



## 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

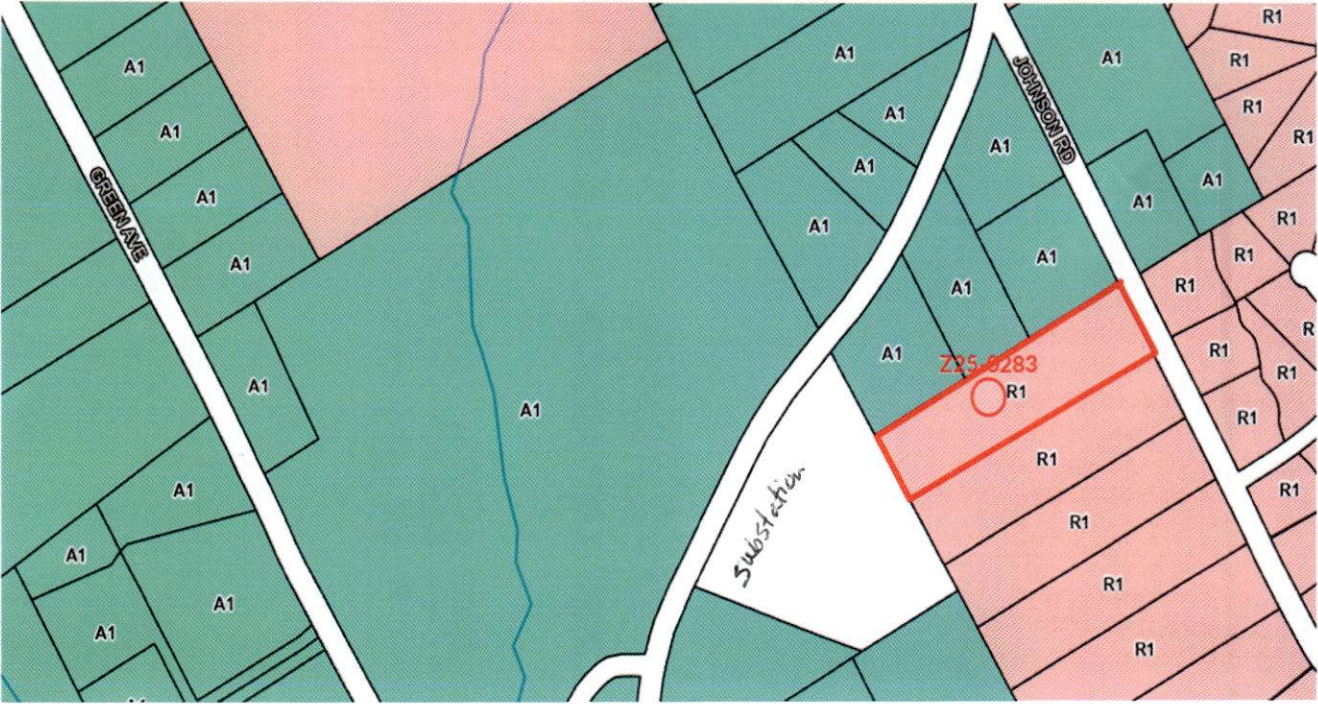
Planning Commission—Chris Alexander

Existing Site Conditions: Property consists of a house.

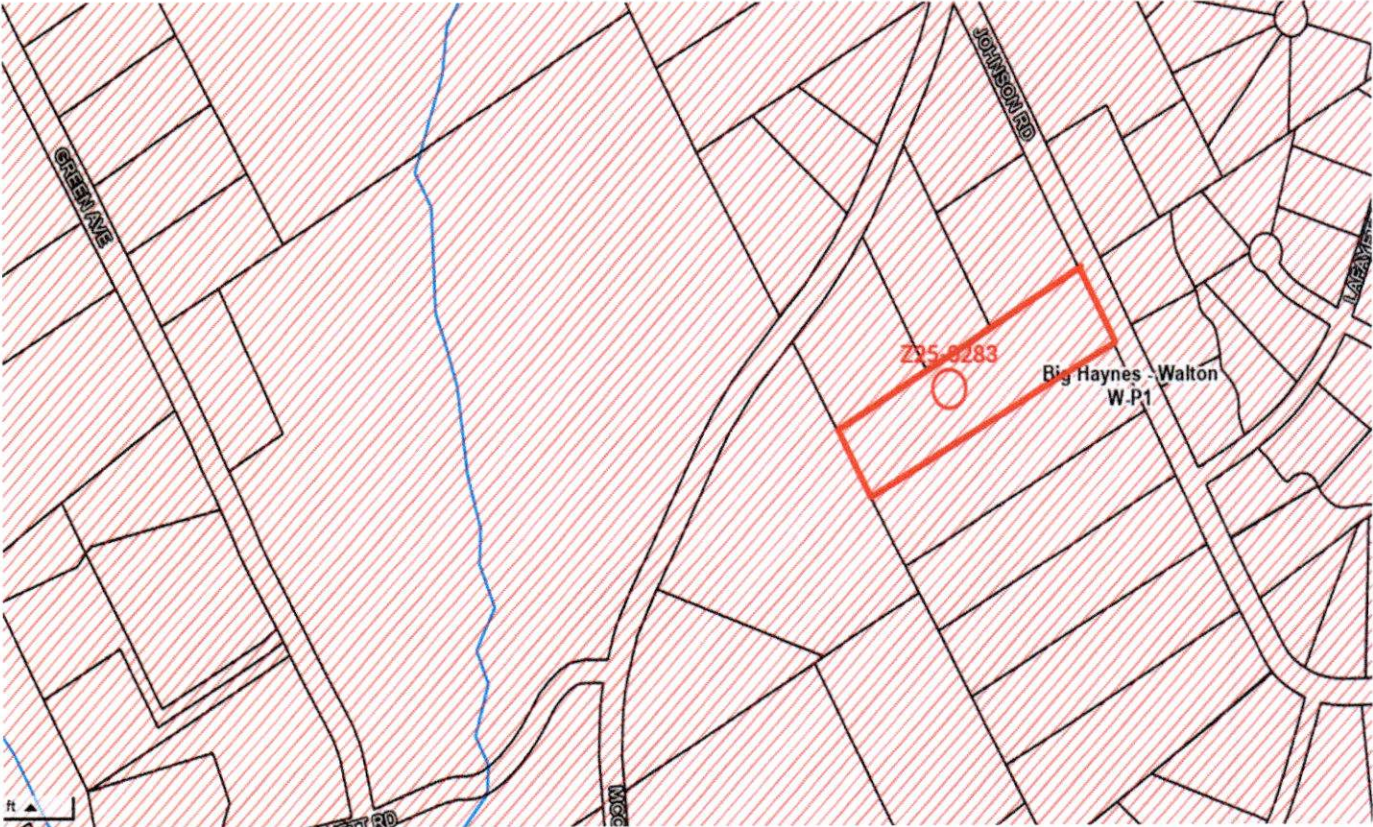




The surrounding properties are zoned A1 and R1.



The property is in the Big Haynes Watershed Protection Area.



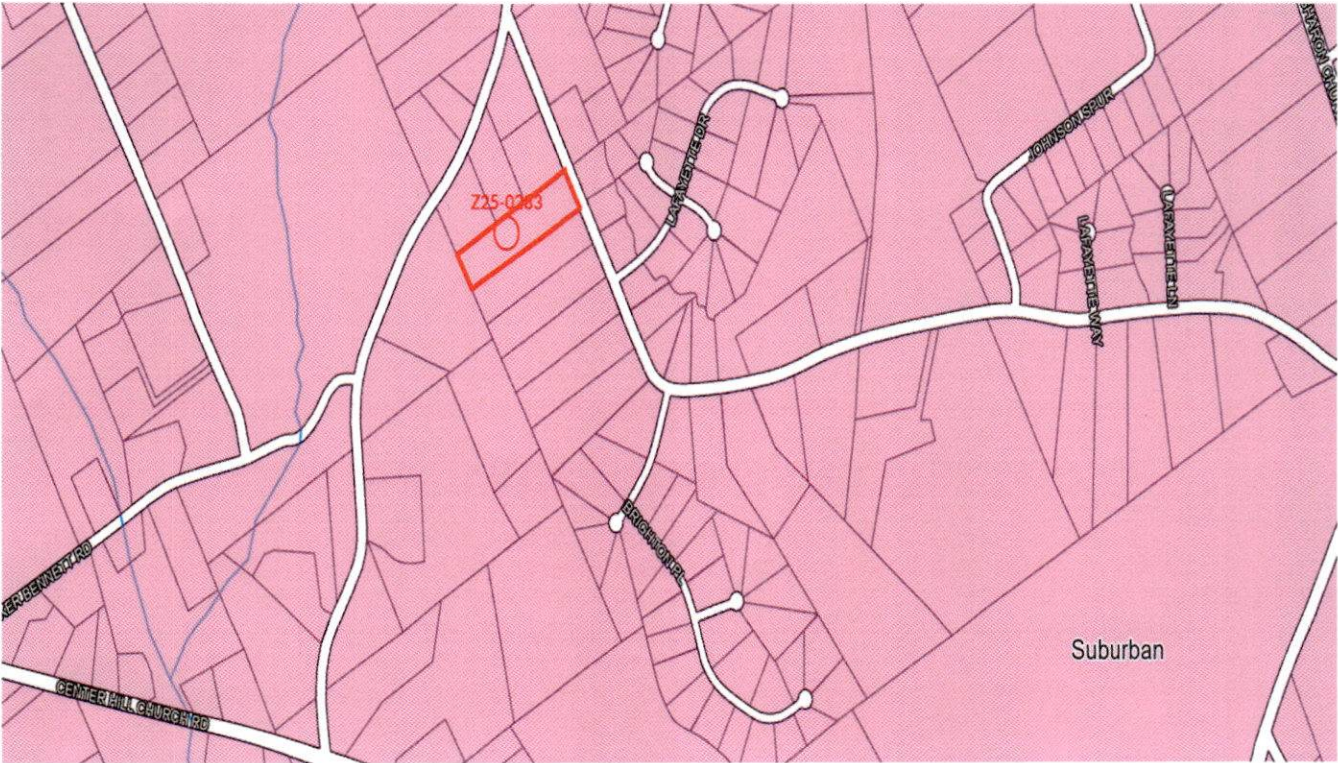


Z25-0283- 2487 Johnson Road

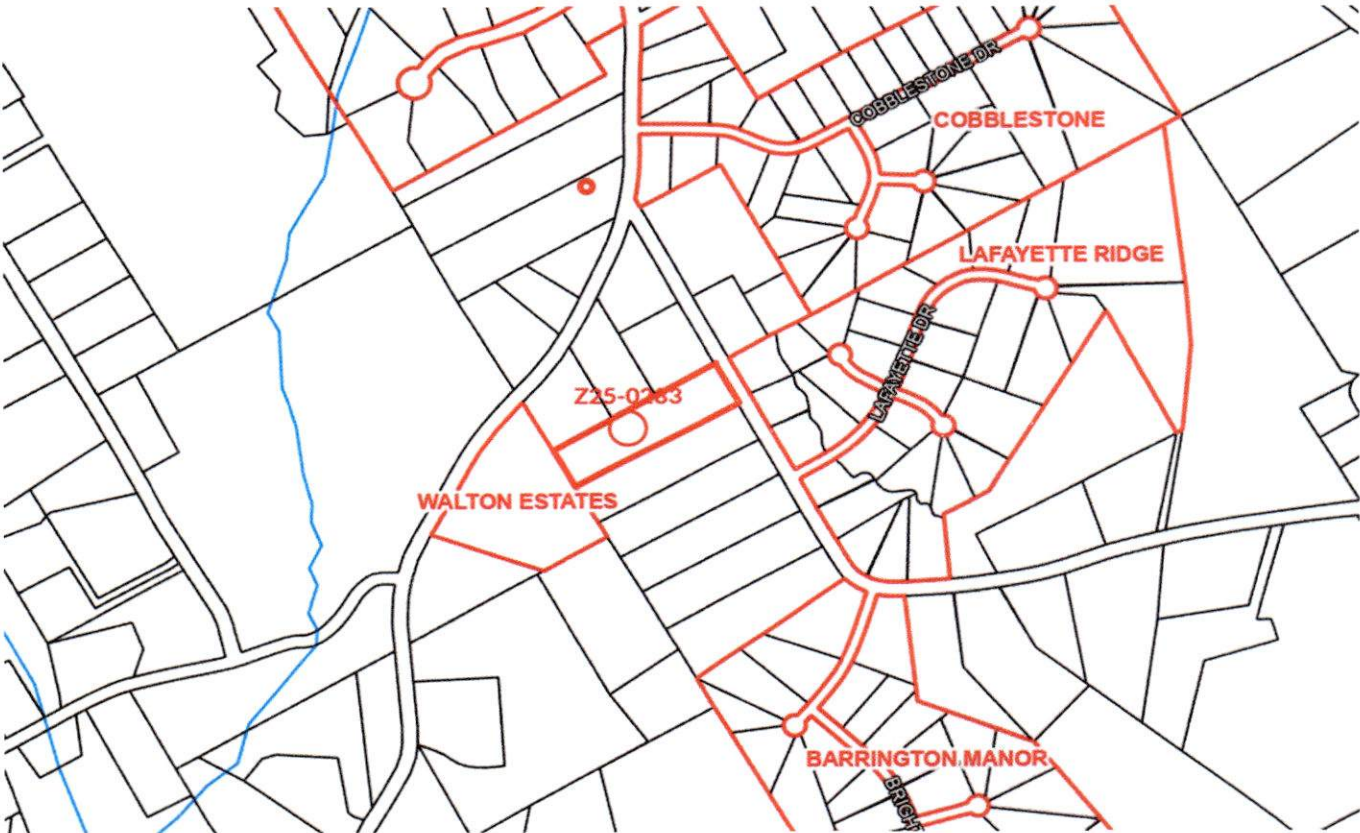




The Future Land Use Map for this property is Suburban.



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: Carolos 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 is 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 hoofed 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 (2<sup>nd</sup> 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 #**

Carlo Barakona

2487 Johnson Rd

Lawrence, GA 30052

E-mail address: Cynthia.Denisca.Santos@gmail.com

Phone # 678.913.8170

**Property Owner Name/Address/Phone**

Cynthia P. Santos Diaz

Anita J Arash Purigwen

4037 Embassy Way  
(If more than one owner, attach Exhibit)  
Lithia Springs, 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 900/Hwy - 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.

Signature Carlo Barakona Date 09/30/2025 Fee Paid \$ 300.00

**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 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 Parakona  
Address: 2437 Johnson Rd Leggett GA 30052  
Telephone: 678-913-8170  
Location of Property: 2437 Johnson Rd Leggett GA 30052

Map/Parcel Number: C0100016

Current Zoning: R1 Requested Zoning: A

Cinthia Santos Cinthia Santos  
Property Owner Signature Property Owner Signature

Print Name: Cinthia Santos Print Name: \_\_\_\_\_

Address: 2437 Johnson Rd Leggett GA 30052 Address: \_\_\_\_\_

Phone #: 678-913-2834 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 Malcom 8/4/2025  
Notary Public 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;

Rght side R1 Lft 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;

Property will increase  
in value

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

Not Obvious. 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

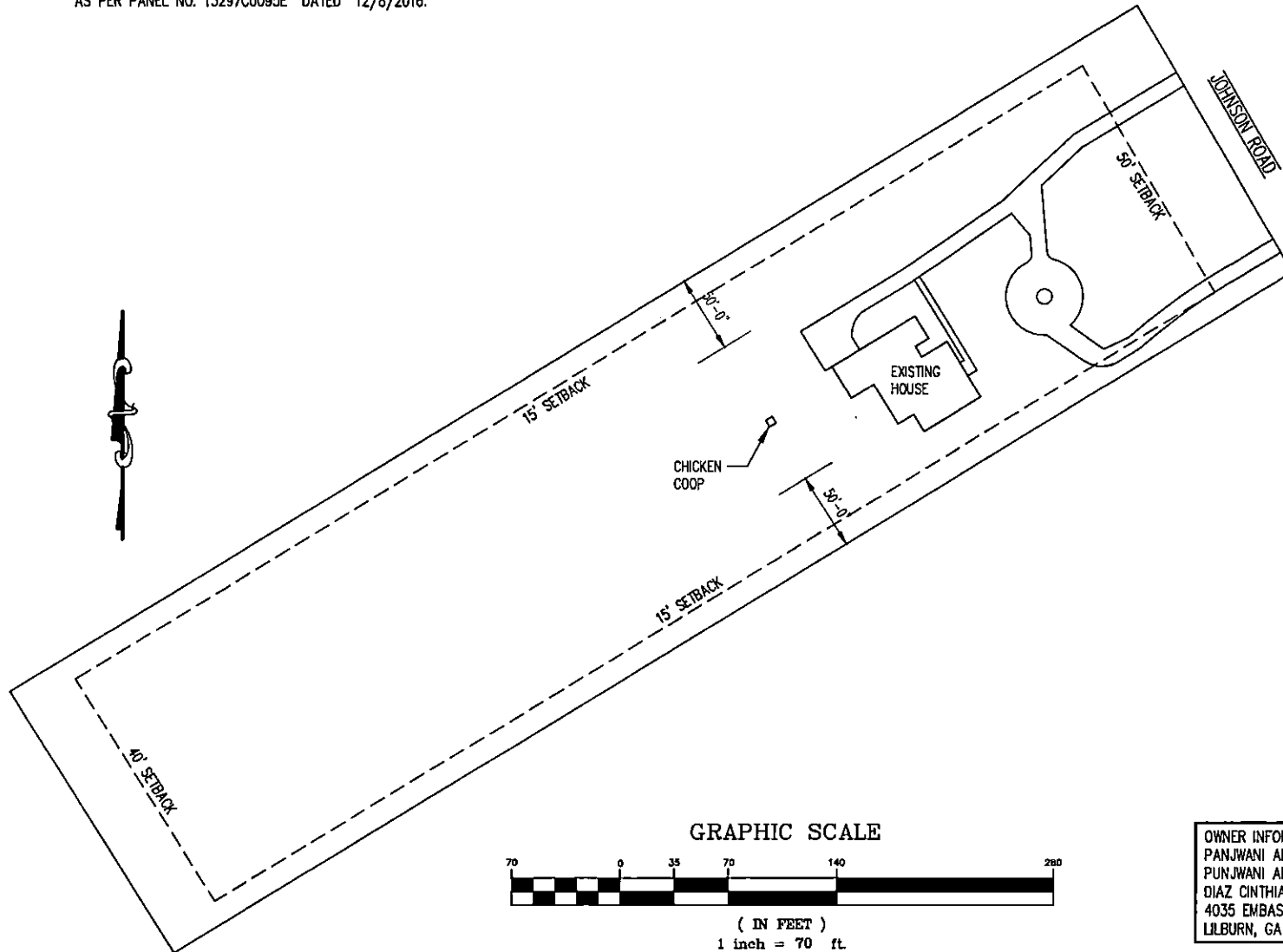
not vacant

I would like to Rezone  
My Property to A in order  
to have chickens and livestock  
(no pigs) I would also like  
to sell chickens and livestock  
No custom contact at the  
home. Thanks You.

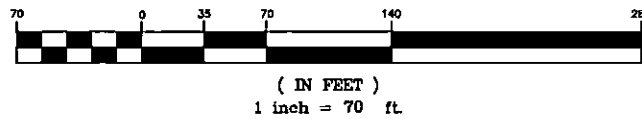
 Carlos Pantoja



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  
 SECTION No. 2  
 SECTION No. 3  
 SECTION No. 4

SITE PLAN  
 PANJWANI RESIDENCE  
 2487 JOHNSON ROAD, LOGANVILLE, GA 30052

Greg Malcom  
 Drafting Services  
 (706) 340-0379  
 gregmalcom@gmail.com

SCALE: AS NOTED  
 DRAWN BY: G. MALCOM  
 DATE: 08.11.25  
 SHEET: 1 OF 1  
 DRAWING NUMBER: SP1.1

