



Planning and Development Department Case Information

Case Number: Z26-0195

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant/Owner:

Sunil G Rampersad
2940 Fannie Thompson Road
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 14.97 acres from A1 to A2 to create two 1.50-acre buildable lots for his children.

Address: 2940 Fannie Thompson Road, Monroe, Georgia 30656

Map Number/Site Area: C0850028B00– 14.97 acres

Character Area: Suburban

District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

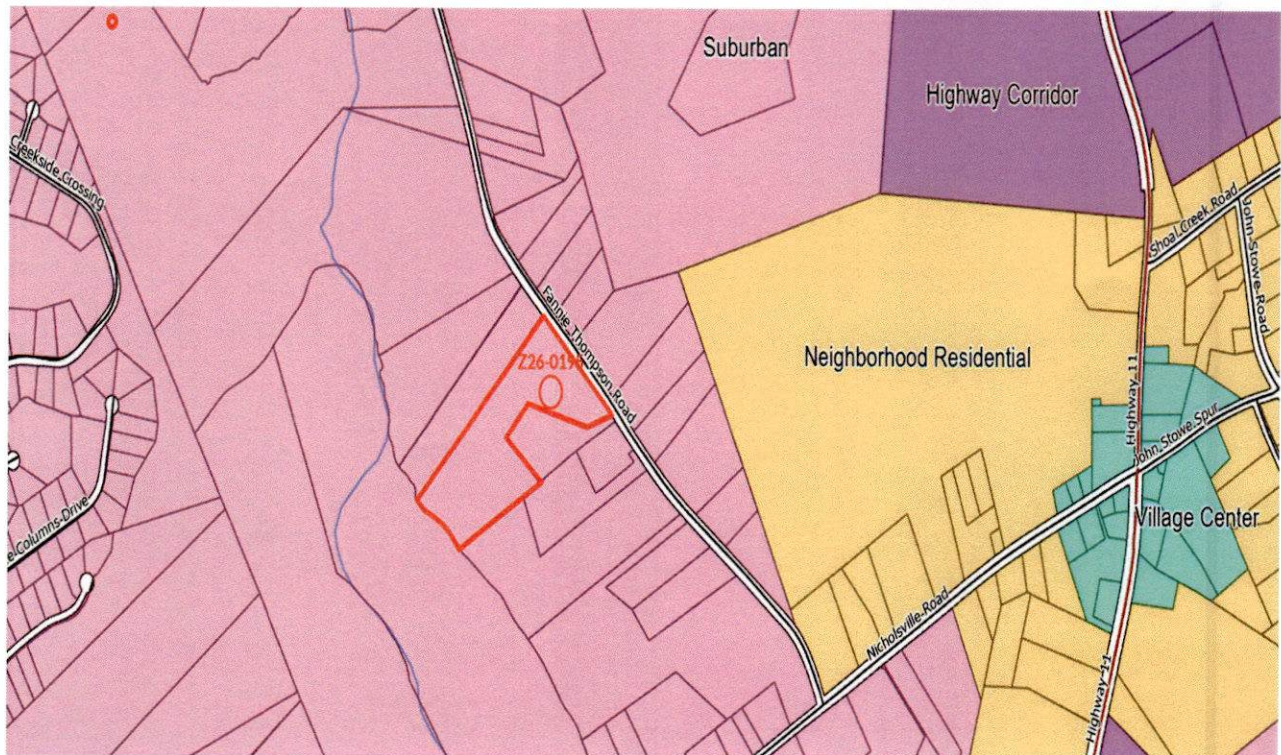
Existing Site Conditions: Property has a residential dwelling on the property.

The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns: There is no county water at this address. If approved, Applicant will need to get water ran to his property so that the zoning and approval are correct.

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No comment received.

Water Authority: This parcel is not currently served by WCWD.

Fire Marshall Review: No comment received.

Fire Department Review: No comment received.

Board of Education: Will have no affect on the school system.

GDOT: Will have no affect on GDOT.

City of Loganville: No comment received.

City of Social Circle: No comment received.

City of Monroe: No comment received.

PC ACTION 8/6/2026:

Z26-0195 – Rezone 14.97 acres from A1 to A2 to create two 1.50-acre buildable lots for his children – Applicant/Owner: Sunil G. Rampersad – property located at 2940 Fannie Thompson Road – Map/Parcel C0850028B00 – District 5

Presentation: Sunil Rampersad represented the case. He lives at 2940 Fannie Thompson Road. He is a resident and also owns a business in Walton County. He has lived on Fannie Thompson Road for 20 years. All of his children live in the community. They went to school here and they served at church and in the community. When his children advised him that they wanted to build on his property he was very happy. He would be going to deed off 1 acre a piece, but Ms. Malcom stated that he needed to at least deed off 1 ½ acres a piece so that is what he is wanting to do.

Speaking: No one

Recommendation: Tim Hinton made a motion to recommend approval as submitted with a second by Mark Banks. The motion passed unanimously.

Rezone Application # 226-0195
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0850028B00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

SUNIL RAMBERSAD

SAME

2940 FANNIETHOMPSON RD NW

MONROE, GA 30656

E-mail address:

(If more than one owner, attach Exhibit "A")

Phone # 678-852-4419

Phone # _____

Location: Fannie Thompson Rd. Requested Zoning A-2 Acreage 14.97

Existing Use of Property: RESIDENTIAL

Existing Structures: Residence, Workshop/Office, Cabin

The purpose of this rezone is Parcel out (2) 1.5 Acres tracts to allow Son and Daughter to build homes.

Property is serviced by the following:

Public Water: _____ Provider: _____ 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 [Signature] Date 7/1/2026 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 A1
East A1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N —

Commission District: 5 - Jeremy Adams Watershed: _____ 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.

 7/7/26
Signature of Applicant/Date

Check one: Owner ☒ Agent _____

Walton County Planning Department

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:

The areas in and around the subject property are rural residential and farm and is predominately zoned A1. The size of the parcels in the area ranges from 0.58 acres, (Parcel CO850036) to 63.13 acres (parcel CO840055BOO). Parcels are a wide variety of sizes and shapes with many apparent small parcels sectioned off from larger parent tracts.

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

A1 zoning is generally restricted to residential lots of 2 acres or more and A2 zoning is distinguished by a minimum lot size of 1.5 acres. In this zoning case, the applicant wishes to preserve as much of the parent tract as possible, while allowing a sizable, buildable tract for his children. There are existing tracts of less than 1.5 acres in the area that are "grandfathered" in with an A2 zoning. There is no apparent diminution in value with the zoning restrictions, just a restriction that without the change, the children won't be allowed to build there.

3. The extent to which the destruction of property values of the plaintiffs promotes the health safety, morals or general welfare of the public.

By approving the requested zoning change will allow two family members to build homes adjacent to their parents. Disallowing the approved changes promotes nothing to improve the safety, morals or general welfare of the public.

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

The relative gain to the public as a result of allowing this change would be relatively small, as the addition of two households in Walton county where there are now 295 persons per square mile would be insignificant. The proposed residents already live in the County and are constantly visiting their parents. By disallowing the proposed change, the proposed residents will have to look elsewhere for affordable housing which is already difficult for those under 40.

Walton County Planning Department

Article 4, Part 4, Section 160 Standard Review Questions:

Page Two- Sunil Rampersad

5. The suitability of the subject property for zoned purposes:

The property is ideal for the intend use which is rural estate residential for two homesites. The homesites are generally level, have adequate road frontage and site distance. Both sites have been evaluated by a soil scientist with positive results.

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 land area encompassing the two proposed parcels has been vacant for a number of years. In the context of land development in the area, small parcels are consistently being divided throughout the Fannie Thompson Road area.

Sunil Rampersad
2940 Fannie Thompson RD
Monroe, GA 30656
(678) 852-5887

April 5, 2026

Walton County Planning and Development
126 Court Street
Walton County Annex 1
Monroe, GA 30655

Re: Letter of Intent to Request Zoning Change

Greetings:

I am writing to formally request a zoning change for two proposed parcels on my property located at 2940 Fannie Thompson Road. I am requesting rezoning from A1 to A2 for two proposed parcels on my property as shown on the attached drawings. Each of the proposed parcels contains just over 1.5 acres of land.

Currently the parent tract consists of 14.97 acres of land, a main residence and two outbuildings.

The purpose of this requested rezoning is to allow the two parcels to provide our son and daughter with a homesite on which to establish a permanent home and keep the family in proximity.

A licensed soil scientist has completed soil investigations on each site, and the positive results are included in this package.

I have enclosed a completed application, copy of recorded deed and plat, campaign letter and other required documentation,

Sincerely,

Sunil (Neil) Rampersad

Enclosures

[illegible]

BB 4716 PG 298
PB 449 PG 621

100

OWNER OF RECORD FOR THE SUBJECT PROPERTY IS
SINCE G. RAMPERAD
1940 F ANNIE THOMPSON RD NW
MORRIS, GA 30656

PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN AREAS HAVING ZONE
DESIGNATIONS OF "ZON A - DETERMINED TO BE WITHIN THE 0.2% ANNUAL
CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN
DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 1329C0130F WITH AN
EFFECTIVE DATE OF 12/16/2012 FOR COMMUNITY NUMBER 130185, WALTON
COUNTY, GEORGIA

1. THIS SITE IS ZONED "A" (RURAL ESTATE DISTRICT) PER WALTON COUNTY TAX
MAPS, ACCESS# D6-06-027026.

2. PROPOSED ZONING "R2" (TWO-FAMILY RESIDENTIAL DISTRICT) PER ABOVE
REFERENCED TAX MAPS.

3. SETBACKS: 30' FRONT 15' SIDE, 40' REAR
MINIMUM LOT WIDTH: 130'
MINIMUM LOT SIZE: 1 ACRE
MINIMUM HOUSE SIZE: 1000 S.F. DUPLEX: 1600 S.F. SINGLE FAMILY
MAXIMUM HEIGHT: 35'
MAXIMUM IMPERVIOUS SURFACE: 40%

**W&A
ENGINEERING**

335 Oneta Street, Ste. D100
Athens, GA 30601
P: (706) 310-0400

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THEIR SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

GA WEST, ZONE
1002 NAD 83

REZONE EXHIBIT FOR:

SUNIL G. RAMPERSAD

2940 FANNIE THOMPSON RD
MONROE, GEORGIA 30656
WALTON COUNTY
LAND LOT 93, 3RD DISTRICT

DATE: 6/4/2026

REVISIONS

DRAFTED BY: CL

DRAFTED BY: JB



JOB NO. 26-00122

