



## Planning and Development Department Case Information

Case Number: Z26-0002

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant:

Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655

Owners:

James Little, Kevin Little & Kaye Hannay  
1190 Good Hope Road  
Monroe, Georgia 30655

Current Zoning: The current zoning is A1/R1.

Request: Rezone 5.00 from A1/R1 to B3 for a gas station/convenience store, restaurant and other retail uses.

Address: Good Hope Road, Monroe, Georgia 30655

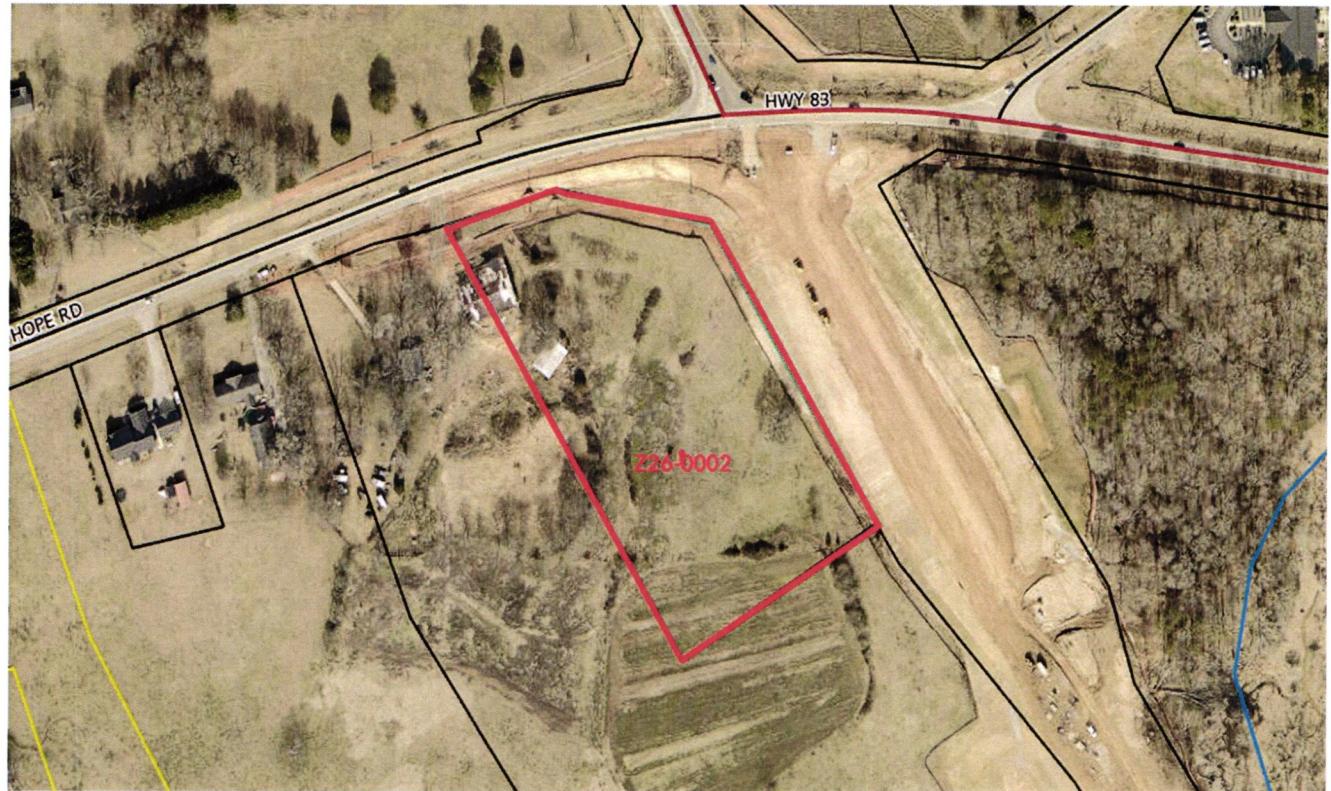
Map Number/Site Area: C1660104

Character Area: Employment Center

District 6 Commissioner- Kirklyn Dixon Planning Commission-Timothy Kemp

Existing Site Conditions: Property is vacant.



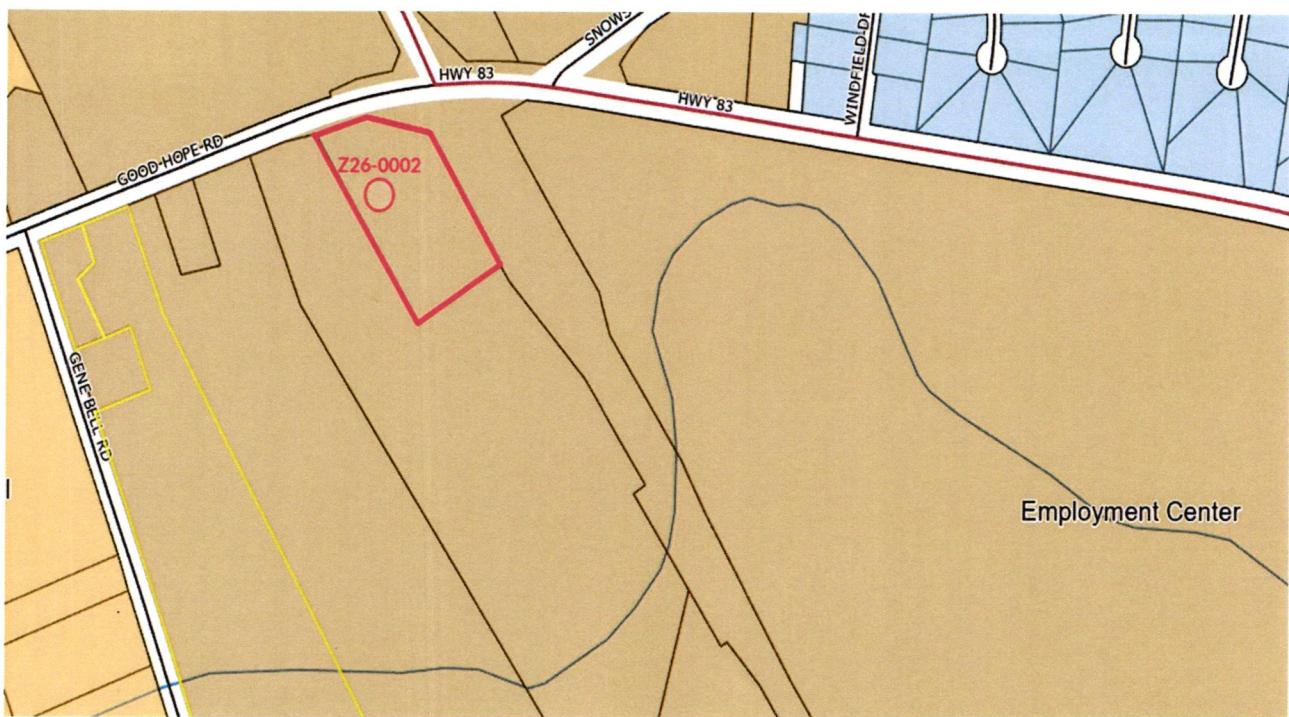


The surrounding properties are A1, A2 OI, B2 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Employment Center.



**History:** No History

**Staff Comments/Concerns:**

**Convenience Store with Gasoline Station (8)  
Allowed in Zonings B1, B2, B3, M1 & M2**

- A. The use shall not exceed a gross leasable floor space of 5,000 square feet.
- B. The place of business shall not be within one hundred (100) yards of any school building, school grounds, or college campus or within one hundred (100) yards of an alcoholic treatment center owned and operated by this state or any county or municipal government therein. \*Distances herein shall be measured along a straight line, which describes the shortest distance from the main customer entrance to the main entrance of the entrance of the establishments as listed above. (2-2-10)
- C. A gasoline service station/convenience store shall have a minimum frontage on the primary street of one hundred twenty (120) feet and a minimum lot area of twenty-five thousand five hundred (25,500) square feet. Canopies and gasoline pump islands shall be set back fifteen (15) feet from all right-of-way lines.

D. Vehicular entrances or exists at a gasoline service station:

1. Shall contain an access width along the edge of the pavement of not more than forty (40) feet as measured parallel to the street at its narrowest point and shall not be located closer than ten feet to the adjoining property.

2. Shall not have any two driveways any closer than twenty (20) feet at both the right-of-way line and the edge of the pavement along a single street.

E. A Conditional Use Permit is required if three or more diesel fuel pumps are provided for a convenience store/ gasoline service station in the B2 or B3 zoning district. A convenience store/ gasoline service station with 3 or more diesel pumps shall be a use by right in the M1 and M2 zoning districts.

F. Other Site Improvements. In addition to the above requirements, the following additional site improvements shall be adhered to:

1. A solid fence or wall six (6) feet in height shall be erected along the property lines which abut residential property.

2. Exterior lighting with cut-off luminaries are required so that light it is directed away from adjacent properties.

G. All flammable products shall be stored in compliance with State EPD regulations.

### **Comments and Recommendations from various Agencies:**

#### **Public Works:**

#### **Sheriffs' Department:**

#### **Water Authority:**

#### **Fire Marshal Review:**

#### **Fire Department Review:**

#### **Board of Education:**

**GDOT:**

**City of Monroe:**

**City of Loganville:**

**Rezone Application # Z26-0002**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

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

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at WC Historical Court House

**You or your agent must be present at both meetings**

**Map/Parcel C1660104**

Applicant Name/Address/Phone #

Nikhil Agarwal

452 Clearwater Way

Monroe, Georgia 30655

Property Owner Name/Address/Phone

James Little, Kevin Little, Kaye Hannay

1190 Good Hope Rd

Monroe, GA 30655

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

Phone # 650-431-9377

Phone # 770 286-7010

Location: Good Hope Rd Requested Zoning B3 Acreage 5 Existing

Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is:

Construct a gasoline service station with a convenience store, restaurant and other retail uses.

Property is serviced by the following

Public Water: X Provider: \_\_\_\_\_ Well: \_\_\_\_\_

Public Sewer: NA Provider: NA 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.

Nikhil A. 12/22/2025 \$ 900.00  
Signature Date Fee Paid

**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/R1

Surrounding Zoning: North A2/R1 South R1  
East A1 West R1

Comprehensive Land Use: Employment Center DRI Required? Y  N

Commission District: 6-Licklynn Dixon Watershed: 1 TMP 1

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.

*Nchill*

\_\_\_\_\_  
Signature of Applicant/Date

Check one: Owner  Agent

## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 12/11/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay  
1190 Good hope Rd  
Monroe, Georgia 30655

APPLICANT: Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655

Check one of the following:

SJH (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.):

**Kaye Hannay**

Sworn to and subscribed before me this 11 Day of December 2025

## NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 12/11/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay  
1190 Good hope Rd  
Monroe, Georgia 30655

APPLICANT: Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655

Check one of the following:

JKL (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.):

\_\_\_\_\_  
\_\_\_\_\_

James Little

James Little

Sworn to and subscribed before me this 11 Day of DECEMBER 2025

Joe  
NOTARY PUBLIC



### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 12/11/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay  
1190 Good hope Rd  
Monroe, Georgia 30655

APPLICANT: Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655

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.):

---

---

Kevin Little

Kevin Little

Sworn to and subscribed before me this 11<sup>th</sup> Day of December 2025

NOTARY PUBLIC



**AUTHORIZATION  
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: **Nikhil Agarwal**

Address: **452 CLEARWATER WAY MONROE GA-30655**

Telephone: **650-431-9377**

Location of Property: **Good Hope Rd**

Map/Parcel Number: **C1660104**

Current Zoning: **A1/R1**

Requested Zoning: **B3**

Kevin Little  
Property Owner Signature

James Little  
Property Owner Signature

Print Name: Kevin Little

Print Name: James Little

Address: 1256 Appalachian Woods  
Buckhead GA 30605

Address: 1245 Good HOPE RD

Phone #: 770-317-0401

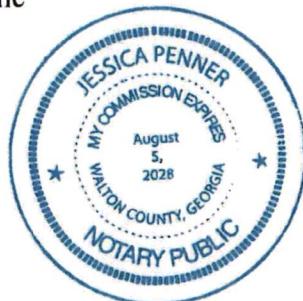
Phone #: 770-267-7855

770-316-6034 (CELL)

Personally appeared before me and who swears  
that the information contained in this authorization  
is true and correct to the best of his/her knowledge.

Jessica Penner  
Notary Public

12/11/2025  
Date



**AUTHORIZATION  
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Nikhil Agarwal

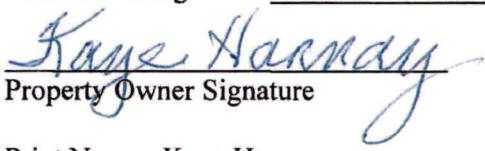
Address: 452 CLEARWATER WAY MONROE GA-30655

Telephone: 650-431-9377

Location of Property: Good Hope Rd

Map/Parcel Number: C1660104

Current Zoning: A1/R1 Requested Zoning: B3

Property Owner Signature 

Property Owner Signature

Print Name: Kaye Hannay

Print Name: \_\_\_\_\_

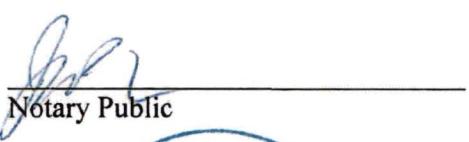
Address: 1190 Good Hope Rd  
Monroe, Ga 30655

Address: \_\_\_\_\_

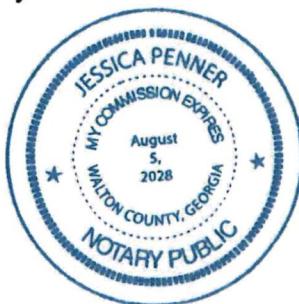
Phone #: 770 286-7010

Phone #: \_\_\_\_\_

Personally appeared before me and who swears  
that the information contained in this authorization  
is true and correct to the best of his/her knowledge.

  
Notary Public

12/11/2025  
Date



## AGENT AUTHORIZATION

Date: 12/22/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay  
1190 Good Hope Rd  
Monroe, Georgia 30655

APPLICANT: Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655

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

ACTION: Rezone property from A1/R1 to B3 to allow for a gasoline station and convenience store with a restaurant and other retail space

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

Andrea P. Gray  
BY: Andrea P. Gray

Sworn to and subscribed before me this 22 Day of December 2025

Kaye Pickens  
NOTARY PUBLIC

[additional signatures on following page]



**APPLICANT: Nikhil Agarwal**

Nikhil A.

BY:

Sworn to and subscribed before me this 28 Day of October 2025

Jessica Penner  
NOTARY PUBLIC



*[signature page for Agent Authorization]*

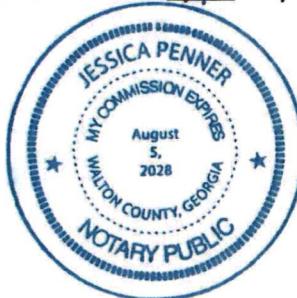
*[additional signatures on following page]*

OWNER: Kevin Little

Kevin Little  
BY:

Sworn to and subscribed before me this 11 Day of December 2025

John  
NOTARY PUBLIC



OWNER: James Little

James Little  
BY:

Sworn to and subscribed before me this 11 Day of DECEMBER 2025

John  
NOTARY PUBLIC



OWNER: Kaye Hannay

Kaye Hannay  
BY:

Sworn to and subscribed before me this 11 Day of December 2025

John  
NOTARY PUBLIC



[signature page for Agent Authorization]

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 property fronts on Good Hope Road (Hwy 83) and the new Bypass Road and is currently zoned A1/R1. It is in the vicinity of properties zoned for residential and agricultural uses but in an area being transformed by the new Bypass and nearby industrial growth. The proposed development would provide a needed service to nearby residents and those traveling through and around Monroe. It is designated in the Future Land Use Map as Employment Center which allows B3 zoning.

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 at the corner of a State highway and a Bypass due to traffic and noise. The property is ideally suited for a commercial development. The Comprehensive Plan includes this property in the Employment Center character area which is consistent with a B3 zoning, not residential or agricultural.

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 beneficial and convenient for nearby residents and those traveling along the State highway or Bypass. It does not pose a significant adverse impact to the health, safety, morals or general welfare of the public. Given the location at the intersection of a State highway and the Bypass, it has easy ingress and egress for customers. 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 the immediate neighbors with access to gas and food in addition to jobs and tax revenues to the broader community. The current zoning is a hardship on the property owner given the limited desirability of the property for residential or agricultural uses with its small size and location.

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 and Bypass. Residential and agricultural uses are less suitable given the noise and traffic generated on the adjoining roads.

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

The property was used for a family farm prior to the construction of the Bypass. It is currently vacant and has been listed for sale as potential commercial for more than a year.



# Andrea P. Gray LLC

Attorney at Law

January 5, 2026

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

Re:     Applicant: Nikhil Agarwal  
Owners: Kevin Little, James Little, Kaye Hannay  
Property: Good Hope Road, Monroe GA 30655  
Tax Parcel: C1660104  
Request: Rezone property from A1/R1 to B3 for a gasoline station and convenience store with a restaurant and other retail space

Dear Ms. Parr:

Nikhil Agarwal (“Applicant”) proposes to utilize a 5-acre property located at the corner of Good Hope Road (Hwy 83) and the new Bypass Road connecting Hwy 78, Hwy 83 and Hwy 11 (the “Subject Property”), to construct a gasoline station with diesel fuel pumps, convenience store, and space for a restaurant and other retail uses. The conceptual site plan shows all these potential uses, but final design will be based on the actual tenants secured and their respective needs. The Subject Property is currently zoned A1/R1. No variances are requested and all ordinance requirements will be met.

The Subject Property is located within the Employment Area in the County’s Future Land Use Plan which allows for B3 uses as proposed by the Applicant. The new Bypass creates an opportunity for new commercial businesses, and Applicant’s property is well suited for this purpose given its frontage on both Good Hope Road and the Bypass. With the increase in truck traffic to the area, residential or agricultural uses of the Subject Property are not ideal.

The site design and entry points take into account measures to reduce traffic impacts in the area and to manage waste onsite. Applicant’s representatives have coordinated with GDOT and Walton County regarding access points and continue to work on final details for a right in/right out access point on the Bypass and a full access point on Good Hope Road as shown on the site plan. Applicant is prepared to make the reasonable improvements necessary for these access points. Dual access points will help the flow of traffic coming in and out of the Subject Property



300 E Church Street, Monroe, GA 30655  
(678) 364-2384 [www.andreapgray.com](http://www.andreapgray.com)

which will better control traffic. The site is also designed to operate without a sewer connection by using a detention pond and septic drain field area.

Potential visual impacts will be mitigated through the installation of a six-foot wood privacy fence along the adjoining residential property and full compliance with the County's lighting ordinance, which requires lighting to be directed downward and inward toward the site. The adjoining property owners do not object to the development as members of the same family who own the Subject Property also own the adjoining property. The area in general is going to transition to commercial uses given the Bypass.

The proposed commercial development is compatible with the area's future land use designation and is well suited for a location at the intersection of a state highway and a truck bypass. Because the Subject Property lies within the Employment Center Character Area on the County's Future Land Use Map, rezoning from A1/R1 to B3 aligns with and supports the County's planning objectives. The Applicant respectfully requests approval of the rezoning to allow the proposed business use on the Subject Property.

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

Sincerely,



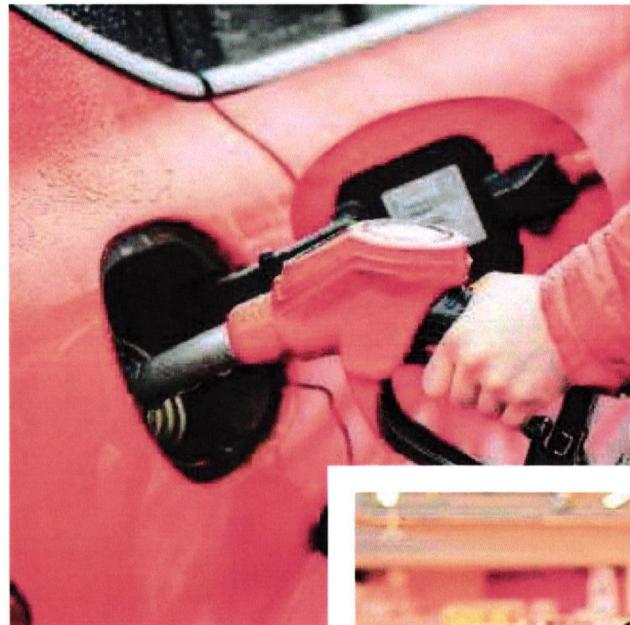
Andrea Gray  
Applicant's Representative



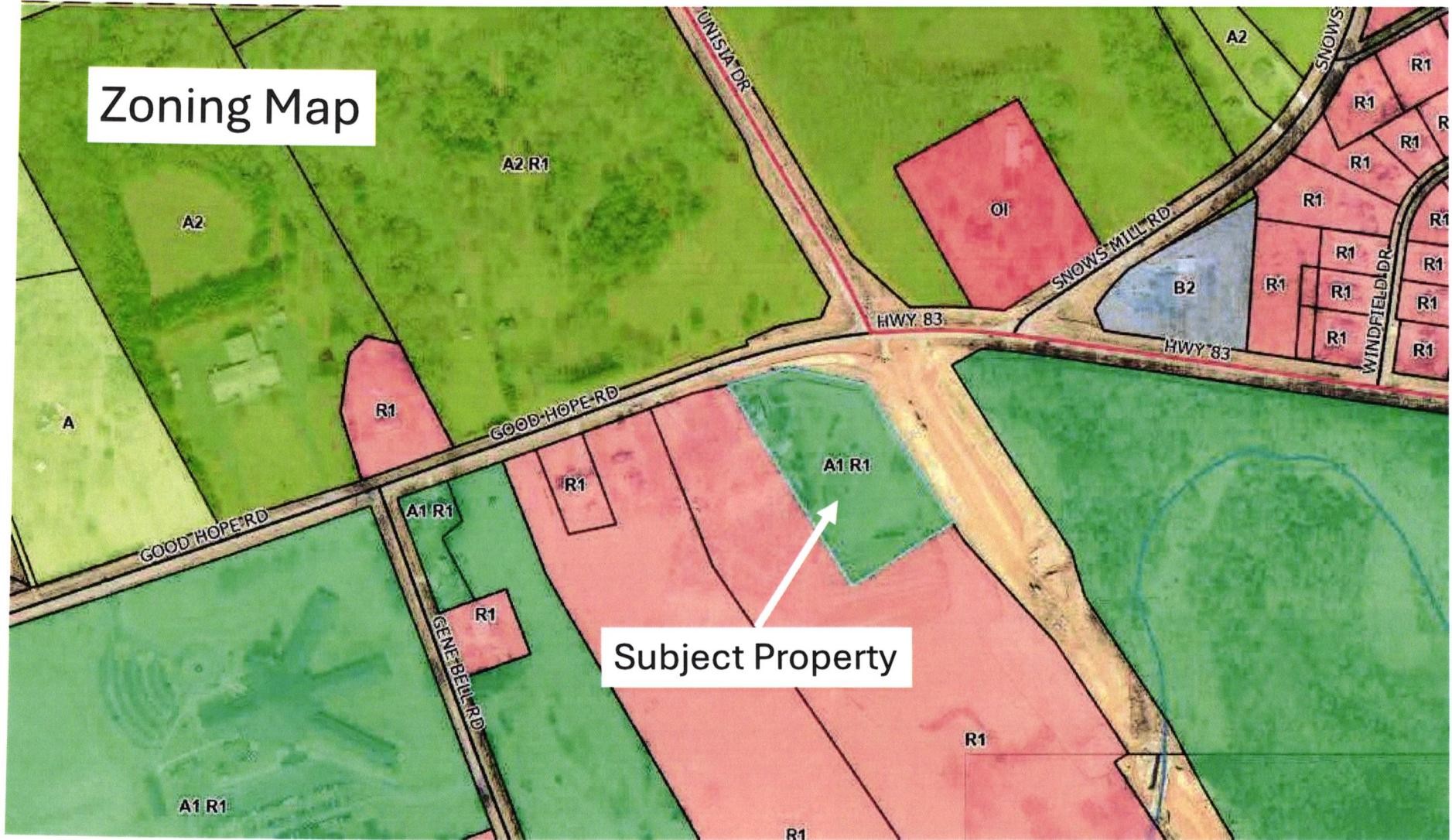
300 E Church Street, Monroe, GA 30655  
(678) 364-2384 [www.andreapgray.com](http://www.andreapgray.com)

# REQUEST FOR REZONING 5 ACRES FROM R1/A1 TO B3 FOR A GASOLINE STATION AND CONVENIENCE STORE WITH A RESTAURANT AND OTHER RETAIL SPACE

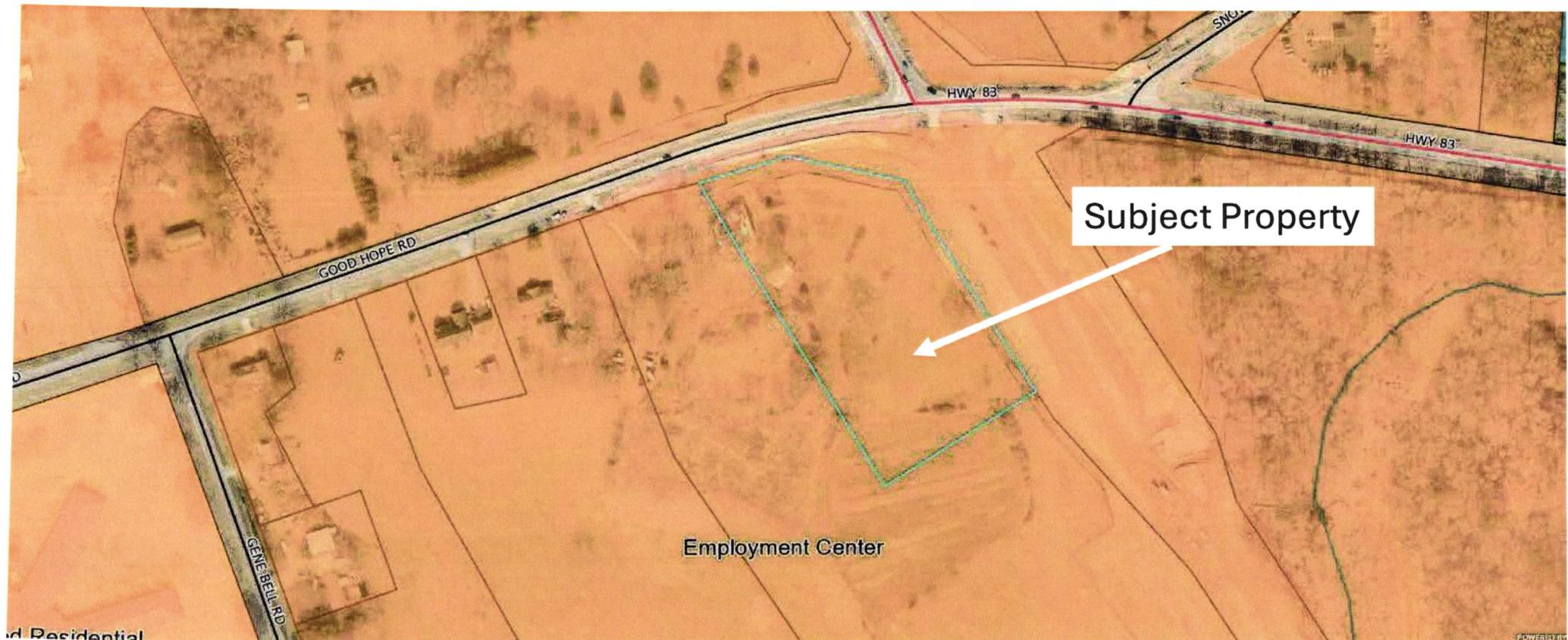
- APPLICANT: NIKHIL AGARWAL
- PROPERTY: 5 ACRES AT HWY 83 AND BYPASS
- TAX PARCEL C1660104
- AGENT: ANDREA P. GRAY, LLC



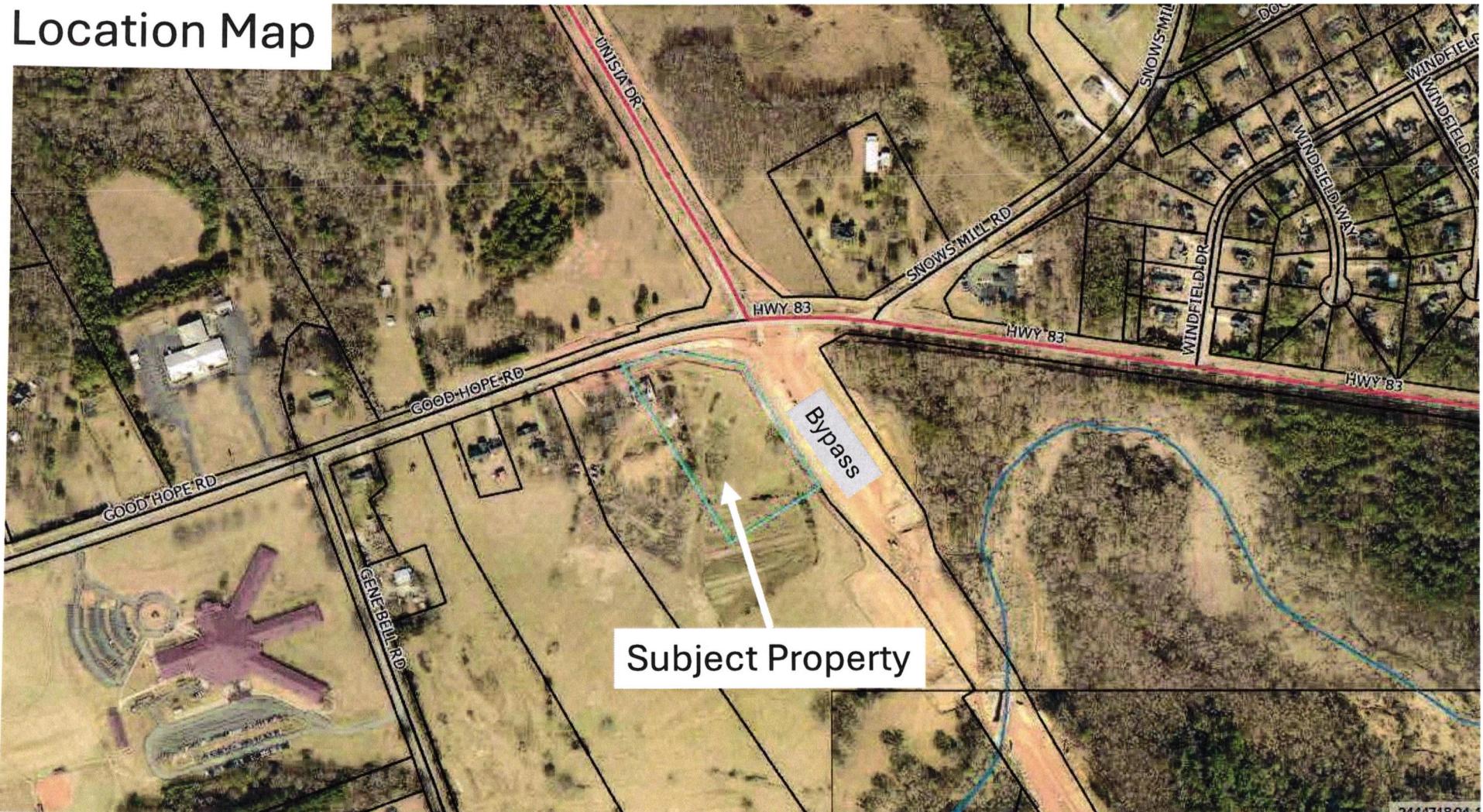
## Zoning Map



## Character Area Map



## Location Map





January 5, 2026

## Notice of Preservation of Constitutional Objections

Re: Applicant: Nikhil Agarwal  
Owners: Kevin Little, James Little, Kaye Hannay  
Property: Good Hope Road, Monroe GA 30655  
Tax Parcel: C1660104  
Request: Rezone property from A1/R1 to B3 for a gasoline station and convenience store with a restaurant and other retail space

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](http://www.andreapgray.com)

**ATC**  
**CIVIL**

2019 Drawing No. 2019-0002  
Legend: GA 30655  
Phone: 678-744-2885  
Email: atc@yahoo.com

This drawing and any permitted reproductions, by any person, shall be the property of ATC Civil, LLC and shall not be reproduced or copied in whole or in part without the written permission of ATC Civil, LLC.



### REZONE PLAN

NIKHIL AGARWAL  
452 CLEARWATER WAY  
MONROE, GA 30655

5.0 ACRES (TOTAL)

PARCEL IDs:  
C1660104 [5.0 AC]

LAND LOTS 106  
MONROE BYPASS AT  
GOOD HOPE ROAD

MONROE, GEORGIA

10-29-2025

SCALE: 1" = 50'

OWNER

HANNAY KAYE LITTLE  
JAMES KEITH LITTLE  
KEVIN WAYNE LITTLE  
1190 GOOD HOPE ROAD  
MONROE, GA 30655

APPLICANT

NIKHIL AGARWAL  
452 CLEARWATER WAY  
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
NIKHIL AGARWAL  
650-431-9377

REVISIONS

| DATE | DESCRIPTION |
|------|-------------|
| 1    |             |
| 2    |             |
| 3    |             |
| 4    |             |
| 5    |             |

JOB: MONROE BYPASS COMMERCIAL

SHEET RZ

