



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

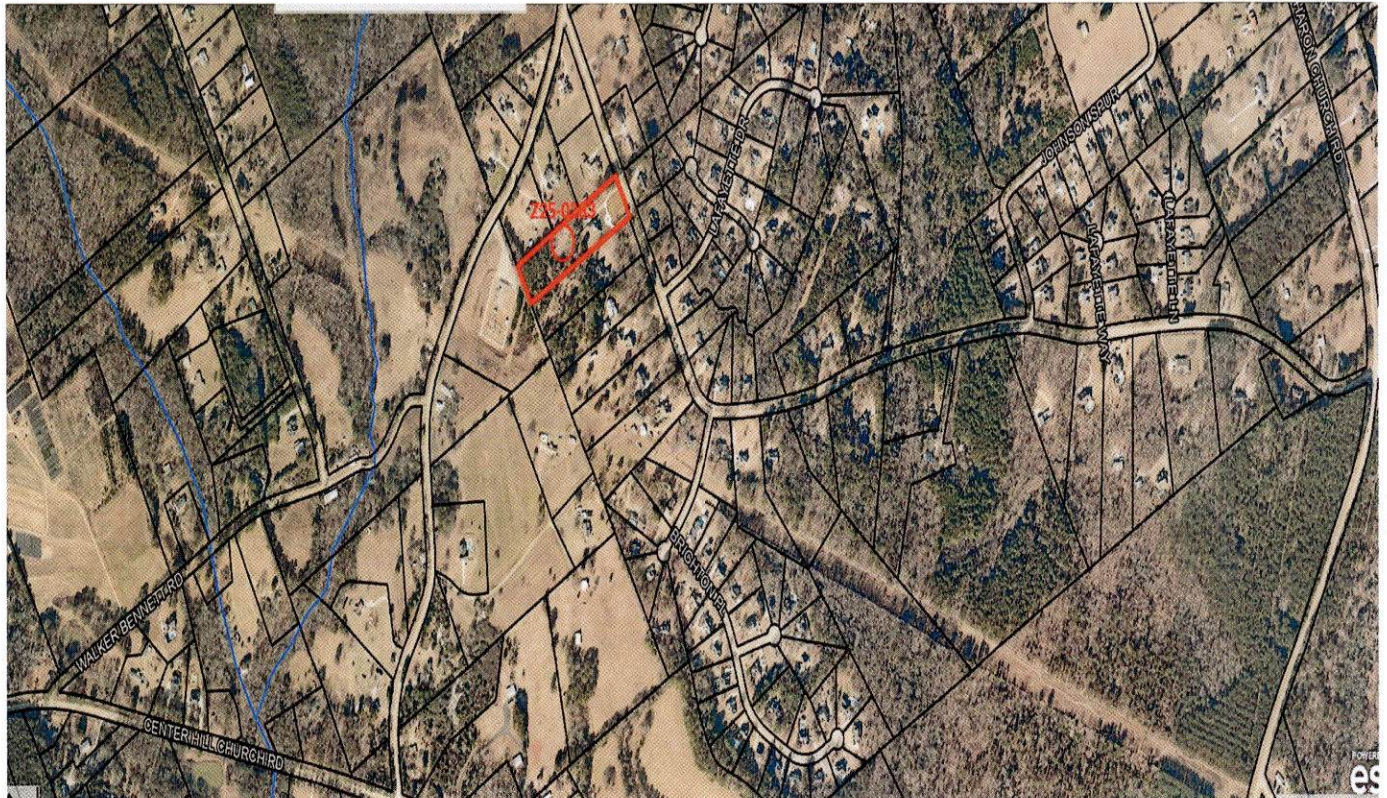
Map Number/Site Area: C0100016

Character Area: Suburban

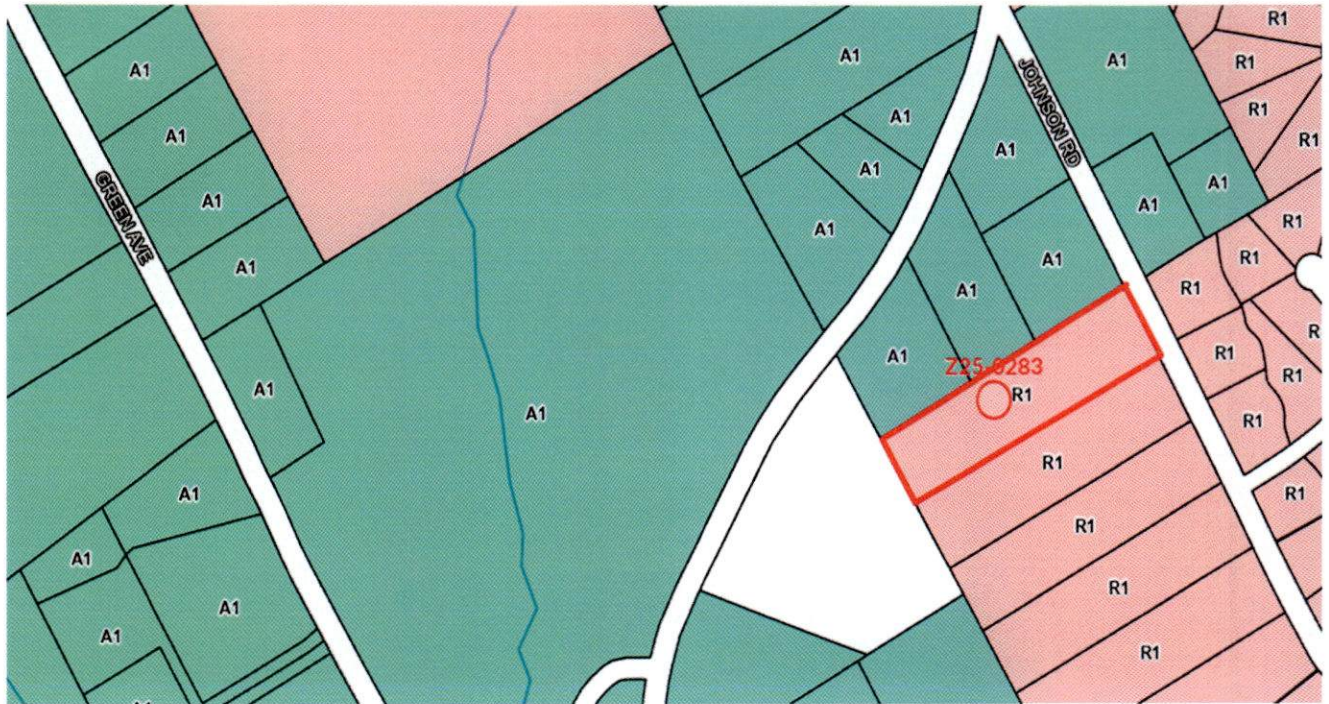
District 2 Commissioner- Pete Myers

Planning Commission—Chris Alexander

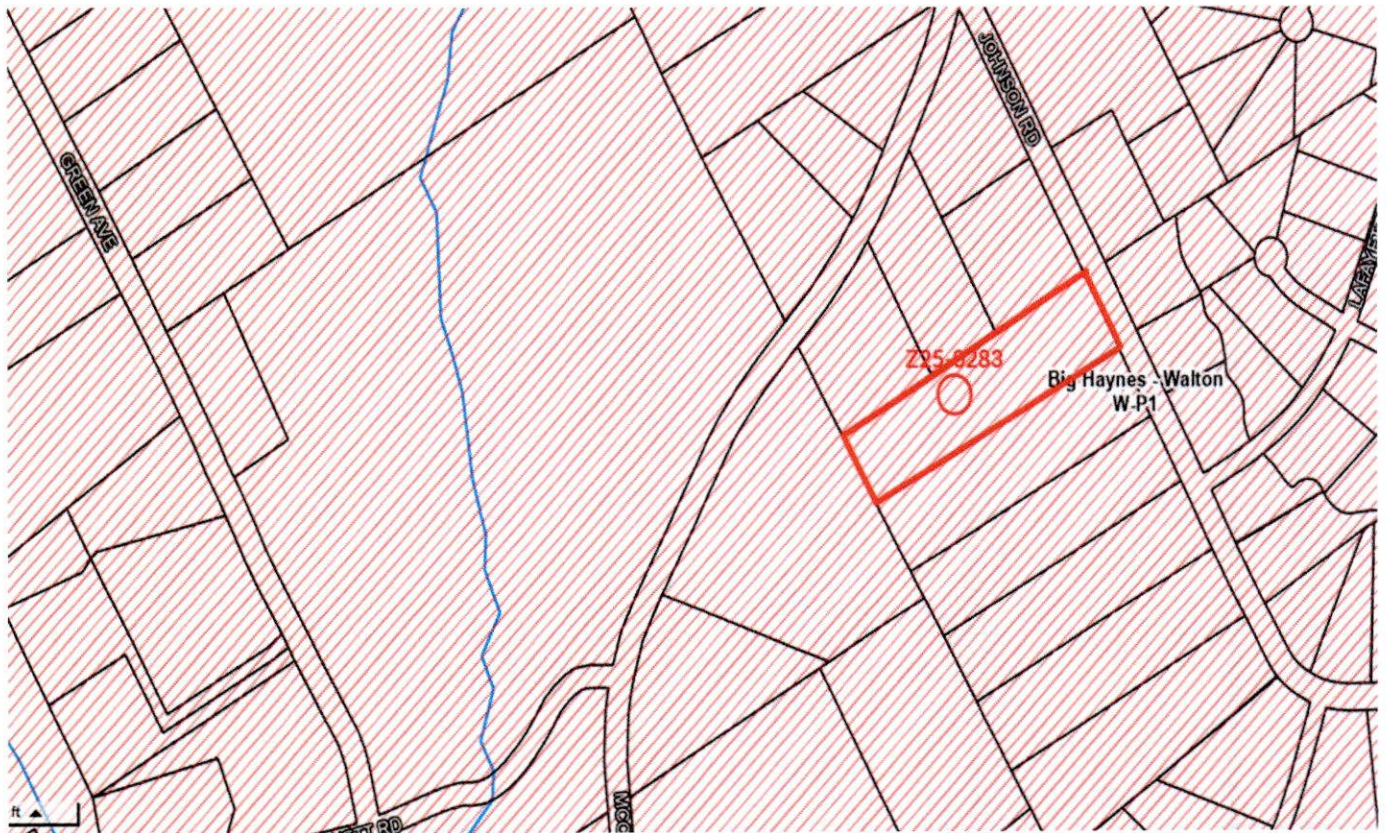
Existing Site Conditions: Property consists of a house.



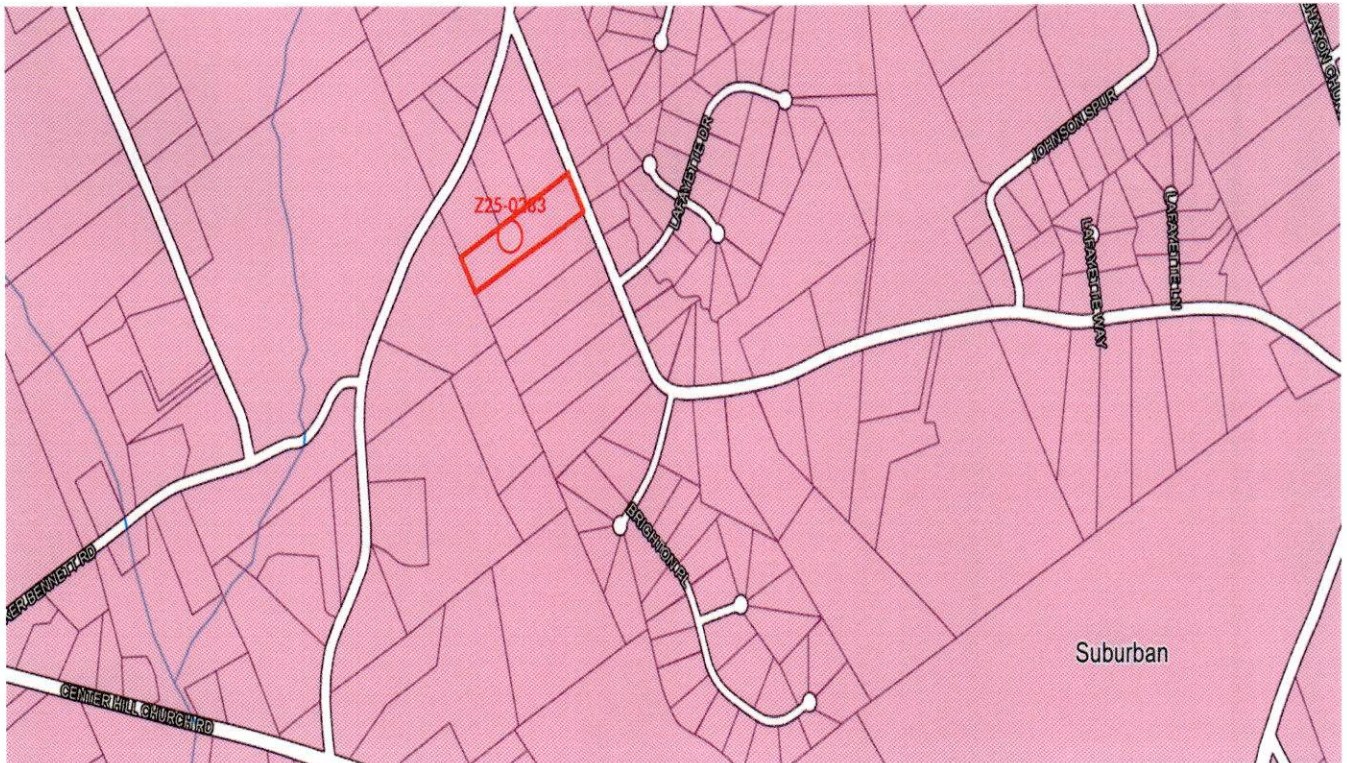
The surrounding properties are zoned A1 and R1.



The property is in the Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



Subdivisions surrounding property:



History: No History

Staff Comments/Concerns:

This rezone is the result of a code enforcement case in which the owner was notified of the improper use of the property for outside animals in a R1 zoning.

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 Parakeona

2487 Johnson Rd

69000-118 9a 30052

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

Phone # 678.913.8140

Property Owner Name/Address/Phone

Cynthia Santos Diaz

Anita & Arash Purjwan

4037 Embassy Way

(If more than one owner, attach Exhibit 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 Carlos Parakeona 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 Loganville Ga 30052
Telephone: 678-913-8170
Location of Property: 2437 Johnson Rd Loganville Ga 30052

Map/Parcel Number: C0100016

Current Zoning: R1 Requested Zoning: A

Cynthia Santos Cynthia Santos
Property Owner Signature Property Owner Signature

Print Name: Cynthia Santos Print Name: _____

Address: 2437 Johnson Rd Loganville 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 8/4/2015
Notary Public 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;

Rght 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;

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

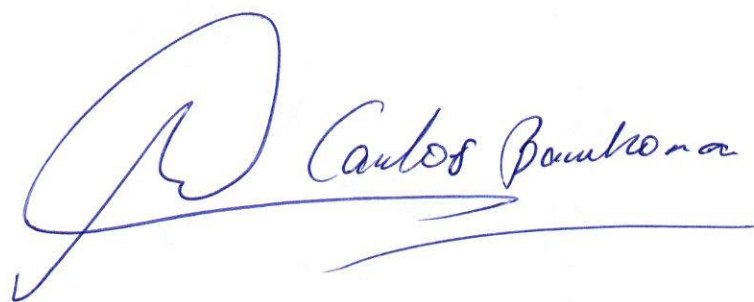
5. The suitability of the subject property for the zoned purposes; and

Very suitable - adjacent
property is A1

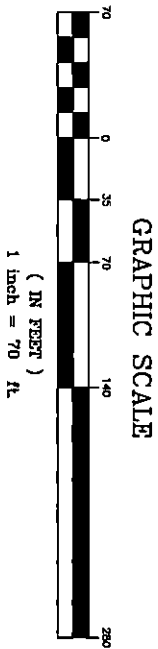
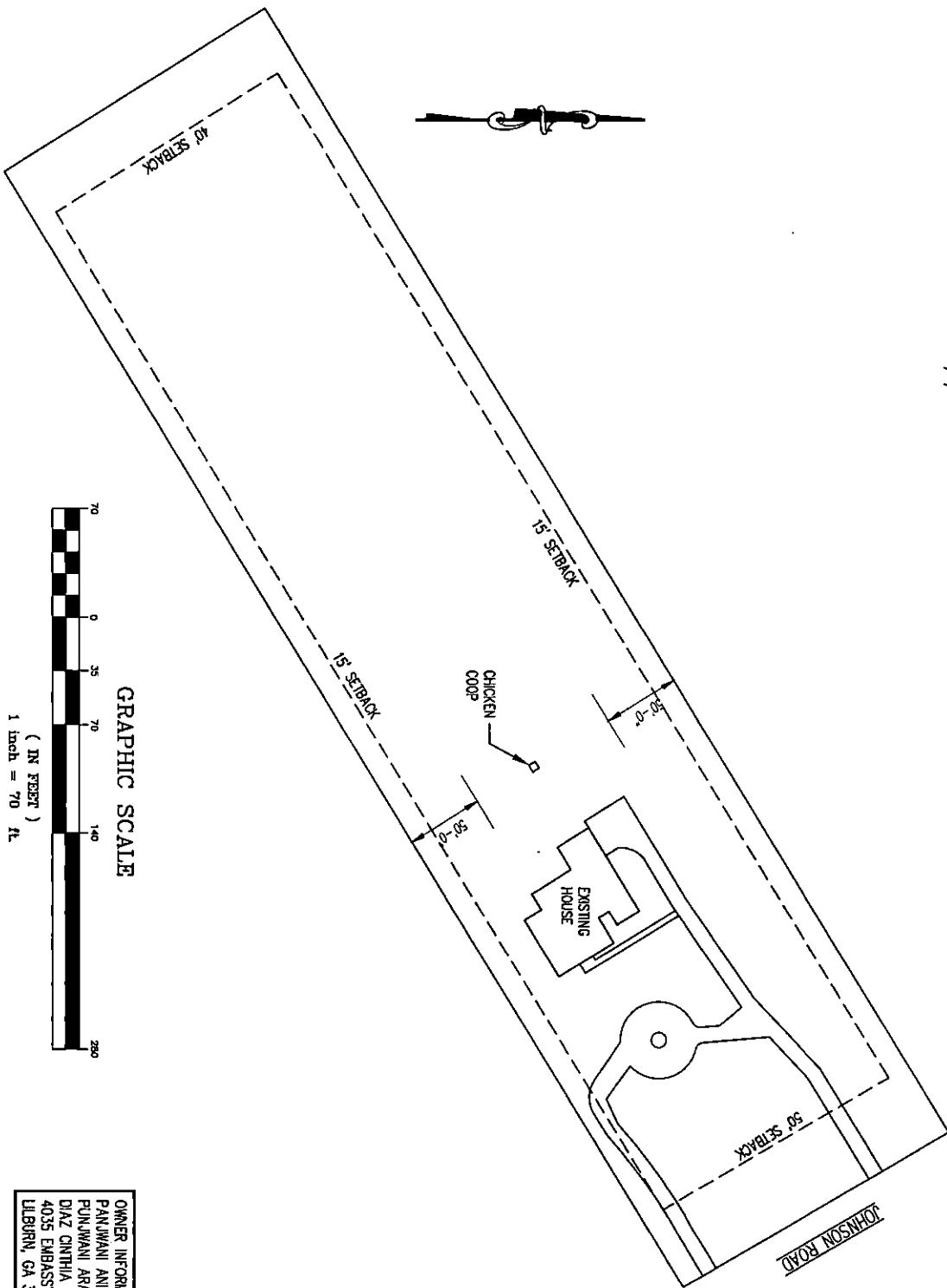
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

not vacant

I would like to rezons
my Property to A in order
to have chickens and livestock
(No Pigs) I would also like
to sell chickens and livestock
No customor contact at the
home. Thanks you.

 Carlos Bonifacio

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.



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

Greg Malcom Drafting Services (706) 340-0379 gregmalcom@gmail.com		SITE PLAN PANJWANI RESIDENCE 2487 JOHNSON ROAD, LOGANVILLE, GA 30052		REVISION No. 1 REVISION No. 2 REVISION No. 3 REVISION No. 4
SCALE: AS SHOWN DATE: 6/16/2016 SHEET: 1 OF 1 DRAWING NUMBER: SP1.1				