



Planning and Development Department Case Information

Case Number: Z26-0159

Meeting Dates: Planning Commission 07-09-2026 – Tabled to 08-06-2026

Board of Commissioners 09-01-2026

Applicant/Owner:

Fig Leaf Risk Advisors, LLC
367 Athens Highway, Suite 2300
Loganville, Georgia 30052

Current Zoning: The current zoning is R1.

Request: Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals. (This property is not a part of a subdivision).

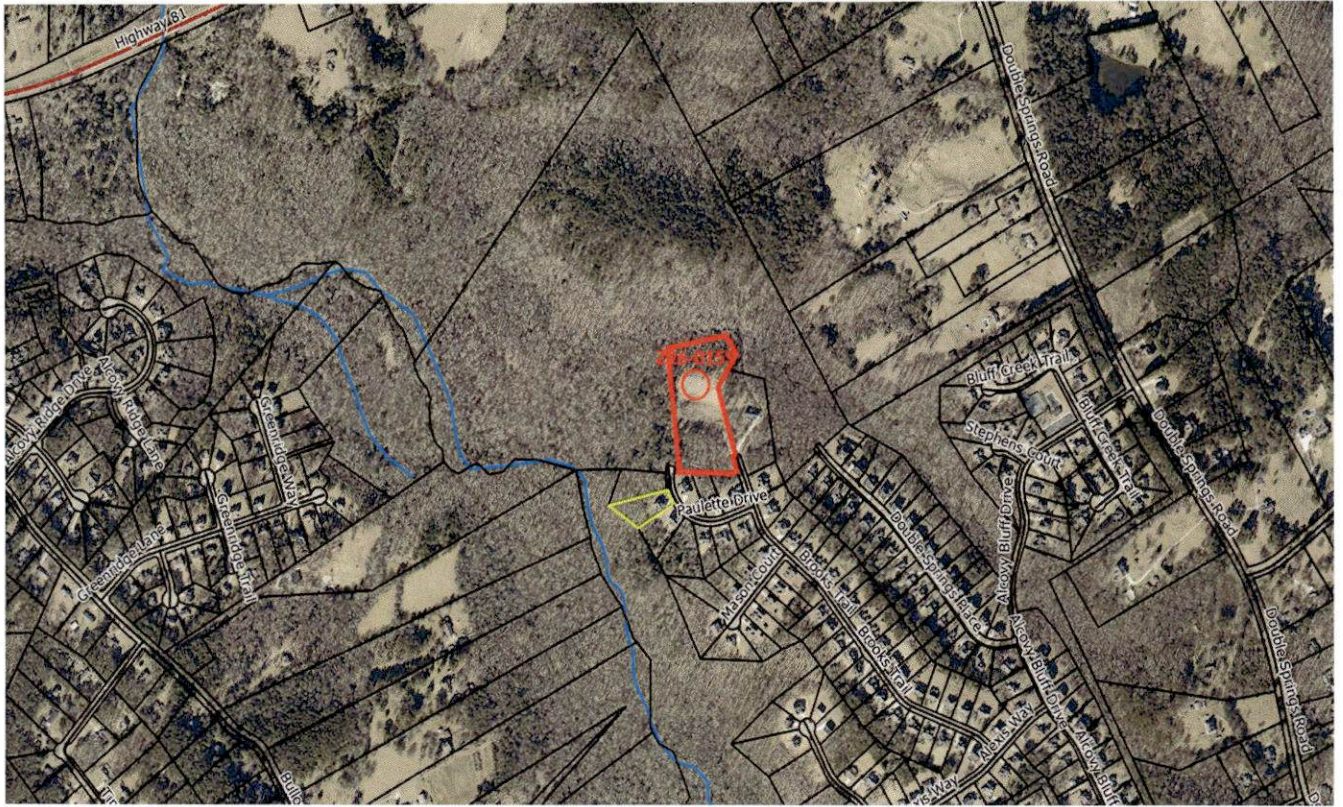
Address: 3084 Brooks Trail, Monroe, Georgia 30656

Map Number/Site Area: C0590057 – 83.65 acres

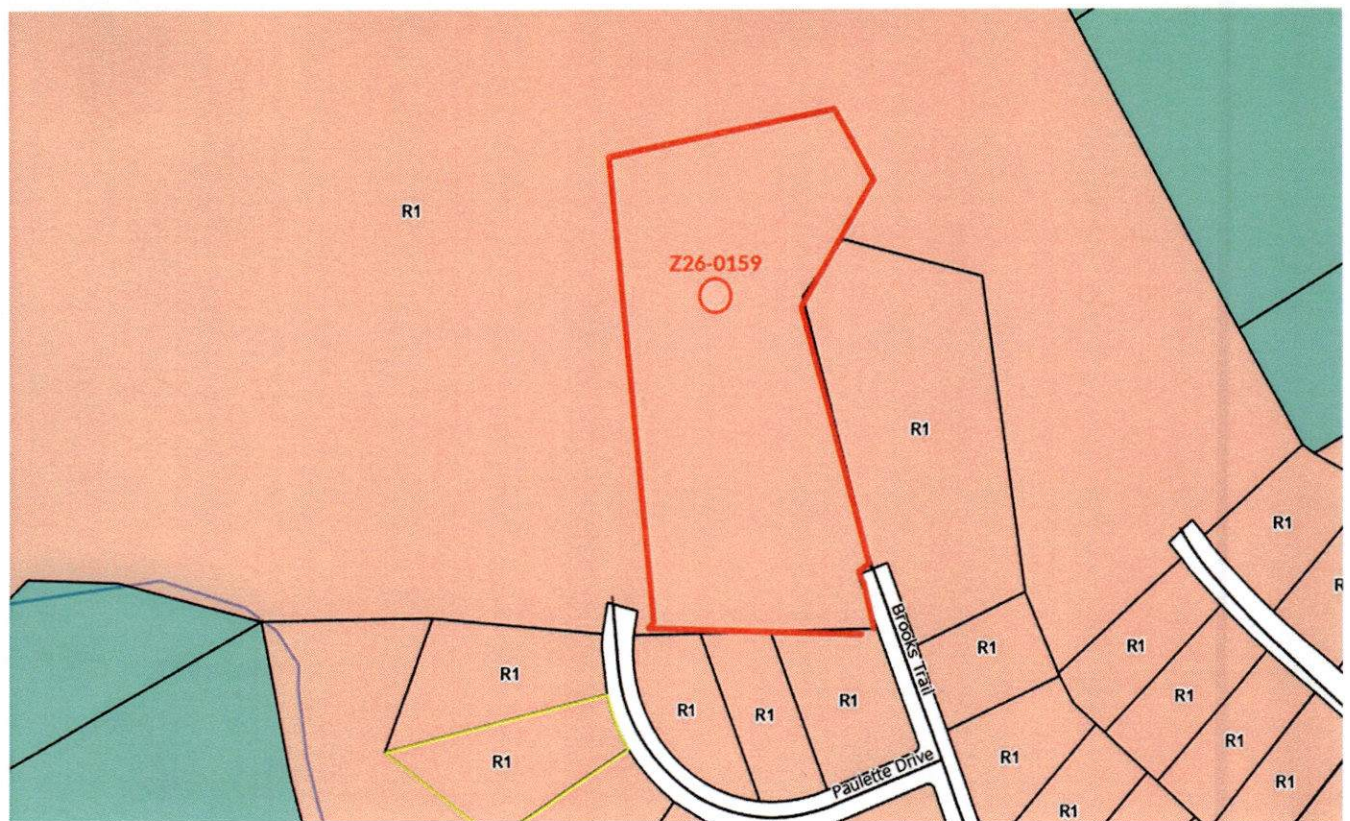
Character Area: Suburban

District 1 Commissioner- Amarie Warren Planning Commission – Josh Ferguson

Existing Site Conditions: The property has a barn dominium that is in the process of being built.



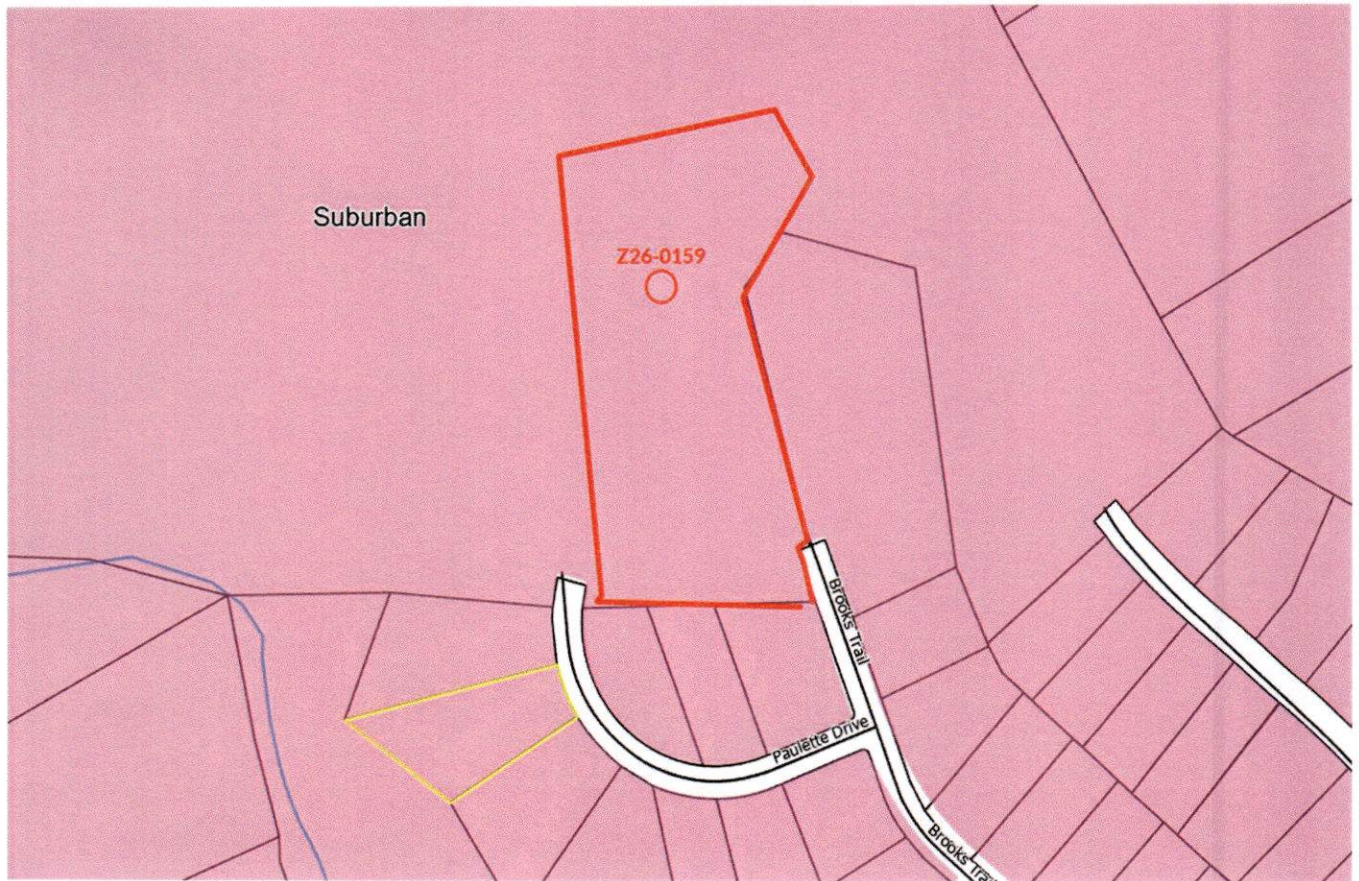
The surrounding properties are zoned R1 and A1.



The property is in the Alcovy River Protection Area.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Brooks Trail (static pressure: 80 psi, Estimated fire flow: 990 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts foreseen

Board of Education: No affect on the Walton County Schools.

GDOT: Will have no affect on GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

PC Action 7/9/2026:

Z26-0159 – Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals – Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

Recommendation: Josh Ferguson advised the Board that the Applicant has requested that the case be tabled. Josh Ferguson made a motion that the case be tabled with a second 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 # 226-0159

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

Signature: [Signature] Date 5/29/2024
Fee Paid: \$ 100

Planning Comm. Meeting Date 7-9-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8/4/2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/ParcelC0590057

Applicant Name/Address/Phone #

Fig Leaf Risk Advisors LLC

367 Athens Hwy, Suite 2300

Loganville, GA 30052 (770) 910-3862

figleaf2022@gmail.com

Property Owner Name/Address/Phone

Fig Leaf Risk Advisors LLC / Michael Campbell

367 Athens Hwy, Suite 2300

Loganville, GA 30052 (770) 910-3862

figleaf2022@gmail.com

Location: 3084 Brooks Trail, Monroe, GA 30656 Requested Zoning A-1 Acreage 4 Acres

Existing Use of Property: Raw land / future farm

Existing Structures: Barn with living quarters (under construction)

The purpose of this rezone is To allow appropriate tax classification for the structure and to permit raising farm animals on the property.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Well: No

Public Sewer: No Provider: _____ 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.

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 R1 & A1
East A1 West R1 & A1

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.

 5-28-2024
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: Fig Leaf Risk Advisors LLC

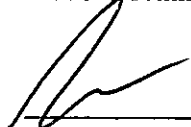
Address: 367 Athens Hwy, Suite 2300, Loganville, GA 30052

Location of Property: 3084 Brooks Trail, Monroe, GA 30656

Map/Parcel Number: C0590057

Current Zoning: R-1

Requested Zoning: A-1

 5-28-2026

Property Owner Signature

Property Owner Signature

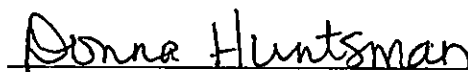
Print Name: Michael S. Campbell

Print Name: _____

Address: 367 Athens Hwy, Suite 2300,
Loganville, GA 30052

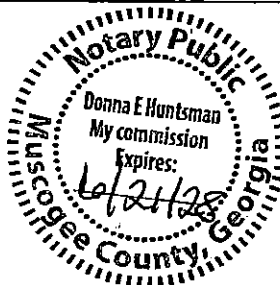
Address: _____

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.

 5/28/2026

Notary Public

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;

The subject property is surrounded by R-1 zoned private residences and approximately 83 acres of undeveloped raw land. The surrounding area is predominantly low-density residential with significant undeveloped land, which is compatible with an A-1 agricultural designation.

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

We do not believe that the current R-1 zoning designation has materially diminished the property's value relative to its intended use. The transition to A-1 agricultural zoning is expected to be a neutral evaluation with respect to surrounding property values, and may modestly enhance compatibility with adjacent undeveloped parcels.

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

This rezoning request does not involve the destruction of property values or any adverse impact on public health, safety, morals, or general welfare. The proposed agricultural use is a low-intensity, low-impact use not anticipated to generate negative externalities for adjacent property owners or the broader public.

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

Rezoning from R-1 to A-1 will restrict the ability to subdivide the 4-acre parcel into multiple residential home sites, reducing development potential for the owner. However, this restriction benefits the public by limiting additional housing density in the area, reducing strain on local infrastructure, and preserving the agricultural and rural character of the surrounding land.

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

The subject property is well-suited for the proposed A-1 agricultural rezoning. The 4-acre parcel is of sufficient size for small-scale farming and agricultural use. The property is located adjacent to 83 acres of undeveloped land, providing an appropriate rural context. The applicant intends to utilize the property for a small-scale farm, which aligns with the character of the surrounding area.

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

To the applicant's knowledge, the zoning designation of the property has not changed for a significant period of time. The property has not been previously developed. In the context of land development in the vicinity, this parcel has remained undisturbed, which supports the suitability of an agricultural classification rather than continued residential zoning.

May 29, 2026

Walton County Planning and Development
Walton County, Georgia

**Re: Letter of Intent – Rezoning Request for 3084 Brooks Trail, Monroe, Georgia
30656**

To Whom It May Concern:

We, Michael and Katie Campbell, as members of Fig Leaf Risk Advisors LLC, hereby submit this Letter of Intent to request the rezoning of approximately 4 acres of an 83-acre parcel currently zoned residential, located at 3084 Brooks Trail, Monroe, Georgia 30656, to Agricultural-1 (A1).

The purpose of this rezoning request is to allow for agricultural use of the designated portion of the property. Our intended plans for the rezoned acreage include the following:

- Keeping hoofed animals and creating pasture land
- Constructing a single-family residence with an attached or detached garage
- Building a barn with stalls for animals
- Establishing an orchard and garden

The remaining acreage will continue in its current residential classification. This request is limited in scope and intended to allow us to make productive agricultural use of a small portion of the property consistent with neighboring land uses in the area.

We respectfully request that this application be considered at the next available Planning and Development meeting. Please feel free to contact us with any questions or to request additional information.

Contact: 770-329-7885

Sincerely,

Michael Campbell

05/29/2026

Michael Campbell

Fig Leaf Risk Advisors LLC

3084 Brooks Trail, Monroe, Georgia 30656

770-329-7885

Date: May 29, 2026

