



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

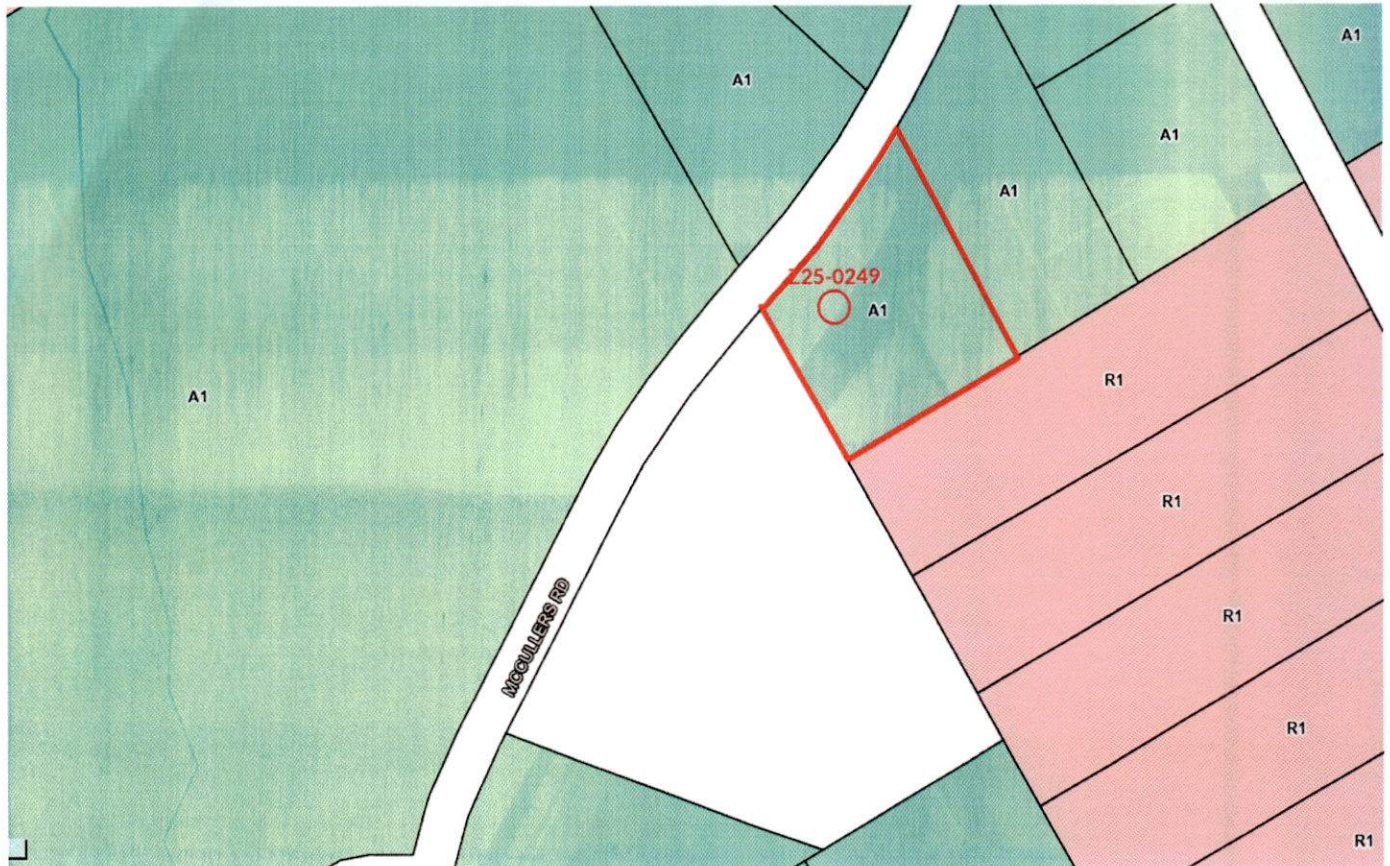
District 2 Commissioner-Pete Myers

Planning Commission—Chris Alexander

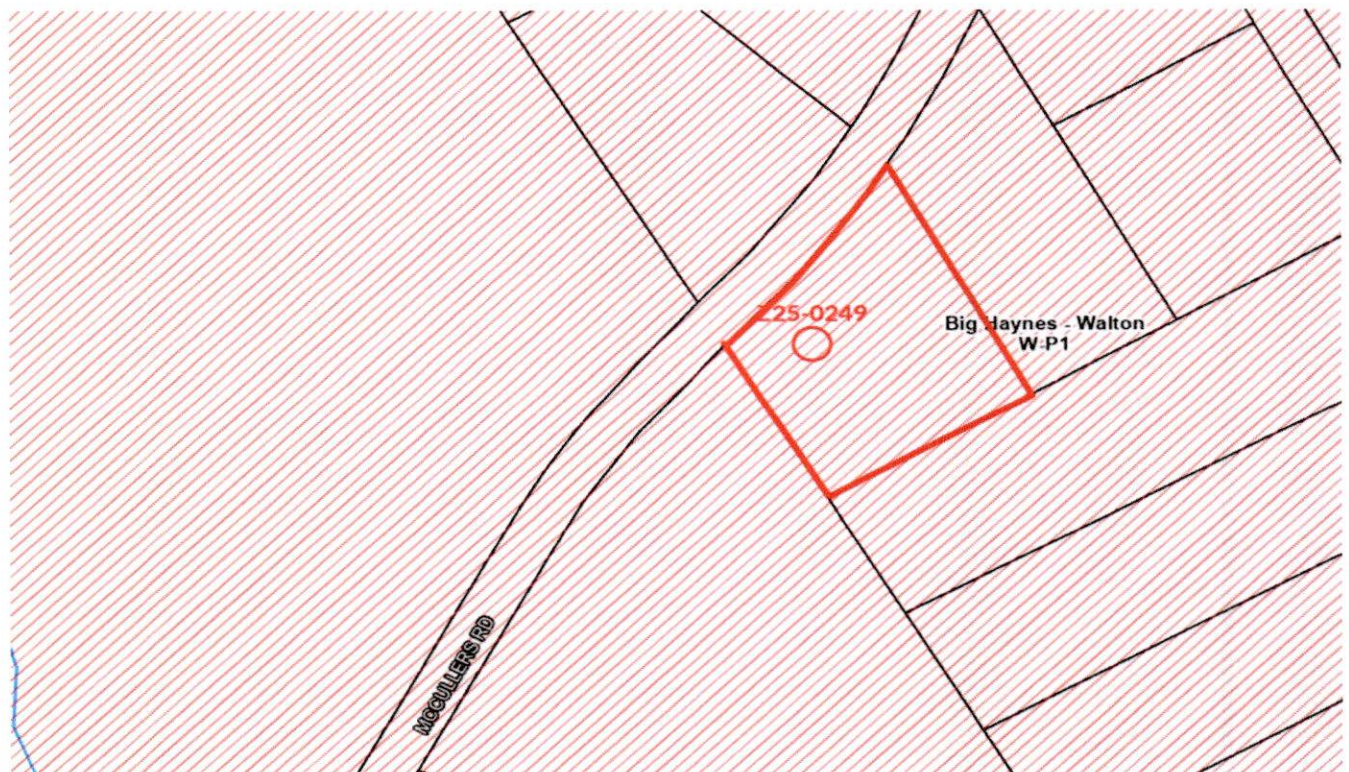
Existing Site Conditions: Property consists of residential dwelling.



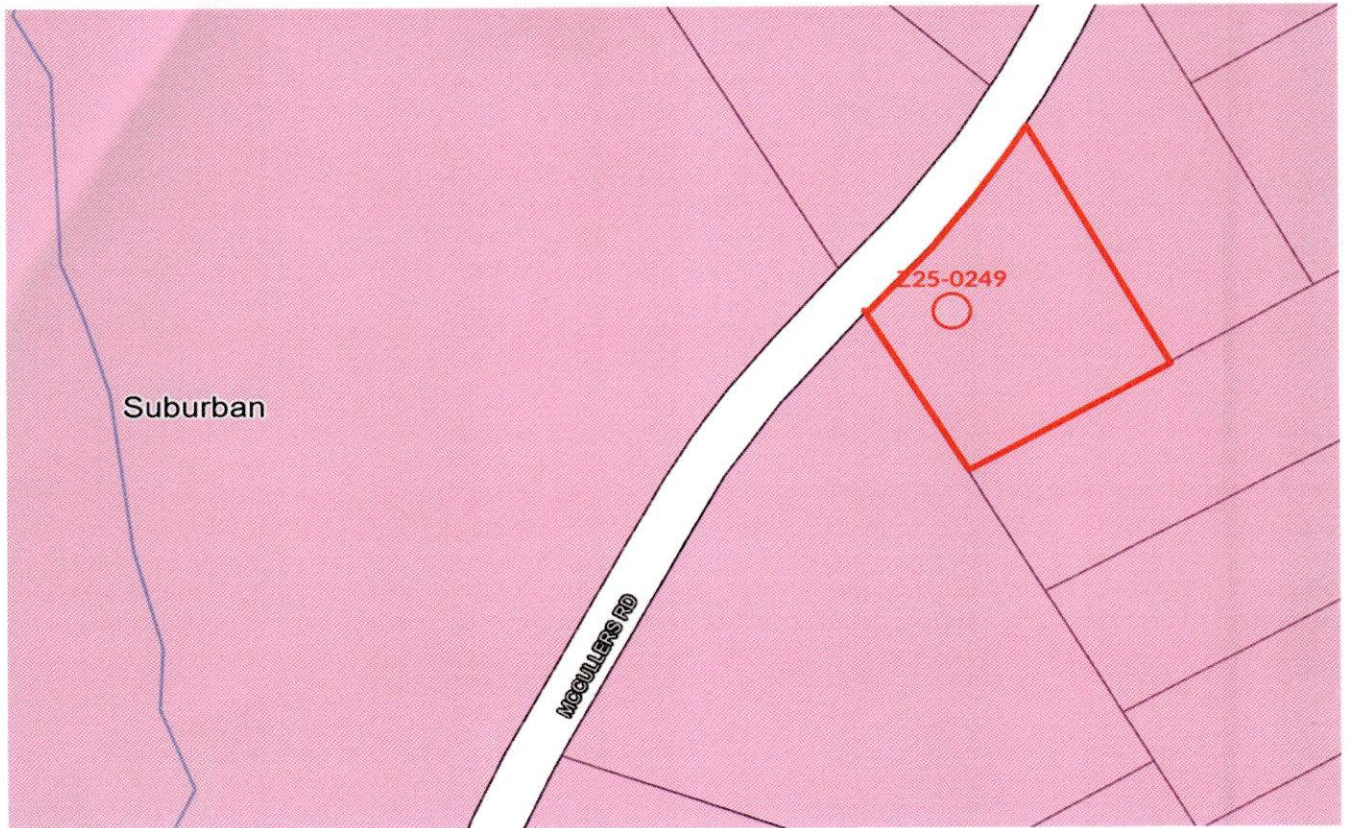
The surrounding properties are zoned A1 and R1.



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.

Comments and Recommendations from various Agencies:

Z25-0249 - Rezone 2.45 acres from A1 to A to grow and sell cut flowers for retail and wholesale purchase - Applicant: CJ Hipps-Barros - Owners: CJ & Nicholas Hipp-Barros - Property located at 3685 McCullers Road - Map/Parcel C0100015F00 - District 2

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

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water mains along McCullers Road. (static pressure: 60 psi, Estimated fire flow available: 1,800 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comments

Fire Department Review: No comments

Board of Education: No comments received.

GDOT: Will not require Georgia DOT coordination.

City of Monroe: No comment received.

PC ACTION 8/7/2025:

1. Z25-0249 – Rezone Request

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

Applicant: CJ Hipp-Barros

Owners: CJ & Nicholas Hipp-Barros

Location: 3685 McCullers Road | Parcel C0100015F00 | District 2

Presentation: CJ Hipp-Barros presented the case. She is the property owner and resides at the property with her family, including two young daughters and their pets. This is her primary residence. Ms. Hipp-Barros is requesting a rezoning to allow for flower cultivation and sales. The property is fully fenced, and she is not proposing any additional changes aside from growing and selling flowers.

Chris Alexander inquired whether the business would be retail or wholesale and if there would be significant traffic. Ms. Hipp-Barros responded that the sales would primarily be wholesale, possibly to a florist, and that she does not plan to open to the public.

Timothy Kemp asked about the number of people who might be visiting the property. Ms. Hipp-Barros stated that the number would be minimal and not on a daily basis. Her primary goal is to grow and sell flowers, with any on-site contact being flexible.

Tim Hinton asked whether the florist would only visit seasonally and whether any greenhouses would be added. Ms. Hipp-Barros clarified that there is already a 10x12 greenhouse on the property that was there when they purchased it. She emphasized there would be no public sales, only wholesale to florists. While she may offer a small farm stand for neighbors, that is not the primary purpose of the rezoning request.

Public Comment:

None

Recommendation:

Motion by Chris Alexander to recommend approval as submitted with a second by Michelle Trammel. The motion passed unanimously.

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

Planning Comm. Meeting Date 08-01-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd 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

Property Owner Name/Address/Phone

CJ Hipp-Barros Nicholas Hipp-Barros

3685 McCullers Rd

Loganville, GA 30052

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

Phone # _____

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

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

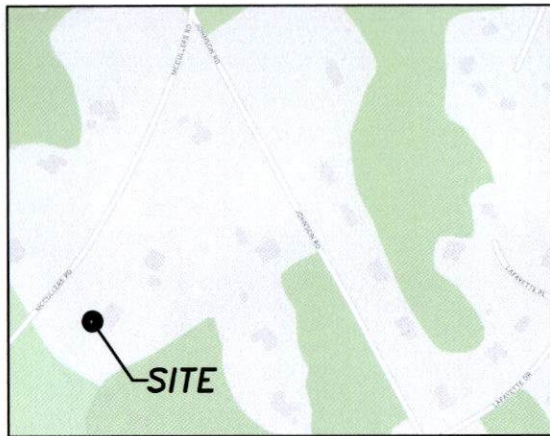
The property is my primary residence.

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

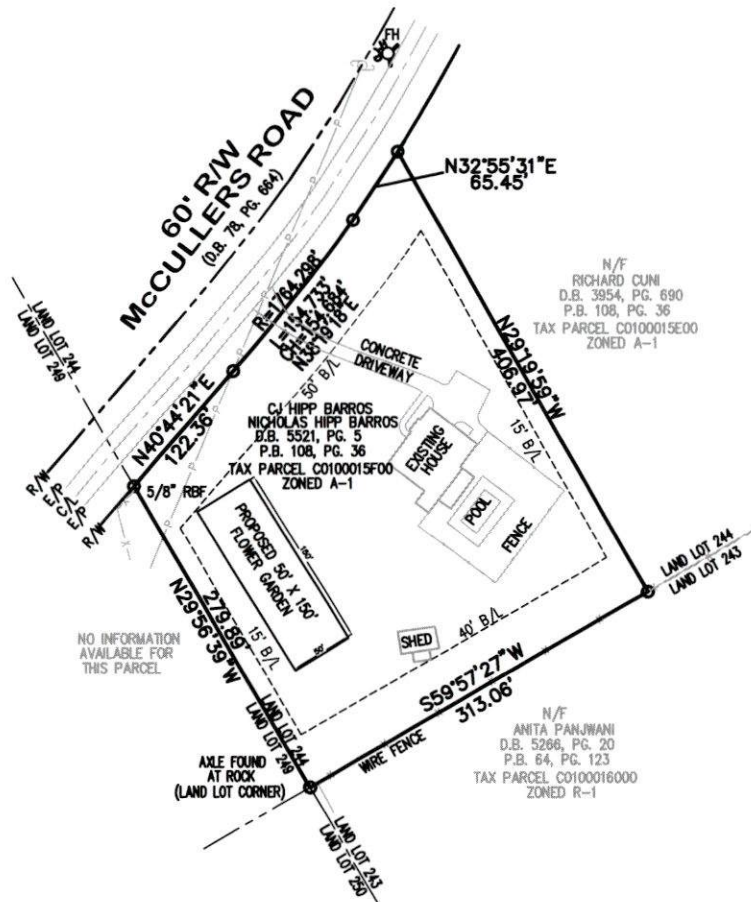
This property is my primary residence. I will grow flowers for cut arrangements. The flowers will be available for retail and wholesale purchase. The initial planting area is a 50' x 50' plot.

Thank you for your consideration,

CJ Hipp-Barros
FUGATE FLOWERS, Owner
352-278-0904



VICINITY MAP



LEGEND	
B/L	BUILDING LINE
C/L	CENTERLINE
CMG	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
MFE	MINIMUM FINISHED FLOOR ELEV.
N/F	NOT FOR FINALLY
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
DVCB	DOUBLE VING CATCH BASIN
SVCB	SINGLE VING 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:

1. 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.
2. THE SUBJECT PROPERTY IS LOCATED AT 3685 McCULLERS RD, LOGANVILLE, GA.
3. THE SUBJECT PROPERTY IS ZONED A-1.
4. THIS DRAWING IS NOT A SURVEY AND IS NOT INTENDED FOR RECORDING.
5. REFERENCES - P.B. 108 PG. 36.

0' 100' 200' 300'

GRAPHIC SCALE 1"=100'

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

