



## Planning and Development Department Case Information

Case Number: LU26-0083 and Z26-0081

Meeting Dates: Planning Commission 05-07-2026

Board of Commissioners 06-02-2026

Applicant/Owner:

Isidro Miranda Gonzalez  
935 Snip Dillard Road  
Monroe, Georgia 30656

Current Zoning: The current zoning is R1.

Request: Land Use Change from Highway Corridor to Suburban and Rezone 2.10 acres from R1 to A1 to have personal outside animals.

Address: 935 Snip Dillard Road, Monroe, Georgia 30656

Map Number/Site Area: C1770030E00 – 2.10 acres

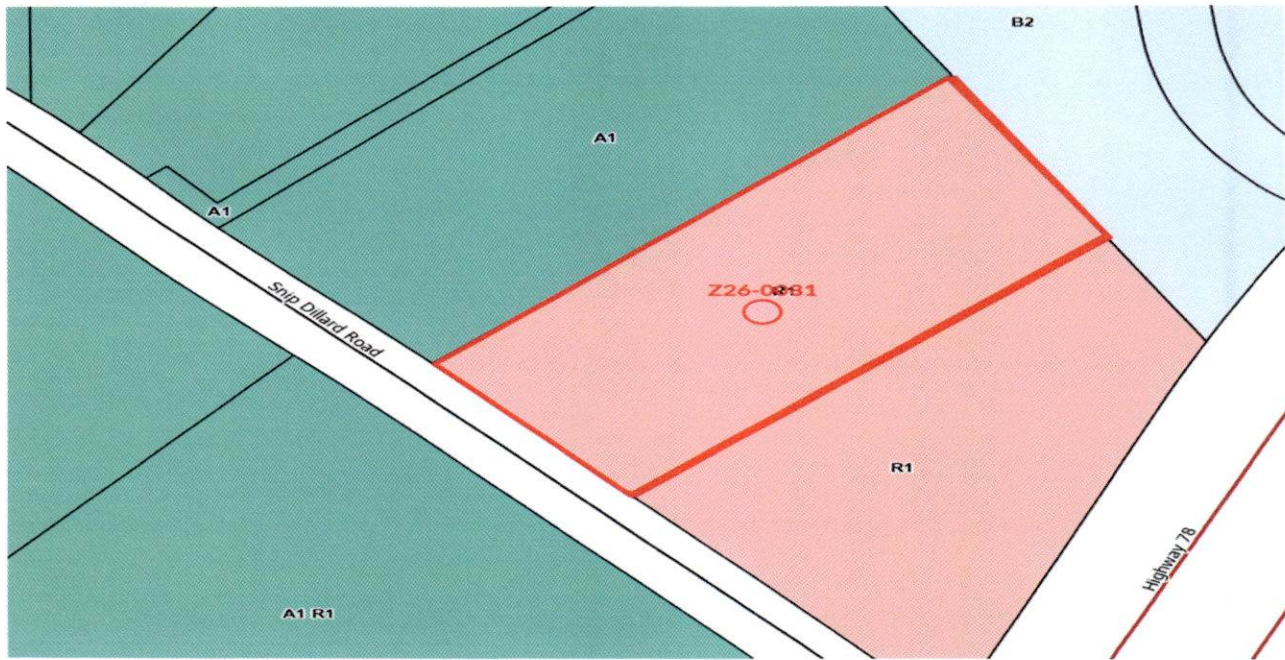
Character Area: Highway Corridor

District 4 Commissioner- Lee Bradford      Planning Commission–Michelle Trammel

Existing Site Conditions: On the property is a house and detached garage.



The surrounding properties are zoned A1, R1 and B2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Highway Corridor.



**History: No History**

**Staff Comments/Concerns:**

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

- A. No animal quarters are to be located closer than 50 feet to any property line.
- B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc. associated with the proposed use in addition to the minimum requirements of this Ordinance.
- C. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of large, hooved livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre.  
In the A-Agricultural District, the maximum number of large hooved livestock shall be equal to (5) animals per fenced acre.
- D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hooved livestock shall be equal to four (4) animals per fenced acre.  
(10-2-07)
- E. No free-range poultry shall be permitted within any platted subdivision. (2013)

**Poultry**

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

1-7-2020

- A. Number and type chickens allowed:
  - 1. No more than six 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 25' from side and rear property lines.
  4. Fences shall comply with standards of Article 10, Section 120.
  5. No structure or enclosure shall exceed 100 square foot.
- D. Feed must be stored in a fully enclosed, rodent-proof container.
- E. Private drive subdivisions with lots 5 acres or larger are excluded from these conditions. (9-1-15)

# Character Area Map Amendment

Application # LU 26-0083

Planning Comm. Meeting Date 5-7-2026 at 6:00PM held at WC Board of Comm. Meeting Room  
Board of Comm. Meeting Date 6-2-2026 at 6:00PM held at WC Historical Court House  
**You or your agent must be present at both meetings**

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

Map/Parcel C1770030EDD

Applicant Name/Address/Phone #

Isidro Miranda  
935 Snip Dillard Rd.  
Monroe, GA 30656

Phone # 678-394-6344

Property Owner Name/Address/Phone

Isidro Miranda  
935 Dillard Rd.  
Monroe, GA 30656  
(If more than one owner, attach Exhibit 'A')

Phone # 678-394-6344

E-mail Address: ana-miranda117@yahoo.com

Location: 935 Snip Dillard Rd. Monroe, GA 30656 Acreage 2.1

Existing Character Area: Highway Corridor

Proposed Character Area: Suburban

Is this a Major or Minor amendment to the plan? \_\_\_\_\_  
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? \_\_\_\_\_

Proposed Development:  Single-family \_\_\_\_\_ Multi-family \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial

Proposed Zoning: \_\_\_\_\_ Number of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_

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.

Isidro M C  
Signature

3/20/2026  
Date

\$ ✓  
Fee Paid

**Rezone Application #** 226-0081  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 5-7-2026 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 6-2-2026 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1770030E00

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Isidro Miranda Gonzalez

Isidro Miranda Gonzalez

935 Snip Dillard Rd.

935 Snip Dillard Rd.

Monroe, GA 30656 (678-394-6344)

Monroe, GA 30656 (678-394-6344)  
 (If more than one owner, attach Exhibit "A")

Location: Monroe Requested Zoning A1 Acreage 2.1

Existing Use of Property: Residential

Existing Structures: House & detached garage

The purpose of this rezone is to have personal outside animals.

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 Isidro M G Date 3/13/2026 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 B2 West A1/R1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y  N

Commission District: 4- Lee Bradford 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.

Isidoro M.C.      3/13/2026

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;

Residential & business

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

Not diminished.

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

Re-zone will not have any affect on property owners around us.

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

Suitable because there is a zoning of A1 around us.

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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

Not vacant.

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## **Letter of Intent**

Property Address: 935 Snip Dillard Rd

To Whom It May Concern,

I am writing to express my intent regarding the property located at 935 Snip Dillard Rd. When this property was purchased, we were not aware that it was zoned R-1 (Residential). Our intention in purchasing the property was to use it in a way that allows for the presence of personal animals outdoors, which is more consistent with A-1 (Agricultural) zoning.

Because of this, we respectfully request that the zoning designation for the property be changed from R-1 to A-1. The purpose of this request is strictly for personal use, allowing us to keep animals on the property in a responsible and appropriate manner.

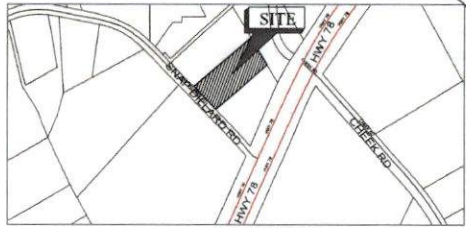
We value the surrounding community and intend to maintain the property in a clean, safe, and respectful condition that aligns with the character of the area. Our goal is simply to utilize the property in a way that supports a small, personal agricultural lifestyle.

Thank you for your time and consideration of this request. Please let us know if any additional information or documentation is needed to assist in the review process.

Sincerely,

Isidro Miranda

TOTAL SITE AREA = 2.1 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE
THERE ARE NO WETLAND ON SITE



VICINITY MAP  
N.T.S.

**"NOT FOR FINAL RECORDING"**  
**TOTAL AREA = 2.1 ACRES**

PARCEL: C1790024 ZONED: R1

**REZONING FROM R1 TO A WITH SPECIAL USE PERMIT TO ALLOW FOR RAISING FARM ANIMALS**

TOTAL SITE AREA = 2.1 ACRES

PROPOSED USE = RAISING FARM ANIMALS

VARIANCE TO ALLOW FOR RAISING FARM ANIMALS WITH IN AGRICULTURAL DISTRICT AND VARIANCE TO REQUIRE 200' DISTANCE REQUIREMENT FOR COMMERCIAL KENNEL.

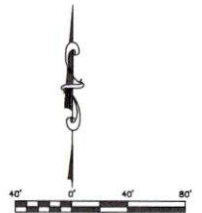
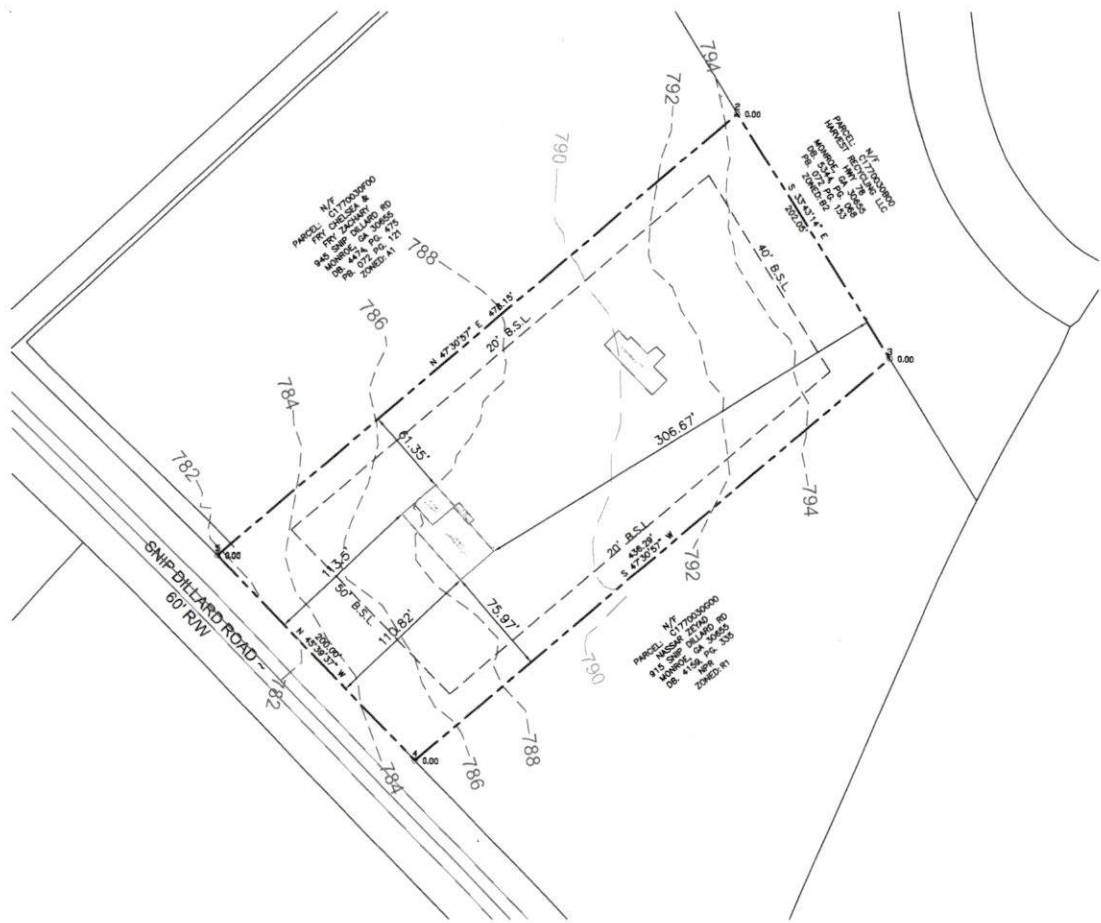
APPLICABLE ORDINANCE: SECTION 4-1-110.

**PROPERTY DEVELOPMENT STANDARDS**

1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 300 FEET.
3. MINIMUM YARD REQUIREMENTS:
  - a. FRONT: 50 FEET
  - b. SIDE: 20 FEET
  - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

**NOTES:**

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY JOHN F BREWER & ASSOCIATES, DATED NOV. 11, 1996.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE NO STATE WATER ON SITE.
4. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
5. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.



**GEORGIA811**  
www.Georgia811.com

**A.C.E.**  
ALCOVE CONSULTING ENGINEERING AND ASSOCIATES, L.L.C.  
P.O.C. TIP HUYNH, P.E.  
485 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-466-4002  
tipacoce@gmail.com

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**SITE PLAN**

**PROPOSED  
SNIP DILLARD  
RESIDENCE**

PARCEL: C1770030E00

LAND LOT: 241

DISTRICT: 3RD

935 SNIP DILLARD ROAD

WALTON COUNTY, GA

DATE: 2/1/2026

SCALE: 1"=40'

OWNER / DEVELOPER/  
PRIMARY PERMITTEE

ANA MIRANDA  
PHONE: 678-394-6344  
ana\_miranda217@YAHOO.COM

24 HOUR - EMERGENCY CONTACT  
ANA MIRANDA  
PHONE: 678-394-6344  
ana\_miranda217@YAHOO.COM

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. # 25-088

RZ-1



PAR: FR. 945 SNIP DILLARD RD. MONROE, LA 70065 DB: 4474 PG. 11 ZONED: A1

PARCEL: N/F 915 MASSAR C/1770030000 MONROE, LA 70065 DB: 4159 PG. 335 ZONED: R1

SNIP DILLARD ROAD ~ 60' RW