



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

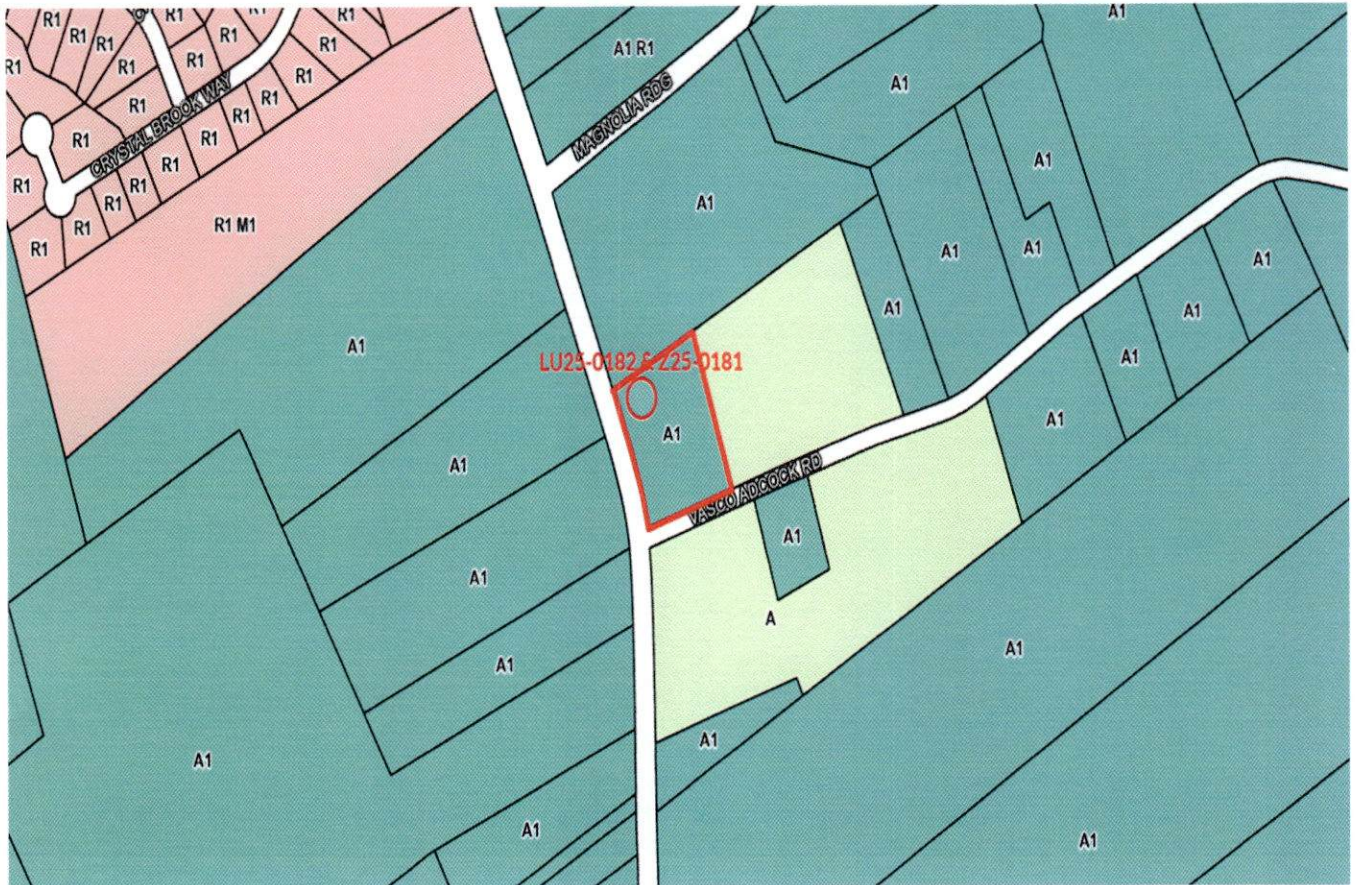
Character Area: Employment Center

District 4 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 Future Land Use Map for this property is Employment Center.



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

Character Area Map Amendment

Application # LU25-0182

Planning Comm. Meeting Date 06-05-2025 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 \$ 250.00
Date 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 (If more than one owner, attach Exhibit "A")

Phone # 770-540-9128

Property Owner Name/Address/Phone

Beth A. Farr

720 Gene Bell Road

Monroe, GA 30655

Phone # 770 335-5724

Location: 720 Gene Bell Rd. Monroe Requested Zoning A Acreage 3

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: N/A 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 _____ Date _____ \$ _____ 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 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

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.

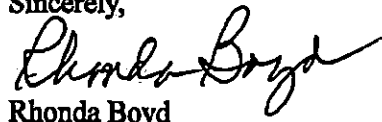
I could say that Aurora Dog Training clients patronize restaurants and other businesses in the Monroe community on their way to and from classes. That is, undoubtedly, true, but there is so much more that Brianne and Aurora Dog Training contribute to the community. She has placed and won with her dogs 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



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POWERED
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