

Planning and Development Department Case Information

Case Number: Z26-0085

Meeting Dates: Planning Commission 05-07-2026

Board of Commissioners 06-02-2026

Applicant/Owner:

Lisa Kario
5531 Hillview Drive
Oxford, Georgia 30054

Current Zoning: The current zoning is A2.

Request: Rezone 7.12 acres from A2 to A to have an animal rescue and Variance on the setbacks from required 500' to 430' to the north and 311' to the west, however, the dogs are kept inside the house.

Address: 5531 Hillview Drive, Oxford, Georgia 30054

Map Number/Site Area: C0300132 – 7.12 acres

Character Area: Suburban

District 3 Commissioner- Timmy Shelnett Planning Commission–Vacant

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

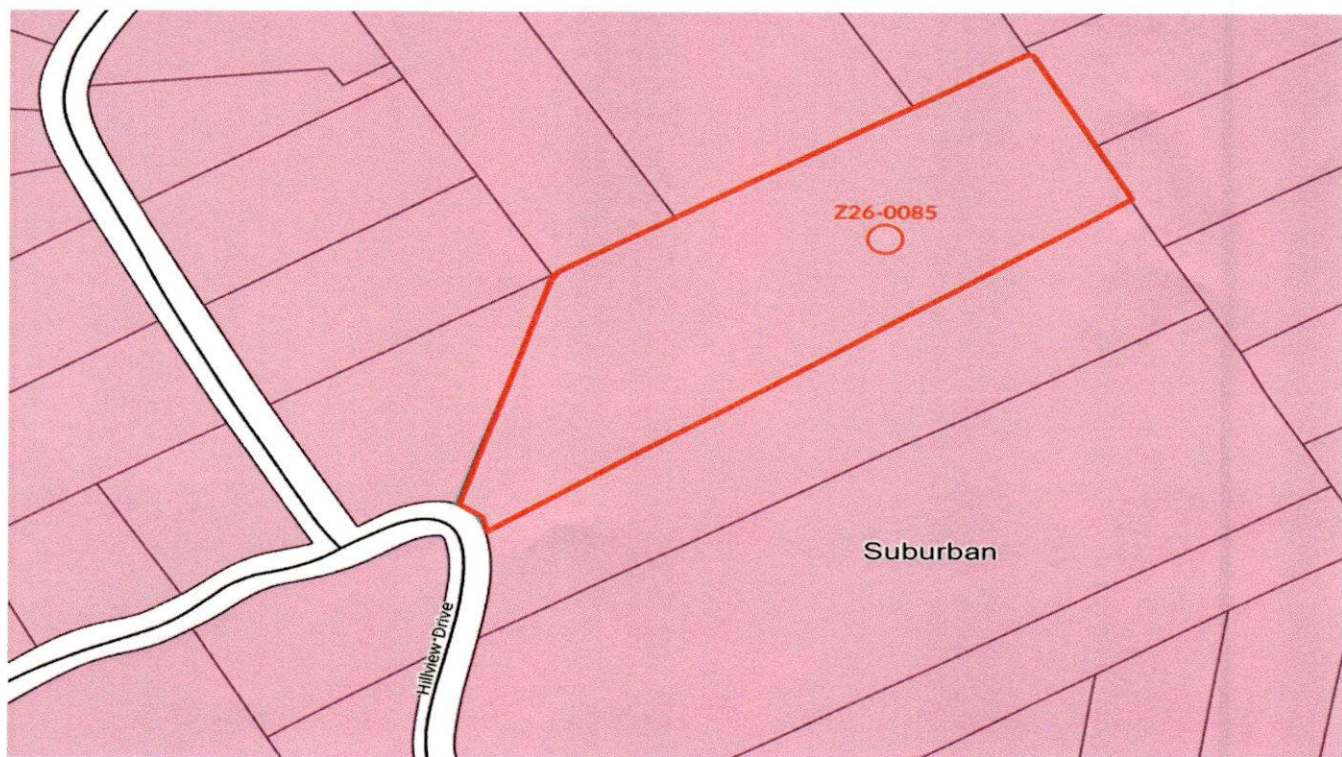


The surrounding properties are zoned A2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns: This rezone is the result of a code enforcement case in which the owner was notified of the improper use of the property as an animal rescue in an A2 zoning district.

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

Sheriff's Department: No opinion

Water Authority: Request to rezone 7.12 acres from A2 to A for a dog rescue, with a variance on setbacks from required 500' to 430' to the north and 311' to the west on Hillview Drive. This area is served by an existing 6" diameter water mains along Hillview Drive (static pressure: 90 psi, Estimated fire flow: 870 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code. All short-term rental properties shall be compliant for use. All public access areas shall be compliant with ADA and Life Safety Codes.

Fire Department Review: No comments

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

GDOT: No comment

City of Monroe: No comment received.

PC ACTION 5/7/2026:

Z26-0085 – Rezone 7.12 acres from A2 to A for an animal rescue and Variance on the setbacks – Applicant/Owner: Lisa Kario – property located at 5531 Hillview Drive – Map/Parcel C0300132 - District 3

Presentation: Lisa Kario presented the case. She lives at 5531 Hillview Drive and has lived there for 12 years. She wants to rezone the property to A to continue her care and management of her farm animals and have an animal rescue. She stated that this is a long-term sanctuary and many animals are disabled, elderly or have medical issues and she takes care of them. The animals consist of cows, horses, alpacas, goats, etc. She stated that it is livestock management and is educational. It would be an educational opportunity for citizens to come and help take care of the animals. She stated she has a potbelly pig and has an existing barn that it stays in and she is asking for a variance on the setback for that.

Tim Hinton asked if the barn was in the setback and she stated that it was.

Robert Post asked if the property was fenced and Ms. Kario stated that it was fenced.

Tim Hinton asked if she was aware of the ordinance for large animals and she stated that she was aware of the ordinance and she would follow it. Mr. Hinton also asked if she was in good standing with the County Ordinance on how many animals she can have per fenced acre and she stated that she was.

Speaking: No one

Rebuttal: None

Recommendation: Robert Post made a motion to recommend approval as submitted with the variances and was seconded by Michelle Trammel. The Motion carried unanimously.

Commercial Kennels will need to be zoned A, B1, B2, B3

Kennel, Commercial (20)

- A. The lot size shall be no less than two (2) acres.
- B. Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 100 feet.
- C. All areas maintaining animals outside shall be completely enclosed by walls or fences at least six (6) feet in height, and shall be located no closer than 200 feet from property lines or street right-of-way.
- D. No commercial kennel shall be located within 500 feet of a residential district

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)

REZONE APPLICATION - Lisa Kario

APPLICANT'S PHONE # 678-598-8901

APPLICANT'S E-MAIL _____

Rezone# 226-0085

OWNER'S PHONE # 678-598-8901

OWNER'S E-MAIL _____

PC 5/7/2026
BOC 6/2/2026

Walton County Planning and Development

SUBMITTAL CHECKLIST for REZONING APPLICATION

- Application must be completely filled out.
- Name, address and phone number of all owners of the property.
(If more than one owner-attach as exhibit)
- Recorded Deed of property
- Recorded Plat of property
- Campaign contribution form
- Authorization to file if applicant is not the owner.
(Must be notarized)
- Article 4, Part 4, Section 160 (A) - Provide written documentation addressing statements 1-6 (attached)
- 1 reduced copy of site plan (11X17)
- Letter of intent with any conditions.
- Proof of property taxes paid on property

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**NOTICE: Due to file size, not all application materials are attached.
Full documents are available for review upon request by contacting
the Walton County Planning Department,
126 Court Street, Monroe, GA 30655.**

Rezone Application # 226-0085
Application to Amend the Official Zoning Map of Walton County, Georgia

226-0085

Planning Comm. Meeting Date 5/7/26 at 6:00PM held at WC Historical Court House, 111 S.

Broad St, Monroe, Ga

(2nd Floor)

Board of Comm Meeting Date 6/2/26 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C0300132

Applicant Name/Address/Phone #
Name/Address/Phone

Property Owner

Lisa Kario

Same

5531 Hillview Drive

Oxford, GA 30054

(if more than one owner, attach Exhibit 'A')

5531 Hillview Dr

Location: Oxford, GA 30054 Requested Zoning A

Acreage 7.12

Existing Use of Property: Agricultural

Existing Structures: single family home and accessory agricultural structures

The purpose of this rezone is
To rezone to A so zoning classification matches the existing agricultural use of the property and allows continued agricultural use and requesting a Variance on the set back.
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 Lisa Kario Date 3/19/26 Fee Paid \$ 600.00 ✓

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 A2

District 3 - Timmy Shelton
Surrounding Zoning: North A2 South A2
East A2 West A2

Comprehensive Land Use: Suburban DRI Required? Y N ✓

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.

Lisa Kain

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:

see attached

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

see attached

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

see attached

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

see attached

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

see attached

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.

see attached

□

**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

1. Existing uses and zoning of nearby property

The surrounding area is predominantly rural and residential in character, with single-family homes on large lots, open land, and agricultural-type uses nearby. The requested A zoning is compatible with the existing rural character of the area and with surrounding land uses.

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

The current zoning restrictions limit the reasonable agricultural use of the property and reduce the owner's ability to use the land in a manner consistent with its size, existing improvements, and rural setting. Rezoning to A would better align the zoning classification with the property's actual use and characteristics.

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

Keeping the property under its current zoning, rather than agricultural zoning, does not materially promote the health, safety, morals, or general welfare of the public. The requested A zoning would allow the property to be regulated under a classification that more accurately matches its existing rural and agricultural use without creating a public harm.

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

The hardship to the property owner under the current zoning is substantial because the present classification does not match the property's existing rural and agricultural use. By comparison, there is little or no public gain in keeping the current zoning. Rezoning to A would reduce that hardship while remaining compatible with the surrounding area.

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

The subject property is well suited for agricultural use because of its acreage, rural location, existing structures, and current use pattern. The property is more suitable for A zoning than for its current zoning classification.

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 not been vacant as zoned. It has been occupied and used, with existing structures and ongoing use on the site. Rezoning the property to A would better match the property's actual use and the character of surrounding development.f

"NOT FOR FINAL RECORDING"
TOTAL AREA = 7.12 ACRES

PARCEL: C0300132 ZONED: MH

REZONING FROM MH TO A WITH SPECIAL USE PERMIT TO ALLOW FOR AN ANIMALS RESCUE FACILITY

TOTAL SITE AREA = 7.12 ACRES

PROPOSED USE = ANIMAL RESCUE

VARIANCE TO ALLOW FOR AN ANIMAL RESCUE FACILITY.

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 W.T. DUNAHOO, DATED JULY, 1969.
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.

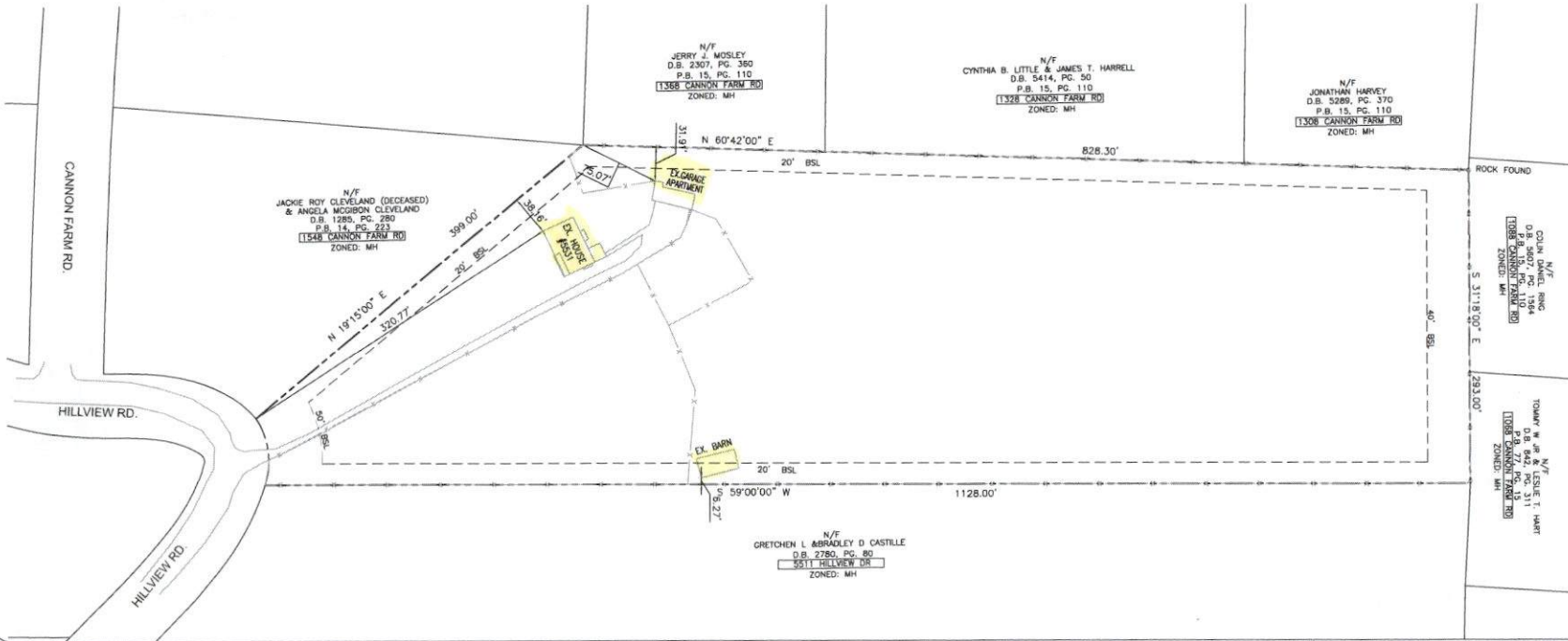


GEORGIA811
www.Georgia811.com



VICINITY MAP
N.T.S.

TOTAL SITE AREA = 7.12 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO WETLAND ON SITE.



A.C.E.
ALCOY CONSULTING ENGINEERING AND ASSOCIATES, L.L.C.
P.O. BOX 101111
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-466-4002
tpacelc@gmail.com

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SITE PLAN

PROPOSED FREEDOM ACRE RESCUE

PARCEL: C0300132
LAND LOT: 236
DISTRICT: 4TH
5531 HILLVIEW DR
WALTON COUNTY, GA

DATE: 3/2/2026
SCALE: 1"=50'

OWNER / DEVELOPER / PRIMARY PERMITTEE

LISA KARIO
5531 HILLVIEW DRIVE SW
OXFORD, GA 30054
LISA KARIO

24 HOUR - EMERGENCY CONTACT
LISA KARIO

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 28-019
RZ-1



**Lisa Kario
5531 Hillview Drive
Oxford, GA 30054
678-598-8901**

Re: Letter of Intent for Rezoning

Map/Parcel: C0300132

Property Location: 5531 Hillview Drive, Oxford, GA 30054

To Walton County Planning & Development:

I am requesting that the above-referenced property be rezoned to A (Agricultural). The purpose of this request is to align the zoning classification with the property's existing rural and agricultural use. (Note the rescue dogs live in the house. All other animals live on the farm side)

The property is currently used for agricultural purposes and contains existing improvements and accessory structures associated with that use, including a residence, barns, sheds/ outbuildings, animal shelters, and related agricultural structures. The property is served by well and septic.

The requested rezoning is consistent with the rural character of the surrounding area and will allow the property to continue to be used in a manner that is appropriate for its size, location, and existing improvements. The requested A zoning better reflects the actual use and nature of the property than the current zoning classification.

Any use of the property will remain subject to Walton County's applicable ordinances and requirements.

Thank you for your consideration.

**Sincerely,
Lisa Kario**