

# Rezone Z21030022

## Staff Analysis

Commission District: 4 - Bradford

Planning Commission Hearing Date: 05-06-2021

Board of Commissioners Hearing Date: 06-01-2021

Parcel ID: Map C1680054A00

Acreage: 5.70

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**Applicant:**

**Michael Brandenburg**  
2710 Hester Town Road  
Monroe, Georgia 30655

**Owner:**

**Michael & Leigh Ann Brandenburg**  
2710 Hester Town Road  
Monroe, Georgia 30655

**Property Location:** 2710 Hester Town Road

**Current Character Area:** Suburban

**Current Zoning:** R1

**Request:** Rezone 5.70 acres from R1 to A1 to have animals (2 miniature donkeys).

**Staff Comments/Concerns:**

**Site Analysis:** The 5.70 acre tract is located on 2710 Hester Town Road. The surrounding properties are zoned R1, A1 and A2.

## **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)  
(See Poultry)

**Zoning History: No History**

**Character Area: The character area for this property is Suburban.**

### **Comments and Recommendations from various Agencies:**

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

**Sheriffs' Department: Will not have an impact on the Walton County Sheriff's Office.**

**Water Authority: This property is not currently served by the WCWD.**

**Fire Department: No issues**

**Fire Code Specialist: No comment**

**Board of Education:** No impact on the Walton County School System.

**Development Inspector:** No comment received

**DOT Comments:** Will not require GDOT coordination.

**Archaeological Information:** No comment received

**PC ACTION 5/6/2021:**

1. Rezone – Z21030022– Rezone 5.70 acres from R1 to A1 for animals – Applicant: Michael Brandenburg/Owners: Michael & Leigh Ann Brandenburg – Property located on 2710 Hester Town Rd-Map/Parcel C1680054A00 – District 4.

**Presentation** Michael and Leigh Brandenburg represented the case. They want to rezone the property from R1 to A1 in order to have 2 miniature donkeys. They stated that the entire property is fenced.

**Speaking:** None

**Recommendation:** Brad Bettis made a motion to recommend approval for 4 miniature donkeys with a second by John Pringle. The motion carried unanimously.

**Rezone Application # 221030022**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 5/6/2021 at 6:00PM held at WC Board of Comm. Meeting Room  
 Board of Comm Meeting Date 6/1/2021 at 6:00PM held at WC Historical Court House

**You or your agent must be present at both meetings**

**Map/Parcel** C1680 054 A00

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Michael Brandenburg  
2710 Hester Town Rd.

Michael + Leigh Ann Brandenburg  
2710 Hester Town Rd.

Monroe Ga. 30055

Monroe Ga. 30055

E-mail address: mikeandlab@bellsouth.net

(If more than one owner, attach Exhibit "A")

Phone # 678-878-0026

Phone # 404-277-4847

Location: 2710 Hester Town Requested Zoning A1 Acreage 5.70

Existing Use of Property: Home - House - Garage

Existing Structures: House - small barn

The purpose of this rezone is We would like to get  
2 miniature Donkey's

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.

Michael E. Brandenburg  
 Signature

3-26-2021  
 Date

\$ 250.00  
 Fee Paid

**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 R1A1 South A1A2  
 East A1 West R1

Comprehensive Land Use: Suburban **DRI Required?** Y \_\_\_\_\_ N

Commission District: 4-Bradford 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;

Residential + Agricultural

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

In no way - Property is well kept + maintained  
Fencing around all 5.70 acres.

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

In no way

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

no gain + no hardship

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

Small Barn + Donkey corral

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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

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March 26, 2021

Walton County Planning and Development,

We have 5.70 acres on Hester Town Rd. Monroe Ga. 30655.

We built a house and separate Garage in 2017. I would like to get 2 miniature

Donkey's to enjoy on our property. We have a nice wooded property

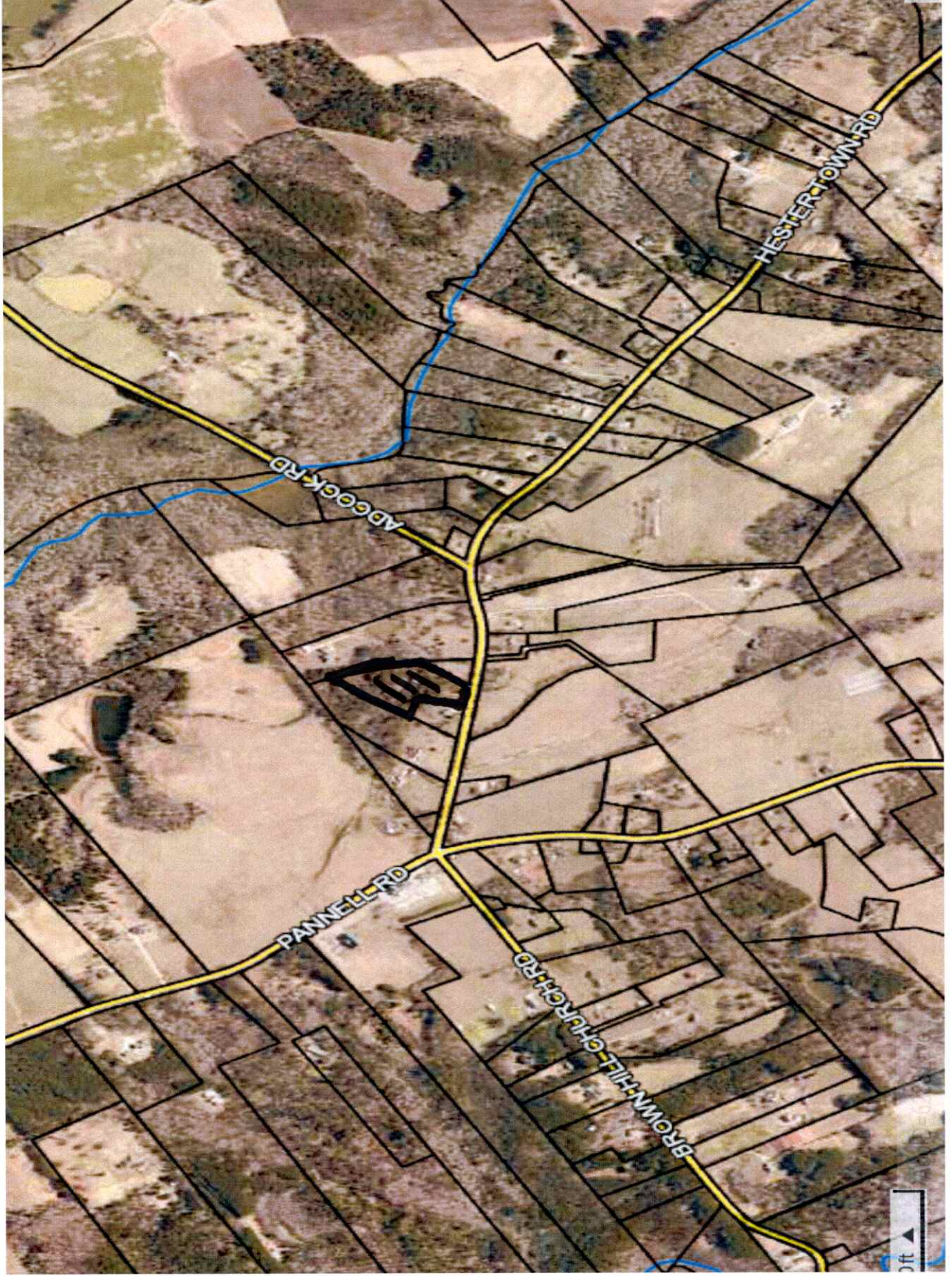
That is completely fenced. With a nice Barn and Corral for the Donkey's.

Thank you for your consideration,

Michael Brandenburg

A handwritten signature in black ink that reads "Michael E. Brandenburg". The signature is written in a cursive style with a large, sweeping flourish at the end.

Z21030022 – 2710 Hester Town Road





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