



## Planning and Development Department Case Information

Case Number: LU23010028 and Z23010027

Meeting Dates: Planning Commission 03-02-2023

Board of Commissioners 04-04-2023

Current Zoning: R1

Request: Land Use Change from Neighborhood Residential to Suburban and Rezone 2.76 acres from R1 to A1 to have personal animals

Address: 999 Gene Bell Road/Blasingame Road

Map Number: C1660079

Site Area: 2.76 acres

Character Area: Neighborhood Residential

District 6: Commissioner – Kirklyn Dixon

Planning Commission – Timothy J Kemp

Applicant:

Betty M Haralson  
999 Gene Bell Road  
Monroe, Georgia 30655

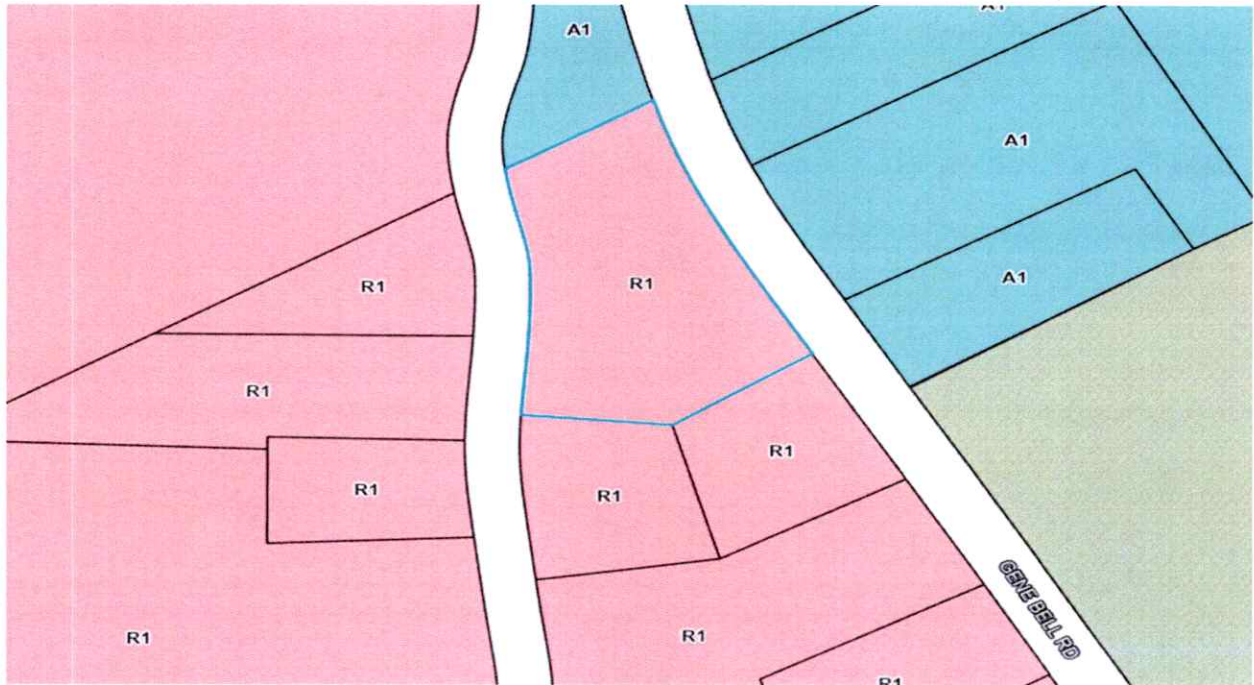
Owner:

Betty M Haralson & Phillip I Ackerson  
999 Gene Bell Road  
Monroe, Georgia 30655



Existing Site Conditions: Property consists of 2.76 acres.

The surrounding properties are zoned R1 and A1.



### **Staff Comments/Concerns – (Guidelines were given to Applicant):**

#### **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)

# 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)**

History:

V20010017	Bobby Haralson & Tammy Porter	Exceed Max sq ftg of accessory building in R1 zoning from 1,200 sq ft to 1,584 sq ft	C1660079 999 Gene Bell Road	Approved
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Comments and Recommendations from various Agencies:

**Public Works:** Public Works has No issue with approval of this Zoning Change Request.

**Sheriffs' Department:** This case will have no impact on the Sheriff's Office.

**Water Authority:** This property is located within the City of Monroe service area.

**City of Monroe:** The City of Monroe has no comment for this property.

**Fire Department/Fire Marshall:**

**Fire Marshal Review**

No issues provided it does not become commercial business.

**Fire Department Review**

No Issues Noted

**Board of Education:** This case will have no effect on the Walton County School District.

**Development Inspector:** No comment received.

**DOT Comments:** No DOT coordination required.

**PC ACTION 3/2/2023:**

1. Land Use Change LU23010028 and Rezone Z23010027 – Land Use Change from Neighborhood Residential to Suburban and Rezone 2.76 from R1 to A1 to have personal animals – Applicant: Betty M Haralson/Owners: Betty M Haralson & Phillip I Ackerson - Property located on 999 Gene Bell Rd & /Blasingame Rd - Map/Parcel C1660079 - District 6.

**Presentation:** Betty Haralson represented the case. She lives at 999 Gene Bell Road. She would like to have chickens and rabbits and maybe goats for her grandchildren. She said that she has a small pond behind her house that her grandchildren fish in but that only lasts a few hours.

**Speaking:** No one

**Recommendation:** Brad Bettis made a motion to recommend approval as submitted with a second by Josh Ferguson. The motion carried unanimously.

# Character Area Map Amendment

Application # LU230/0028

Planning Comm. Meeting Date 3-2-2023 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 4-4-2023 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 C1660079

Applicant Name/Address/Phone #

Betty M. Haralson  
999 Gene Bell Rd.  
Monroe, Ga. 30655

Phone # 770/715-2198

E-mail Address: mharalson52@gmail.com

Location: 999 Gene Bell Rd. Acreage 2.76

Existing Character Area: Neighborhood Residential

Proposed Character Area: Suburban

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: A1 Number of Lots: 1 Minimum Lot Size: 2.76

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 \_\_\_\_\_ Date \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_

**Rezone Application # 223010027**  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 3-2-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 4-4-2023 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1660079

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Betty M. Haralson  
999 Gene Bell Rd.  
Monroe, GA 30655

and

Phillip I. Ackerson  
999 Gene Bell Rd.  
Monroe, GA 30655

E-mail address: MHaralson52@gmail.com (If more than one owner, attach Exhibit "A")

Phone # (770) 715-2198

Phone # (678) 338-7740

Location: 999 Gene Bell Rd. Monroe Requested Zoning A-1 Acreage 2.761  
Blasingame Road

Existing Use of Property: Residential (Recreational - Pond Fishing)

Existing Structures: House, detached garage, metal barn, storage shed, lean-to shed

The purpose of this rezone is to have a mini-farm; garden, chickens, rabbits, a goat (maybe). Texas Farmgirl wants to get back to her roots!

Property is serviced by the following:

Public Water: X Provider: City of Monroe Utilities Well: Have (going to fix pump)

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: X

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 Betty M. Haralson Date 1/30/2023 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 R1 Surrounding Zoning: North A1 South A1  
 East A1 West R1

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

Commission District: 6-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;

Tree farm across the street, FARMS w/goats, poultry, Cattle, horses, bee keepers. The Light House Church. Residential properties. Dog agility Residence.

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

N/A No properties w/diminished values.  
This area has a mix of residential and agricultural zoning with most being small hobby farms.

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

Property values will remain intact. Property will be inline with many other nearby properties; small hobby farm with personal garden, etc.

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

We have just updated the house and want to continue revitalizing the property's structures and grounds to make them less "junk" and keep Monroe beautiful.

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

Very pretty park-like open areas surrounding  
fishing pond, large oak trees, blueberry & blackberry  
bushes with bird & wildlife habitat. I just want a few  
laying hens to scratch & fertilize the gardens.

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 this property has not been  
vacant.

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January 30, 2023

To: Planning Commission Members & Board of Commissioner  
Members

My name is Betty M. Haralson. I own 2.76 acres on Gene Bell Road.

Presently I am zoned R1 and would like to rezone the property to A1.

My husband passed away not long ago and I would like to have some animals for my grandchildren to play with when they come and visit (maybe a goat or some chickens).

When I applied for this rezone, I was given a copy of the Walton County Ordinance as to Livestock and Poultry and I will abide by the rules.

Thank you,

Betty M. Haralson