



Planning and Development Department Case Information

Case Number: Z26-0139

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant:

Dinko Cepic
3460 Stock Road
Monroe, Georgia 30656

Owners:

Dinko & Maryssa Cepic
3460 Stock Road
Monroe, Georgia 30656

Current Zoning: The current zoning is R1.

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

Address: 3460 Stock Road, Monroe, Georgia 30656

Map Number/Site Area: C0720061 – 3.11 acres

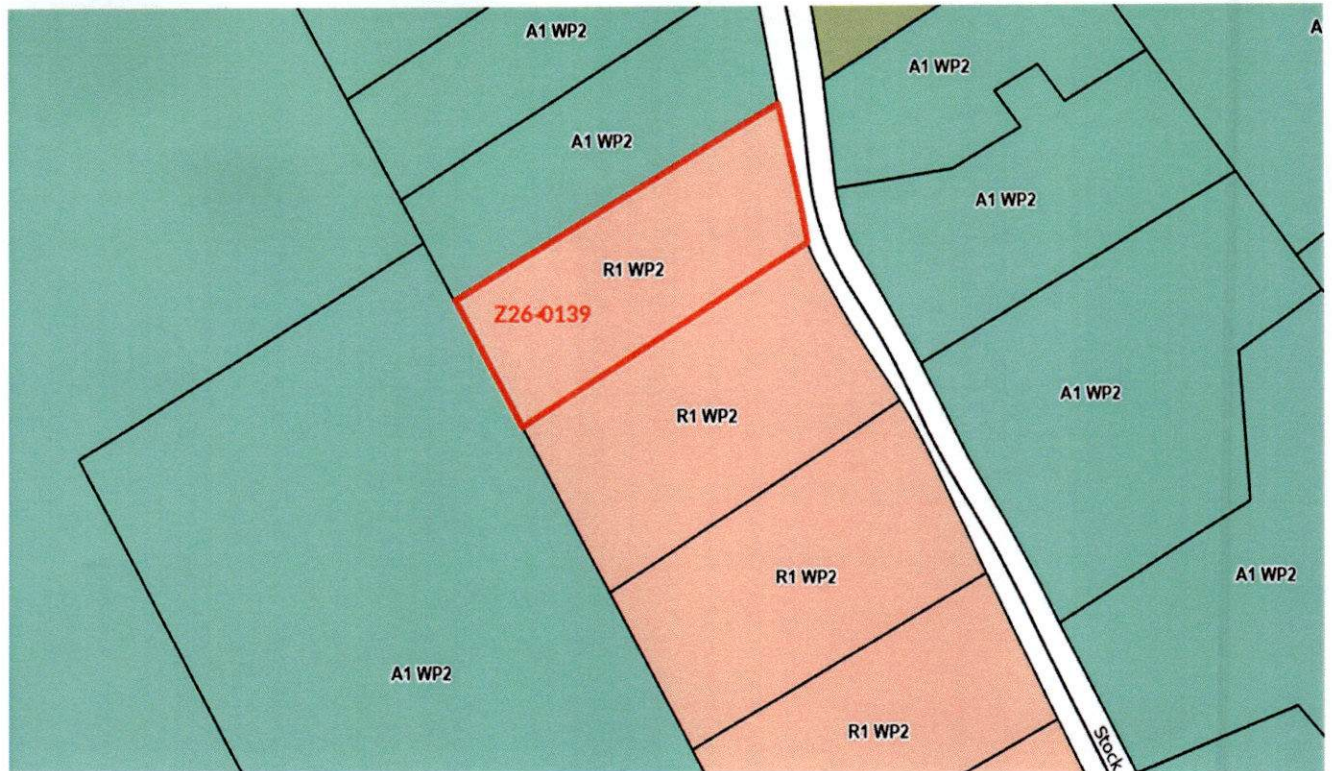
Character Area: Conservation

District 5 Commissioner- Jeremy Adams Planning Commission – Tim Hinton

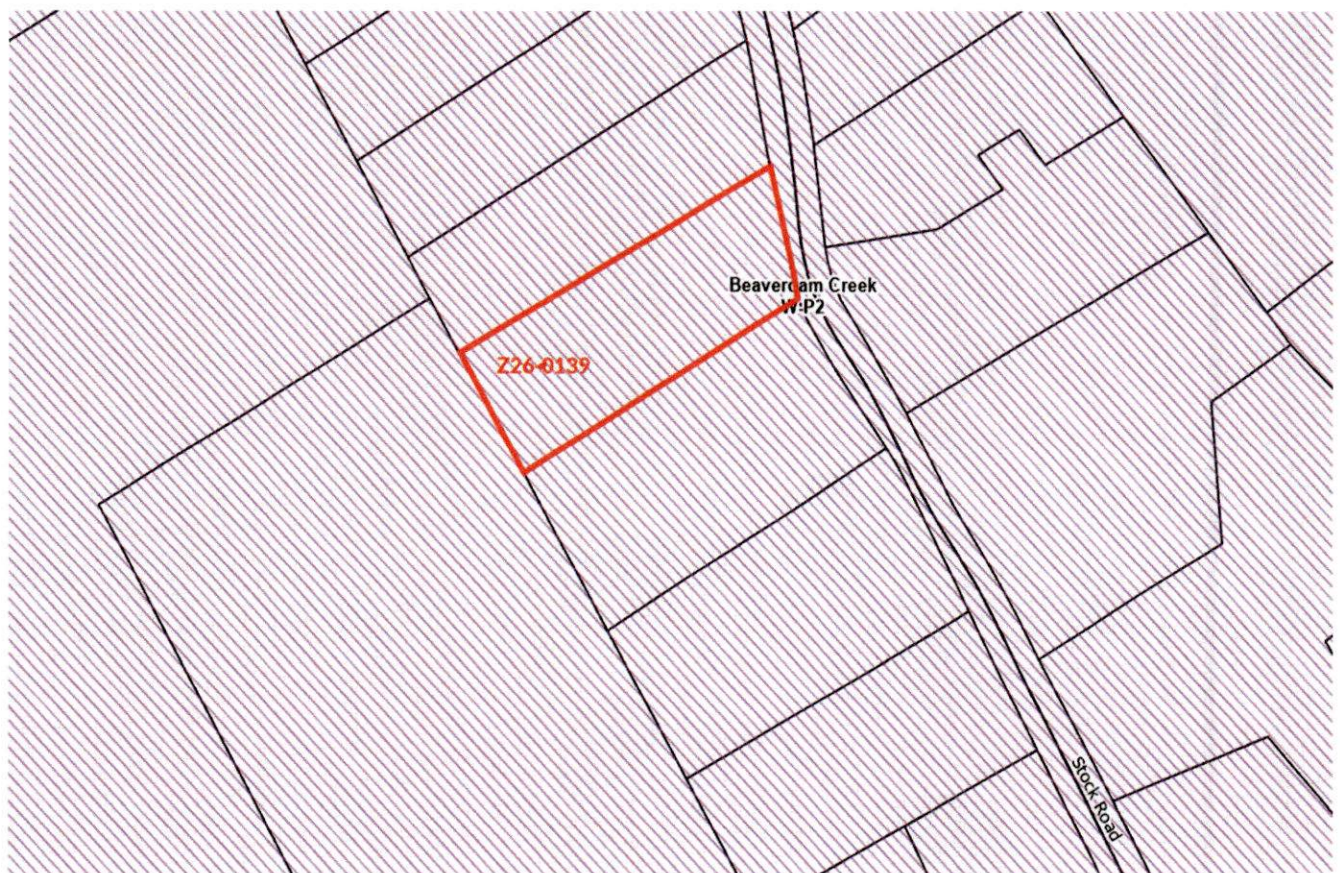
Existing Site Conditions: The property has a house and a pole barn.



The surrounding properties are zoned A1 and R1.



The property is in the Beaverdam Creek Watershed Protection Area.



The Future Land Use Map for this property is Conservation.



History: No History

Staff Comments/Concerns:

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Stock Road (static pressure: 75 psi, Estimated fire flow: 1,950 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts foreseen

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

GDOT: Will not affect GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

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

PC Action 7/9/2026:

**Z26-0139 – Rezone 3.11 acres from R1 to A1 to have personal outside animals –
Applicant: Dinko Cepic/Owners: Dinko & Maryssa Cepic – property located at 3460
Stock Road – Map/Parcel C0720061 - District 5**

Presentation: Dink Cepic represented the case. He stated that he is looking to rezone his property from R1 to A1 to have personal outside animals. He was asked about what kind of animals and Mr. Cepic stated only a couple of hens. He said that they will be in a 6x5 chicken coop which is 50 ft. from the property line and approximately 16 feet from the porch. He said the surrounding properties are all Zoned A1.

Josh Ferguson asked if there was going to be any commercial business-like selling animals and Mr. Cepic stated he would not be selling animals that these are for personal use.

Timothy Kemp asked how many chickens and Mr. Cepic stated about 4.

Speaking: No one

Recommendation: Josh Ferguson made a motion to recommend approval as submitted with a second by Robert Post. The Motion carried unanimously.

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

To Whom It May Concern,

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

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

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

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

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

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

Sincerely,

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

Section 6-1-650 Poultry

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

- A. Number and type chickens allowed:
 - 1. No more than six (6) chickens are allowed per parcel.
 - 2. Roosters and any other crowing chickens are prohibited.
- B. Noncommercial use only
 - 1. Chickens, chicken products and/or by-products shall not be sold on the property.
- C. Enclosures
 - 1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
 - 2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
 - 3. Structures must be setback twenty-five (25) feet from side and rear property lines.
 - 4. Fences shall comply with standards of Article 10, Section 10-1-120.
 - 5. No structure or enclosure shall exceed one hundred (100) square feet.
- D. Feed must be stored in a fully enclosed, rodent-proof container.
- E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.

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

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

A. No animal quarters are to be located closer than fifty (50) feet to any property line.

B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the proposed use in addition to the minimum requirements of this Ordinance.

C. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of large, hoofed livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre.

In the A-Agricultural District, the maximum number of large hoofed livestock shall be equal to five (5) animals per fenced acre.

D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hoofed livestock shall be equal to four (4) animals per fenced acre.

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

(10-2-2007; 2013)

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

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

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

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

You or your agent must be present at both meetings

Map/Parcel C0720061

Applicant Name/Address/Phone #

Dinko Cepic

Property Owner Name/Address/Phone

Dinko + Mamssa Cepic

3460 Stock Road, Monroe, GA 30656

3460 Stock Road

404-786-2023

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

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

Location: 3460 Stock Road Requested Zoning A1 Acreage 3.11

Existing Use of Property: Residence

Existing Structures: Home, 10x20 Wooden Pole Barn

The purpose of this rezone is to allow livestock / Poultry

Property is serviced by the following:

Public Water: _____ Provider: _____ Well: ☒

Public Sewer: _____ Provider: _____ Septic Tank: ☒

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

Signature [Signature]

Date 5/7/2026

Fee Paid \$ 400.00

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning R1

Surrounding Zoning: North A1 South R1
East A1 West A1

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

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

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

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

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

_____ yes ☒ no

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

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

This disclosure must be filed when the application is submitted.

 5/7/2026

Signature of Applicant/Date

Check one: Owner ☒ Agent _____

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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

Mixture of Residential and Agricultural

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

N/A

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

N/A

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

N/A

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

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

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

N/A

TOTAL SITE AREA = 3.11 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE STATE WATERS ON THE SITE
THERE ARE NO WETLAND ON SITE



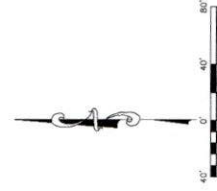
VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 3.11 ACRES

PARCEL: C0720061 ZONED: RT MP-2
BEGINNING FROM RT MP-2 TO A WITH SPECIAL USE PERMIT TO ALLOW FOR RASING
FARM ANIMALS
TOTAL SITE AREA = 3.11 ACRES
PROPOSED USE = RASING FARM ANIMALS
VARIANCE TO ALLOW FOR RASING FARM ANIMALS WITH IN AGRICULTURAL DISTRICT
APPLICABLE ORDINANCE SECTION 4 1 110
PROPERTY DEVELOPMENT STANDARDS
1. MINIMUM LOT AREA: 2 ACRES
2. MINIMUM LOT WIDTH AT BUILDING LINE: 300 FEET
3. MINIMUM YARD SETBACKS
a. FRONT: 50 FEET
b. SIDE: 20 FEET
c. REAR: 20 FEET
4. MAXIMUM HEIGHT: 35 FEET

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY W.T. DUNHAM AND ASSOCIATES, DATED JUN. 9, 1993.
2. THERE ARE NO WETLAND ON THE SITE SHOWN.
3. THERE ARE STATE WATERS ON SITE.
4. THE PROJECT WILL BE SERVED BY EX. WELL.
5. THE PROJECT WILL BE SERVED BY EX. SEPTIC SYSTEM.



GEORGIA811
www.Georgia811.com

A.C.E. ALCOY CONSULTING ENGINEERING AND ASSOCIATES, LLC. 7000 FIVE POINTS BLVD. SUITE 100 OXFORD, GEORGIA 30054 PHONE: 770-466-0002 FAX: 770-466-0001 www.alcoy.com				SITE PLAN PROPOSED CEPIC'S RESIDENCE PARCEL: C0720061 LAND LOT: 21 DISTRICT: 3RD 3460 STOCK ROAD WALTON COUNTY, GA		DATE: 5/26/2026 SCALE: 1"=40'		OWNER / DEVELOPER / PRIMARY PERMITTEE DIKHO CEPIC 24 HOUR - EMERGENCY CONTACT (404) 788-2023 PHONE: 404-788-2023		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION													JOB No. # 26-039 RZ-1	
NO.	DATE	DESCRIPTION																										

IPS-IRON PNY SET
IPF-IRON PNY FOUND

ANY F/H/V OR JCSFBNS
SUBJECT TO R/W IF ANY

In my opinion, this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and recommendations of the local planning commission.

M. D. Andrews
Georgia Registered Surveyor No. 157
Member of Surveying and Mapping
Society of Georgia

A TOPCON GT3-2B TOTAL STATION

The field data upon which this plot is based has a closure precision of one foot in $\frac{1}{25,229}$ feet and an angular error of $\frac{1}{2}$ " per angle point and was adjusted using the *WILSON* rule.

This survey has been calculated for closure and is found to be accurate within one foot in ^{fact} 25429

BEING TYPED 5-7-86.

CLOSING PLAT FOR

WILLIAM V. CAUFIELD &
MARGARET H. CAUFIELD

CITY	CND	COUNTY	SCALE	DATE
			1" = 50'	6-8-93

W. T. DUNAHOO AND ASSOCIATES, INC.

ATLANTA ARMY 105-458-44

WANDER. GAZRGA

DWELLING IS NOT LOCATED IN A FLOOD HAZARD AREA.

STATE OF GEORGIA