



Planning and Development Department Case Information

Case Number: LU25-0182 and Z25-0181

Meeting Dates: Planning Commission 06-05-2025

Board of Commissioners 07-08-2025

Applicant:

Brianne Farr
720 Gene Bell Road
Monroe, Georgia 30655

Owner:

Beth A Farr
720 Gene Bell Road
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Employment Center to Neighborhood Residential and Rezone 3.00 acres from A1 to A for dog training and customer contact. Variance to waive Section 6-1-470.c as to setbacks and fences.

Address: 720 Gene Bell Road, Vasco Adcock Road, Monroe, Georgia 30655

Map Number/Site Area: C1660111

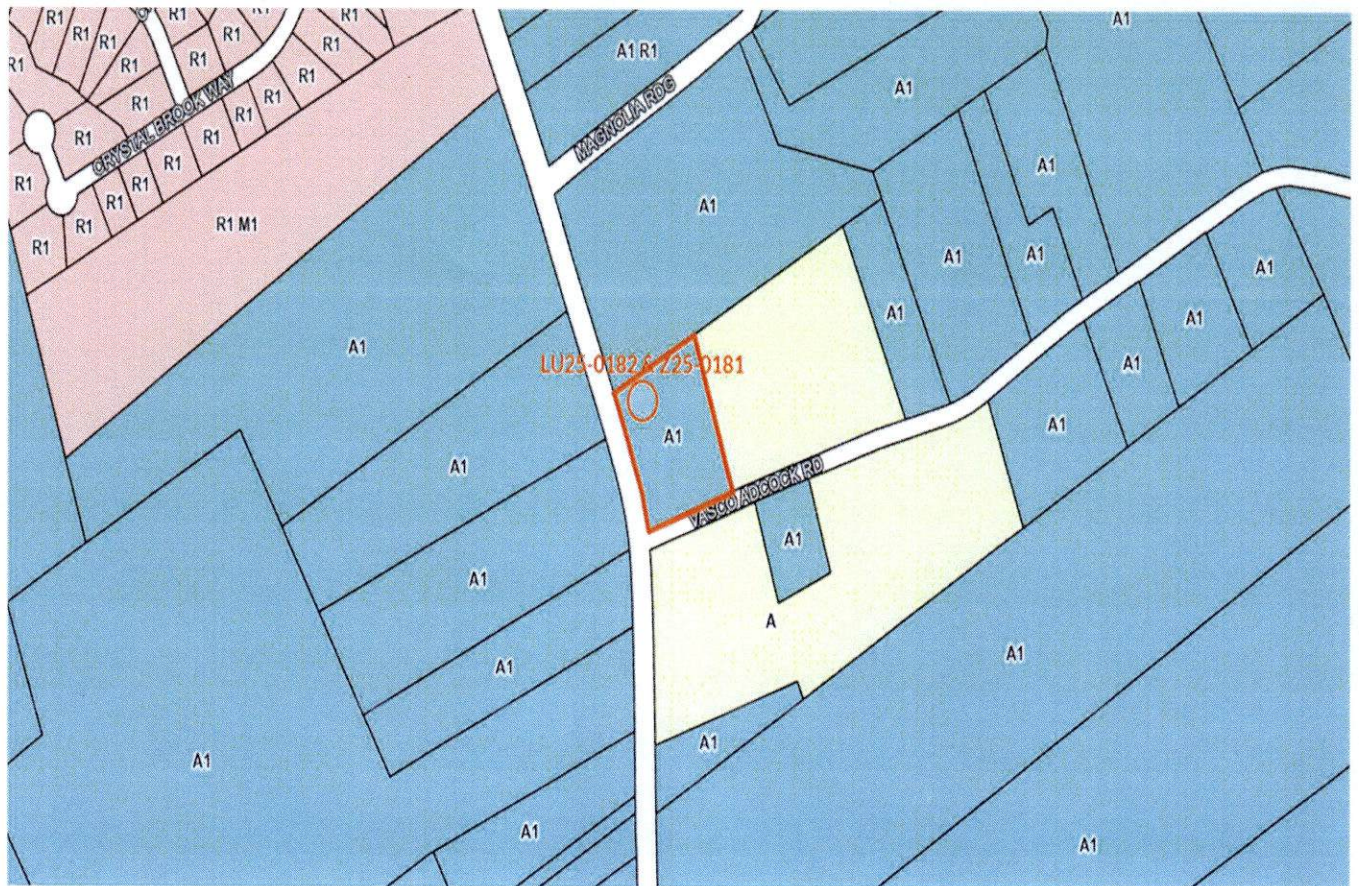
Character Area: Employment Center

District 6 Commissioner-Kirklyn Dixon Planning Commission-Timothy J Kemp

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



The surrounding properties are zoned A1 and A.

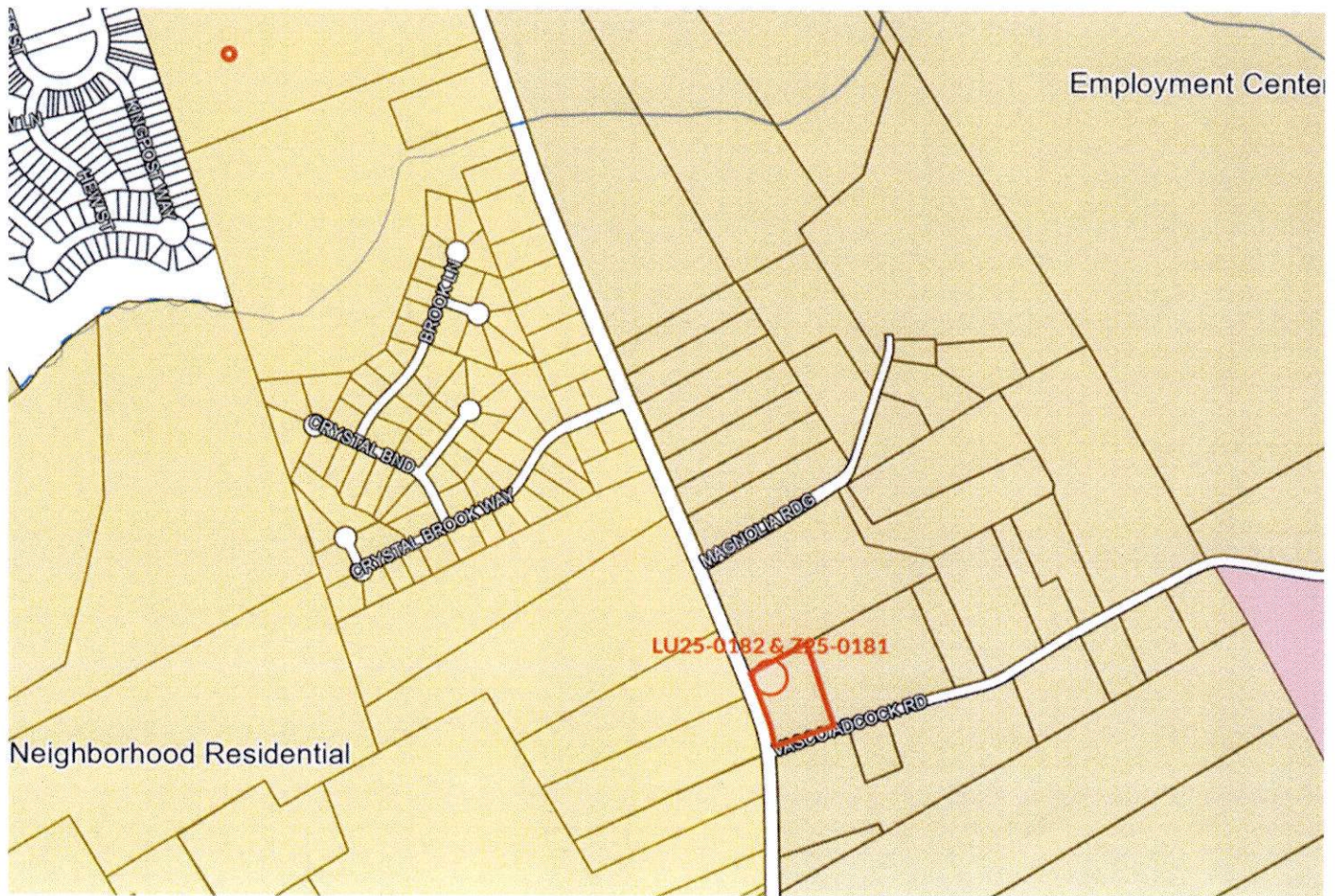


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Employment Center.



History: No History

Staff Comments/Concerns: This is a Code Enforcement case. Applicant was advised to apply for a zoning of A to be in compliance with the Walton County Land Development Ordinance. If approved, Applicant must provide Department of Agriculture Certification and a Walton County Business License.

Ordinance requires areas maintaining animals outside must be 200 ft. from property lines or street right of way.

Comments and Recommendations from various Agencies:

LU25-0182 & Z25-0181-Land Use Change from Employment Center to Neighborhood Residential and rezone 3.00 acres from A1 to A for dog training with customer contact- Applicant/Owner: Beth A Farr located at 720 Gene Bell Rd/Vasco Adcock Rd/Parcel C1660111-District 6.

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

Sheriffs' Department: No issues

Water Authority: This property is located within the City of Monroe Service Area.

Fire Marshal Review: Should they add or use any new or existing building on the property for customer access, it 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.

Fire Department Review: No comments

Board of Education: No issues with the Walton County School System.

GDOT: Will not require coordination with Georgia DOT.

City of Monroe: No issues for City of Monroe Utilities Department.

Comments and Recommendations from various Agencies:

LU25-0182 & Z25-0181-Land Use Change from Employment Center to Neighborhood Residential and rezone 3.00 acres from A1 to A for dog training with customer contact-Applicant/Owner: Beth A Farr located at 720 Gene Bell Rd/Vasco Adcock Rd/Parcel C1660111-District 6.

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

Sheriffs' Department: No issues

Water Authority: This property is located within the City of Monroe Service Area.

Fire Marshal Review: Should they add or use any new or existing building on the property for customer access, it 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.

Fire Department Review: No comments

Board of Education: No issues with the Walton County School System.

GDOT: Will not require coordination with Georgia DOT.

City of Monroe: No issues for City of Monroe Utilities Department.

PC ACTION 6/5/2025:

LU25-0182 & Z25-0181-Land Use Change from Employment Center to Neighborhood Residential and rezone 3.00 acres from A1 to A for-dog training with customer contact and Variances on side setbacks and fencing requirements-Applicant/Owner: Beth A Farr located at 720 Gene Bell Rd/Vasco Adcock Rd/Parcel C1660111-District 6.

Presentation: Brianne and Beth Farr represented the case. Brianne is a dog trainer, and they are requesting a land use change from employment center to neighborhood residential and rezone from A1 to A for dog training and customer contact. They are also requesting a Variance on the setbacks for a dog kennel and fencing requirements.

Timothy Kemp asked how many dogs and Brianne stated some days it is 1 or 2 for private lessons and other days when there are group classes it could be 2 or 3 dogs with 2 to 4 people, and she does this from 9:00 a.m. to 7:30 p.m.

Mr. Kemp asked if she boards them or do the owners bring them to training and Ms. Farr stated that they bring them for the training.

Mr. Kemp then asked about the fences and Ms. Farr stated that the entire property was recently fenced and there is also a fenced in area where she does the dog training.

Speaking: No one

Recommendation: Timothy Kemp made a motion to recommend approval as submitted with Land Use Change, Rezone and Variance and was seconded by Josh Ferguson. The Motion carried unanimously.

Character Area Map Amendment

Application # LU25-0182

Planning Comm. Meeting Date 06-25-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 07-08-2025 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 C1660111

Applicant Name/Address/Phone #

Brianne Farr
720 Gene Bell Rd
Monroe, GA 30655

Property Owner Name/Address/Phone

Beth A. Farr
720 Gene Bell Rd.
Monroe, GA 30655
(If more than one owner, attach Exhibit 'A')

Phone # 770 540-9128

Phone # 770 335-5724

E-mail Address: BethAFarr@gmail.com

Location: 720 Gene Bell Rd., Monroe Acreage 3

Existing Character Area: Employment Center

Proposed Character Area: Neighborhood Residential

Is this a Major or Minor amendment to the plan? minor

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? no

Proposed Development: ☒ Single-family ☐ Multi-family ☐ Commercial ☐ Industrial

Proposed Zoning: A 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.

Beth A. Farr
Signature

4/30/2025
Date

\$ 250.00
Fee Paid

Rezone Application # 225-0181
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 06-05-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1660111

Applicant Name/Address/Phone #

Brianne Farr

720 Gene Bell Rd

Monroe, GA 30655

E-mail address: BethAFarr@gmail.com

Phone # 770-540-9128

Location: 720 Gene Bell Rd Monroe

Existing Use of Property: Residential

Existing Structures: Single Family House, Garage, Utility Bldg, Fence

The purpose of this rezone is To be able to train dogs on my property as well as meet with clients and their dogs
Variance to waive Section 6-1-470(c) as to front set back for Commercial Kennel.

Property is serviced by the following:

Public Water: yes Provider: Monroe Well: No

Public Sewer: No Provider: NA 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.

Signature Beth Farr Date 6/9/2025 Fee Paid \$ 350.00

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 A1

Comprehensive Land Use: Employment Center **DRI Required?** Y N

Commission District: 6-Kirklyn Dixon Watershed: TMP

I hereby withdraw the above application _____ Date _____

**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: Brianne Farr
Address: 720 Gene Bell Rd., Monroe, GA 30655
Telephone: 770-540-9128
Location of Property: 720 Gene Bell Rd.
Monroe, GA 30655
Map/Parcel Number: C1660111
Current Zoning: A1 Requested Zoning: A

Beth A. Farr
Property Owner Signature

Print Name: Beth A. Farr

Address: 720 Gene Bell Rd.

Phone #: 770-335-5724

Property Owner Signature

Print Name: Beth A. Farr

Address: 720 Gene Bell Rd.

Phone #: 770-335-5724

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.

Steve L. Malco
Notary Public

04-30-2025
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;

Current zoning is A1 Residential Property with a single family home. Surrounding properties are zoned A and A1. Nearby properties include cattle and goat farming.

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

N/A None

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

N/A None

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

Dog training and service dog training for the public of Walton County. No hardship of property owner.

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

Property is currently zoned as A1 want to
rezone to A. majority of surrounding properties
are zoned A and A1. Property is
currently fully fenced.

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

N/A

Brianne Farr

is approved as a

**CANINE GOOD CITIZEN[®]
EVALUATOR**

May 8, 2025

for the

AKC Canine Good Citizen[®] Test

JUNE 30, 2027

Expiration Date

Mary R. Burch

Mary R. Burch, Canine Good Citizen Director

CERTIFICATE *of* ACHIEVEMENT

THIS ACKNOWLEDGES THAT

Brianne Farr

HAS SUCCESSFULLY COMPLETED THE

DOG TRAINER FOUNDATION EXAM



x *Melanie Benware*
Melanie Benware, President

x *Mailey McLaughlin*
Mailey McLaughlin, Education Certification Committee Chair



April 30, 2025

Brianne Farr
720 Gene Bell Road
Monroe, GA 30655

Walton County Planning and Development
126 Court Street
Walton County Annex 1
Monroe, GA 30655

Dear Walton County Planning and Development,

I am writing to you to request a rezoning of our property at 720 Gene Bell Road.

My name is Brianne Farr, and I have been training dogs since 2005. I am a certified Canine Good Citizen evaluator with the American Kennel Club as well as a Certified Mentor Trainer through Animal Behavior College.

My primary goal as a dog trainer is teaching families responsible dog ownership skills, as well as providing basic obedience instruction. I also specialize in training service dogs, therapy dogs, and creating behavior modification programs for troubled dogs. I am passionate about helping people remedy their dog's behavior problems. I'm also honored to assist disabled individuals through training service dogs for Diabetic Alert, PTSD, cerebral palsy, POTS, and more.

At my residence on Gene Bell Rd., I conduct small group classes consisting of 2-4 people, as well as private, one-on-one lessons. On average I have 4 classes per day, 4 days per week. There are never more than four people at a time attending my group classes, so additional traffic would not be a concern. We have plenty of space for parking on our property to accommodate any student vehicles. I am the only employee and my pet dogs live inside the residence with me.

At this time, I do not offer any boarding or daycare services. However, I would like to request a variance on setback for future boarding services. Going forward, I will apply for a kennel license from the Georgia Department of Agriculture.

Property: 720 Gene Bell Road, Monroe is currently a residential property with three acres, completely fenced. I am requesting rezoning from A1 to A to meet requirements to work with clients and their dogs on my property.

Kind Regards,

Brianne Farr

May 5, 2025

Walton County Planning and Development
126 Court St.
Walton County Annex 1
Monroe, GA 30655

To Whom it May Concern:

I am writing to support the rezoning application for Aurora Dog Training, located at 720 Gene Bell Rd. in Monroe.

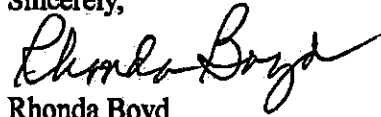
I could say that Aurora Dog Training clients patronize restaurants and other businesses in the Monroe community on their way to and from classes. That is, undoubtedly, true, but there is so much more that Brianne and Aurora Dog Training contribute to the community. She has placed and won with her dogs at the national level, making her a well-known and valuable resource for anyone who wants to compete successfully in dog sports. Students come from all over the greater metro Atlanta area, often multiple times each week, to take her classes, not only to learn and practice new skills, but also to figure out how to better connect with their dogs.

My dog, Gabby, and I first came to Aurora Dog Training over 2 years ago, after I heard what a great trainer Brianne is. She is a certified AKC Canine Good Citizen Evaluator, and having Gabby earn her CGC Good Citizen title was the first step needed in order for us to be certified as a therapy team to visit hospitals, nursing homes, schools, etc. Brianne's own dogs have been certified as therapy dogs, and, through her associations/friendships with other professionals in the local area, she was able to help connect me with an evaluator for Alliance of Therapy Dogs. This is just one small example of her commitment to helping people make a positive impact on the community with their dogs. Gabby is now a therapy dog. In fact, we volunteer with another dog/handler team trained by Brianne, but that was just the beginning of our journey. We have been taking classes in Rally, Obedience, and Scentwork ever since, competing in AKC trials once we gained skill and confidence.

Brianne offers small classes, not only allowing everyone to get lots of instruction and feedback, but also fostering friendships among human class members. In addition to classes at the training facility, we also train in Monroe and the surrounding community, giving our dogs the opportunity to practice being good citizens that everyone can enjoy, while honing new skills.

Please approve the re-zoning application for Aurora Dog Training so that students can continue to benefit from Brianne's training expertise and enthusiasm, and Walton county can continue to benefit from this small business that is committed helping the community thrive.

Sincerely,



Rhonda Boyd

Nancy J. Hammond
6745 Mill Rock Court
Hoschton, Georgia 30548

Walton County Planning and Development
126 Court St.,
Walton County Annex 1,
Monroe, GA 30655

Greetings,

I have been a client of Brianne Farr's for ten years. Brianne's training is exceptional and I follow her in her various training venue's. Not only is Brianne a trainer, but she is an advocate of the dog and the relationship between the owner and the dog.

I have owned three Golden Retriever's. Brianne has helped and advised me with their training to be a better therapy dog. All three of my dogs have been certified under the Alliance of Therapy Dogs, Inc. It is through Brianne's guidance that I have formed a better therapy dog as I go to the NGHS Braselton Hospital to be a support to patients, family members and the hospital staff.

Driving to Monroe takes me 45 minutes. Along with my pup in training, we stop in town to refuel, rest and perhaps recharge with some food. A good thing to do in Monroe. It is a distance but it is a beautiful drive and the community is very friendly.

Sincerely,
Nancy J. Hammond.

Megan Bohinc

2120 Heatherton Road
Dacula, GA 30019
megan.bohinc@gmail.com
440-864-2587

May 5, 2025

Walton County Planning and Development

126 Court Street
Monroe, GA 30655

Dear Walton County Planning and Development Committee,

I am writing to express my support for the development and implementation of a community-based dog training program within Walton County. I believe that such a program would offer numerous benefits not only for pet owners but for the community as a whole.

A well-structured dog training program can significantly enhance public safety. Trained dogs are less likely to exhibit aggressive behavior, wander off-leash, or act unpredictably in public spaces. This leads to fewer incidents involving bites or altercations, ultimately reducing the burden on animal control and emergency services.

Moreover, a community dog training initiative can strengthen the bond between residents and their pets. Through positive reinforcement and responsible pet ownership education, dog owners gain the tools necessary to manage their pets effectively, creating a more harmonious living environment.

Importantly, dog training classes can also have a positive impact on the mental health of community members. The companionship of well-behaved pets has been shown to reduce stress, anxiety, and feelings of isolation. Participating in structured training gives pet owners a sense of purpose, accomplishment, and routine—elements that are especially beneficial to individuals struggling with mental health challenges. Additionally, group classes promote social interaction and connection among residents, helping to combat loneliness and foster a sense of community belonging.

Aurora Dog Training Team has impacted my life for the last six years, and I am truly grateful for all they have done. I urge the county to consider supporting the development of a community dog training program. Such an initiative aligns with public safety interests, promotes responsible pet ownership, supports mental and physical health, and enhances community engagement.

Thank you for your attention to this matter. I would be happy to assist in any way or participate in future discussions on the topic.

Sincerely,

Megan Bohinc, LPC, PCC-S, MFT

Licensed Clinical Counselor and Marriage and Family Therapist

Letter of Support

Alison Nairn
404 Lindmar Ct.
Athens, GA 30605

April 28, 2025

Walton County Planning and Development
126 Court Street
Walton County Annex 1
Monroe, GA 30655

Dear Planning and Development Commission:

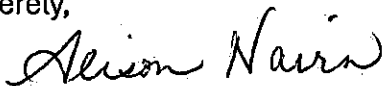
This letter is in support of the application to rezone the property at 720 Gene Bell Rd., Monroe, GA, 30655, to an agricultural business. I have been a student at the Aurora Dog Training Facility for the past 2 years. The breadth of training offered at this facility is far superior to training that I have received at facilities closer to my home in Athens, GA. I have enrolled in classes for dog Conformation, classical and Rally obedience, as well as having private lessons with Ms. Farr to work on specific behavioral issues. Having well-behaved dogs is extremely important to my family and an asset to the community in general.

Traveling between Athens and Monroe, I have also contributed to the local Monroe economy by purchasing gas and visiting restaurants in the area. I have also referred other dog enthusiasts in Athens-Clarke and Oconee counties to the Aurora Dog Training Facility which further supports the Walton County economy.

While taking classes at Aurora Dog Training Facility, I have seen Ms. Farr educating and certifying other dog trainers, who are then able to spread their knowledge to other businesses, which encourages responsible dog ownership in the community. Also, by offering a selection of "board and train" or "in-home training", Ms. Farr assists members of the community who cannot travel to her facility.

Thank you for your consideration in this matter.

Sincerely,



Alison Nairn

Letter of Support

April 26, 2025

Dear Walton County Planning and Development,

I've been to Aurora Dog Training for classes to help me help my dog to live in my community, being an obedient companion who is a nuisance to no one. Brianne Farr and her Aurora Dog Training classes have helped me achieve that. My dog is a wonderful companion in public and in my home. I've been successful in American Kennel Club obedience trials at the most difficult level. I drive over an hour from Norcross each way, often stopping for lunch and gas each week.

I look forward to continuing training my new puppy and future puppies there.

Joan Dickerson

Letter of Support

April 29, 2025

Dear Walton County Planning and Development,

I am writing you in support of Brianne Farr and Aurora Dog Training about their request for a change in zoning. Aurora Dog Training has been instrumental in providing training for both of my dogs. Both of my dogs have completed Brianne's Canine Good Citizen program, which has helped me train my dogs to behave in such a way that I can take them to parks and dog-friendly businesses. Our classes sometimes meet in the green spaces in Monroe, and we are always asked questions by others in the space, which encourages others to be responsible dog owners, as well.

Aurora Dog Training benefits Monroe and Walton County in more ways than just helping to create well behaved dogs. Coming to class several times a week has also allowed me to get to know the town of Monroe better and make friends in the area. Although I do not live far away, I was previously unaware of many of the businesses in Monroe that I now frequent.

Sincerely,

Michelle Hilton

Kara Wheeler
3023 Tennyson Dr.
Monroe, GA 30656
Benderkara1@gmail.com
(209) 640-6053

May 8th, 2025

Walton County Planning and Development
126 Court Street
Monroe, GA 30655

Dear Walton County Planning and Development Committee,

I am writing to express my wholehearted support for Aurora Dog Training, a local business that offers essential canine training services to Walton County and the surrounding communities.

As someone with a bachelor's degree in Sociology and a master's degree in Teaching, I deeply understand the importance of structured, community-centered programs—especially those that positively impact both human and animal wellbeing. Aurora Dog Training has provided such a space for the last three months that I've worked with them, and I plan to continue for the foreseeable future.

As the owner of working Australian Shepherds, I've witnessed firsthand the transformative effect of Aurora's training offerings. My dogs thrive when given a task, and our beginner agility classes have helped them channel their energy in productive, mentally enriching ways. These classes also provide dedicated time for us to bond, learn together, and build a stronger handler-dog relationship. I regularly apply what I've learned in class at home, further reinforcing the benefits.

Aurora Dog Training offers a wide array of programs—from obedience and behavioral modification to agility, rally, and beginner sports—catering to a variety of dog types and owner needs. I've seen rescue dogs and shy, insecure pets grow more confident in agility class, learning to trust their handlers and build resilience. The impact goes beyond dogs—it empowers owners, builds responsibility, and supports positive community engagement.

From a sociological perspective, programs like those offered by Aurora foster prosocial behavior in both humans and animals. They encourage inclusion, empathy, and a sense of purpose. Training classes become communal spaces where people from diverse backgrounds connect over a shared goal: improving their bond with their pets. Such spaces promote civic engagement, reduce social isolation, and support public safety by helping dogs become well-adjusted members of society.

In educational terms, Aurora's approach is rooted in experiential, hands-on learning. It reflects best practices in behavior management, differentiated instruction, and social-emotional development—not just for the dogs, but for the people working with them. These classes cultivate patience, consistency, and communication—skills that ripple into other areas of participants' lives.

Aurora Dog Training is more than a business; it is a community asset. I urge you to continue supporting its operation and potential growth within Walton County. This is the kind of program that uplifts families, improves quality of life, and creates a safer, more connected community.

Thank you for your time and consideration.

Sincerely,

Kara Wheeler

May 09, 2025

Dear Walton County Planning and Development,

My name is Terri Johnson. My daughter and I are both clients of Aurora Dog Training. We have had our dogs in training with Brianne for the past two years. Brianne Farr has been instrumental in the training of my rescue dog and my daughter's dachshund. Finding a trainer in Walton County that really understands dog behavior and how to help them become part of your family was impossible until Brianne moved her business to our county. I have worked with several other well-known trainers within the county and while they are good at some things they are not good at helping a dog and owner understand each other. Aurora Dog Training has truly helped me work through many behavioral issues with my rescue dog. He is now a well-adjusted happy member of our family. We also love the small class sizes and more one on one instruction Brianne gives. Since she offers class in the evenings, we can attend class and then make a stop by one of our favorite local restaurants to grab dinner on the way home. I feel her business is making a positive impact and helping to support not only the local families and their pets, which in turn helps to keep more dogs out of the shelters but her clients are also supporting other local businesses due to her location. Thank you for your time and consideration.

A Walton County Citizen,

Terri Johnson

May 9, 2025

Walton County Planning and Development

126 Court Street

Walton County Annex 1

Monroe, GA 30655

Subject: Support for Community-Based Dog Training Program in Walton County

Dear Walton County Planning and Development Committee,

I am writing to endorse the establishment of a community dog training program in Walton County.

As a volunteer with Canine Pet Rescue, a German Shepherd rescue, I foster dogs, primarily those with behavioral challenges. Since 2016, Aurora Dog Training has been instrumental in supporting my efforts to rehabilitate these dogs, transforming countless "unadoptable" dogs into adoptable pets. Their expertise has been invaluable in this collaborative process.

Additionally, Aurora Dog Training has greatly enhanced my relationship with my personal dogs. I compete in Rally with two of my dogs, and their guidance has strengthened our bond, leading to excellent performance in the ring. Their advice has been pivotal in fostering a deep connection with my dogs.

I strongly believe that Aurora Dog Training would be an asset to our community and wholeheartedly support their involvement in this program.

Sincerely,

Shelly Beaulieu

1215 James Walter Dr.

Loganville, GA 30052

Walton County

678-267-6466

prdt30052@gmail.com

"NOT FOR FINAL RECORDING"
TOTAL AREA = 3.00 ACRES

PARCEL: C1680111 ZONED: A-1

REZONING FROM A-1 TO A WITH SPECIAL USE PERMIT TO ALLOW FOR A DOG
TRAINING BUSINESS
TOTAL SITE AREA = 3.00 ACRES

PROPOSED USE = DOG TRAINING BUSINESS
CHANGE OF FUTURE LAND USE FROM EMPLOYMENT CENTER TO RESIDENTIAL
VARIANCE TO ALLOW FOR A DOG TRAINING BUSINESS WITH IN AGRICULTURAL
DISTRICT AND VARIANCE FOR REQUIRE 200' DISTANCE REQUIREMENT FOR
COMMERCIAL KENNEL

APPLICABLE ORDINANCE SECTION 4-1-110.

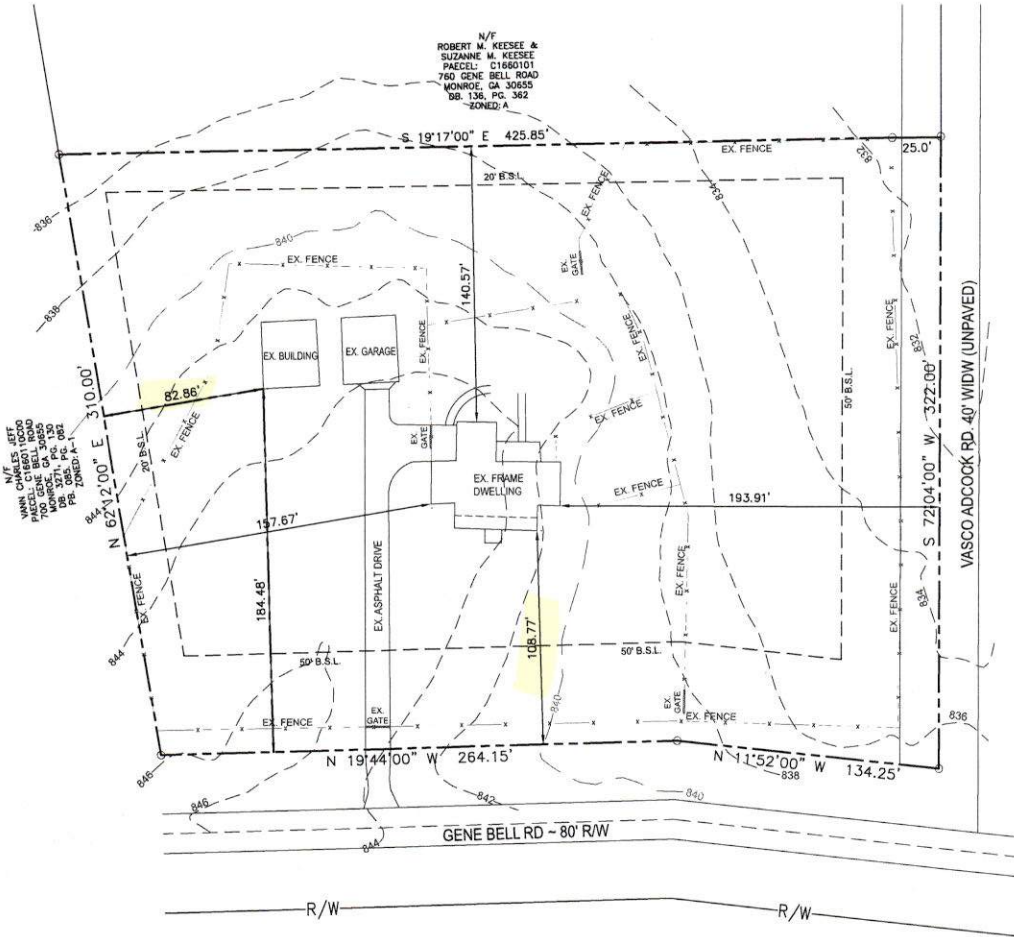
- PROPERTY DEVELOPMENT STANDARDS
1. MINIMUM LOT AREA: 2 ACRES
 2. MINIMUM DISTANCE FROM ADJACENT PROPERTY LINE: 300 FEET
 3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 25 FEET
 - c. REAR: 40 FEET
 4. MAXIMUM HEIGHT: 35 FEET

NOTES:

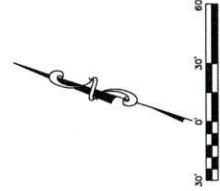
1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY SMS SURVEYING CO. DATED JAN/26/1979, REVISED JUNE, 23, 1985.
2. THERE ARE WETLAND ON THE SITE LIMIT SHOWN.
3. UN-NAMED TRIBUTARY OF GRUBBY CREEK IS LOCATED ALONG THE WEST SIDE OF THE SITE.
4. NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.A.M. PANEL1329700145E DATED DEC. 15, 2022.
5. THERE ARE STATE WATER ON SITE.
6. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
7. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.

TOTAL SITE AREA = 3.00 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE STATE WATERS ON THE SITE
THERE ARE WETLAND ON SITE, LIMIT SHOWN
INDICATED DISTURBANCE ON SITE

NOTE: ALL PORTION OF THE PROPERTY SHOWN HEREIN IS
ACCORDING TO THE F.I.A.M. NO. 1329700145E DATED 12/15/2022



VICINITY MAP
N.T.S.



GEORGIA811
www.Georgia811.com

A.C.C.E.
ALCON CONSULTING ENGINEERING
INC.
P.O. BOX 100
485 EDWARDS RD.
OXFORD, GEORGIA 30054
ALCON@AACCENGINEERING.COM
IPASCH@AACCENGINEERING.COM

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CONCEPTUAL
PLAN

PROPOSED
AURORA
DOG TRAINING

PARCEL: C1680111
LAND LOT: 105
DISTRICT: 3rd
720 GENE BELL RD
WALTON COUNTY, GA

DATE: 05/27/2025
SCALE: 1"=30'

OWNER / DEVELOPER/
PRIMARY PERMITTEE

BETH FARR
720 GENE BELL RD
MONROE, GA 30669
BETH FARR
PHONE: 770-335-5724
bethfarr@aaccengine.com

24 HOUR - EMERGENCY CONTACT
BETH FARR
PHONE: 770-335-5724
bethfarr@aaccengine.com

REVISIONS
NO. | DATE | DESCRIPTION

JOB NO. # 25-033
C-1

