



Planning and Development Department Case Information

Case Number: LU26-0290 & Z26-0291

Meeting Dates: Planning Commission 11-05-2026

Board of Commissioners 12-01-2026

Applicant/Owner:

Alix P Julmis
403 Silvertop Drive
Grayson, Georgia 30017

Current Zoning: The current zoning is R1.

Request: Land Use Change from Suburban to Neighborhood Residential and Rezone 1.00 acre from R1 to R2 to have a 6 resident personal care home.

Address: 2955 Atkinson Road, Loganville, Georgia 30052

Map Number/Site Area: C0470047 – 1.00 acre

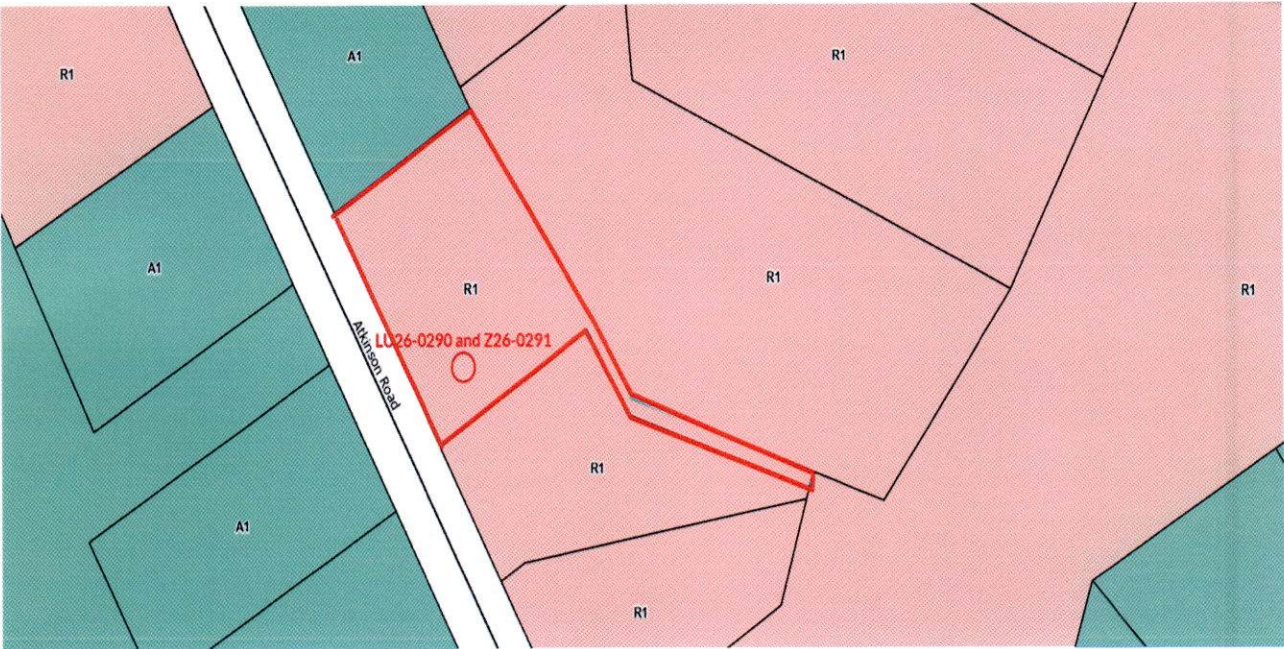
Character Area: Suburban

District 1 Commissioner- Amarie Warren Planning Commission – Josh Ferguson

Existing Site Conditions: The property contains a house and a storage building.

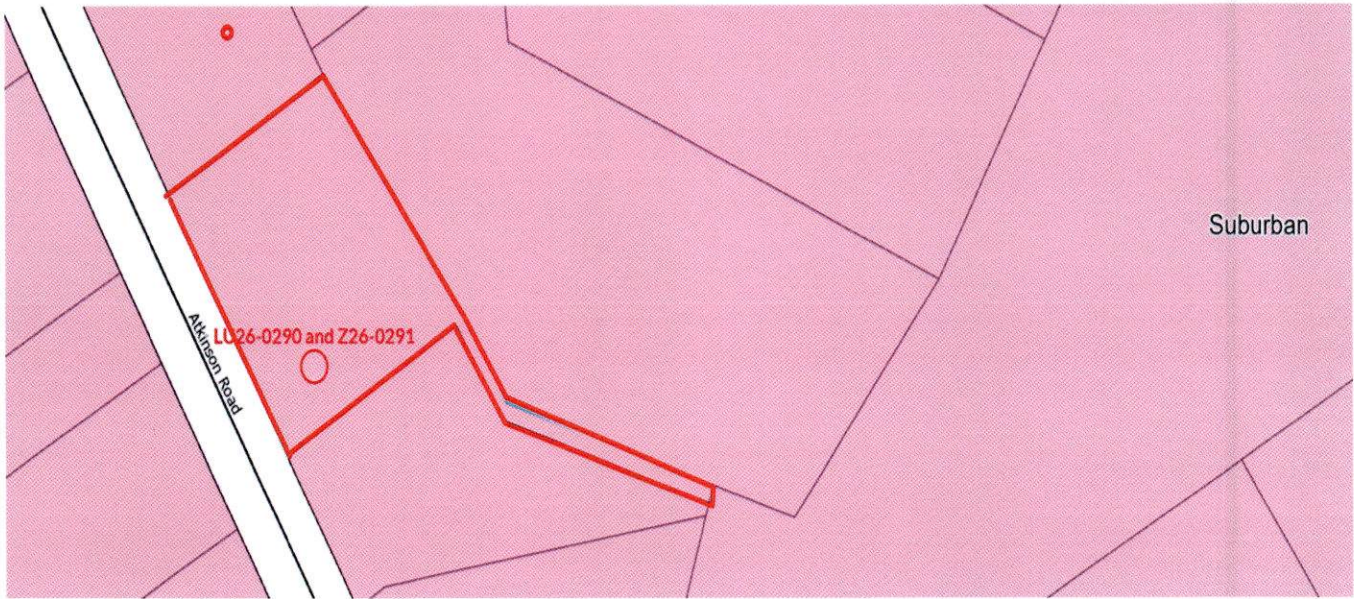


The surrounding properties are zoned A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

Z00865	Larry Garner	A-1 to R-1 Split 2 lots into 3 lots	C047-47,48,49 2955 & 2915 Atkinson Rd	Approved
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Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

City of Social Circle:

City of Loganville:

Character Area Map Amendment

Application # LU26-0290

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 12-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0470047

Applicant Name/Address/Phone #

P. Alix Julmis

403 Silvertop Dr

Grayson GA 30017

Phone # 516-303-6933

Property Owner Name/Address/Phone

P. Alix Julmis

2955 Atkinson Rd

Loganville GA 30052

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

Phone # 678-261-7654

E-mail Address: _____

Location: 2955 Atkinson Rd Loganville GA Acreage 1.00

Existing Character Area: Suburban

Proposed Character Area: Neighborhood Residential

Is this a Major or Minor amendment to the plan? Major

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? _____

Proposed Development: _____ Single-family _____ Multi-family _____ Commercial _____ ~~yes~~ Industrial

Proposed Zoning: _____ Number of Lots: 1 Minimum Lot Size: 1.00 Acre

Public Sewer: _____ Provider: _____ Septic Tank: yes

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 *Alix Julmis*

Date 10/05/2026

Fee Paid \$ 300.00

Rezone Application # 226-0291
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel CO470047

Applicant Name/Address/Phone #

Alix P. Tulmis
403 SILVERTOP DR. Grayson
516-303-6933

Property Owner Name/Address/Phone

Alix P. Tulmis
403 SILVERTOP DR. Grayson Ga
516-303-6933
(If more than one owner, attach Exhibit "A")

Location: 2955 Atkinson Requested Zoning R-2 Acreage 1

Existing Use of Property: Single Family Residential dwelling

Existing Structures: One single-family residence and accessory structure shed
garage

The purpose of this rezone is to allow the operation of a state-licensed
Personal care home with a maximum of six (6) residents in
Residential setting. The property will maintain its residential character
and no major structural expansion is proposed
Property is serviced by the following:

Public Water: ☒ Provider: Walton County Well: ☐

Public Sewer: ☒ Provider: Walton County 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 10/5/2026 Fee Paid \$ 400.00

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 R1 Surrounding Zoning: North R1 South R1
East R1 West R1

Comprehensive Land Use: Suburban **DRI Required?** Y ☐ N ☒

Commission District: 1-Amarie Warren Watershed: — TMP —

I hereby withdraw the above application _____ Date _____



**Walton County
Planning and Development**

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

OCCUPATIONAL TAX CERTIFICATE

BUSINESS LICENSE NUMBER : 26-0237

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

**CARING HANDS FAMILY LLC
2955 Atkinson Road, Loganville**

Has been duly licensed by the County of Walton to engage in the business of:
**Personal Care Home
3 RESIDENTS**

Description, Limitations, Notes: Personal Care home - 3 residents

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

**Tracie Malcom
Zoning Specialist**



EFFECTIVE DATE
September 10, 2026

EXPIRATION DATE
September 10, 2027



GEORGIA DEPARTMENT OF
COMMUNITY HEALTH

STATE OF GEORGIA PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

Caring Hands Family LLC

(Name of Governing Body)

to maintain and operate a Personal Care Home with a capacity of

3

named as

Caring Hands Family LLC

(Name of Facility)

Said facility and premises are located at

2955 Atkinson Road

(Street)

in

Loganville

(City or Town)

30052

(Zip Code)

, County of

Walton

, Georgia.

This permit is effective

9/2/2026

, and remains in effect unless revoked or suspended.

"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. 31-7-3 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."

THIS PERMIT IS NOT TRANSFERABLE

In Witness Whereof, we have hereunto set our hand this

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

Permit No:

PCH045528

3 rd

day of

September , 2026 .

HEALTHCARE FACILITY REGULATION DIVISION

Anthony A. Moss

Anthony A. Moss, Executive Director

Application checklist:

Name of Home: Caring Hands Family PCKT

Address: 2955 Atkinson Rd Loganville GA 30052

Manager of Facility: Alix P. Tulma

24 hr. contact Name and Phone #: Alix Tulma
516-303-6933

(Information must be kept current)

Number of Residents: 6

- ☒ 1. Provide copy of Proof of Ownership for the property or a copy of the Lease Agreement (notarized)
- ☒ 2. A scaled floor sketch (including labeling of the rooms, room measurements, location of all doors, windows and bed placement for residents, family and staff)
- ☐ 3. Written approval for water source and sewage disposal system
- ☒ 4. Electrical Service Inspection Report with no violations or hazards identified from a Georgia licensed electrician.
- ☒ 5. HVAC Inspection Report with no violations or hazards identified from a Georgia licensed HVAC Contractor.
- ☐ 6. Fire Alarm Installation Affidavit of Installation.
- ☐ 7. Fire Suppression System Affidavit of Installation.

All items listed above must be submitted to the department in order to obtain an Evaluation Permit. The cost of the permit is \$50.00. Applicant calls 770-267-1485 prior to 3:00pm to request a Fire Safety Inspection the next business day Monday - Thursday.

****All Safety Code Requirements listed on page 3 must be completed prior to scheduling an inspection.****

Prior to the issuance of an Occupational Tax Certificate (business license) the Fire Safety Inspection must be approved and a copy of the state license must be submitted.

Water and Septic Tank Report Form

Water and sewage systems must meet applicable federal, state and local standards or regulations. This report should be completed by the County Environmentalist from the County Public Health Department in which the residence is located. The form should be included in your application package submitted to HFR.

To be completed by applicant:

Home Name: Cooking Hands Family LLC

Address: 2955 Jackson Rd City: Loganville

County: Walton Telephone: 516-303-6933

To be completed by the County Environmentalist:

WATER (Check only one):

☒ The home's water supply is from an approved source.

☐ The home's well has been tested and the report is attached.

SEWAGE (Check only one):

☐ The home is connected to a public or county sewage disposal system.

☒ The home is served by an on-site sewage system adequate for proposed use for 1 employee and 6 residents.
(Maximum number of residents)

County Environmentalist: Lam Paha

Print Name Signature: Walker Rabun Date: 1/29/26

Walton County Fire Rescue

Certificate of Occupancy

Occupancy Classification

Personal Care Home

Caring Hands Family

2955 Atkinson Rd
Loganville, GA 30052

Area of Building Covered

2400 Sq Ft.

Construction Type

VB

Ordinary

This certificate of occupancy certifies that the building hereon has met the minimum fire safety requirements set forth by Walton County Fire Marshal's office.

**Maximum
Occupant Load**

**3 Residents
1 Staff**

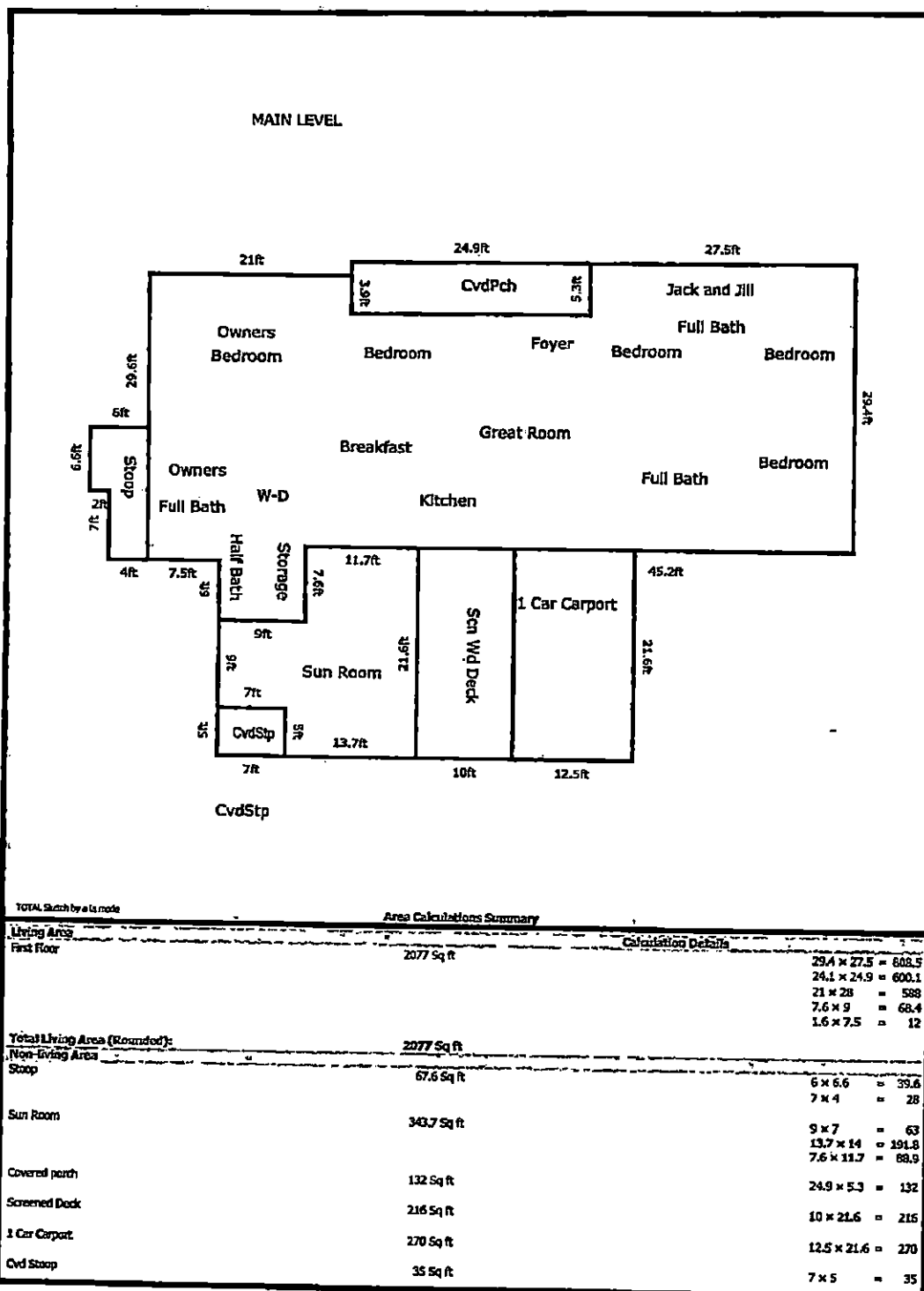
Issue Date
06/25/2026



Fire Marshal
Jonathan Fuqua
Jonathan Fuqua

Building Sketch

Borrower	Alix Juhmis				
Property Address	2955 Atkinson Rd				
City	Logansville	County	Walton	State	GA
Lender/Client	United Wholesale Mortgage				
				Zip Code	30052



Character Area	Description of Character Area	Zoning Allowed	Appropriate Land Uses
Conservation	Undeveloped land to be limited <u>from</u> development pressures due to sensitive environmental conditions and natural <u>resource</u> protection	A, A1, A2, (OSC), (GS)	Agriculture, Forestry, Low-Density Residential, Conservation, Parks and Outdoor Recreation
Rural Residential and Agriculture	Undeveloped land likely to face development pressures for low-density residential land	A, A1, A2, MHP, (OSC), (GS)	Residential, Agriculture, Public, Outdoor Recreation
Suburban	Planned to accommodate the <u>majority</u> of new residential growth	A, A1, A2, R1, MHP, B1, (OSC), (GS)	Residential, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use
Neighborhood Residential	Traditional residential development with neighborhood- <u>scale</u> businesses located throughout	A, (R1), (R2), (R3), O-I, (TC), B1, B2,	Residential, Commercial, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use
Village Center	Focal point/activity center with retail, service, office, high-density housing, and public/open space.	R1, R2, R3, B1, O-I, TC	Mixed-use, Residential, Public, General Recreation, (Rec Sports and Outdoor Rec) <u>Office</u> , Commercial
Employment Center	Larger-scale commercial, including light industry, office, retail, and services	B1, B2, B3, OI, M1, M2, MUBP, SSBP	Commercial, Office, Industry
Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares.	A, B1, B2, B3, O-I, M1, M2, MUBP,	Commercial, Office, Industry, Public, Agriculture

I pulled your Personal Care Home paperwork from Environmental Health and it shows 1 employee and 6 residents.

I contacted the Fire Marshal to let him know you were applying for a Rezone. The Fire Marshal said that the only remaining task was to finish the fire sprinkler work. You would need to get an evaluation for his CO changing from 3 to 6.

--
Tracie Malcom
 Zoning Specialist
 Walton County Planning & Development
 126 Court Street, Annex 1
 Monroe, CA 95555

Property at 899 Pannell Rd.
now owned by: Alix Julmis
(Personal Care Home)

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF COMMISSIONERS

WHEREAS, the petition filed with the Planning Commission/Board of Commissioners:

1. Rezone Z19110009– Rezone 2.00 acres from R1 to R2 to increase personal care home capacity to 5 residents – Applicant/Owner: Kathryn Reed – Property located on 899 Pannell Rd-Map/Parcel C1360019C00 – District 5.

Said case was duly advertised by publishing notice thereon in the Walton Tribune, a newspaper of local circulation 15 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said publication the public has been notified that the Planning Commission/Board of Commissioners would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Planning Commission conducted a public hearing on said petition on **JANUARY 9, 2020**. The **Planning Commission** having listened to evidence both from those in favor of said rezone, and from those in opposition of said rezone hereby recommends Approval.

WHEREAS, the Board of Commissioners conducted a public hearing on said petition on **FEBRUARY 4, 2020**. The **Board of Commissioners** having listened to evidence both from those in favor of said rezone, and from those in opposition of said rezone hereby order that the application be Approved.

Under the provision of the Walton County Land Development Ordinance of 1973 as amended.

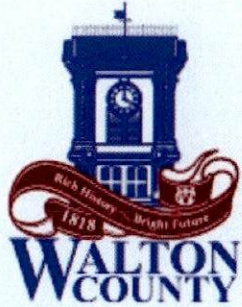
Approvals are subject to any citizen's right to appeal)

Article 4, Board of Commissioners, Part 4

THIS DECISION RENDERED THE **4TH DAY OF FEBRUARY, 2020** WALTON COUNTY BOARD OF COMMISSIONERS.

Attest: 
Assistant Director, WC Planning & Development

Date: 3-10-2020



**Walton County
Planning and Development**

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

OCCUPATIONAL TAX CERTIFICATE

BUSINESS LICENSE NUMBER : 63343

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

MAGE CARING HANDS LLC

899 PANNELL RD, MONROE

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

Personal Care Home

More than 3

Description, Limitations, Notes:

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

**Tracie Malcom
Zoning Coordinator**



**EFFECTIVE DATE
June 16, 2022**

**EXPIRATION DATE
December 31, 2025**

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.

 3/2/26
Signature of Applicant/Date

Check one: Owner ☒ Agent _____

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;

Surrounding properties consist primarily of single-family residential homes & agricultural residential uses. The requested R-2 zoning is consistent with nearby residential zoning classifications.

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

The current zoning does not allow the proposed residential care use. The requested rezoning will allow reasonable use of the property while maintaining residential character and protecting property values.

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 use promotes public welfare by providing needed residential care services within Walton County. The facility will comply with all state and local safety regulations including fire and life safety standards.

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

Approval will provide community-based housing for elderly or disabled residents while imposing minimal impact on surrounding properties. Denial will limit reasonable residential use of the property.

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

The property is suitable for residential care use due to its existing single-family structure adequate lot size and compatibility with surrounding residential properties.

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

If occupied the property is currently improved with a residential structure and is not vacant
If vacant the properties has remained residential and suitable for adaptive residential use.

Letter of Intent**Re: Rezoning Request to R-2****2955 Atkinson Rd, Loganville, GA 30052****Parcel No.: C0470047**

To the Honorable Members of the Planning Commission and Board of Commissioners,

I respectfully submit this Letter of Intent in support of my request to rezone the property located at 2955 Atkinson Road, Loganville, Georgia, to R-2.

The purpose of this rezoning is to allow the operation of a small, state-licensed Personal Care Home limited to a maximum of six (6) residents. This type of residential care setting functions similarly to a single-family household and is intentionally designed to maintain the quiet, low-density character of the neighborhood.

The proposed home will:

- Operate within the existing residential structure
- Maintain the exterior appearance of a single-family residence
- Generate traffic comparable to a typical household
- Comply fully with Georgia state licensing requirements
- Meet all Walton County fire safety and building compliance standards

There will be no commercial signage, no structural expansion altering neighborhood character, and no increase in density beyond what is reasonable for residential use.

Walton County, like many communities, has a growing need for smaller, community-based residential care options that allow elderly and disabled residents to live in a safe, home-like environment rather than in larger institutional settings. This request supports that need while preserving surrounding property values and neighborhood integrity.

The property is well-suited for this use due to its residential layout, lot size, and compatibility with surrounding properties. The proposed rezoning represents a reasonable and balanced use of the land that benefits the public while maintaining the character of the area.

I respectfully request your favorable consideration of this application.

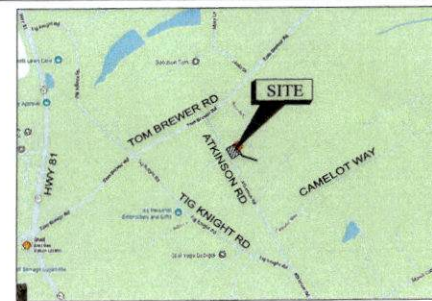
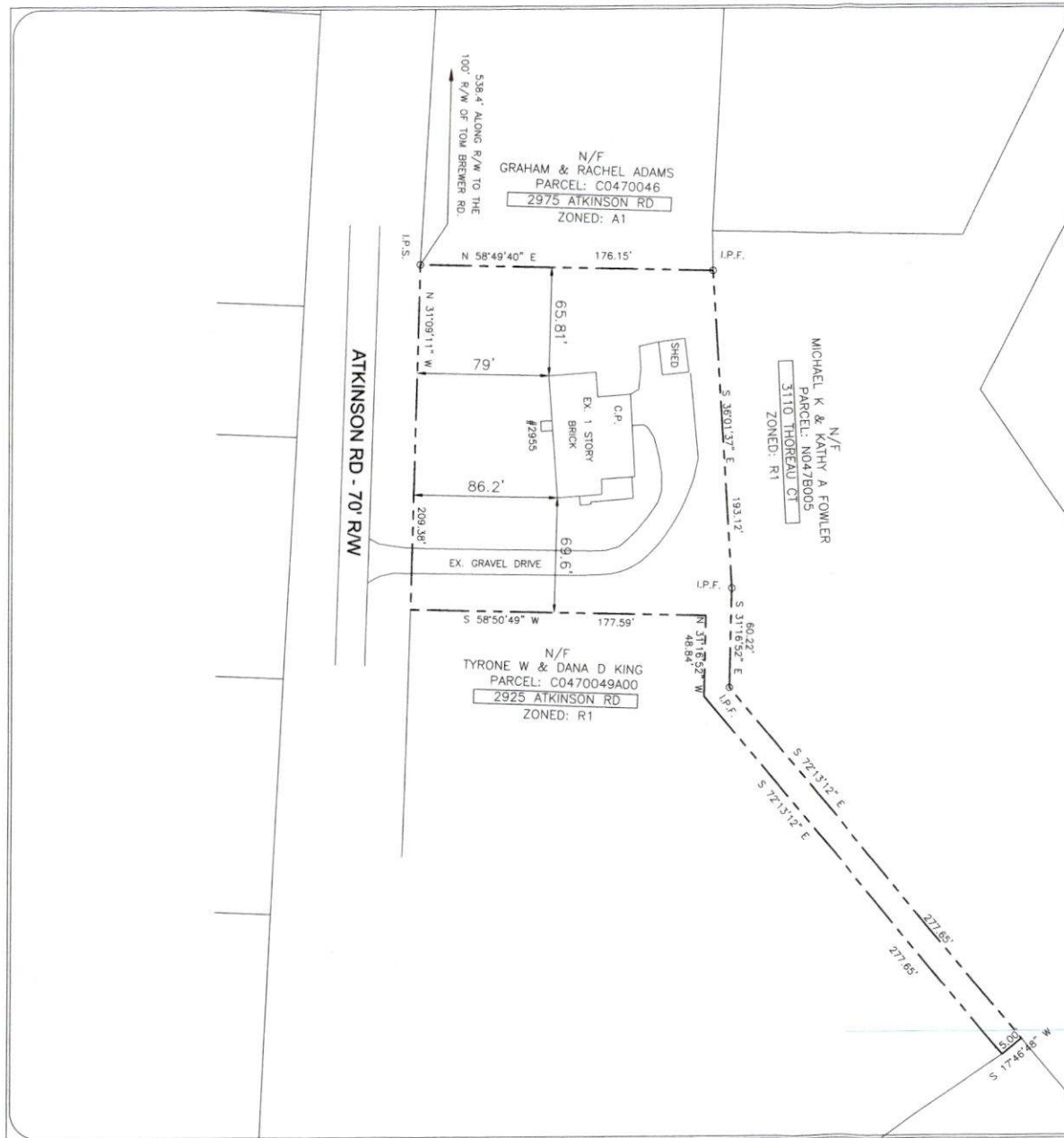
Thank you for your time and service to Walton County.

Sincerely,

Alix Julmis

516-303-6933

Date: 3/2/2026



VICINITY MAP
N.T.S.

TOTAL SITE AREA = 1.00 ACRES
TOTAL DISTURBED AREA = 0.00 ACRES
THERE ARE STATE WATERS ON THE SITE
THERE ARE NO WETLAND ON SITE

"NOT FOR FINAL RECORDING"
TOTAL AREA = 1.00 ACRES

PARCEL: C1790024 ZONED: R1

REZONING FROM R-1 TO R-2 TO ALLOW FOR A PERSONAL CARE SERVICE BUSINESS

TOTAL SITE AREA = 1.0 ACRES

APPLICABLE ORDINANCE: SECTION 4-1-120.

PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 1 ACRES
2. MINIMUM LOT WIDTH AT BUILDING LINE: 150 FEET.
3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 15 FEET
 - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

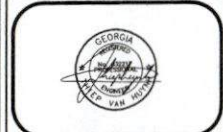
NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY VON ITTER AND ASSOCIATES, INC., DATED JAN. 7, 1998.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE STATE WATER ON SITE, LIMIT SHOWN.
4. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
5. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.



GEORGIA811
www.Georgia811.com

A. C. E.
ALCOY CONSULTING ENGINEERING
AND ASSOCIATES, LLC
P.O. BOX 1000, P.E.
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Clarkston, Georgia 30054
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SITE PLAN

**PROPOSED
CARING
HANDS
FAMILY**

PARCEL: C0470047
LAND LOT: 148
DISTRICT: 4TH
2955 ATKINSON RD.
WALTON COUNTY, GA

DATE: 3/6/2026
SCALE: 1"=30'

**OWNER / DEVELOPER/
PRIMARY PERMITTEE**

ALIX P. JULMIS
2955 ATKINSON RD
LOGANVILLE, GA 30052
1"=1" 6"=6"

24 HOUR - EMERGENCY CONTACT

ALIX JULMIS
PHONE: 770-944-9999

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 26-020
RZ-1