



Planning and Development Department Case Information

Case Number: Z25-0153 and PJ25-0148

Meeting Dates: Planning Commission 05-01-2025

Board of Commissioners 06-03-2025

Applicant/Owner:

Michelle Brooks

689 Gene Bell Road

Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Rezone 7.52 acres from A1 to A for a commercial kennel and request Variance on setback for any structure housing animals from 100' to approximate 50'.

Address: 689 Gene Bell Road, Monroe, Georgia 30655

Map Number/Site Area: C1660006

Character Area: Neighborhood Residential

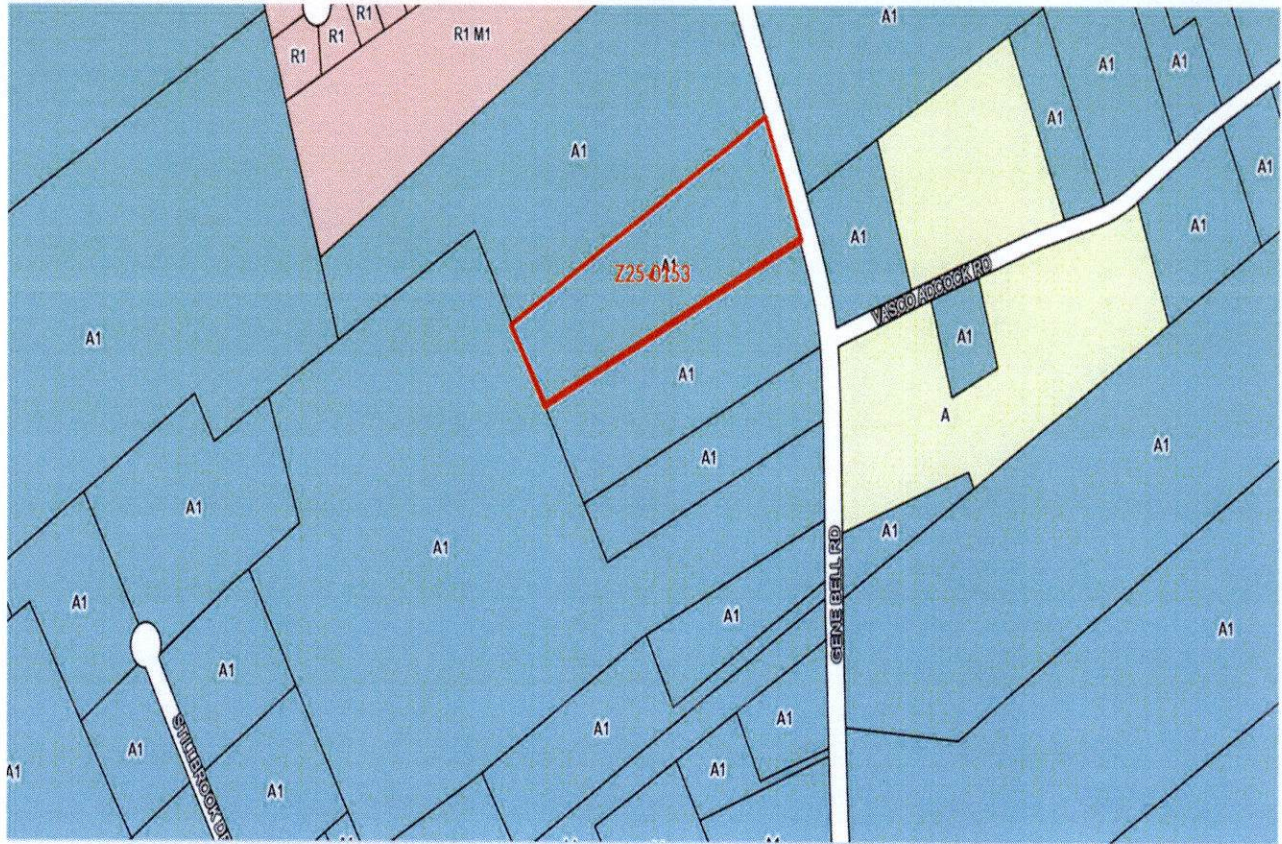
District 6 Commissioner-Kirklyn Dixon

Planning Commission-Timothy Kemp

Existing Site Conditions: Property containing 7.52 acres.



The surrounding properties are zoned A1.

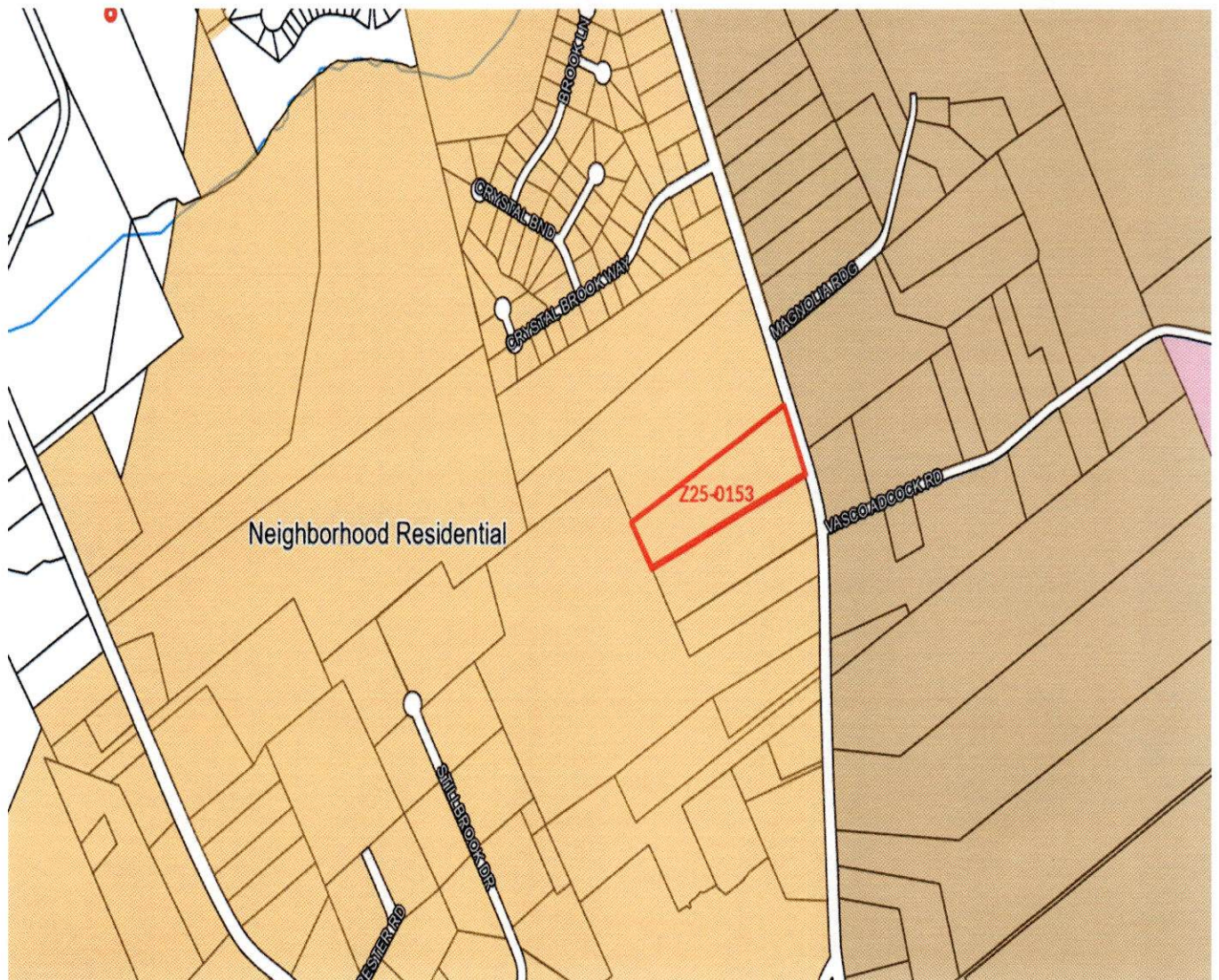


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Neighborhood Residential.



History: No History

Staff Comments/Concerns: This is a Code Enforcement case. Applicant was advised to apply for a zoning of A to be in compliance with the Walton County Land Development Ordinance. If approved, Applicant must provide Department of Agriculture Certification and a Walton County Business License.

Kennel, Commercial (20)

- 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.

Comments and Recommendations from various Agencies:

Z25-0153-Rezone 7.52 acres from A1 to A for commercial kennel with Variance-Applicant/Owner: Michelle Brooks located on 689 Gene Bell Rd/Parcel C1660006-District 6.

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

Sheriffs' Department: No comment received.

Water Authority: This property is located within the City of Monroe Service Area.

Fire Marshal Review: No comments.

Fire Department Review: No comments.

Board of Education: Will have no affect on Walton County Schools.

GDOT: Will not require coordination with Georgia DOT.

City of Monroe: No issues from City of Monroe standpoint.

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- D. No commercial kennel shall be located within 500 feet of a residential district.

PC ACTION 5/1/2025:

**Z25-0153-Rezone 7.52 acres from A1 to A for commercial kennel with Variance-
Applicant/Owner: Michelle Brooks located on 689 Gene Bell Rd/Parcel C1660006-District
6.**

Presentation: Michelle Brooks represented the case. She wants to rezone from A1 to A to breed German Shepherds and she is doing this rezone to be in compliance with the county. She went on to state that she has 1 to 2 litters a year and she is not adding any buildings to her property. She re-fenced the property about 2 ½ years ago all the way around. She is also asking for a Variance on the setbacks due to having animals.

Speaking: No one

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

Rezone Application # 225-0153
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 5-1-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 6-3-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1660006

Applicant Name/Address/Phone #

MICHELLE BROOKS

689 GENE BELL Rd

MONROE GA 30655

E-mail address: cowboyupmac@

Phone # 404-395-1252

Property Owner Name/Address/Phone

MICHELLE BROOKS

689 GENE BELL Rd

MONROE GA 30655

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

Phone # 404-395-1252

Location: 689 GENE BELL Rd Requested Zoning A Acreage 7.52

Existing Use of Property: RESIDENTIAL

Existing Structures: HOUSE, GARAGE, BARN

The purpose of this rezone is to REQUEST COMMERCIAL KENNEL
LICENSE & request Variance on setbacks for a
Commercial Kennel

Property is serviced by the following:

Public Water: X Provider: City of Monroe Well: _____

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 Michelle Brooks Date 31 MAR 2025 Fee Paid \$ 350.00

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 A1

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y _____ N ✓

Commission District: 6-Kirklyn 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;

church on ONE side
house with dog training
residential

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

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

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

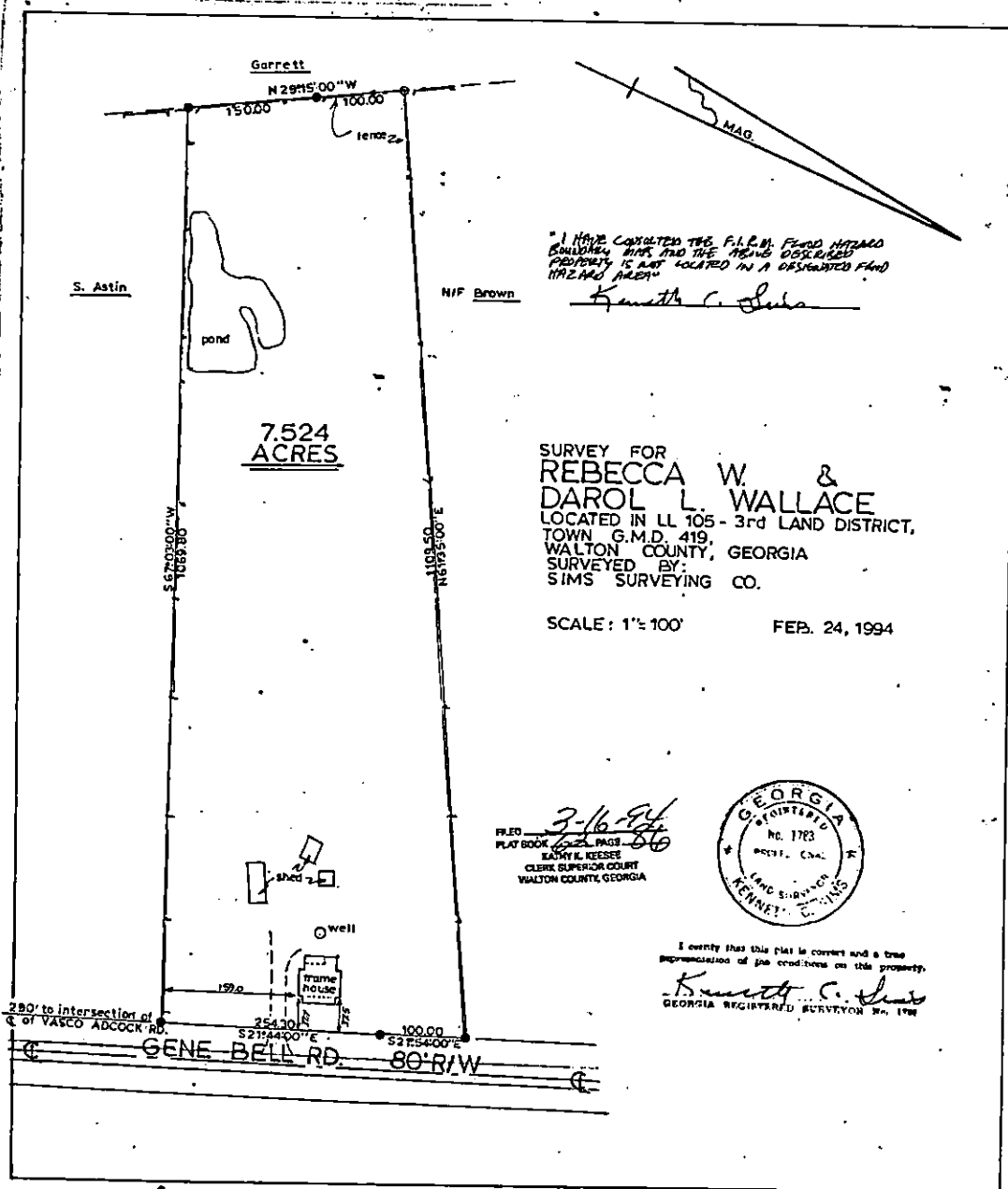
GAIN, NO hardship

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

YES SUITABLE

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



RECORDED: MAR 16 1994
KATHY K. KESSEE, CLERK

I am requesting to Rezone my property from "A1" to "A" in order to request a commercial kennel licence to stay in compliance with Walton County.

I have been breeding for about 6 yrs and have verified with my neighbors who also have animals that they are ok with me doing so.

My dogs are kept in the house and are only outside to play and use the bathroom within my fenced yard.

Right now I have 10 dogs.

I am requesting a variance on the setback of the structure since it does not comply with the ordinance.

Michelle Brooks

