



Planning and Development Department Case Information

Case Number: Z25-0283

Meeting Dates: Planning Commission 09-04-2025

Board of Commissioners 10-07-2025

Applicant:

Carlos Barahona
2487 Johnson Road
Loganville, Georgia 30052

Owners:

Anita & Arash Panjwani
Cinthia D Santos Diaz
2487 Johnson Road
Loganville, Georgia 30052

Current Zoning: The current zoning is R1.

Request: Rezone 3.90 acres from R1 to A to have and sell animals.

Address: 2487 Johnson Road, Loganville, Georgia 30052

Map Number/Site Area: C0100016

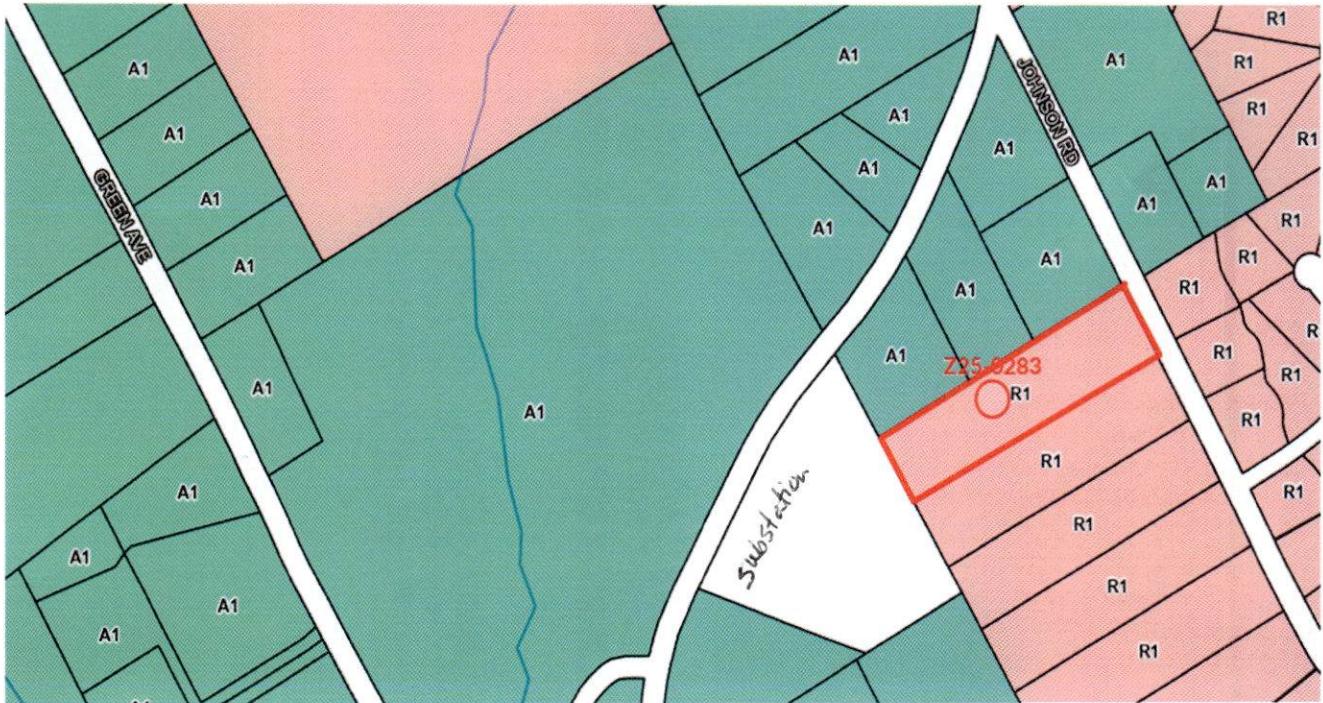
Character Area: Suburban

District 2 Commissioner- Pete Myers Planning Commission–Chris Alexander

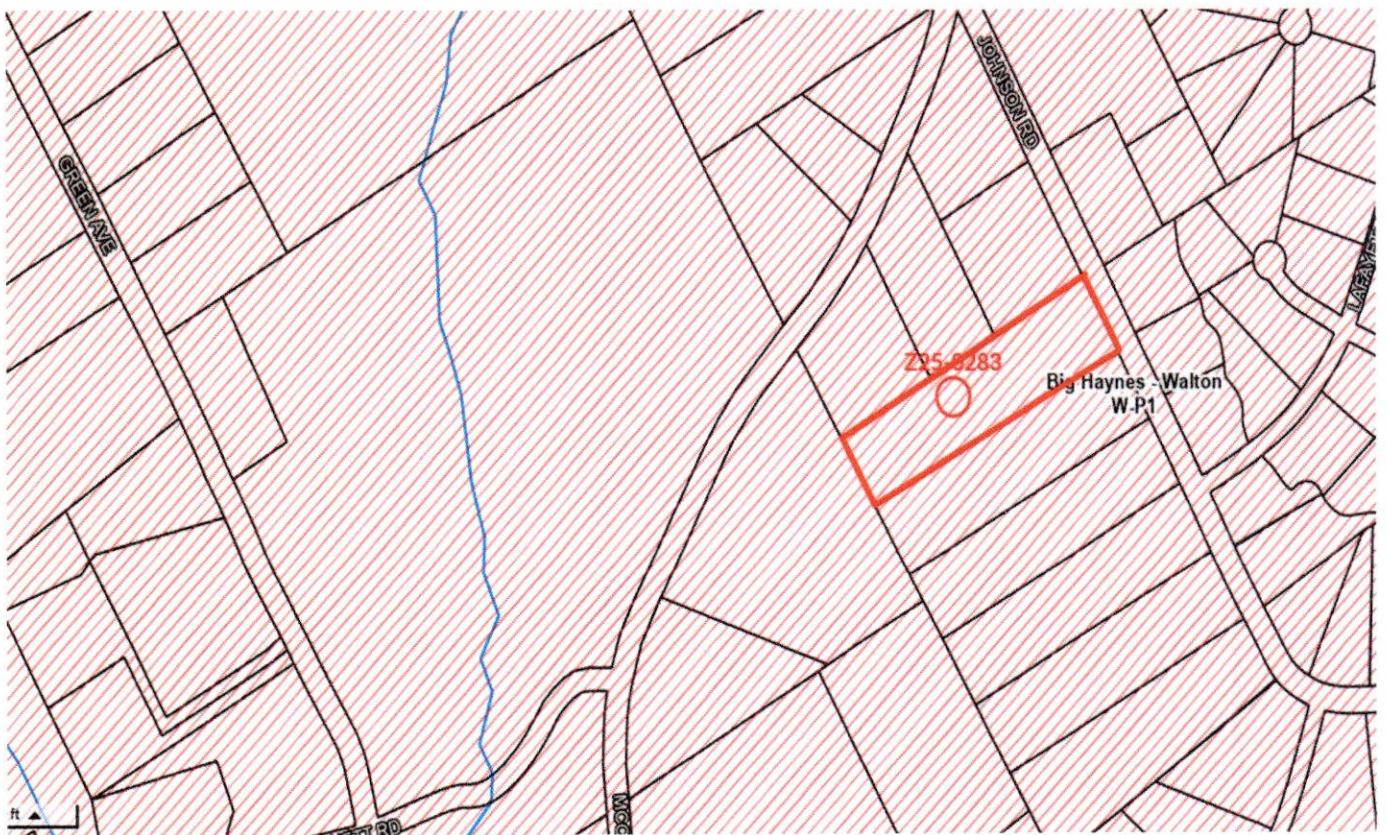
Existing Site Conditions: Property consists of a house.



The surrounding properties are zoned A1 and R1.



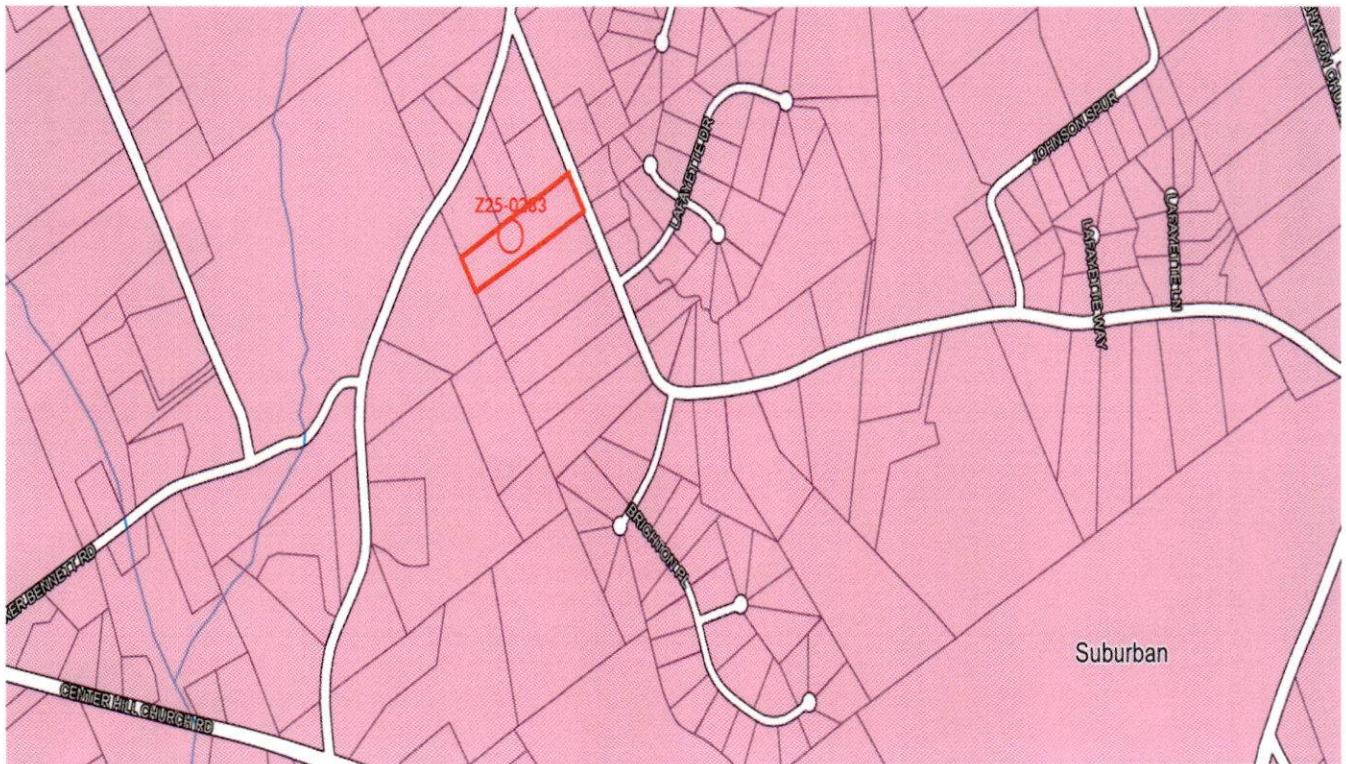
The property is in the Big Haynes Watershed Protection Area.



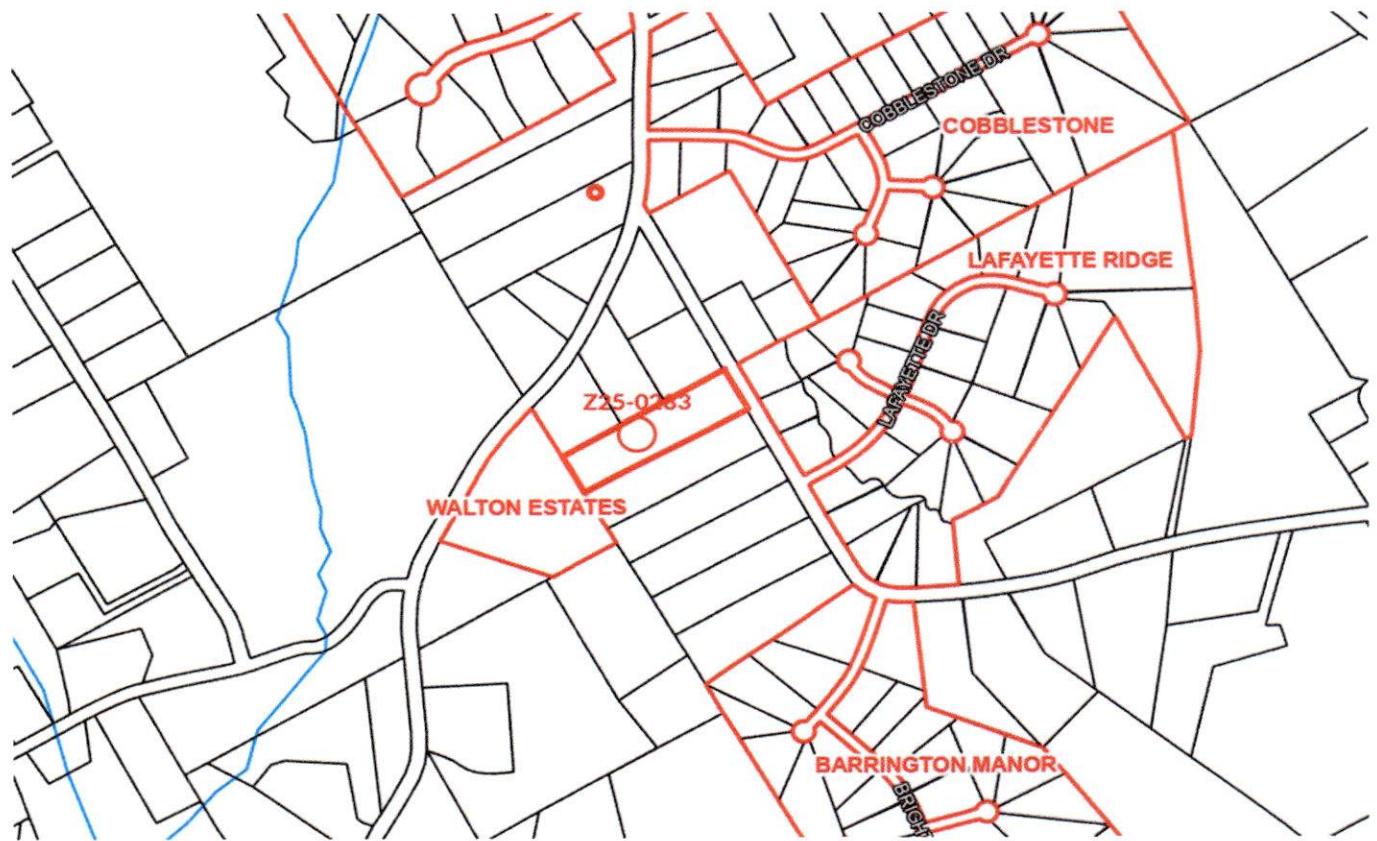
Z25-0283- 2487 Johnson Road



The Future Land Use Map for this property is Suburban.



Subdivisions surrounding property:



Comments and Recommendations from various Agencies:

Z25-0283 - Rezone 3.90 acres from R1 to A to have animals and possibly sell them –
Applicant: Carlos Barahona - Owners: Anita and Arash Panjwani and Cinthia Santos Diaz
– property located at 2487 Johnson Road – Map/Parcel C0100016 - District 2

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

Sheriff's Department: No comment

Water Authority: This area is served by an existing 8" diameter water mains along Johnson Road. (static pressure: 60 psi, Estimated fire flow available: 1,800 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments.

Fire Department Review: No comments.

Board of Education: No comment received.

GDOT: No comment received.

City of Monroe: No issues for City of Monroe Utilities.

PC Action 9/4/2025:

Z25-0283 – Rezone Request

Request: Rezone 3.90 acres from R1 to A to have animals and possibly sell them.

Applicant: Carlos Barahona

Owners: Anita and Arash Panjawani and Cinthia Santos Diaz

Location: 2487 Johnson Road | Parcel C0100016 | District 2

Presentation: Carlos Barahona represented the case with the help of his daughter interpreting for him. He would like to rezone his property to A. Tim Hinton asked him what it was that he would like to do, and Mr. Barahona stated he wanted a farm and to be able to keep his chickens. He was asked how many chickens, and he said 40 to 50. He was asked what the purpose and he stated it was to have eggs to eat. Timothy Kemp asked about fighting chickens and he said no.

Tim Hinton asked if there were any other things he wanted to do with the property as far as animals and Mr. Barahona stated right now, he just wants to keep his chickens but later on may have sheep and goats. He was asked how many and he stated 3 or 4 but not right now that it would be later and these will be for personal use.

Timothy Kemp asked in the future how many animals you are planning to have and Mr. Barahona stated he did not know.

Tim Hinton advised him that he would be limited to how many animals he could have, and he would need to be in compliance with the county and did he understand and say yes.

Charna Parker, Director of Walton County Planning and Development stated he could have hooved animals if the zoning was something other than R1, but he would be limited. Tim Hinton asked if there would be a limit on chickens and Ms. Parker stated no.

Mr. Barahona stated that he has a neighbor that is complaining about his chickens and that is why he is requesting the rezone to keep his chickens. He has one neighbor that is okay.

Wesley Sisk asked him if he owned the property and he stated that his girlfriend and her parents own it, but he lives there.

It was stated that the purpose of this rezone was to become compliant with the Walton County Development Ordinance.

Timothy Kemp asked what type of fencing for the animals, and he stated right now he has his chickens in a chicken coop. Mr. Kemp asked if the chickens were running loose and Mr. Barahona stated that they were in a pen. He stated that he will put a fence up when they get more animals.

Charna Parker stated that the property is zoned R1 and Mr. Hinton asked so the property is not zoned correctly for animals and the Applicant will be in compliance if rezoned and Ms. Parker stated yes.

It was brought to the Board's attention that there is A1 beside him and a substation behind him.

Timothy Kemp stated he received a letter from Chris Alexander who was not present and stated that he is recommending this case be denied.

Public Comment:

None

Recommendation:

Motion by Timothy Kemp to recommend denial with a second by Josh Ferguson. The motion passed unanimously.

Rezone Application # 225-0283

Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 9-4-2025 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 10-7-2025 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 #

Carlos Barakona
2487 Johnson Rd
69400, GA 30052
E-mail address: cynthia.santos.santos@gmail.com
Phone # 478.913.8170

Property Owner Name/Address/Phone

Cynthia Santos Diaz
Anita Arash Purijewai
4037 Embassy Way
(If more than one owner, attach Exhibit B)
Lithonia, GA 30047

Phone #

Location: 2487 Johnson rd Requested Zoning _____ Acreage 3.9

Existing Use of Property: Single Family Residential

Existing Structures: Single family home

The purpose of this rezone is goat farm - rezone to A
to have animals & sell them

Property is serviced by the following:

Public Water: Provider: Walton County 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.

Carlos Barakona 07/30/2025 \$ 300.00
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 R1 Surrounding Zoning: North A South R1
East R1 West /

Comprehensive Land Use: Suburban DRI Required? Y / N /

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

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:

Carlos Barakona

Address:

2937 Johnson Rd Logansville, GA 30052

Telephone:

678-938-8170

Location of Property:

2937 Johnson Rd Logansville, GA 30052

Map/Parcel Number:

C0100016

Current Zoning:

R1

Requested Zoning:

A

Property Owner Signature:

Cinthia Santos

Property Owner Signature:

Print Name: Cinthia Santos

Print Name: _____

Address: 2937 Johnson Rd Logansville, GA 30052

Address: _____

Phone #: 678-938-2834

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.

Tracie S. Malcom
Notary Public

8/4/2025

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 _____

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;

Rights to RI Left side A1

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

0/1

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

*if, 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

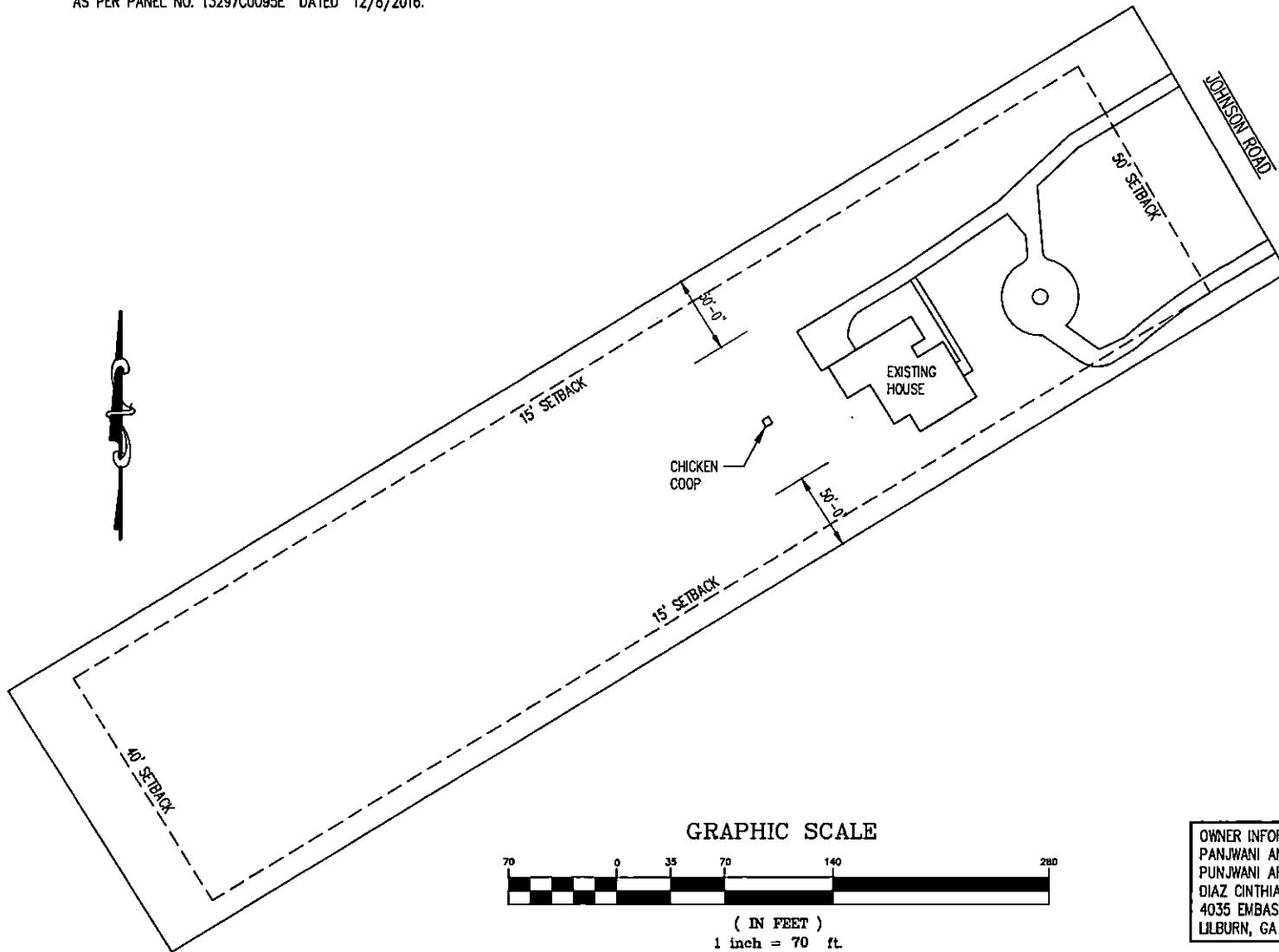
I would like to rent
my property to A in order
to have chickens and livestock
(No pigs) I would also like
to sell chickens and livestock
No customer contact at the
home. Thank you.



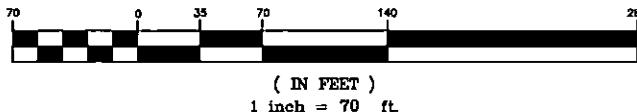
Carlos Bonilla

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



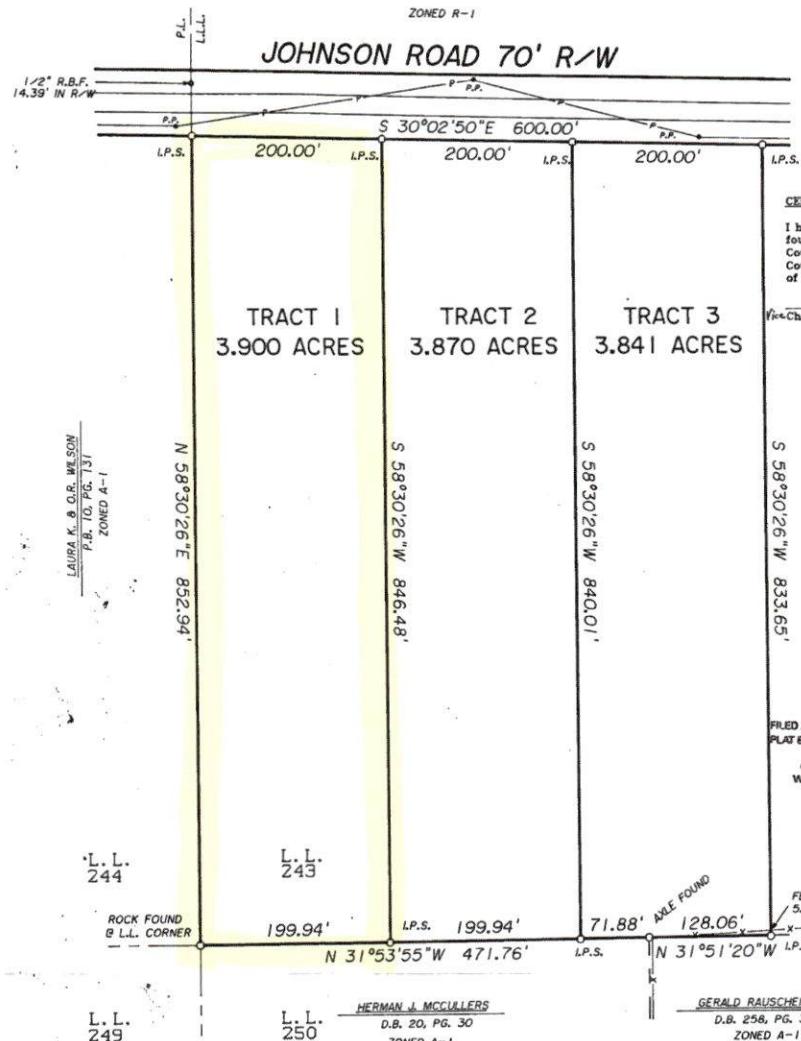
OWNER INFORMATION:
PANJWANI ANITA &
PUNJWANI ARASH
DIAZ CINTHIA D SANTOS
4035 EMBASSY WAY
LILBURN, GA 30047

| | |
|--------------------------|--|
| SECTION NO. 1 | SITE PLAN |
| SECTION NO. 2 | PANJWANI RESIDENCE |
| SECTION NO. 3 | 247 JOHNSON ROAD, LOGANVILLE, GA 30052 |
| SECTION NO. 4 | |
| SCALE AS NOTED | Greg Malcom Drafting Services (706) 340-0378 gregmalcom@gmail.com |
| DRAWN BY G. MALCOM | |
| DATE 08.01.15 | |
| SHEET: 1 OF: 1 | |
| GRAPHIC NUMBER: SP1.1 | |

MAGNETIC NORTH

100 0 100 200 300
GRAPHIC SCALE - FEET

TOTAL AREA = 11.611 ACRES

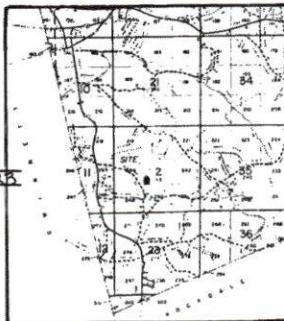


CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Ordinance of Walton County, Georgia, and that it has been approved by the Walton County Planning Commission for recording in the office of the Clerk of Superior Court of Walton County, Georgia.

Bob Hale Date: 11-4-94
Vice-Chairman, Walton County Planning Commission

FILED 11-4-94
PLAT BOOK 64 PAGE 123
KATHY K. KEESEE
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

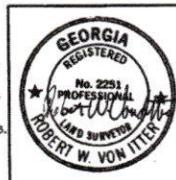


VICINITY MAP

THIS PROPERTY ZONED R-1

NOTES:

- The field data upon which this plat is based has a closure precision of one foot in 19,988 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 GTS-303.
- This plat has been calculated for closure and is found to be accurate within one foot in > 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.
LAND SURVEYORS

1829 Youth-Jersey Road
Loganville, Georgia 30052
404-466-4002

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