



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

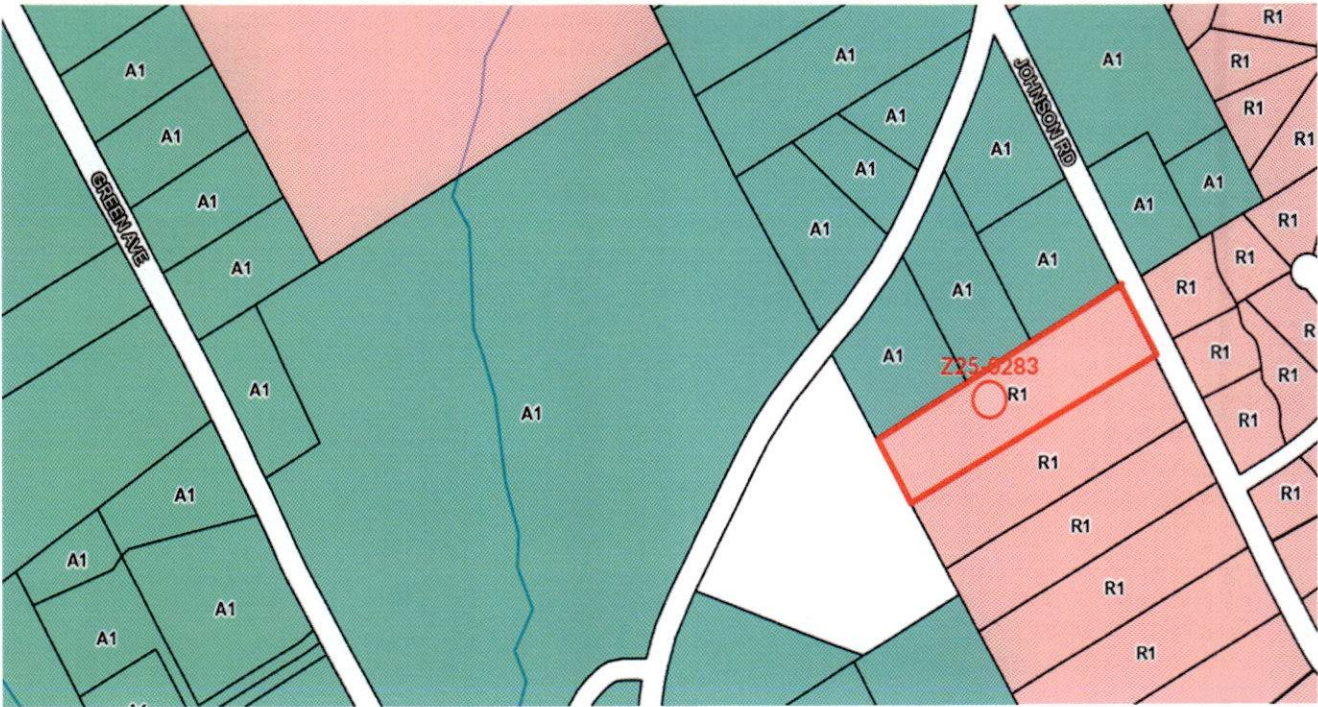
District 2 Commissioner- Pete Myers

Planning Commission—Chris Alexander

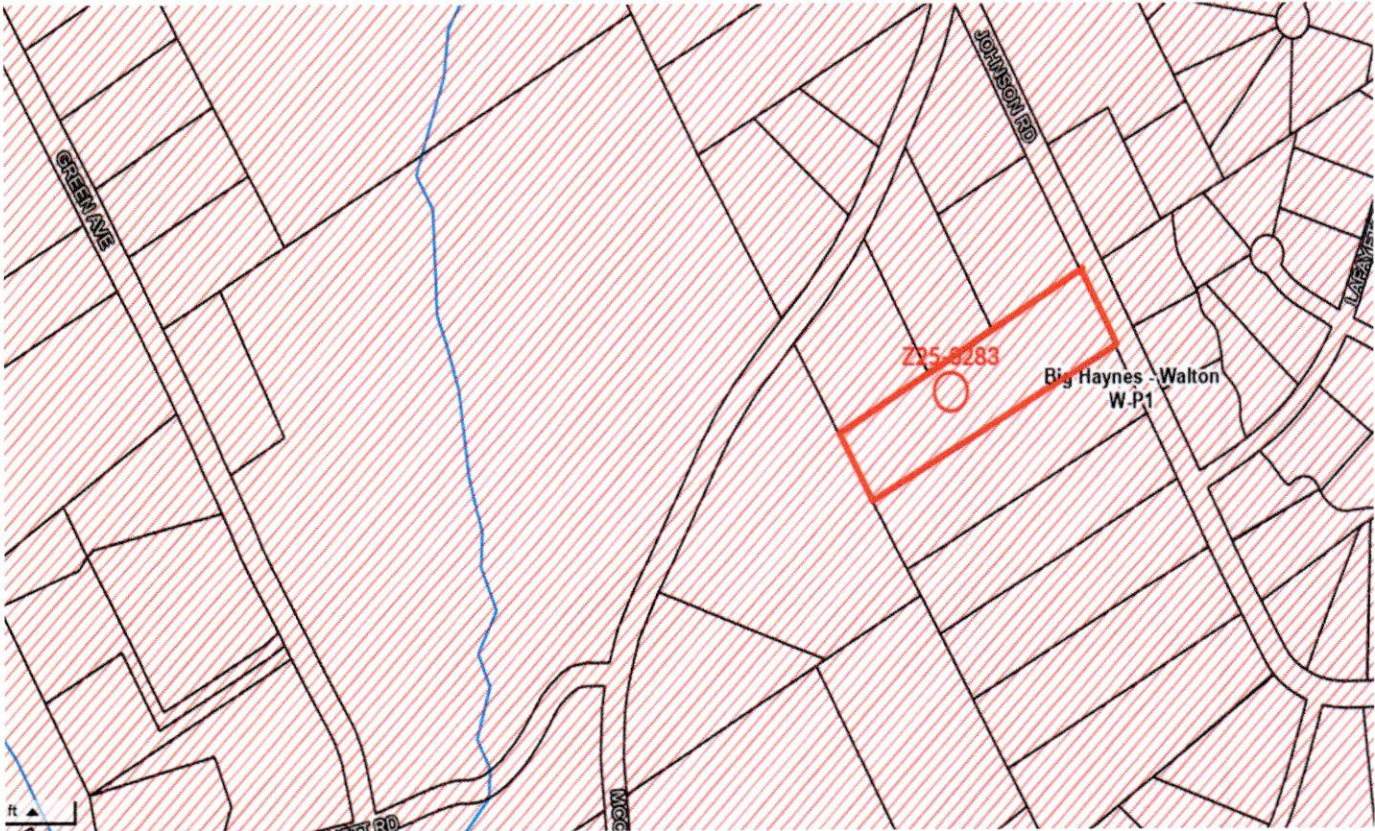
Existing Site Conditions: Property consists of a house.



The surrounding properties are zoned A1 and R1.



The property is in the Big Haynes Watershed Protection Area.



A map of the Walton Estates neighborhood. The map shows several streets: Cobblestone Dr, Lafayette Dr, and Barrington Manor. A red circle marks the location of Z25-0263. The area is labeled WALTON ESTATES. Other labels include COBBLESTONE, LAFAYETTE RIDGE, and BARRINGTON MANOR. A blue line represents a water feature on the left side of the map.

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. Right now the chickens are not 50 ft from the property line.

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)

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.

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 Barahona

2487 Johnson Rd

6900-70 Ga 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 Barahona 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 R1

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 8/4/2025
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;

Rightside 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;

Y/N 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

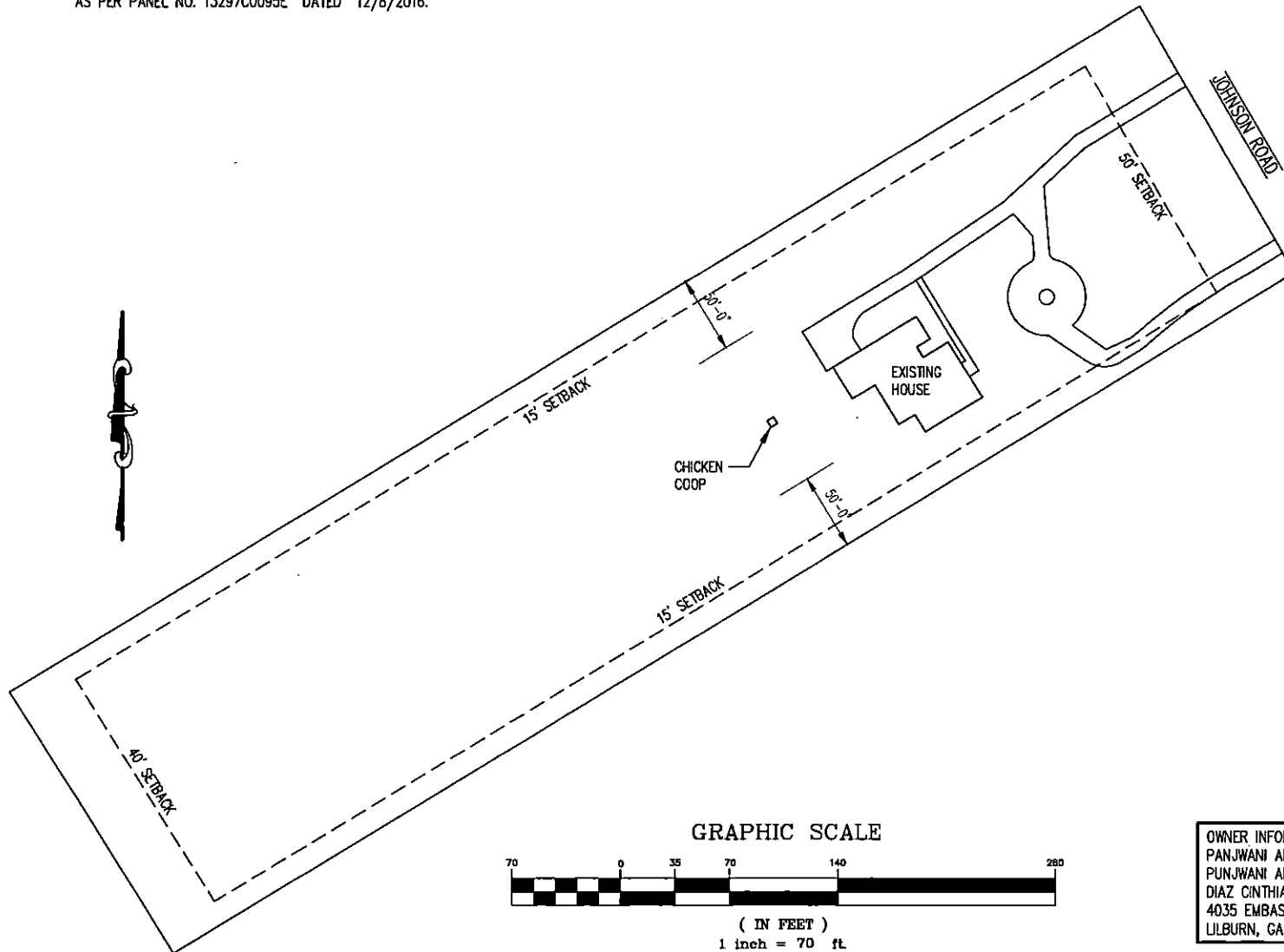
not vacant

I would like to rezons
my Property to A in order
to have chickens and livestock
(no pigs) I would also like
to sell chickens and livestock
No customen contact at the
home. Thanks you:-

 Carlos Bonadona

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 &
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: 08.25.25
SHEET: 1 OF 1
DRAWING NUMBER:

SP1.1

IF YOUR APPLICATION IS APPROVED THE FOLLOWING ITEMS WILL BE REQUIRED.

NOTE: ALL ITEMS WILL BE REQUIRED ONCE THE APPLICATION IS APPROVED.

The Site

Step one:

Meet with an Engineer or Landscape Architect and develop a site plan for the development.

- Will there need to be improvements to the driveway entrance? Will the Georgia Department of Transportation need to approve a driveway plan?
- What are regular parking and handicap parking requirements for the site?
- Will the site require grading, storm drain, erosion control, storm water detention?
- Will the site require additional septic tank and septic field drain lines?
- Will the site require Landscape screening, tree save or replacements?

Step two:

Have your Engineer or Landscape Architect submit development plans that meet all the current requirements for the Walton County Land Development Ordinance.

- Pay development and review fees for permit.
- Submit plans to Georgia Soil and Water Conservation Commission.
- Submit plans to the Walton County Environmental Health Department.

Step three:

Once you obtain the site development permit, you are ready to begin development on the site.

- Schedule a pre-construction meeting with the Development Inspection Department.
- Install all BMP's per your approved Erosion Control Planning.
- When all site work is complete and inspection are signed off, you will receive a certificate of completion.

The Building(s)

Step one:

Obtain a commercial/Non-Residential Construction Packet. Meet with an Architect or Contractor and develop a plan for the building to be used for your Event Center.

- If you are building a new facility, plans will need to be submitted for approval.
- If you are converting an existing facility, you will need an Architectural stamped floor plan that meets current code requirements for the type of occupancy.
- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

I understand the above items will be required prior to any work that is started. No Business License will be issued until all items are complete.

Signature of Applicant:

 , Date: 07/20/2025

2024 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

PANJWANI ANITA &
C/O DIAZ CINTHIA D SANTOS
4035 EMBASSYWAY
LILBURN, GA 30047

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-28133	11/15/2024	\$0.00	\$5,254.33	\$0.00	Paid 2024-11-13

Map: C0100016

Printed: 07/31/2025

Location: 2487 JOHNSON RD

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655
Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: PANJWANI ANITA &
Map Code: C0100016 Real
Description: #1 3.90AC
Location: 2487 JOHNSON RD
Bill No: 2024-28133
District: 04 COUNTY

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
354,500.00	91,100.00	3.9000	\$445,600.00	11/15/2024	07/31/2025				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	\$445,600	\$178,240	\$0	\$178,240	0.000000	\$0.00	\$0.00	\$0.00	
COUNTY M&O	\$445,600	\$178,240	\$0	\$178,240	10.413000	\$1,856.01	\$0.00	\$1,856.01	
COUNTY SCHOOL M&O	\$445,600	\$178,240	\$0	\$178,240	16.176000	\$2,883.21	\$0.00	\$2,883.21	
SCHOOL BOND	\$445,600	\$178,240	\$0	\$178,240	0.790000	\$140.81	\$0.00	\$140.81	
FIRE DISTRICT	\$445,600	\$178,240	\$0	\$178,240	2.100000	\$374.30	\$0.00	\$374.30	
TOTALS					29.479000	\$5,254.33	\$0.00	\$5,254.33	

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$5,254.33
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$5,254.33
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	2024-11-13

O'Kelley & Scrohan, Attorneys at Law, LLC
4495 Atlanta Highway, Bldg 400
Loganville, GA 30052
Attn: Kaitlyn Gordon
File No.: 20-228052-REG

BK:5266 PG:20-20
Filed and Recorded
Feb-07-2023 11:01 AM
DOC# 2023 - 001040
Real Estate Transfer Tax
Paid: \$ 0.00
1472023000379
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 8274269752

STATE OF Georgia
COUNTY OF Walton

WARRANTY DEED

THIS INDENTURE made this 27th day of January, 2023, between

Anita Panjwani and Arash Panjwani

as party or parties of the first part, hereinafter called Grantor, and

Anita Panjwani, Arash Panjwani, and Cinthia D Santos Diaz
As Joint Tenants with Rights of Survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 243 of the 4th District, Walton County, Georgia, being known as Tract No. 1, as filed in Plat Book 64, Page 123, Walton County Records, which plat is incorporated herein by reference.

This conveyance is made subject to a security deed from Grantor to United Wholesale Mortgage, LLC dated January 27, 2023 in the amount of \$434,981.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered
in the presence of:

Susy Figueroa
Unofficial Witness

Anita Panjwani
Arash Panjwani

Notary Public
Commission expires: 8/2/2026



