



## Planning and Development Department Case Information

Case Number: Z25-0249

Meeting Dates: Planning Commission 08-07-2025

Board of Commissioners 09-02-2025

Applicant:

CJ Hipp-Barros  
3685 McCullers Road  
Loganville, Georgia 30052

Owner:

CJ & Nicholas Hipp-Barros  
3685 McCullers Road  
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 2.45 acres from A1 to A to grow and sell cut flowers for retail and wholesale purchase.

Address: 3685 McCullers Road, Loganville, Georgia 30052

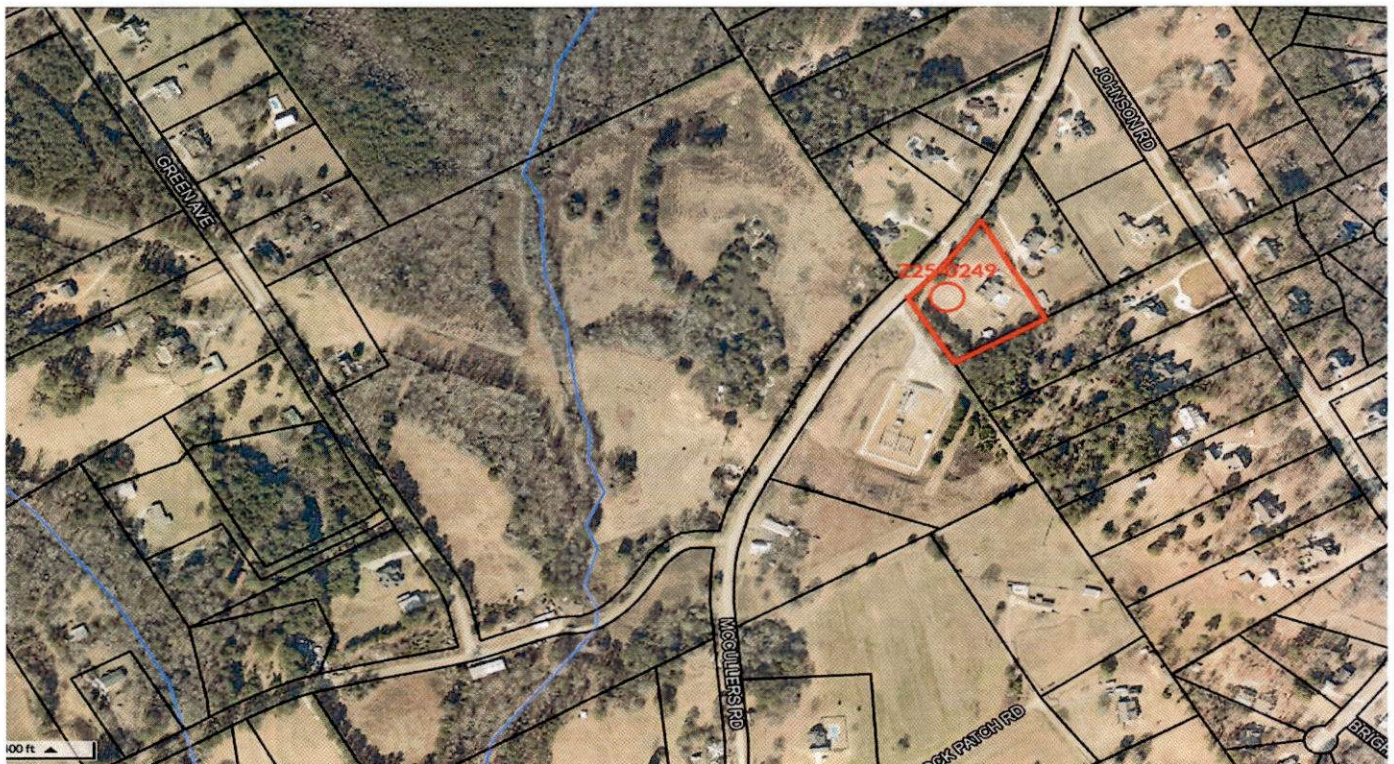
Map Number/Site Area: C0100015F00

Character Area: Suburban

District 2 Commissioner-Pete Myers

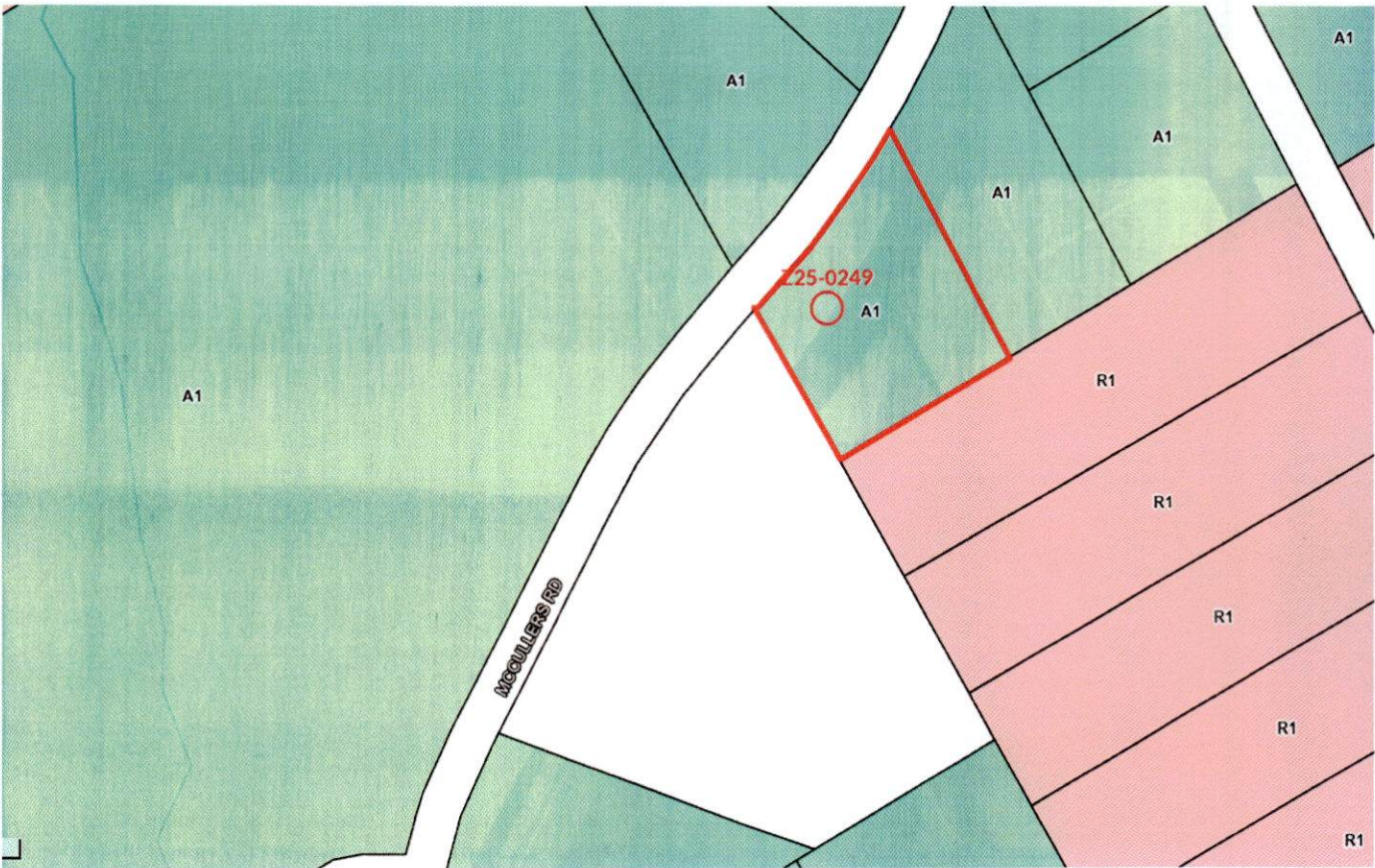
Planning Commission—Chris Alexander

Existing Site Conditions: Property consists of residential dwelling.

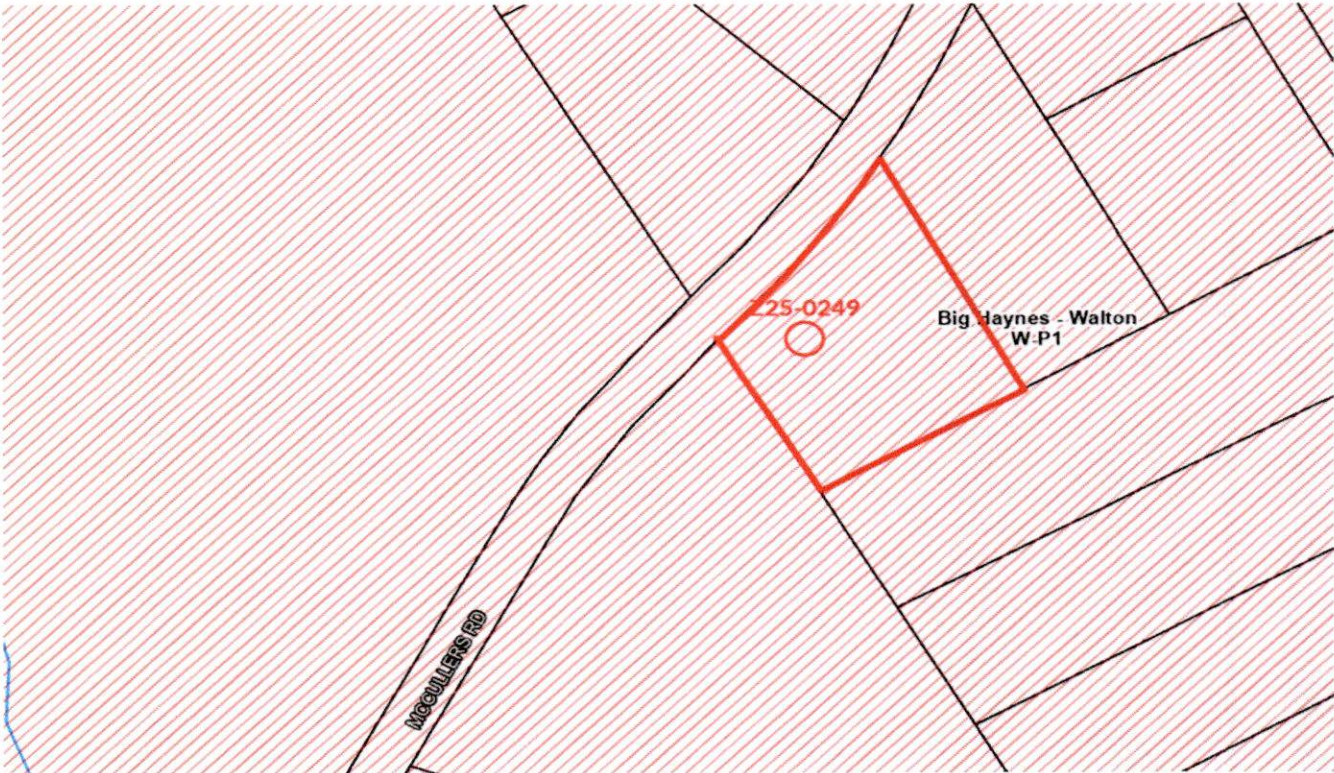




The surrounding properties are zoned A1 and R1.

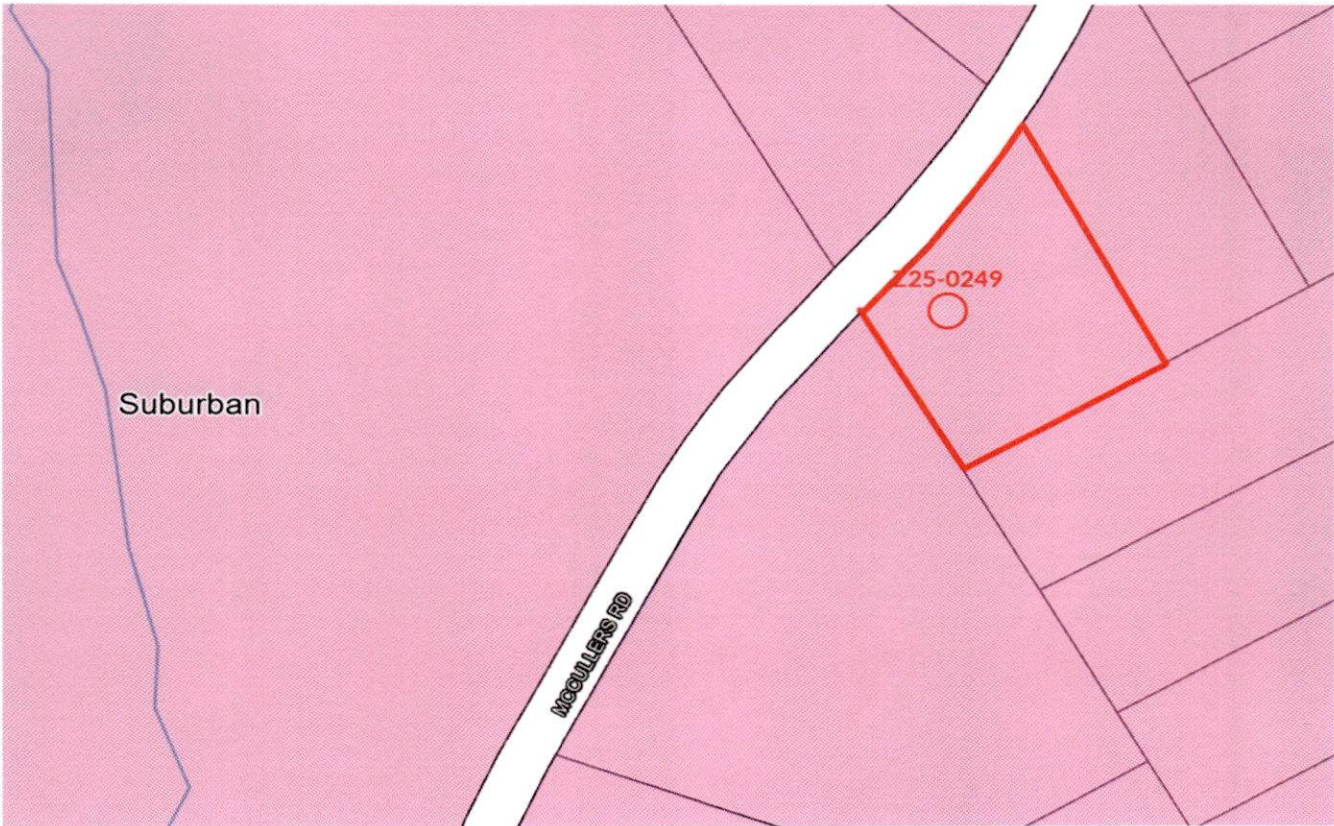


The property is in the Big Haynes Watershed.





The Future Land Use Map for this property is Suburban.



Subdivisions surrounding property:



**History:** No History

**Staff Comments/Concerns:** If approved, approve for this use only.



**Rezone Application #** 225-0249  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 08-07-2025 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 09-02-2025 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C0100015F00

**Applicant Name/Address/Phone #**

CJ Hipp-Barros

3685 McCullers Rd

Loganville, GA 30052

E-mail address: FugateFlowers@gmail.com

Phone # 352-278-0904

Location: 3685 McCullers Rd

Requested Zoning A

Acreage 2.45

Existing Use of Property: Primary Residence

Existing Structures: Single Family Home

The purpose of this rezone is to grow and sell cut flowers for retail and wholesale purchase.

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 CJ Hipp-Barros

Date 06/25/2025

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 A1

Surrounding Zoning: North A1 South R1  
East A1 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 \_\_\_\_\_

Exhibit A

**Property Owner Name/Address/Phone**

Nicholas Hipp-Barros

3685 McCullers Rd

Loganville, GA 30052

470-294-7069

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;

Nearby properties are residential with the exception of the west  
property line which is shared with the Walton EMC transfer  
station. There are other Zone A properties in the area.

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

Unknown

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 Change

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

No Change

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

Very suitable

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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

The property is my primary residence.

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## **Ga. Comp. R. & Regs. r. 40-4-9-.01 Definitions**

### **Georgia Administrative Code**

### **Department 40. RULES OF GEORGIA DEPARTMENT OF AGRICULTURE**

### **Chapter 40-4. ENTOMOLOGY AND PLANT INDUSTRY**

### **Subject 40-4-9. LIVE PLANT REGULATIONS**

*Current through Rules and Regulations filed through June 4, 2025*

#### **Rule 40-4-9-.01. Definitions**

The following words or terms shall have the meaning set forth herein when used in these rules and regulations.

- (a) Bare Root Plant: Any live plant that has been uprooted and separated from its growing medium, then bagged in moss, sawdust or other material to provide temporary moisture to the roots. A bare root plant is also any plant that has been uprooted from its growing medium and placed in controlled atmosphere conditions or heeled in with sawdust, packing material or soil as a means for supplying moisture until it has been planted.
- (b) Certificate: Any document issued by the Department attesting to the Plant Pest or treatment status of any Regulated Article.
- (c) Commissioner: The Commissioner of Agriculture or any employee of the Department authorized to act on his behalf.
- (d) Compliance Agreement: Any written agreement between a person and the Department specifying requirements enforced by the Department for regulatory purposes.
- (e) Containerized Plant: Any live plant grown in a container where the plant is healthy, vigorous, well rooted, and established in the container in which it is growing. Containerized plants must possess a well-established root system reaching or nearly reaching the sides of the container to maintain a firm ball when the container is removed, but not possessing excessive root growth that encircles the inside of the container.
- (f) Department: The Georgia Department of Agriculture.
- (g) Dormant Plant: Any plant or plant part that is not in an active state of growth as evidenced by the lack of vegetative bud swelling and/or shoot growth.

- (h) Federal Noxious Weed: Any plant listed under Title 7, Code of Federal Regulations, Part 360 "Noxious Weed Regulations".
- (i) Fees: Assessments of costs for the purpose of defraying the expenses of registration of Live Plant Growers and Live Plant Dealers, and expenses of inspection and certification of Regulated Articles.
- (j) Live Plant: Any whole or propagative part of any member of the Plant Kingdom, capable of or intended for propagation or growth. It does not include true seeds, cut flowers, or decorative cut foliage.
- (k) Live Plant Dealer: Any person who does not grow or propagate Live Plants, but who handles, maintains, solicits orders for, sells, or distributes any Live Plants.
- (l) Live Plant Grower: Any person who propagates or grows any Live Plants for sale or distribution. Persons meeting any of the following criteria must be properly licensed by the Department:
  - 1. have a production space greater than 1,000 square feet;
  - 2. receive plants from another state;
  - 3. send plants interstate;
  - 4. send plants internationally; or
  - 5. dig or collect plants from the wild or residential areas for sale or distribution.
- (m) Live Plant License: A document issued by the Commissioner indicating that the Live Plants maintained by the licensee are regularly inspected by the Commissioner to ensure freedom from plant pests and absence of poor physical condition, and verifying that the licensee has registered with the Commissioner.
- (n) Live Plant Shipping Certificate: A document issued by the Commissioner indicating that the Live Plants in the accompanying shipment have been grown and maintained under a regular inspectional program administered by the Commissioner in compliance with these Rules.
- (o) Maintain: Both to prevent and control damage by Plant Pests to Live Plants, and to prevent Poor Physical Condition or decline in viability of Live Plants by providing proper environmental conditions, by applying water and nutrients, by applying chemical and cultural pest control, and by removing damaged, diseased, or dead plant material.
- (p) Non-profit: Any government agency or bureau, any member of a county or independent school system, any college or university under the University System of Georgia or any 501(c) organization.



- (q) Permit: A document issued by the Commissioner authorizing the movement of Regulated Articles to a specific destination in accordance with specific requirements.
- (r) Phytosanitary Certificate: A document issued by the Commissioner indicating that the specified Live Plants or Plant Products comply with the legal requirements of the importing state or country. Such a document may be either a State Phytosanitary Certificate or Federal Phytosanitary Certificate.
- (s) Plant Pest: Any organism which is determined by the Commissioner to be injurious to the agricultural, horticultural, or other interests of the state, including, but not limited to, insects, bacteria, fungi, viruses, or weeds.
- (t) Plant Products: Fruits, vegetables, grains, roots, bulbs, seeds, cut flowers, decorative cut foliage, wood, timber, and all other Live Plants or parts of Live Plants not intended for or used for propagation or growing.
- (u) Poor Physical Condition: Serious physical damage, serious wilting caused by lack of or by excessive water, damage caused by severe heat or cold, death, or any other condition which would cause decline in viability or increased susceptibility to plant pests when subsequently handled with normal care.
- (v) Quarantine: A verbal or written order issued by the Commissioner immediately prohibiting the sale or distribution of Regulated Articles from a given location, until released in writing by the Commissioner.
- (w) Regulated Articles: Live Plants, Plant Products or other things determined by the Commissioner to be capable of carrying Plant Pests.

**Cite as Ga. Comp. R. & Regs. R. 40-4-9-.01**

**Authority:** O. C. G. A. 2-7-1 et. seq.

**History.** . Original Rule entitled "Definitions" adopted. F. and eff. June 30, 1965.

**Repealed:** New Rule of same title adopted. F. Sept. 18, 1987; eff. Oct. 8, 1987.

**Repealed:** New Rule of same title adopted. F. Aug. 23, 1996; eff. Sept. 12, 1996.

**Amended:** F. Sept. 25, 2003; eff. Oct. 15, 2003.

**Repealed:** New Rule of same title adopted. F. Sept. 13, 2006; eff. Oct. 3, 2006.

**Repealed:** New Rule of same title adopted. F. Jan. 17, 2008; eff. Feb. 6, 2008

**. Amended:** F. Sept. 23, 2010; eff. Oct. 13, 2010.

**Amended:** F. Oct. 1, 2014; eff. Oct. 21, 2014.

Letter of Intent - 3685 McCullers Rd Loganville, GA 30052 - Fugate Flowers

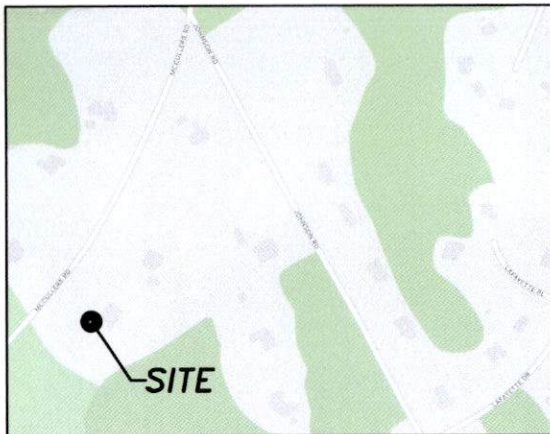
This property is my primary residence. I will grow flowers for cut arrangements. The flowers will be available for retail and wholesale purchase. The initial planting area is a 50' x 50' plot.

Thank you for your consideration,

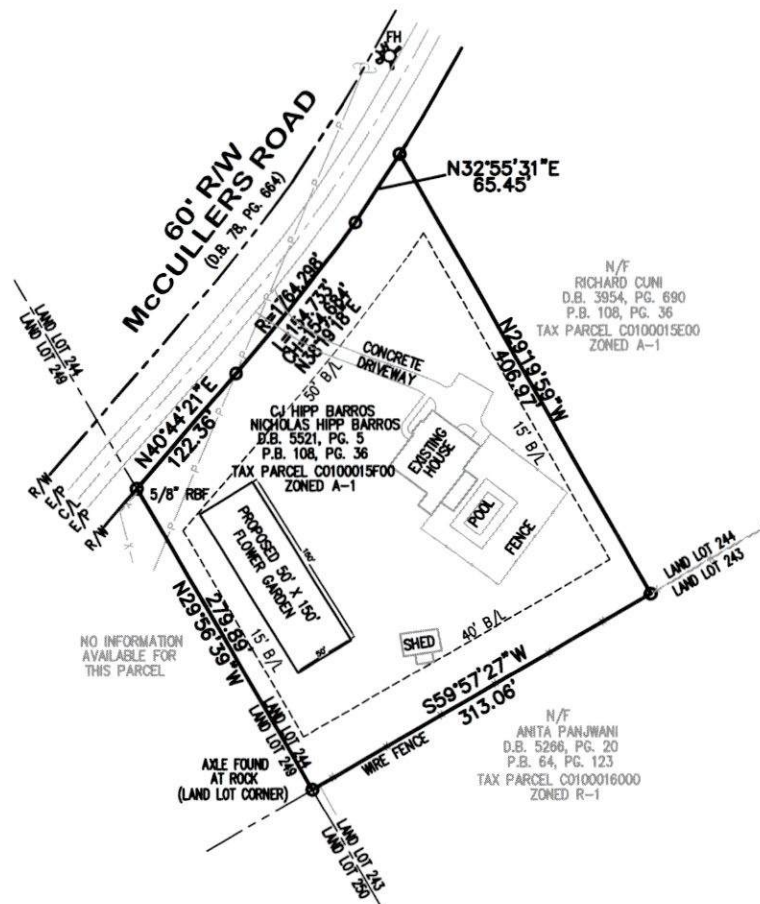
CJ Hipp-Barros

*FUGATE FLOWERS, Owner*  
352-278-0904





VICINITY MAP



LEGEND	
B/L	BUILDING LINE
C/L	CENTERLINE
C&G	CURB & GUTTER
CTP	CRIMP TOP PIPE
DE	DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
IE	INVERT ELEVATION
IPF	IRON PIN FOUND
IPS	IRON PIN SET
LL	LAND LOT
LLL	LAND LOT LINE
MFFE	MINIMUM FINISHED FLOOR ELEV.
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OTP	OPEN TOP PIPE
P/L	PROPERTY LINE
RBF	REBAR PIN FOUND
R/W	RIGHT OF WAY
SSE	SANITARY SEWER EASEMENT
SMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
HW	HEADWALL
FES	FLARED END STRUCTURE
PP	POWER POLE
FH	FIRE HYDRANT
-X-	FENCE
---	FLOOD LIMITS
---	SWALE



NOT FOR FINAL RECORDING

ZONING EXHIBIT FOR:  
**CJ HIPP BARROS &  
NICHOLAS BARROS**

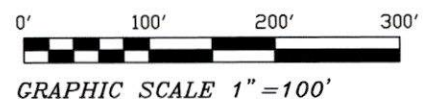
**CHARLES D. NORTON**  
**GEORGIA RLS 2872**

2325 FISHER DR.  
LOGANVILLE, GA 30052  
Phone: (678) 898-7535  
charlesdavidnorton@gmail.com

Date: 06/27/25 Land Lot: 244 District: 4TH  
County: WALTON, GA Scale: 1"=100' Sheet No. 1 of 1  
Drawn By: CDN Checked By: CDN  
Date of Field Work: Job #: HIPP BARROS

NOTES:

- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER WALTON COUNTY F.I.R.M. COMMUNITY PANEL NO. 13297C0095E, DATED 12/8/16.
- THE SUBJECT PROPERTY IS LOCATED AT 3685 McCULLERS RD, LOGANVILLE, GA.
- THE SUBJECT PROPERTY IS ZONED A-1.
- THIS DRAWING IS NOT A SURVEY AND IS NOT INTENDED FOR RECORDING.
- REFERENCES - P.B. 108 PG. 36.



No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		







	31.49'
	76.53'
	21.26'
	65.45'
	9.95'

