



## PLANNING COMMISSION MEETING

Thursday, February 05, 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.** Z25-0392 – Rezone 3.00 acres from A1 to R1 to create buildable lot with a shared driveway –  
Applicant: Daniel Haywood/Owner: Walker Haywood – property located at 3111 North  
Sharon Church Road – Map/Parcel C0280001C00 - District 2
- 4.2.** Z25-0394 – Rezone 1.22 acres from A1 to B2 for used motor vehicle sales –  
Applicant/Owner: Ramo Manjic – property located at 4743 Highway 81 & Lee Byrd Road –  
Map/Parcel C0160011 - District 1
- 4.3.** Z25-0397 – Rezone 7.83 acres from R1 to A1 to have personal outside animals –  
Applicants/Owners: Jeffrey Bryce & Amy Nicole Carter – property located at 2310 Ho Hum  
Hollow Road – Map/Parcel C0620012A00 - District 3
- 4.4.** CU26-0001- Conditional Use on 15.90 acres for a place of worship on Youth Monroe Road-  
Applicant: Manchilo Guadie/ Owner: Gaudalupe Minhane-property located at 3601 Youth  
Monroe Road & Joanne Drive-Map/Parcel:C0510167A00-District 1
- 4.5.** Z26-0002 – Rezone 5.00 acres from A1/R1 to B3 for a convenience store with a gas station,  
restaurant and retail space – Applicant: Nikhil Agarwal/Owners: James Little, Kevin Little &  
Kaye Hanney – property located on Good Hope Road & Bypass – Map/Parcel C1660104 -  
District 6

### 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: Z25-0392

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant:

Daniel Haywood  
488 N Driftwood Bay, Unit 97E  
Mirimar Beach, Florida 32550

Owner:

Walker Haywood  
3111 N Sharon Church Road  
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 3.00 from A1 to R1 to create a 1.242 acre buildable lot with a shared driveway.

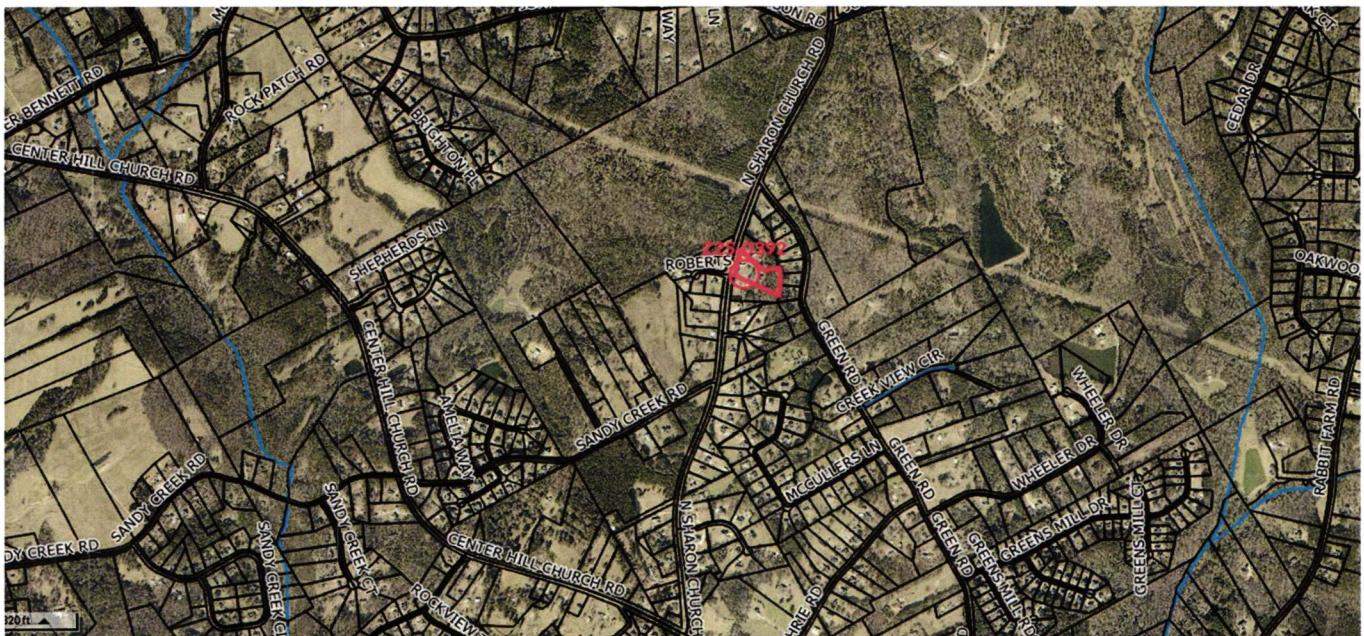
Address: 3111 N Sharon Church Road, Loganville, Georgia 30052

Map Number/Site Area: C0280001C00

Character Area: Suburban

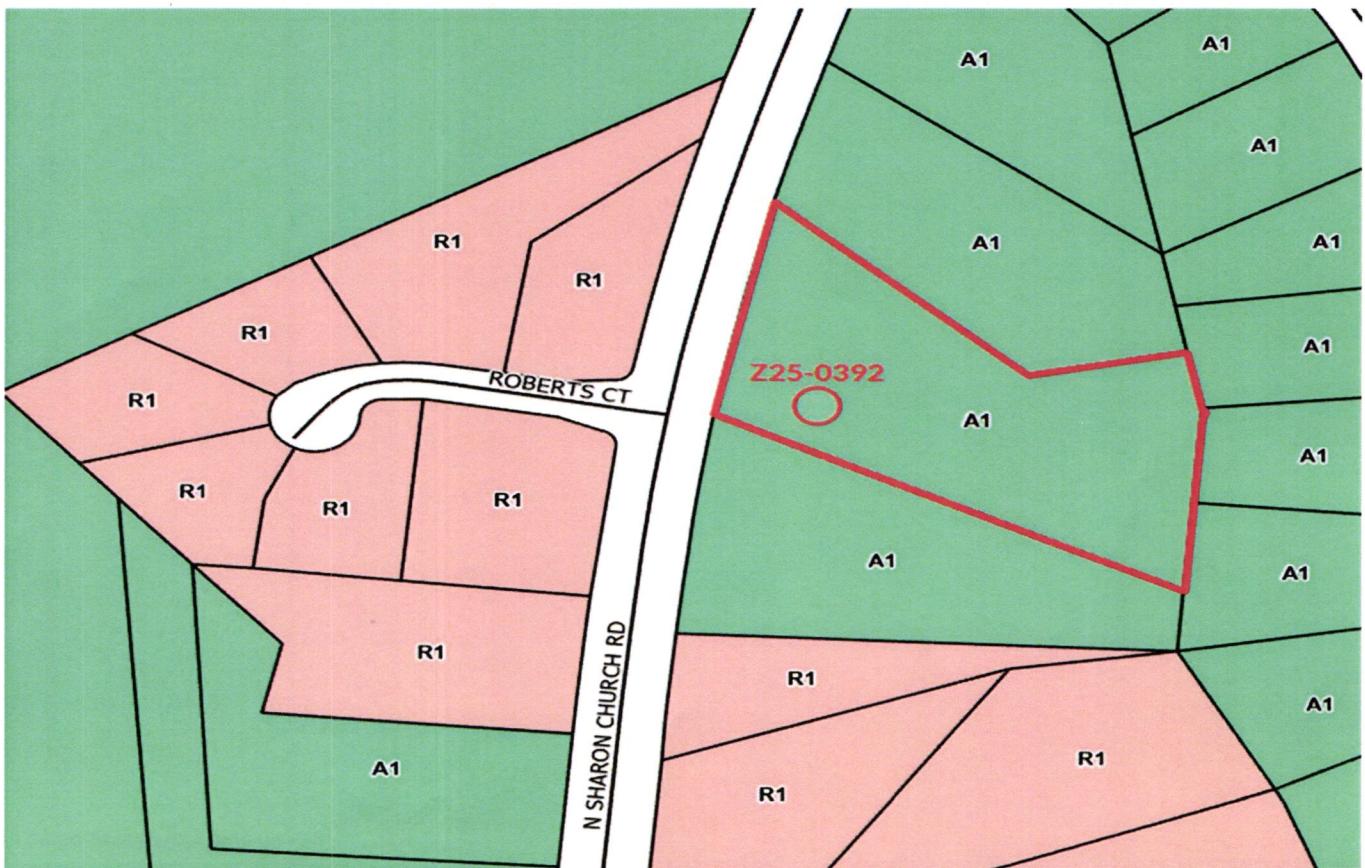
District 2 Commissioner-Pete Myers    Planning Commission-Chris Alexander

Existing Site Conditions: Property consists of a house.

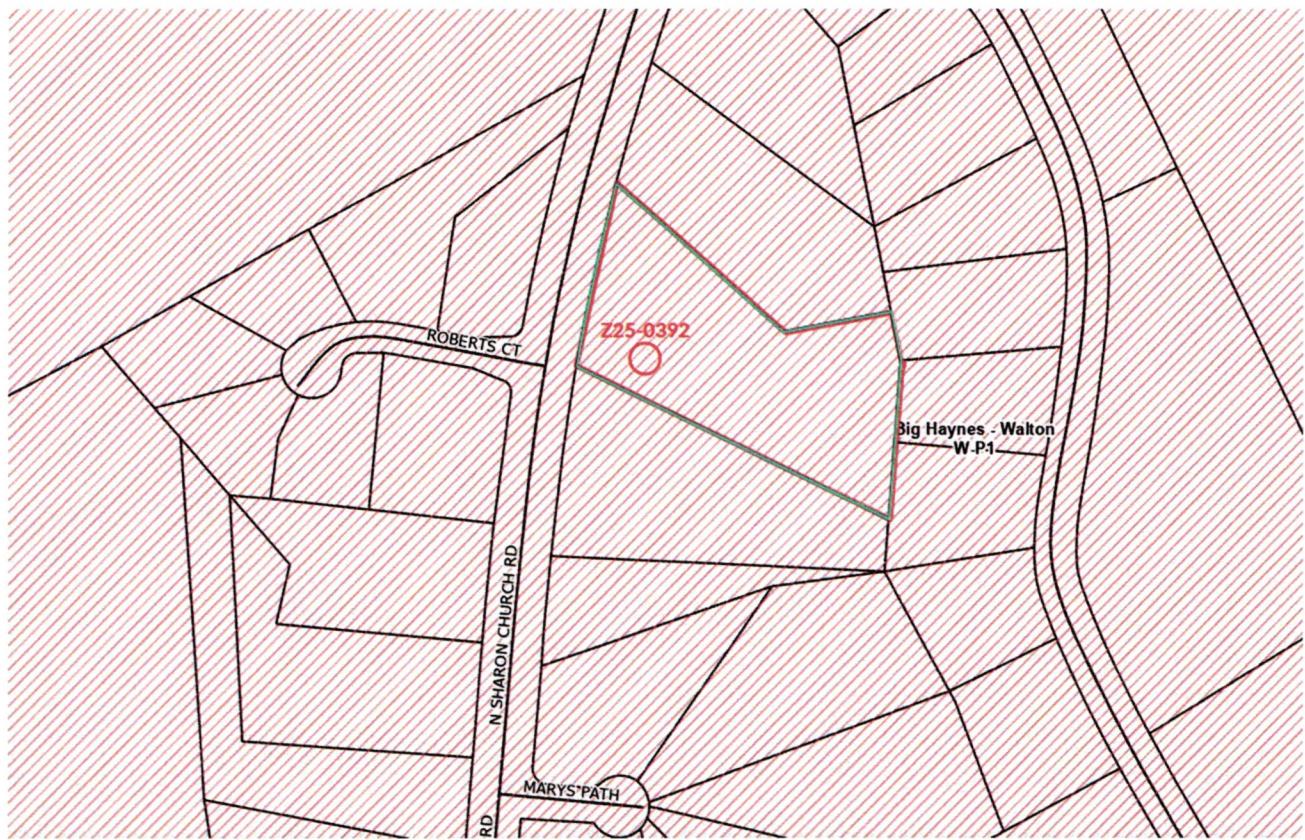




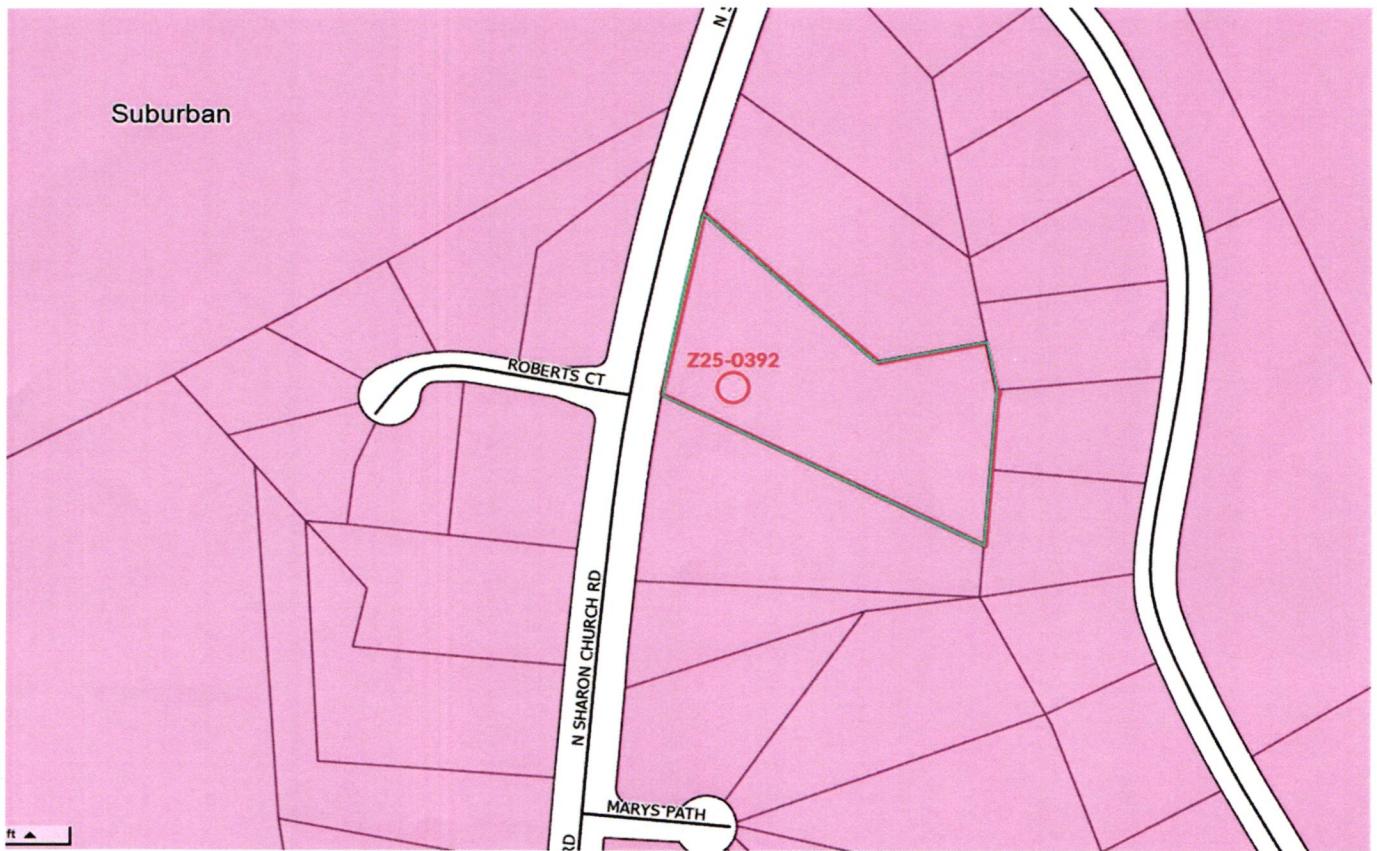
The surrounding properties are zoned A1 and R1.



The property is in Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



**History: No History**

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**

**Board of Education:**

**GDOT:**

**City of Monroe:**

Rezone Application # Z25-0392

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

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

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

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

**Map/Parcel** C0280001C00

Applicant Name/Address/Phone #

Daniel Haywood  
488 N. Driftwood Bay  
unit 97E  
Minimar Beach, FL  
678-822-4836 32550

Property Owner Name/Address/Phone

Walker Haywood  
3111 N. Sharon Church Rd,  
Loganville, Ga, 30052  
770-876-4107

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

Location: 3111 N. Sharon Church Rd - Loganville Requested Zoning R1 Acreage 3

Existing Use of Property: Residential

Existing Structures: 1 Home - 2 bed - 1 bath 1300 sq ft

The purpose of this rezone is Allow for a building site for my son to build a house.

Property is serviced by the following:

Public Water:  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.

Daniel Haywood  
Signature

12-19-25 Date \$ 400.00 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 A1 Surrounding Zoning: North A1 South A1  
East A1 West R1

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

Commission District: 2 - Pete Myers Watershed: Big Hayes - WP-1 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:

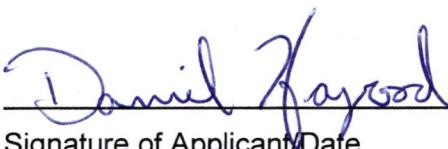
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

\_\_\_\_\_ 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 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: Daniel Haywood

Address: 488 N. Driftwood Bay Unit 97E, Mirimar Beach FL, 32550

Location of Property: 311 N. Sharon Church Rd, Loganville, Ga 30052

Map/Parcel Number: C0280001C00

Current Zoning: A1 Requested Zoning: R1

Walker Haywood \_\_\_\_\_

Property Owner Signature

Property Owner Signature

Print Name: WALKER HAYWOOD \_\_\_\_\_

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

Address: 311 N. Sharon Church Rd  
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.

Stephanie Cuevas  
Notary Public

12/19/2025  
Date

Stephanie Cuevas  
NOTARY PUBLIC  
BARROW COUNTY, GEORGIA  
My Commission Expires 04/17/2026

## 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 are zoned A1, A2, and R1. All nearby properties are residential homes, no businesses.

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

The current zoning, A1, diminishes the property value by making it unbuildable land (undevelopable). Zoning it R1 will allow for buildable use of the property.

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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;

There will be no destruction of property value. The rezone should increase property values and will create a beautiful building site that will better the overall appearance of the property.

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

The gain for the public will be the addition of a valued and morally sound citizen added to the community. It will also generate another tax payer to benefit the County and community.

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

The site is perfectly situated to be a beautiful home site. To do this, it will need to be zoned R1.

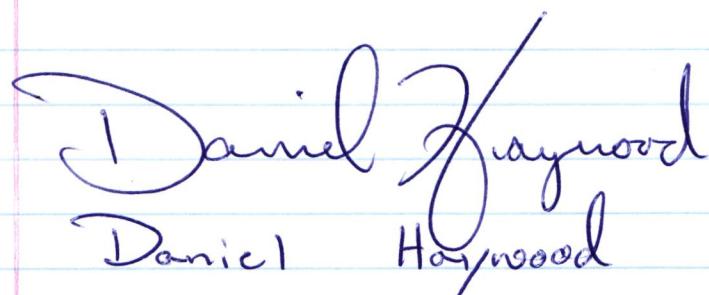
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6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

The home that sits on property currently has been occupied since ownership in 2004. The property in front of the home has been unused since 2004. It is just a pasture.

## Letter of Intent

I, Daniel Haywood, son of, Walker Haywood (Property Owner) intend to rezone the property to allow for a home site for my family. We have been living in Florida for the past 5 years and with current circumstances, we need to move back. My father (Walker Haywood) has become elderly and developing Dementia. He needs full time care and My family intends to provide that for him. Being able to build a house for my family on my dad's property allows us to be with him for the 24/7 care that he needs. I intend to build a 3 bedroom, 2 bath house to all county and state building codes. I appreciate your consideration of our request!

  
Daniel Haywood

12-19-2023





## Planning and Development Department Case Information

Case Number: Z25-0394

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant/Owner:

Ramo Manjic  
5500 Highway 81  
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

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

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

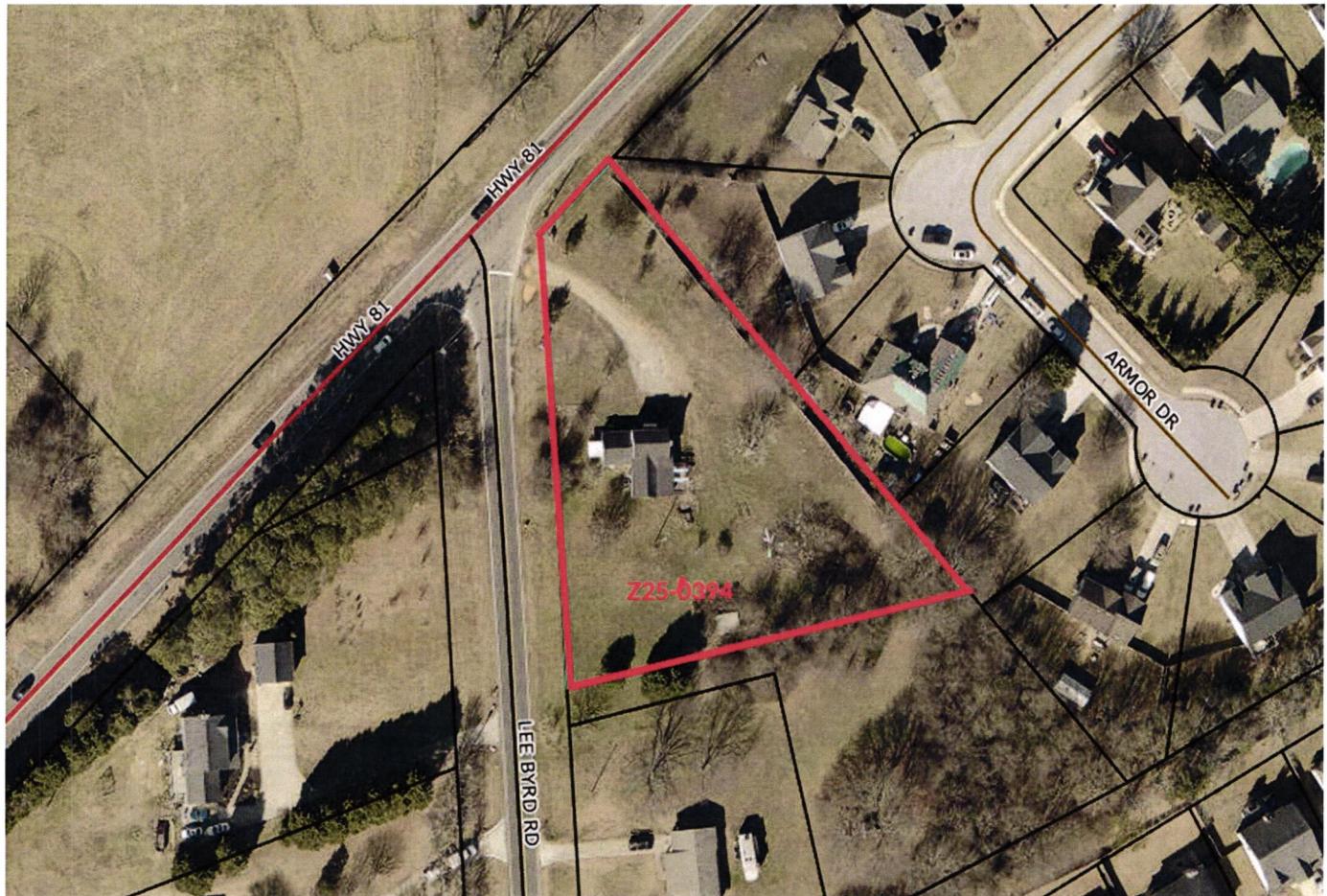
Map Number/Site Area: C0160011

Character Area: Neighborhood Residential

District 1 Commissioner-Amarie Warren Planning Commission-Josh Ferguson

Existing Site Conditions: Property consists of a house.





The surrounding properties are in the City of Loganville.



The property is not in a Watershed Protection Area.

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



**History:** No History

**Staff Comments/Concerns:**

Allowed in: B2, B3, M1 & M2

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

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

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

## Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Marshal Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

City of Loganville:

**Rezone Application #** Z25-0394  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

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

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

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

**Map/Parcel** C0160011

Applicant Name/Address/Phone #

Ramo Manjic

5500 Highway 81

Loganville, GA 30052

Property Owner Name/Address/Phone

Same as Applicant

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

Phone # 770-652-7425

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

Location: 4743 Hwy 81 S Lee Bird Rd. Requested Zoning B2 Acreage 1.22 Existing

Use of Property: Residential

Existing Structures: House

The purpose of this rezone is:

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

Property is serviced by the following

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

Public Sewer: NA Provider: NA Septic Tank: X

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

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

**Public Notice sign will be placed and removed by P&D Office**

Signs will not be removed until after Board of Commissioners meeting

**Office Use Only:**

Existing Zoning A1 Surrounding Zoning: North City of Loganville South City of Loganville  
East City of Loganville West City of Loganville

Comprehensive Land Use: Neighborhood Residential DRI Required? Y  N

Commission District: I - Amanic Warren Watershed: / TMP: /

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**Date: 12/12/25 Tax Map and Parcel Number(s): C0160011PROPERTY ADDRESS: 4743 Hwy 81  
Loganville, Georgia 30052PROPERTY OWNER/APPLICANT: Ramo Manjic  
Hwy 81  
Loganville, GA 30052

Check one of the following:

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

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

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

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

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**Ramo Manjic**


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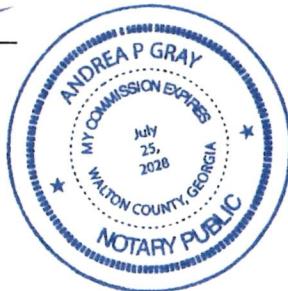
Sworn to and subscribed before me this 12<sup>th</sup> Day of December 2025


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NOTARY PUBLIC



## **Disclosure of Campaign Contributions**

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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

yes  no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

Ramona Chenier

Signature of Applicant/Date

Check one: Owner  Agent

**AGENT AUTHORIZATION**

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

PROPERTY ADDRESS: 4743 Hwy 81  
Loganville, Georgia 30052

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

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

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

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

**ATTORNEY/AGENT**

Andrea P. Gray  
BY: Andrea P. Gray

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

Jessica Penner  
NOTARY PUBLIC



[additional signatures on following page]

APPLICANT/OWNER: Ramo Manjic

Ramo Manjic  
BY:

Sworn to and subscribed before me this 1st Day of December 2025

APR 25  
NOTARY PUBLIC



## Article 4, Part 4, Section 160 Standard Review Questions:

### **Provide written documentation addressing each of the standards listed below:**

1. Existing uses and zoning of nearby property;

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

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

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

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

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

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

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

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

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

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

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



# Andrea P. Gray LLC

Attorney at Law

December 19, 2025

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

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

Dear Ms. Parr:

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

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

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



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

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

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

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

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

Sincerely,



Andrea Gray  
Applicant's Representative



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



# Rezoning Application

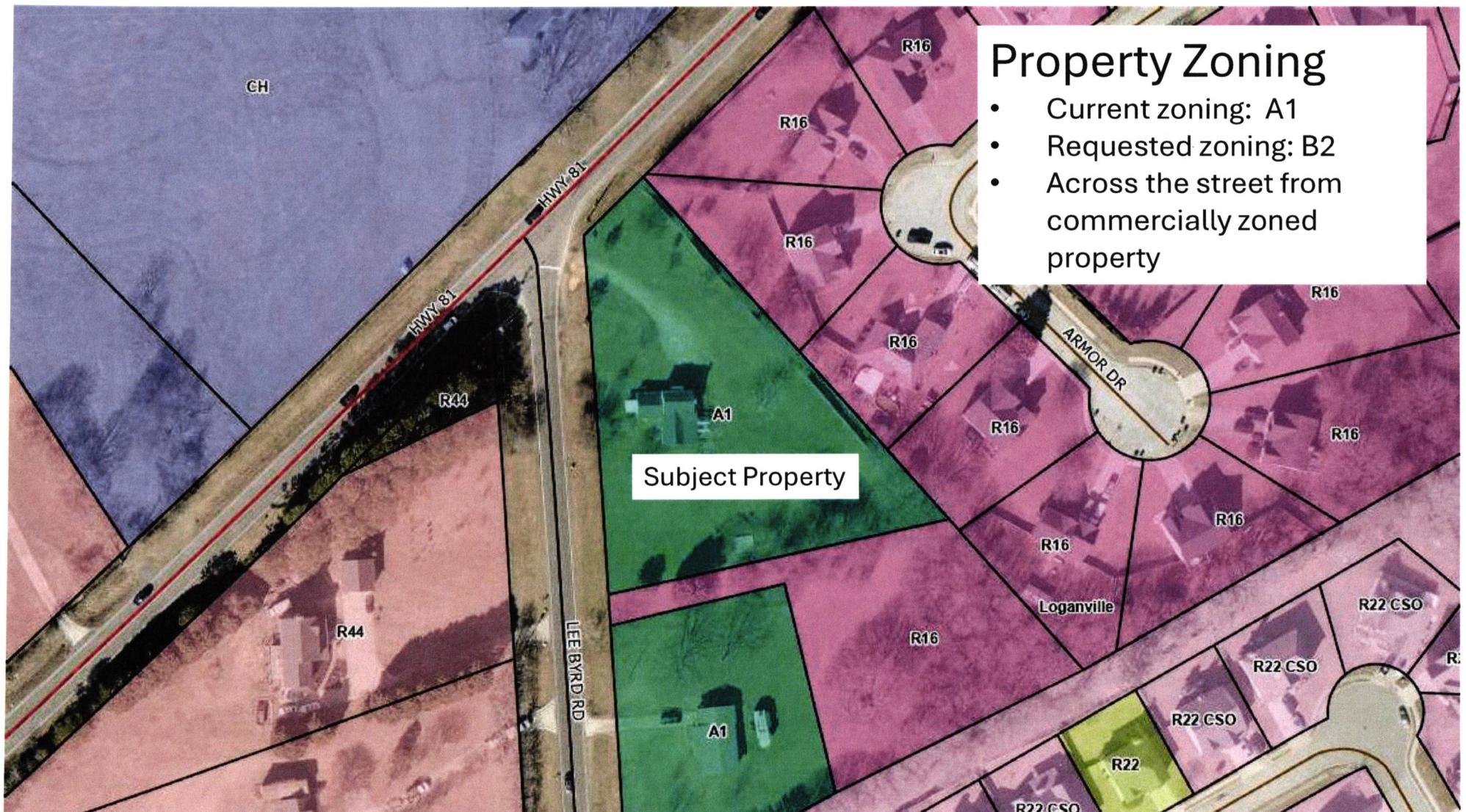
## Used Vehicle Sales

1.22 acres on Hwy 81/Lee Byrd Rd

A1 o B2

Applicant: Ramo Manjic

Agent: Andrea P. Gray, LLC



## Zoning Trends on Hwy 81

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



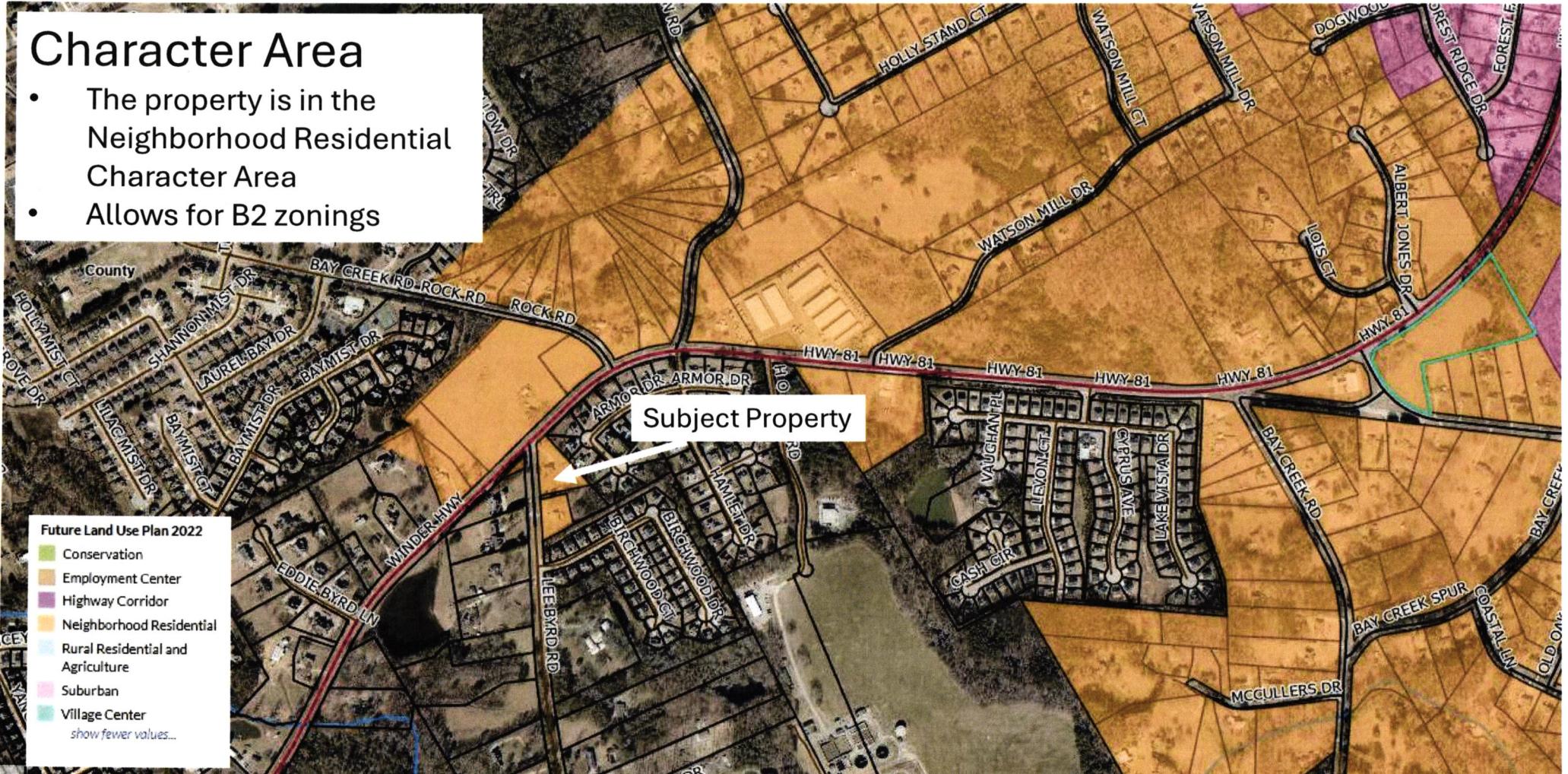
## Property Location

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



## Character Area

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





December 18, 2025

## Notice of Preservation of Constitutional Objections

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

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

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

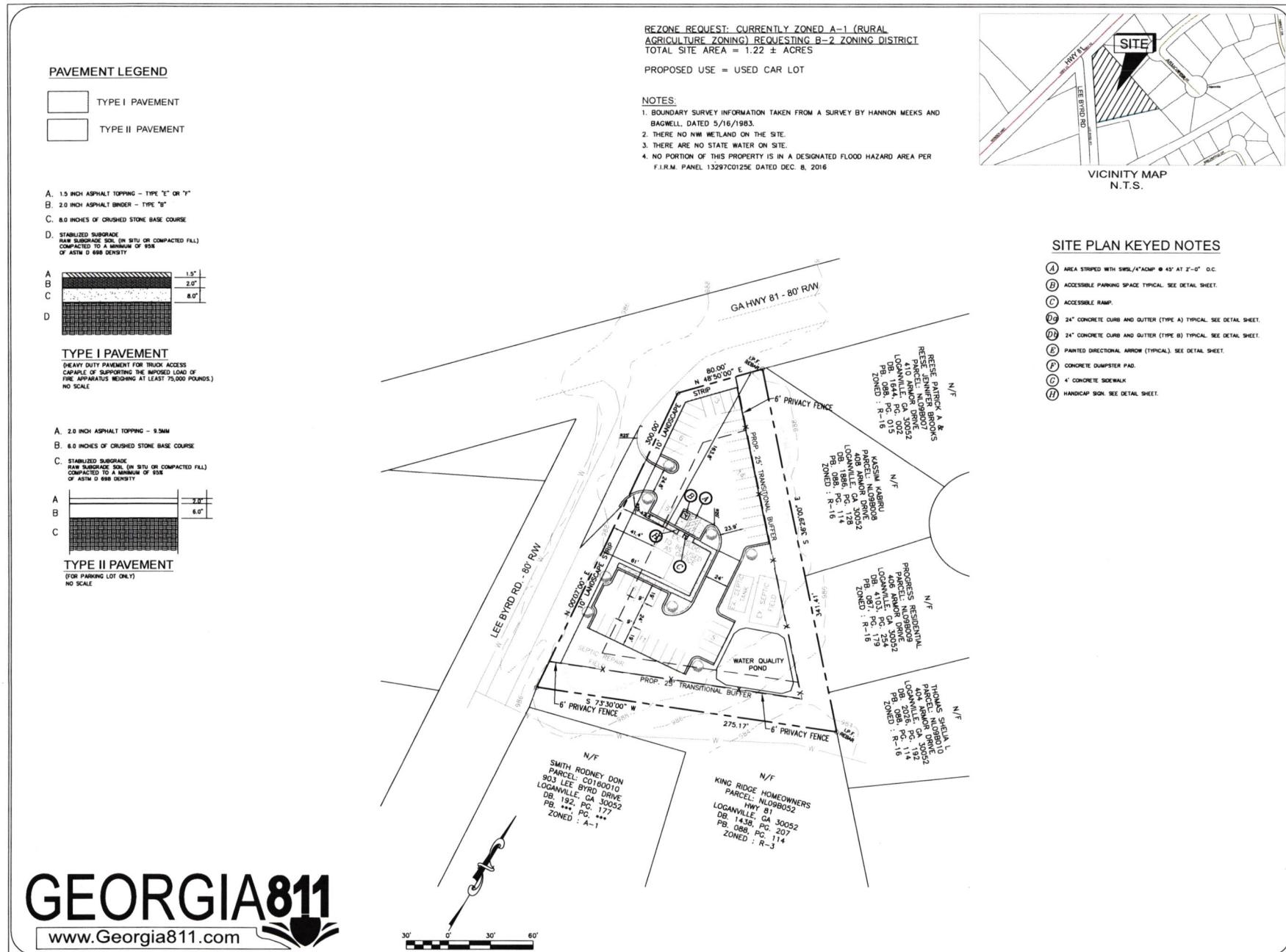
A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus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

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

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



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





## Planning and Development Department Case Information

Case Number: Z25-0397

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicants/Owners:

Jeffrey Bryce & Amy Nicole Carter  
2310 Ho Hum Hollow Road  
Monroe, Georgia 30655

Current Zoning: The current zoning is R1.

Request: Rezone 7.83 from R1 to A1 to have personal outside animals.

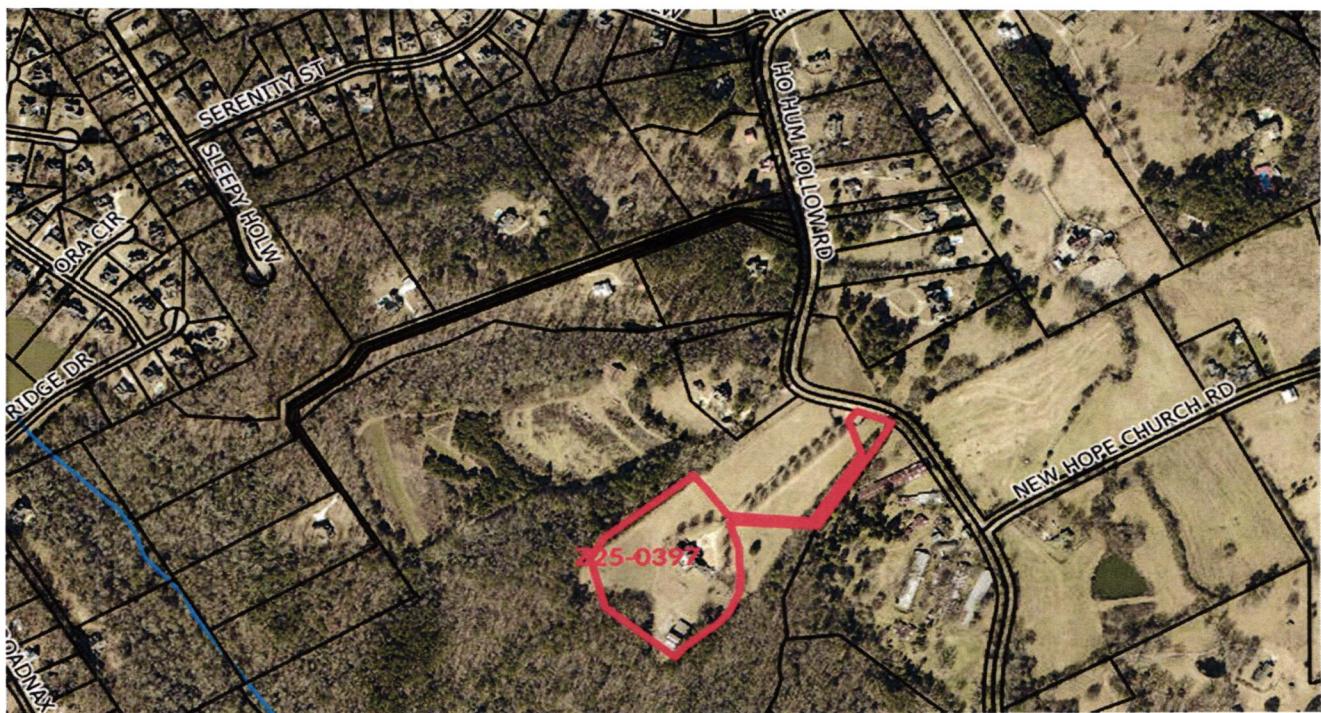
Address: 2310 Ho Hum Hollow Road, Monroe, Georgia 30655

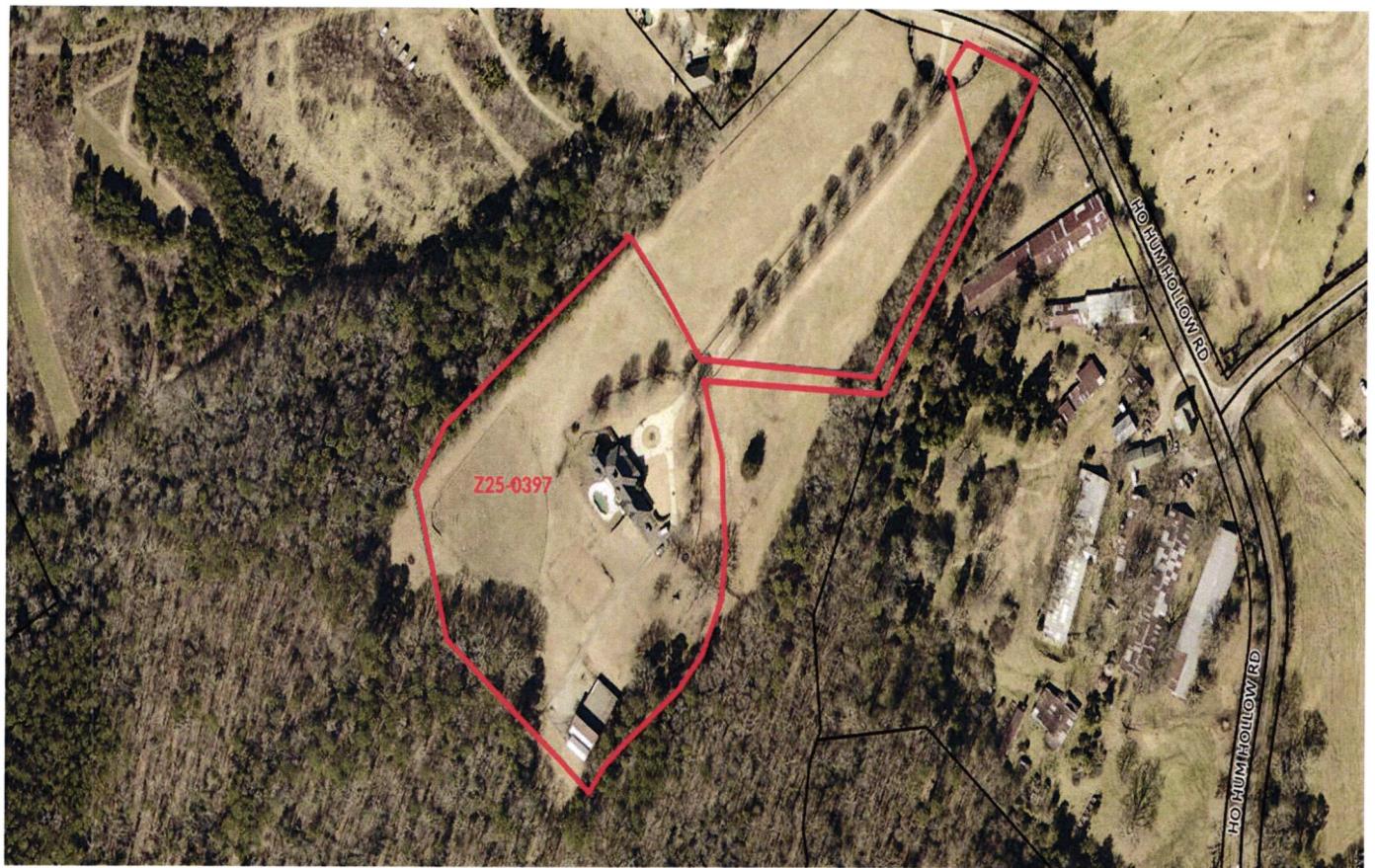
Map Number/Site Area: C0620012A00

Character Area: Suburban

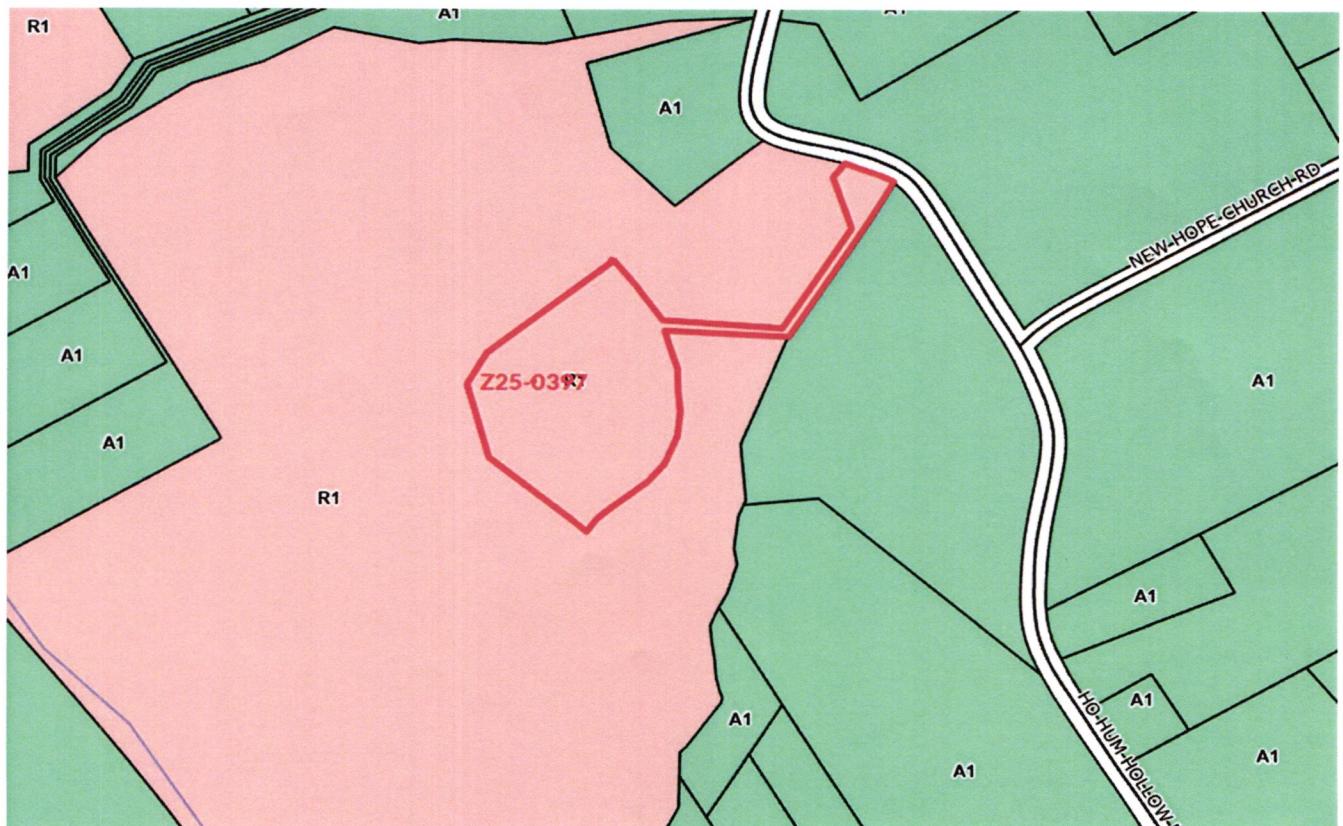
District 3 Commissioner- Timmy Shelnutt Planning Commission–John Pringle

Existing Site Conditions: Property consists of a house.



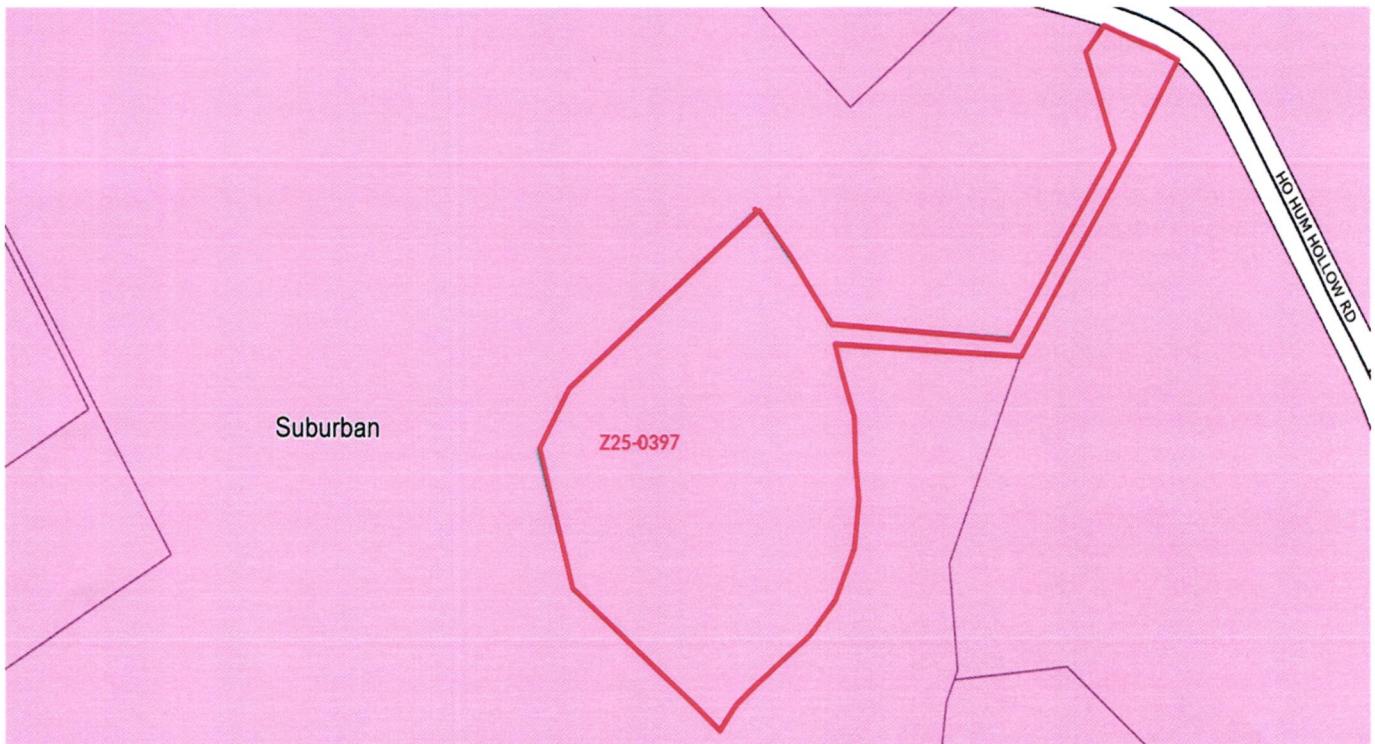


The surrounding properties are A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



**History:**

Z04100008	Ho Hum Hollow LLC	A-1 to R-1 OSC Res Subd.	C062-12 Ho Hum Hollow Road	Approved Cond.
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**Staff Comments/Concerns:** A final plat for Rezone Z04100008 had not been recorded.

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**

**Board of Education:**

**GDOT:**

**City of Monroe:**

**City of Loganville:**

**Rezone Application #** 225-0397**Application to Amend the Official Zoning Map of Walton County, Georgia**

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

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

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

**Map/Parcel** C0620012A00

**Applicant Name/Address/Phone #**

Jeffrey Bryce & Amy Nicole Carter

2310 Ho Hum Hollow Rd

**Property Owner Name/Address/Phone**

Jeffrey Bryce & Amy Nicole Carter

2310 Ho Hum Hollow Rd

Monroe, GA 30655

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

Phone # 770.235.3868

Phone # 770.235.3868

7.83

Location: 2310 Ho Hum Hollow Road Requested Zoning A1 Acreage 0.0000

Existing Use of Property: Residential

Existing Structures: House

The purpose of this rezone is change zoning from R1 OSC to A1.

Property is serviced by the following:

Public Water: X Provider: WCWD 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.

Signature Jeffrey Bryce

Date 12/11/25

\$ 600.00 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 R1 South R1+A1  
East A1 West R1

Comprehensive Land Use: Suburban

**DRI Required?** Y        N       

Commission District: 3 - Timmy Shelnutt

Watershed:        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.

 12/11/25

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: Jeffrey Bryce & Amy Nicole Carter

Address: 2310 Ho Hum Hollow Road Monroe, GA 30655

Telephone: 770.235.3868

Location of Property: 2310 Ho Hum Hollow Road  
Monroe, GA 30655

Map/Parcel Number: C0620012A00

Current Zoning: R1-OSC Requested Zoning: A1

Jeffrey Bryce Carter  
Property Owner Signature

Amy Nicole Carter  
Property Owner Signature

Print Name: Jeffery Bryce Carter Print Name: Amy Nicole Carter

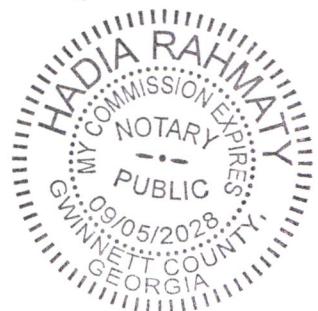
Address: 2310 Ho Hum Hollow Road Address: 2310 Ho Hum Hollow Road

Phone #: \_\_\_\_\_ Phone #: 770-235-3743

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.

Rahmati  
Notary Public

12-11-2025  
Date



### AGENT AUTHORIZATION

Date: \_\_\_\_\_ Tax Map and Parcel Number(s): C0620012A00

PROPERTY ADDRESS: 2310 Ho Hum Hollow Rd. Monroe, GA 30655

PROPERTY OWNERS: Jeffery Bryce Carter Amy Nicle Carter  
2310 Ho Hum Hollow Rd. Monroe, GA 30655

APPLICANT: Jeffery Bryce Carter Amy Nicle Carter

AGENT: Ned Butler  
574 Conyers Rd  
Loganville, GA 30052  
678.373.0536

ACTION: Rezone property from R1 OSC to A1 to allow for hobby farm activities.

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

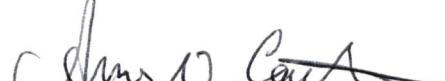
Property Owner



By: Jeffery Bryce Carter

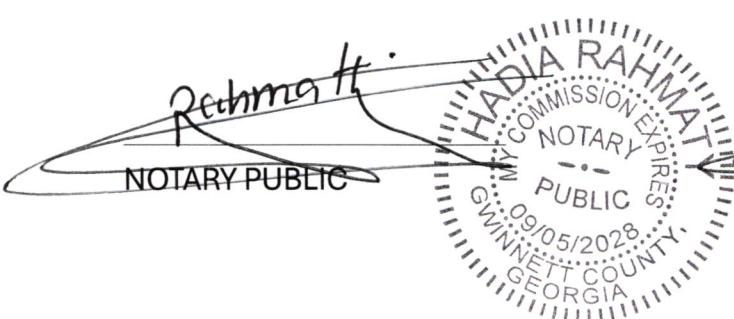
Sworn to subscribe before me this  
11 Day of Dec 2025

Property Owner



By: Amy Nicle Carter

Sworn to subscribe before me this  
11 Day of Dec 2025



## 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;

R1 OSC to the North South East and West

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

Property values are not anticipated to be  
 diminished by the proposed zoning.

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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;

The proposed zoning will provide the owner  
 the ability to have a small amount of hooved  
 animals or agricultural uses of a hobby type  
 nature.

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

The proposed zoning will provide a  
 a lower denisty use than as currently zoned.

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

The proposed use is for a agricultural residential use that coincides with the surrounding uses.

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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

The property has been owned and occupied the owner since 2017.

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December 29, 2025

Walton County Planning Department  
Attention: Kristi Parr  
126 Court St  
Monroe, GA 30655

Mrs. Parr,

Mr. and Mrs Carter are requesting a rezone of parcel numbers C0620012A00 located at 2310 Ho Hum Hollow Road in Monroe, GA Walton County. The request is to change the zoning from R1 OSC to A1. This will allow the homeowners to use their 7.893 acre parcel as a small hobby farm if they choose under the zoning requirements of Walton County for A1 properties.

Kind Regards,



Ned Butler





## Planning and Development Department Case Information

Case Number: CU26-0001

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant:

Manchilo Guadie  
4369 Amberleaf Walk  
Lilburn, Georgia 30047

Owner:

Guadalupe Minhane  
3601 Youth Monroe Road  
Loganville, Georgia 30052

Current Zoning: A

Request: Conditional Use on 15.90 acres for a Place of Worship with entrance off of Youth Monroe Road.

Address: 3601 Youth Monroe Road & Joanne Drive, Loganville, Georgia 30052

Map Number/Site Area: C0510167A00

Character Area: Suburban

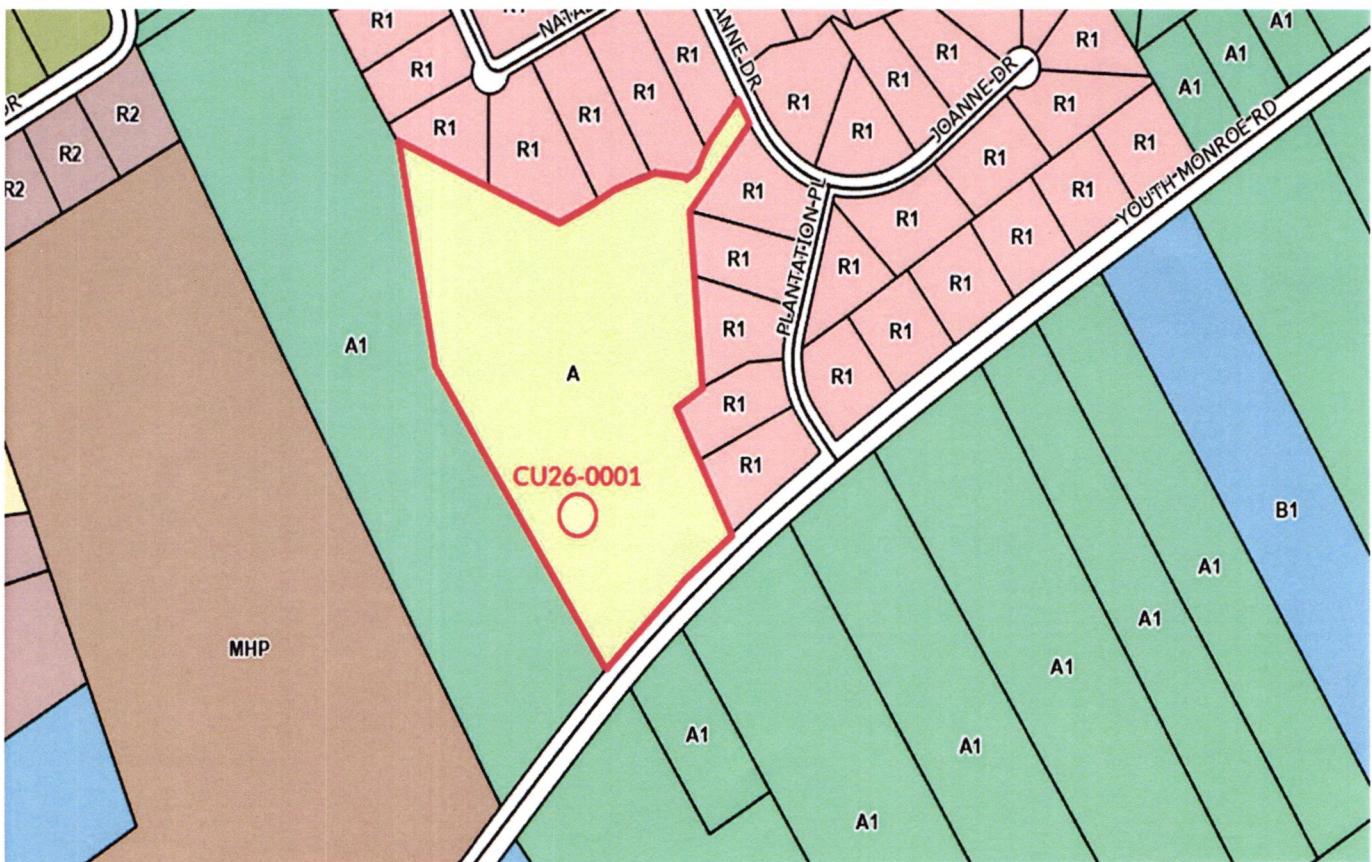
District 1-Amarie Warren Planning Commission-Josh Ferguson

Existing Site Conditions: Property consists of a house and barn.



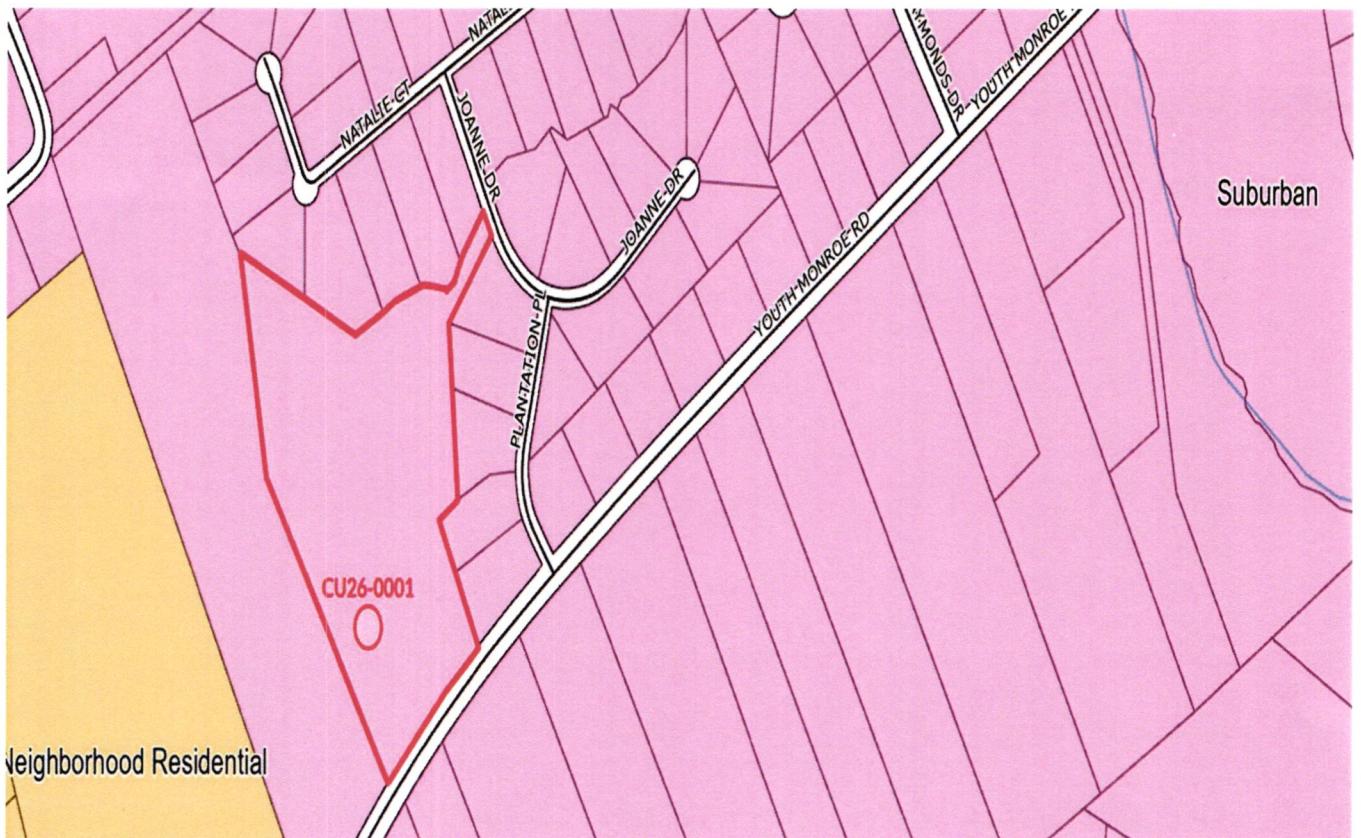


The surrounding properties are zoned A1 & R1.



The property is not in a Watershed Protection Area.

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



### History:

Z20060006	Guadalupe Minhane	Rezone from A1 to A to grow & sell animals products	C051-167A 3601 Youth Monroe Road	Approved w/conditions
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### Staff Comments/Concerns:

### Comments and Recommendations from various Agencies:

### Public Works:

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**

**Board of Education:**

**GDOT:**

**City of Monroe:**

Conditional Use Application # CU26-0001

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

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at **WC Historical Court House**  
**You or a representative must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

**Map/Parcel** C0510-167-A00

**Applicant Name/Address/Phone #**

Manchilo Guadie

4369 Amberleaf Walk,

Lilburn, GA 30047

**Property Owner Name/Address/Phone**

GUADALUPE MINHANE

3601 Youth Monroe Rd  
 Loganville, GA 30052

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

Phone # 202-509-2228

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

Location 3601 Youth Monroe Rd → Joanne Drive Present Zoning A Acreage 15.9

Existing Use of Property: Single Family

Existing Structures: House and Barn

Property is serviced by:

Public Water: Public Provider: Walton Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: ✓

The purpose of this conditional use is: To build an christian church and use it as a place of worshiping Jesus Christ as a Lord.

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.

Manchilo Guadie January 1, 2026 \$ 600.00 ✓  
 Signature Date Fee Paid

**Public Notice sign will be placed and removed by P&D Office**

Signs will not be removed until after Board of Commissioners meeting

**Office Use Only:**

Existing Zoning A

Surrounding Zoning: North R1 South A1  
 East R1 West A1

Comprehensive Land Use: Suburban

Commission District: 1-Amaric Warren

Watershed: \_\_\_\_\_

I hereby withdraw the above application \_\_\_\_\_ Date: \_\_\_\_\_

**BY PROPERTY OWNER**

*Item 4.4.*

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: MANCHILO GUADIE

Address: 4369 AMBERLEAF WALK, LILBURN, GA 30047

Telephone: 202-509-2228

Location of Property: 3601 YOUTH MONROE RD, LOGANVILLE, GA, 30052

Map/Parcel Number: C051000000167A00

Current Zoning: AGRICULTURE Requested Zoning: Conditional use for

Carrie Rose

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Property Owner Signature

Property Owner Signature

Property Owner Signature

Print Name: Guadalupe Minihane

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

**Address:** 3601 Youth Monroe Rd, Loganville, GA 30052

Address:

Phone #: 678-837-6010

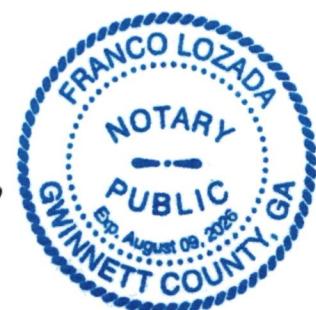
Phone #:

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

Notary Public

01/04/2026  
Date

Date \_\_\_\_\_





# PURCHASE AND SALE AGREEMENT

Offer Date: 12/9/2025



2025 Printing

## A. KEY TERMS AND CONDITIONS

**1. Purchase and Sale.** The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

**a. Property Identification:** Address: 3601 Youth Monroe Road  
 City Loganville, County Walton - GA, Georgia, Zip Code 30052  
 MLS Number: 7627771 Tax Parcel I.D. Number: C051000000167A00

**b. Legal Description:** The legal description of the Property is [select one of the following below]:

(1) attached as an exhibit hereto;  
 (2) Condominium (attach F204 Condominium Resale Purchase and Sale Exhibit)  
 (3) the same as described in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, et. seq., of the land records of the above county; **OR**  
 (4) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, \_\_\_\_\_ Section/ GMD,  
 Lot \_\_\_\_\_, Block \_\_\_\_\_, Unit \_\_\_\_\_, Phase/Section \_\_\_\_\_  
 of \_\_\_\_\_ Subdivision/Development, according  
 to the plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, et. seq., of the land records of the above county.

**2. Purchase Price of Property to be Paid by Buyer.**  
\$1,200,000.00

**3. Seller's Monetary Contribution toward Buyer's Costs at Closing:** \$ 0.00

**4. Closing Date and Possession.**  
 Closing Date shall be 3/12/2026 with possession of the Property transferred to Buyer  
 upon Closing **OR**  days after Closing at \_\_\_ o'clock  AM **OR**  PM (attach F219 Temporary Occupancy Agreement).

**5. Closing Law Firm ("Closing Attorney").** **Phone Number:**  
O'Kelley & Sorohan, Attorneys at Law LLC, Duluth 770-497-1880

**6. Holder of Earnest Money ("Holder").** (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) Virtual Property Realty.com

**7. Earnest Money.** Earnest money will be paid to Holder in a method of payment acceptable to the Holder.  
 a. \$ \_\_\_\_\_ as of the Offer Date.  
 b. \$12,000.00 within 3 days from the Binding Agreement Date.  
 c. \_\_\_\_\_.

**8. Inspection and Due Diligence.**  
 a. **Due Diligence Period:** Property is being sold subject to a Due Diligence Period of 60 days from the Binding Agreement Date.  
 b. **Option Payment for Due Diligence Period:** In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:  
 (1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus  
 (2) shall pay directly to Seller additional option money of \$ \_\_\_\_\_ by  check  ACH or  wire transfer of  
 immediately available funds either  as of the Offer Date; **OR**  within \_\_\_\_\_ days from the Binding Agreement Date. Any  
 additional option money paid by Buyer to Seller  shall (subject to lender approval) or  shall not be applied toward the  
 purchase price at Closing and shall not be refundable to Buyer unless the Closing fails to occur due to the default of the Seller.

**9. Lead-Based Paint.** To the best of Seller's knowledge, the residential dwelling(s) on the Property (including any portion thereof or  
 painted fixture therein)  was (attach F316 Lead-Based Paint Exhibit) **OR**  was not built prior to 1978.

## 10. Brokerage Relationships in this Transaction.

**a. Buyer's Broker is Virtual Properties Realty.com and is:**  
 (1)  representing Buyer as a client.  
 (2)  working with Buyer as a customer.  
 (3)  acting as a dual agent representing Buyer and Seller.  
 (4)  acting as a designated agent where:  
 \_\_\_\_\_ has been assigned to exclusively represent Buyer.

**b. Seller's Broker is EXP Realty, LLC. and is:**  
 (1)  representing Seller as a client.  
 (2)  working with Seller as a customer.  
 (3)  acting as a dual agent representing Buyer and Seller.  
 (4)  acting as a designated agent where:  
 \_\_\_\_\_ has been assigned to exclusively represent Seller.

**c. Material Relationship Disclosure:** The material relationships required to be disclosed by either Broker are as follows:

**11. Time Limit of Offer.** The Offer set forth herein expires at 11:59 o'clock p.m. on the date 12/11/2025.

Buyer(s) Initials M G 1a468d1 Seller(s) Initials GM 54b4764

**By signing this Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.**

If Buyer or Seller is a legal entity, this Agreement must be signed by one or more authorized persons, as required in the entity's legal documents. The person's signature must include the capacity in which the person is signing, such as "Trustee", "General Partner", "Manager", "President", etc.

**Buyer Acceptance and Contact Information**

**1 Buyer's Signature**

  
Manchilo Guadie

Print or Type Name

12/9/2025  
Date

Buyer's Address for Receiving Notice

Buyer's Phone Number:  Cell  Home  Work

Buyer's E-mail Address

**2 Buyer's Signature**

Print or Type Name

Date

Buyer's Address for Receiving Notice

Buyer's Phone Number:  Cell  Home  Work

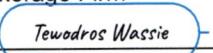
Buyer's E-mail Address

Additional Signature Page (F267) is attached.

**Buyer's Broker/Affiliated Licensee Contact Information**

Virtual Properties Realty.com

Buyer Brokerage Firm

  
Tewodros Wassie

Broker/Affiliated Licensee Signature

12/9/2025

Tewodros Wassie

Print or Type Name

446795

GA Real Estate License #

(404) 839-8599

Licensee's Phone Number

Fax Number

Licensee's E-mail Address

REALTOR® Membership

2750 Premiere Pkwy Suite 200, Duluth, GA 30097

Broker's Address

(770) 495-5050

Broker's Phone Number

000-000-0000

Fax Number

VIRT01

MLS Office Code

H-31589

Brokerage Firm License Number

**Seller Acceptance and Contact Information**

**1 Seller's Signature**

  
GUADALUPE MINHANE

Print or Type Name

12/9/2025

Date

Seller's Address for Receiving Notice

Seller's Phone Number:  Cell  Home  Work

Seller's E-mail Address

**2 Seller's Signature**

Print or Type Name

Date

Seller's Address for Receiving Notice

Seller's Phone Number:  Cell  Home  Work

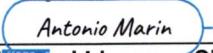
Seller's E-mail Address

Additional Signature Page (F267) is attached.

**Seller's Broker/Affiliated Licensee Contact Information**

EXP Realty, LLC.

Seller Brokerage Firm

  
Antonio Marin

12/9/2025

Broker/Affiliated Licensee Signature

Date

Antonio Marin

Print or Type Name

429466

GA Real Estate License #

(404) 769-1951

Licensee's Phone Number

Fax Number

Licensee's E-mail Address

REALTOR® Membership

1372 Peachtree St NE, Atlanta, GA 30309

Broker's Address

(888) 959-9461

Broker's Phone Number

000-000-0000

Fax Number

EXPR01

MLS Office Code

H-65080

Brokerage Firm License Number

**Binding Agreement Date:** The Binding Agreement Date in this transaction is the date of 12/9/2025  
and has been filled in by \_\_\_\_\_.

## **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.

*Manchilo Quadie*

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

Check one: Owner \_\_\_\_\_ Agent

## Standard Review Questions:

**Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:**

### Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.  
The proposed use of this property as a place of worship will not have any adverse influences as our church is a quiet and environmentally friendly place of worship. The 15.9 acre lot will have enough accommodation for setbacks, fences and driveway.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.  
Most of activities of our proposed use will occur on Sundays and will not be hinder or endanger pedestrians and will not affect the traffic negatively.
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.  
All vehicles will be parked inside designated places within the property and we will not use street parking. The proposed use of this property will be adequate in terms all aspects.
4. Public facilities and utilities are capable of adequately serving the proposed use.  
Yes, public utilities are capable of adequately serving the proposed use as our proposed use does not require much utilities.
5. The proposed use will not adversely affect the level of property values or general character of the area.  
The proposed use will increase the values of neighbouring properties by making the area more versatile and providing needed community services.

**Date: January 1, 2026**

**Re: Letter of Intent – Conditional Use Permit Application**

**Proposed Use:** Church / Place of Worship

**Property Address:** 3601 Youth Monroe Rd, Loganville, GA 30052

**Parcel Number:** C0510-167-A

Dear Members of the Planning Commission, Heavenly Blessings!

My name is The Rev. Manchilo Guadie, Head Priest and CEO of the Church. This letter is submitted in support of the application for a Conditional Use Permit for **Holy Trinity (DBKS) Ethiopian Orthodox Church of Lilburn, GA**, to allow the operation of a church at the above-referenced property located in Walton County, GA.

**Our Church** is a non-profit religious organization established in November 2015, serving the spiritual and community needs of residents in the surrounding area. During the last ten years, we owned the less than 1 acre facility and operated at 4057 Darling Ct SW, Lilburn, GA 30047. However, due to lack of green space for our children to play and thrive, we could not fully implement our desired plans for our future generation. So we needed a bigger space and found one in Loganville, GA. The proposed use of the property as a place of worship is consistent with the county's zoning intent to allow institutional and community-serving uses that benefit local residents.

The church plans to conduct regular worship services on weekends **between the hours of between 6:00am and 11:00am on Sundays**, with occasional events such as Bible studies, youth programs, community meetings, and special religious observances. Attendance is expected to average approximately **100** individuals per service. All activities will take place primarily within the building in the existing proposed lot.

Adequate parking is provided on-site in compliance with county requirements, and traffic impacts are expected to be minimal and limited to scheduled service times. The church will comply with all applicable county regulations regarding noise, lighting, occupancy limits, and public safety. No outdoor amplification is proposed. On top of that, our church is historically environmental friendly and will plant more trees within the property and will preach the importance of peaceful coexistence and environmental stewardship to the community. Our coming will definitely benefit the community in Walton County, GA.

**On the first page of the proposed development plan, it shows a picture of the future church. Until we build our future permanent church, we will have a temporary place of worship. There is a barn on the property that will be renovated according to Walton County safety standards, and converted into a temporary church until the future church can be built.**

**There is an existing four-bedrooms, three-bathrooms building, and we will use that building to house our guests, preachers and priests.**

The proposed use will not adversely affect neighboring properties and is intended to be a positive presence within the community by promoting fellowship, outreach, and charitable activities. The church is committed to being a responsible neighbor and maintaining the property in a clean, orderly, and respectful manner.

We respectfully request approval of this Conditional Use Permit. Thank you for your time and consideration. Please feel free to contact us if additional information is required.

**Conclusion:**

For the reasons stated above, I respectfully request the Commission to approve our request for **Conditional Use Permit**.

I appreciate your consideration. Please feel free to reach out to me should you have any additional questions or concerns.

Sincerely,

*Manchilo Guadie*

Fr. Manchilo Guadie

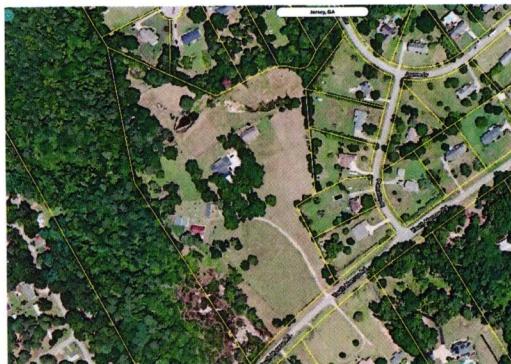
Tel. (202) 509-2228

# DEBRE BIRHAN KIDIST SELASSIE ETHIOPIAN ORTHODOX CHURCH INC

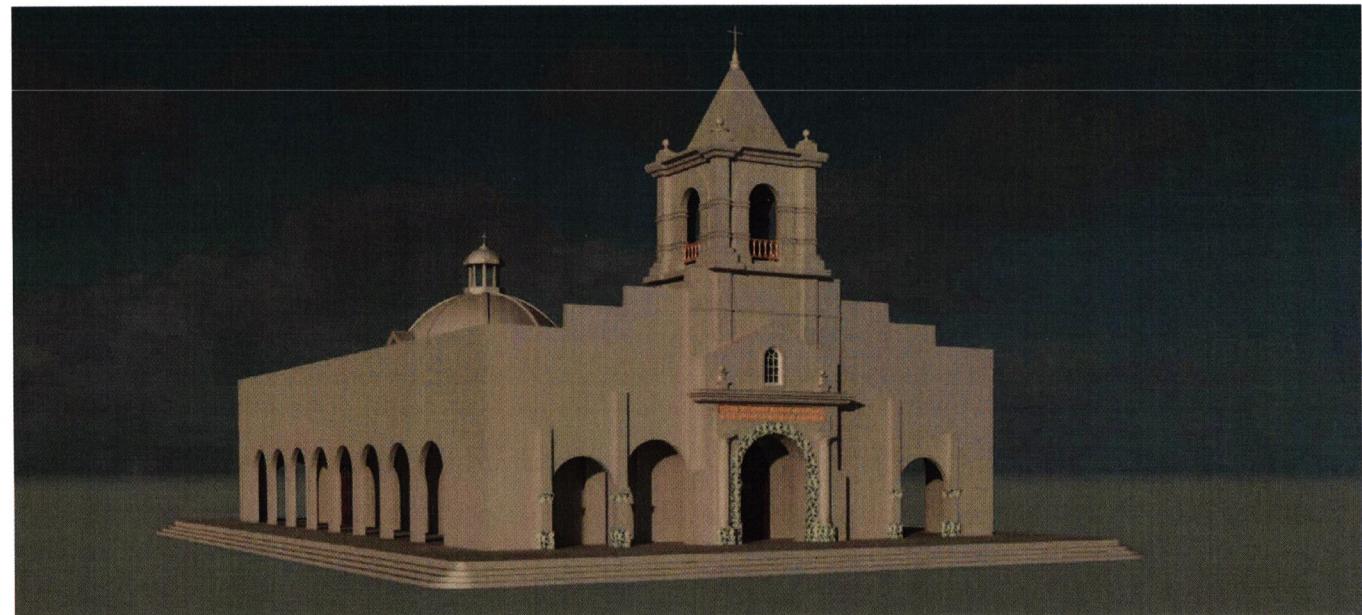
## PROPOSED DEVELOPMENT PLAN



VICINITY MAP



LOCATION MAP



### PROJECT SUMMARY:

THIS PROJECT PROPOSES THE DEVELOPMENT OF A 15.9-ACRE PROPERTY LOCATED AT 3601 YOUTH MONROE ROAD, LOGANVILLE, GEORGIA, AS A MIXED-USE COMMUNITY CAMPUS. THE PRIMARY USE OF THE SITE IS A CHURCH, SUPPORTED BY ACCOMMODATION FOR EDUCATIONAL, RECREATIONAL, SENIOR HOUSING, AND COMMUNITY-ORIENTED FUNCTIONS SUCH AS EDUCATIONAL AND RECREATIONAL SPACES. THE DEVELOPMENT IS PLANNED AS A COHESIVE AND UNIFIED ESTATE THAT INCORPORATES SHARED AMENITIES AND INTEGRATED SERVICES. THE INTENT OF THE PROJECT IS TO MEET A BROAD SPECTRUM OF COMMUNITY NEEDS—RANGING FROM RELIGIOUS WORSHIP AND ASSEMBLY TO RESIDENTIAL CARE AND DAILY LIVING SUPPORT—WHILE PROMOTING AN INCLUSIVE, WELL-INTEGRATED, AND INTERGENERATIONAL COMMUNITY ENVIRONMENT.

### VISION:

This project seeks to establish a well-planned, mixed-use community campus consistent with Walton County's comprehensive plan. Anchored by a church, the development includes assisted living and senior housing, along with educational and recreational spaces. Designed as a unified campus with shared amenities and integrated services, the project promotes efficient land use, accessibility, and an inclusive, intergenerational environment that serves the spiritual, residential, and community needs of the area.

### PROGRAM DESCRIPTIONS:

#### CHURCH: Primary Institutional Use

The church serves as the central spiritual and community hub of the campus. It will host worship services, educational programs, and community gatherings, with flexible spaces to accommodate both regular and large-scale events. Key features include a worship sanctuary, multipurpose hall, classrooms, offices, and outdoor gathering areas.

#### ASSISTED LIVING FACILITIES: Residential with Support Services

Assisted living facilities provide safe and accessible housing with daily support services for seniors, including memory care units. The design promotes comfort, independence, and social engagement through private and semi-private units, communal dining, and indoor and outdoor recreational spaces.

#### SENIOR HOUSING: Independent Living

Senior housing units are designed for older adults who can live independently while benefiting from access to shared amenities and community engagement. Units include apartments or cottages, shared recreational and social spaces, access to dining and wellness programs, and proximity to the church and other community facilities.

#### COMMUNITY-BASED USES: Educational and Recreational Spaces

These spaces support lifelong learning, recreation, and social interaction for residents and broader community. Facilities include classrooms, multi-purpose rooms, gyms, game rooms, outdoor trails, sports areas, community gardens, and flexible spaces for workshops and events.

#### SHARED AMENITIES: Integrated Campus Services

Shared amenities are integrated throughout the campus to enhance efficiency, encourage community interaction, and provide inclusive programming. Features include dining and common spaces, wellness and recreational facilities, outdoor gathering areas, accessible infrastructure, and culturally inclusive programs for diverse populations, including new immigrants.

### PROJECT APPROACH:

#### Phase One: Temporary Church Facility

The initial phase involves the renovation and modification of an existing barn house to serve as a temporary church facility. Work will focus on adapting the interior and exterior spaces to accommodate worship services, educational programs, and community gatherings while ensuring compliance with safety, accessibility, and building codes. This phase establishes a functional campus anchor while permanent facilities are planned and constructed.

#### Phase Two: Permanent Church and Site Development

The second phase focuses on the finalization of the comprehensive church facility and the comprehensive development of the site. This includes finalizing the layout for all programs, establishing building footprints, green and open spaces, and interior circulation paths.

Emphasis will be placed on functional adjacencies between campus components, integration of shared amenities, efficient traffic flow, pedestrian connectivity, and the creation of an inviting and cohesive campus environment.

#### Phase Three: Senior Housing and Assisted Living Facilities

The final phase involves the construction of senior housing and assisted living facilities. These residential components will provide independent and supportive living options for older adults, integrated within the campus to encourage access to shared amenities and intergenerational engagement. The design will prioritize safety, accessibility, comfort, and social connectivity, ensuring a high quality of life for residents while complementing the overall campus environment.

Project Number  
Date

Project Number  
Issue Date



Site Plan  
1" = 80'-0"

**SITE DESCRIPTION :**

LOCATION: 3601 YOUTH MONROE RD,  
LOGANVILLE, GA

ZONING: AGRICULTURAL

The site currently includes a single-family dwelling built in 1974, which is a four-bedroom, three-bath brick residence, along with associated outbuildings and barn structures. The parcel is fully fenced and has historically been used for cattle and horse farming, featuring a small stream, a pond, and natural vegetation along its perimeter. Two existing barns and open pasture areas contribute to the rural character of the property.

The site has a significant frontage on Youth Monroe Road, providing strong visibility and access, and is situated within a mixed residential and rural context. Adjacent properties include larger agricultural and residential lots, with nearby institutional, educational, and community uses serving the broader area. The surrounding area is characterized by low-density development, with proximity to local schools, commercial amenities, and primary transportation routes such as Highway 81, offering convenient connections to the greater Loganville and Walton County region.

**PROPOSALS:**

The church will be located on the eastern portion of the property, set back 50 feet from the street frontage, serving as the primary institutional anchor for the campus. Positioned prominently, it is intended to function as a landmark and a catalyst for future development, establishing the character and identity of the site. The placement has been carefully planned so as not to restrict or interfere with future phases of development. The upper portion of the property will remain open and flexible, allowing for adaptation to the highest and best use of the land in subsequent development phases, ensuring efficient use of space and compatibility with the overall campus plan.

**DEBRE BIRHAN KIDIST SELASSIE  
ETHIOPIAN ORTHODOX CHURCH  
INC**

3601 Youth Monroe Rd,

**PROJECT NUMBER**

**Project Number**

**SHEET TITLE**

**SITE PLAN**

**SHEET NUMBER**

**A005**

**PAGE**

1931 PA, SUITE 100, LILBURN,  
30048

WWW.....COM

**SEAL**

**REVISIONS**

# DATE DESCRIPTION

**ISSUE DATE**

NO DATE REMARKS/BULLETIN

**PROFESSIONAL IN CHARGE:**

**PROJECT MANAGER:**  
Ali R. NAJAFI

**QUALITY CONTROL:**  
—

**PROJECT NAME**



PROPOSED  
DEBRE BIRHAN KIDIST SELASSIE ETHIOPIAN ORTHODOX CHURCH INC

1931 PA, SUITE 100, LILBURN,  
30050

WWW.....COM

SEAL

**REVISIONS**

# DATE DESCRIPTION

**ISSUE DATE**

NO DATE REMARKS/BULLETIN

**PROFESSIONAL IN CHARGE:**

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**PROJECT MANAGER:**

ALL

NAJAFI

**QUALITY CONTROL:**

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**PROJECT NAME**

**DEBRE BIRHAN KIDIST SELASSIE**

**ETHIOPIAN ORTHODOX CHURCH**

**INC**

3601 Youth Monroe Rd.

**PROJECT NUMBER**

**Project Number**

**SHEET TITLE**

**PROPOSED CHURCH**

**SHEET NUMBER**

**A006**

**PAGE**

**0**

Project Status



① PROPOSED TEMPORARY CHURCH



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW

**DEBRE BIRHAN KIDIST SELASIE  
ETHIOPIAN ORTHODOX CHURCH  
INC**

PROJECT NUMBER

Project Number

SHEET TITLE

PROPOSED  
TEMPORARY CHURC

SHEET NUMBER

A007

PAGE

01

1931 PA, SUITE 100, LILBURN,  
30048

WWW.....COM

SEAL

## REVISIONS

# DATE DESCRIPTION

## ISSUE DATE

NO DATE REMARKS/BULLETIN

## PROFESSIONAL IN CHARGE

PROJECT MANAGER:

ALL

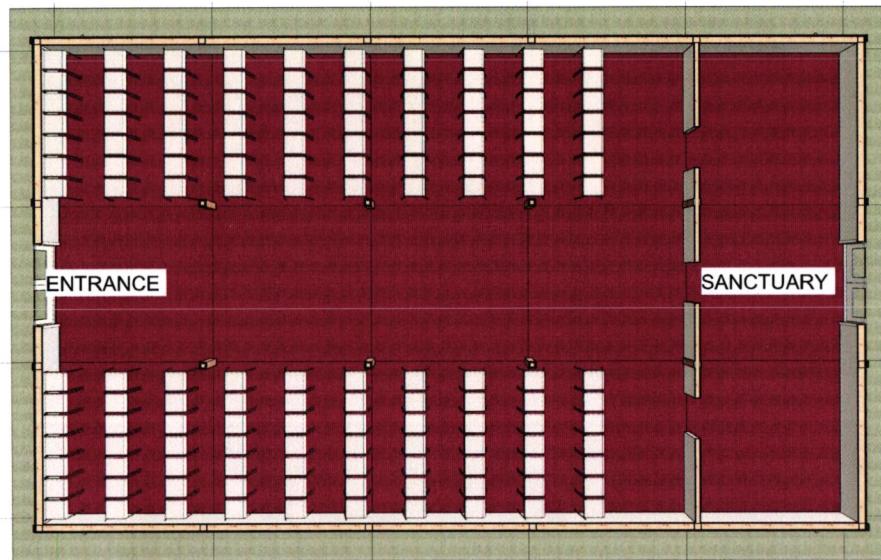
NAJAFI

QUALITY CONTROL:

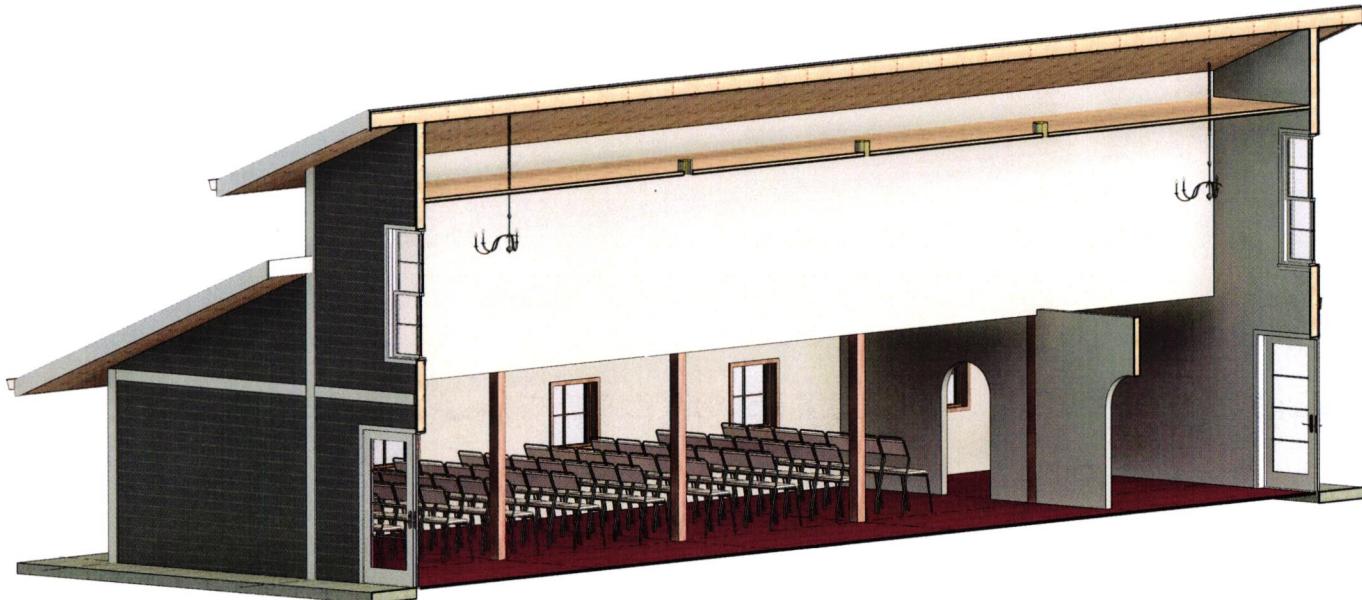
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PROJECT NAME

3601 Youth Monroe Rd.



3D FLOOR PLAN



3D BUILDING CUT THROUGH SECTION PLAN

Project Status

1931 PA, SUITE 100, LILBURN,  
30048

WWW.....COM

SEAL

## REVISIONS

# DATE DESCRIPTION

## ISSUE DATE

NO. DATE REMARKS/BULLETIN

## PROFESSIONAL IN CHARGE:

## PROJECT MANAGER:

AL

NAJAFI

## QUALITY CONTROL:

—

## PROJECT NAME

## DEBRE BIRHAN KIDIST SELASSIE

## ETHIOPIAN ORTHODOX CHURCH

INC

3601 Youth Monroe Rd.

## PROJECT NUMBER

Project Number

## SHEET TITLE

PROPOSED  
TEMPORARY CHURC  
PLAN

## SHEET NUMBER

A008

## PAGE

01



## Planning and Development Department Case Information

Case Number: Z26-0002

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant:

Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655

Owners:

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

Current Zoning: The current zoning is A1/R1.

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

Address: Good Hope Road, Monroe, Georgia 30655

Map Number/Site Area: C1660104

Character Area: Employment Center

District 6 Commissioner- Kirklyn Dixon Planning Commission-Timothy Kemp

Existing Site Conditions: Property is vacant.



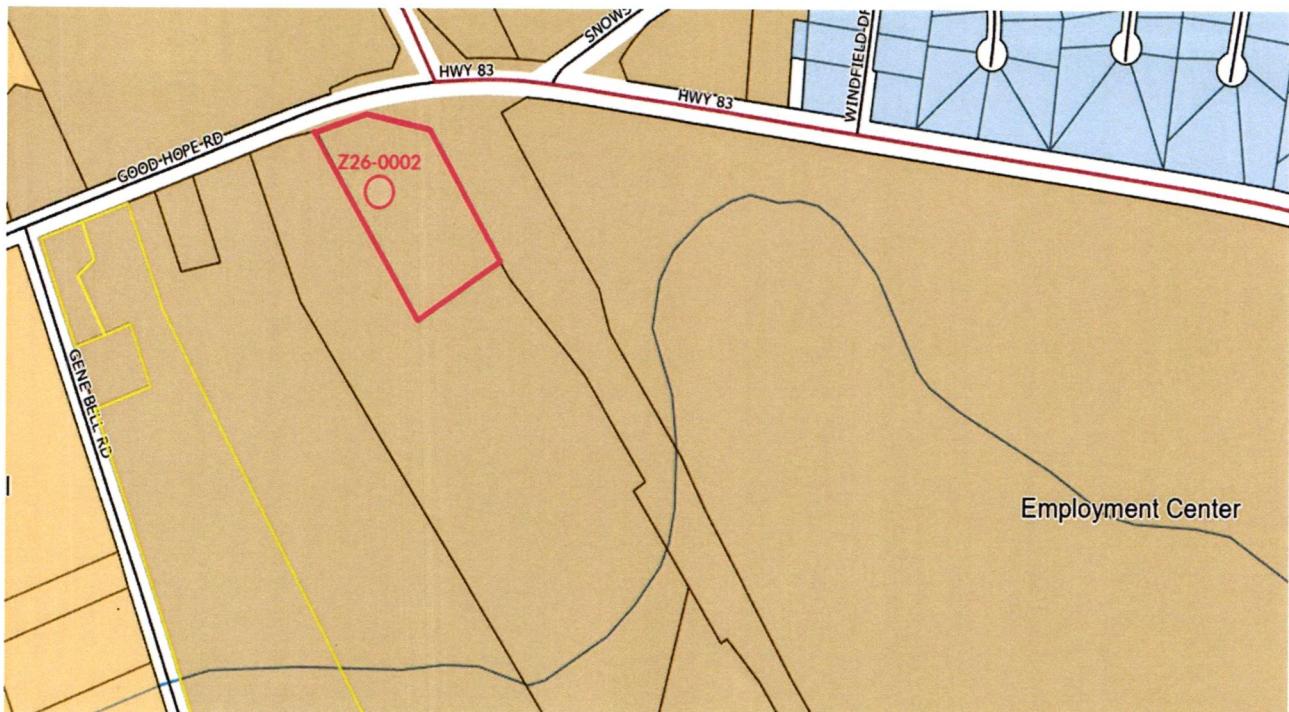


The surrounding properties are A1, A2 OI, B2 and R1.



The property is not in a Watershed Protection Area.

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



**History:** No History

**Staff Comments/Concerns:**

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

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

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

1. Shall contain an access width along the edge of the pavement of not more than forty (40) feet as measured parallel to the street at its narrowest point and shall not be located closer than ten feet to the adjoining property.
2. Shall not have any two driveways any closer than twenty (20) feet at both the right-of-way line and the edge of the pavement along a single street.

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

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

1. A solid fence or wall six (6) feet in height shall be erected along the property lines which abut residential property.
2. Exterior lighting with cut-off luminaries are required so that light it is directed away from adjacent properties.

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

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

#### **Public Works:**

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

#### **Water Authority:**

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

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

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

**GDOT:**

**City of Monroe:**

**City of Loganville:**

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

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

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

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

**Map/Parcel C1660104**

Applicant Name/Address/Phone #

Nikhil Agarwal

452 Clearwater Way

Monroe, Georgia 30655

Property Owner Name/Address/Phone

James Little, Kevin Little, Kaye Hannay

1190 Good Hope Rd

Monroe, GA 30655

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

Phone # 650-431-9377

Phone # 770 286-7010

Location: Good Hope Rd Requested Zoning B3 Acreage 5 Existing

Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is:

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

Property is serviced by the following

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

Public Sewer: NA Provider: NA Septic Tank: \_\_\_\_\_

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

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

**Public Notice sign will be placed and removed by P&D Office**

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

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

Comprehensive Land Use: Employment Center DRI Required? Y  N

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

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

## **Disclosure of Campaign Contributions**

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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

yes  no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

*Nchill*

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

Check one: Owner  Agent

## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

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

APPLICANT: Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655

Check one of the following:

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

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

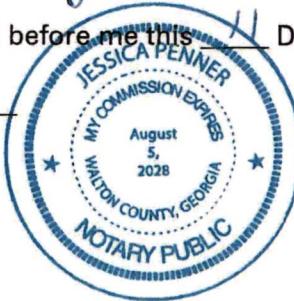
**Please list total value of contribution(s) dates and names of the local Government Official:**

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

**Kaye Hannay**

Sworn to and subscribed before me this 25 Day of December 2025

## NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONSDate: 12/11/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay  
1190 Good hope Rd  
Monroe, Georgia 30655APPLICANT: Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655

Check one of the following:

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

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

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

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James Little

James LittleSworn to and subscribed before me this 11 Day of DECEMBER 2025Joe  
NOTARY PUBLIC

DISCLOSURE OF CAMPAIGN CONTRIBUTIONSDate: 12/11/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay  
1190 Good hope Rd  
Monroe, Georgia 30655APPLICANT: Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655

Check one of the following:

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

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

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

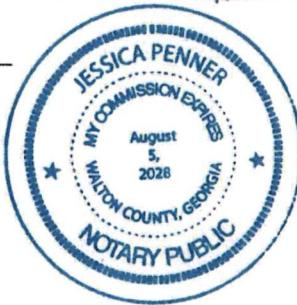
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Kevin Little

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

NOTARY PUBLIC



**AUTHORIZATION  
BY PROPERTY OWNER**

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

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

Name of Applicant: Nikhil Agarwal  
 Address: 452 CLEARWATER WAY MONROE GA-30655  
 Telephone: 650-431-9377  
 Location of Property: Good Hope Rd

Map/Parcel Number: C1660104

Current Zoning: A1/R1 Requested Zoning: B3

Kevin Little  
 Property Owner Signature

James Little  
 Property Owner Signature

Print Name: Kevin Little

Print Name: James Little

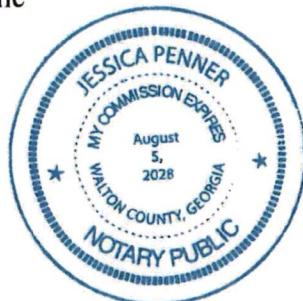
Address: 1256 Appalachee Woods  
Buckhead GA 30605  
 Phone #: 770-317-0401

Address: 1245 Good HOPE RD  
 Phone #: 770-267-7855  
770-316-6034 (CELL)

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

Jessica Penner  
 Notary Public

12/11/2025  
 Date



**AUTHORIZATION  
BY PROPERTY OWNER**

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

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

Name of Applicant: Nikhil Agarwal

Address: 452 CLEARWATER WAY MONROE GA-30655

Telephone: 650-431-9377

Location of Property: Good Hope Rd

Map/Parcel Number: C1660104

Current Zoning: A1/R1 Requested Zoning: B3

Property Owner Signature: Kaye Hannay

Property Owner Signature: \_\_\_\_\_

Print Name: Kaye Hannay

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

Address: 1190 Good Hope Rd  
Monroe, Ga 30655

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

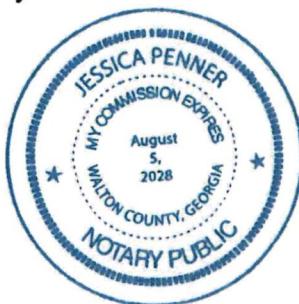
Phone #: 770 286-7010

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

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Date: 12/11/2025



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

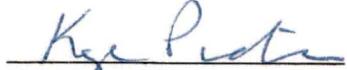
PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay  
1190 Good Hope Rd  
Monroe, Georgia 30655APPLICANT: Nikhil Agarwal  
452 Clearwater Way  
Monroe, Georgia 30655ATTORNEY/AGENT: Andrea P. Gray, LLC  
300 E Church Street  
Monroe, GA 30655  
(678) 364-2384

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

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

---

**ATTORNEY/AGENT**
  
 BY: Andrea P. Gray
Sworn to and subscribed before me this 22 Day of December 2025
  
 NOTARY PUBLIC

[additional signatures on following page]



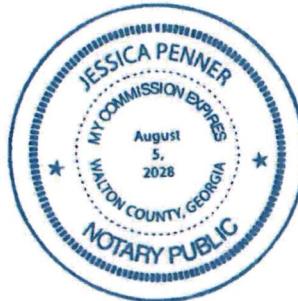
**APPLICANT: Nikhil Agarwal**

Nikhil A.

BY:

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

Jessica Penner  
NOTARY PUBLIC



*[signature page for Agent Authorization]*

*[additional signatures on following page]*

OWNER: Kevin Little

Kevin Little  
BY:

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

John  
NOTARY PUBLIC



OWNER: James Little

James Little  
BY:

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

John  
NOTARY PUBLIC



OWNER: Kaye Hannay

Kaye Hannay  
BY:

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

John  
NOTARY PUBLIC



[signature page for Agent Authorization]

## Article 4, Part 4, Section 160 Standard Review Questions:

### **Provide written documentation addressing each of the standards listed below:**

#### 1. Existing uses and zoning of nearby property;

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

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

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

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

The proposed project will be beneficial and convenient for nearby residents and those traveling along the State highway or Bypass. It does not pose a significant adverse impact to the health, safety, morals or general welfare of the public. Given the location at the intersection of a State highway and the Bypass, it has easy ingress and egress for customers. It is also a contemplated use under the Comprehensive Plan.

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

Applicant's project will bring convenience to the immediate neighbors with access to gas and food in addition to jobs and tax revenues to the broader community. The current zoning is a hardship on the property owner given the limited desirability of the property for residential or agricultural uses with its small size and location.

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

The property is most suitable for commercial development given its location on a State highway and Bypass. Residential and agricultural uses are less suitable given the noise and traffic generated on the adjoining roads.

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

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



# Andrea P. Gray LLC

Attorney at Law

January 5, 2026

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

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

Dear Ms. Parr:

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

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

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



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

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

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

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

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

Sincerely,



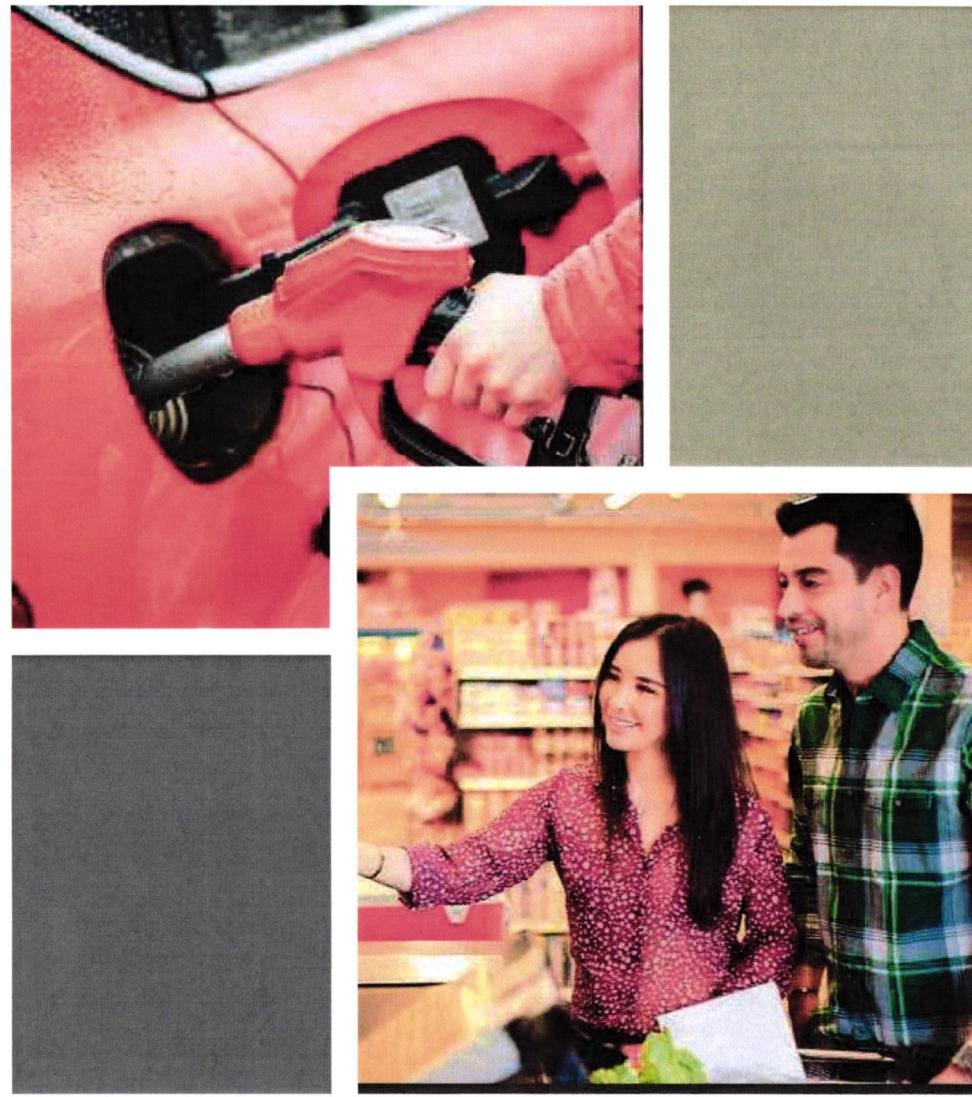
Andrea Gray  
Applicant's Representative



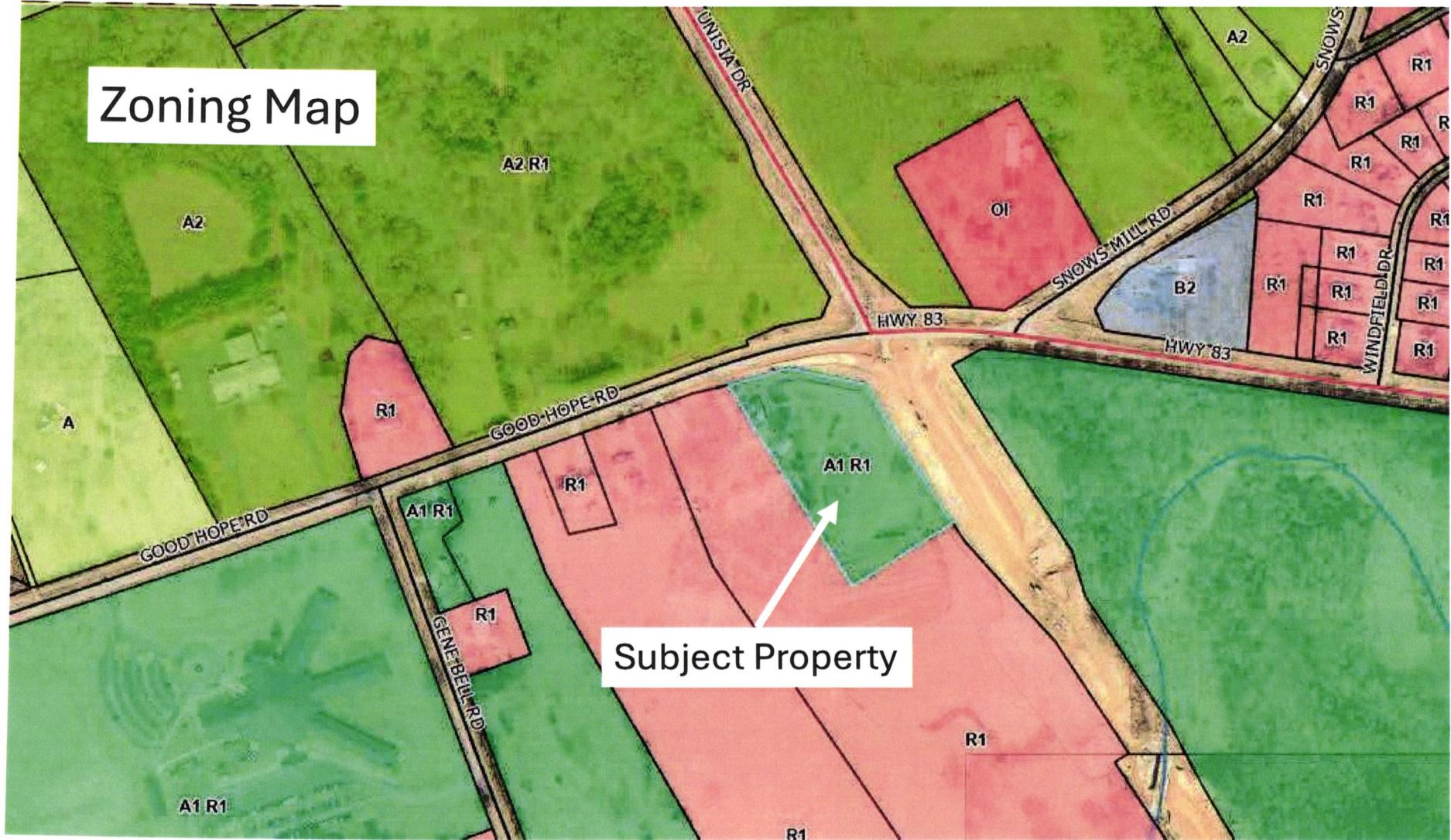
300 E Church Street, Monroe, GA 30655  
(678) 364-2384 [www.andreapgray.com](http://www.andreapgray.com)

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

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



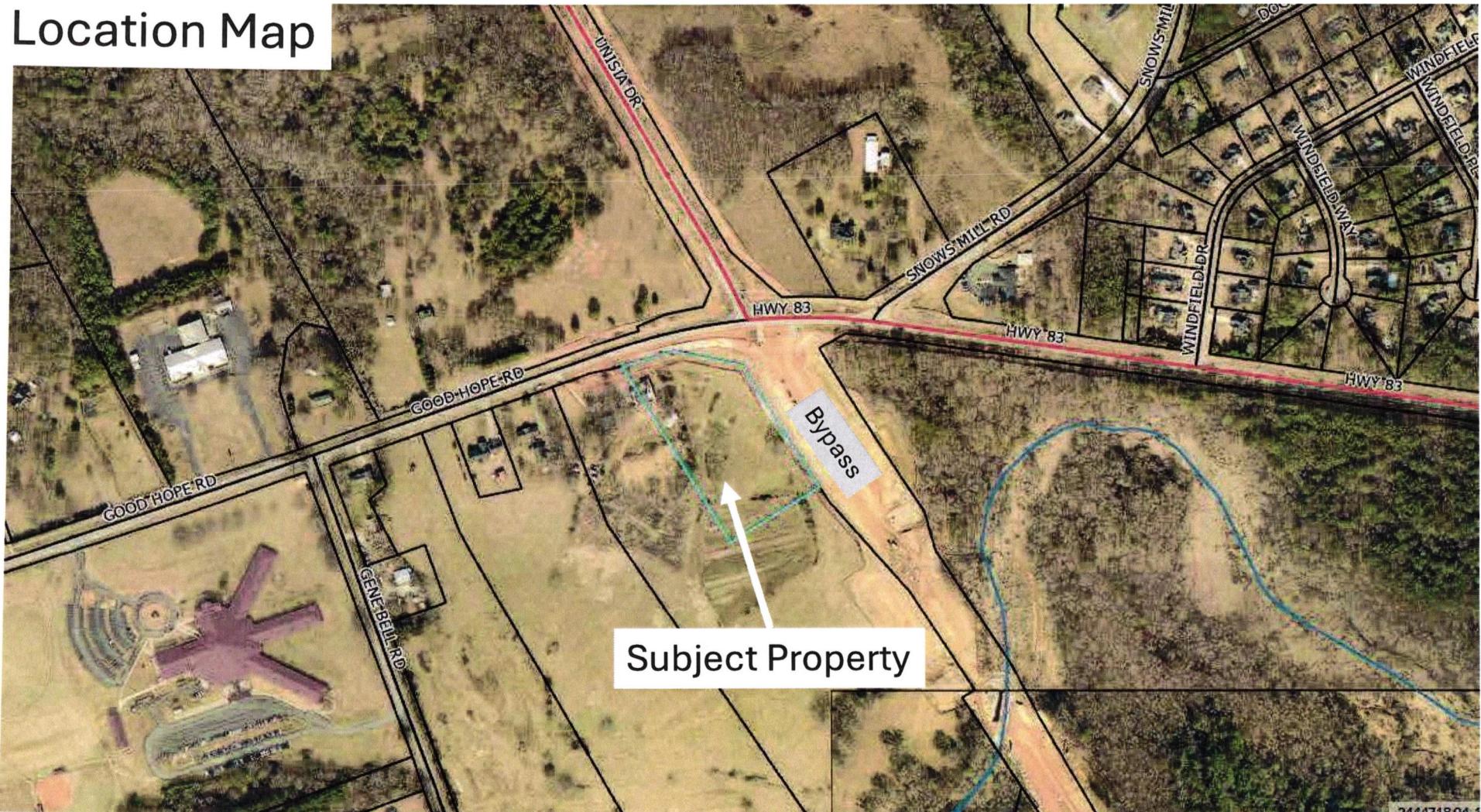
# Zoning Map



## Character Area Map



## Location Map





# Andrea P. Gray LLC

Attorney at Law

January 5, 2026

## Notice of Preservation of Constitutional Objections

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

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

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

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

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

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



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