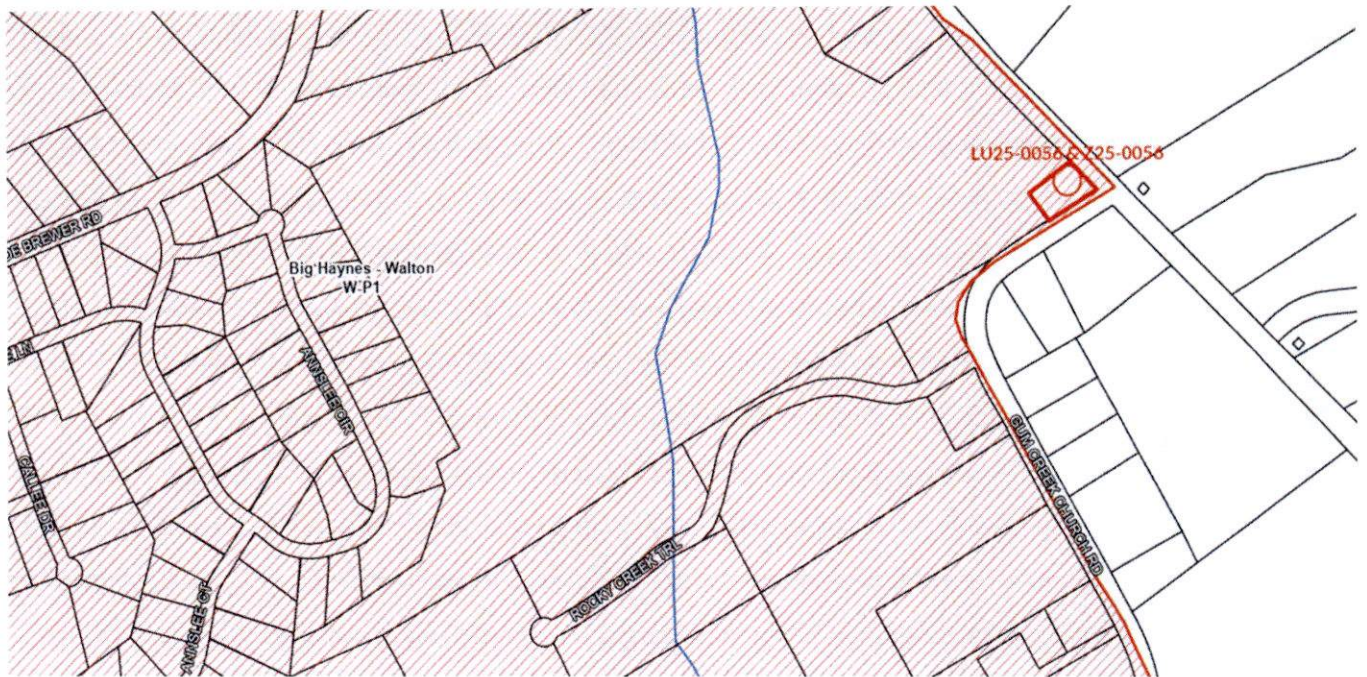
The surrounding properties are zoned A, A2 and R1.



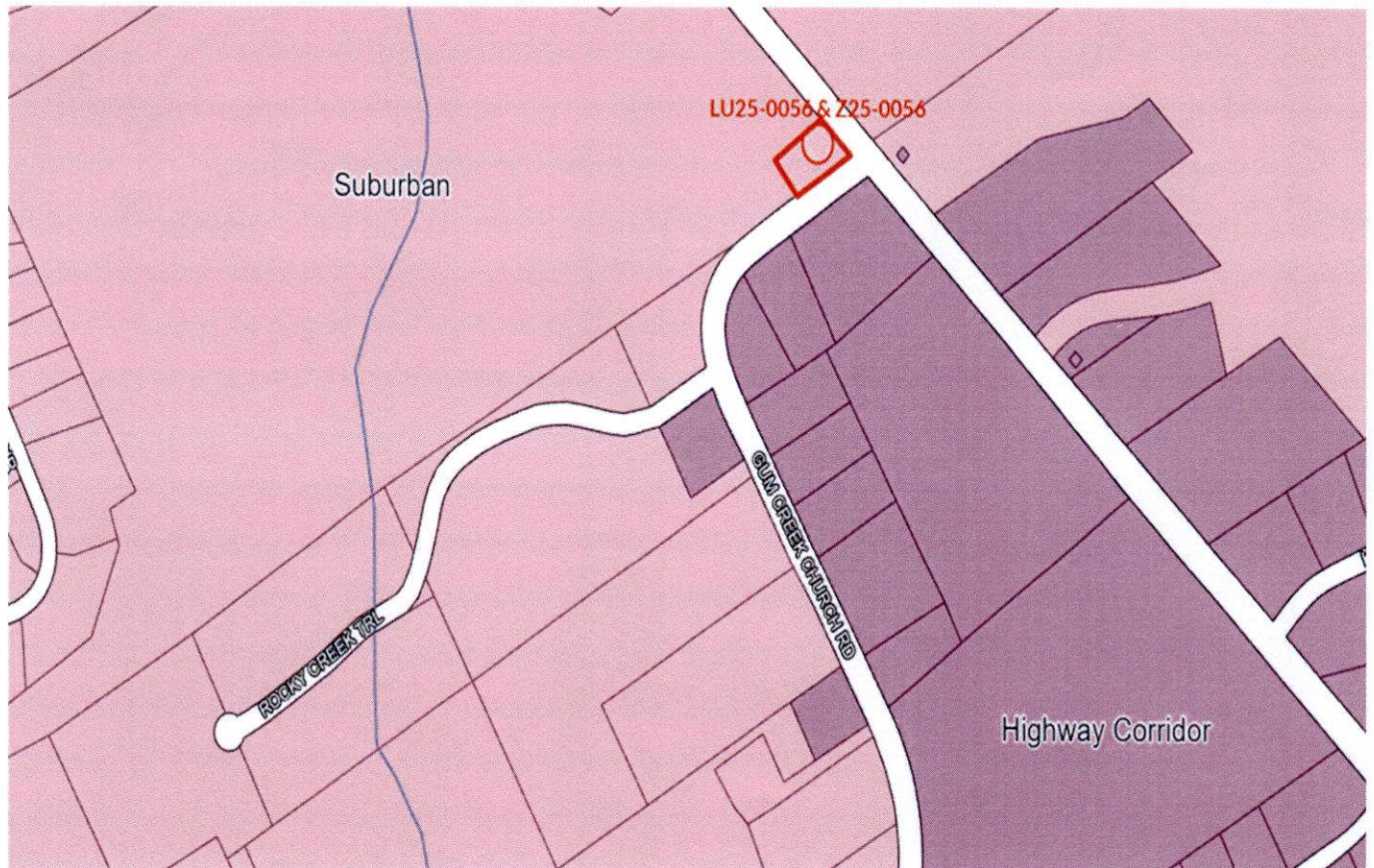
Subdivisions surrounding property:



The property is the Big Haynes Watershed.



The Future Land Use Map for this property is Suburban. The applicant is requesting this be changed to Highway Corridor.



**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:**

**DOT Comments:**

## **Motor Vehicle Sales (8)**

All vehicle sale lots or vehicle lots that are increasing in acreage must comply with the following. Within the districts permitting vehicle sale lots, the following requirements shall apply:

- A. Exterior lighting shall be arranged so that it is deflected away from adjacent properties.
- B. Parking areas shall be hard surfaces with concrete or asphalt and grass must be maintained on the remainder of the lot.
- C. Each vehicle parking space shall be no less than 180 sq. ft., excluding area for egress and ingress and maneuverability of vehicles.
- D. Vehicle sales and storage activity is not permitted on public rights of way or in any parking area that is needed to satisfy the off-street parking requirements of this ordinance.

# Character Area Map Amendment

Application # LU 25-0061

Planning Comm. Meeting Date 3-6-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm. Meeting Date 4-8-2025 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** C049002

<b>Applicant Name/Address/Phone #</b> <u>NIYANAND SANKAR</u> <u>1014 COUNTRY LANE</u> <u>LOGANVILLE GA 30052</u>	<b>Property Owner Name/Address/Phone</b> <u>Jeremy D. Elrod</u> <u>2660 Gum CREEK CHURCH RD</u> <u>LOGANVILLE GA 30052</u>
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(If more than one owner, attach Exhibit "A")

Phone # 678-758-0439 Phone # \_\_\_\_\_

E-mail Address: RSANKAR0624@YAHOO.COM 0.63

Location: 2660 Gum CREEK CHURCH RD Hwy 81 Acreage 0.63

Existing Character Area: Suburban

Proposed Character Area: AUTOMOBILE SALE - Highway Corridor

Is this a Major or Minor amendment to the plan? Minor

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? \_\_\_\_\_

Proposed Development: \_\_\_\_\_ Single-family \_\_\_\_\_ Multi-family  Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Proposed Zoning: B2 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] 01/30/2025 \$250.00  
Signature Date Fee Paid

**Rezone Application #** Z 25-0056  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 3-6-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 4-8-2025 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C0490025

**Applicant Name/Address/Phone #**

NETYANAND SANKAR.

7014 COUNTRY LANE.

LOGANVILLE GA 30052

E-mail address: RSANKAR0621@YAHOO.COM (If more than one owner, attach Exhibit "A")

Phone # 678-758-0439

Phone # \_\_\_\_\_

Location: 2660 Gum Creek Ch. Rd. Hwy 81 Requested Zoning B2 Acreage 0.63

Existing Use of Property: RESIDENTIAL

Existing Structures: \_\_\_\_\_

The purpose of this rezone is AUTOMOBILE SALE

Property is serviced by the following:

Public Water:  Provider: WALTON COUNTY'S 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 \_\_\_\_\_ Fee Paid \$ 450.00

**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 A2 Surrounding Zoning: North A1 South A2  
 East A1 West A2

Comprehensive Land Use: Suburban **DRI Required?** Y \_\_\_\_\_ N

Commission District: 2-Pete Myers Watershed: Big Haynes Walton TMP

W-P1

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

**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: NETYANAND SANKAR

Address: 1014 COUNTRY LANE LOGANVILLE GA 30052

Telephone: 678-758-0439

Location of Property: 2660 Gum Creek Church Road

LOGANVILLE, GA 30052

Map/Parcel Number: C0490025

Current Zoning: A2 Requested Zoning: B2

Jeremy Elrod  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Jeremy Elrod

Print Name: \_\_\_\_\_

Address: 2660 Gum Creek Church Rd. Loganville GA, 30052

Address: \_\_\_\_\_

Phone #: 404-771-5584

Phone #: \_\_\_\_\_

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.

Mandy Andrews  
Notary Public

2-3-25  
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;

RESIDENTIAL AND RECREATIONAL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*YES.*

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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

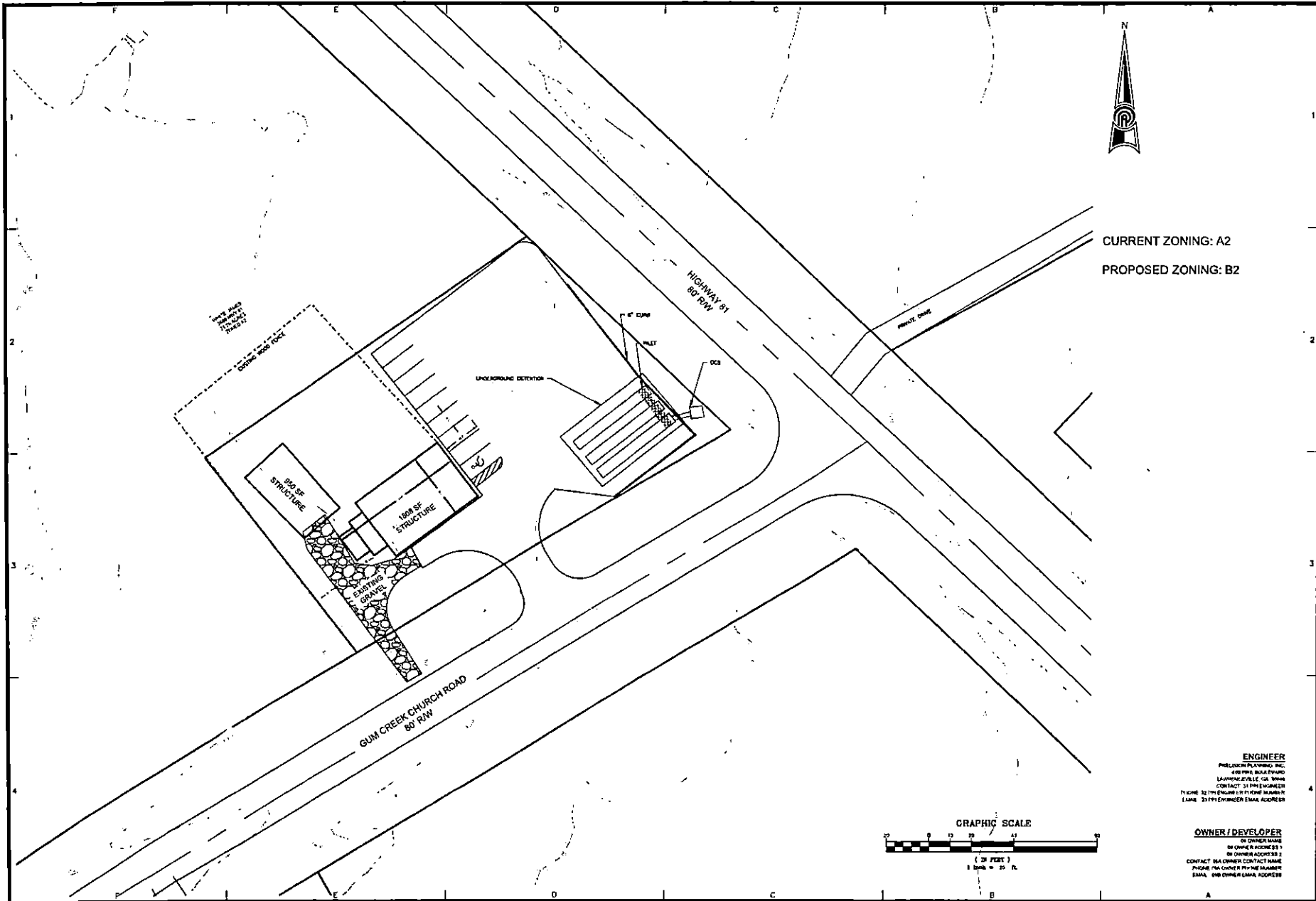
*NONE.*

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CURRENT ZONING: A2  
 PROPOSED ZONING: B2

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 PRECISION PLANNING, INC.

PROFESSIONAL SEAL FOR  
 PUBLIC USE. ORIGINAL  
 OFFICE OF CONSTRUCTION

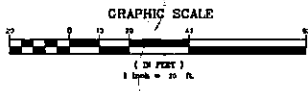
**PRECISION**  
 Planning Inc.  
 planners • engineers • architects • surveyors  
 Georgia Engineering Firm ECA # PE000229  
 4047 Peachtree Dunwoody Road, Suite 300  
 Atlanta, Georgia 30305 • 404.251.1000

GUM CREEK  
 CHURCH ROAD  
 COLLINS HILL RD.  
 LAWRENCEVILLE, GA

CONCEPT PLAN	
SHEET TITLE	
SEARCH	INDEX
REVISION	DATE

DATE	NO. OF DESCRIPTION	RELEASE

**ENGINEER**  
 PRECISION PLANNING, INC.  
 4047 PEACHTREE DUNWOODY  
 LAWRENCEVILLE, GA 30046  
 CONTACT: 311 PM ENGINEER  
 PHONE: 311 THE ENGINEER PHONE NUMBER  
 EMAIL: 311@ENGINEER EMAIL ADDRESS



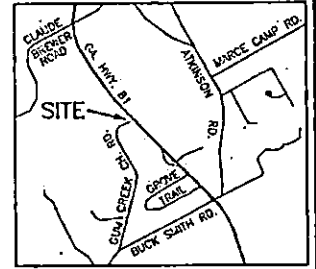
**OWNER / DEVELOPER**  
 01 OWNER NAME  
 02 OWNER ADDRESS 1  
 03 OWNER ADDRESS 2  
 CONTACT OR OWNER CONTACT NAME  
 PHONE OR OWNER PHONE NUMBER  
 EMAIL OR OWNER EMAIL ADDRESS

172/0/20  
 25-013  
 PPR25-013  
**1 OF 2**

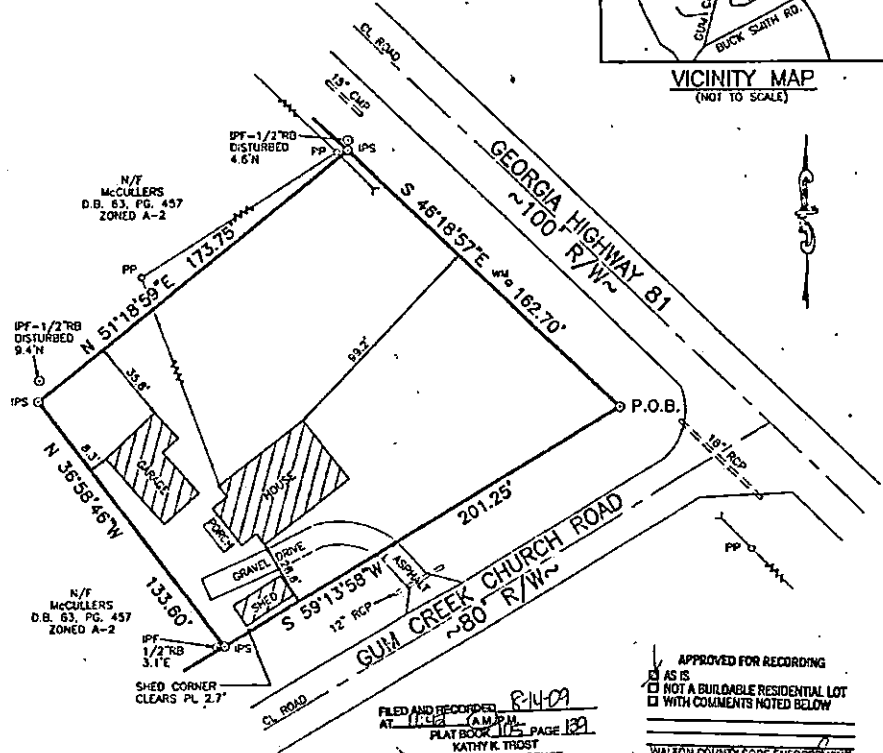
**CERTIFICATE OF APPROVAL FOR RECORDING:**

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)



AREA = 27,374 SQ. FT. = 0.628 ACRES

FILED AND RECORDED **R-14-09**  
AT **11:58** (A.M.)  
PLAT BOOK **115** PAGE **139**  
KATHY K. TROST  
CLERK SUPERIOR COURT  
WALTON COUNTY, GEORGIA

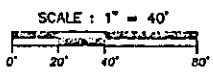
APPROVED FOR RECORDING  
 AS IS  
 NOT A BUILDABLE RESIDENTIAL LOT  
 WITH COMMENTS NOTED BELOW  
WALTON COUNTY CODE ENFORCEMENT  
DATE **8/11/09** NAME **13/1/09**

**NOTES:**

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,228 FEET AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,723,364 FEET.

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED.  
THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13297C0100 D DATED FEBRUARY 16, 1999  
LOT IS ZONED A-2.  
MINIMUM SETBACKS: FRONT 50'  
REAR 40'  
SIDE 15'

**OWNER:**  
MAKHAYAL FAROOQI  
4870 CA. HWY. 29  
LOGANVILLE, GEORGIA 30052



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW

	SURVEY FOR: <b>MAKHAYAL FAROOQI</b>	
	2660 GUM CREEK RD., LOGANVILLE, GA PARCEL ID C0490-025-000 D.B. 2432, PG. 127 P.B. 13, PG. 160	COUNTY: WALTON LAND LOT: 159 DISTRICT: 4TH SECTION: BUNCOMBE C.M.D. 417 SCALE: 1"=40' FIELD: 8-29-07 BY: TF OFFICE: 11-16-07 BY: GSG REVISED:
<b>ADAM &amp; LEE LAND SURVEYING</b> 6640 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8995		<b>07197</b>