



PLANNING COMMISSION MEETING

Thursday, July 09, 2026 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

AGENDA

1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

3. OLD BUSINESS

4. NEW BUSINESS

- [4.1.](#) Z26-0139 - Rezone 3.11 acres from R1 to A1 to have personal outside animals - Applicant: Dinko Cepic/Owners: Dinko & Maryssa Cepic - property located at 3460 Stock Road - Map/Parcel C0720061 - District 5
- [4.2.](#) Z26-0156 - Rezone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage buildings - Applicant/Owner: 81 Investment Company, LLC - property located at 5187 Highway 81 & Bay Creek Church Road - Map/Parcel C0390008 - District 1
- [4.3.](#) Z26-0158 - Rezone 3.90 acres from R1 to A1 to have personal outside animals - Applicant: Carlos R Barahona/Owners: Anita Panjwani, Arash Punjwani & Cinthia D Santos Diaz - property located at 2487 Johnson Road - Map/Parcel C0100016 - District 2
- [4.4.](#) Z26-0159 - Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals - Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

5. DISCUSSION

6. **PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

- 7. ANNOUNCEMENTS**
- 8. EXECUTIVE SESSION**
- 9. ADJOURNMENT**

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.



Planning and Development Department Case Information

Case Number: Z26-0139

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant:

Dinko Cepic
3460 Stock Road
Monroe, Georgia 30656

Owners:

Dinko & Maryssa Cepic
3460 Stock Road
Monroe, Georgia 30656

Current Zoning: The current zoning is R1.

Request: Rezone 3.11 acres from R1 to A1 to have personal outside animals.

Address: 3460 Stock Road, Monroe, Georgia 30656

Map Number/Site Area: C0720061 – 3.11 acres

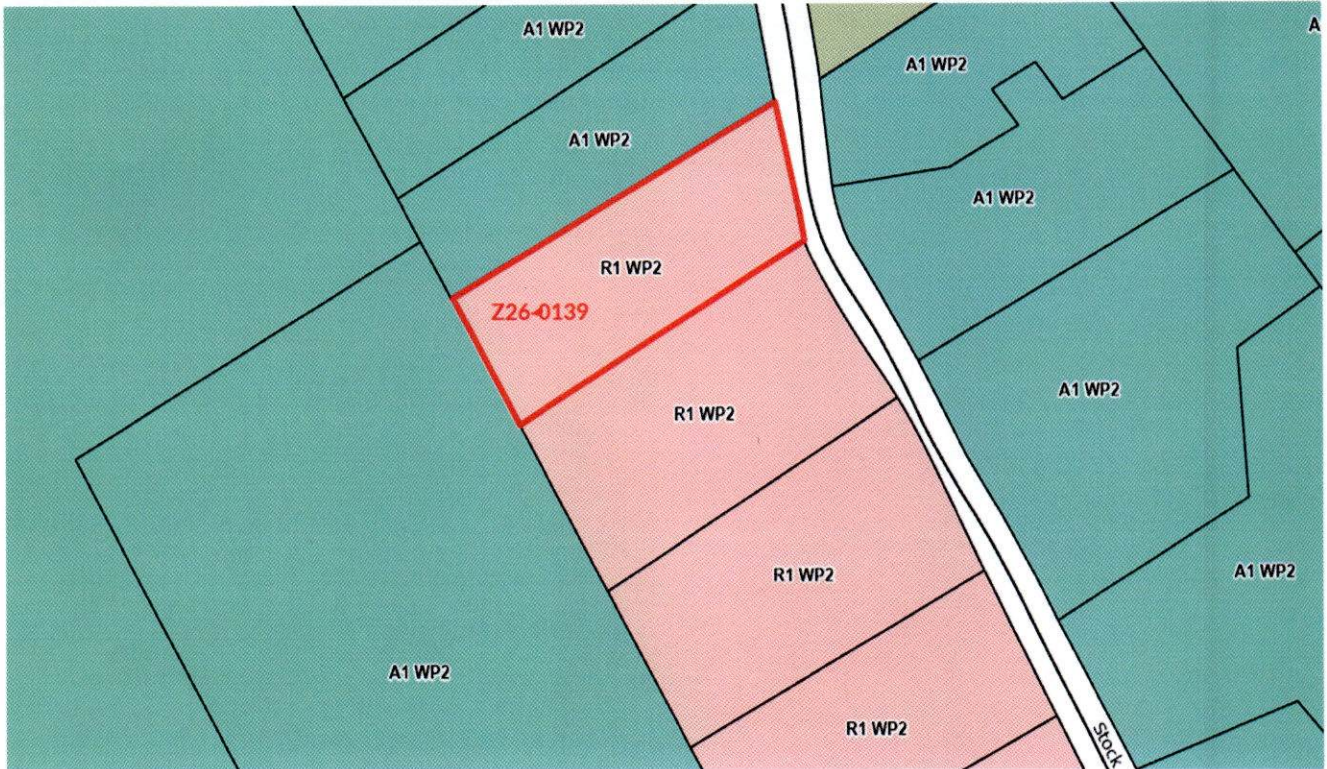
Character Area: Conservation

District 5 Commissioner- Jeremy Adams Planning Commission – Tim Hinton

Existing Site Conditions: The property has a house and a pole barn.



The surrounding properties are zoned A1 and R1.



The property is in the Beavercreek Watershed Protection Area.



The Future Land Use Map for this property is Conservation.



History: No History

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:

Section 6-1-510 Livestock, Quarters and Enclosures (1)

A. No animal quarters are to be located closer than fifty (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, hoofed 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 hoofed livestock shall be equal to five (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 hoofed livestock shall be equal to four (4) animals per fenced acre.

E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Section 6-1-650 Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots two (2) acres or less within the A1 and A2 zoning districts in accordance with the following provisions:

A. Number and type chickens allowed:

1. No more than six (6) chickens are allowed per parcel.
2. Roosters and any other crowing chickens are prohibited.

B. Noncommercial use only

1. Chickens, chicken products and/or by-products shall not be sold on the property.

C. Enclosures

1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
3. Structures must be setback twenty-five (25) feet from side and rear property lines.
4. Fences shall comply with standards of Article 10, Section 10-1-120.
5. No structure or enclosure shall exceed one hundred (100) square feet.

D. Feed must be stored in a fully enclosed, rodent-proof container.

E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.

(9-1-2015; 1-7-2020)

Rezone Application # 226-0139
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-9-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-4-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0720061

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Dinko Cepic

Dinko + Mamssa Dinko Cepic

3460 Stock Road, Monroe, GA 30656

3460 Stock Road

404-786-2023

~~404-786-2023~~ 404-787-7803

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

Location: 3460 Stock Road Requested Zoning A1 Acreage 3.11

Existing Use of Property: Residence

Existing Structures: Home, 10x20 Wooden Pole Barn

The purpose of this rezone is to allow livestock / Poultry

Property is serviced by the following:

Public Water: _____ Provider: _____ 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 [Signature] Date 5/7/2026 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 A1 South R1
East A1 West A1

Comprehensive Land Use: Conservation **DRI Required?** Y _____ N

Commission District: 5-Jeremy Adams Watershed: Beaverdam Creek TMP

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:

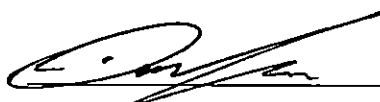
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____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.

 5/7/2026

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;

Mixture of Residential and Agricultural

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

N/A

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

N/A

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

N/A

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

The property meets the 2 Acre minimum requirement, Complies with minimum yard setbacks of 50 ft front, 15 ft side, and 40 ft rear, and satisfies the minimum primary dwelling size of 1,400 sqft.

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

N/A

Dinko and Maryssa Cepic
3460 Stock Rd. SW
Monroe, GA 30656

To Whom It May Concern,

I am writing to formally request the rezoning of our property located at 3460 Stock Rd. SW, Monroe, GA 30656 from Residential zoning to A-1 Agricultural zoning.

My family and I are seeking this rezoning because we hope to create a small-scale agricultural homestead that allows us to responsibly raise a few small animals, to garden, and to teach our children the value of stewardship of the land. We believe the property is well suited for agricultural use and that this rezoning would remain compatible with the surrounding character and long-term vision for this area.

Several years ago, our family had the opportunity to raise chickens at our previous home. Our children took pride in caring for our three chickens each day — feeding them, collecting eggs, and learning responsibility and compassion through this experience. The chickens were more than livestock to them; they became part of our daily routines and memories as a family.

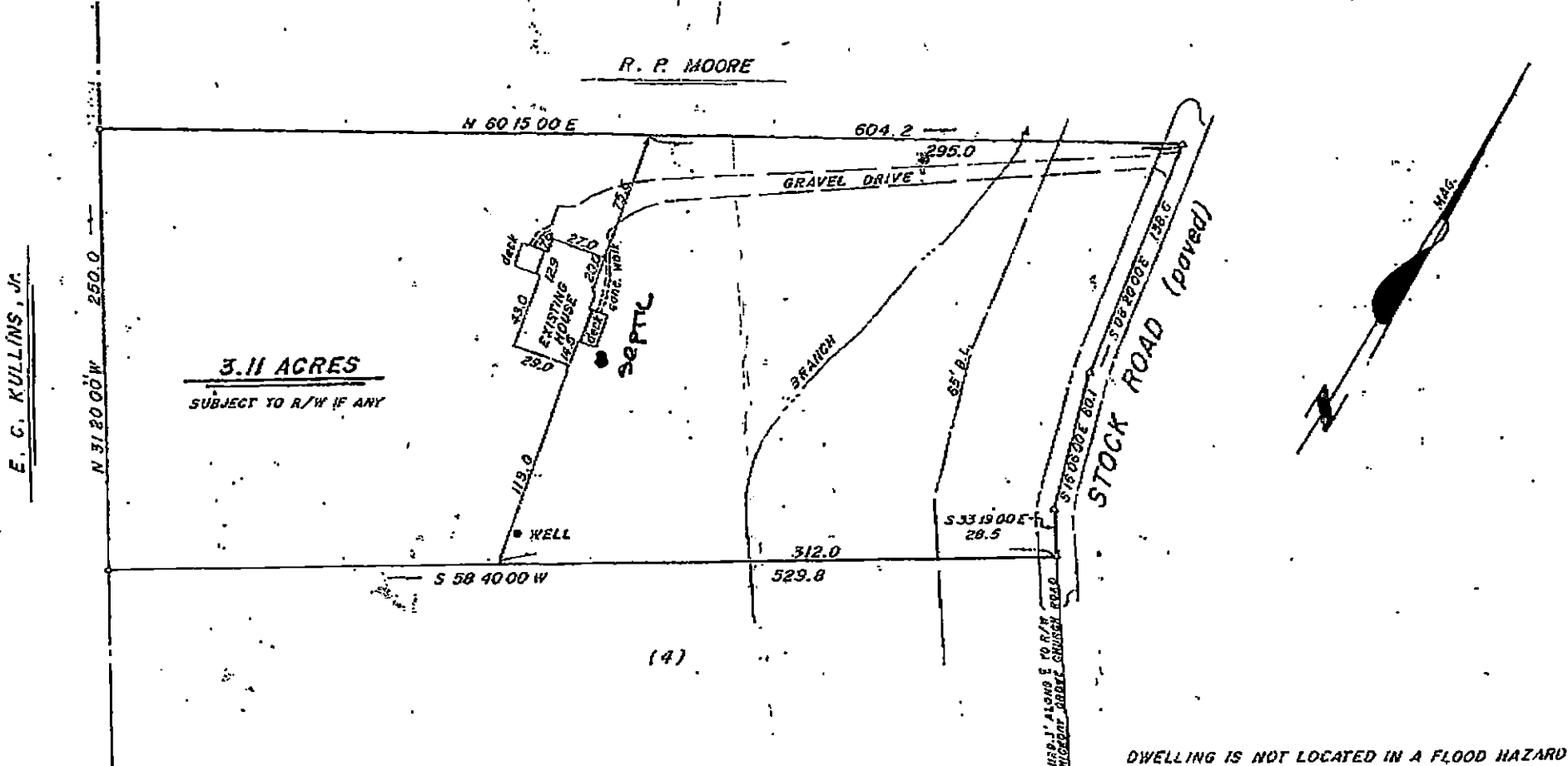
Back in 2021 we had to move due to a job change, but at the time we were only able to find a home with zoning restrictions which did not allow us to keep our chickens. We were all heartbroken when we had to give the chickens away, because we had become so attached to them. Since then, we had hoped to find another home where we could once again live a small agricultural lifestyle. Fortunately, about 10 months ago, we were blessed to find our current home here in Walton County and we have been working extremely hard ever since moving in to clean up the property, repair, and renovate the home, which we take great pride in doing.

Our intention with this rezoning request is not commercial in nature. We simply desire the opportunity to responsibly use our property for agricultural purposes in a way that benefits our family, while also respecting neighboring properties and community standards. We are committed to maintaining the property in a clean, safe, and orderly manner and complying with all applicable county regulations and requirements.

We respectfully ask for your consideration and approval of this rezoning request to A-1 Agricultural zoning. Thank you for your time, consideration, and service to our community.

Sincerely,

Dinko and Maryssa Cepic
404-786-2023 / 404-787-7803



E. C. KULLINS, JR.

3.11 ACRES
SUBJECT TO R/W IF ANY

R. P. MOORE

DWELLING IS NOT LOCATED IN A FLOOD HAZARD AREA.

BEING TRACT 5 OF OUR SURVEY FOR ROBERT L. MANTHEI, JR. DATED 5-7-86.



In my opinion, this is a correct representation of the land plated and has been prepared in conformity with the minimum standards and requirements of law.

W. T. Dunahoo
 Georgia Registered Surveyor No. 1577
 Member of Surveying and Mapping Society of Georgia

A TOPCON GTS-3B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 25329 feet and an angular error of 7 per angle point and was adjusted using the UNADJUSTED rule.

This survey has been calculated for closure and is found to be accurate within one foot in 25329 feet.

CLOSING PLAT FOR					STATE OF GEORGIA
WILLIAM V. CAUFIELD & MARGARET H. CAUFIELD					LAND LOT 21 - 3rd DISTRICT
CITY	AND	COUNTY	SCALE	DATE	
		WALTON	1" = 60'	6-8-93	
W. T. DUNAHOO AND ASSOCIATES, INC.					
ATLANTA HWY.		PH-867-391	WINNER, GEORGIA		

IPS-IRON PIN SET
IPF-IRON PIN FOUND



Planning and Development Department Case Information

Case Number: Z26-0156

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant/Owner:

81 Investment Company, LLC
P.O. Box 200
Monroe, Georgia 30655

Current Zonings: The current zoning is A2.

Request: Rezone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage buildings.

Address: 5187 Highway 81 & Bay Creek Church Road, Loganville, Georgia 30052

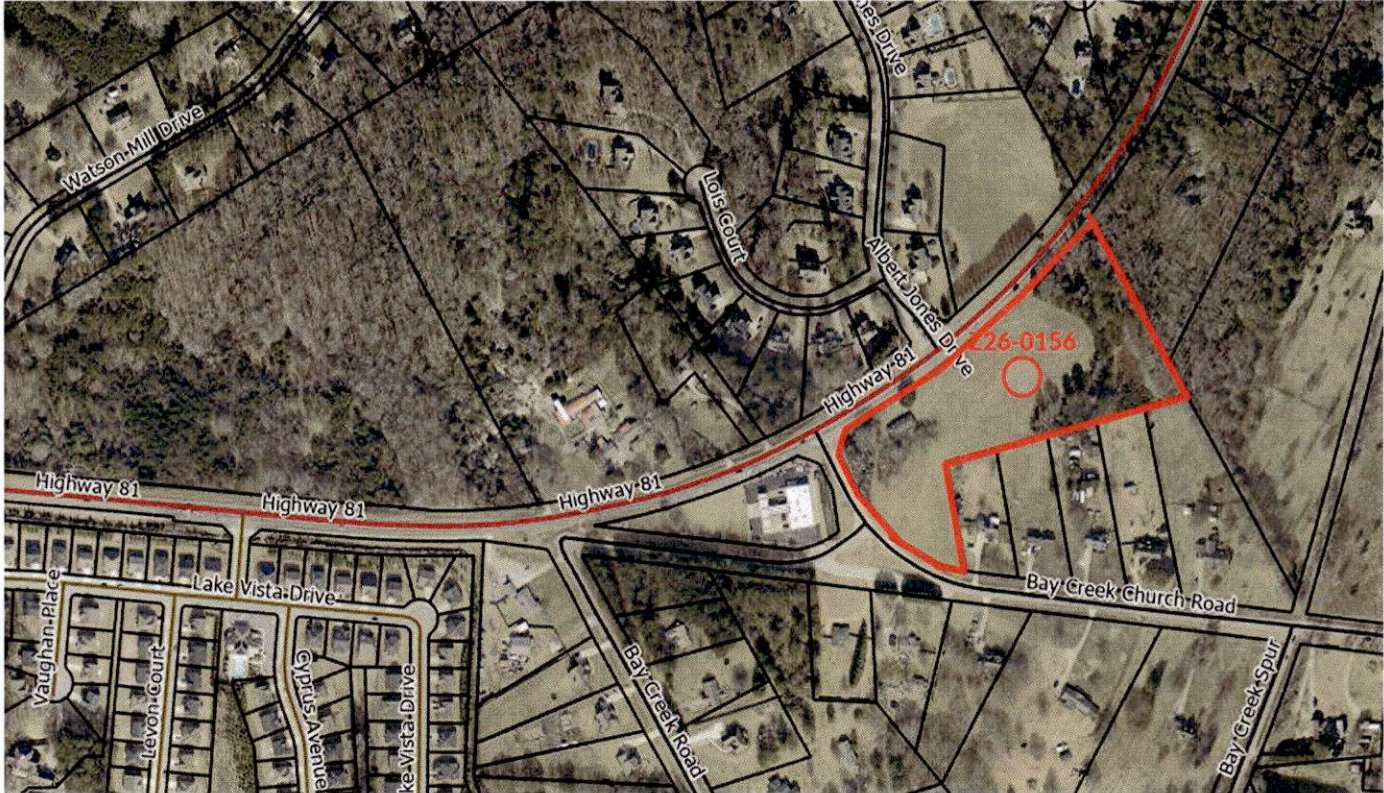
Map Number/Site Area: C0390008

Character Area: Neighborhood Residential

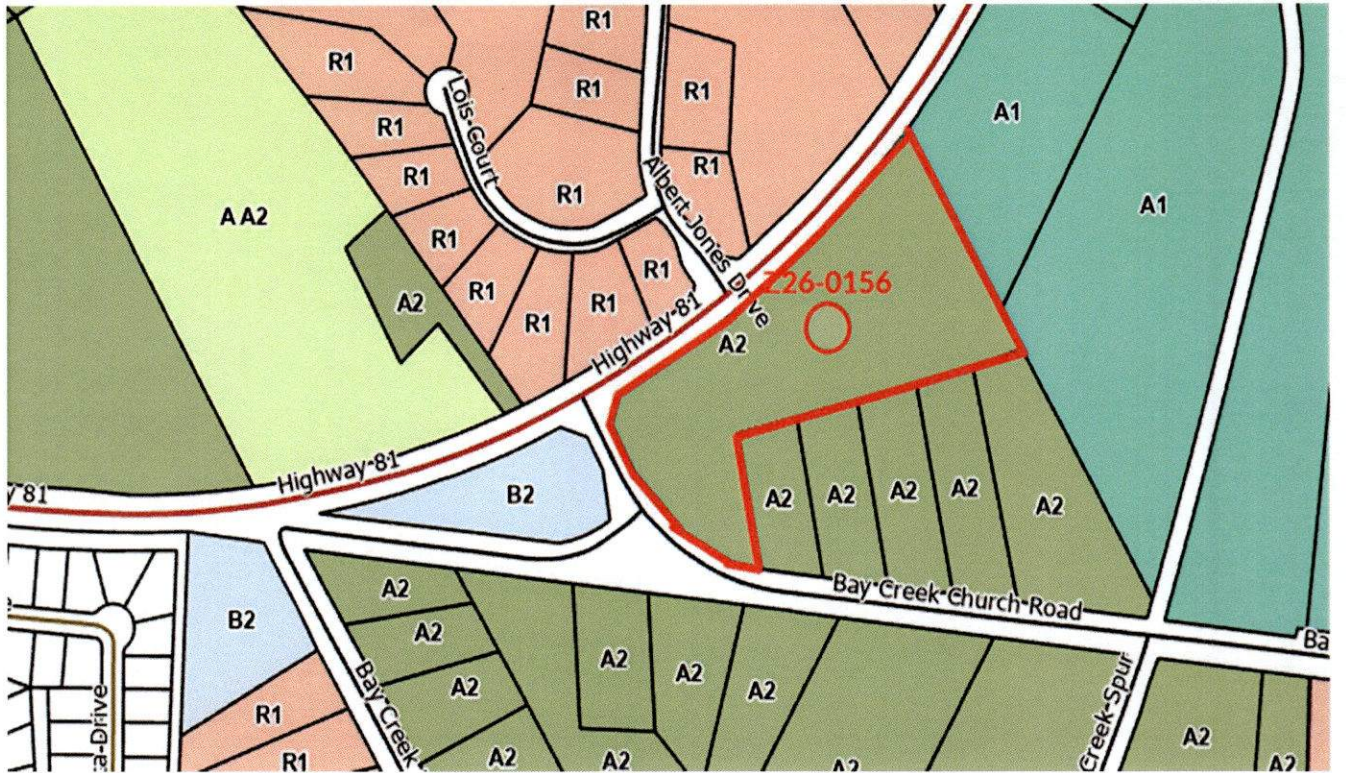
District 1 Commissioner-Amarie Warren

Planning Commission-Josh Ferguson

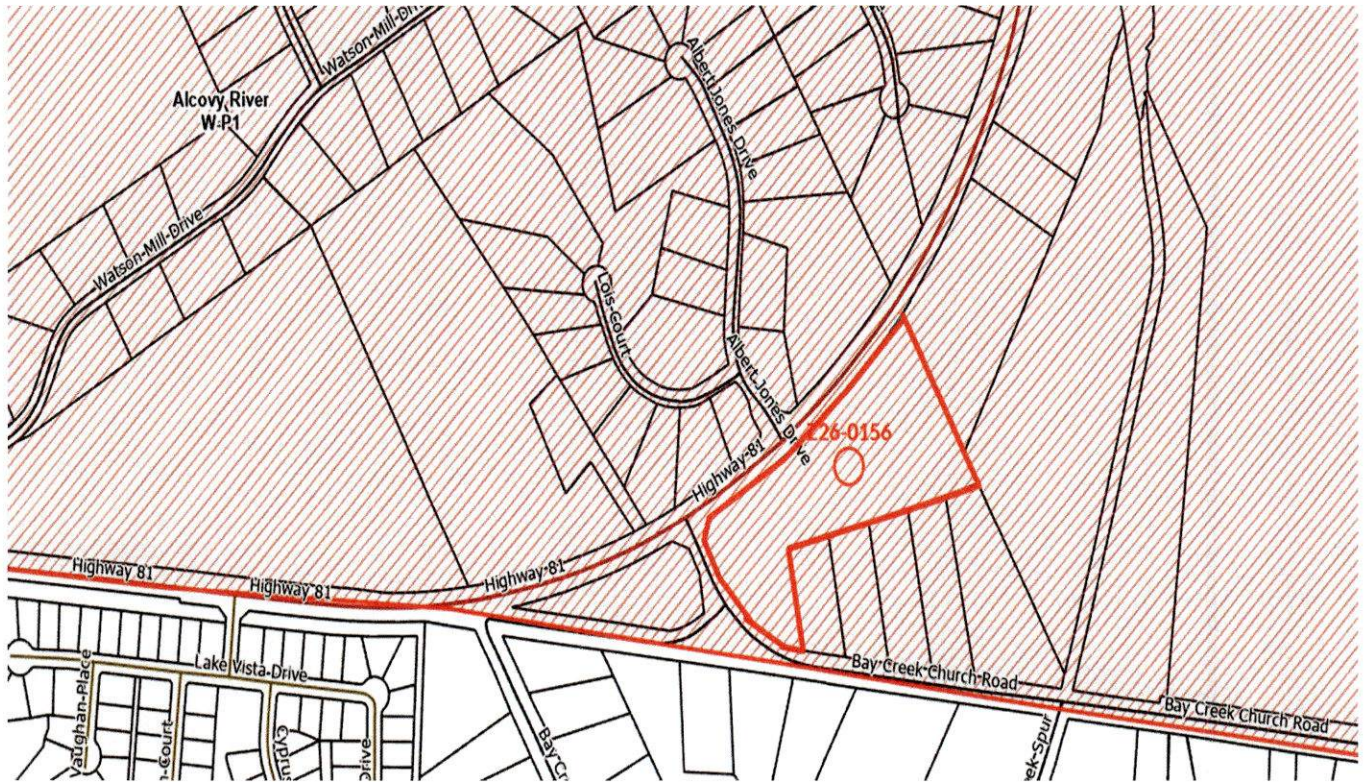
Existing Site Conditions: Property consists of a house.



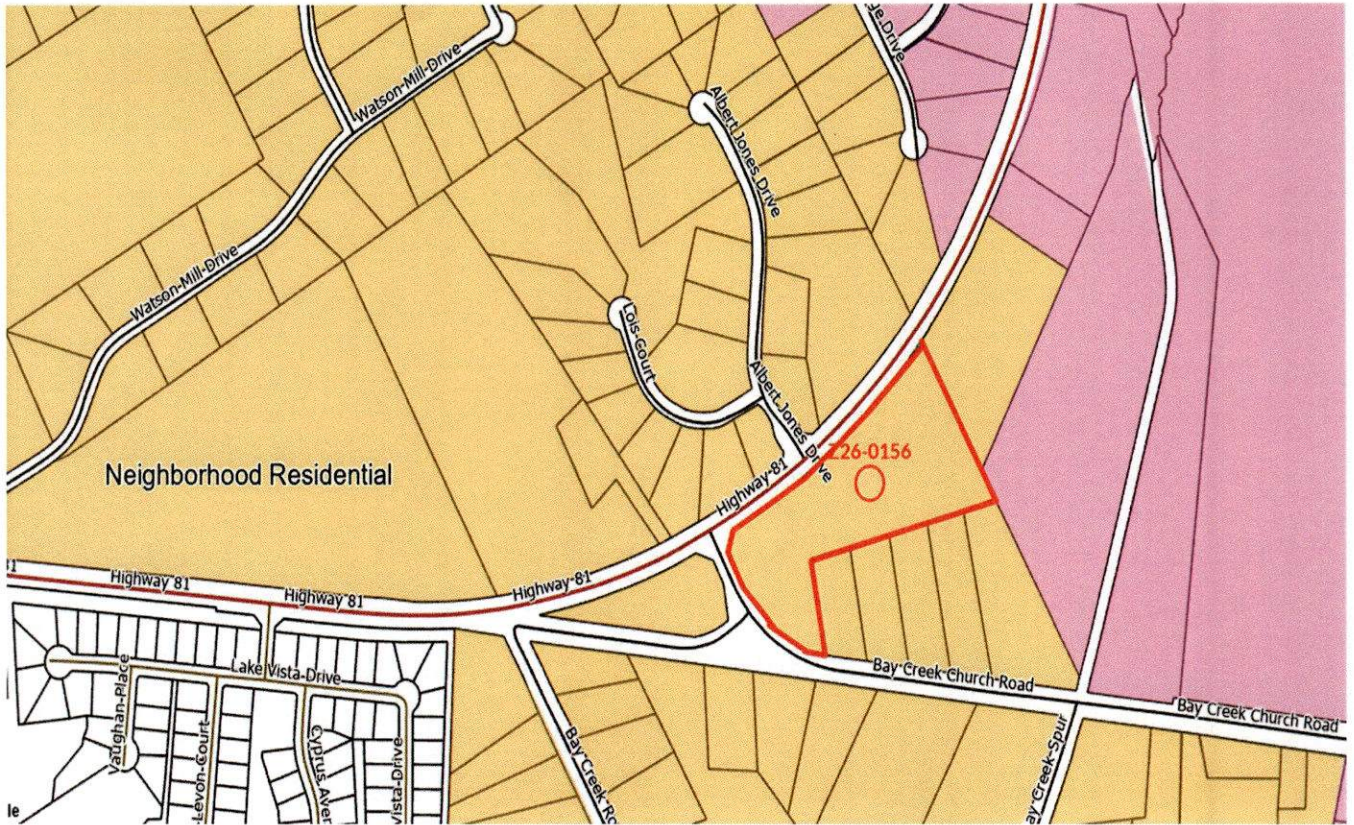
The surrounding properties are zoned R1, A1, A2 and B2.



The property is in the Alcovy River Watershed Protection Area.



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



History:

Z25-0275	Blue Eagle Land Investments LLC	Rezone 7.486 acres from A2 to B2 for a convenience store and warehouse buildings	C0390008 5187 Hwy 81 & Bay Creek Church Road	Withdrew
----------	---------------------------------	--	---	----------

Staff Comments/Concerns:

Public Works: Public Works recommends conducting a proper traffic study during School Operations to determine the need for a deceleration lane, a possible center-turn lane, and the alignment with Bay Creek Road, on Bay Creek Church Road.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 6" diameter water main along Highway 81 and Bay Creek Church Road (static pressure: 45 psi, Estimated fire flow: 1,240 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: All buildings shall comply with all 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: Increased response for Haz-mat fuel spills and fires in storage buildings.

Board of Education: No affect on the Walton County Schools.

GDOT: They will need to coordinate with GDOT for a commercial driveway permit. We will also require left and right turn lanes into the development with proper shift tapers, storage lengths, and taper lengths per our driveway manual. Will also need to see truck paths to ensure the fuel/large trucks can safely navigate the site.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

Rezone Application # Z 26-0156
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-9-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**
Board of Comm Meeting Date 8-4-2026 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel L039D008
C039008
Applicant Name/Address/Phone # **Property Owner Name/Address/Phone**
81 Investment Company, LLC Same as Applicant
P.O. Box 200
Monroe, Georgia 30655
(If more than one owner, attach Exhibit "A")

Location: 5187 Hwy 81 Loganville, GA **Requested Zoning** B2 **Acreage** 7.486
Bay Creek Church Rd
Existing Use of Property: Residential

Existing Structures: Residential Home

The purpose of this rezone is: Applicant proposes to construct a convenience store with fuel pumps and office warehouse/contractor storage buildings on the property which fronts on Hwy 81. The site plan includes a thoughtful layout with landscaping and buffers to protect adjoining property owners.

Property is serviced by the following:
Public Water: X 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 _____ Date 5/19/26 Fee Paid \$ 900.00

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 A2 Surrounding Zoning: North R1 South A2
East A1 West B2
Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y _____ N ✓
Commission District: 1-Amarie Warren Watershed: Alcovy River TMP ✓

I hereby withdraw the above application _____ Date _____

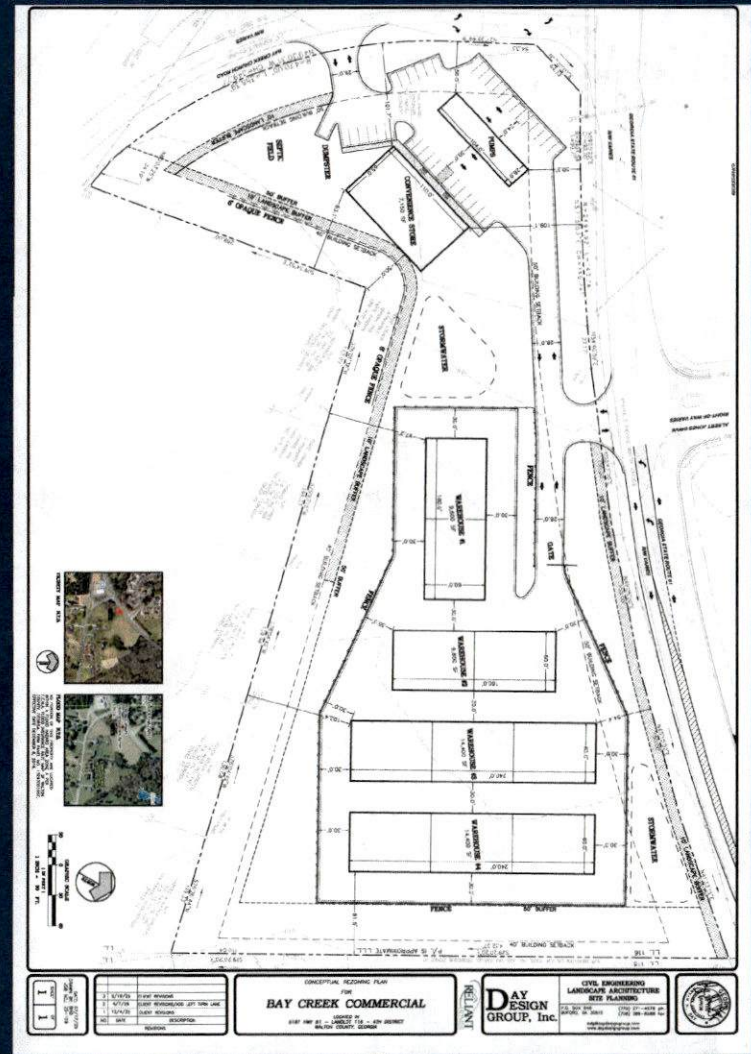
BAY CREEK COMMERCIAL

Rezoning Application

Request to Rezone 7.494 acres from A2 to B2 for a Convenience store with fuel pumps and office warehouse/contractor storage

5187 Georgia State Route 81
Loganville, Walton County, Georgia

Owner/Applicant: 81 Investment Company, LLC



<table border="1"> <tr><td>NO. 1</td><td>DATE</td></tr> <tr><td>NO. 2</td><td>DATE</td></tr> <tr><td>NO. 3</td><td>DATE</td></tr> <tr><td>NO. 4</td><td>DATE</td></tr> <tr><td>NO. 5</td><td>DATE</td></tr> <tr><td>NO. 6</td><td>DATE</td></tr> <tr><td>NO. 7</td><td>DATE</td></tr> <tr><td>NO. 8</td><td>DATE</td></tr> <tr><td>NO. 9</td><td>DATE</td></tr> <tr><td>NO. 10</td><td>DATE</td></tr> </table>	NO. 1	DATE	NO. 2	DATE	NO. 3	DATE	NO. 4	DATE	NO. 5	DATE	NO. 6	DATE	NO. 7	DATE	NO. 8	DATE	NO. 9	DATE	NO. 10	DATE	<p>CONCEPTUAL REZONING PLAN FOR BAY CREEK COMMERCIAL SUBMITTED BY 81 INVESTMENT COMPANY, LLC WALTON COUNTY, GEORGIA</p>	<p>DAY DESIGN GROUP, Inc.</p>	<p>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SITE PLANNING</p>	
NO. 1	DATE																							
NO. 2	DATE																							
NO. 3	DATE																							
NO. 4	DATE																							
NO. 5	DATE																							
NO. 6	DATE																							
NO. 7	DATE																							
NO. 8	DATE																							
NO. 9	DATE																							
NO. 10	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 X 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.



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;

The property is bordered on the south by A2 zoned properties, to the east by A1 zoned properties, to the North by R1, and to the west by B2. Seven commercial uses are within one mile of the property along Hwy 81.

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

The property is located on State Highway 81 that experiences higher levels of travel each year. This traffic creates a demand for commercial uses as the property is less functional for residential use. The Subject Property is already part of a commercial node.

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 proposal has two access points and only one on Highway 81 limiting curb cuts along the state highway. This rezone request allows for commercial development along the Highway 81 corridor which would raise property values.

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

The request will allow for high-demand commercial uses for the surrounding residents in a close proximity to their homes while also increasing the tax basis for the County, employment, and sales tax generation.

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

The proposed use of B2 fits within the Future Land Use
of Neighborhood Residential. There is a property of a
like zoning adjacent to this property and six additional
commercial uses within one mile of the property along Hwy 81.

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 has been in its current state and use
since 1959 while both commercial and residential growth
have surrounded it.

AGENT AUTHORIZATION

Date: 5/19/26 Tax Map and Parcel Number(s): C0390008

PROPERTY ADDRESS: 5187 Hwy 81
Loganville, Georgia

PROPERTY OWNER: 81 Investment Company, LLC
P.O. Box 200
Monroe, Georgia

APPLICANT: 81 Investment Company, LLC
P.O. Box 200
Monroe, Georgia

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

ACTION: Rezone 7.486 acres for a commercial development

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 or speak on its behalf regarding the request for a zoning of the property referenced herein including but not limited to filing for a variance or character area change request.

ATTORNEY/AGENT



BY: Andrea Gray

Sworn to and subscribed before me this 19 Day of May 2026



NOTARY PUBLIC



{signatures continue on following page}

APPLICANT: 81 Investment Company, LLC

[Handwritten Signature]

BY: Ned Butler

Sworn to and subscribed before me this 19 Day of May 2026

[Handwritten Signature]

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: 81 Investment Company, LLC

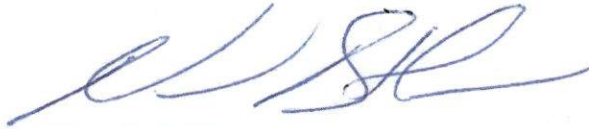
Address: PO Box 200, Monroe GA 30655

Location of Property: 5187 Hwy 81
Loganville, Georgia

Map/Parcel Number: C0390008

Current Zoning: A2

Requested Zoning: B2



Property Owner Signature

Property Owner Signature

Print Name: Ned Butler

Print Name: _____

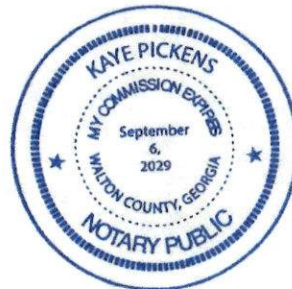
Address: PO Box 200, Monroe GA

Address: _____

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

5/19/20
Date





Andrea P. Gray LLC

Attorney at Law

June 26, 2026

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

Re: Applicant: 81 Investment Company, LLC
Owner: 81 Investment Company, LLC
Property: 5187 Hwy 81, Loganville GA
Tax Parcel: C0390008
Request to zone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage
Application filed: May 28, 2026

Updated Site Plan

Dear Ms. Parr:

81 Investment Company, LLC ("Applicant") hereby submits an updated site plan to accompany its pending application to rezone approximately 7.486 acres located at the intersection of Highway 81 and Bay Creek Church Road in Loganville, Georgia (the "Subject Property"). The proposed development consists of a convenience store with fuel pumps and office warehouse/contractor storage facilities. Applicant respectfully requests that this letter and the attached updated site plan be incorporated into the rezoning application record and considered by the Planning Commission and Board of Commissioners during their review of the application.

The Applicant's request for a B-2 zoning designation and the proposed uses of the Subject Property remain unchanged. No variances are requested, no amendment to the character area is required, and the proposed development will comply with all applicable ordinance requirements.

The previously submitted concept plan was intended to illustrate the maximum potential development of the Subject Property for purposes of evaluating the requested B-2 zoning classification. Following additional consideration of the surrounding property owners and to provide greater detail demonstrating compliance with the Big Haynes and Alcovy River

Watershed Protection Overlay District requirements, the Applicant has revised the concept plan and respectfully requests that the Planning Commission and Board of Commissioners evaluate the updated plan in lieu of the original concept.

The revised site plan significantly reduces the intensity of the warehouse/contractor storage component while increasing pervious surface areas. Specifically, the warehouse/contractor storage space has been reduced by approximately 22 %, from 48,000 square feet to 37,200 square feet. In addition, the number of warehouse/contractor storage buildings has been reduced from four to three, with the eliminated building being the one located nearest several adjoining residential properties. These modifications lessen the visual impact on neighboring property owners and reduce the traffic associated with the warehouse/contractor storage use. Importantly, the proposed 10-foot landscape buffer, roadway improvements, and other site enhancements remain unchanged.

The revised site plan has also been designed to comply with the Big Haynes and Alcovy River Watershed Protection Overlay District ordinance. While the original concept plan illustrated the maximum feasible development of the property, the updated plan refines the site layout to reflect the specific design requirements of the overlay district. The Subject Property contains no streams or floodplain areas. To achieve compliance with the watershed protection standards, the Applicant has reduced the overall building area by approximately 22 % and decreased impervious surface coverage to satisfy the ordinance's 25 % impervious surface limitation. In addition, the driving surfaces surrounding the warehouse buildings will consist of porous asphalt, permeable pavers, or comparable permeable materials that provide adequate structural support for vehicular traffic while allowing stormwater infiltration.

For the foregoing reasons, Applicant respectfully requests that this letter and the attached revised site plan be incorporated into the rezoning application record and provided to the Planning Commission and Board of Commissioners for consideration prior to their respective meetings.

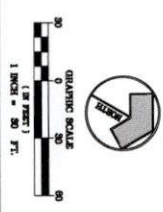
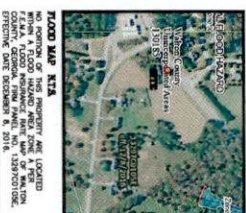
Sincerely,

Andrea Gray
Applicant's Representative

OWNER/DEVELOPER
PRIMEWAY DEVELOPMENT
81 INVESTMENT COMPANY, LLC
 13801 RIVINGTON PARK ROAD
 SUITE 100
 WILSON, GA 30183
 (770) 601-8583
 info@primewaydevelopment.com

SUBMITTER
CHARLES D. NORTON
 2325 FISHER DRIVE
 LOGANVILLE, GA 30052
 (770) 958-1535
 cdn@cdnplanning.com

24 HOUR CONTACT
NEED BUTLER
 (770) 601-8583



NO.	DATE	DESCRIPTION
4	6/25/26	CLIENT REVISIONS
3	5/19/26	CLIENT REVISIONS
2	4/7/26	CLIENT REVISIONS/ADD LEFT TURN LANE
1	12/4/25	CLIENT REVISIONS

CONCEPTUAL REZONING PLAN
 FOR
BAY CREEK COMMERCIAL
 LOCATED IN
 5187 HWY 81 - LANDLOT 116 - 4TH DISTRICT
 WALTON COUNTY, GEORGIA

RELANT
 CIVIL ENGINEERING
DAY DESIGN GROUP, Inc.

**CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING**

P.O. BOX 848 (770) 271-4876 ph.
 BUFORD, GA 30515 (706) 388-8568 fax

daydesigngroup.com
 www.daydesigngroup.com





Andrea P. Gray LLC

Attorney at Law

May 29, 2026

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

Re: Applicant: 81 Investment Company, LLC
Owner: 81 Investment Company, LLC
Property: 5187 Hwy 81, Loganville GA
Tax Parcel: C0390008
Request to zone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage

Dear Ms. Parr:

81 Investment Company, LLC (“Applicant”) proposes to utilize a 7.486-acre property located at the corner of Hwy 81 and Bay Creek Church Road in Loganville, Georgia (the “Subject Property”), to construct a convenience store with fuel pumps and office warehouse/contractor storage. No variances are requested, no change in character area is required, and all ordinance requirements will be met. As further detailed below, the project is a good fit for the area, is designed to mitigate impacts to traffic and to adjoining property owners, and will provide economic benefit to the community.

I. Description of the Development

The proposed development will include two commercial uses. The first use is a convenience store with fuel pumps. The store will be approximately 7,150 square feet and may include tenant spaces in addition to the store. The fuel pumps will be located in front of the building. The number of pumps will be determined in final design, but no more than two diesel pumps will be included.

The second commercial use is for office warehouse/contractor storage and will include four warehouse buildings totaling approximately 48,000 square feet. The warehouse units are designed for business storage needs with single entry doors paired with large roll-up doors and larger storage spaces generally. They are ideal for storing inventory or parts. These units are modeled after similar units constructed in the Lake Oconee area as shown in the representative photos included in the application packet.

II. Location and Similar Land Uses

The Subject Property is currently zoned A2 and is located in an area of Walton County which includes residential development interspersed with supporting commercial developments along a state highway. The property directly across Bay Creek Church Road from the Subject Property is zoned B2 and has a convenience store with fuel pumps. Applicant’s proposal is consistent with this use and buildout of the existing commercial node at Hwy 81 and Bay Creek Church Road. The properties to the south and east of the Subject Property are residential homes zoned A2 and A1. Given the aesthetic, security, and traffic-flow informed design of the proposed development which are discussed in more detail below, the development will be more of a benefit than a burden to its neighbors. It will provide convenient access to fuel and food/drink items on the opposite side of Bay Creek Church Road and offer office warehouse/contractor storage options in the growing area.

The Subject Property is better suited for commercial development than residential. The property is shaped in such a way that residential development would not be feasible without multiple driveways along Hwy 81 which is not likely to be approved by the Georgia Department of Transportation. Additionally, residential homes are not well suited for corner lots at a busy intersection which is the case here. The Subject Property is best used for commercial development as proposed.

The proposed development is consistent with other commercial developments along Hwy 81. Within one mile west of the proposed development, there are seven properties on Hwy 81 zoned for commercial uses including six in Walton County and one in Loganville. These commercial uses include a self-storage facility, convenience store, HVAC business, pet salons, and a future retail/restaurant development. Development of this area of Loganville, including the addition of Applicant’s development, is consistent with the Walton County Future Land Use Plan.

III. Consistent with Future Land Use Plan

The Subject Property is in the Neighborhood Residential character area in the Walton County Future Land Use Plan. The Neighborhood Residential character area specifically contemplates “traditional residential development with neighborhood-scale businesses located throughout” (2022 Walton County Comprehensive Plan, p. 31). B2 is identified as a compatible zoning classification within this character area. Applicant’s development fits well within the contemplated uses in this character area as it will add a neighborhood-scale convenience store with fuel pumps and warehouse/contractor storage. Given the density of residential housing in the area and resulting growing population, there is a demand for the development Applicant offers. At only approximately 7 acres, the development is relatively small in scale and located at an existing commercial node.

IV. Site-design Informed by Traffic Considerations

The proposed development includes two entrances – a primarily entrance off of Hwy 81 and a secondary entrance off of Bay Creek Church Road. These dual access points allow for easy ingress and egress from the convenience store and gas pumps while concentrating the ingress and egress from the warehouse/contractor storage from Hwy 81. Applicant is in coordination with the Georgia Department of Transportation regarding the Hwy 81 driveway.

Applicant also commissioned a trip generation and entrance analysis for the proposed development which informed the final site design. ATG Civil, LLC conducted the analysis by utilizing the traffic counts along Hwy 81 and Bay Creek Church Road to estimate the trip generations for each entrance of the development. The estimate is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. For the Bay Creek Church Road entrance, it is estimated that there will be a total of 422 daily trips with half turning right and half turning left out of the development. For the Hwy 81 entrance, it is estimated that there will be a total of 466 daily trips with half turning right and half turning left out of the development. Applying Georgia Department of Transportation standards for the required entry improvements, Applicant will need to include a right turn deceleration lane, and a center left turn lane on Hwy 81, and a right turn deceleration lane on Bay Creek Church Road. Applicant has included these improvements in the site plan. A copy of the trip generation analysis is also included with the application.

V. Site Security

The warehouse/contractor storage component of the development will have security features to protect adjoining property owners and the unit renters. The warehouse/contractor storage area will be independently fenced from the convenience store. It will have a single-entry point which is gated. The gate will be operational 24 hours per day with access granted using a security code unique to each unit renter. There will be lighting for security purposes, but it will be facing inward and downward. There will also be security cameras to monitor the units. Likewise, the convenience store and fuel pumps will be monitored and lit.

VI. Designed to Mitigate Impacts on Surrounding Property Owners

a. Use limitations

The warehouse/contractor storage component of the development will only be used for storage. Renters may not operate businesses out of the units, store junk cars, or allow people to live in the units. There is no outside storage allowed at the facility. Limiting the usage to storage will ensure that the development remains aesthetically attractive and that there is no unwanted activity occurring that could be disruptive to neighbors.

The convenience store and fuel pump areas are for light vehicles and small commercial traffic only. The property will not be accessible by tractor trailers and there will be no onsite tractor trailer parking. Vehicles are not permitted to remain on the property for long periods.

b. Buffers

Significant buffers and a landscape strip will enhance the existing road frontage and help mitigate visual impacts on the neighboring properties. A 10-foot landscaped buffer will be added along Hwy 81 for the length of the warehouse/contractor storage portion of the development. This buffer will include plantings consistent with those authorized in the Walton County Ordinances. A 10-foot landscape buffer will also be added to a portion of the Bay Creek Church Road frontage past the convenience store entrance with said buffer continuing behind the convenience store and along the boundary of the warehouse/contractor storage until such a point that the property boundary is already wooded. The landscape buffer adjacent to the A2 properties is within the 50-foot transitional buffer. Additionally, there will be a 6-foot opaque fence that surrounds the rear of the convenience store to provide an extra visual barrier for the nearest residential property. This fence is in addition to the fence which surrounds the warehouse/contractor storage portion of the property. These multiple measures will mitigate visual impacts from Hwy 81, Bay Creek Church Road and the adjoining residential properties.

c. Quality

Applicant is committed to delivering a high-quality development that reflects positively on Hwy 81. The convenience store building is designed with brick veneer exterior construction utilizing brick material, decorative brackets and trim accents, and architectural detailing consistent with quality commercial construction. The warehouse/contractor storage buildings are designed with metal panel siding with stone veneer base accents and oversized roll-up doors- a premium produce differentiated from conventional mini warehouse development. Photographs of comparable projects are included as exhibits to this application.

VII. Economic Benefits to the Community

The proposed development will have a positive impact on the local economy and county residents. The development will create jobs associated with both businesses. The convenience store and gas sales will generate sales tax and both the convenience store and warehouse/contractor storage components will generate higher property tax revenues for the county which in turn benefits all Walton County residents.

In sum, the proposed commercial development is compatible with the area's future land use designation and is well suited for a location at an established commercial node on a state highway. Because the Subject Property lies within the Neighborhood Residential Character Area on the County's Future Land Use Map, rezoning from A2 to B2 aligns with and supports the

County's planning objectives. The Applicant respectfully requests approval of the rezoning to allow the proposed business uses on the Subject Property.

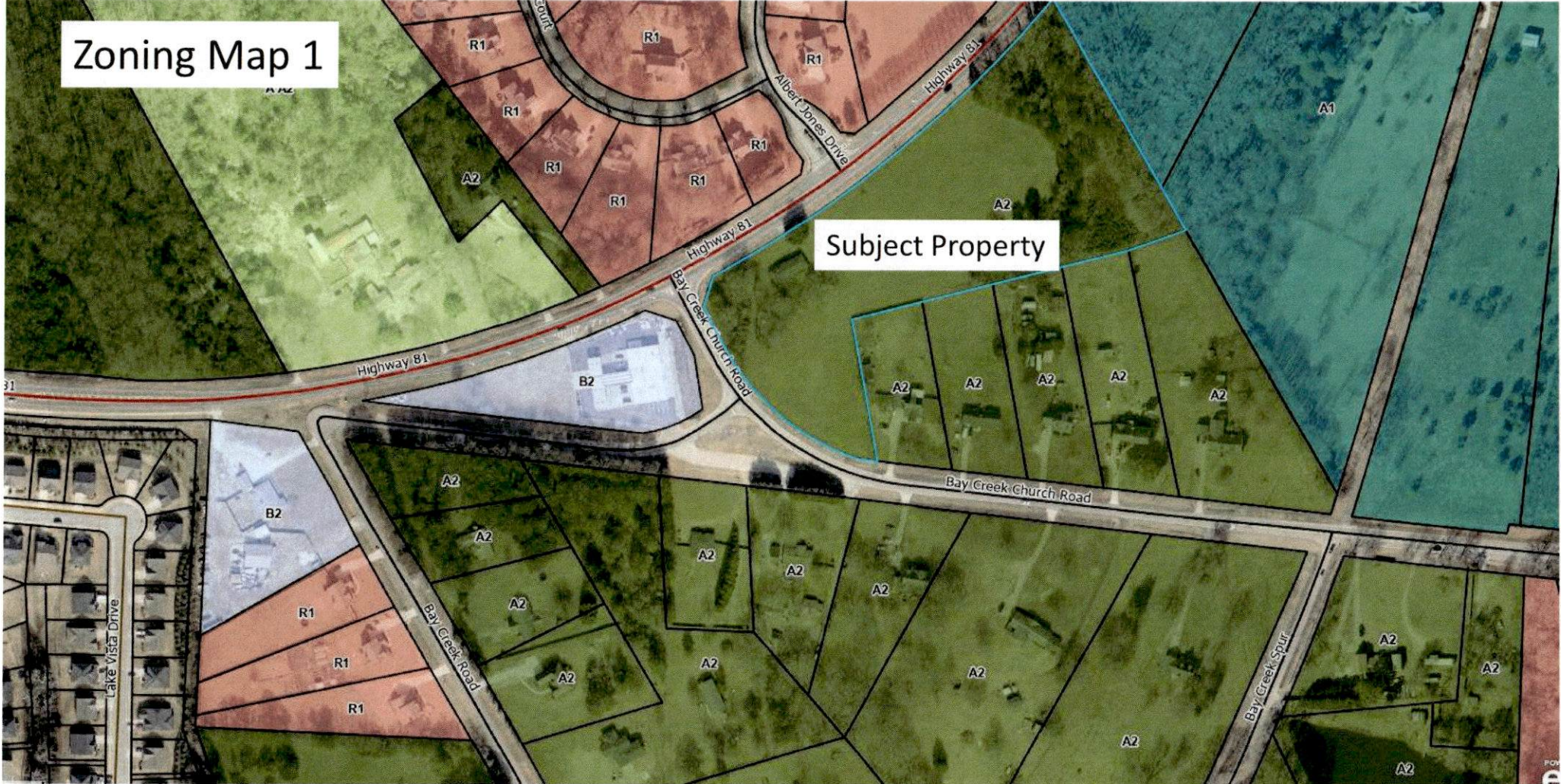
Please let me know if you have any questions or require additional information.

Sincerely,



Andrea Gray
Applicant's Representative

Zoning Map 1

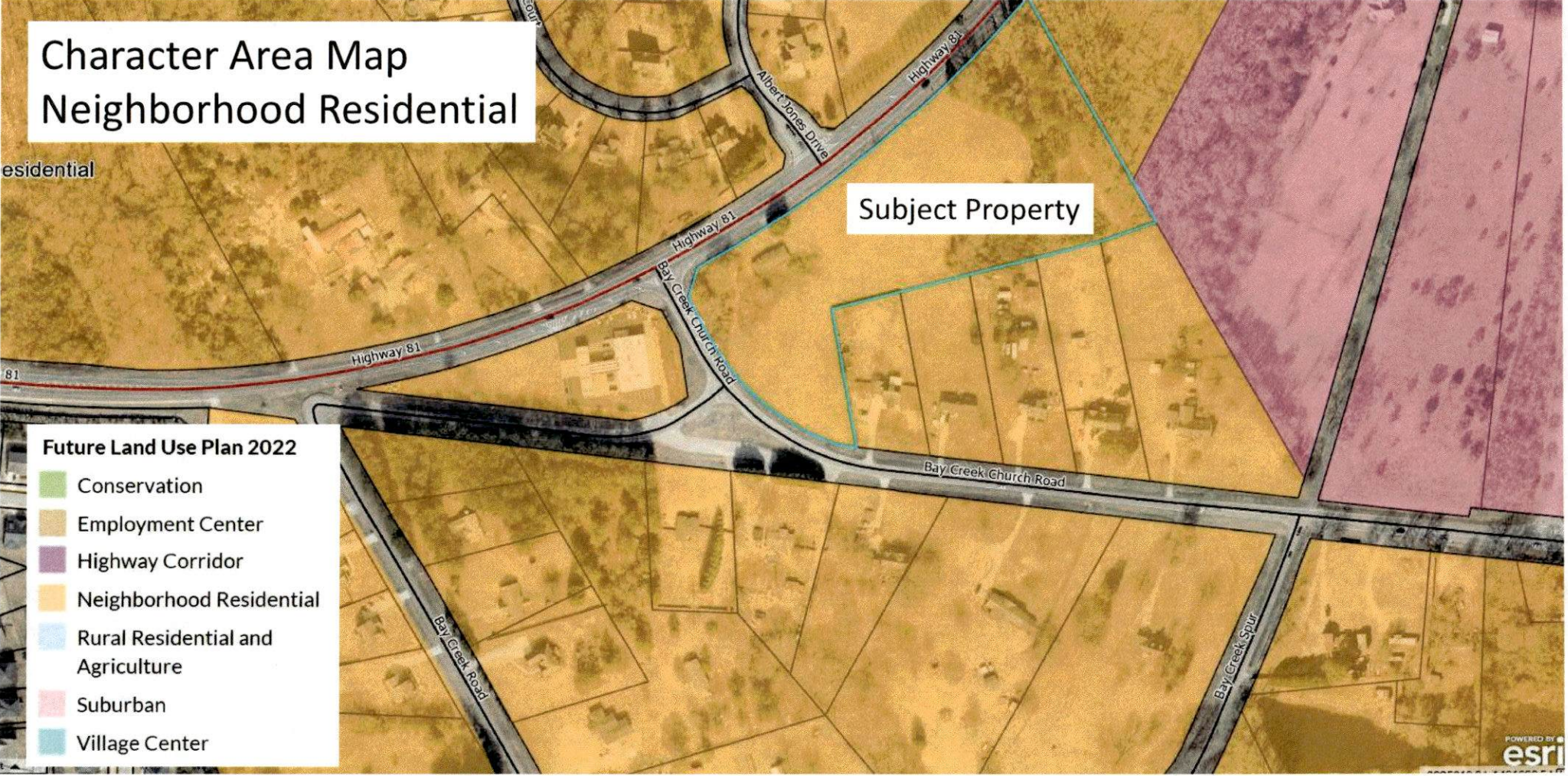


Subject Property

Zoning Map 2



Character Area Map Neighborhood Residential





Andrea P. Gray LLC

Attorney at Law

May 19, 2026

Notice of Preservation of Constitutional Objections

Re: Applicant: 81 Investment Company, LLC
Owner: 81 Investment Company, LLC
Property: 5187 Hwy 81, Loganville GA
Tax Parcel: C0390008
Request to zone 7.486 acres from A2 to B2

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.

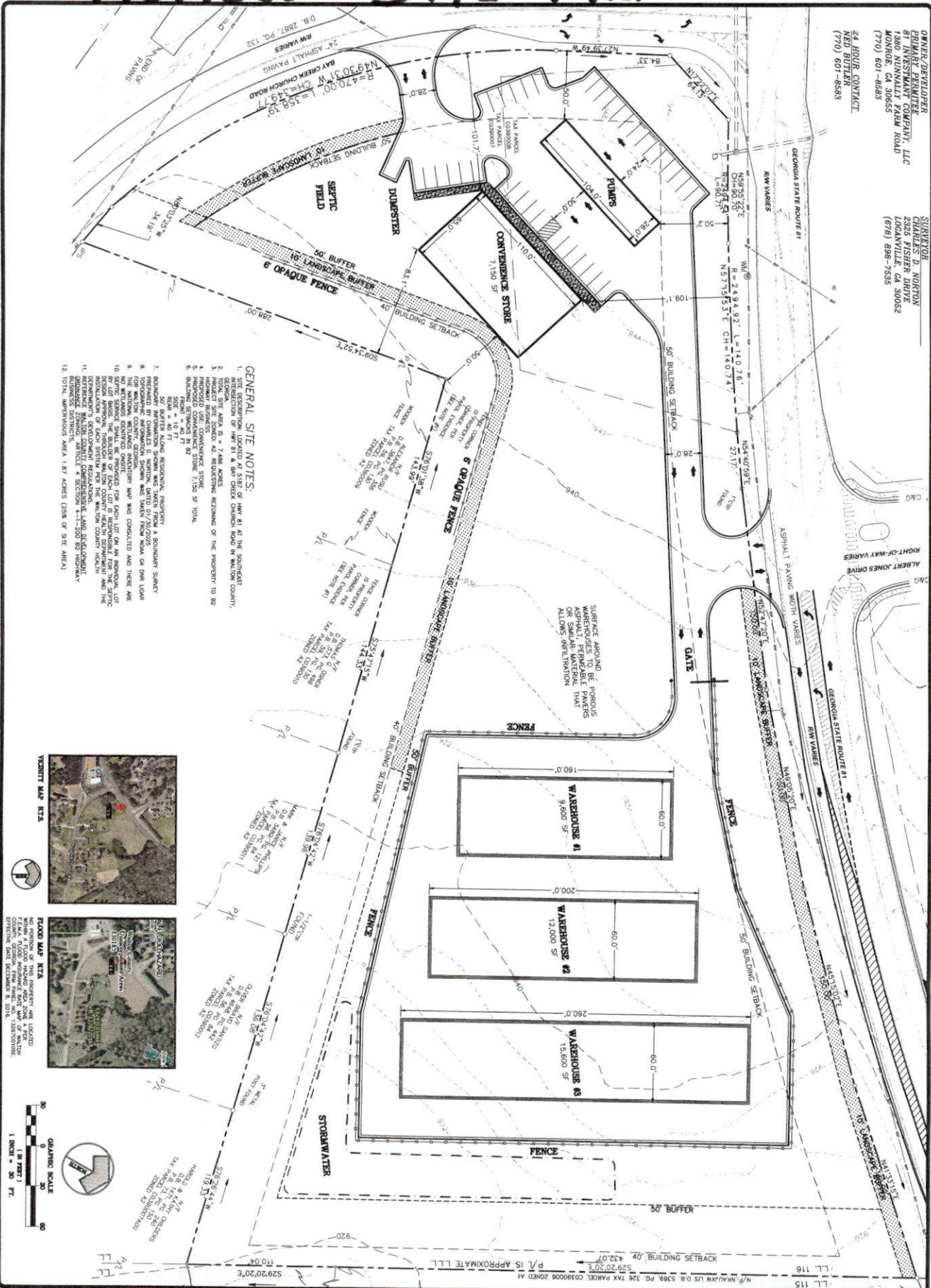


300 E Church Street, Monroe, GA 30655
(678) 364-2384

Revised Site Plan

Case # 226-0156

Item 4.2.

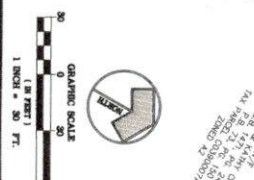
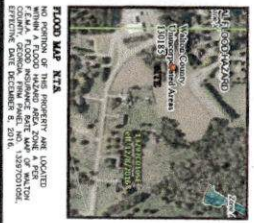


- GENERAL SITE NOTES:**
1. SITE DESIGNATION: LOCATED AT 5187 OF HWY #1 AT THE SOUTHWEST CORNER OF SECTION 34, T11N, R10E, WALTON COUNTY, GEORGIA.
 2. PROJECT SITE ZONED: 42 REQUESTING REZONING OF THE PROPERTY TO B2.
 3. PROPOSED CONVENIENCE STORE: 7,150 SF TOTAL.
 4. PROPOSED WAREHOUSE #1: 9,800 SF TOTAL.
 5. PROPOSED WAREHOUSE #2: 12,000 SF TOTAL.
 6. PROPOSED WAREHOUSE #3: 15,600 SF TOTAL.
 7. BOUNDARY SURVEY CONDUCTED BY WALTER A. BOUNDARY SURVEY, INC. ON 08/11/2010.
 8. PREPARED BY CHARLES D. NORTON, DATED 01/25/2012.
 9. FOR WALTON COUNTY, GEORGIA. MAP WAS CONSULTED AND THERE ARE NO UNRESOLVED ENCUMBRANCES.
 10. SETBACKS SHALL BE PROVIDED FOR EACH LOT ON AN INDIVIDUAL LOT BASIS APPROXIMATELY 50 FEET FROM THE FRONT, SIDE AND REAR BOUNDARIES. APPROXIMATELY 50 FEET FROM THE DEPARTMENT'S REGULATORY REQUIREMENTS. THE COUNTY HEALTH DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION SHALL REVIEW AND APPROVE ALL SEWERAGE SYSTEMS.
 11. DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN TO THE NEAREST AVAILABLE DRAINAGE SYSTEM.
 12. TOTAL DEVELOPABLE AREA: 187 ACRES (25% OF SITE AREA).

OWNER/DEVELOPER:
PRIMAVERE INVESTMENT COMPANY, LLC
 1980 NUNNALLY FARM ROAD
 MONROE, CA 90085
 (770) 601-8583

24 HOUR CONTACT:
NEED BUTLER
 (770) 601-8583

SURVEYOR:
CHARLES D. NORTON
 2325 FISHER DRIVE
 LOCALVILLE, GA 30052
 (678) 898-7535



NO.	DATE	DESCRIPTION
1	6/25/26	CLIENT REVISIONS
2	5/19/26	CLIENT REVISIONS
3	4/7/26	CLIENT REVISIONS/ADD LEFT TURN LANE
4	12/4/25	CLIENT REVISIONS

CONCEPTUAL REZONING PLAN
 FOR
BAY CREEK COMMERCIAL
 LOCATED IN
 5187 HWY #1 - LANDLOT 116 - 4TH DISTRICT
 WALTON COUNTY, GEORGIA

RELANT HOMES

DAY DESIGN GROUP, Inc.

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SITE PLANNING

P.O. BOX 848
 BUFORD, GA 30515

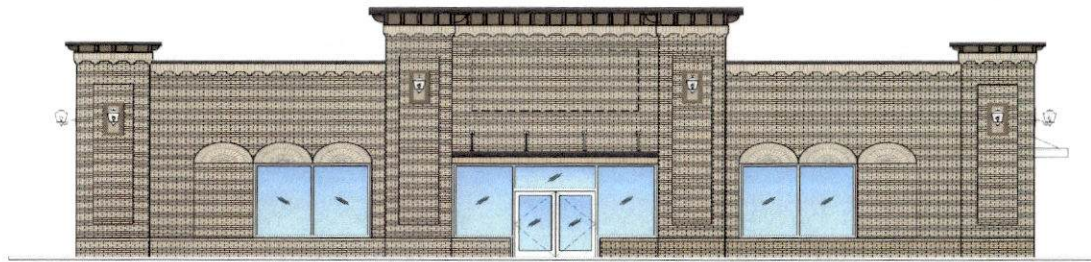
(770) 271-4676
 (706) 388-8568 fax



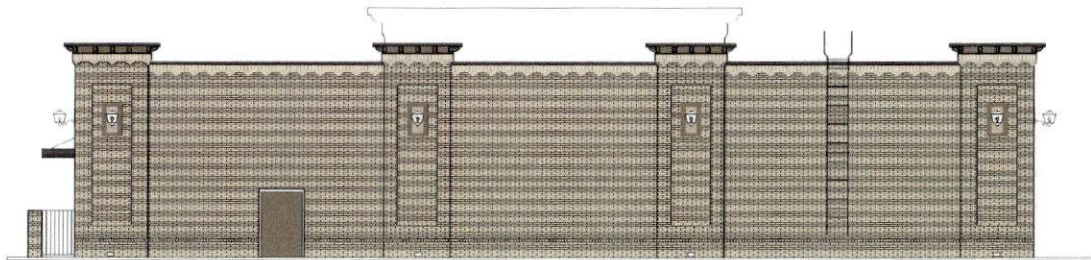
Representative Rendering

CONVENIENCE STORE + FUEL

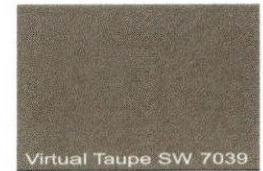
- 7,150 SF brick veneer building
- Motor fuel dispensing (gas + ≤2 diesel pumps)
- Brick Veneer
- High-quality architectural detailing



1 EXTERIOR ELEVATIONS (FRONT)
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATIONS (REAR)
SCALE: 1/4" = 1'-0"



BRACKETS / EIFS / TRIM: SHERWIN WILLIAMS #SW7039 (EXAMPLE SHOWN)



PRIMARY EXTERIOR FAÇADE: BRICK VENEER MANUFACTURER: CHEROKEE BRICK STYLE/COLOR: ANSLEY PARK GEORGIA CLASSIC (EXAMPLE SHOWN)

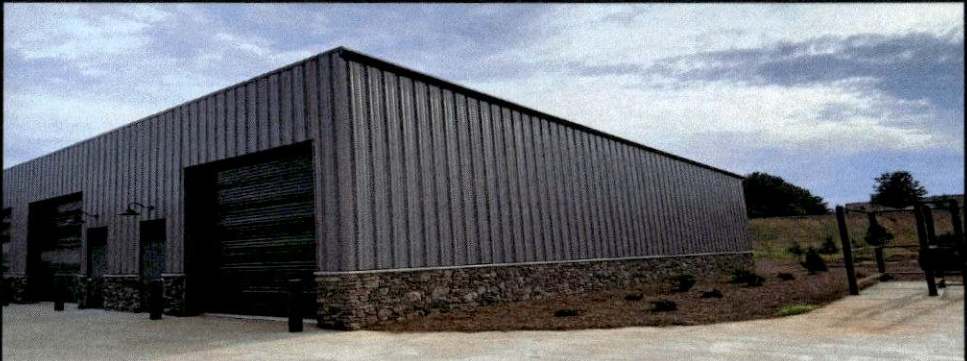
FOR CONSTRUCTION
BUILD #

Representative Photos

Premium metal panel + stone veneer construction



Front Elevation — Roll-up Doors & Stone Base



Corner Elevation



Multi-Unit Building



Representative landscaping

Trip Generation Calculations
& Entrance Evaluation

For

Bay Creek Commercial
5187 Hwy 81, Loganville
Walton County, GA

PREPARED FOR:

Hwy 81 Investment Company, LLC
P.O. Box 200
Monroe, GA 30655

PREPARED BY:

ATG Civil, LLC
2070 Broadnax Mill Rd
Loganville, GA 30052

May 26, 2026

Table of Contents

Section 1 – Executive Summary

Section 2 – Background & Site Information

Section 3 – Conclusions

Section 4 – Exhibits

Section 1 Executive Summary

1.1 Executive Summary

This report analyzes the proposed commercial development located at the intersection of Hwy 81 and Bay Creek Church Road, just northeast of Loganville, GA in Walton County. The development includes a proposed 7,150 square foot convenience store with fuel pumps and 48,000 sf feet of warehouse and office/warehouse space. The proposed development will be accessed from both Hwy 81 and Bay Creek Church Road. This analysis determines the total vehicle trips generated by the proposed development and whether auxiliary turn lanes are required along both Hwy 81 and Bay Creek Church Road to support these added vehicle trips.

Hwy 81

The current traffic count along Hwy 81 is 10,600 vehicles per day. The posted speed limit along Hwy 81 in this area is 55 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

- Requirements for right turn deceleration lane: 50 right turning vehicles
- Requirements for center left turn lane: 150 left turning vehicles

Bay Creek Church Road

The current traffic count along Bay Creek Church Road is 3,760 vehicles per day. The posted speed limit along Bay Creek Church Road in this area is 50 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

- Requirements for right turn deceleration lane: 150 right turning vehicles
- Requirements for center left turn lane: 250 left turning vehicles

Trip Generation

Using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*, we have calculated the total trips to the proposed development. The total trips generated by the proposed development are:

Hwy 81 Entrance

The estimated total number of turns into the proposed development from Hwy 81 is 466. These turns can be separated into:

- Total Right Turns into development = 233**
- Total Left Turns into development = 233**

Since the estimated number of daily right turns exceeds 50, a right turn deceleration lane in the northbound direction into the proposed development is required. Since the estimated number of daily left turns exceeds 150, a center left turn lane in the southbound direction into the proposed development is required.

Bay Creek Church Rd Entrance

The estimated total number of turns into the proposed development from Bay Creek Church Rd is 422. These turns can be separated into:

Total Right Turns into development = 211

Total Left Turns into development = 211

Since the estimated number of daily right turns exceeds 150, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 250, a center left turn lane in the eastbound direction into the proposed development is not required.

Section 2 Background & Site Information

2.1 Purpose & Methodology

The purpose of this report is to analyze the entrances for the proposed development along Bay Creek Church Road and Hwy 81 in Walton County, Georgia. This analysis is conducted by analyzing the existing road infrastructure, existing traffic patterns, the proposed development design, criteria from the Georgia Department of Transportation's [GDOT] Driveway Design Manual and Institute of Transportation Engineer's [ITE] *Trip Generation Manual, 12th Edition*.

2.2 Proposed Development

The proposed development includes approximately 7.5 acres that will be zoned B2 Highway Business for the development of a 7,150 square foot convenience store with fuel pumps and 48,000 sf feet of warehouse and office/warehouse space. The proposed development will utilize two access points. One access point is proposed along Hwy 81 at approximately milepost 12.52 across from Albert Jones Drive. The other access point will be along Bay Creek Church Road about 275 feet south of Hwy 81. See attached Project Map, below.

2.3 Georgia Department of Transportation Criteria

The Georgia Department of Transportation [GDOT] sets forth criteria for analyzing proposed entrances and determining the need for auxiliary turn lanes to accommodate the vehicle trips that will be generated by a proposed development. The criteria for determining the need for turn lanes is based on existing traffic along the main roadway, number of lanes along the main roadway, posted speed limit along the main roadway and number of turns into the proposed development.

The subject development proposes utilizing two entrances. These entrances will be analyzed individually.

Bay Creek Church Road is a Walton County maintained roadway, but the criteria in the GDOT Driveway Manual will be used to determine the need for turn lanes for the entrance along Bay Creek Church Road. Bay Creek Church Road is a two-lane road with a posted speed limit of 50 mph. It has a current traffic count of 3,760 vehicles per day. The thresholds for turn lanes for this roadway are shown in the tables below and highlighted in blue.

Highway 81 is a GDOT maintained roadway, so the criteria in the GDOT Driveway Manual will be used to determine the need for turn lanes for the entrance along Hwy 81. Hwy 81 is a two-lane highway with a posted speed limit of 55 mph. It has a current traffic count of 10,600 vehicles per day. The thresholds for turn lanes for this highway are shown in the tables below and highlighted in red.

Requirements for right turn deceleration lane:

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Requirements for center left turn lane:

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

2.4 ITE Trip Generation for Proposed Development

The Institute of Transportation Engineers [ITE] has published their *Trip Generation Manual, 12th Edition* for guidance to calculate the proposed number of vehicle trips that will be generated by developments. For this project, the vehicle trips will be calculated for each use individual use and then the aggregate trip ends will be summarized for entrance analysis.

The proposed convenience store is 7,150 square feet with 4 pumps, 8 fueling positions. The ITE land use code for this proposed use is 945.

Approximately 9,600 square feet of the warehousing portion of the development is proposed for office warehouse. This use is typically associated with a specialty contractor that has a small number of employees in an office and warehouse storage to service the business. The ITE land use code for this proposed use is 180.

Approximately 38,400 square feet of the warehousing portion of the development is proposed for contractor storage. This use is typically associated with a specialty contractor, does not have an office in the building and is only used to store equipment and inventory to support their business. The ITE land use code for this proposed use is 150.

The summary of the ITE trip generation tool is shown in the table below.

Proposed Development				Weekday			
Proposed Use	ITE Land Use Code	Qty	Unit	Rate	Total	Entering	Exiting
Convenience Store	945	8.0	Fuel Islands	203.40	1,627	814	814
Office Warehouse	180	9.6	1,000 sf	9.82	94	47	47
Contractor Storage	150	38.4	1,000 sf	1.38	53	27	27
				Total =	1,774	888	888

The total trips for the proposed development will be split between the two entrances. Based on the current traffic patterns, it is assumed that the traffic to the convenience store will be split about 50/50 between the two entrances, while the traffic to the warehouses will be split approximately 80/20, with the majority using the Hwy 81 entrance. The table below summarizes the distribution of the trips between the two entrances.

Proposed Use	Total Trips	Hwy 81			Bay Creek Ch Rd		
		% Usage	Entering	Exiting	Entering	% Usage	Exiting
Convenience Store	1627	50%	407	407	50%	407	407
Office Warehouse	94	80%	38	38	20%	9	9
Contractor Storage	53	80%	21	21	20%	6	6
Totals =			466	466		422	422

Section 3 Conclusions

3.1 Conclusions

Hwy 81 Entrance

The estimated total number of turns into the proposed development from Hwy 81 is 466. These turns can be separated into:

Total Right Turns into development = 233

Total Left Turns into development = 233

Since the estimated number of daily right turns exceeds 50, a right turn deceleration lane in the northbound direction into the proposed development is required. Since the estimated number of daily left turns exceeds 150, a center left turn lane in the southbound direction into the proposed development is required.

Bay Creek Church Entrance

The estimated total number of turns into the proposed development from Bay Creek Church Rd is 422. These turns can be separated into:

Total Right Turns into development = 211

Total Left Turns into development = 211

Since the estimated number of daily right turns exceeds 150, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 250, a center left turn lane in the eastbound direction into the proposed development is not required.

Section 4 Exhibits

ITE Data for Convenience Store

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
945

LAND USE GROUP:
(900-999) Services

LAND USE:
945 - Convenience Store/Gas Station

LAND USE SUBCATEGORY:
GFA (5.5-10k)

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
Vehicle Fueling Positions

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
8

DATA STATISTICS
Land Use: Convenience Store/Gas Station - GFA (5.5-10k) (945) Click for Description and Data Plots
Independent Variable: Vehicle Fueling Positions
Time Period: Weekday
Setting/Location: General Urban/Suburban
Trip Type: Vehicle
Number of Studies: 23
Avg. Num. of Vehicle Fueling Positions: 19
Average Rate: 203.35
Range of Rates: 55.53 - 400.33
Standard Deviation: 75.82
Fitted Curve Equation: Not Given
R²: ****
Directional Distribution: 50% entering, 50% exiting
Calculated Trip Ends: Average Rate: 1627 (Total), 813 (Entry), 814 (Exit)

ITE Data for Office Warehouse

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
180

LAND USE GROUP:
(100-199) Industrial

LAND USE :
180 - Specialty Trade Contractor

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
9.6

DATA STATISTICS	
Land Use:	Specialty Trade Contractor (180) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	20
Avg. 1000 Sq. Ft. GFA:	6
Average Rate:	9.82
Range of Rates:	3.00 - 43.33
Standard Deviation:	8.56
Fitted Curve Equation:	Not Given
R ² :	****
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 94 (Total), 47 (Entry), 47 (Exit)

ITE Data for Contractor Storage

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
150

LAND USE GROUP:
(100-199) Industrial

LAND USE :
150 - Warehouse

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
38.4

DATA STATISTICS

Land Use:
Warehouse (150) [Click for Description and Data Plots](#)

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
81

Avg. 1000 Sq. Ft. GFA:
554

Average Rate:
1.38

Range of Rates:
0.15 - 16.93

Standard Deviation:
1.05

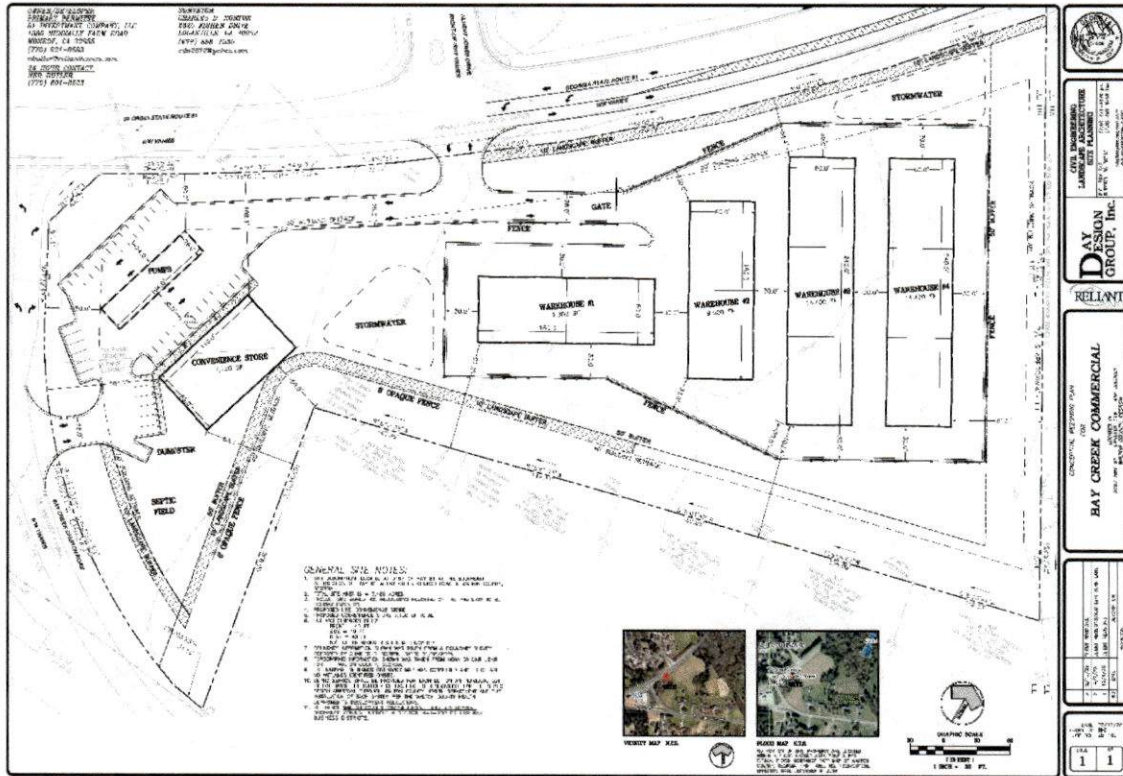
Fitted Curve Equation:
 $T = 1.56(X) - 97.97$

R²:
0.69

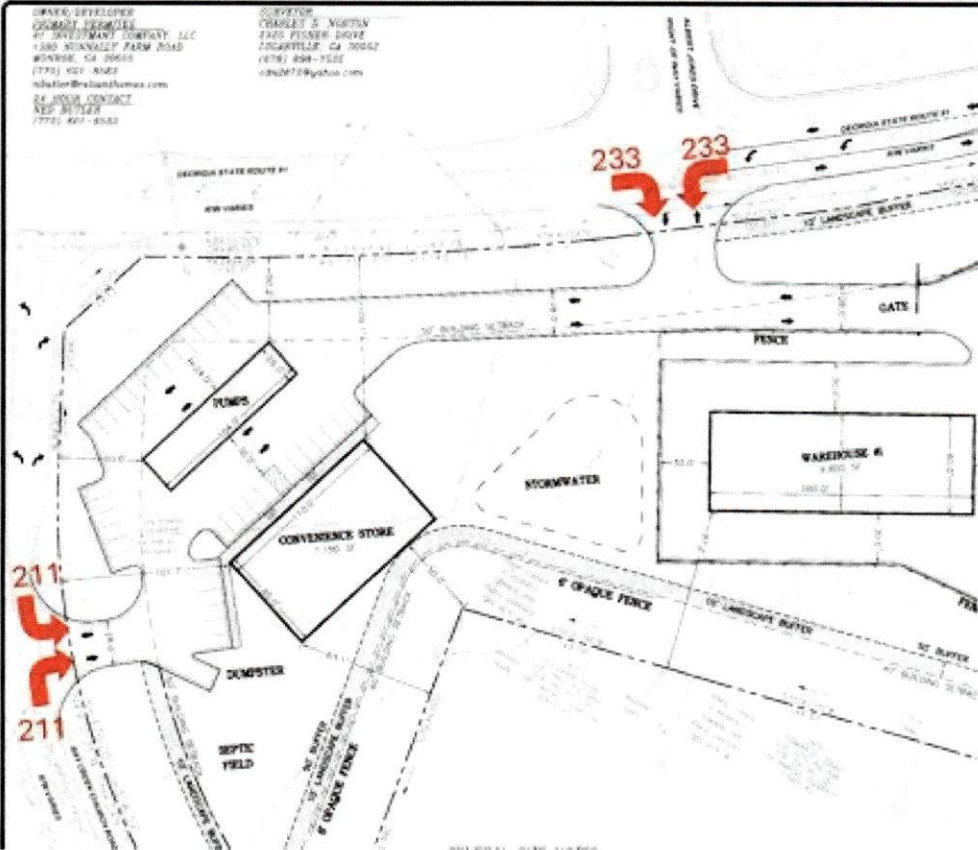
Directional Distribution:
50% entering, 50% exiting

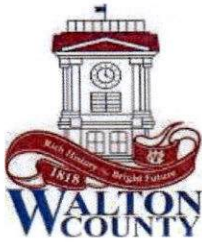
Calculated Trip Ends:
Average Rate: 53 (Total), 26 (Entry), 27 (Exit)
Fitted Curve: Not Available

Project Map



Entrance Drawing with turn counts





Planning and Development Department Case Information

Case Number: Z26-0158

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant:

Carlos Barahona
2487 Johnson Road
Loganville, Georgia 30052

Owners:

Anita Panjwani, Arash Punjwani &
Cinthia D Santos Diaz
4035 Embassy Way
Lilburn, Georgia 30047

Current Zoning: The current zoning is R1.

Request: Rezone 3.90 acres from R1 to A1 to have personal outside animals for children (They will not be selling animals – chickens are for eggs to be used for the family). This property is not part of a subdivision.

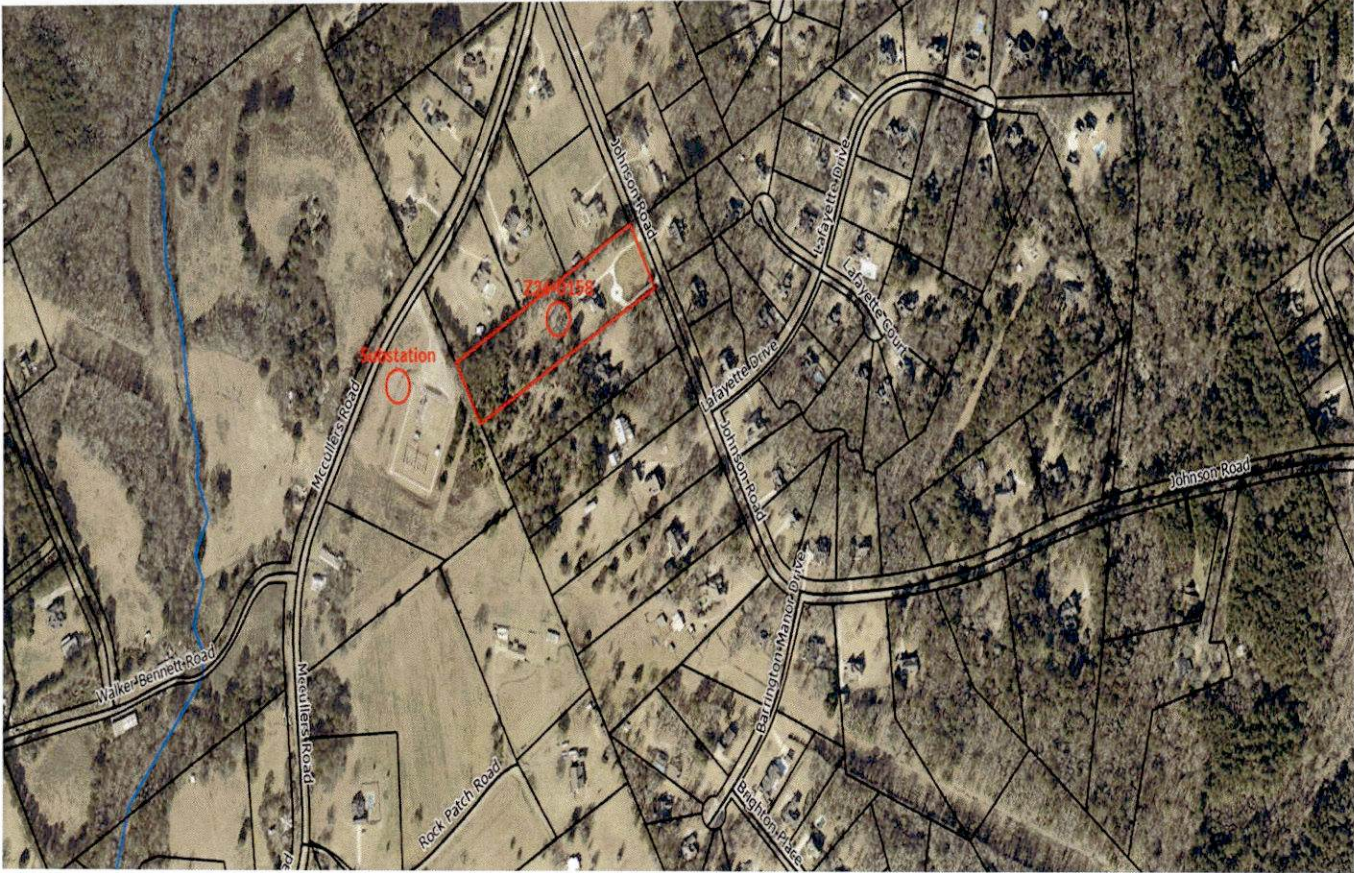
Address: 2487 Johnson Road, Loganville, Georgia 30052

Map Number/Site Area: C0100016 – 3.90 acres

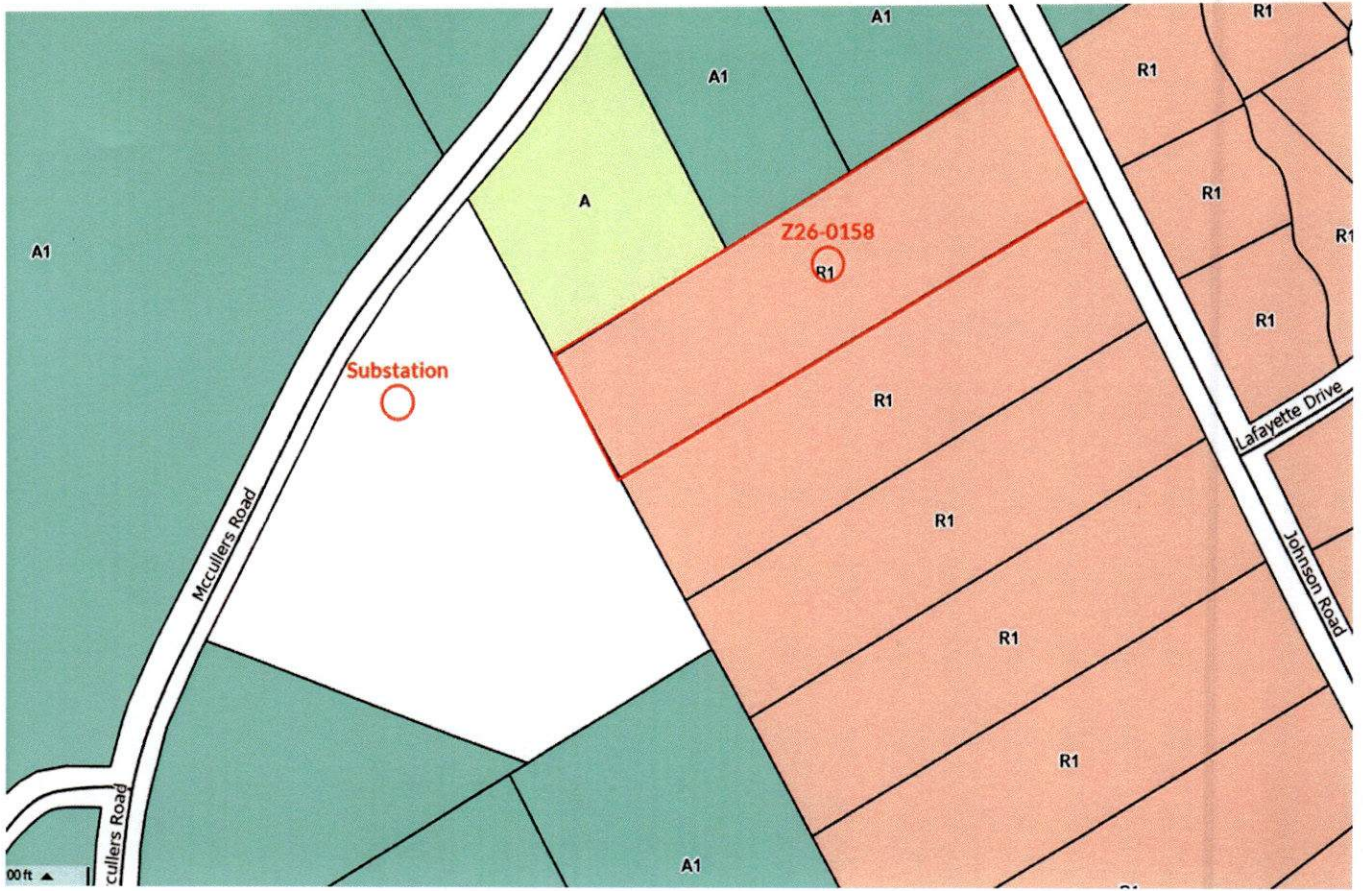
Character Area: Suburban

District 2 Commissioner- Pete Myers Planning Commission – Chris Alexander

Existing Site Conditions: The property has a house.



The surrounding properties are zoned A, A1, R1 and Substation.



The property is in the Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



History:

Z25-0283	Carlos Barahona Anita & Arash Panjwani, Cinthia Santos Diaz	Rezone from R1 to A to have animals and possibly sell them	C0100016 2487 Johnson Road	Denied
----------	---	--	-------------------------------	--------

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:

Section 6-1-510 Livestock, Quarters and Enclosures (1)

A. No animal quarters are to be located closer than fifty (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 five (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.

E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Section 6-1-650 Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots two (2) acres or less within the A1 and A2 zoning districts in accordance with the following provisions:

A. Number and type chickens allowed:

1. No more than six (6) chickens are allowed per parcel.
2. Roosters and any other crowing chickens are prohibited.

B. Noncommercial use only

1. Chickens, chicken products and/or by-products shall not be sold on the property.

C. Enclosures

1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
3. Structures must be setback twenty-five (25) feet from side and rear property lines.
4. Fences shall comply with standards of Article 10, Section 10-1-120.
5. No structure or enclosure shall exceed one hundred (100) square feet.

D. Feed must be stored in a fully enclosed, rodent-proof container.**E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.**

(9-1-2015; 1-7-2020)

Rezone Application # Z26-0158 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 07-09-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 08-04-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0100016
Applicant Name/Address/Phone #

Conks R Barckona
2487 Johnson Rd
Loganville Ga 30052

Property Owner Name/Address/Phone

Anita Panjwani - Arash Panjwani
Cynthia D. Santos Diaz - 4035 Embasser Way
Lilburn, GA. 30047
(If more than one owner, attach Exhibit "A")

Location: 2487 Johnson Rd
Loganville Ga. 30052 Requested Zoning A1 Acreage 3.9

Existing Use of Property: Res. ind. 1

Existing Structures: House

The purpose of this rezone is Personal use animal ^{not} for not sale only Pets animal

Property is serviced by the following:

Public Water: Provider: _____ 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 Cynthia Santos Date 5/28/2026 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 A1A1 South R1
East R1 West Substation

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

Commission District: 2-Pete Myers Watershed: Big Haynes TMP

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.



Signature of Applicant/Date

Check one: Owner _____ Agent _____

**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 VARIANCE/APPEAL 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 Variance/Appeal Application.

Name of Applicant: Cantos Barakona

Address: 2487 Jenkins Rd Loganville Ga 30052

Location of Property:
2487 Jenkins Rd Loganville Ga 30052

Map/Parcel Number: C0100016

Property Owner Signature

Property Owner Signature

Print Name: Cynthia S. Lee

Print Name: _____

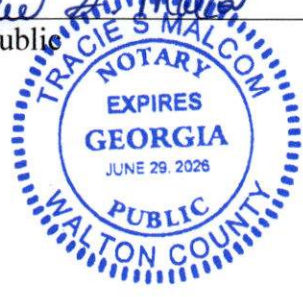
Address: 2487 Jenkins Rd
Loganville Ga 30052
679978-2834

Address: _____

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.

Tracie S. Malcom
Notary Public

5/28/2026
Date



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;

Rght side R1 Lft side A1

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

n/a
no

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

Property will increase in value

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

Not change. Will be a gain to the public

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

Very suitable - adjacent
property is A1

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

not vacant

My name is Carlos Barahona and I live at 2487 Johnson Road, Loganville, Georgia 30052 with my fiancé and my children.

The property is 3.90 acres and is zoned R1 but is not a part of a subdivision.

The properties to the right of my property are zoned A and A1. The property to the left of the property is zoned R1. The property to the back of my property is a substation on almost 8 acres.

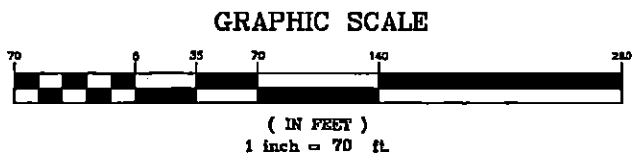
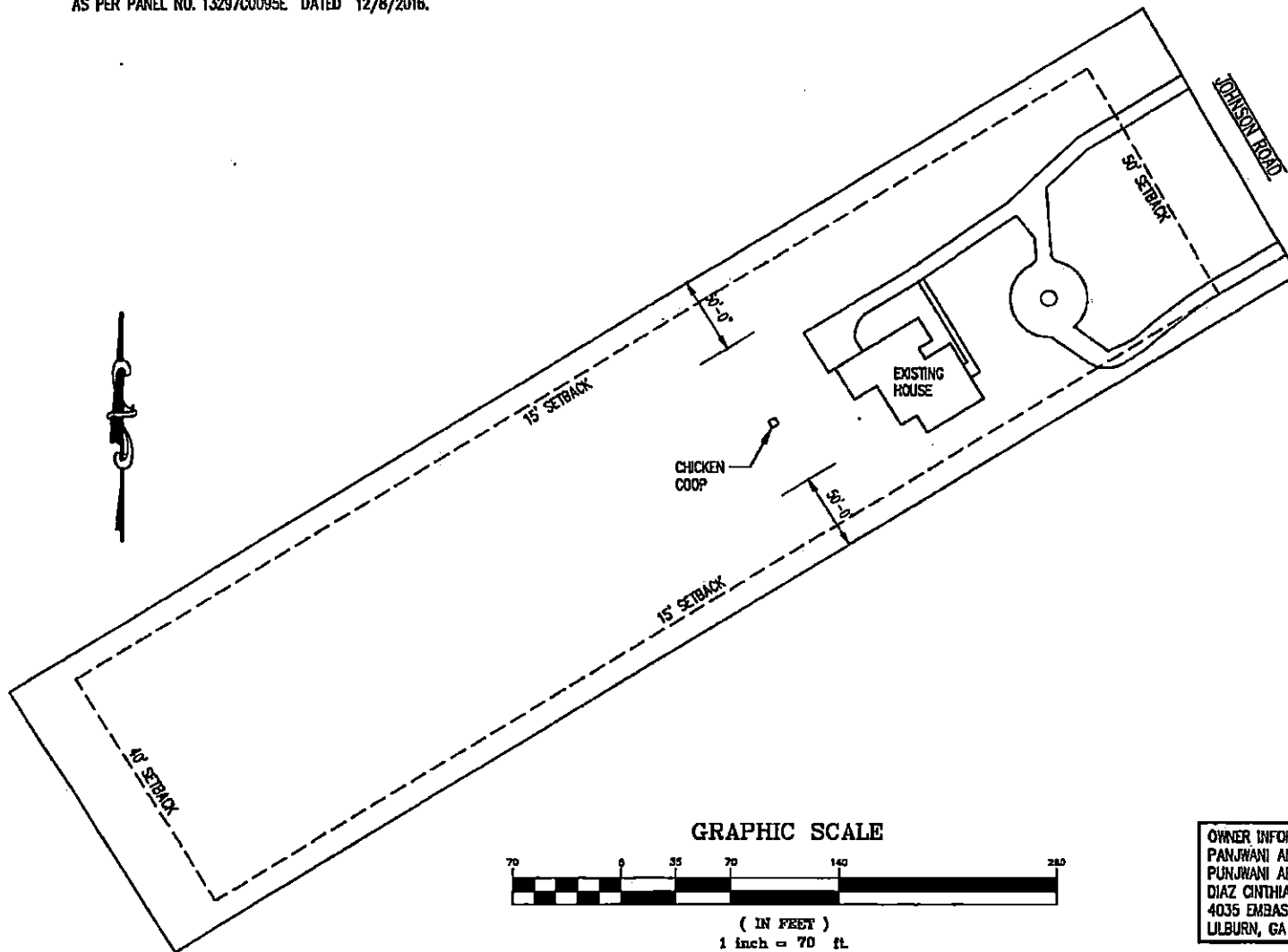
I am requesting to have personal outside animals and chickens. These animals are for personal use and for my children. I will not be selling animals from my property.

I will follow all rules Walton County has on chickens and animals.



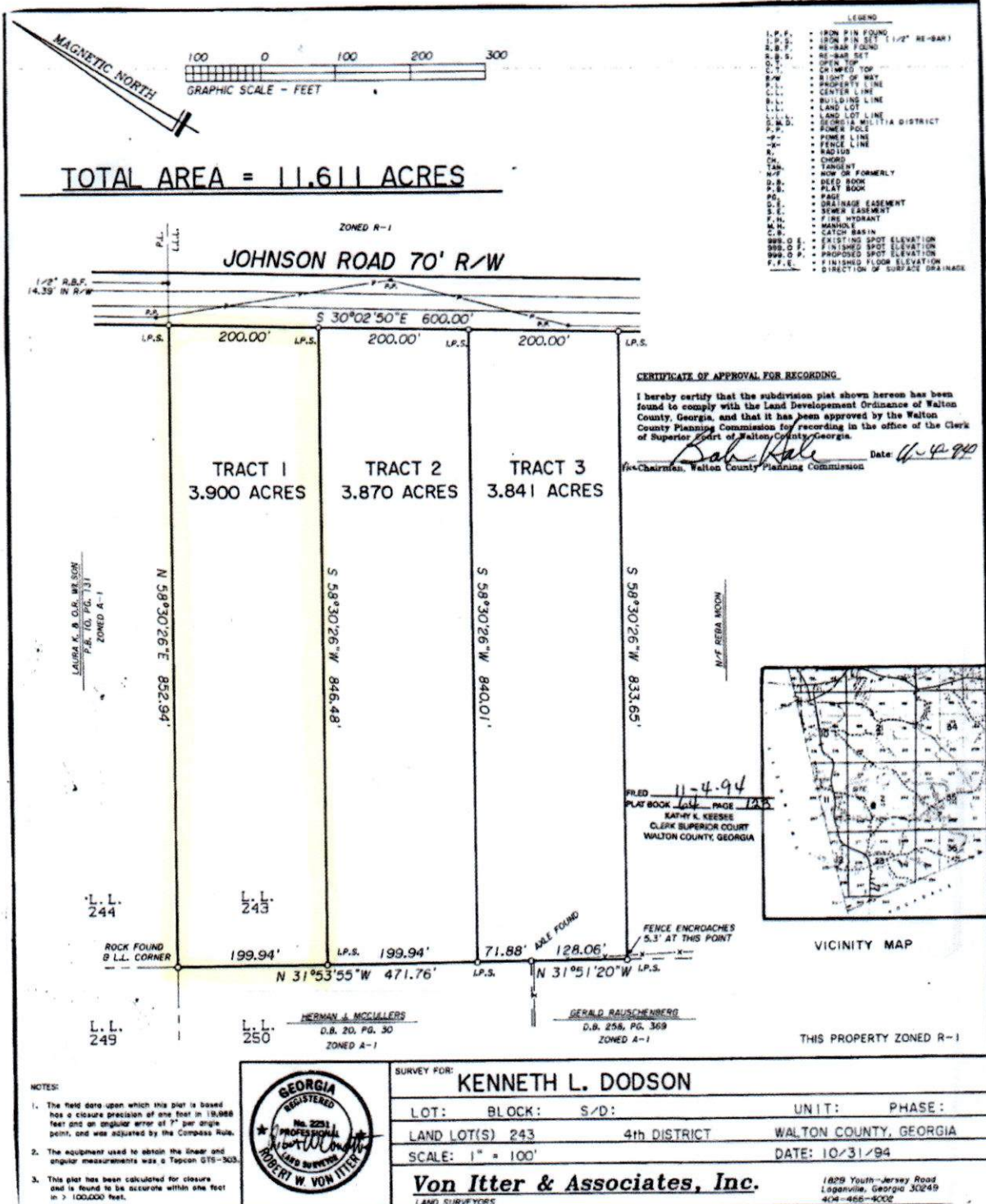
Carlos R. Barahona

FLOOD PLAIN NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A F.I.R.M. FLOOD HAZARD AREA
AS PER PANEL NO. 13297C0095E DATED 12/8/2016.

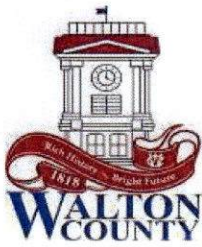


OWNER INFORMATION:
 PANJWANI ANITA &
 PANJWANI ARASH
 DIAZ CINTHIA D SANTOS
 4035 EMBASSY WAY
 LILBURN, GA 30047

<p> SHEET NO. 1 SHEET NO. 2 SHEET NO. 3 SHEET NO. 4 </p>	<p> SITE PLAN PANJWANI RESIDENCE 2487 JOHNSON ROAD, LOGANVILLE, GA 30026 </p>	<p> Greg Malcom Drafting Services P.O. Box 1000 Loganville, GA 30052 </p>	<p> SCALE: AS SHOWN DRAWN BY: G. MALCOM DATE: 04/18/18 SHEET: 1 OF 1 DRAWING NUMBER: SP1.1 </p>
---	---	--	--



Not Part of a Subdivision



Planning and Development Department Case Information

Case Number: Z26-0159

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant/Owner:

Fig Leaf Risk Advisors, LLC
367 Athens Highway, Suite 2300
Loganville, Georgia 30052

Current Zoning: The current zoning is R1.

Request: Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals. (This property is not a part of a subdivision).

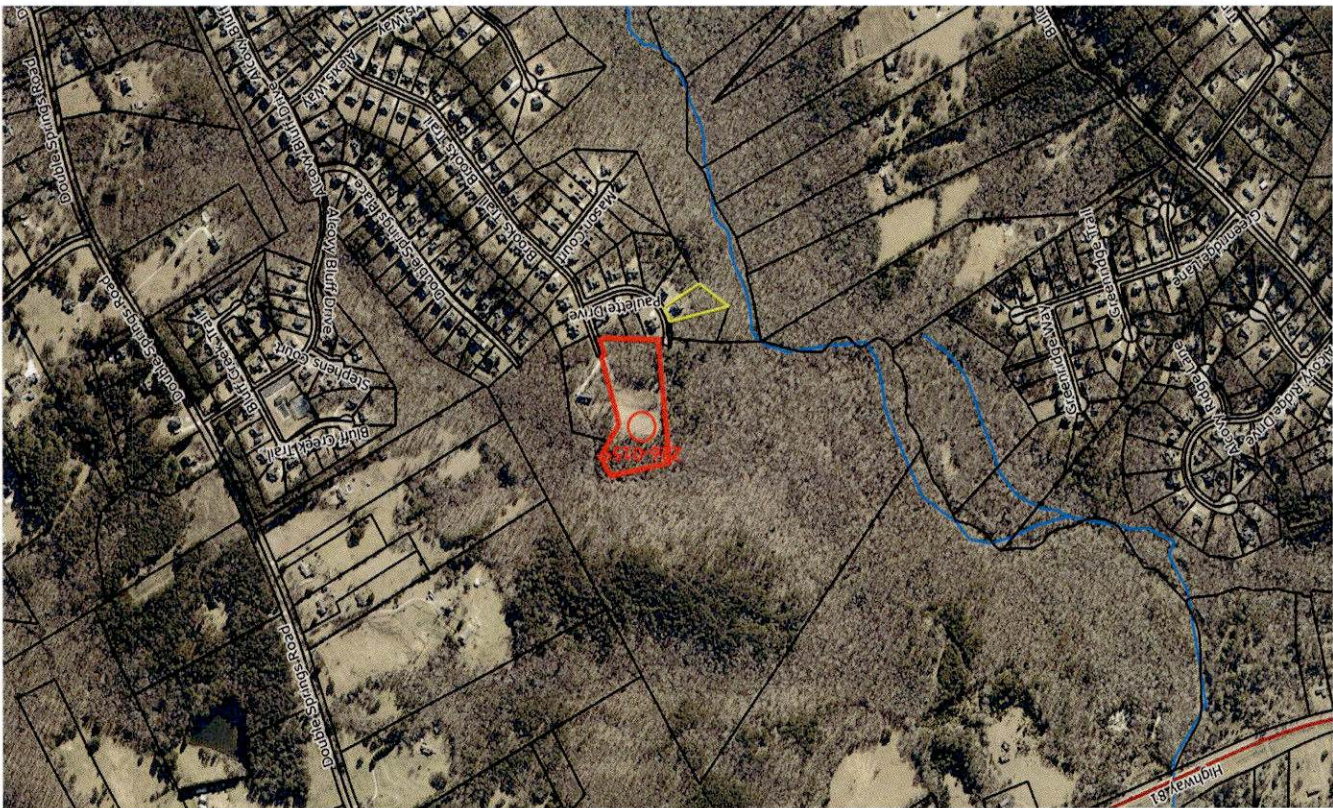
Address: 3084 Brooks Trail, Monroe, Georgia 30656

Map Number/Site Area: C0590057 – 83.65 acres

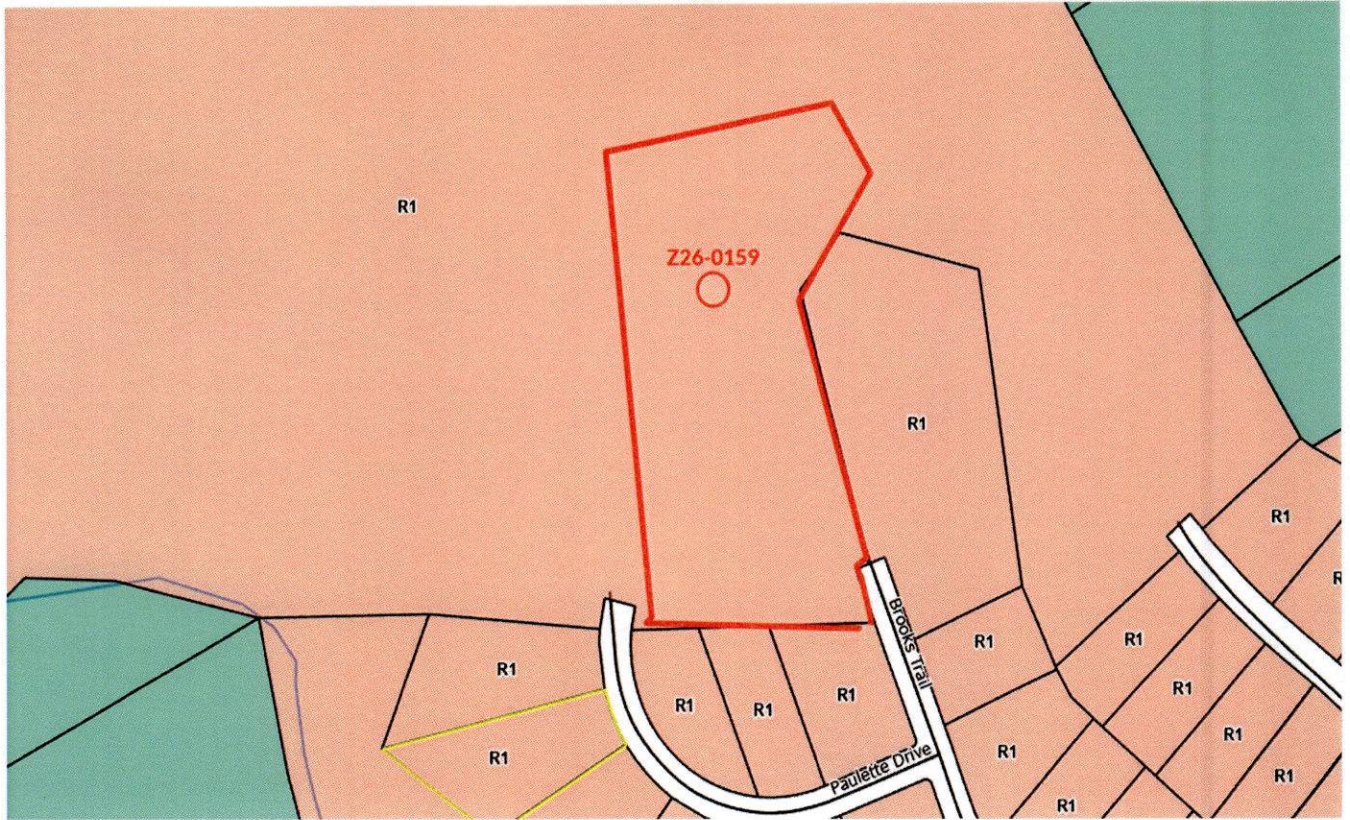
Character Area: Suburban

District 1 Commissioner- Amarie Warren Planning Commission – Josh Ferguson

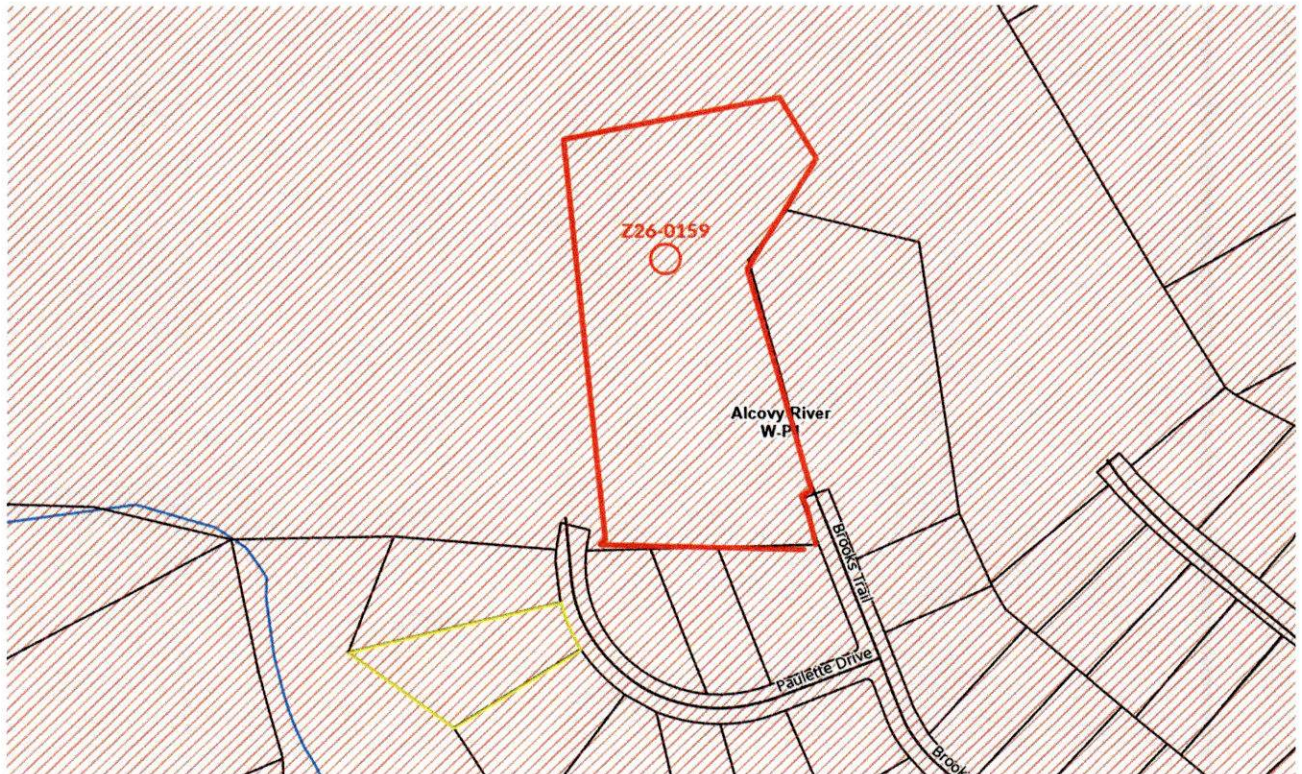
Existing Site Conditions: The property has a barn dominium that is in the process of being built.



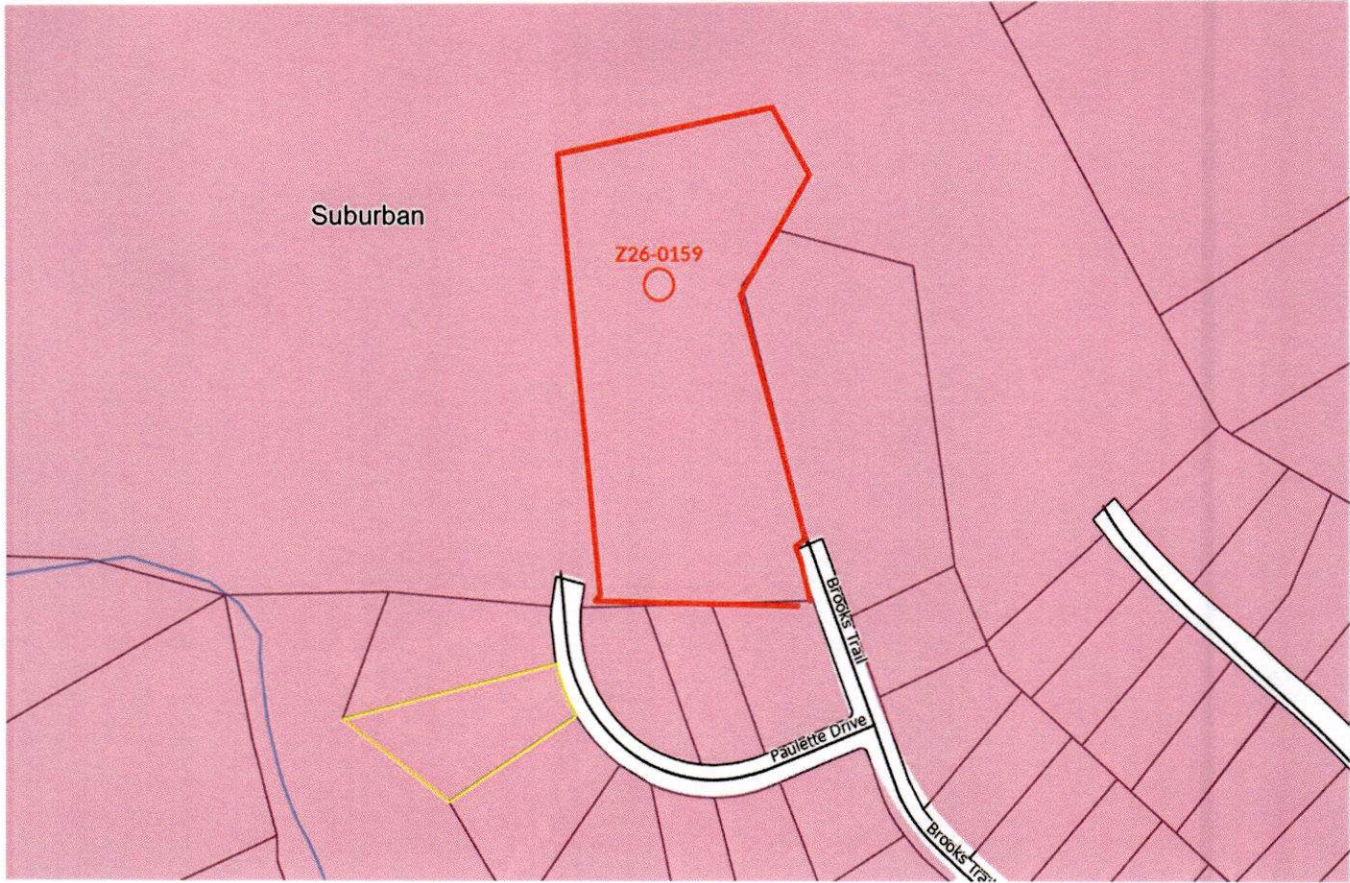
The surrounding properties are zoned R1 and A1.



The property is in the Alcovy River Protection Area.



The Future Land Use Map for this property is Suburban.



History: No History

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:

Section 6-1-510 Livestock, Quarters and Enclosures (1)

A. No animal quarters are to be located closer than fifty (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 five (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.

E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Section 6-1-650 Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots two (2) acres or less within the A1 and A2 zoning districts in accordance with the following provisions:

A. Number and type chickens allowed:

1. No more than six (6) chickens are allowed per parcel.
2. Roosters and any other crowing chickens are prohibited.

B. Noncommercial use only

1. Chickens, chicken products and/or by-products shall not be sold on the property.

C. Enclosures

1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
3. Structures must be setback twenty-five (25) feet from side and rear property lines.
4. Fences shall comply with standards of Article 10, Section 10-1-120.
5. No structure or enclosure shall exceed one hundred (100) square feet.

D. Feed must be stored in a fully enclosed, rodent-proof container.**E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.**

(9-1-2015; 1-7-2020)

Rezone Application # 226-0159

Application to Amend the Official Zoning Map of Walton County, Georgia

Signature: [Signature] Date 5/29/2020
 Fee Paid: \$ 700
 Planning Comm. Meeting Date 7-9-2020 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)
 Board of Comm Meeting Date 8/4/2020 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C0590057

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
Fig Leaf Risk Advisors LLC 367 Athens Hwy, Suite 2300 Loganville, GA 30052 (770) 910-3862 figleaf2022@gmail.com	Fig Leaf Risk Advisors LLC / Michael Campbell 367 Athens Hwy, Suite 2300 Loganville, GA 30052 (770) 910-3862 figleaf2022@gmail.com

Location: 3084 Brooks Trail, Monroe, GA 30656 Requested Zoning A-1 Acreage 4 Acres
 Existing Use of Property: Raw land / future farm
 Existing Structures: Barn with living quarters (under construction)
 The purpose of this rezone is To allow appropriate tax classification for the structure and to permit raising farm animals on the property.
 Property is serviced by the following:
 Public Water: Yes Provider: Walton County Water Well: No
 Public Sewer: No 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.

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 R1 & A1
 East A1 West R1 & A1

Comprehensive Land Use: Suburban *DRI Required?* Y N
Commission District: 1- Amarie Watershed: Alcovy River TMP
Warren

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.

 5-28-2024

 Signature of Applicant/Date

Check one: Owner Agent _____

**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: Fig Leaf Risk Advisors LLC

Address: 367 Athens Hwy, Suite 2300, Loganville, GA 30052

Location of Property: 3084 Brooks Trail, Monroe, GA 30656

Map/Parcel Number: C0590057

Current Zoning: R-1

Requested Zoning: A-1

[Signature] 5-28-2026

Property Owner Signature

Property Owner Signature

Print Name: Michael S. Campbell

Print Name: _____

Address: 367 Athens Hwy, Suite 2300,
Loganville, GA 30052

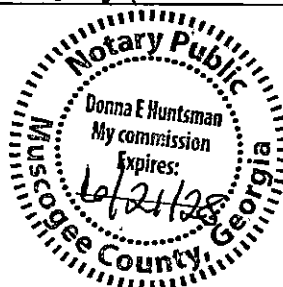
Address: _____

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.

Donna Huntsman 5/28/2026

Notary Public

Date



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 is surrounded by R-1 zoned private residences and approximately 83 acres of undeveloped raw land. The surrounding area is predominantly low-density residential with significant undeveloped land, which is compatible with an A-1 agricultural designation.

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

We do not believe that the current R-1 zoning designation has materially diminished the property's value relative to its intended use. The transition to A-1 agricultural zoning is expected to be a neutral evaluation with respect to surrounding property values, and may modestly enhance compatibility with adjacent undeveloped parcels.

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

This rezoning request does not involve the destruction of property values or any adverse impact on public health, safety, morals, or general welfare. The proposed agricultural use is a low-intensity, low-impact use not anticipated to generate negative externalities for adjacent property owners or the broader public.

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

Rezoning from R-1 to A-1 will restrict the ability to subdivide the 4-acre parcel into multiple residential home sites, reducing development potential for the owner. However, this restriction benefits the public by limiting additional housing density in the area, reducing strain on local infrastructure, and preserving the agricultural and rural character of the surrounding land.

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

The subject property is well-suited for the proposed A-1 agricultural rezoning. The 4-acre parcel is of sufficient size for small-scale farming and agricultural use. The property is located adjacent to 83 acres of undeveloped land, providing an appropriate rural context. The applicant intends to utilize the property for a small-scale farm, which aligns with the character of the surrounding area.

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

To the applicant's knowledge, the zoning designation of the property has not changed for a significant period of time. The property has not been previously developed. In the context of land development in the vicinity, this parcel has remained undisturbed, which supports the suitability of an agricultural classification rather than continued residential zoning.

May 29, 2026

Walton County Planning and Development
Walton County, Georgia

Re: Letter of Intent – Rezoning Request for 3084 Brooks Trail, Monroe, Georgia 30656

To Whom It May Concern:

We, Michael and Katie Campbell, as members of Fig Leaf Risk Advisors LLC, hereby submit this Letter of Intent to request the rezoning of approximately 4 acres of an 83-acre parcel currently zoned residential, located at 3084 Brooks Trail, Monroe, Georgia 30656, to Agricultural-1 (A1).

The purpose of this rezoning request is to allow for agricultural use of the designated portion of the property. Our intended plans for the rezoned acreage include the following:

- Keeping hoofed animals and creating pasture land
- Constructing a single-family residence with an attached or detached garage
- Building a barn with stalls for animals
- Establishing an orchard and garden

The remaining acreage will continue in its current residential classification. This request is limited in scope and intended to allow us to make productive agricultural use of a small portion of the property consistent with neighboring land uses in the area.

We respectfully request that this application be considered at the next available Planning and Development meeting. Please feel free to contact us with any questions or to request additional information.

Contact: 770-329-7885

Sincerely,

Michael Campbell

05/29/2026

Michael Campbell
Fig Leaf Risk Advisors LLC
3084 Brooks Trail, Monroe, Georgia 30656

770-329-7885

Date: May 29, 2026

