



Planning and Development Department Case Information

Case Number: Z25-0397

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicants/Owners:

Jeffrey Bryce & Amy Nicole Carter
2310 Ho Hum Hollow Road
Monroe, Georgia 30655

Current Zoning: The current zoning is R1.

Request: Rezone 7.83 from R1 to A1 to have personal outside animals.

Address: 2310 Ho Hum Hollow Road, Monroe, Georgia 30655

Map Number/Site Area: C0620012A00

Character Area: Suburban

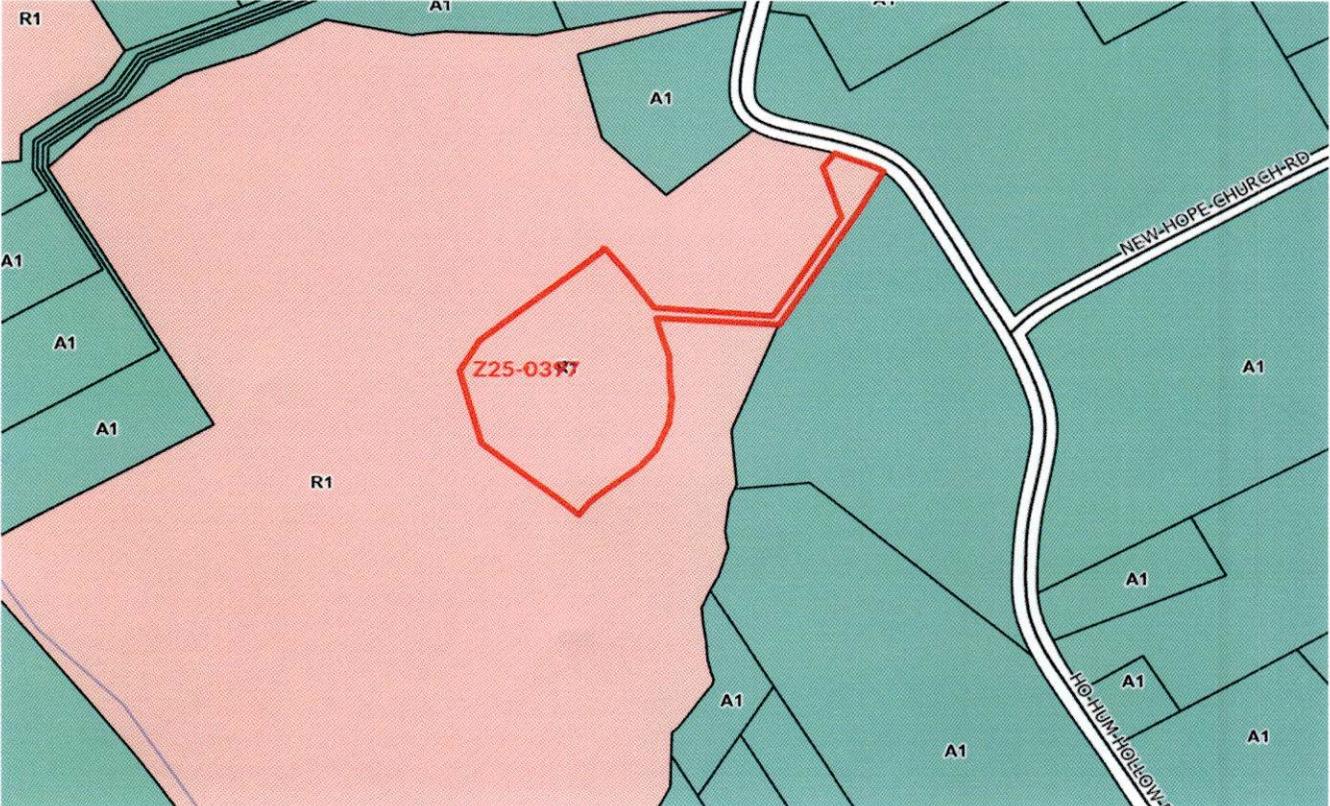
District 3 Commissioner- Timmy Shelnett Planning Commission—John Pringle

Existing Site Conditions: Property consists of a house.





The surrounding properties are A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

Z04100008	Ho Hum Hollow LLC	A-1 to R-1 OSC Res Subd.	C062-12 Ho Hum Hollow Road	Approved Cond.
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Staff Comments/Concerns: The Plat for the rezone Z04100008 has not been recorded.

Comments and Recommendations from various Agencies:

Public Works: No issue with approval of this request.

Sheriffs' Department: No Comment.

Water Authority: Comment from Morris Jordan, Walton County Water has no comments. No system impacts anticipated with the rezones.

Comment from Rob Goss, this area is served by an existing 8” diameter water mains along Ho Hum Hollow Road (static pressure: 50 psi, estimated fire flow: 2,000 gpm @20 psi) No System impacts anticipated.

Fire Marshal Review: No Comments.

Fire Department Review: No Comments.

Board of Education: No effect on the school system.

GDOT: Does not seem to impact any State routes.

City of Monroe: No issues or concerns from City of Monroe.

City of Loganville: No Comment

PC Action 2/5/2026:

Z25-0397 – Rezone 7.83 acres from R1 to A1 to have personal outside animals – Applicants/Owners: Jeffrey Bryce & Amy Nicole Carter – property located at 2310 Ho Hum Hollow Road – Map/Parcel C0620012A00 - District 3

Presentation: Ned Butler represented the case, and the owners would like to rezone the property from R1 to A1. He stated that when the subdivision was approved in 2005 that the property was rezoned to R1. The owner has about 8 acres and they plan to have chickens and animals like a small hobby farm.

John Pringle asked what kind of animals and Mr. Butler said that at one time they had a cow, but they have no animals now. Mr. Pringle asked if they were aware of the regulations for animals and Mr. Butler stated that they were aware.

Speaking: No one

Rebuttal: None

Recommendation: John Pringle made a motion to recommend approval as submitted and was seconded by Michelle Trammel. The Motion carried unanimously.

Section 6-1-510 Livestock, Quarters and Enclosures (1)

- A. No animal quarters are to be located closer than fifty (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 five (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.
- E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Section 6-1-650 Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots two (2) acres or less within the A1 and A2 zoning districts in accordance with the following provisions:

- A. Number and type chickens allowed:
 - 1. No more than six (6) 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 twenty-five (25) feet from side and rear property lines.
 - 4. Fences shall comply with standards of Article 10, Section 10-1-120.
 - 5. No structure or enclosure shall exceed one hundred (100) square feet.
- D. Feed must be stored in a fully enclosed, rodent-proof container.
- E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.

(9-1-2015; 1-7-2020)

Rezone Application # 225-0397
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 2-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0620012A00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Jeffrey Bryce & Amy Nicole Carter

Jeffrey Bryce & Amy Nicole Carter

2310 Ho Hum Hollow Rd

2310 Ho Hum Hollow Rd

Monroe, GA 30655

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

Phone # 770.235.3868

Phone # 770.235.3868

Location: 2310 Ho Hum Hollow Road Requested Zoning A1 Acreage ~~8.00~~ 7.83

Existing Use of Property: Residential

Existing Structures: House

The purpose of this rezone is change zoning from R1 OSC to A1.

Property is serviced by the following:

Public Water: Provider: WCWD 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.

Signature [Signature] Date 12/11/25 Fee Paid \$ 600.00

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 R1 South R1/A1
 East A1 West R1

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

Commission District: 3 - Timmy Shelbott Watershed: _____ TMP

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

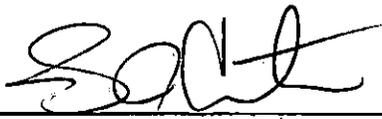
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

 12/11/25

Signature of Applicant/Date

Check one: Owner _____ Agent

**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: Jeffrey Bryce & Amy Nicole Carter

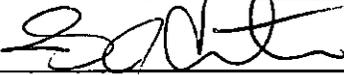
Address: 2310 Ho Hum Hollow Road Monroe, GA 30655

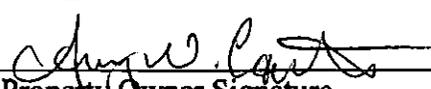
Telephone: 770.235.3868

Location of Property: 2310 Ho Hum Hollow Road
Monroe, GA 30655

Map/Parcel Number: C0620012A00

Current Zoning: R1-OSC Requested Zoning: A1


Property Owner Signature


Property Owner Signature

Print Name: Jeffery Bryce Carter Print Name: Amy Nicole Carter

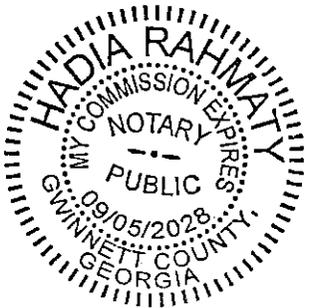
Address: 2310 Ho Hum Hollow Road Address: 2310 Ho Hum Hollow Road

Phone #: _____ Phone #: 770-235-3743

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.


Notary Public

12-11-2025
Date



AGENT AUTHORIZATION

Date: _____ Tax Map and Parcel Number(s): C0620012A00

PROPERTY ADDRESS: 2310 Ho Hum Hollow Rd. Monroe, GA 30655

PROPERTY OWNERS: Jeffery Bryce Carter Amy Nicle Carter
2310 Ho Hum Hollow Rd. Monroe, GA 30655

APPLICANT: Jeffery Bryce Carter Amy Nicle Carter

AGENT: Ned Butler
574 Conyers Rd
Loganville, GA 30052
678.373.0536

ACTION: Rezone property from R1 OSC to A1 to allow for hobby farm activities.

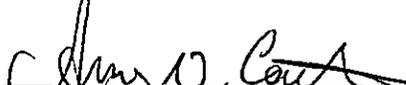
The undersign states under oath that it is the owner of the property and hereby authorizes Applicant through its Agent to submit, execute and prepare any and all documents relating to the action or speak on its behalf at the Planning Commission, Board of Commissioners and any related meetings regarding the request for the rezoning or other land use authorization related to the property references herein. The Agent may also sign the necessary applications on behalf of the Applicant.

Property Owner



By: Jeffery Bryce Carter

Property Owner



By: Amy Nicole Carter

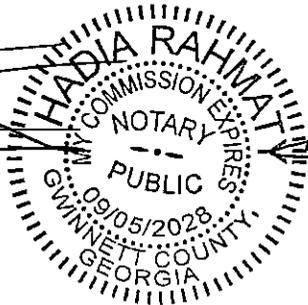
Sworn to subscribe before me this

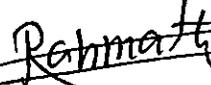
11 Day of Dec 2025

Sworn to subscribe before me this

11 Day of Dec 2025



NOTARY PUBLIC




NOTARY PUBLIC


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;

R1 OSC to the North South East and West

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

Property values are not anticipated to be diminished by the proposed zoning.

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

The proposed zoning will provide the owner the ability to have a small amount of hoaved animals or agricultural uses of a hobby type nature.

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

The proposed zoning will provide a a lower denisty use than as currently zxoned.

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

The proposed use is for a agricultural residential
use that coincides with the surrounding uses.

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

The property has been owned and occupied the owner
since 2017.

December 29, 2025

Walton County Planning Department
Attention: Kristi Parr
126 Court St
Monroe, GA 30655

Mrs. Parr,

Mr. and Mrs Carter are requesting a rezone of parcel numbers C0620012A00 located at 2310 Ho Hum Hollow Road in Monroe, GA Walton County. The request is to change the zoning from R1 OSC to A1. This will allow the homeowners to use their 7.893 acre parcel as a small hobby farm if they choose under the zoning requirements of Walton County for A1 properties.

Kind Regards,



Ned Butler

