



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

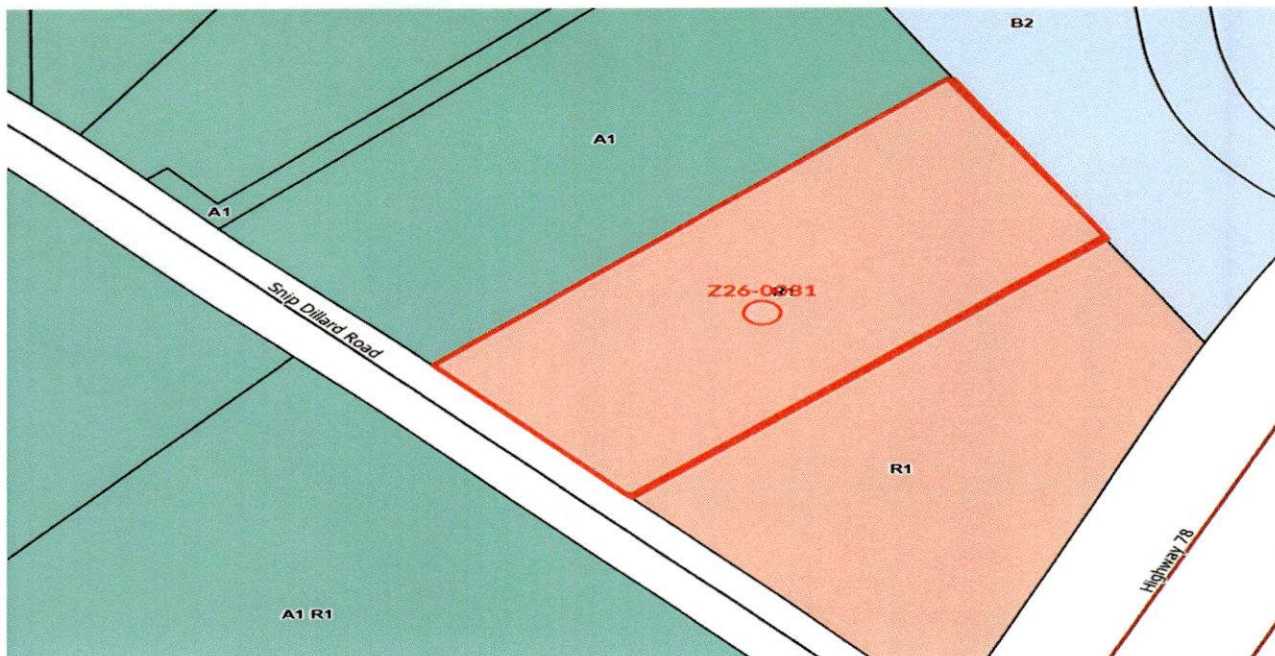
Character Area: Highway Corridor

District 4 Commissioner- Lee Bradford Planning Commission–Michelle Trammel

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

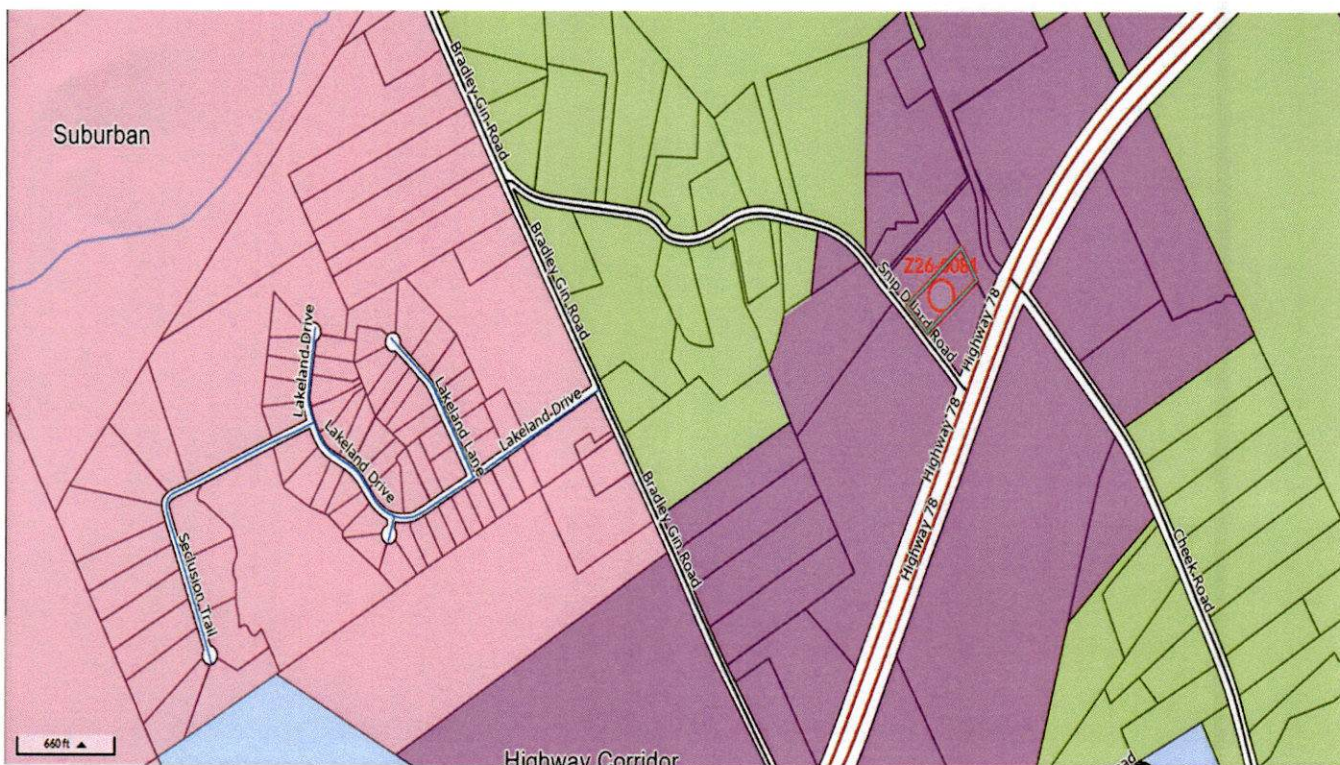


The surrounding properties are zoned A1, R1 and B2.



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, 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 (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.
(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)

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

Sheriff's Department: No opinion

Water Authority: Request to rezone 2.10 acres from R1 to A1 to have personal outside animals and change land use from Highway Corridor to Suburban on Snip Dillard Road. This area not currently served by WCWD, however a 12" water main exists along Highway 78. No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No comments

Board of Education: Will have no impact on the Walton County School System.

GDOT: No comment

City of Monroe: No comment received.

PC ACTION 5/7/2026:

LU26-0083 & Z26-0081 – Land Use Change from Highway Corridor to Suburban and Rezone 2.10 acres from R1 to A1 to have personal outside animals – Applicant/Owner: Isidro Miranda Gonzalez – property located at 935 Snip Dillard Road – Map/Parcel C1770030E00 - District 4

Presentation: Ana Miranda translated for her father, Mr. Gonzalez. She stated that they are in a R1 zoning and her father would like to have outside farm animals.

Timothy Kemp asked how many horses and how many goats, and Ms. Miranda said there would be 1 horse and 3-4 goats.

Michelle Trammel asked if their only intention was for personal use and Ms. Miranda stated that they are only for personal use. Ms. Trammel asked if the property was fenced and Ms. Miranda stated that it is fenced but not in the front yard. She stated that they will get the front fenced.

Speaking: No one.

Rebuttal: None.

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

Character Area Map Amendment

Application # LU26-0083

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

E-mail Address: ana-miranda717@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 (2nd 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.

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.

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.

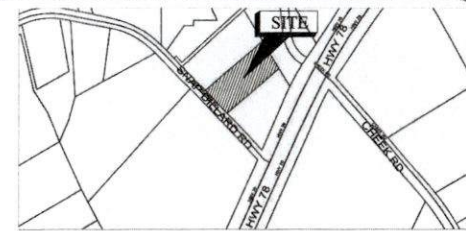
We value the surrounding community and intend to maintain the property in a clean, safe, and respectful condition that aligns with the character of the area. Our goal is simply to utilize the property in a way that supports a small, personal agricultural lifestyle.

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.

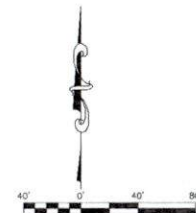
APPLICABLE ORDINANCE: SECTION 4-1-110.

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. 17, 1998.
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.

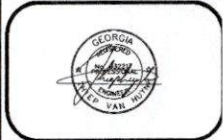


GEORGIA811
www.Georgia811.com

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tipaco1@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. # 25-068
RZ-1



PARCEL: C1770030600
 N/F MASSAR DILLARD RD
 915 SNIP DILLARD RD
 MONROE GA 30655
 DB: 4159 NFR
 ZONED: R1

PAR: FR: SNIP
 DB: 4474
 945 MONROE GA
 PG: 072 PG: 1
 ZONED: A1