

Planning and Development Department Case Information

Case Number: Z26-0159

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant/Owner:

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

Current Zoning: The current zoning is R1.

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

Address: 3084 Brooks Trail, Monroe, Georgia 30656

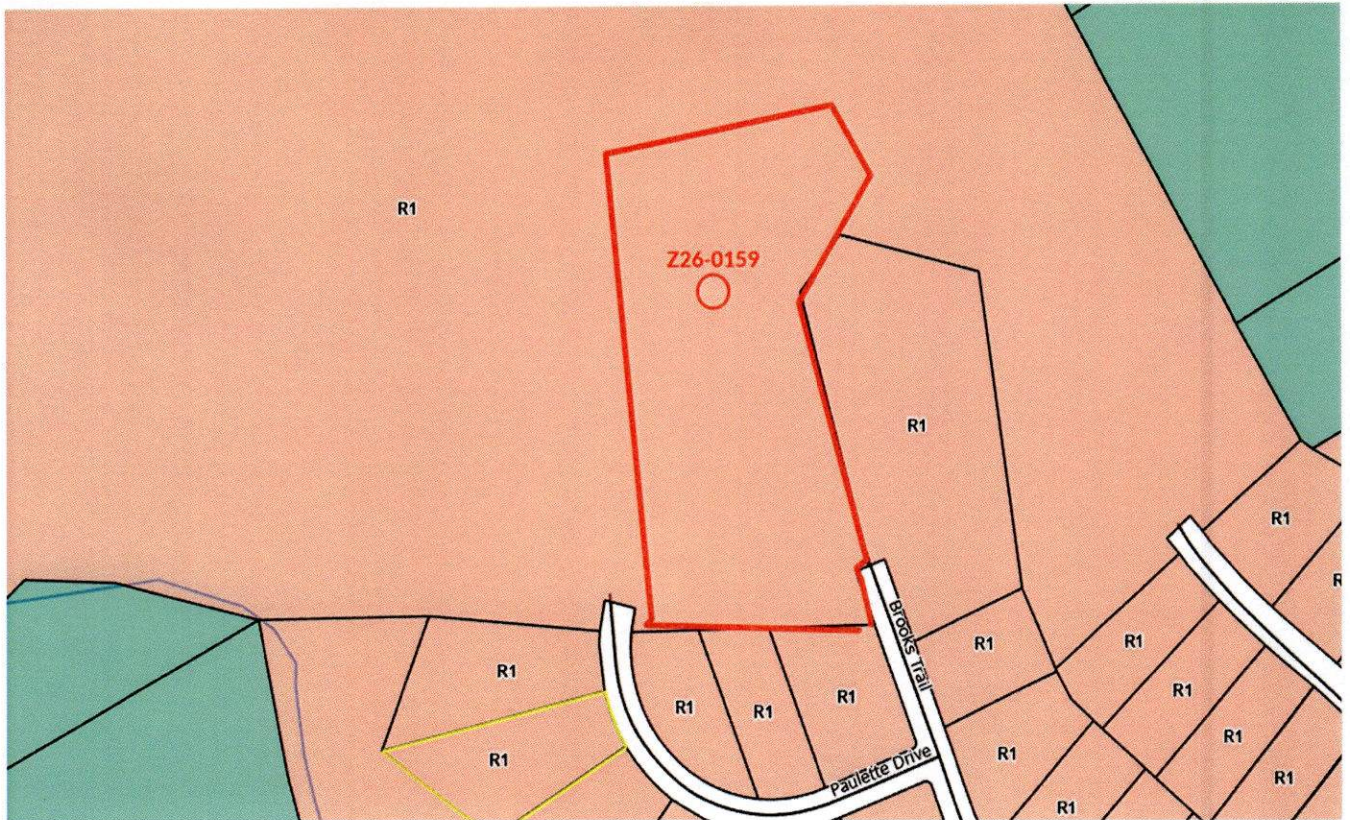
Map Number/Site Area: C0590057 – 83.65 acres

Character Area: Suburban

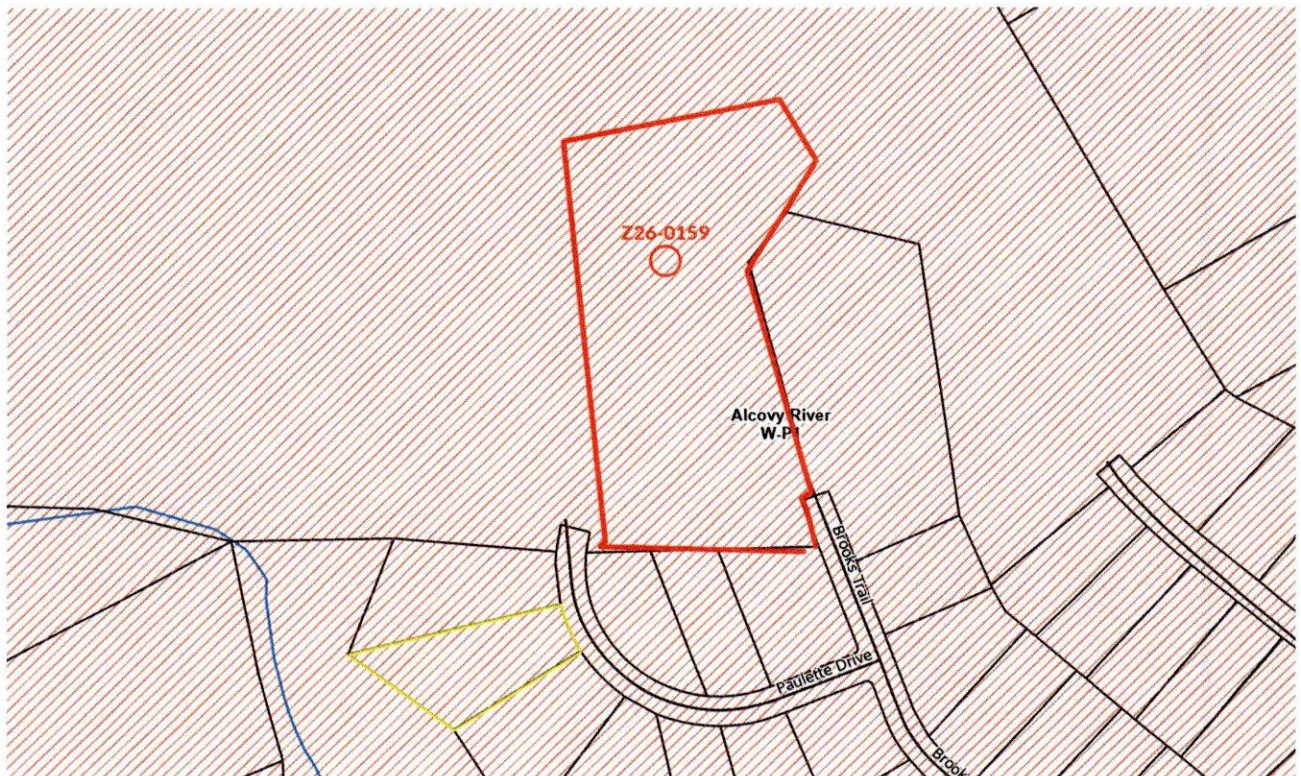
District 1 Commissioner- Amarie Warren Planning Commission – Josh Ferguson

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

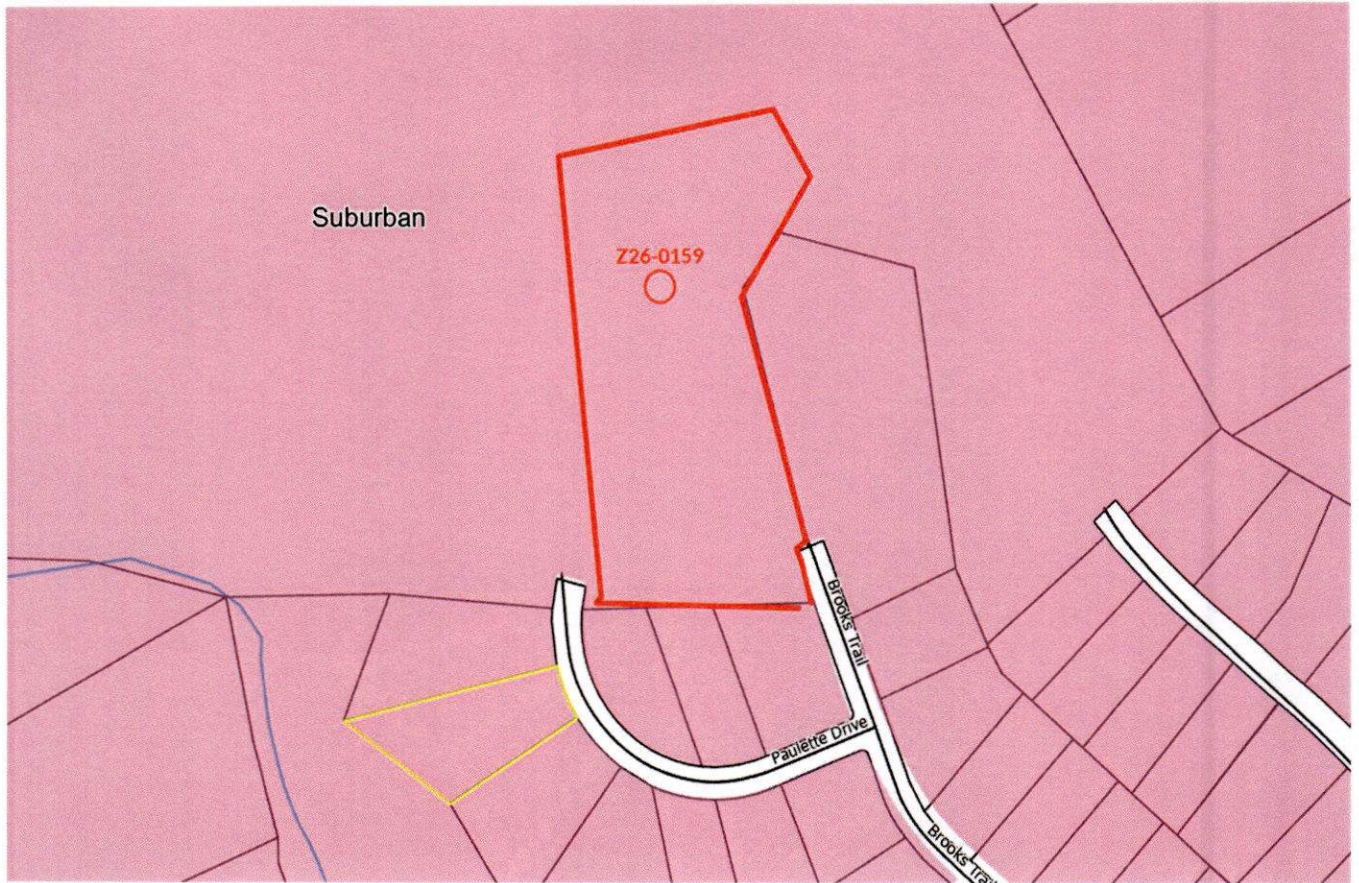
The surrounding properties are zoned R1 and A1.



The property is in the Alcovy River Protection Area.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

City of Social Circle:

City of Loganville:

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

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

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

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

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

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

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

(10-2-2007; 2013)

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

Section 6-1-650 Poultry

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

A. Number and type chickens allowed:

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

B. Noncommercial use only

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

C. Enclosures

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

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

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

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

Rezone Application # 226-0159

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

Signature: [Signature] Date 5/29/2020
Fee Paid: \$ 700

Planning Comm. Meeting Date 7-9-2020 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 8/4/2020 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C0590057

Applicant Name/Address/Phone #

Fig Leaf Risk Advisors LLC
367 Athens Hwy, Suite 2300
Loganville, GA 30052 (770) 910-3862
figleaf2022@gmail.com

Property Owner Name/Address/Phone

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

Location: 3084 Brooks Trail, Monroe, GA 30656 Requested Zoning A-1 Acreage 4 Acres

Existing Use of Property: Raw land / future farm

Existing Structures: Barn with living quarters (under construction)

The purpose of this rezone is To allow appropriate tax classification for the structure and to permit raising farm animals on the property.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Well: No

Public Sewer: No Provider: _____ Septic Tank: Yes

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

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

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

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

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

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


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

_____ yes no

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

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

This disclosure must be filed when the application is submitted.

 5-28-2024
Signature of Applicant/Date

Check one: Owner Agent _____

**AUTHORIZATION
BY PROPERTY OWNER**

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

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

Name of Applicant: Fig Leaf Risk Advisors LLC


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

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

Map/Parcel Number: C0590057

Current Zoning: R-1

Requested Zoning: A-1

 5-28-2026

Property Owner Signature

Property Owner Signature

Print Name: Michael S. Campbell

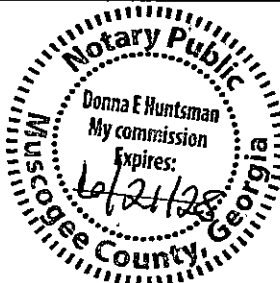
Print Name: _____

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

Address: _____

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

Donna Huntsman 5/28/2026
Notary Public Date



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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

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

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

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

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

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

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

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

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

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

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

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

May 29, 2026

Walton County Planning and Development
Walton County, Georgia

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

To Whom It May Concern:

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

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

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

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

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

Contact: 770-329-7885

Sincerely,

Michael Campbell

05/29/2026

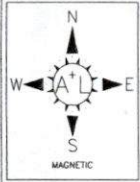
Michael Campbell

Fig Leaf Risk Advisors LLC

3084 Brooks Trail, Monroe, Georgia 30656

770-329-7885

Date: May 29, 2026



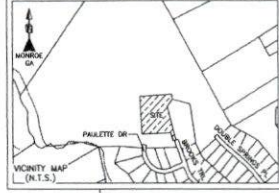
SCALE: 1" = 30'

AREA: 4.000 ACRES, 174,240 SQ. FEET

PURPOSE AND INTENT: LUTATION

UTILITIES NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

N/E FIG LEAF R/W ADVISORS LLC, U.S. 5337, P.C. 280, P.B. 88, P.C. 75, PARENT TRACT BY 075, ZONED R-1, 3084 BROOKS TRAIL



NOTES: IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW...



PROPOSED PARCEL: A. ACRES DIVIDED FROM PARENT PARCEL LID. C03800077 FIG LEAF R/W ADVISORS LLC, U.S. 5337, P.C. 280, P.B. 88, P.C. 75, PARENT TRACT BY 075, ZONED R-1, WALTER COUNTY SOA AND WATER CONSERVATION DISTRICT

N/E CAMPBELL MICHAEL SCOTT & CAMPBELL LAURE DANIELLE, U.S. 3308, P.C. 231, P.B. 123, P.C. 13, PARCEL CONSIDERED 2000 ACRES R-1, 3084 BROOKS TRAIL

SURVEYORS CERTIFICATION: As required by subsection (c) of O.C.G.A. section 15-6-47, this plat has been prepared by a Land Surveyor and approved by an appropriate local jurisdiction for recording as evidenced by appropriate signatures, stamps or attestations hereon...

CURRENT ZONING: ZONING PER WALTER COUNTY, GEORGIA ZONED R-1 (RESIDENTIAL). THE MINIMUM LOT AREA SHALL BE: A. 21,780 SQUARE FEET WHERE PUBLIC OR COMMUNITY WATER AND SEWER ARE USED...

FLOOD HAZARD STATEMENT: THIS PROPERTY DOES NOT BE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FLOOD PLAIN AREA AS PER FEMA NO. 15257E-0110F DATED DECEMBER 13, 2002. ENTIRE SITE IS IN ZONE "X". THIS DETERMINATION WAS MADE BY CONSULTING WITH THE POSITION OF THE SITE ON S.W. 7.1/4M MAPS UNLESS OTHERWISE NOTED.

LEGEND: R/W RIGHT-OF-WAY, A/D ADJOINING OWNERSHIP, B.C.B. BACK OF CURB, B.S.L. BUILDING SETBACK LINE, C.M. CATCH BASIN, C.U. CONTINUOUS, C.C. CONCRET, C.S. CONCRETE, C.A.C. CURB AND GUTTER, C.A.P. CALCULATED POINT, C.P.W. C-20 W, E.A. ELECTRICITY WETTER, T.O.P. TOP OF FINISH FUTURE CURB SET, F.S.D. FLOOD PLAIN DESIGNATED, L.F.S. 1/2" REBAR FOUND BY G.P., L.F.S. 1/2" REBAR SET BY G.P. (S.W. 7.1/4), P.I. POINT OF INTERSECTION, P.P. PROPERTY, P.P. POWER POLE, P.B. PLAT BOOK, P.O.B. POINT OF BEGINNING, P.O.C. POINT OF COMMENCEMENT, P.O.R. POINT OF REFERENCE, P.T.F. POWER TRANSFORMER, R.S. REBAR, S.C. STORM CURB, S.L. STORM LINES, T.Y. TYPICAL, W.W. WATER MAIN, W.V. WATER VALVE

UTILITIES PROTECTION CENTER 811 IT'S THE LAW!

PROJECT DESCRIPTION: W/WH SUBMISSION PLAT FOR: KATIE CAMPBELL, 3084 BROOKS TRAIL, WOODRIDGE, GEORGIA 30056, WALTER COUNTY, LAND LOT 2, SECTION 1, TRACT 1TH

ADAM & LEE LAND SURVEYING, 5640 GA. HWY. 20 S., LOGANVILLE, GA. 30052 (770)554-8995, COA-1587000717

NOTES: FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE HP3 322+ 2 SECOND TOTAL STATION. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,781 FEET AND AN ANGLE PRECISION OF 0.8 SECONDS PER ANGULAR POINT AND HAS ADJUSTED BY LEAST SQUARES. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 71,154 FEET. ALL IRON PINS FOUND OR SET ARE 1/2" REBAR WITH CAP COA-1175 UNLESS NOTED. ALL IRON PINS ARE FOUND WITH THE GROUND UNLESS NOTED. INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO GUARANTEE OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

LEGAL REFERENCES: O.C.G.A. SECTION 15-6-47, O.C.G.A. SECTION 15-6-48, O.C.G.A. SECTION 15-6-49. OFFICE: APRIL 22, 2020, BY: CMJ, FIELD: MARCH 31, 2020, BY: CMJ, SCALE: 1"=30', SHEET: 1 OF 1, 26102