



Planning and Development Department Case Information

Case Number: Z22060024

Meeting Dates: Planning Commission 07-07-2022
Board of Commissioners 08-02-2022

Current Zoning: A1

Request: Rezone 9.89 acres to A for a dog kennel

Address: 54 Nunnally Farm Road/Liberty Hill Church Road

Map Number: C0780029

Site Area: 9.89 acres

Character Area: Suburban

District 5: Commissioner Jeremy Adams Planning Commission – Tim Hinton

Applicant:
Marshall Roberts
54 Nunnally Farm Road
Monroe, Georgia 30655

Owner:
Roy Nunnally Roberts (Deceased)
Anne Knox Hodges (Executor)
550 Nunnally Farm Road
Monroe, Georgia 30655



Existing Site Conditions: This 9.89 acres is in the middle of land totaling 401.28 located off Liberty Hill Church Road.

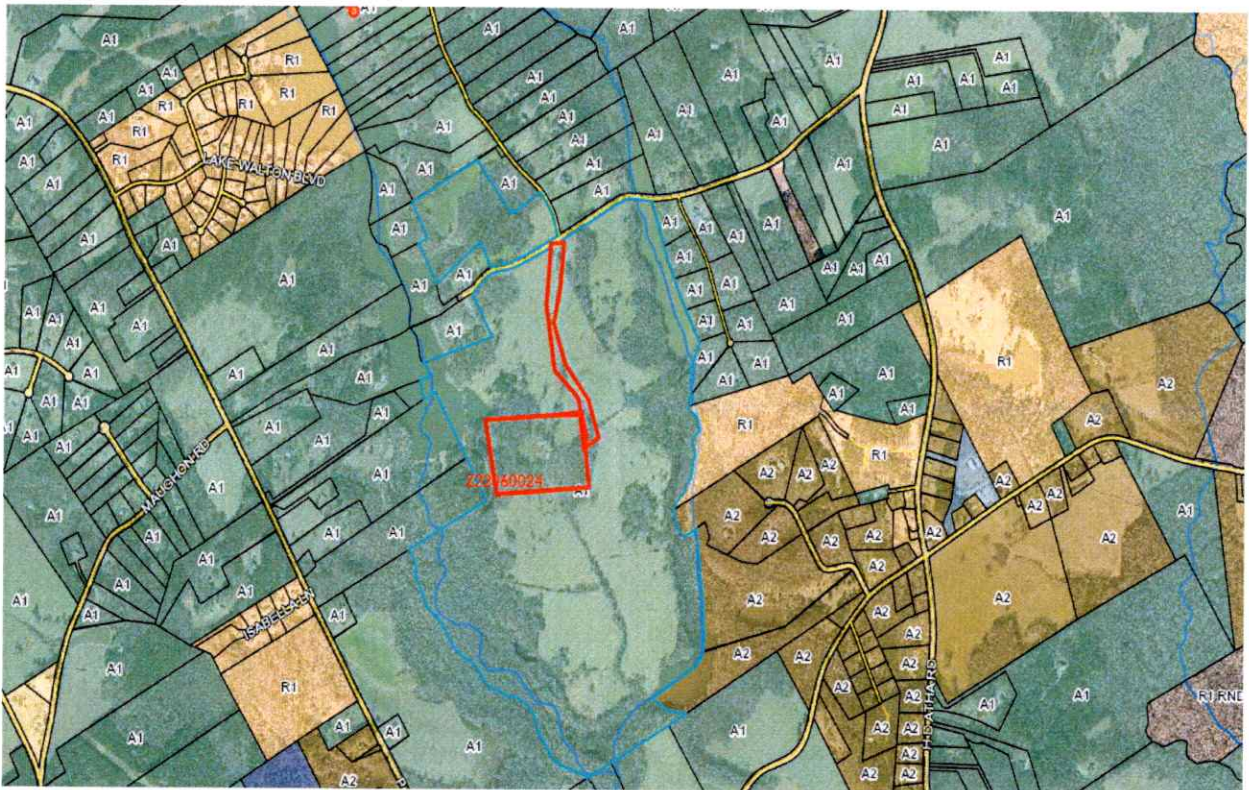
Surrounding Zonings:

North - A1

South – A1

East – A1

West – A1



Kennel, Commercial

- A. The lot size shall be no less than two (2) acres.
- B. Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 100 feet.
- C. All areas maintaining animals outside shall be completely enclosed by walls or fences at least six (6) feet in height, and shall be located no closer than 200 feet from property lines or street right-of-way.
- D. No commercial kennel shall be located within 500 feet of a residential district.

Zoning History: None

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a commercial driveway.

Sheriffs' Department: Will not impact the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 8" diameter water main along Nunnally Farm Road & Liberty Hill Church Road (static pressure: 120 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: Shall comply with all current codes and ordinances set forth by NFPA and International Fire Code as well as Walton County.

Board of Education: Will have no effect 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 07/07/2022:

1. Rezone – Z22060024 – Rezone 5.00 acres from A1 to A for a dog kennel - Applicant: Marshall Roberts/Owner: Roy Nunnally Roberts -Property located on 54 Nunnally Farm Rd/Liberty Hill Church Rd-Map/Parcel C0780029 – District 5.

Presentation: Marshall Roberts represented the case. He stated that there is a hay barn on the property in the middle of 400 acres. He would like to turn the hay barn into a 35 dog-boarding kennel. He stated that they would be picking up the dogs in the morning and taking the dogs back in the afternoon.

He stated that there would be no cars there. He stated that it is about a half mile off Liberty Church Road and there will be no sound because the barn will be enclosed. He stated that the barn is 250 yards away from his mother's home. Brad Bettis asked if he was doing training or just boarding and Mr. Roberts stated that he was just doing boarding.

Speaking- Milton Lemond lives on Hillside Trace spoke. He was concerned about traffic and he stated that if there were probably 2 vehicles in the morning and 1 to 2 vehicles in the afternoon, he is fine with it.

Nita Anderson spoke and she wanted to know what kind of dogs are they going to board and are they going to train there.

Tim Hinton advised that it does not matter what kind of dogs. He is just doing boarding and no training and it is people's personal pets.

Nicole Smith stated she lives on the opposite end of Nunnally Farm Road. She stated that a lot of change is happening so fast. She stated that she is not opposed but she wants to know if this is a gateway to more stuff changing there. She stated that she and her family have been there for 4 years and this will be added traffic on the road. She wanted to know if more was coming. She is concerned about more future changes.

John Warner stated that he lives on the 10 acres across from the small parcel and was concerned about the traffic.

Marshall Roberts came back for rebuttal and stated that there will be different dogs but probably 50% would be Labrador retrievers and there will not be any German shepherds or pit pulls. He stated as far as what is coming around there – he cannot answer but did say that this is a growing county. He stated that this is about ½ mile inside the gate to the facility.

Tim Hinton asked if this would be open to the public and Mr. Roberts stated that it would.

Brad Bettis asked if they could deliver the dogs to the site and Mr. Roberts stated that they could.

Mr. Roberts stated that they would be picking up most of the dogs in the morning and taking dogs back in the afternoon. He stated that there would still be about 250 head of cattle out there in the pasture.

Recommendation: Tim Hinton made a motion to recommend approval as submitted with a second by Brad Bettis. The motion carried unanimously.

Rezone Application # 222060024
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 07-07-22 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 08-02-22 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel ~~C078002~~ C0780029

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

MARSHALL ROBERTS

ROY/SUZANNE ROBERTS

54 NUNNALLY FARMS RD

MONROE GA 30655

E-mail address marshall@roberts2live.com (more than one owner attach Exhibit "A")

Phone # 404-483-3396

Phone # 404-483-3396

Location 54 Nunnally Farm Rd. Requested Zoning A Acreage 9.75 401.28

Existing Use of Property: CATTLE FARM

Existing Structures: HAY BARN

The purpose of this rezone is FOR A DOG KENNEL

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, visit and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 06-09-2022 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 ATR1

Comprehensive Land Use: Suburban DRI Required? Y N

Commission District: 5-Adams 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;

ITS A CATTLE FARM

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

NOTHING WILL BE CHANGED

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

NONE / N/A

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

DOG BOARDING

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

100% PERFECT

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

100 YEARS

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the submitted 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.

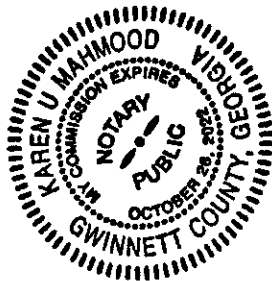
Name of Applicant: Marshall Roberts
Address: 54 Nunnally Farm Rd., Monroe, Ga. 30655
Telephone: (404) 483-3396
Location of Property: 54 Nunnally Farm Rd.,
Monroe, Ga. 30655
Map/Parcel Number: C078002
Current Zoning: A1 Requested Zoning: A

Anne Knox Hodges, Executrix
Property Owner Signature – Executrix

Print Name: Anne Knox Hodges, Executrix
Address: 308 S. Smith St., Sandersville, Ga. 31082
Phone #: (478) 278-4822

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.

Karen U. Mahmood 6.14.2022
Notary Public Date



CERTIFIED COPY
IN FULL FORCE AND EFFECT
THIS 12th DAY OF April, 2022
Sherrie H. Beall
JUDGE/CLERK
PROBATE COURT
WALTON COUNTY, GEORGIA.



STATE OF GEORGIA
COUNTY OF WALTON

LETTERS TESTAMENTARY

By Bruce E. Wright, Judge of the Probate Court of Walton County:
KNOW ALL WHOM IT MAY CONCERN:

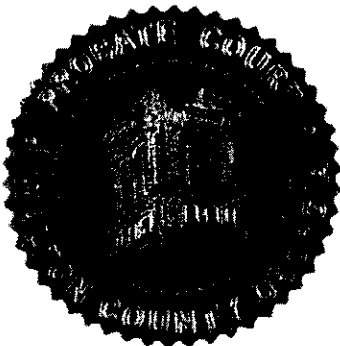
At regular term of the Probate Court, the Last Will and Testament dated July 31st, 2002, (and codicil(s) dated August 3rd, 2021, of

ROY NUNNALLY ROBERTS, SR. AKA ROY N. ROBERTS, SR.

Deceased, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the Decedent's Will and was admitted to record by order, and it was further ordered that, **ANNE KNOX HODGES**, named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

Therefore, the said, **ANNE KNOX HODGES**, Executor having taken the oath of office and complied with all the necessary prerequisites of the law, are legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, this 12th day of April, 2022.



Sherrie H. Beall
Sherrie H. Beall, Associate Judge
Walton County Probate Court



Tracie Malcom <tracie.malcom@co.walton.ga.us>

Letter of Intent

1 message

Marshall Roberts <marshallp_roberts@live.com>

Thu, Jun 9, 2022 at 9:06 PM

To: Tracie Malcom <tracie.malcom@co.walton.ga.us>

The property will be used as a dog daycare/ boarding facility. It will be built out for 40 dogs. The hours of operation will be 8am-7 pm. There will be daycare dogs at the farm Monday - Friday and overnight dogs 7 nights a week. The animals will sleep in a barn with 3x6 kennels during the night. Dogs will play in outside fenced in yards during the day and will be separated by size. All dogs will be put up and asleep by 7pm.

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