



Planning and Development Department Case Information

Case Number: Z26-0119

Meeting Dates: Planning Commission 06-04-2026

Board of Commissioners 07-07-2026

Applicant:

Christine Rojas Carrillo
4350 Tiffany Lane
Loganville, Georgia 30052

Owners:

Alejandro & Christine Rojas Carrillo
4350 Tiffany Lane
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 4.22 acres from A1 to A to grow and sell fruits, vegetables, eggs and cottage food items with customer contact and Variance for accessory building to be in the front yard on less than 5 acres.

Addresses: 4350 Tiffany Lane, 4330 Shiloh Road & 4310 Shiloh Road, Loganville, Georgia 30052

Map Numbers/Site Areas: Parcel #N039A024 is 4350 Tiffany Lane and contains 2.29 acres; Parcel #N039A025 is 4330 Shiloh Road and contains 0.91 acres and Parcel #N039A026 is 4310 Shiloh Road which contains 1.02 acres.

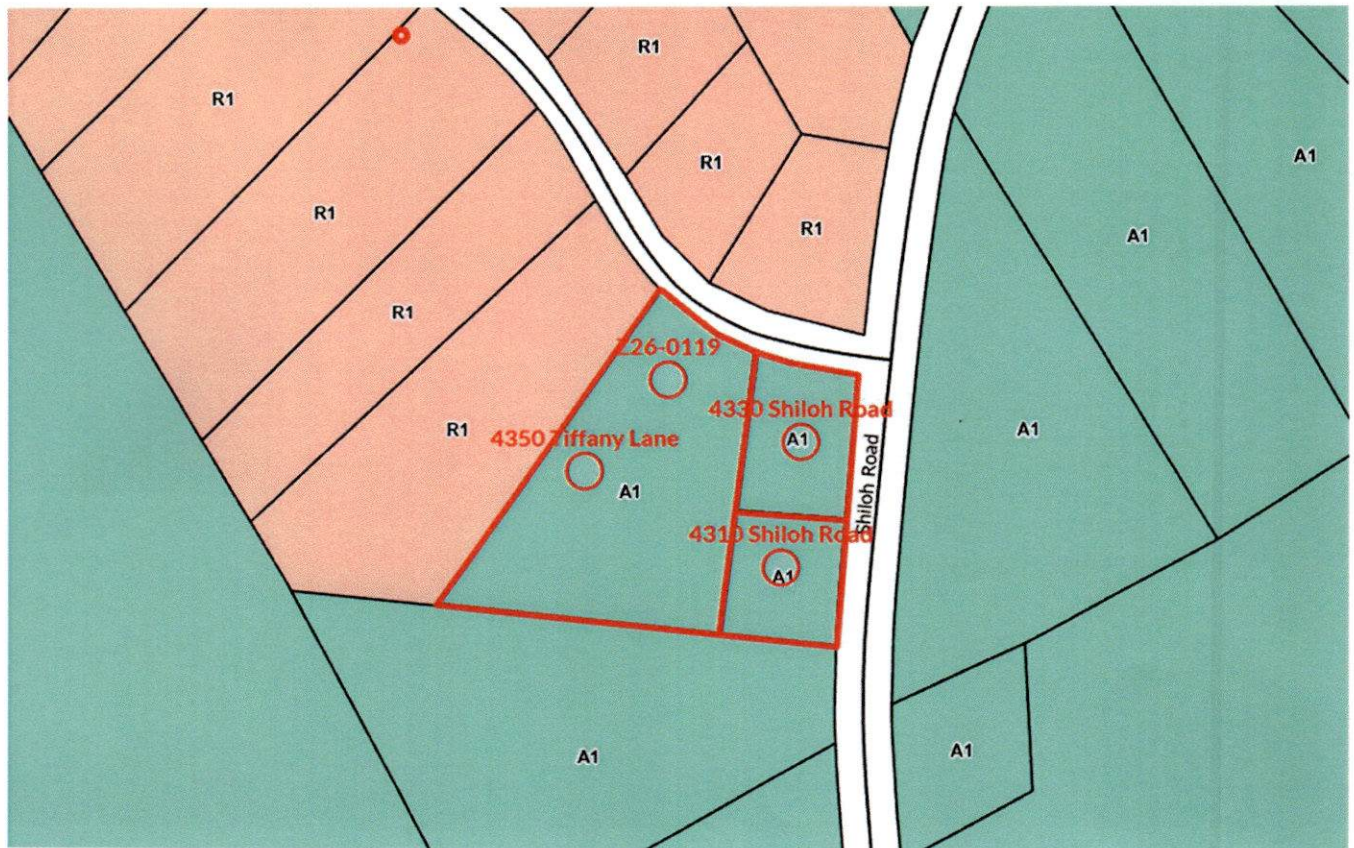
Character Area: Suburban

District 1 Commissioner- Amarie Warren Planning Commission—Josh Ferguson

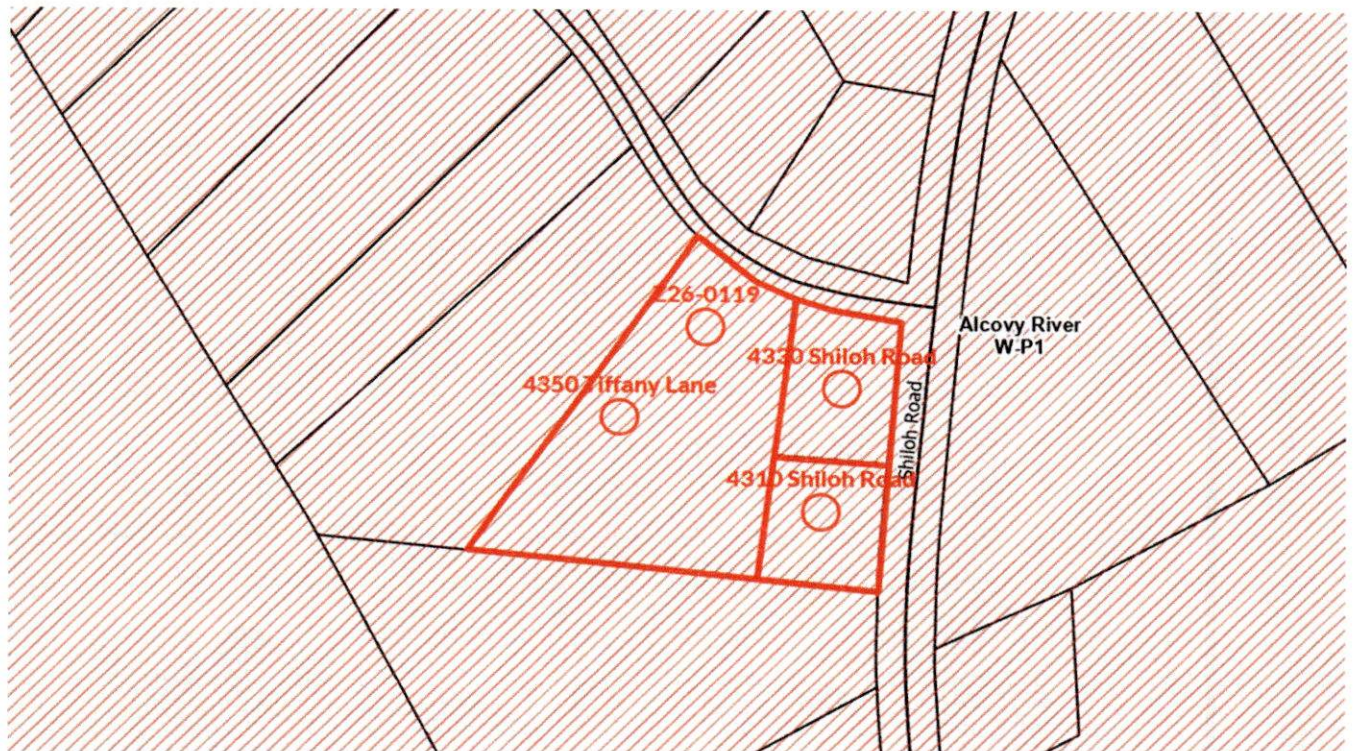
Existing Site Conditions: Property at 4350 Tiffany Lane consists of a house, detached garage and shed and 4330 & 4310 Shiloh Road is vacant land.



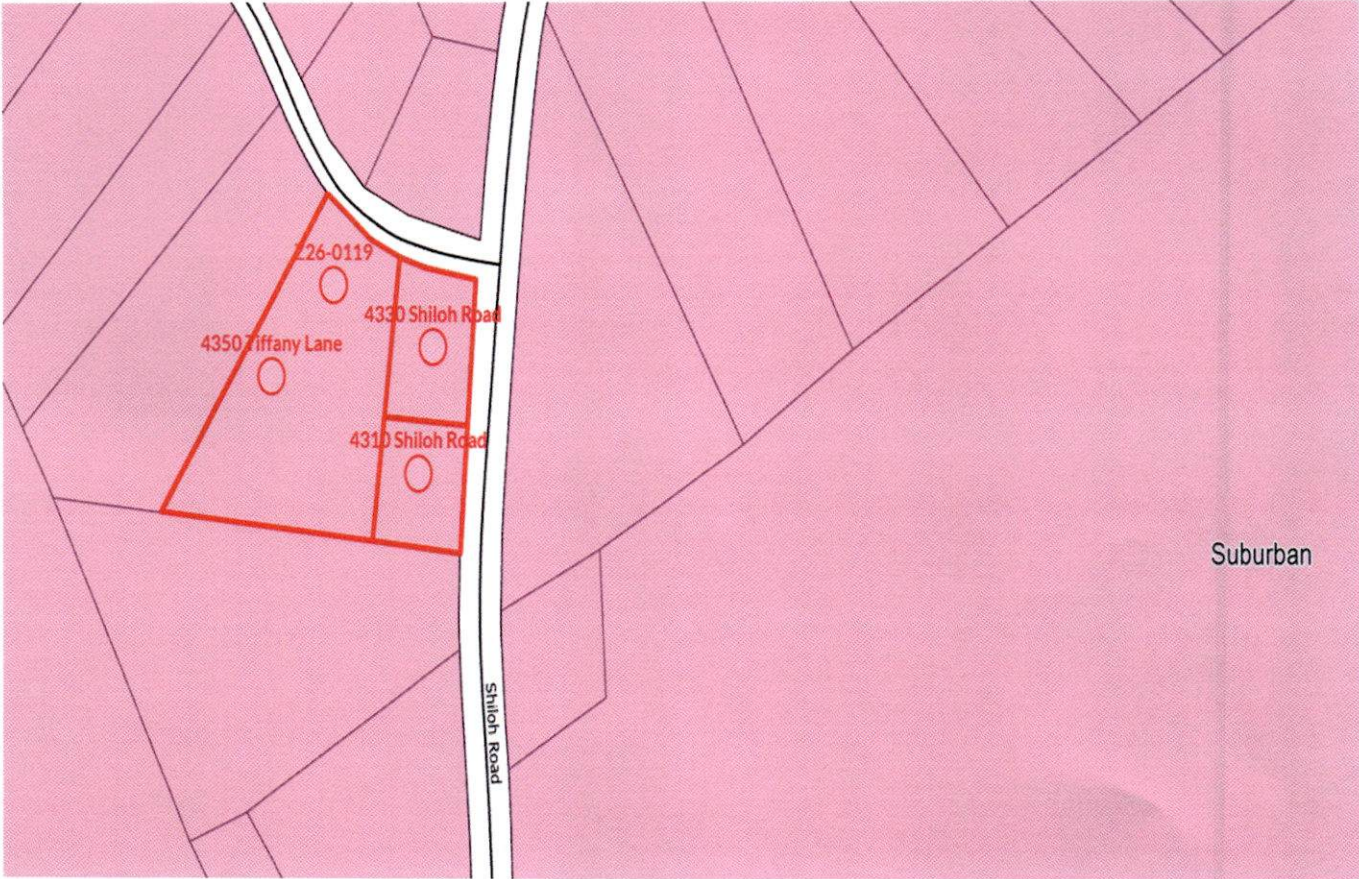
The surrounding properties are zoned R1 and A1.



The property is in the Alcovy River Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



History:

Z21090015	Christine Rojas	R1 to A1 to have personal animals	N039A024, 025 & 026 4350 Tiffany Lane 4330 Shiloh Rd 4310 Shiloh Rd	Approved w/conditions
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Conditions: Livestock be limited to parcels that front on Shiloh Road and all guidelines for livestock be followed. (See attached).

Staff Comments/Concerns: Applicant already has a business license for Carrillo’s Farm Stand for retail bakeries with no customer contact (See attached). There is no homeowner’s association at Buffalo Hills Subdivision. **IF APPROVED, THE PARCELS WILL NEED TO BE COMBINED DUE TO 2 OF THE PARCELS NOT MEETING THE A ZONING REQUIREMENTS.)**

Public Works: Public Works recommends considering a commercial driveway for a Business.

Sheriff's Department: No concerns

Water Authority: No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts foreseen.

Board of Education: No impact on the school system.

GDOT: No Concerns.

City of Monroe: No issues for the City of Monroe utilities.

PC Action 6/4/2026:

1. Z26-0119 – Rezone 4.22 acres from A1 to A to grow and sell fruits, vegetables, eggs and cottage food items with customer contact – Applicant: Christine Rojas Carrillo/Owners: Alejandro & Christine Carrillo – property located at 4350 Tiffany Lane, 4330 & 4310 Shiloh Road – Map/Parcels N039A024, 025 and 026 - District 1

Presentation: Christine Carrillo represented the case. She lives on Tiffany Lane and 5 years ago she rezoned her property from R1 to A1 to have personal outside animals. In this rezone she is asking to be rezoned from A1 to A to grow fruits and vegetables, have animals and to also have a farmstand at home. She homeschools her children and would like farming to be an experience for them. She also wants to help others and her neighbors. She has a license from the Department of Agriculture. She said she has a Prayer Box on the bottom shelf of the Farm Stand. People in the community can come and get food and if they have no money then there is no questions asked.

Josh Ferguson asked about the condition from the last Rezone that says animals are to be on Shiloh Road and if you acquired more animals would you be able to be in compliance with them being on Shiloh Road. Ms. Carrillo stated that she would like to

expand the area and have sheep for grazing and would like that to be in a separate area.

Josh Ferguson asked if it was just to the red dash line on her site plan. She said that the fence goes along the property splitting up her property on Tiffany Lane and the properties on Shiloh Road. She also stated that she has 4 sheep already.

Josh Ferguson asked if she was aware that the property would need to be combined. She said that she was advised of this. She was advised that she would either have to combine the property to A and have her farmstand or take that away.

Ms. Carrillo stated she is working full-time and this is a very small farm. She asked if we could provide a letter to a surveyor saying that the Board is requiring this so it would be lower in cost and Josh Ferguson advised her that we cannot do that.

Kristi Parr, Director, advised that the 2 Parcels on Shiloh Road do not meet the requirements for A is the reason she is having to combine them. She went on to say that when Ms. Carrillo rezoned her property 5 years ago that the A zoning required 5 acres. Ms. Carrillo would need to get a surveyor to combine the lots.

Josh Ferguson asked about the location of the farm stand and Kristi Parr advised that this will not be permitted where it is because you need 5 acres for an accessory building to be in the front yard.

Josh Ferguson asked if the Variance could be added to the meeting and he was advised that this can be added as long as it is advertised again correctly.

Speaking: No one

Recommendation: Josh Ferguson made a motion to recommend approval with the following conditions: 1) All 3 parcels to be combined; 2) animals have to be maintained in the pink areas up to the red dotted line on the site plan; 3) Variance to allow farm stand in the front yard on less than 5 acres and was seconded by Michelle Trammel. The Motion carried unanimously.



**Walton County
Planning and Development**

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

OCCUPATIONAL TAX CERTIFICATE

BUSINESS LICENSE NUMBER : 26-0009

Pursuant to the provisions of the Walton County Comprehensive Land Development Ordinance

CARRILLO'S FARM STAND

4350 TIFFANY LN LOGANVILLE GA 30052, LOGANVILLE

Has been duly licensed by the County of Walton to engage in the business of:

Retail Sales
RETAIL BAKERIES

Description, Limitations, Notes: MAKES BAKED GOODS, HOME OFFICE ONLY - NO SALES AT RESIDENCE

The Issuance of an Occupational Tax Certificate shall not be interpreted that such business is in compliance with State or Federal Statutes and Regulations or Deed Covenants.

*****POST THIS CERTIFICATE IN A CONSPICUOUS LOCATION***
THIS LICENSE IS NOT TRANSFERABLE AND IS SUBJECT TO BE REVOKED IF ABUSED**

Cheryl Willard

Cheryl Willard
Permit Tech



EFFECTIVE DATE
January 12, 2026

EXPIRATION DATE
January 12, 2027

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. Z21090015

1. Rezone – Z21090015 – Rezone 4.22 acres from R1 to A1 to have personal animals– Applicant: Christine Rojas/Owner: Alejandro Carrillo & Christine Rojas – Property located on 4350 Tiffany Lane & 4330&4310 Shiloh Rd/Map/Parcels N039A024, 025 & 026 – District 1.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WALTON COUNTY, GEORGIA

WHEREAS, the Walton County Planning Commission held a duly advertised public hearing and filed a formal recommendation with the Board of Commissioners of Walton County upon an Application to Amend the Official Zoning Map of Walton County from R1 TO A1 by CHRISTINE ROJAS for the proposed use TO HAVE PERSONAL ANIMALS AT 4350 TIFFANY LANE/4330 & 4310 SHILOH ROAD, Map/Parcel IDS N039A024, 025, AND 026; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map of Walton County has been duly published in The Walton Tribune, the Official News Organ of Walton County; and

WHEREAS, a public hearing was held by the Board of Commissioners of Walton County on 12-07-2021 and objections were not filed.

NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application to Amend the Official Zoning Map of Walton County from R1 to A1 in Case No. Z21090015 is hereby APPROVED WITH CONDITIONS.

The Board of Commissioners of Walton County, Georgia further directs the County Clerk to enter upon the minutes of the meeting at which this ordinance is adopted the following: "On the 7TH DAY OF DECEMBER, 2021, by official action of the Board of Commissioners of Walton County, the following changes were made to the Official Zoning Map of Walton County: The zoning classification of Walton County Parcel ID#S N039A024, 025 & 026 was changed from R1 TO A1 with the following conditions:

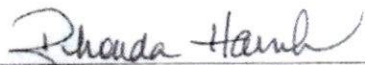
1. Livestock be limited to parcels that front on Shiloh Road and all guidelines for livestock be followed.

SO ORDAINED, this 7TH DAY OF DECEMBER, 2021.

Board of Commissioners of Walton County

By: 
David G. Thompson, Chairman

Attest:


Rhonda Hawk, County Clerk

Rezone Application # 226-0119
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 6-4-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 7-7-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel N039A024, N039A025, N039A026
Applicant Name/Address/Phone # Christine A Rojas Carrillo / 4350 Tiffany Lane / Loganville, Ga 30052 / E-mail address: _____ / Phone # 786-523-5421
Property Owner Name/Address/Phone Alejandro Carrillo / 4350 Tiffany Lane / Loganville, Ga 30052 / (If more than one owner, attach Exhibit "A") / Phone # 786-523-5421

Location: Tiffany Lane ^{Walton County} Requested Zoning A Acreage 4.22

Existing Use of Property: Farming and Residential

Existing Structures: Home, detached garage, shed

The purpose of this rezone is to bring our farmstead back to operation We are requesting a change to A (Agriculture) to grow & sell farm products with customer contact and cottage food items

Property is serviced by the following:
 Public Water: Provider: Walton County Water ^{Department} 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 Christine Rojas Date 4/28/2026 Fee Paid \$ 400

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 AI Surrounding Zoning: North RI South AI
 East AI West RI
 Comprehensive Land Use: Suburban **DRI Required?** Y N
 Commission District: 1-Amarie Warren Watershed: Alcany River TMP

I hereby withdraw the above application _____ 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 _____

1. Existing uses and zoning of nearby property

The surrounding properties are primarily agricultural (A1) and low-density residential (R1) uses. Nearby parcels include single-family homes on large lots as well as undeveloped or agricultural land. The area maintains a rural character with a mix of residential and agricultural uses, and we believe the proposed use is consistent with this pattern.

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

The current A1 zoning restricts the ability to conduct limited direct-to-consumer agricultural sales. Allowing minimal customer contact through rezoning to A would enable a reasonable use of the property without negatively impacting surrounding property values, as the scale of the operation remains minimal and compatible with the area.

3. The extent to which the destruction of property values promotes public welfare

Maintaining the current restriction does not significantly promote public health, safety, morals, or general welfare. Allowing limited agricultural sales supports local food access, small-scale farming, and community engagement, which are consistent with public welfare goals. The proposed use from A1 to A (agricultural) does not introduce any adverse impacts that would justify limiting the property's reasonable use.

4. The relative gain to the public vs. hardship to the owner

The hardship imposed on the property owner is the inability to utilize the property for small-scale agricultural commerce. The public benefit of maintaining the restriction is minimal. In contrast, approval of the rezoning provides community access to locally produced goods while maintaining a low-impact use. Therefore, the benefit to the property owner and surrounding community outweighs any negligible impact to the public.

5. Suitability of the property for the zoned purposes

The property is well-suited for agricultural use and small-scale or limited customer interaction. It has an existing driveway with adequate access and space for safe vehicle turnaround. The layout allows customer activity to remain near the front of the property, while the residence is located toward the rear, providing natural separation and buffering from neighboring properties.

6. Length of time the property has been vacant as zoned

The property is not vacant and is currently used as a residence and agricultural homestead. However, under the current zoning, it has not been able to fully function as a direct-to-consumer agricultural operation. The requested rezoning would allow the property to be utilized more effectively in a manner consistent with its agricultural character and the surrounding area.

RE: Rezoning Request from A1 to A for Customer Contact Use

Property Address: 4350 Tiffany Lane, Loganville, GA 30052

Dear Walton County Planning Commission,

We respectfully submit this request to rezone our property from A1 (Agricultural) to A (Agricultural) to allow limited customer contact associated with a small-scale farm stand.

The property is currently used as our primary residence and agricultural homestead. We produce homemade and agricultural goods, including cottage food items, and seek to offer these products directly to the local community in a controlled and low-impact manner.

The proposed use is intentionally small in scale. Customer activity will be limited to a designated area near the front of the property along the existing driveway. No more than two customer vehicles will be accommodated at any given time. All vehicles will enter and exit via the existing driveway, which includes sufficient space for turnaround, ensuring no impact to traffic flow along Tiffany Lane.

No additional structures of commercial scale are proposed. The existing residential character of the property will remain unchanged. The primary residence and private areas, including the rear of the property, will remain inaccessible to customers.

We are committed to maintaining the rural and agricultural character of the surrounding area. This request supports local agriculture, provides access to locally produced goods, and aligns with the intent of agricultural zoning by allowing direct farm-to-consumer interaction.

We respectfully request approval of this rezoning to support our small farm operation while maintaining compatibility with surrounding properties.

Sincerely,

Christine Rojas Carrillo and Alejandro Carrillo

Property Owner(s)



Christine Carrillo

Farm # 4618 Tract # 10944 Walton County -Christine Ashley Marie Rojas Carrillo

11 messages

Owens, Jennifer - FSA - GA <jennifer.owens2@usda.gov>

To: Christine Carrillo

Tue, Nov 19, 2024 at 2:03 PM

Good afternoon,

Below is a copy of the completed map that is drawn off of your property at [4350 Tiffany Lane](#) in Loganville, GA. Your assigned farm number is 4618, with tract number of 10944 all out of Walton County. You may use these numbers to now apply to any of the disaster assistance programs within USDA that are run by the Farm Service Agency (FSA) and Natural Resources and Conservation Services (NRCS). A great website to look up all the available programs we offer is at <https://www.fsa.usda.gov/programs-and-services/disaster-assistance-program/index>.

Also attached is your completed acreage report . Please review this report, **sign and date and email it back to me once completed**. Please be aware that these acreage reports are due annually each year, and as a courtesy to our producers, we will be mailing these out to you to sign. The deadline to report crops is usually subject to the type of crops that are grown. In other words, there are different deadlines for different crops. If you do not receive an acreage report in the mail by June each year, then please call our office so that we can manually populate the report for you. Any acreage reports that are filed after the deadline date are subject to a late file fee.

*Farm Service Agency policy requires that producers participating in programs submit an annual acreage report regarding all cropland used on their farms. Failure to file an accurate and timely acreage report for all crops and land uses can result in loss of program benefits. Producers are required to self-report all cropland on each farm to FSA annually. FSA uses this data to determine payment eligibility and to calculate losses for various disaster programs.

Very Respectfully,



**Jennifer L.
Owens**

Program Technician

Oconee/Walton FSA

Phone: 706-769-3987 ext.2

Email: jennifer.owens2@usda.gov

1291 Greensboro Hwy

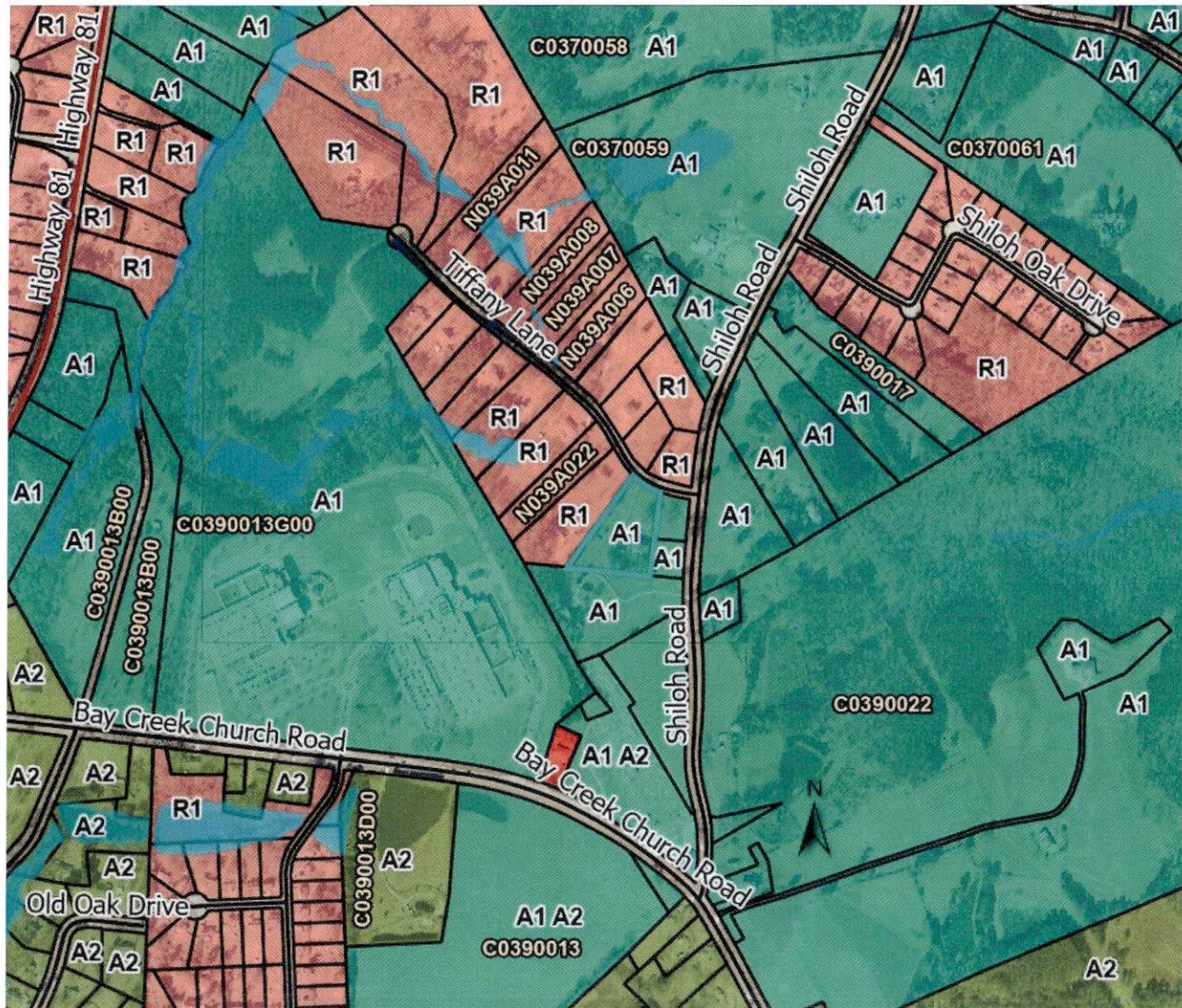
Suite: A104

Watkinsville, GA 30677

Stay Connected with USDA:

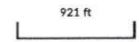


USDA is an equal opportunity provider and employer.



Flood Map Dec 2022

- A- 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).



The area highlighted is the site of the home with the adjoining parcels to it's right.

Not For Final Recording



Parcel ID N039A024
 Class Code Residential
 Taxing DistrictWalton County
 Acres 2.29

Parcel ID N039A025
 Class Code Residential
 Taxing DistrictWalton County
 Acres 0.91

Parcel ID N039A026
 Class Code Residential
 Taxing DistrictWalton County
 Acres 1.02

Owner CARRILLO ALEJANDRO &
 ROJAS CHRISTINE ASHLEY MARIE
 4350 TIFFANY LN
 LOGANVILLE, GA 30052
 Physical Address 4350 TIFFANY LN

Owner CARRILLO ALEJANDRO &
 ROJAS CHRISTINE ASHLEY MARIE
 4350 TIFFANY LN
 LOGANVILLE, GA 30052
 Physical Address 4330 SHILOH RD

Owner CARRILLO ALEJANDRO &
 ROJAS CHRISTINE ASHLEY MARIE
 4350 TIFFANY LN
 LOGANVILLE, GA 30052
 Physical Address 4310 SHILOH RD

Not For Final Recording

(Note: Not to be used on legal documents)

USDA **Walton County, Georgia**



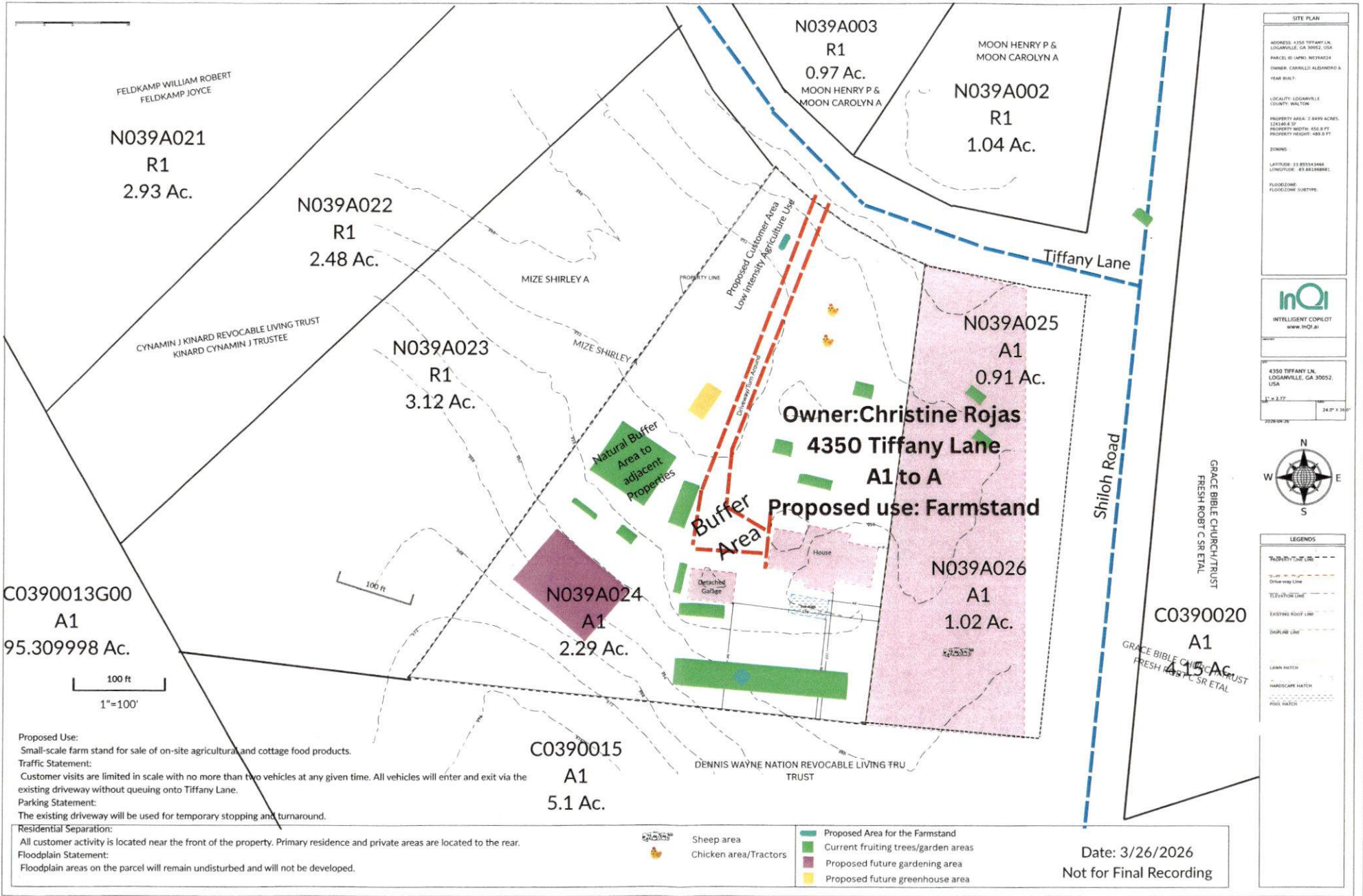
Common Land Unit
 Cropland Non-cropland CRP

2025 Crop Year

Farm **4618**
Tract **10944**

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions





SITE PLAN
 ADDRESS: 4350 TIFFANY LN,
 LOGANVILLE, GA 30052, USA
 PARCEL ID: APNO: N039A024
 OWNER: CARVALLO ALEJANDRO &
 YEAR BUILT:
 LOCALITY: LOGANVILLE
 COUNTY: WALTON
 PROPERTY AREA: 7.8495 ACRES.
 124'x60' OF
 PROPERTY WIDTH: 450.0 FT.
 PROPERTY HEIGHT: 48.0 FT.
 ZONING:
 LATITUDE: 33.85543466
 LONGITUDE: -83.86538861
 FLOODZONE:
 FLOODZONE SURTYPE:



4350 TIFFANY LN,
 LOGANVILLE, GA 30052,
 USA
 1" = 2.17'
 24" x 36"



LEGENDS

PROPERTY LINE	---
DRIVEWAY LINE	- - - - -
TERMINATION LINE	---
EXISTING ROOF LINE	---
BASELINE LINE	---
LAWN HATCH	---
HARDSCAPE HATCH	---
POOL HATCH	---

GRACE BIBLE CHURCH/TRUST
 FRESH ROBERT C SR ET AL

C0390020
 A1
 4.15 Ac.
 GRACE BIBLE CHURCH/TRUST
 FRESH ROBERT C SR ET AL

Date: 3/26/2026
 Not for Final Recording

Proposed Use:
 Small-scale farm stand for sale of on-site agricultural and cottage food products.
Traffic Statement:
 Customer visits are limited in scale with no more than two vehicles at any given time. All vehicles will enter and exit via the existing driveway without queuing onto Tiffany Lane.
Parking Statement:
 The existing driveway will be used for temporary stopping and turnaround.
Residential Separation:
 All customer activity is located near the front of the property. Primary residence and private areas are located to the rear.
Floodplain Statement:
 Floodplain areas on the parcel will remain undisturbed and will not be developed.



Sheep area
 Chicken area/Tractors

- Proposed Area for the Farmstand
- Current fruiting trees/garden areas
- Proposed future gardening area
- Proposed future greenhouse area

FELDKAMP WILLIAM ROBERT
 FELDKAMP JOYCE

N039A021
 R1
 2.93 Ac.

N039A022
 R1
 2.48 Ac.

N039A023
 R1
 3.12 Ac.

N039A024
 A1
 2.29 Ac.

C0390015
 A1
 5.1 Ac.

N039A003
 R1
 0.97 Ac.
 MOON HENRY P &
 MOON CAROLYN A

MOON HENRY P &
 MOON CAROLYN A
 N039A002
 R1
 1.04 Ac.

N039A025
 A1
 0.91 Ac.

N039A026
 A1
 1.02 Ac.

Owner: Christine Rojas
4350 Tiffany Lane
A1 to A
Proposed use: Farmstand

CYNAMIN J KINARD REVOCABLE LIVING TRUST
 KINARD CYNAMIN J TRUSTEE

MIZE SHIRLEY A

MIZE SHIRLEY

Detached Garage

House

DENNIS WAYNE NATION REVOCABLE LIVING TRU
 TRUST

Tiffany Lane

Shiloh Road

100 ft
 1"=100'

100 ft