



Planning and Development Department Case Information

Case Number: Z24-0067

Meeting Dates: Planning Commission 02-06-2025 – TABLED TO 03-06-2025

Board of Commissioners 04-01-2025

Applicant/Owner:

Igor Mitrovic
2435 Daniel Cemetery Road
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 6.63 acres from A1 to A for business license to raise “show quality” poultry/fowl and small pet parrots.

Address: 2435 Daniel Cemetery Rd NW, Monroe, Georgia 30656

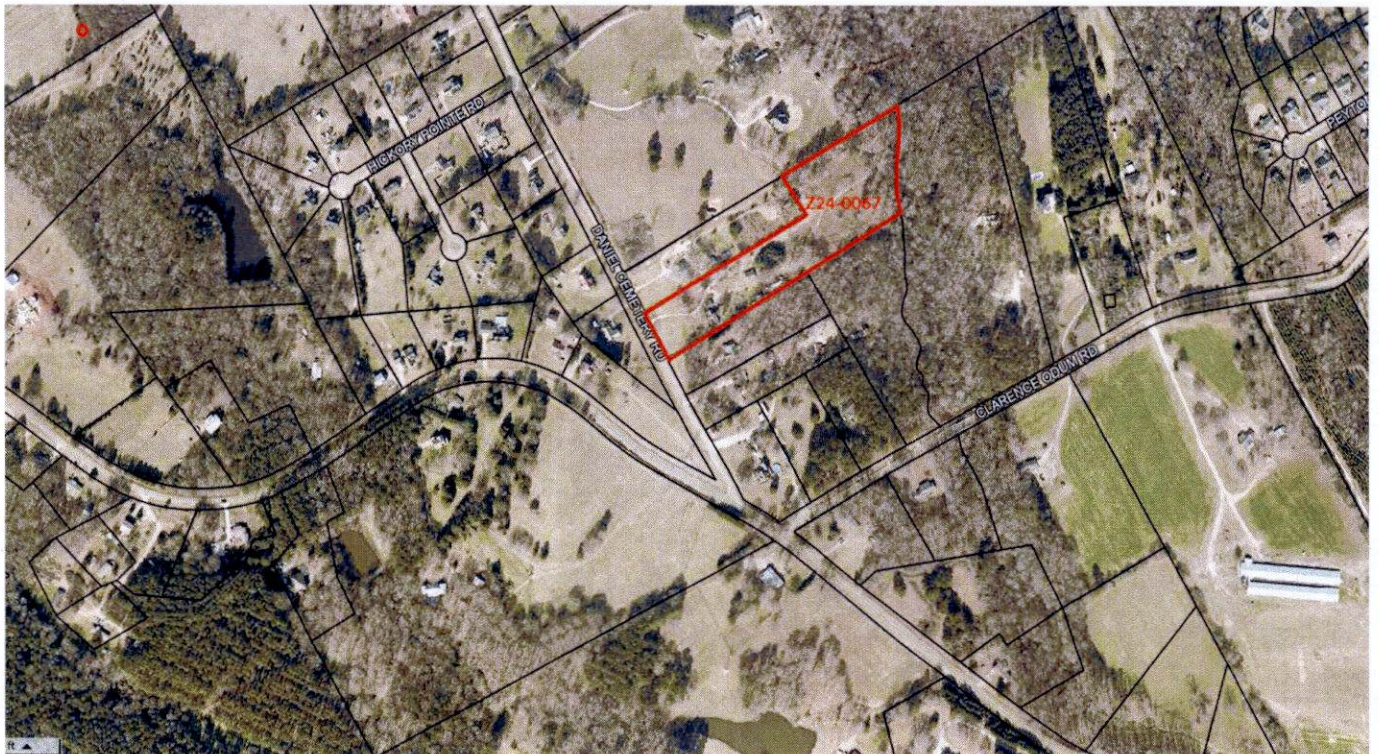
Map Number/Site Area: C1200177

Character Area: Suburban

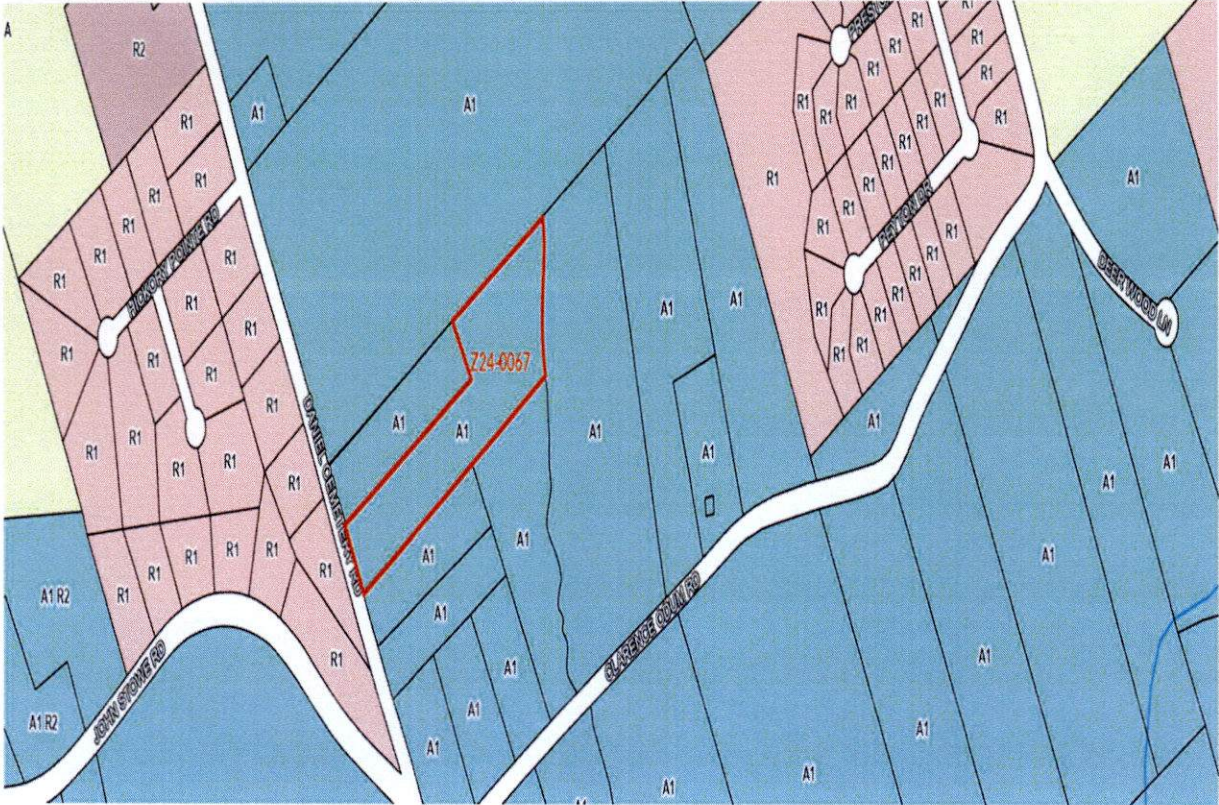
District 6 Commissioner-Kirklyn Dixon

Planning Commission–Timothy Kemp

Existing Site Conditions: Property consists of a house and 2 outbuildings.



The surrounding properties are zoned A1 and R1.

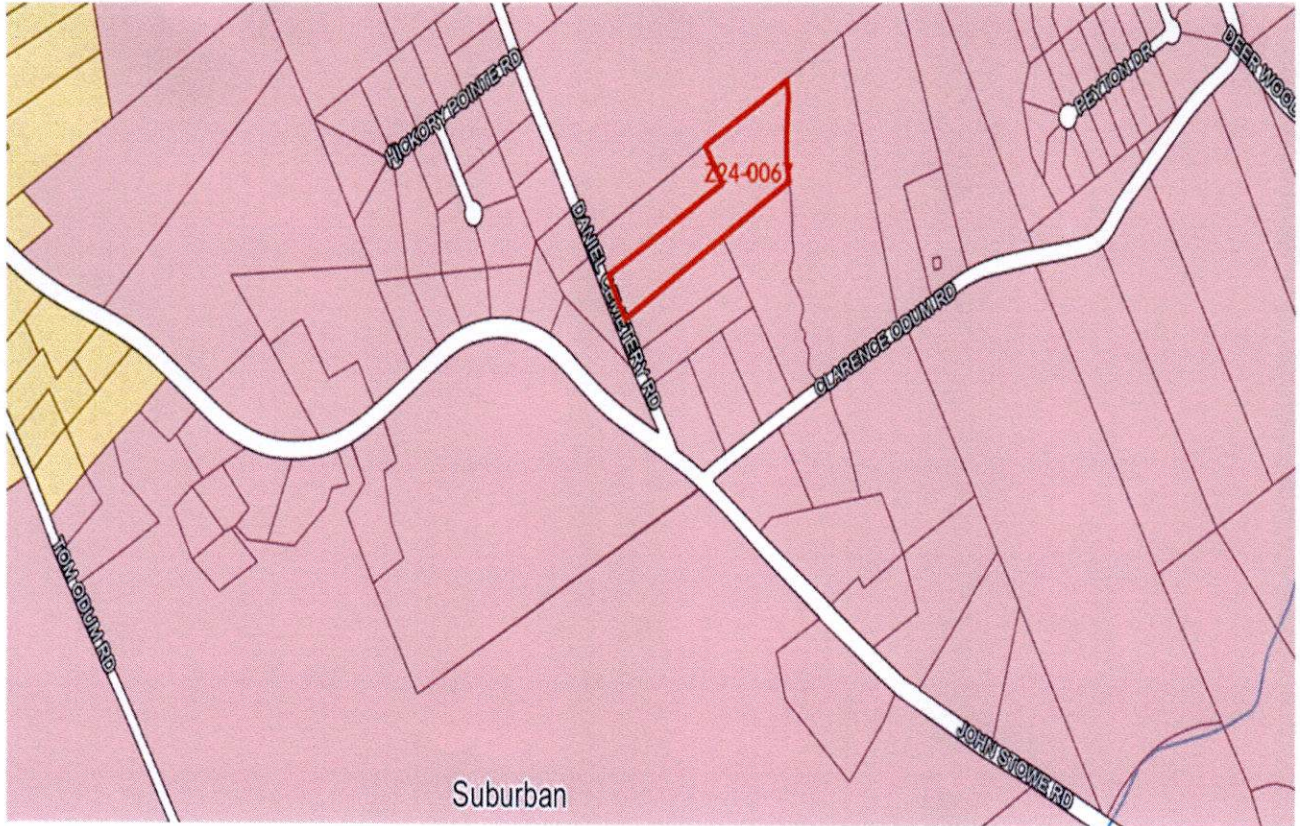


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: The Sheriff's Department has no concerns.

Water Authority: This area is served by an existing 6" diameter water main along Daniel Cemetery Rd. (static pressure: 85 psi, Estimate fire flow available: 1,450 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comments

Fire Department Review: No comments

Board of Education: Will have no affect on the Walton County Schools.

DOT Comments: Will not require GDOT coordination.

PC ACTION 2/6/2025:

1. Z24-0067- Rezone 6.63 acres from A1 to A for business license to raise “show quality” poultry/fowl & small pet parrots-Applicant/Owner: Igor Mitrovic-Property located on 2435 Daniel Cemetery Rd/Map/Parcel C1200177-District 6.

Presentation: Igor Mitrovic represented the case and stated that he lives at 2435 Daniel Cemetery Road and would like to rezone from A1 to A to raise chickens, turkeys and small pet parrots for the pet industry. He bought the property in March 2024 and the previous owner raised poultry and he would like to continue it and expand it a little.

Timothy Kemp asked how many birds and Mr. Mitrovic stated the main portion of his business is raising small parrots which he has about 800 birds’ total. He stated this is small in comparison to commercial breeders.

Timothy Kemp asked if these birds were already on site and what happens if there is an outbreak of a disease and Mr. Mitrovic stated that he has a USDA license, and he is inspected, and they drop in unannounced. He said that there is a veterinarian licensed with the State that comes to the house. He stated that the places where the birds are kept have roofs and there is no contamination from wild birds flying over. If there was an outbreak he would follow all USDA guidelines.

Mr. Kemp asked about waste management and how it is handled, and Mr. Mitrovic stated that there are no shavings, the cages have wired bottoms and there is paper underneath the cages and the paper is bagged up and it goes in the dumpster. Mr. Kemp stated that he is concerned about the smell. Mr. Mitrovic stated that he will be raising Sarama Chickens which are very small and there is no odor. Mr. Kemp asked if he had employees, and he stated that it was just him and he does not want employees.

Josh Ferguson asked if he was planning to add additional structures to the property and Mr. Mitrovic stated no additional structures, the 30x80 ft. building was the last one that was built on the property and there are 2 small pole barns behind the long open-air barn and it is enclosed to keep outside animals out.

Mr. Mitrovic stated that he had soil delivered and is planning on planting evergreen trees behind the building but will add no additional buildings.

Josh Ferguson asked about the turkey business and Mr. Mitrovic stated that he has those for grass control and insect control, and he has about 10 of them on his property.

Timothy Kemp asked so you are just breeding parrots and Mr. Mitrovic stated that was correct.

Tim Hinton asked if there was any signage posted for public safeguard as to traffic in the area and if there were safeguards in place. Mr. Mitrovic stated that there will be no sales on premises and that he delivers to the warehouse who takes to the stores, so he has no signage posted.

John Pringle stated that his paperwork says show poultry and how many of them. Mr. Mitrovic stated less than 20 but would like to increase and will not go above 40 chickens. He stated that regular chickens are very noisy, and Samara Chickens are very small and the roosters that he has that when they try to crow, they are not loud, and his parrots are noisier.

Speaking: Robert Connerly spoke, and he is there to represent his parents who live at 2565 Daniel Cemetery Road spoke. His folks have been here since 1995, and they strongly support people being able to do what they want with their property but his concern is the noise. He stated the applicant has several large birds on the property and he understands that they are his pets but they are loud and obnoxious. There is a structure behind the house that is lit up at night like a stadium and it did not use to be there. He stated that there is a larger building, but you can't see it from the house. He stated that if he doesn't grow any larger, he is not opposed but it is the smell. He stated that there was very small amount of noise and no smell but now there is noise and smell.

Mr. Mitrovic came back for rebuttal and stated he understands that noise is a concern, and he apologized for the lights. He stated that he has been out there at night building cages and the light helped him to see but soon the lights will be out, and he is totally happy to plant evergreens to buffer the noise. He stated that as far as noise that there are trees there and asked Mr. Connerly if they were the 40 acres and Mr. Mitrovic stated that he could plant evergreens but there are already trees there. He does have 4 emus, and they are not noisy, and they are his pets and are very sweet.

Tim Hinton asked if the buildings were on the righthand side of the property and Mr. Mitrovic stated that was correct. Mr. Hinton said that the gentleman that spoke in opposition's is on the left and is 300 to 400 feet away from this property and there is a pasture in between. Mr. Hinton stated that as far as lighting that they normally request down lighting.

Timothy Kemp asked about the lighting on the building and Mr. Mitrovic stated that there is a 9 ft. tall and 4 ft. tall section. There is a mesh window and there are lights inside and above the cages.

Mr. Mitrovic stated that the buildings are open air pole barn structures but enclosed on some parts to keep other animals out and he plans to put trees in the back. Mr. Mitrovic stated that he has 10 geese on site but won't have any more and is primarily going to do parrots.

Josh Ferguson asked if the previous owner had this type of operation and Mr. Mitrovic stated that she only had chickens, and he wasn't sure if she was selling them or not. Mr. Mitrovic stated that he purchased the property and continued the operation and brought in some small parrots. Mr. Ferguson asked him did he consult with Planning & Development and Mr. Mitrovic stated he did not, he thought he was continuing a use that was already established.

Recommendation: Timothy Kemp made a motion to recommend approval with a second by Chris Alexander. Josh Ferguson asked if they were not going to have any discussion to amend to include landscaping to minimize intrusiveness. Mr. Hinton said his buildings are on the right-hand side of the property and the person that is in opposition lives on the opposite side. Mr. Ferguson stated that he thinks the case should be tabled and the applicant and adjoining property owners should talk and come up with a solution. Mr. Ferguson stated that the Applicant should get with all property owners not just the person in opposition to put up less restrictive light and do screening.

It was stated that since there was a recommendation that it needed to be resolved or the recommendation needed to be removed.

Mr. Hinton asked Mr. Ferguson if he wanted the applicant to put plantings around the entire property and Mr. Ferguson stated that wasn't what he was saying.

Mr. Timothy Kemp removed his Motion for approval for the applicant and neighbors to discuss.

Wesley Sisk asked for the new building did he pour new concrete or was the concrete there already and Mr. Mitrovic stated that he poured the concrete. Mr. Sisk stated that he thinks the case should be tabled and the owner of the property and opposition come up with a suitable agreement with screening.

Since the buildings house animals Mr. Mitrovic would need a site plan showing how close the buildings are to the property line because he may need to ask for Variances.

There was discussion on what the applicant will need to have in hand for the next meeting.

Timothy Kemp changed his motion to table the case until the next meeting on March 6th for applicant to get with neighbors and to get a site plan to show encroachment with a second by Wesley Sisk. The Motion carried unanimously.

Rezone Application # Z24-0067
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 2-6-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 3-4-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1200177

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Igor Mitrovic

same as applicant

2435 Daniel Cemetery Rd. NW

Monroe, GA 30656

E-mail address: igor.mitrovic@comcast.net

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

Phone # 678-559-4954

Phone # _____

Location: 2435 Daniel Cemetery Rd. Requested Zoning A Acreage 10.63

Existing Use of Property: Residential

Existing Structures: Two outbuildings, 32x24 and 30x90.

The purpose of this rezone is to be able to obtain business license in order to raise show quality poultry/fowl and small pet parrots.

Property is serviced by the following:

Public Water: Provider: WCWD Well: NA

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.

Igor Mitrovic
Signature

12-30-2024
Date

\$ 300.00
Fee Paid

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

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

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

Commission District: 6-Kirklyn Dixon Watershed: TMP

I hereby withdraw the above application _____ Date _____

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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

Surrounding properties are rural residential primarily zoned A1. Couple bordering properties have poultry and small farm animals/hookstock.

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

No anticipated diminished property values. Property appearance, noise, or smell will not change. Will be no employees or customer traffic present.

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

No destruction of property values anticipated.

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

Rezoning will not outwardly affect the property or the surrounding public.

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

The property is suitably sized to house small farm
animals/birds, adequately fenced and landscaped to provide
buffer from neighboring properties.

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

Property not/has not been vacant.

Rezoning Letter of Intent

January 1, 2025

Igor Mitrovic

2435 Daniel Cemetery Rd.

Monroe, GA 30656

To whom it may concern,

I am requesting a zoning change for my property at 2435 Daniel Cemetery Road, from the current AI zoning, to A. I would like to obtain a business license for the agricultural related activities I am involved in and would like to pursue. For the last 25 years under the previous owner, the property has been used to raise many exhibition chickens and other poultry. Upon purchasing the property in March of 2024 from that dear friend, my goal is to partly continue raising show quality poultry, geese, and small pet parrots. In addition, I do contract work for a pet company in Atlanta (Sun Pet Ltd.) where they compensate me for raising small parrots for them. Essentially, they purchase several young birds from their vendors, I go pick them up, bring them home and hand raise for several weeks and return the birds to them once grown. In order to be able to do this properly and have a business license, I need to apply for rezoning to A.

In terms of how my activities would affect or change the property, I am anticipating very little to no change in the level of activity, noise, smell, or any adverse effect on my neighbors. The majority of my small parrots are kept indoors or within shelter, so their presence is little known. With just under 7 acres, adequate fencing and barrier landscaping, I ensure that my activities pertaining to animals are unobtrusive to my neighbors. I will have no employees or customers on site, or any additional traffic. All of my business is conducted off site, whether it be picking up or returning birds to my contract employer, or showing birds at exhibitions.

In summary, 2435 Daniel Cemetery Road would remain a residential property with very little change in activities from the last 25 years of use. I remain focused on improving the quality and value of the property, as well as visually appealing landscaping from a road side perspective. I am hopeful that you'll consider my rezoning request, and I welcome any questions or concerns you may have.

Igor Mitrovic