



Planning and Development Department Case Information

Case Number: Z25-0394

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant/Owner:

Ramo Manjic
5500 Highway 81
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 1.22 from A1 to B2 for used motor vehicle sales.

Address: 4743 Highway 81 & Lee Byrd Road, Loganville, Georgia 30052

Map Number/Site Area: C0160011

Character Area: Neighborhood Residential

District 1 Commissioner-Amarie Warren Planning Commission-Josh Ferguson

Existing Site Conditions: Property consists of a house.





The surrounding properties are in the City of Loganville.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Neighborhood Residential.



History: No History

Staff Comments/Concerns:

Allowed in: B2, B3, M1 & M2

Section 6-1-570 Motor Vehicle Sales (8)

All vehicle sale lots or vehicle lots that are increasing in acreage must comply with the following. Within the districts permitting vehicle sale lots, the following requirements shall apply:

- A. Exterior lighting shall be arranged so that it is deflected away from adjacent properties.
- B. Parking areas shall be hard surfaces with concrete or asphalt and grass must be maintained on the remainder of the lot.
- C. Each vehicle parking space shall be no less than one hundred eighty (180) square feet, excluding area for egress and ingress and maneuverability of vehicles.
- D. Vehicle sales and storage activity is not permitted on public rights-of-way or in any parking area that is needed to satisfy the off-street parking requirements of this Ordinance.

Comments and Recommendations from various Agencies:

Public Works: Recommends a proper commercial driveway with proper intersection set back requirements.

Sheriffs' Department: No comment received.

Water Authority: Comment from Morris Jordan, Walton County Water has no comments. No system impacts anticipated with the rezones.

Comment from Rob Goss, this property is located within the City of Loganville Service Area.

Fire Marshal Review: Project shall comply with codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: No Impacts.

Board of Education: No effect on the school system.

GDOT: Will need to coordinate with GDOT in any grading or work to be done on GDOT R/W and Need to ensure driveway is min. 100' from the white painted edge-line on Hwy 81

City of Monroe: No Issues or concerns from the City of Monroe.

City of Loganville: No comment received.

PC ACTION 2/5/2026:

Z25-0394 – Rezone 1.22 acres from A1 to B2 for used motor vehicle sales – Applicant/Owner: Ramo Manjic – property located at 4743 Highway 81 & Lee Byrd Road – Map/Parcel C0160011 - District 1

Presentation: Andrea Gray, Attorney at Law, who lives at 300 E. Church Street, Monroe represented the case. Her client would like to rezone 1.22 acres from A1 to B2 for used motor vehicle sales. There is frontage on both sides of the property, one side is on Lee Byrd Road, the other one is on Highway 81, and it is also adjacent to the Loganville city limits. She stated that the existing house is 1,500 sq. ft. and was built in 1930. They will be keeping the house and will be doing renovation to turn this into an office. Right now, the property has a gravel driveway, and they have received word from GDOT that they will need to move the driveway back and they intend to move the driveway back to a safer location. The character area is Neighborhood Residential and B2 is allowed in this area. This property is currently zoned A1, and they are requesting B2 and across the street from this property is commercially zoned property. There are zonings on Highway 81 which are in the Neighborhood Residential Character Area, and are commercially zoned properties and are within the A1 and A2 zonings. There are 6 commercial properties within a mile of the subject property and 12 acres of commercial property in the city across Highway 81. The existing house is to be used as an office and there will be 43 paved parking spaces for inventory, 5 parking spaces for customers with an entrance off of Lee Byrd Road. There is a 25 ft. transitional buffer along residential property with a 6-foot privacy fence along adjoining properties with downward and inward facing lighting. The hours of operation will be from 9:00 a.m. to 6:00 p.m. They estimate 5-10 customers per day due to auto sales being primarily initiated through online sales with customers coming to the business for test drive and paperwork. There will be no mechanical work or washing of cars on site and vehicles will all be operational and generally no more than 10 years old. They are not asking for any Variances, and all Walton County Ordinance requirements will be met.

Speaking: No one

Rebuttal: None

Recommendation: Josh Ferguson made a motion to recommend denial because he disagrees with the application stating that this is an appropriate use for the property. There is limited access to Highway 81, and this property is primarily currently developed as residential and was seconded by John Pringle. Chris Alexander, Michelle Trammel and Timothy Kemp also voted for the denial. Mark Banks and Tim Hinton voted against the denial. The Motion carried 5 to 2.

Rezone Application # 225-0394
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 02-05-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 03-03-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0160011

Applicant Name/Address/Phone #

Ramo Manjic

5500 Highway 81

Loganville, GA 30052

Property Owner Name/Address/Phone

Same as Applicant

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

Phone # 770-652-7425

Phone # _____

Location: 4743 Hwy 81 J Lee Blvd Rd. Requested Zoning B2 Acreage 1.22 Existing _____

Use of Property: Residential

Existing Structures: House

The purpose of this rezone is:

Applicant intends to operate a used vehicle sales business utilizing the existing house as an office. All parking will be paved. All vehicles will be operational.

Property is serviced by the following

Public Water: X Provider: _____ Well: _____

Public Sewer: NA Provider: NA Septic Tank: X

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 Ramo Manjic Date 12/12/25 Fee Paid \$ 650.00

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 City of Loganville South City of Loganville
 East City of Loganville West City of Loganville

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y N

Commission District: 1- Annie Warren Watershed: _____ TMP _____

I hereby withdraw the above application _____ Date _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 12/12/25 Tax Map and Parcel Number(s): C0160011

PROPERTY ADDRESS: 4743 Hwy 81
Loganville, Georgia 30052

PROPERTY OWNER/APPLICANT: Ramo Manjic
Hwy 81
Loganville, GA 30052

Check one of the following:

(A) The Applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Social Circle, Georgia, as defined by O.C.G.A. 36-67A-1(5).

(B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Social Circle, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

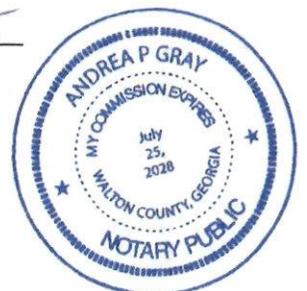
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Ramo Manjic

Ramo Manjic

Sworn to and subscribed before me this 12th Day of December 2025

[Signature]
NOTARY PUBLIC



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.

Randy Allen

Signature of Applicant/Date

Check one: Owner Agent

AGENT AUTHORIZATION

Date: 12/16/25 Tax Map and Parcel Number(s): C0160011

PROPERTY ADDRESS: 4743 Hwy 81
Loganville, Georgia 30052

PROPERTY OWNER/APPLICANT: Ramo Manjic
Hwy 81
Loganville, GA 30052

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone property from A1 to B2 to allow for a used vehicle sales business

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to the action or speak on its behalf at the Planning Commission, Board of Commissioners and any related meetings regarding the request for the rezoning or other land-use authorization related to the property referenced herein. The Attorney/Agent may also sign the necessary applications on behalf of Applicant.

ATTORNEY/AGENT



BY: Andrea P. Gray

Sworn to and subscribed before me this 19 Day of December 2025



NOTARY PUBLIC



[additional signatures on following page]

APPLICANT/OWNER: Ramo Manjic

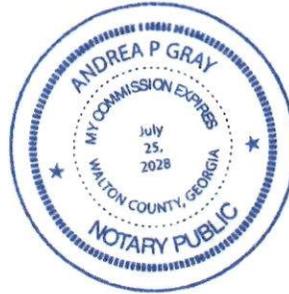
Ramo Manjic

BY:

Sworn to and subscribed before me this 12th Day of December 2025

AP

NOTARY PUBLIC



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 Subject Property fronts on Hwy 81 and Lee Byrd Road adjacent to the Loganville City limits. It is in the vicinity of properties zoned both residential and commercial along Hwy 81. The property is directly across Hwy 81 from a large parcel of land recently rezoned by the City of Loganville for commercial development. Residential uses border the eastern and western boundaries of the property and a vacant property owned by a homeowners' association borders the property to the south.

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

The current zoning restricts the property to residential or agricultural uses which are not ideal for property on Hwy 81 that is not within a neighborhood. The home on the property has been vacant for four years. The proposed development is consistent with the Future Land Use Plan's designation as a Neighborhood Residential Character Area which allows B2 zonings.

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

The proposed project will be low impact with only 5-10 customers anticipated per day. It will also be beneficial and convenient for nearby residents in the market for a used vehicle. The project does not pose a significant adverse impact to the health, safety, morals or general welfare of the public. It is also a contemplated use under the Comprehensive Plan.

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

Applicant's project will bring convenience to nearby residents looking to purchase used vehicles. It will also generate commercial tax revenues which will be higher than taxes generated from the current use. The current zoning is a hardship on the property owner given the limited desirability of the property for residential or agricultural uses as evidenced by the fact that the house has been vacant for four years.

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

The property is most suitable for commercial development given its location on a State highway. Residential and agricultural uses are less suitable given the noise and traffic generated on Hwy 81. The property size will accommodate the proposed use and meet all ordinance requirements.

6. The length of time the property has been vacant as zoned, considered in context of land development in the area in the vicinity of the property

Applicant purchased the property in November of 2025 at which point the house on the property had been vacant for four years.



Andrea P. Gray LLC

Attorney at Law

December 19, 2025

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant/Owner: Ramo Manjic
Property: 4743 Hwy 81, Loganville GA 30052
Tax Parcel: C0160011
Request: Rezone property from A1 to B2 for used vehicles sales

Dear Ms. Parr:

Ramo Manjic (“Applicant”) proposes to utilize a 1.22-acre property located at 4743 Highway 81, Loganville, Georgia (the “Subject Property”), to operate a used vehicle sales business. The existing residence on the property will be renovated and repurposed as a sales office. Site improvements will include the paving of forty-three (43) parking spaces for vehicle inventory and five (5) customer parking spaces. The Subject Property is currently zoned A-1.

The Subject Property is located within an area of the County that is predominantly residential, with commercial development occurring intermittently along the Highway 81 corridor. The proposed use aligns with this established development pattern and is consistent with the County’s Future Land Use Plan, which designates the area as a Neighborhood Residential Character Area where B-2 zoning is permitted. The Subject Property has frontage on both Highway 81 and Lee Byrd Road, with driveway access provided from Lee Byrd Road. The property is located directly across Highway 81 from a large tract that was recently rezoned by the City of Loganville for commercial development. Residential properties adjoin the eastern and western boundaries, and a vacant parcel owned by a homeowners’ association adjoins the property to the south.

The proposed business operations are anticipated to have minimal impact on surrounding property owners. Hours of operation will be limited to 9:00 a.m. to 6:00 p.m. The Applicant anticipates approximately five to ten customers per day, as most marketing, communication, and sales activities occur through online platforms. No mechanical repairs or vehicle washing will take place on the property. All vehicles offered for sale will be operational and generally no more than



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

ten (10) years old. The Applicant currently conducts vehicle purchases and sales online and seeks to use the Subject Property to expand inventory and establish a physical sales location.

Potential visual impacts will be mitigated through the installation of a six-foot wood privacy fence and full compliance with the County's lighting ordinance, which requires lighting to be directed downward and inward toward the site. The existing residence will remain in its current location and be renovated rather than replaced, preserving a familiar streetscape and providing a more compatible transition between residential and commercial uses than new construction.

Overall, the proposed development represents a low-impact commercial use that is compatible with the surrounding area. Because the Subject Property lies within the Neighborhood Residential Character Area identified on the County's Future Land Use Map, the requested rezoning from A-1 to B-2 is appropriate and consistent with County planning objectives. The Applicant respectfully requests approval of the rezoning to allow a used vehicle sales business at the Subject Property.

Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrea Gray', with a long horizontal flourish extending to the right.

Andrea Gray
Applicant's Representative





Rezoning Application

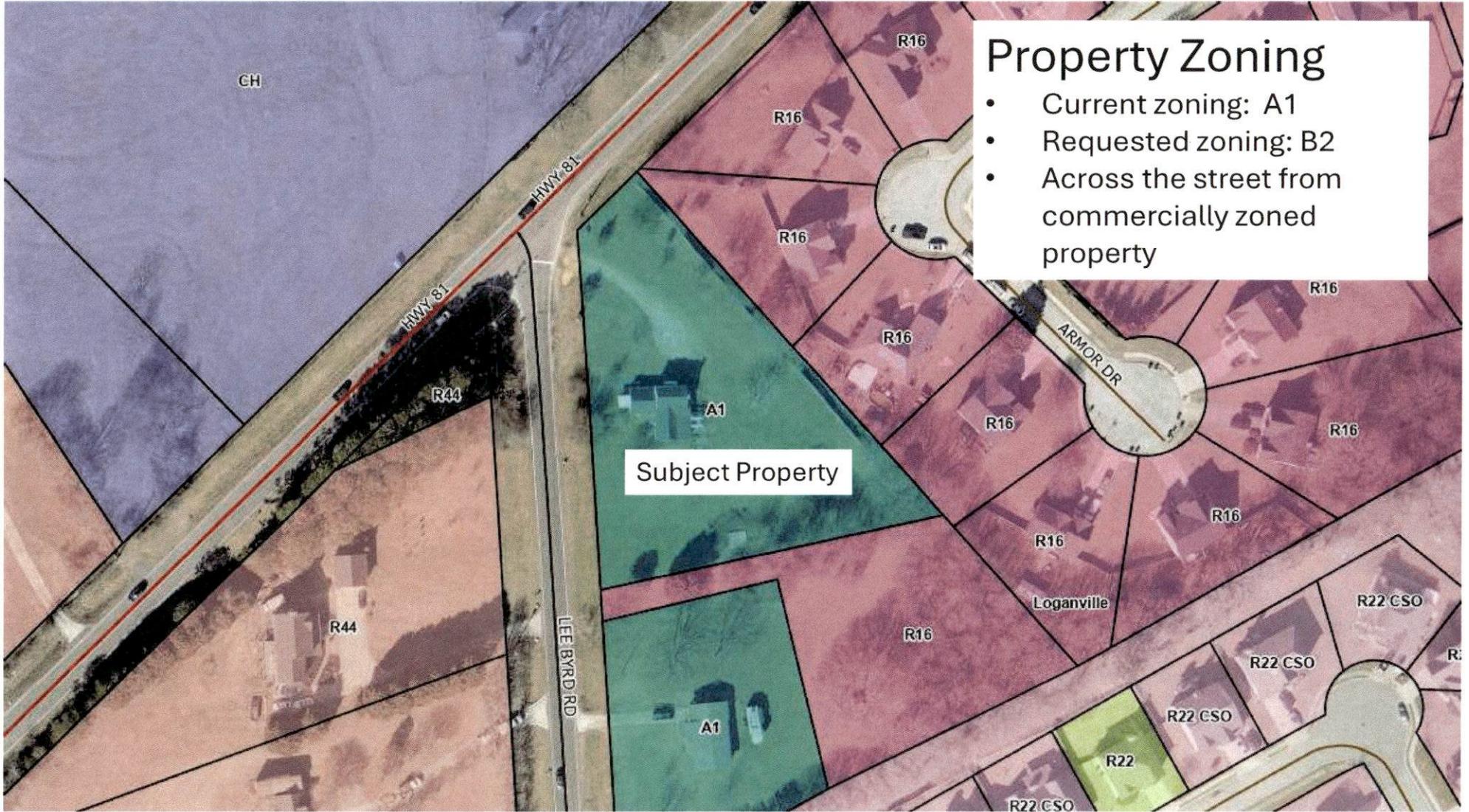
Used Vehicle Sales

1.22 acres on Hwy 81/Lee Byrd Rd

A1 o B2

Applicant: Ramo Manjic

Agent: Andrea P. Gray, LLC



Property Zoning

- Current zoning: A1
- Requested zoning: B2
- Across the street from commercially zoned property

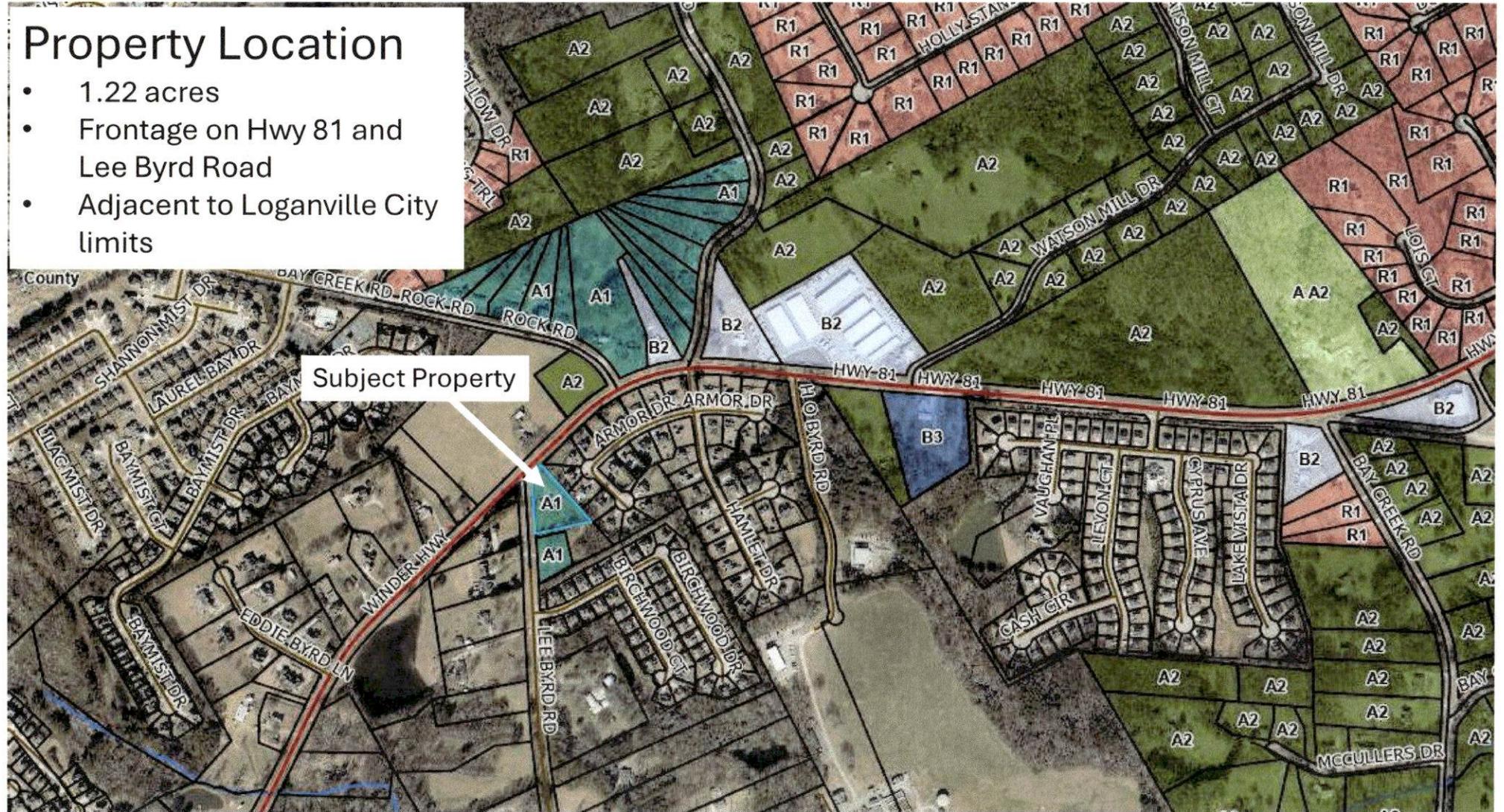
Zoning Trends on Hwy 81

- As intended in the Neighborhood Residential Character Area, commercially zoned properties are located along Hwy 81 within A1 and A2 pockets
- 6 commercial properties within a mile of the subject property
- 12 acres of commercial property in the city across Hwy 81



Property Location

- 1.22 acres
- Frontage on Hwy 81 and Lee Byrd Road
- Adjacent to Loganville City limits



Character Area

- The property is in the Neighborhood Residential Character Area
- Allows for B2 zonings





Andrea P. Gray LLC

Attorney at Law

December 18, 2025

Notice of Preservation of Constitutional Objections

Re: Applicant/Owner: Ramo Manjic
Property: 4743 Hwy 81, Loganville GA 30052
Tax Parcel: C0160011
Request: Rezone property from A1 to B2 for used vehicles sales

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant's assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the below and hereby incorporates all of the information and documents contained in its complete zoning application and any materials later added to the application record.

The current zoning of the Property restricts said Property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

Rezone Z25-0394



Andrea P. Gray LLC

Attorney at Law

February 19, 2026

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant/Owner: Ramo Manjic
Property: 4743 Hwy 81, Loganville GA 30052
Tax Parcel: C0160011
Request: Rezone property from A1 to B2 for used vehicles sales

Dear Ms. Parr:

As you know, I represent Ramo Manjic (the “Applicant”), who seeks to utilize the 1.22-acre property located at 4743 Highway 81, Loganville, Georgia (the “Subject Property”) for a small-scale used vehicle sales business. I respectfully request that this supplemental letter be incorporated into the zoning record provided to the Board of Commissioners in advance of the public hearing.

Notably, the proposal generated no public opposition—no individuals spoke against the project—yet the Planning Commission recommended denial by a 3-2 vote. The sole articulated rationale from one commission member was a personal perception that the area should remain residential. While that perspective is understandable, it does not constitute a legally sufficient basis for denial and is inconsistent with both the adopted 2022 Comprehensive Plan and the actual development pattern along this corridor. Decisions on rezoning must be grounded in the governing plan, surrounding land uses, and objective compatibility, all of which strongly support approval in this case.

When evaluating the merits and legal basis for the rezoning request, in addition to the materials already submitted, the Applicant respectfully requests that the Board of Commissioners give particular weight to the following:



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1. **Consistency with the Comprehensive Plan**

The Subject Property lies within the Neighborhood Residential Character Area, which expressly contemplates “traditional residential development with neighborhood-scale businesses located throughout” (2022 Walton County Comprehensive Plan, p. 31). Importantly, B2 is identified as a compatible zoning classification within this Character Area. The proposed use is modest in scale—limited to 1.22 acres, utilizing the existing residence as the only structure, and expected to generate minimal traffic. This is precisely the type of low-intensity, neighborhood-oriented commercial activity envisioned by the Comprehensive Plan. Denial on the basis of a generalized preference for residential use would disregard the County’s own adopted planning framework.

2. **Compatibility with Adjacent and Nearby Uses**

Directly across Highway 81 from the Subject Property is a 10-acre commercially zoned tract within the City of Loganville planned for significant retail and office development, including over 10,000 square feet of commercial space as reflected in the approved site plan. The presence of this large-scale commercial development establishes the Hwy 81/Lee Byrd intersection as an emerging commercial node. In comparison, the Applicant’s proposal is substantially lower in intensity and will serve as a complementary, transitional use rather than an intrusive one. Approval would therefore reinforce an already established land use pattern rather than introduce a new or incompatible use.

3. **Established Development Pattern and Precedent**

The development trend along this stretch of Highway 81 consists of residential properties interspersed with neighborhood-scale commercial uses—exactly the pattern contemplated by the Neighborhood Residential Character Area. As demonstrated in the map previously submitted with the application, there are at least six commercially zoned properties within approximately one mile east of the Subject Property in unincorporated Walton County, in addition to the large commercial tract across the highway. The Applicant’s proposal is consistent with these existing approvals and reflects a continuation of the County’s longstanding and predictable land use pattern along this corridor.

In sum, the requested rezoning is fully aligned with the Comprehensive Plan, compatible with surrounding uses, supported by existing precedent, and unopposed by the public. The record reflects a reasonable, low-impact proposal that fits squarely within the County’s adopted planning policies and the reality of current land use in the area.

For these reasons, the Applicant respectfully requests that the Board of Commissioners approve the rezoning to allow a used vehicle sales business at the Subject Property.



Please do not hesitate to contact me if you have any questions or require any additional information prior to the public hearing.

Sincerely,

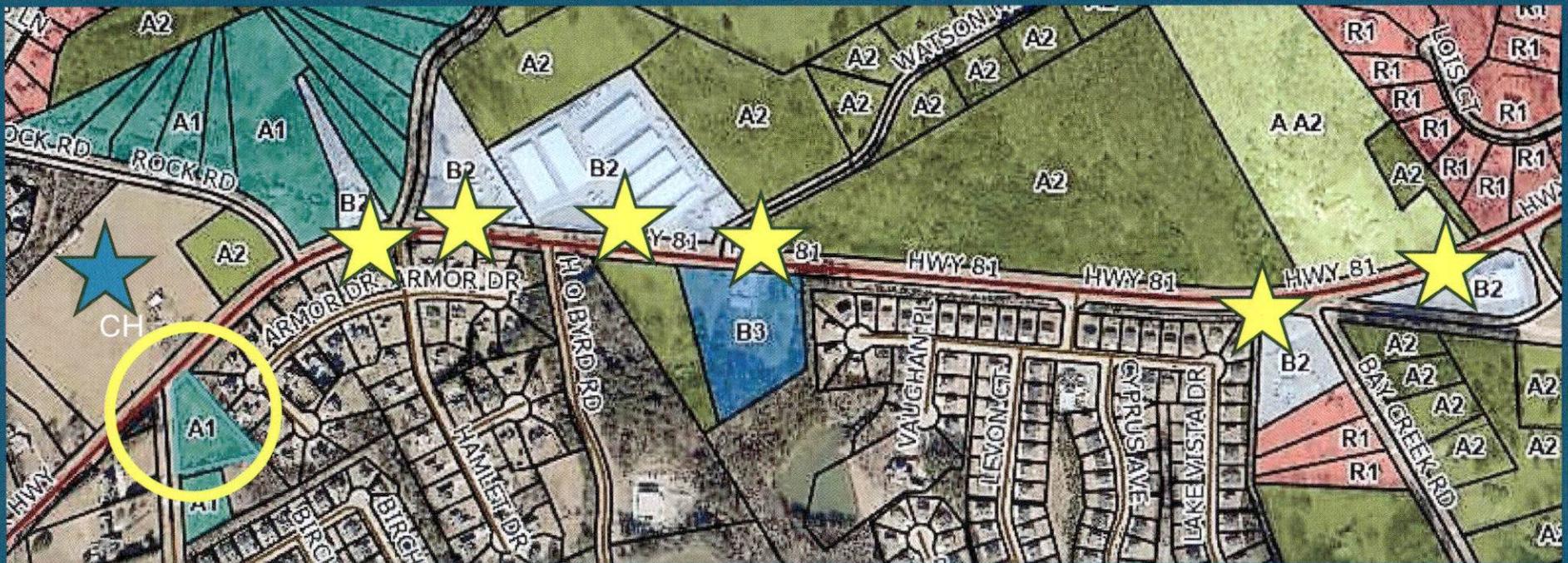


Andrea Gray
Applicant's Representative



Zoning Trends on Hwy 81

- As intended in the Neighborhood Residential Character Area, commercially zoned properties are located along Hwy 81 within A1 and A2 pockets
- 6 commercial properties within a mile of the subject property
- 12 acres of commercial property in the city across Hwy 81



Property directly across Hwy 81
zoned by Loganville in 2022 for Commercial

