

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

cCurrent Zoning: The current zoning is A1.

Request: Rezone 6.63 acres from A1 to A for a business license to raise “show quality” poultry/fowl and small pet parrots and requesting Variance for buildings on the right hand side to the property that houses animals.

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

Map Number/Site Area: C1200177

Character Area: Suburban

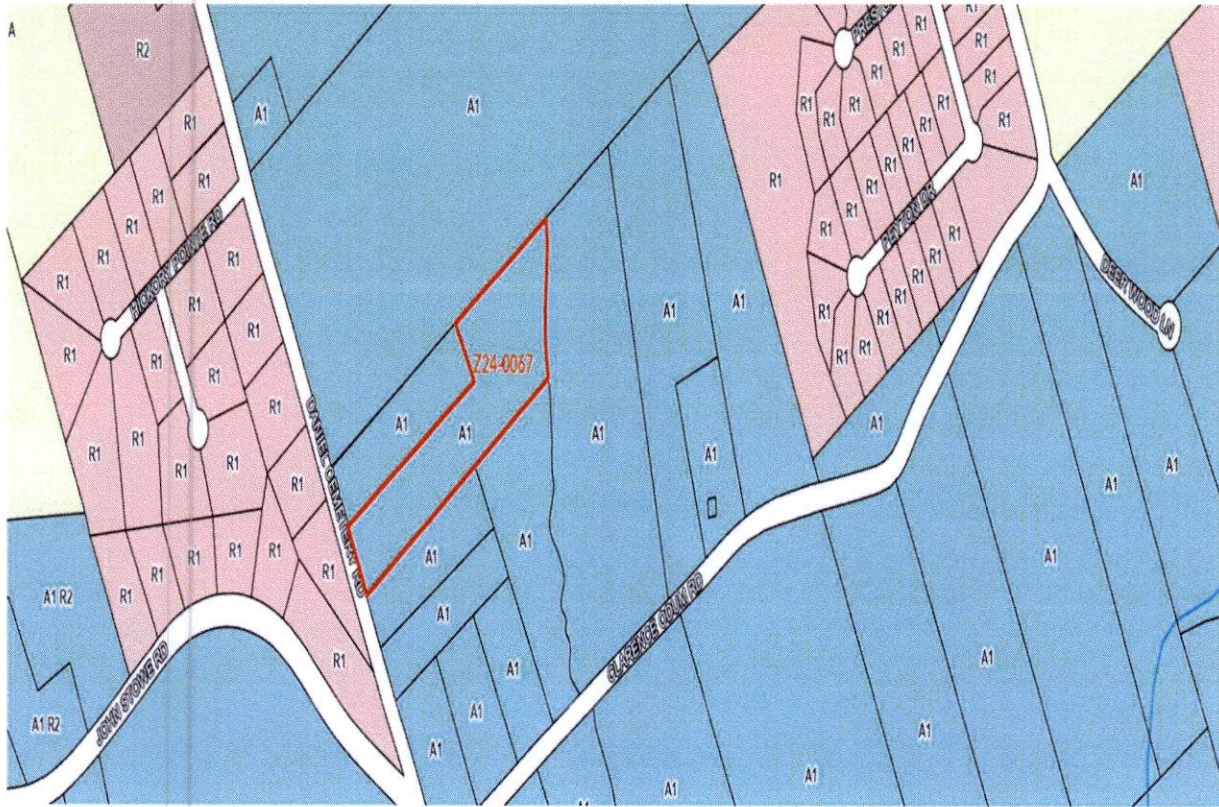
District 6 Commissioner-Kirklyn Dixon

Planning Commission-Timothy Kemp

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



The surrounding properties are zoned A1 and R1.

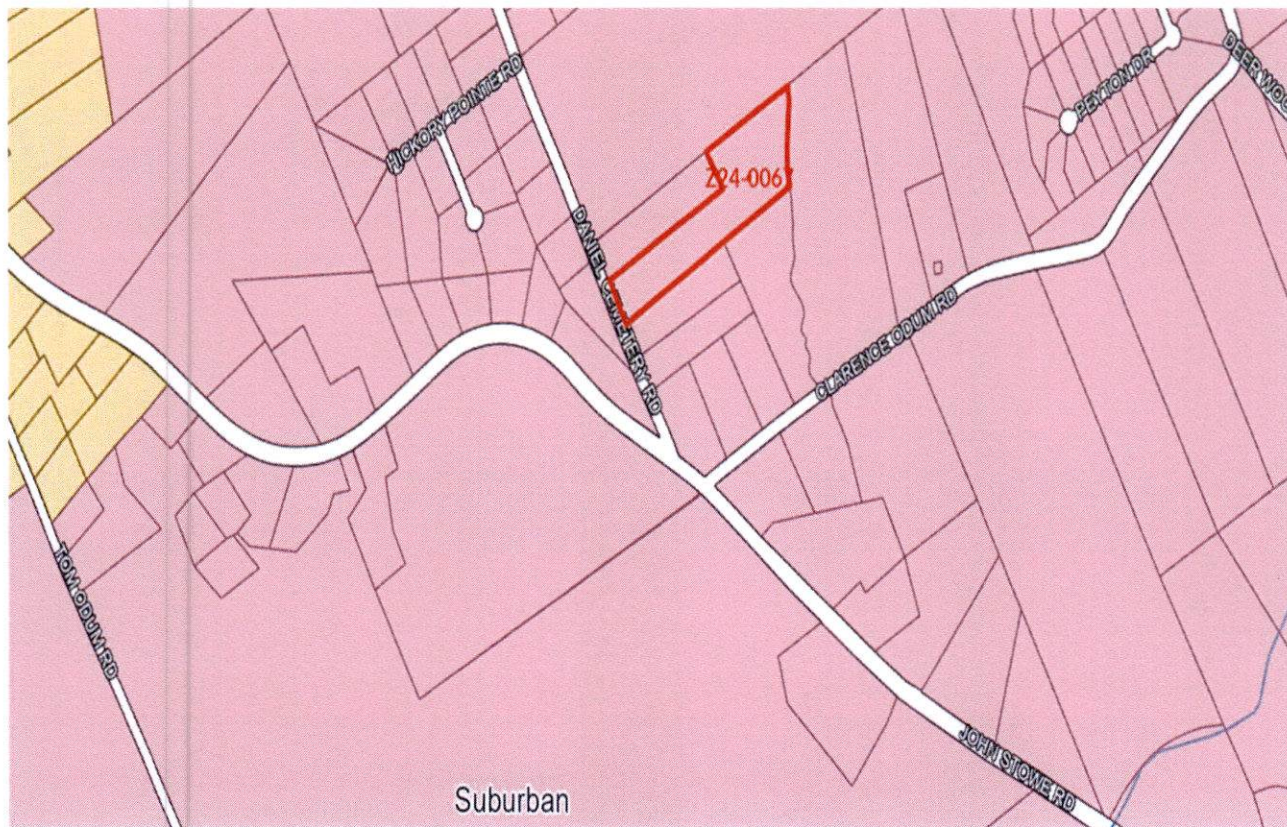


Subdivisions surrounding property:



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.

PC ACTION 3/6/2025:

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

Presentation: Igor Mitrovic represented the case. He wants to rezone his property from A1 to A to raise pet parrots. He wants to do limited poultry, but his main focus will be pet parrots. There will be no changes to the front of the property and the property will remain residential. There will be no employees or customers visiting the property. He stated that the noise is equivalent to songbirds and the louder species are housed in one barn which is heavily shielded by bamboo thicket to minimize the sound. There is supplemental automated lighting, and this will be on until 8:00 p.m. at the latest. The bird enclosures are sheltered, dry and kept clean and there is no manure smell. The waste is minimal, a newspaper is put in the bottom of the cages and is changed out and is put in the trash which is equivalent to household trash. Mr. Mitrovic stated as far as neighboring property owners – Denise Joseph/Roy Kishun who live at 2455 Daniel Cemetery Road has no concerns regarding the rezone and has submitted a statement of approval. Shannon & Cassie Byron, who lives at 2415 Daniel Cemetery Road, which is 2 houses down from this property, has no concerns regarding rezone and has submitted a statement of approval. Michael Brooks, whose property abuts up to the rear of this property gave a verbal to the Applicant that he has no concerns regarding the rezone.

Andrew Hutchins, who lives at 2425 Daniel Cemetery Road, was at the last meeting and he was concerned about the smell of 1,000 chickens. The previous property owner housed chickens, but he is not having a chicken farm. Mr. Mitrovic stated he explained to Mr. Hutchins and Mr. Brooks about the show birds and they both went to the property to see the structures and where the birds are housed. Concerns were addressed and a statement of approval was submitted. Mr. Mitrovic stated that he was requested to get a survey done which he did, and he submitted a site plan showing the bird enclosures. He stated that the barns to the right of the property are requesting a Variance since the barns are close to the property line. There is a full barrier there, the windows have been modified so the light will not interfere with the neighbors and there is a privacy fence.

Timothy Kemp asked about the Variance and was the Variance for the barns close to the property line and Mr. Mitrovic stated that was correct. Mr. Kemp stated that Mr. Mitrovic had answered all the questions from the last meeting.

Tim Hinton asked about the privacy fence and how tall it was, and Mr. Mitrovic stated 6 ft. Mr. Hinton stated that there was a letter sent to the Board by Matthew Dietzel and there are accusations made in the letter, and we don't know if they are true or not because Mr. Dietzel is not here. Mr. Mitrovic stated he was not an adjacent property owner.

Tim Hinton asked what if there was a condition put on the rezone that the business doesn't grow any larger than the buildings that are now on the property.

Speaking: Robert Connerley, who lives at 2565 Daniel Cemetery Road spoke and stated that his property backs up to this property and is across the creek. A large part of his property touches this property. Mr. Connerley stated that he understands that Mr. Mitrovic has made adjustments to the property to help with the noise. Mr. Hinton stated that there is a building located along the property line and the Applicant is requesting a Variance. Mr. Hinton asked so the barn utilizes the property in between the two properties is that correct and Mr. Connerley stated that was correct. Mr. Hinton said as far as noise is concerned, the applicant has made effort to help this. Mr. Connerley would like to know how this will be regulated if approved. How can you be sure the business will not grow? It's like you say you have 10 dogs but really have 40 dogs. If the Applicant is doing this personally then he has no problem with that, but he wants to know who will check that.

Josh Ferguson asked Mr. Connerley whether he would be okay if there was a limitation and Mr. Connerley stated that it would be okay. Mr. Connerley went on to say that all the property is residential and not business. Mr. Hinton stated that Code Enforcement would go out and check on it if they got a complaint.

Timothy Kemp asked so these are show birds to sell and there is a certain amount that he can't go over. Again Mr. Connerley stated who will follow this to make sure this happens.

Rebuttal: Mr. Mitrovic came back for rebuttal. Tim Hinton asked if he had the current numbers of birds or animals that are in the buildings. Mr. Mitrovic stated he currently holds a license with the USDA, and he has to be in compliance with the USDA guidelines. He stated right now he has about 750. Mr. Mitrovic stated that as far as Mr. Connerley that they walked around the property to where the birds are and there is a pasture in between and once you go down the hill and down the creek you can't hear the birds. He has sufficient screening, and he cannot see Mr. Connerley's house. There is a bamboo thicket on the property and noise is not an issue.

Chris Alexander asked so this is USDA regulated, and Mr. Mitrovic stated yes, and Mr. Alexander asked if there was an amount, and Mr. Mitrovic stated their number is 1,650 and this is based on the amount at the facility. He will have no employees, and this is his personal business.

Timothy Kemp asked, so you said you have 750 and Mr. Mitrovic stated that in the summer there is more and in the winter there is less. The breeding season is 4 to 6 weeks, and he takes them to Pet Smart to sell.

Mr. Hinton asked about mating pairs and Mr. Mitrovic stated that there are usually 12 to 15 babies in a breeding season, which is February to the middle of the summer. Mr. Hinton asked does the 750 number includes clutches and Mr. Mitrovic stated that it is 8 weeks maximum but usually 6 weeks and they are in a controlled insulated building, and they do not go out of the building until they are taken to sell. Mr. Mitrovic stated that during the breeding season, which is about 2 months, the 1st patch is sold, and this does fluctuate during day to day. Today you were to walk in with all the breeding pairs you would see more than 750 but then you take the birds to Atlanta to be sold so that number will go back to the amount he has now.

Mr. Hinton stated that there is a lot of information to decipher. He stated that we have had a number of cases for home health care, and they are inspected and approved by the state with the number of residents that can be in a home. He said that as far as USDA compliance that the decision to move 1 way or another off of what USDA compliance will be over what we are asked about the use of the property.

Recommendation: Tim Kemp made a motion to approve the rezone and the Variance and not to go beyond the USDA minimum requirements for birds. Tim Hinton asked would it be okay if there was some discussion.

Mr. Hinton asked Timothy Kemp would it also be only for the proposed use requested and with the types of birds that are there now and no birds any larger or noisier than what is there already, and he feels that this will set better with the opposition. Mr. Alexander asked does the USDA allows any growth based on what he has there. He is regulated by USDA for having animals and they do have any amount based on what he has here. Their number is 1650 but he does expect to go over that. He does not intend to have any employees and it is his personal business and this is all he can handle. Mr. Kemp asked if he would be comfortable with 750 and Mr. Mitrovic asked if it could be a little more than that due to the breeding season. Mr. Hinton said you have mating pairs that he has so the 750 you have now are the breeding pairs and this does not include any other clutches and Mr. Hinton said that with doing to math you have half of what you have would be 350 times ten would be 3,500 and he said yes that is during the breeding season and this is spread out during the whole breeding season and they are taken and sold and once all sold then he is back down to the based number for six months.

Mr. Hinton asked if he wanted to make any modification to his Motion that he did in the beginning and Mr. Kemp stated that he would modify his motion to include the Variance, not to go past the USDA minimum requirements for birds, and for the purpose requested only and was seconded by Josh Ferguson. Motion carried 6 to 1 with Wesley Sisk opposing.

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.

Signature Igor Mitrovic

Date 12-30-2024

Fee Paid \$ 300.00

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 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 A1 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.

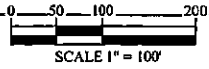
Igor Mitrovic

BK: 128 PG: 119-119
 Filed and Recorded
 03-05-2025 10:46 AM
 DOC# P2025-000047
Karen O. David
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY

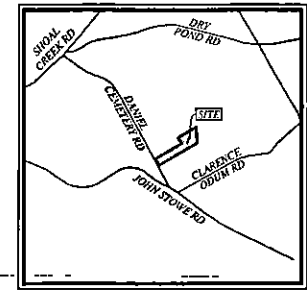
SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,635 AND WAS UNADJUSTED.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A LEICA TS16 SERIES TOTAL STATION.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 306,525 FEET

SPACE RESERVED FOR CLERK OF SUPERIOR COURT



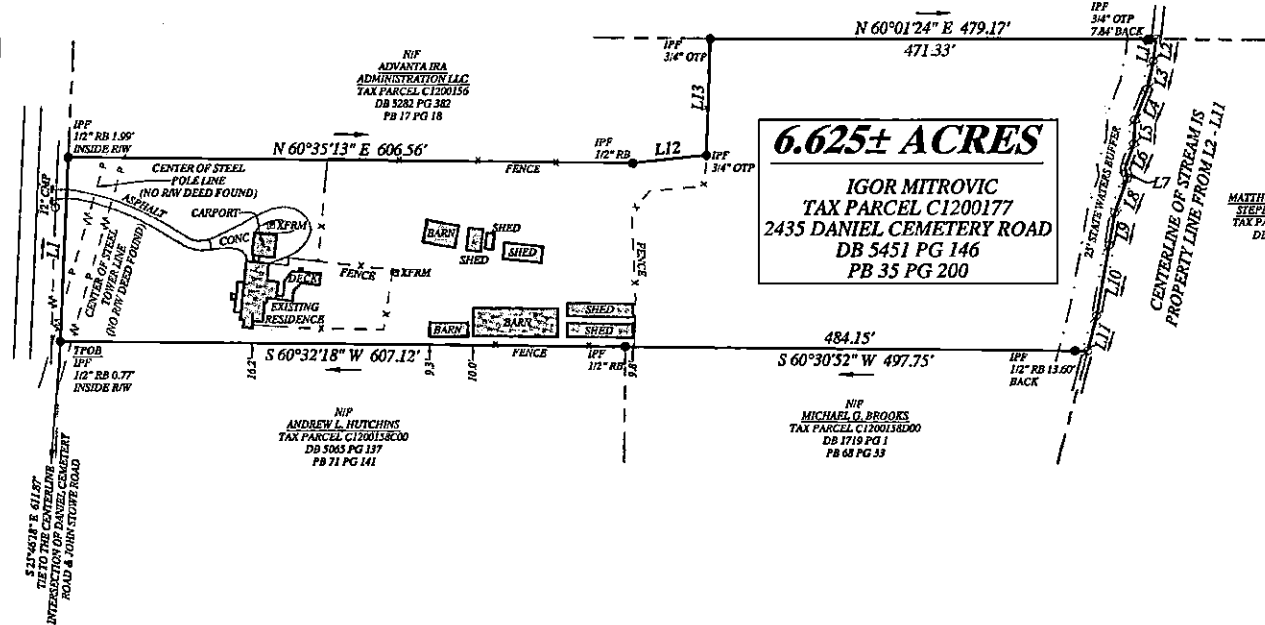
LINE #	DIRECTION	DISTANCE
L1	N 27°31'17" W	200.06'
L2	S 23°14'35" E	23.81'
L3	S 18°11'18" E	31.09'
L4	S 08°48'41" E	35.73'
L5	S 27°09'13" E	25.53'
L6	S 10°35'11" E	25.97'
L7	S 19°29'28" E	12.13'
L8	S 10°25'32" E	39.18'
L9	S 20°06'17" E	35.82'
L10	S 19°42'15" E	78.23'
L11	S 15°16'41" E	39.23'
L12	N 53°53'13" E	80.07'
L13	N 27°56'48" W	126.38'



VICINITY MAP
NOT TO SCALE

NIP
 LUI H CONNERLEY
 & HAROLD A. CONNERLEY
 TAX PARCEL C1200173
 DB 648 PG 55
 PB 23 PG 29

DANIEL CEMETERY ROAD
 (80' RIGHT-OF-WAY - 18" ASPHALT)



6.625± ACRES
 IGOR MITROVIC
 TAX PARCEL C1200177
 2435 DANIEL CEMETERY ROAD
 DB 5451 PG 146
 PB 35 PG 200

NIP
 MATTHEW S. DIETZEL &
 STEPHANIE DIETZEL
 TAX PARCEL C1200159
 DB 4679 PG 68

REFERENCES

DB 5451 PG 146
 PB 35 PG 200
 PB 74 PG 33

GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 2/26/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS:
 IGOR MITROVIC
 2435 DANIEL CEMETERY RD
 MONROE, GA 30656
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0130F WITH AN EFFECTIVE DATE OF 12/15/2022 FOR COMMUNITY NUMBER 130185, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A-1" (RURAL ESTATE DISTRICT).
7. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
9. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
10. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
11. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

SURVEY LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- RB REBAR
- MNF MAG NAIL FOUND
- OTF OPEN TOP PIPE
- CTF CRUMPED TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- PB PLAT BOOK
- DB DEED BOOK
- RAW RIGHT-OF-WAY
- TPOB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- WPAR POWER TRANSFORMER
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- COMPUTED POINT
- OVERHEAD POWER
- UTILITY POLE

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

John F. Arner
 JOHN F. ARNER, III RL542905
 DATE

2/28/2025
 DATE

W&A ENGINEERING
 335 Oneta Street, Ste. 0100
 Atlanta, GA 30601
 P: (770) 533-6400
 www.waengr.com | info@waengr.com

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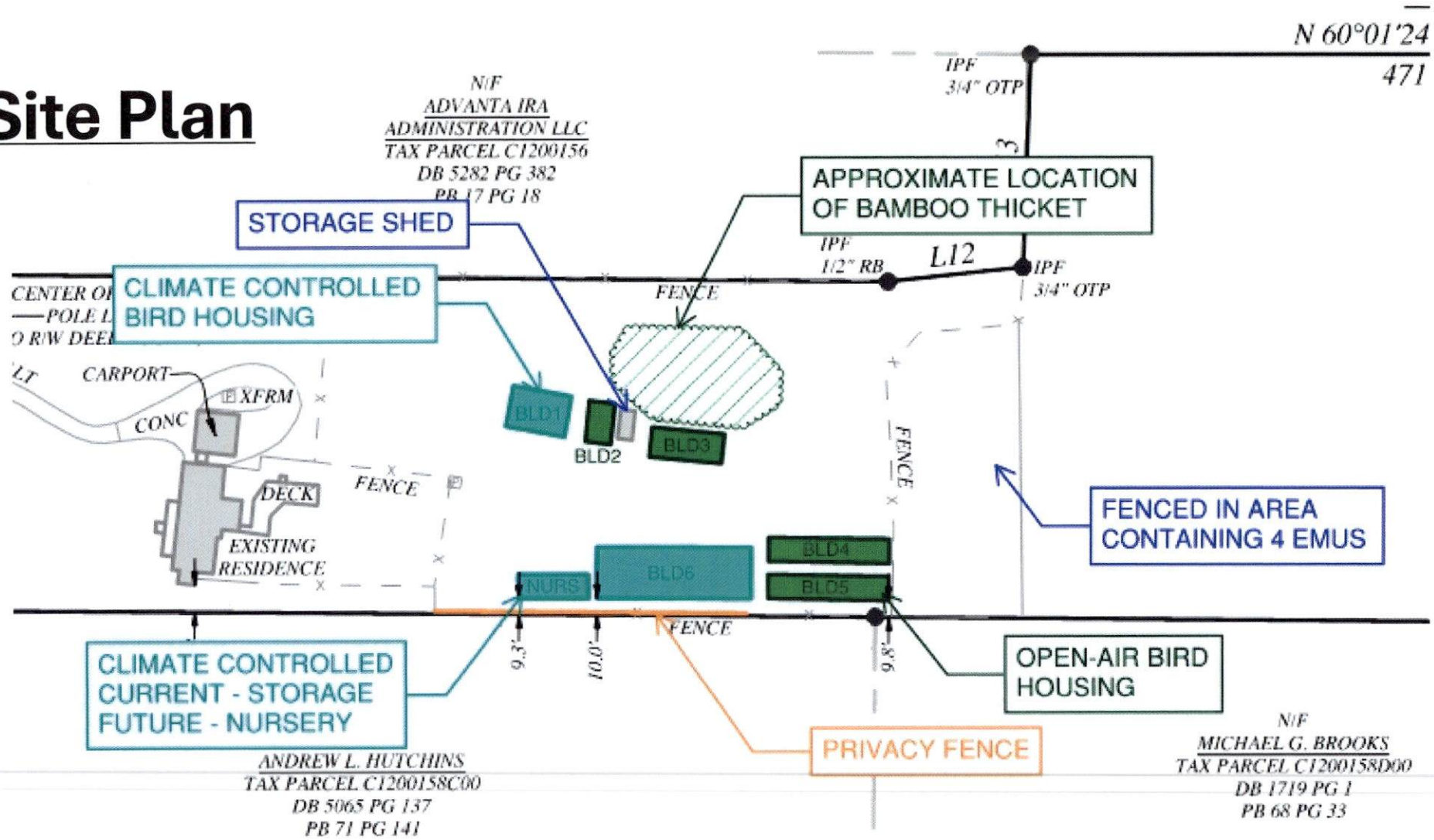
DATE
02/28/2025
REVISIONS

RETRACEMENT SURVEY FOR:
IGOR MITROVIC
 2435 DANIEL CEMETERY ROAD
 MONROE, GEORGIA 30655
 WALTON COUNTY
 LAND LOT 146 - 3RD LAND DISTRICT - 250TH G.M.D.

JOB NUMBER	25-00090
DRAFTED BY: CL	
REVIEWED BY: JB	
SHEET 1 OF 1	



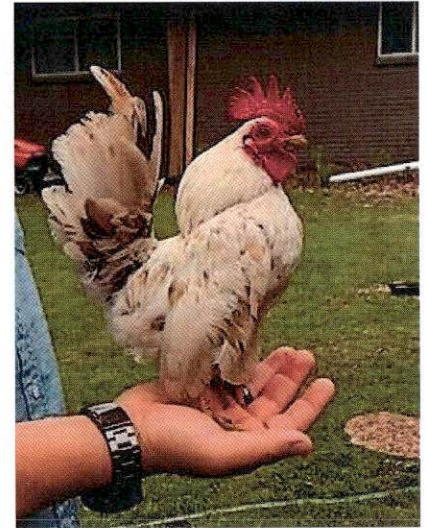
Site Plan



Request to Rezone from A1 to A

2435 Daniel Cemetery Road

To raise small pet parrots and small poultry for sale/exhibition



Proposed Use

- No changes to front of property, remains residential.
 - No employees.
 - No customer visits on property.
 - Noise equivalent to songbirds. Louder species housed in one barn, heavily shielded by bamboo thicket to minimize sound.
 - Supplemental lighting automated and off by 8:00pm.
 - Bird enclosures sheltered, dry, and kept clean. No smells. Waste is minimal and equivalent to household trash; paper, spent dry seed hulls.
-

Neighboring Properties

Denise Joseph/Roy Kishun – 2455 Daniel Cemetery Rd.

-No concerns regarding rezone. Submitted statement of approval.

Shannon & Cassie Byron – 2415 Daniel Cemetery Rd.

-No concerns regarding rezone. Submitted statement of approval.

Michael Brooks – 1816 Clarence Odum Rd.

-No concerns regarding rezone. Gave verbal approval.

Andrew Hutchins – 2425 Daniel Cemetery Rd.

-Concerned about the smells of the ~1000 chickens the previous property owner housed. Explained/showed my birds and how the property looks now. Concerns addressed and statement of approval submitted.
