



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

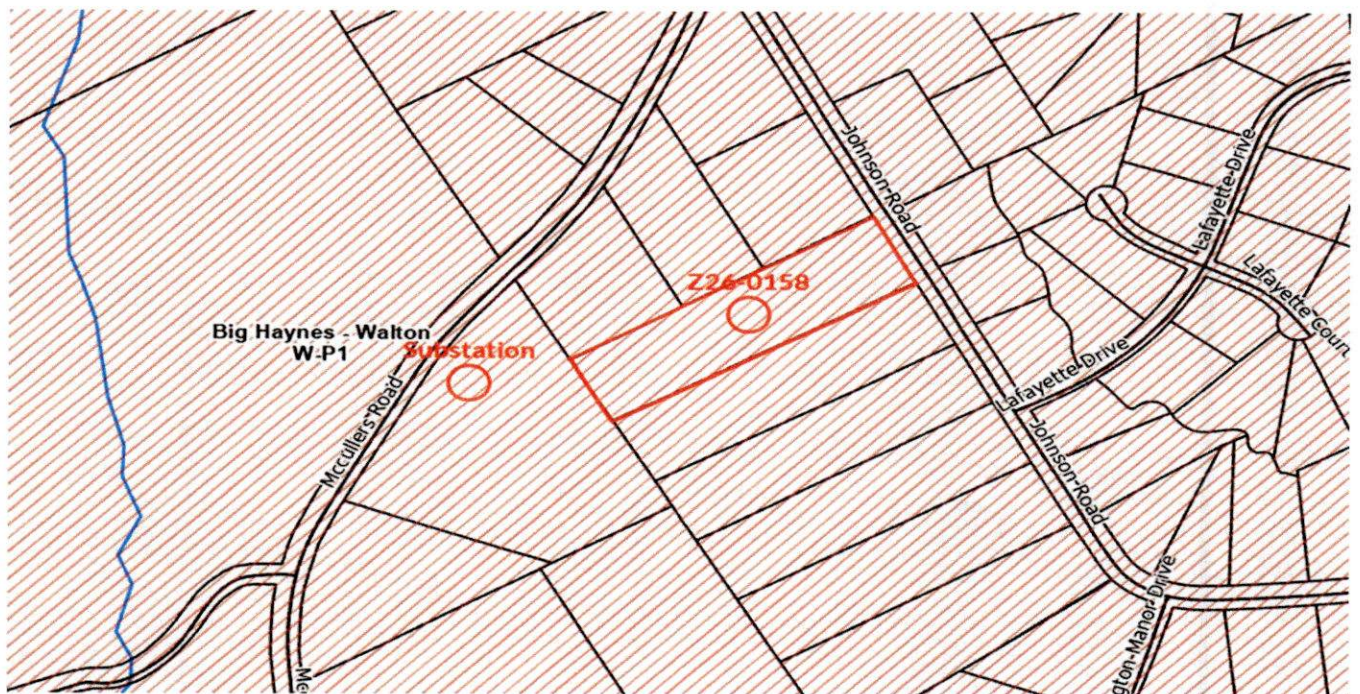
Existing Site Conditions: The property has a house.



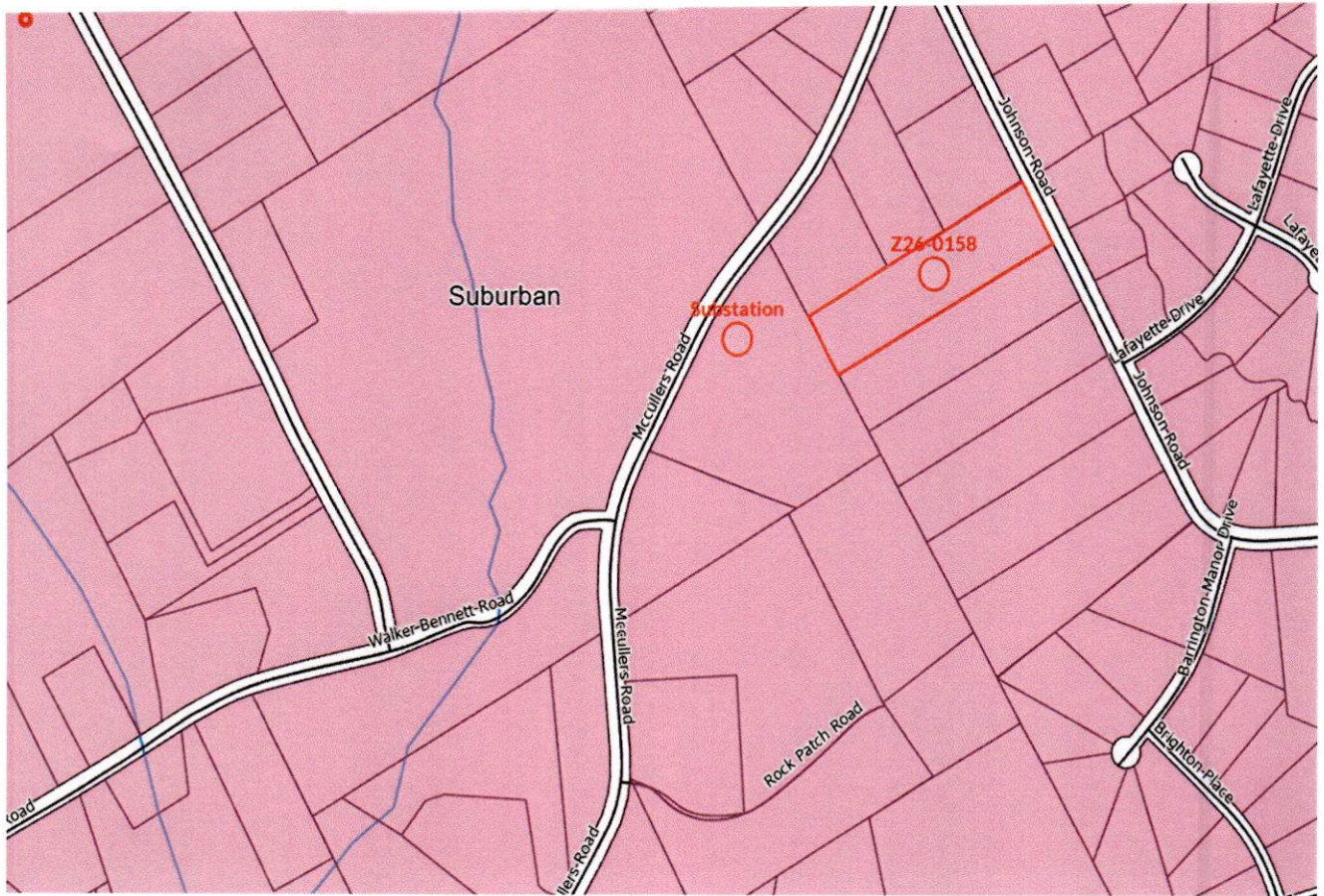
The surrounding properties are zoned A, A1, R1 and Substation.



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:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

City of Social Circle:

City of Loganville:

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, hooved 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 hooved 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 hooved 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 #

Conks R Barckona
2487 Johnson Rd
Loganville Ga 30052

Property Owner Name/Address/Phone

Anita Panjwani - Arash Panjwani
Cynthia D. Santos Diaz - 4035 Embasser Way
Lilburn, GA. 30047
 (If more than one owner, attach Exhibit "A")

Location: 2487 Johnson Rd
Loganville 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 5/28/2026 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: Cantos Barakona

Address: 2487 Jenkins Rd Loganville Ga 30052

Location of Property:
2487 Jenkins Rd Loganville Ga 30052

Map/Parcel Number: C0100016

Property Owner Signature _____

Print Name: Cynthia S. Lee

Address: 2487 Jenkins 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.

Tracie S. Malcom
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;

n/a, 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.

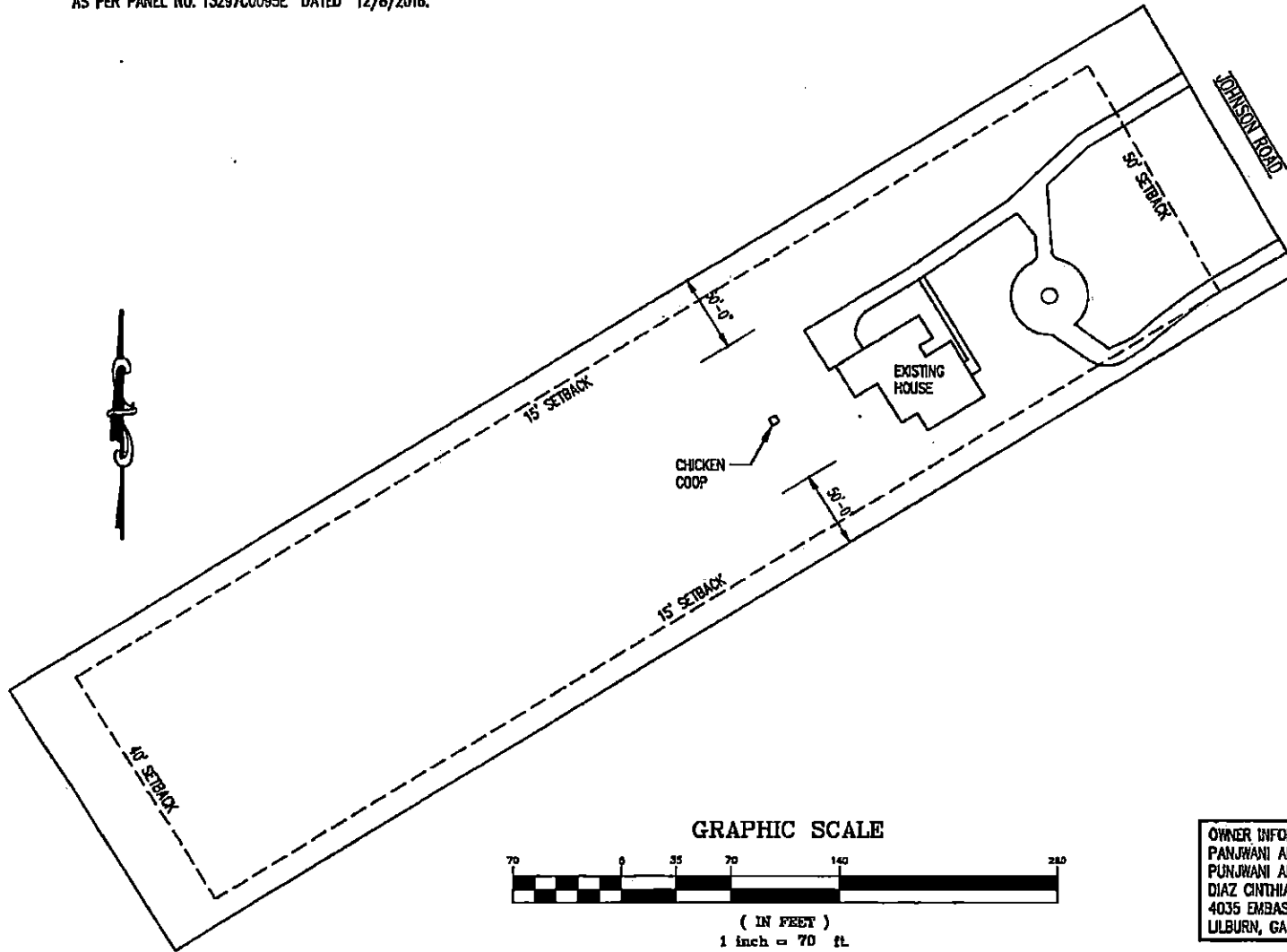
I am requesting to have personal outside animals and chickens. These animals are for personal use and for my children. I will not be selling animals from my property.

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



Carlos R. Barahona

FLOOD PLAIN NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A F.I.R.M. FLOOD HAZARD AREA
 AS PER PANEL NO. 13297C0095E DATED 12/8/2016.



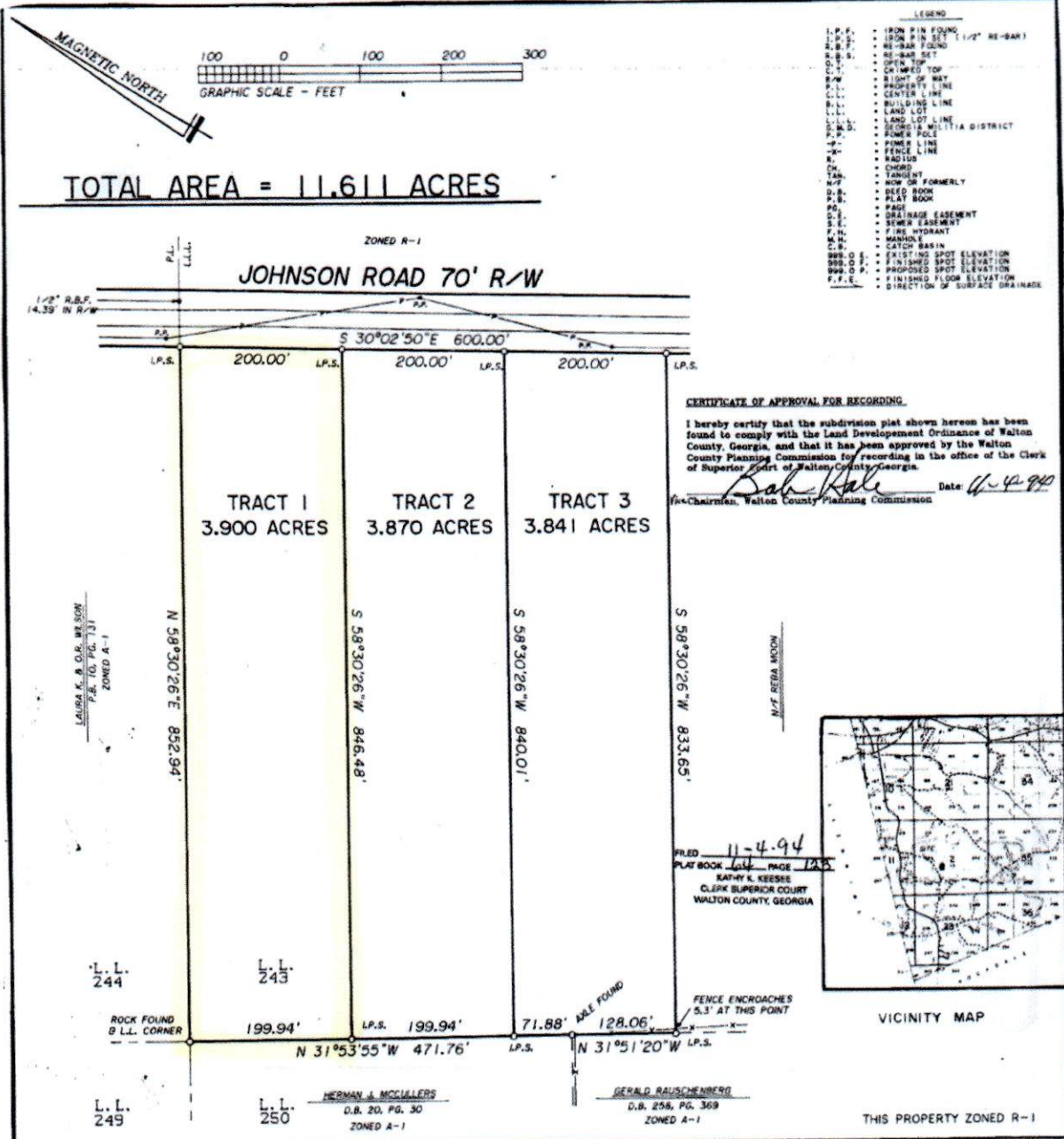
GRAPHIC SCALE



(IN FEET)
 1 inch = 70 ft.

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

<p> SITE PLAN PANJWANI RESIDENCE 2487 JOHNSON ROAD, LOCUSTVILLE, GA 30027 </p>	<p> SHEET NO. 1 SHEET NO. 2 SHEET NO. 3 SHEET NO. 4 </p>
<p> Greg Malcom Drafting Services P.O. Box 1000 Lilburn, GA 30047 </p>	<p> DATE: 12/15/16 DRAWN BY: G. MALCOM CHECKED BY: G. MALCOM SHEET: 1 OF 4 DRAWING NUMBER: SP1.1 </p>



NOTES:

- The field data upon which this plat is based has a closure precision of one foot in 10,000 feet and an angular error of 7" per angle point, and was adjusted by the Compass Rule.
- The equipment used to obtain the linear and angular measurements was a Topcon GT5-303.
- This plat has been calculated for closure and is found to be accurate within one foot in 7,100,000 feet.



SURVEY FOR: **KENNETH L. DODSON**

LOT: BLOCK: S/D: UNIT: PHASE:

LAND LOT(S) 243 4th DISTRICT WALTON COUNTY, GEORGIA

SCALE: 1" = 100' DATE: 10/31/94

Von Itter & Associates, Inc. 1829 Youth-Jersey Road
LAND SURVEYORS Loganville, Georgia 30249
404-465-6002

RECORDED: NOV 8 1994 . 10
KATHY K. KESSEE, CLERK

Not Part of a Subdivision