

**Rezone Z21090015**  
**Staff Analysis**

Commission District: **1 - Warren**

Planning Commission Hearing Date: **11-04-2021**

Board of Commissioners Hearing Date: **12-07-2021**

**Parcel ID: Map N039A024, 025 & 026**

**Acreage: 4.22**

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**Applicant:**

**Christine Rojas**

**4350 Tiffany Lane**

**Loganville, Georgia 30052**

**Owners:**

**Alejandro Carrillo & Christine Rojas**

**4350 Tiffany Lane**

**Loganville, Georgia 30052**

**Property Location: 4350 Tiffany Lane/4330 & 4310 Shiloh Road**

**Current Character Area: Suburban**

**Current Zoning: R1**

**Request: Rezone 4.22 acres from R1 to A1 to have personal animals.**

**Livestock, Quarters and Enclosures (1)**

- A. No animal quarters are to be located closer than 50 feet to any property line.
- B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc. associated with the proposed use in addition to the minimum requirements of this Ordinance.

- C. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of large, hooved livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre. In the A-Agricultural District, the maximum number of large hooved livestock shall be equal to (5) animals per fenced acre.
- D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hooved livestock shall be equal to four (4) animals per fenced acre. (10-2-07)
- E. No free-range poultry shall be permitted within any platted subdivision. (2013)  
(See Poultry)

**Staff Comments/Concerns:**

**Site Analysis:** The 2.29 acre tract is located on 4350 Tiffany Lane; 0.91 acre tract is located on 4330 Shiloh Road and 1.02 acre tract is located on 4310 Shiloh Road. The surrounding properties are zoned R1 and A1.

**Zoning History:** No History

**Character Area:** The character area for this property is Suburban.

**Comments and Recommendations from various Agencies:**

**Public Works:** No issues with approval of this request.

**Sheriffs' Department:** This will not impact the Sheriff's Department.

**Water Authority:** This area is served by a 6" water main along Tiffany Ln. (static pressure: 40 psi, Estimated fire flow available: 750 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** No issues

**Fire Code Specialist:** No comment received

**Board of Education:** Will have no effect on the Walton County School District.

**Development Inspector:** No comment received

**DOT Comments:** Will not effect DOT.

**Archaeological Information:** No comment received

**PC ACTION 11/4/2021:**

1. Rezone – Z21090015 – Rezone 4.22 acres from R1 to A1 to have personal animals– Applicant: Christine Rojas/Owner: Alejandro Carrillo & Christine Rojas – Property located on 4350 Tiffany Lane & 4330&4310 Shiloh Rd/Map/Parcels N039A024, 025 & 026 – District 1.

**Presentation:** Christine Rojas represented the case and stated that she wants to rezone so she can have personal animals. She stated that the previous owners had horses. She stated that she is a daughter of a police officer and she just wants to make sure that what she is doing is legal. She said that she and her family have allergies so she would use goat milk for her family.

**Speaking:** None

**Recommendation:** Josh Ferguson made a motion to recommend approval with conditions that the livestock be limited to parcels that front on Shiloh Road and that all of the guidelines for livestock be followed with a second by John Pringle. The motion carried unanimously.

Rezone Application # 221090015

Planning Comm. Meeting Date 11/4/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 12/7/2021 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel N039A024, N039A025, N039A026

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Christine Rojas  
4350 Tiffany Lane, Loganville, GA 30052/786-525-5421

Alejandro Carrillo and  
Christine Ashley Marie Rojas  
4350 Tiffany Lane  
Loganville, GA. 30052

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

Phone # 786-525-5421

Phone

# 2.29 acres

0.91 acres 1.02 acres

Location: 4350 Tiffany Lane  
Loganville, GA 30052

4330's 4310  
Shiloh Road

Requested Zoning A1

Acreage 4.22

Existing Use of Property: Residential

Existing Structures: Single family home, Detached garage, Shed

The purpose of this rezone is:

To try to make better use of the vacant land to raise sheep and or goats for the milk they provide as well as farm the land.

Property is serviced by the following:

Public Water: X Provider: Walton County Water Department Well:

Public Sewer:          Provider:         

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.

Christine Rojas  
Signature

09/22/2021  
Date

\$ 300.00  
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 R1

Surrounding Zoning: North A1 South A1  
East A1 West A1

Comprehensive Land Use: Suburban

**DRI Required?** Y          N         

Commission District: 1-Warren

Watershed: Alcovy River  
W-P1

Temp:

Exhibit A

Alejandro Carrillo

4350 Tiffany Lane, Loganville, GA 30052

305-338-8122

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 in the subdivision are zoned residential homes directly behind and to the right of ours near the church are zoned A1.

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

~~Nearby property values are not diminished by the zoning restrictions but are limited to the use of the land given there are less than 20 homes in our small subdivision.~~

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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 destruction of property value will be noted as the zoning of nearby homes is consistent with A1.

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

Rezoning the vacant land and home we own to A1 will help alleviate the ~~master plan for future development opportunities for the growing city of Loganville~~ including the increase of affordable rentals available as well as for the increase in more affordable housing for first time home buyers and families seeking to down size that provides diversity.

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

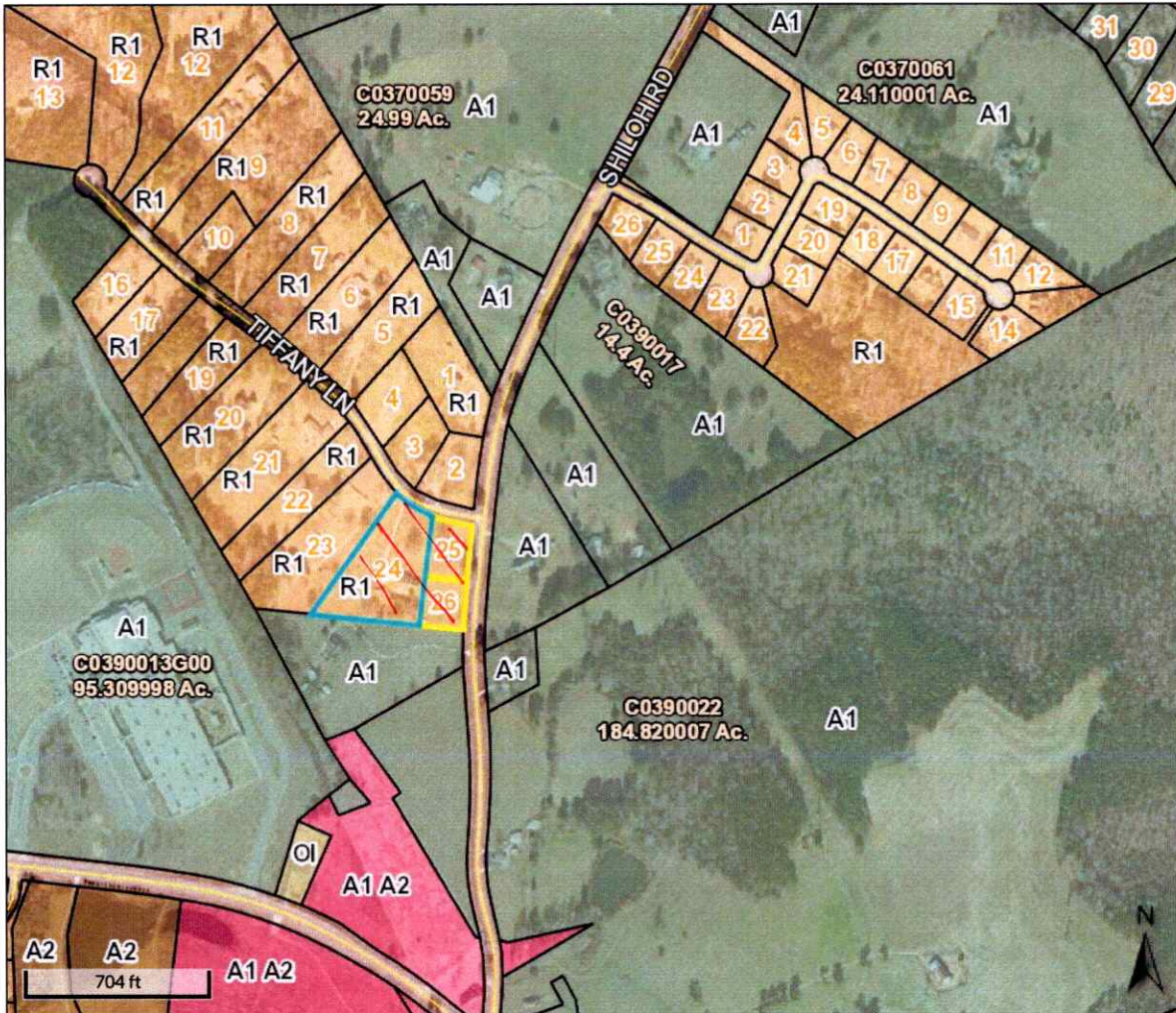
~~Our home is suited for the zoning requested as it is consistent with the nearby properties zoning of A1.~~

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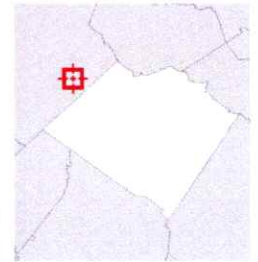
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6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property



~~We purchased the home last year 6/29/2020 the previous owners did not leave the land vacant as they had 2 horses that occupied the fenced in area of the property. The owners prior left the land vacant from what we can see on Google maps from 2018 the land has been vacant and unoccupied not including the single family home, the detached garage and the shed.~~



Overview



Legend

-  Parcels
-  Parcel Numbers + Acreage

Parcel ID N039A024  
 Class Code Residential  
 Taxing District Walton County  
 Acres 2.29

Owner CARRILLO ALEJANDRO &  
 ROJAS CHRISTINE ASHLEY MARIE  
 Physical Address 4350 TIFFANY LN  
 Appraised Value Value \$343140

Last 2 Sales			
Date	Price	Reason	Qual
6/29/2020	0	DG	U
6/29/2020	\$399000	MP	U

(Note: Not to be used on legal documents)

Date created: 9/22/2021  
 Last Data Uploaded: 9/22/2021 6:26:51 AM

Developed by  Schneider GEOSPATIAL



Alejandro Carrillo & Christine Rojas  
4350 Tiffany Lane,  
Loganville, GA

Tracie Malcom  
Zoning Coordinator  
Walton County Planning and Development  
303 S Hammond Drive, Suite 98  
Monroe, GA 30655

Dear Tracie,

Thank you for taking the time to read this request for zoning change. We are applying to change the zoning of our property from R1 to A1 in hopes of attaining farm animals for personal use. Our ability to raise farm animals is conditional upon our request for zoning change.

Our intent is to try to make better use of the vacant land to raise sheep and or goats for the milk they provide as well as farm the land for foods that are safe for us to eat. As a family we have a variety of food allergies and being able to source the food from our home reduces our chances of cross contamination. Raising the sheep would allow us the ability to source our own milk for personal consumption.

We are excited about this phase and hope to receive approval from our county in an effort to work together as a community as our neighbors have shown us. If you have any questions or concerns regarding my application please do not hesitate to contact me at 786-525-5421 or email at

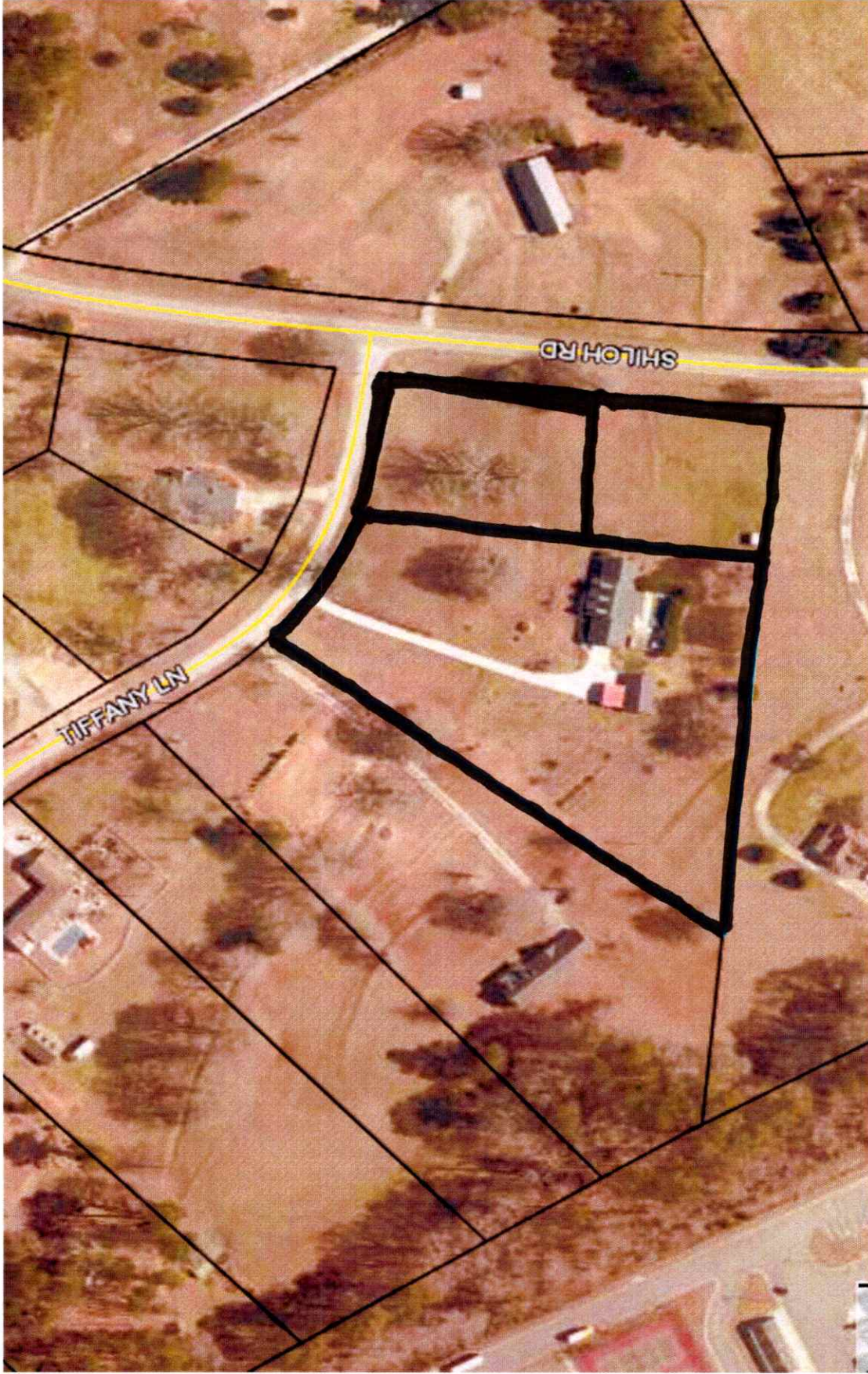
Thank you again for your kind consideration and I hope to hear from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Rojas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christine Rojas

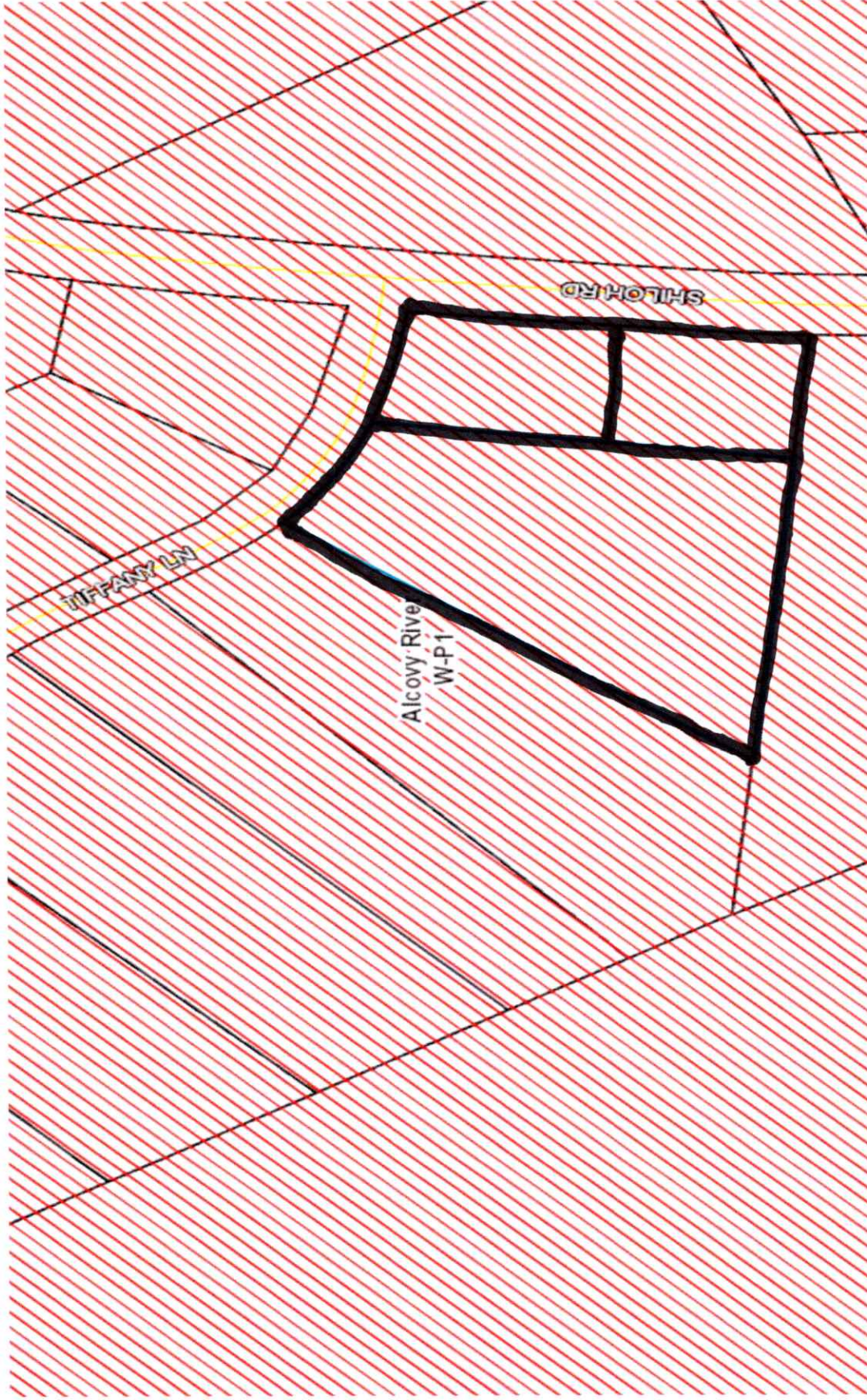
Z21090015 – 4350 Tiffany Lane



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