



Planning and Development Department Case Information

Case Number: Z26-0222

Meeting Dates: Planning Commission 09-03-2026

Board of Commissioners 10-06-2026

Applicant:

Ravishankar Doejode
490 Gene Bell Road
Monroe, Georgia 30655

Owners:

Ravishankar Doejode,
Sunitha Rao, and
Rahul Ravishankar Doejode
490 Gene Bell Road
Monroe, Georgia 30655

Shreyas Ravishankar Doejode
638 Caryle Trail Lane
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 6.15 acres from A1 to A to grow and sell fruits and vegetables to take to the market.

Address: 440 Mt Vernon Road, Monroe, Georgia 30655

Map Number/Site Area: C1790096– 6.15 acres

Character Area: Rural Residential/Agriculture

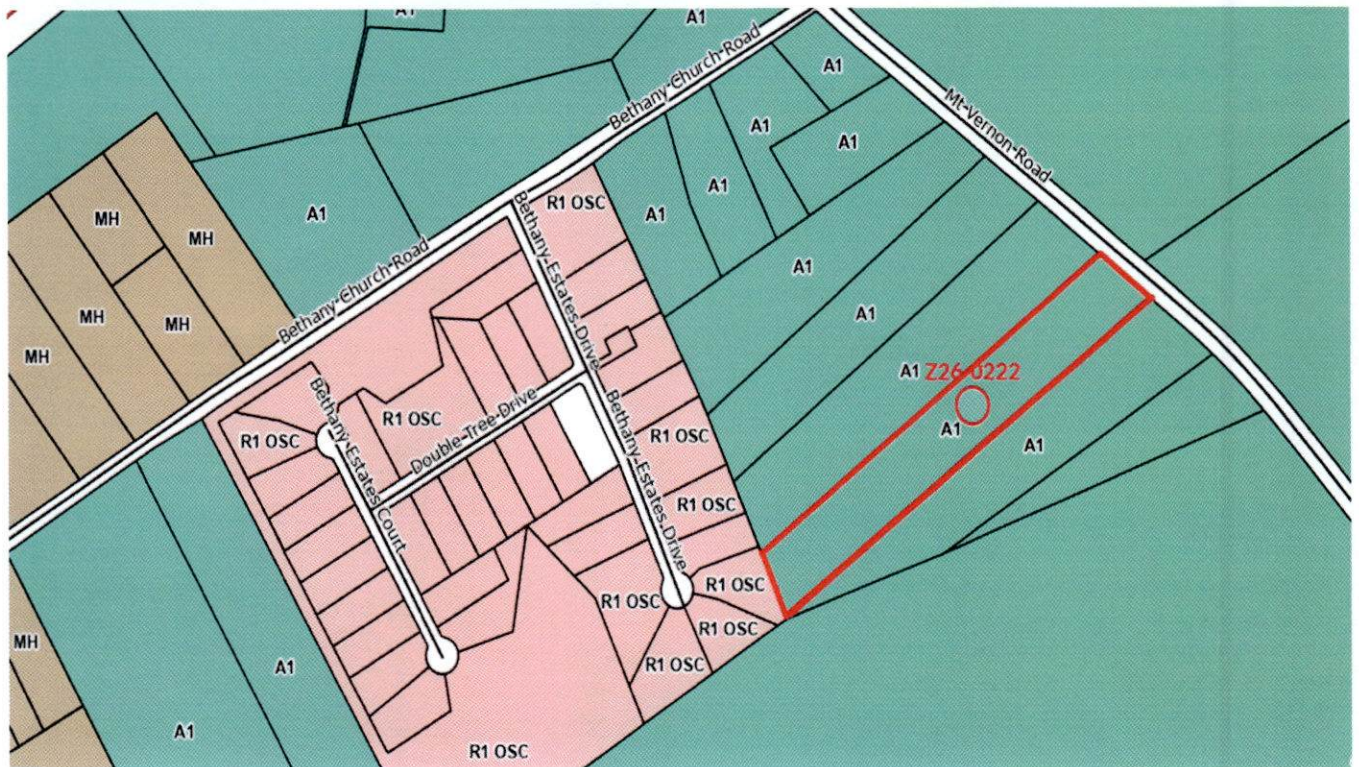
District 4 Commissioner- Lee Bradford

Planning Commission–Michelle Trammel

Existing Site Conditions: Property is vacant land.

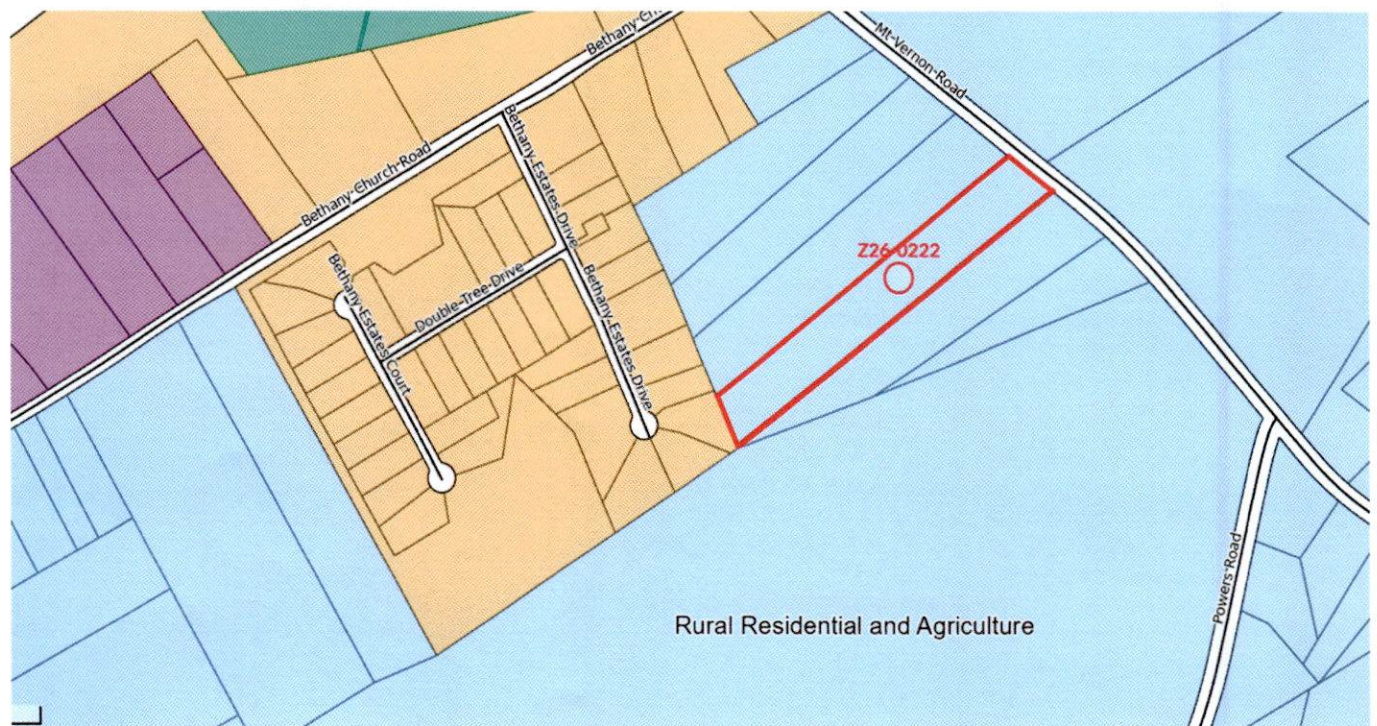


The surrounding properties are zoned A1 and R1OSC.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Rural Residential/Agriculture.



History: No History

Staff Comments/Concerns:

Public Works: Public Works would recommend a commercial driveway to be installed for a business.

Sheriff's Department: No comment received.

Water Authority: No system impacts anticipated.

Fire Marshall Review: No Comments

Fire Department Review: No impacts foreseen

Board of Education: Will have no affect on the Walton County School System.

GDOT: Will not require GDOT coordination.

City of Loganville: No comment received.

City of Social Circle: No comment received.

City of Monroe: No comment received.

PC ACTION 9/3/2026:

Z26-0222 – Rezone 6.15 acres from A1 to A to grow and sell fruits and vegetables – Applicant: Ravishankar Doejode/Owners: Ravishankar, Rahul and Shreyas Doejode and Sunitha Rao - property located at 440 Mt Vernon Road – Map/Parcel C1790096 – District 4

Presentation: Ravishankar Doejode, who lives at 490 Gene Bell Rd., Monroe, Georgia represented the case. He is asking for a rezone from A1 to A to grow fruits and vegetables and sell them at farmer markets. He stated that there will not be tractors on the property, the working of the farm will be done by hand, and they will not be using any pesticides. They will be using handheld tools to work on the farm and there will be no noise on the farm. They will be using compost and maybe some organic items, but they will not have any harmful effects on humans or animals. Mr. Doejode stated that he and his wife are not troublemakers and want to be very good neighbors who do not want any problems.

Josh Ferguson asked where they planned to sell the fruits and vegetables and Mr. Doejode stated that they would sell mostly at farmers' markets. Josh Ferguson asked if they would be having a farm stand on the property and Mr. Doejode stated that they would not.

Timothy Kemp asked if there are no tractors then how they plan to grow fruits and vegetables and Mr. Doejode stated that they would use handheld tools.

Chris Alexander asked if there was going to be any livestock on the property and Mr. Doejode stated no.

Robert Post asked if they had any plans to build a barn or shed on the property and Mr. Doejode stated that they may build a shed on the property to store the tools in.

Timothy Kemp asked if they would be delivering the produce to the market on the day that they are picked and Mr. Doejode stated that they live close and that is the plan and Mr. Kemp wanted to know what kind of vegetables and Mr. Doejode stated things like tomatoes, okra, bell peppers, or whatever the customers want.

Speaking: No one

Recommendation: Josh Ferguson made a motion to recommend approval as submitted with a second by Timothy Kemp. The Motion carried unanimously.

Rezone Application # Z26-0222
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 9-3-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 10-6-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1790096

Applicant Name/Address/Phone #

RAVISHANKAR DOBBODE
490 GENE BELL RD
MONROE GA 30655

Property Owner Name/Address/Phone

RAVISHANKAR DOBBODE
490 GENE BELL RD
MONROE GA 30655

(If more than one owner, attach Exhibit "A")
(See attached - More owners)

440 MT. VERNON RD
MONROE GA 30655

Location: MONROE GA 30655 Requested Zoning _____ Acreage 6.05 Acre

Existing Use of Property: NOT USED

Existing Structures: NONE

The purpose of this rezone is USE THE PROPERTY FOR
FARMING/AGRICULTURE.

Property is serviced by the following:

Public Water: X Provider: WALTON COUNTY WATER DEPT 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] 8/1/2026 \$ 600.00
Signature Date 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:

Existing Zoning A1 Surrounding Zoning: North A1 South A1
East A1 West R10SC

Comprehensive Land Use: Rural Residential/Agriculture **DRI Required?** Y _____ N ✓

Commission District: 4-Lee Bradford Watershed: _____ TMP _____

I hereby withdraw the above application _____ Date _____

Additional owners – My wife and two sons are co-owners

Sunitha Rao

490 Gene Bell Rd

Monroe, GA 30655

678-982-9259

Shreyas Ravishankar Doejode

638 Caryle Trail Ln

Loganville, GA 30052

678-982-2501

Rahul Ravishankar Doejode

490 Gene Bell Rd

Monroe, GA 30655

678-982-0480

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 X _____ 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 X 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;

RESIDENTIAL 401

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

NO IDEA

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

NO NEGATIVE IMPACT

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

WE ARE LOOKING TO GROW FRUITS & VEGETABLES FOR THE COMMUNITY. HAVING A LOCAL SOURCE OF PRODUCE IS A GOOD THING FOR THE COMMUNITY. EVERYTHING WILL BE GROWN ORGANICALLY AND SOLD AT AN AFFORDABLE PRICE.

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

LAND HAS BEEN CLEARED BY THE PREVIOUS
OWNERS. LAND IS FLAT AND CONDUCTIVE
FOR FARMING,

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

NO IDEA

Letter of Intent - Our Little Family Farm, LLC.

To whom it may concern

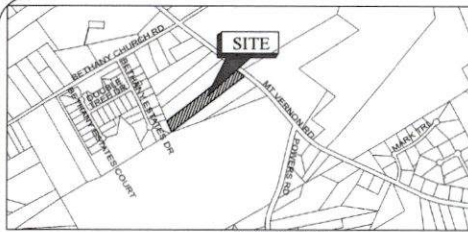
My name is Ravishankar Doejode and I recently moved with my wife and son to Monroe. We currently live at 490 Gene Bell Rd, Monroe, GA 30655. My son goes to school at Virginia Tech, where he is pursuing his undergraduate degree in Biomedical Engineering. I have an older son and daughter-in-law that live in Loganville. I have been working for AT&T for the last 27 years and my wife Sunitha Rao works for a Pediatric Clinic in Loganville.

We moved to Monroe with an intent to start farming. We recently bought farming land at 440 Mt. Vernon Rd, Monroe, GA, to start a farm. This property is currently zoned A1, and we would like to get it changed to A, which allows us to grow and sell fruits and vegetables. I will be farming part time for the next 3 years and do it on a full-time basis after.

Farming will be my second career. I have dreamt of farming for a very long time. We moved from India about 28 years ago and have been citizens of this great country for many years. My long-term employment at AT&T has given us the resources for us to embark on this dream of mine. My two sons and wife are fully behind this endeavor of ours and they will be helping me with farming. This country has provided so much to me and my family. We strongly believe in being decent citizens and contribute to the society. Farming is our way to give back to the community. We will be growing fruits and vegetables strictly following organic practices. With increased news of health issues from consumption of food grown in other countries and distant places, it is imperative that we have more sources of locally grown produce for the community. Our effort at farming is to play a small role in addressing the need for locally and organically grown produce. We will use a good portion of the profits to support philanthropic efforts in the community.

Farming provides me and my family a greater sense of purpose. We are eager to get started with this dream project of ours. We have registered our farming business – **Our Little Family Farm, LLC**, with the Georgia Secretary of State and received the Employment Identification Number (EIN) from IRS. We have provided copies of these two documents herewith.

We hereby request you to allow and support the rezoning of our farming land to A, and grant us the license to run a farming business in Monroe, GA.



VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 6.15 ACRES

PARCEL: C1790096 ZONED: A1

BEZONING FROM A1 TO A TO ALLOW FOR VEGETABLE GARDEN
TOTAL SITE AREA = 6.15 ACRES

PROPOSED USE = VEGETABLE GARDEN

APPLICABLE ORDINANCE: SECTION 4-1-110.

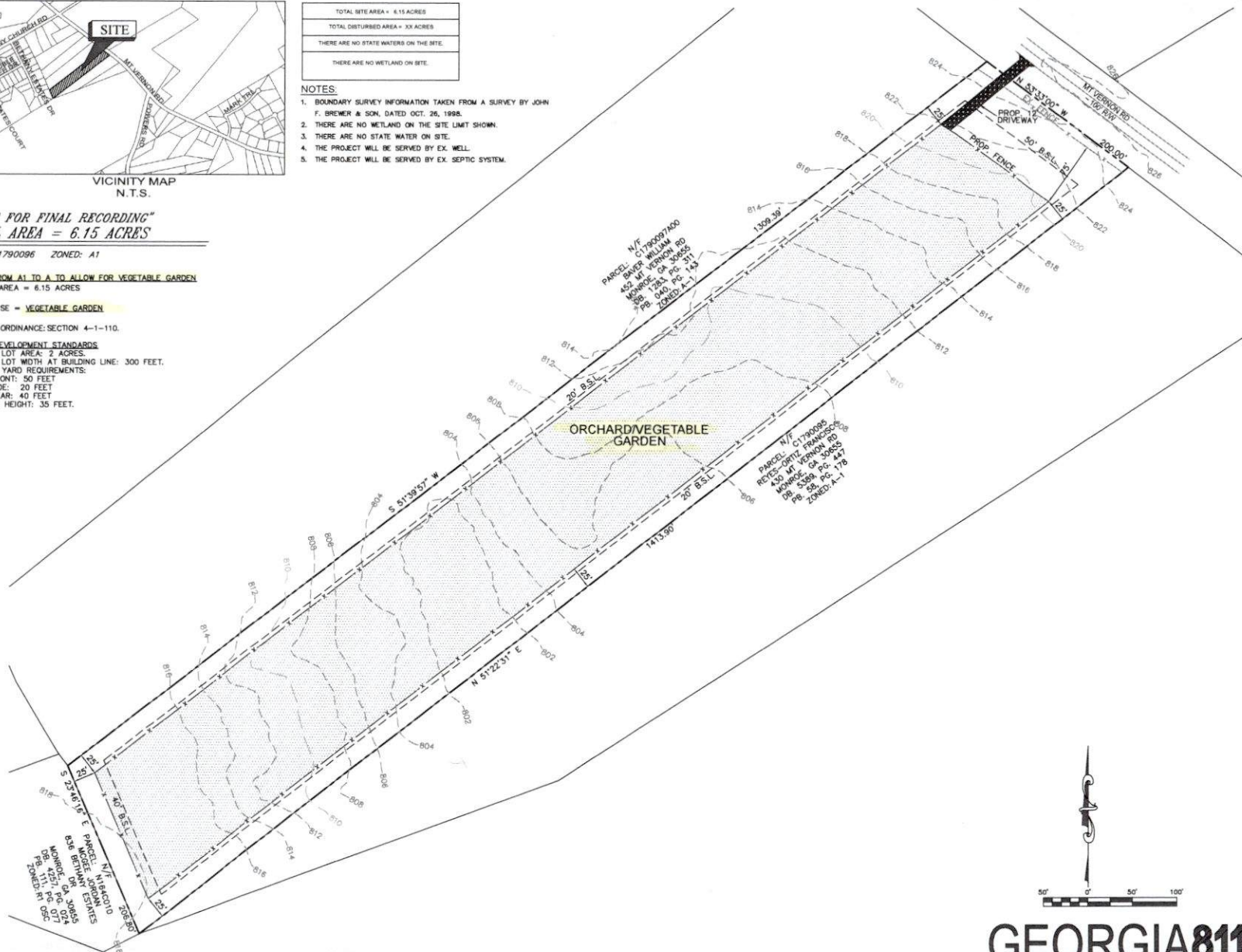
PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 300 FEET.
3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 20 FEET
 - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

TOTAL SITE AREA = 6.15 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO WETLAND ON SITE.

NOTES

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY JOHN F. BREWER & SON, DATED OCT. 26, 1988.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE NO STATE WATER ON SITE.
4. THE PROJECT WILL BE SERVED BY EX. WELL.
5. THE PROJECT WILL BE SERVED BY EX. SEPTIC SYSTEM.



GEORGIA811
www.Georgia811.com

A.C.E.

ALCOBY CONSULTING ENGINEERING
AND ASSOCIATES, L.L.C.
P.O. BOX 181704, PE
485 Edwards Rd.
Crestview, Georgia

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SITE PLAN

PROPOSED
FRUIT AND
VEGETABLE
FARM

PARCEL: C1790096

LAND LOT: 190

DISTRICT: 3RD

440 MT VERNON RD

WALTON COUNTY, GA

DATE: 8/03/2026

SCALE: 1"=50'

OWNER / DEVELOPER/
PRIMARY PERMITTEE

RAVISHANKAR J. DOEJODE
480 GENE BELL RD
MORRIS, GA 30655

24 HOUR - EMERGENCY CONTACT
811

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 26-050

RZ-1

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

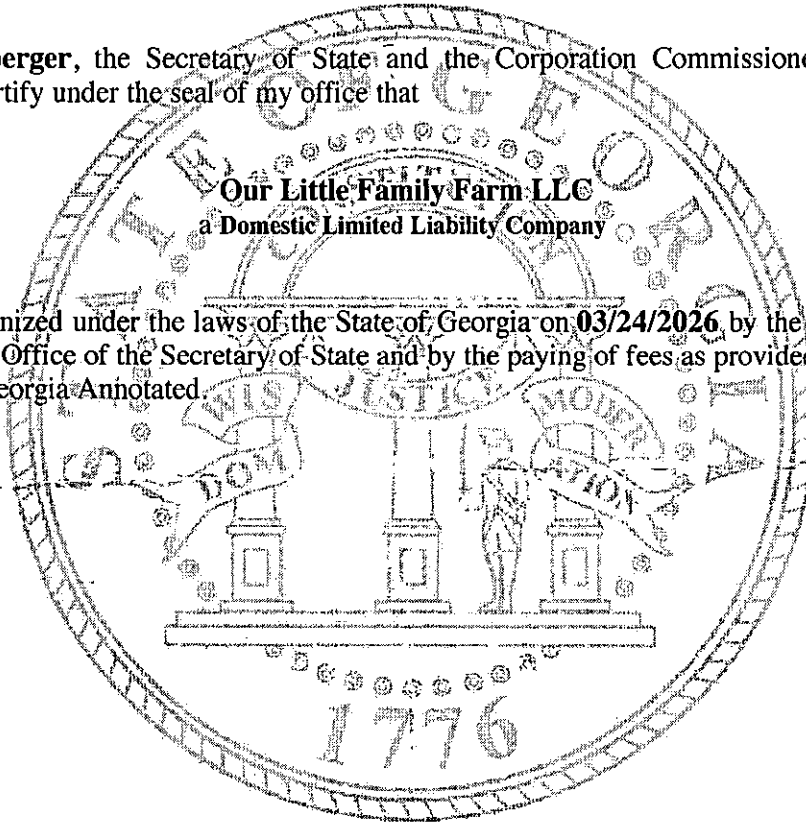
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

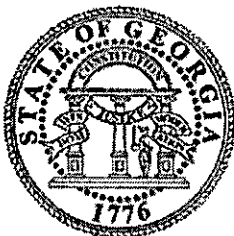
I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Our Little Family Farm LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **03/24/2026** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.



WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **03/31/2026**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 3/24/2026 9:29:12 PM

BUSINESS INFORMATION

CONTROL NUMBER 26071796
BUSINESS NAME Our Little Family Farm LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 03/24/2026

PRINCIPAL OFFICE ADDRESS

ADDRESS 490 Gene Bell Rd, Monroe, GA, 30655, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Ravishankar Janardhan Rao Doejode	490 Gene Bell Rd, Monroe, GA, 30655, USA	Walton

ORGANIZER(S)

NAME	TITLE	ADDRESS
Ravishankar Janardhan Rao Doejode	ORGANIZER	490 Gene Bell Rd, Monroe, GA, 30655, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Ravishankar Doejode
AUTHORIZER TITLE Organizer