



BOARD OF APPEALS REGULAR MEETING

Tuesday, July 15, 2025 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

AGENDA

1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

3. OLD BUSINESS

4. NEW BUSINESS

- 4.1. V25-0214-Variance requesting to reduce transitional buffer from 25' to 15' for a landscape business-Applicant: Claudia Villanueva/Owners: Adolfo & Claudia Villanueva-Property located at Hwy 20/Parcel C0070006C00 -District 2**
- 4.2. SP25-0217-Special Exception requesting to live in camper while building house-Applicant/Owner: Nathan Corrona-Property located at 1200 Double Oak Dr/Parcel N205A001 -District 4**
- 4.3. SP25-0220-Special Exception requesting a 2nd extension to live in camper while building house-Applicant/Owner: Joel Beltral Ledesma-Property located at 2201 Dry Pond Rd/Parcel C1200092A00 -District 6**
- 4.4. V25-0223-Variance requesting to put a 3,191 sq. ft. accessory building in an R1 zoning-Applicant: Patrick Cherry/Owners: Patrick & Deanna Cherry-Property located at 2330 Rabbit Farm Cir/Parcel N028D015 -District 2**

5. DISCUSSION

6. **PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*
7. **ANNOUNCEMENTS**
8. **EXECUTIVE SESSION**
9. **ADJOURNMENT**

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.



Planning and Development Department Case Information

Case Number: V25-0214

Meeting Date: Board of Appeals: 07-15-2025

Applicant:

Claudia Villanueva
3047 Granite Drive NE
Conyers, Georgia 30012

Owners:

Adolfo & Claudia Villanueva
3047 Granite Drive NE
Conyers, Georgia 30012

Current Zoning: B2

Request: Variance to request reduction of transitional buffer from 25 ft. to 15 ft. on the side setbacks for a landscape business.

Address: Highway 20, Loganville, Georgia 30052

Map Number: C0070006C00

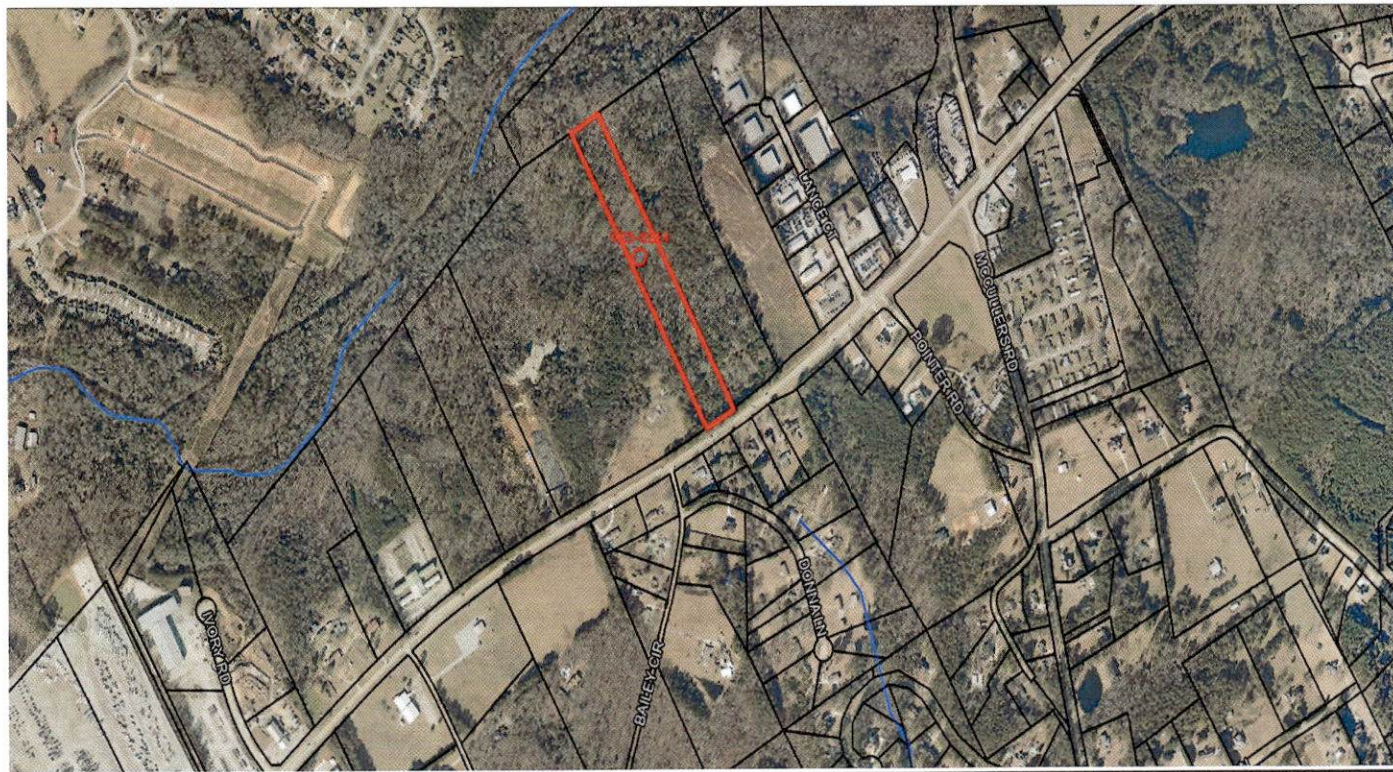
Site Area: Property is 8.00 acres.

Character Area: Highway Corridor

District 2: Commissioner – Pete Myers

Board of Appeals – Mariellen Barnes

Existing Site Conditions: The property consists of 8.00 and is vacant.



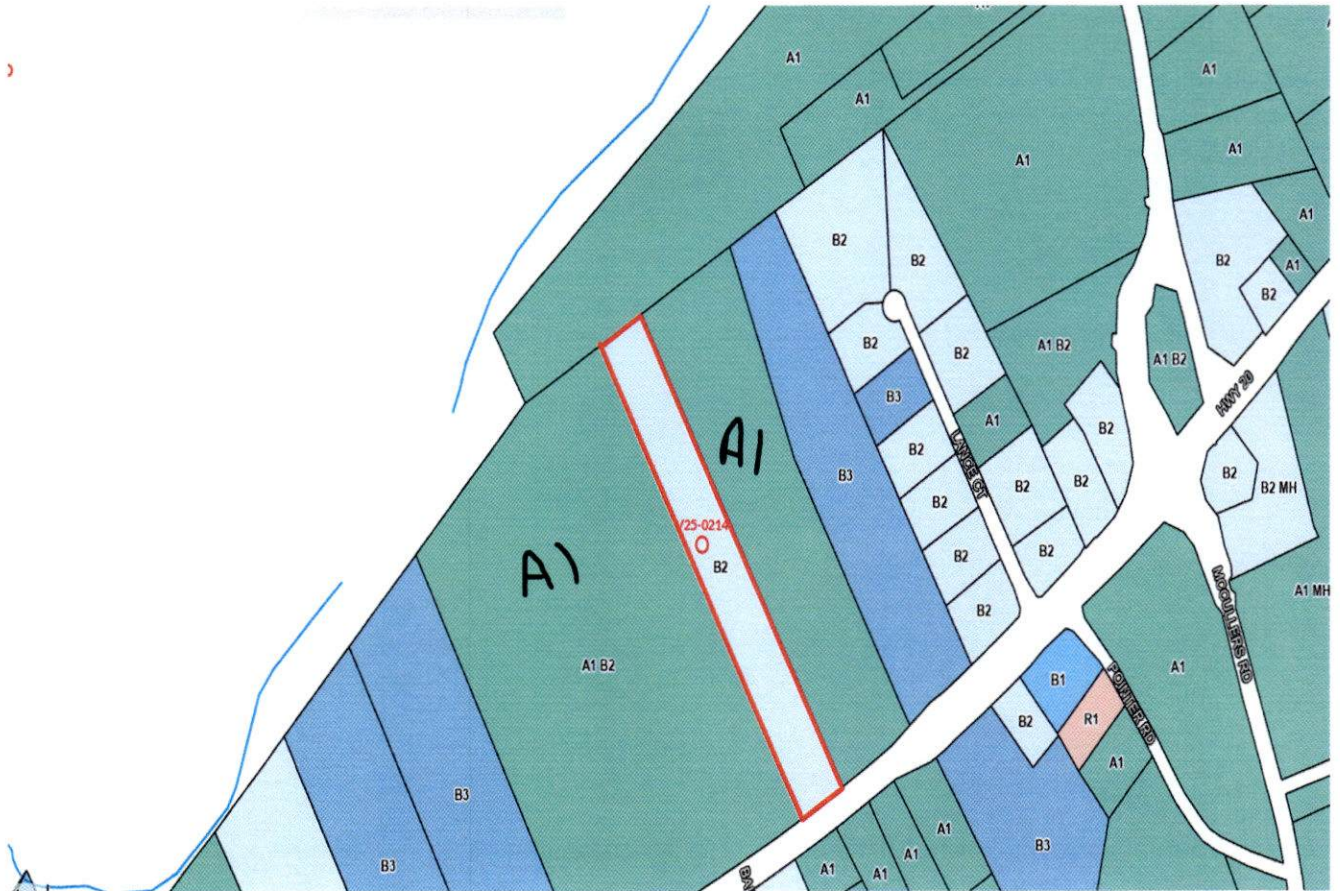
Staff Comments: Property is on Highway Corridor. Site Plan shows fencing around storage area and should be required if approved.

Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares.	A, B1, B2, B3, O-I, M1, M2, MUBP,	Commercial, Office, Industry, Public, Agriculture
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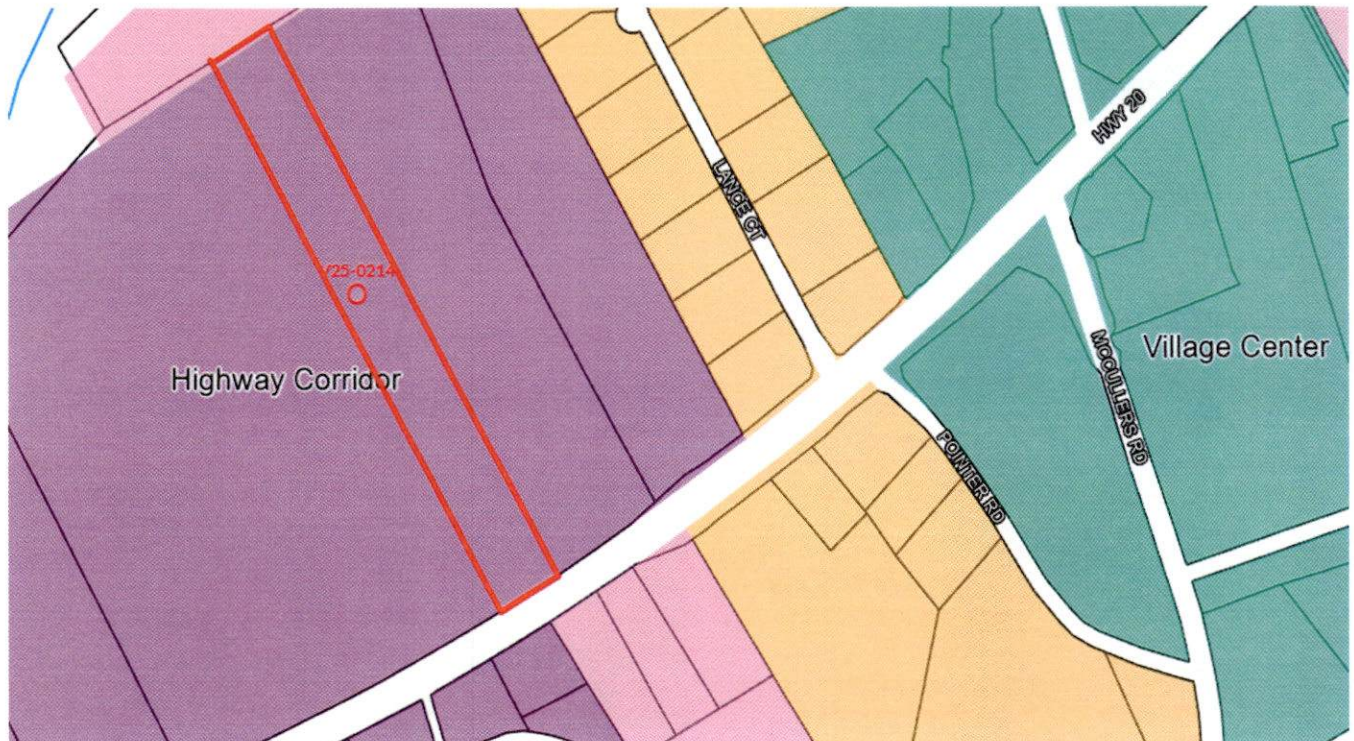
In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

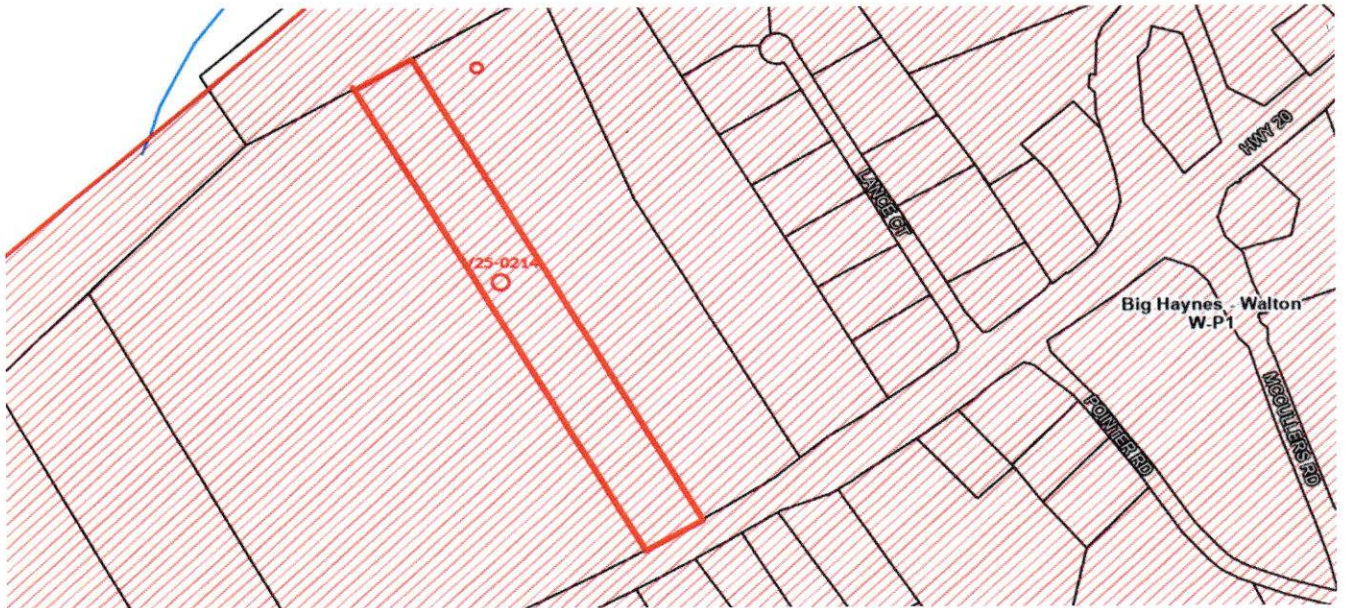
The surrounding properties are zoned A1/B2 and A1. The properties on both sides



The Future Land Use Map for this property is Highway Corridor.



The property is in the Big Haynes Watershed Protection Area.



Barrington Center is a business park.



History: No History

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0214Board of Appeals Meeting Date 7-15-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan _____ Proof of Paid Property Taxes _____
**Drawn by Design ProfessionalMap/Parcel C007000600 Zoning District: B2 Commission District: 2-Pete Myers

Applicant Name/Address/Phone

Claudia Villanueva

3047 Granite Dr NE

Conyers, GA 30012

Phone # 678-616-5525E-mail: cvillan0912@gmail.com

Property Owner Name/Address/Phone

Adolfo Nicolas Villanueva
Claudia Villanueva

3047 Granite Dr NE

Conyers, GA 30012

Phone # 678-616-5525Type Request: ☒ VARIANCE _____ SPECIAL EXCEPTION _____ APPEALProperty Location Hwy 20, Loganville Acreage 8Describe Variance/Special Exception/Appeal: Reduce transitional buffer
from 25' ft to 15 ft to match building
setback lines

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

Due to the shape of the property, we would like to ask for a reduction in the buffer to
accommodate parking for our customers and to allow the space needed for trucks to
deliver and store materials.Public Water: ☒ Well: _____ Public Sewer: _____ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Claudia Villanueva Date 5-20-25 Fee Paid: \$ 200.00

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date _____



Know what's below
Call before you dig

PLANNING & ENGINEERING
300 BLACKBURN ROAD
CONOVER, GEORGIA 30088
PHONE (770) 465-7416



GEORGIA
No. 2594
P. A. ASSOCIATES, INC.
DESIGN PROFESSIONAL
EXPI. 11/18/2023

DATE: 11/18/2023
SCALE: AS NOTED

COMPUTED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

REVISION: [blank]

DATE: [blank]

DATE: [blank]

DATE: [blank]

DATE: [blank]

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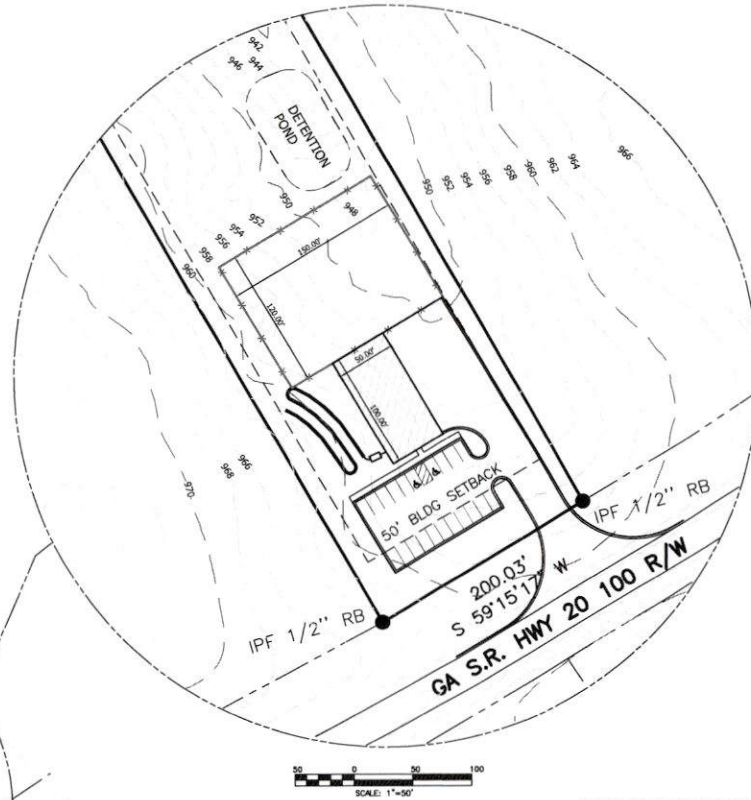
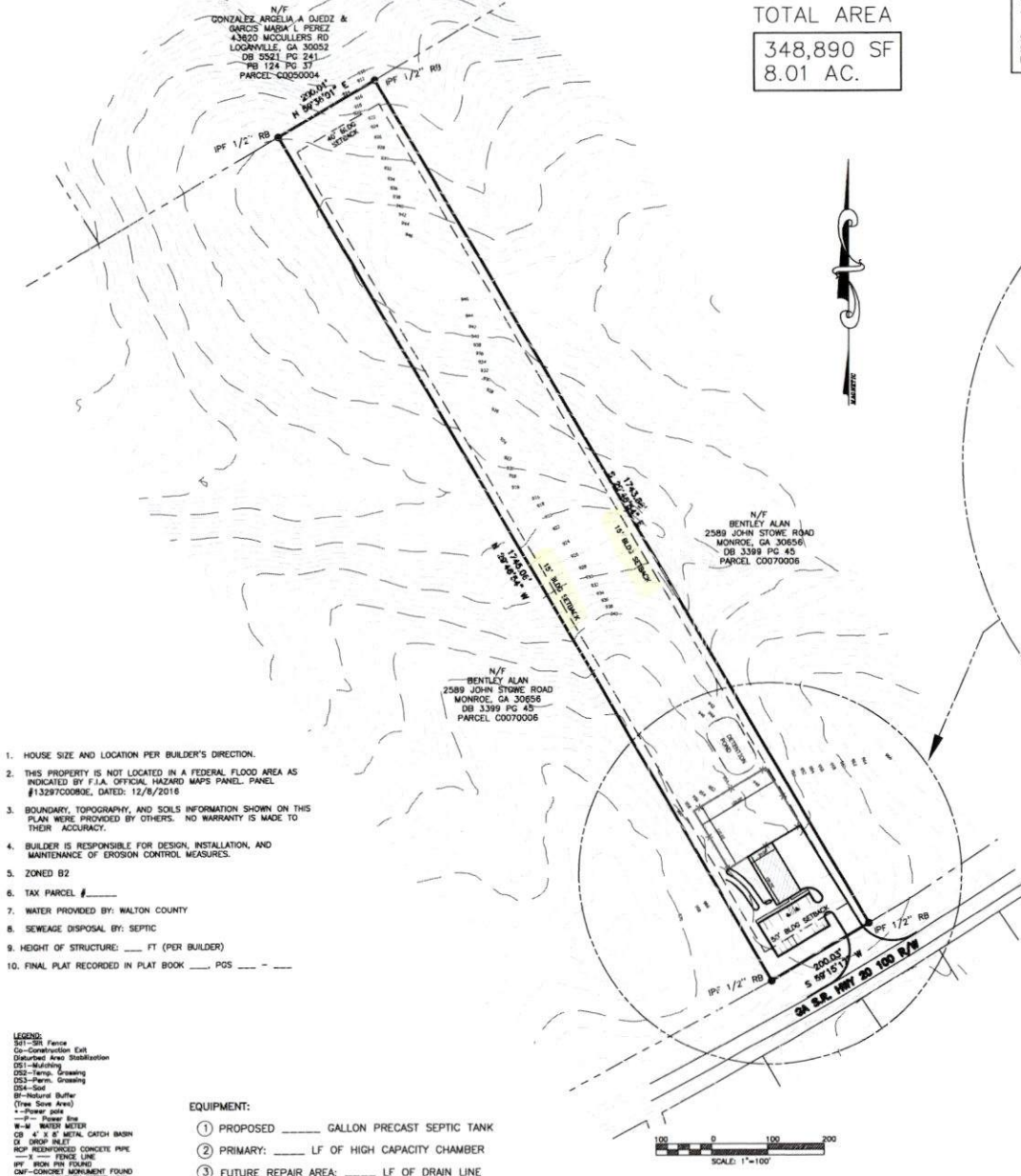
DATE: [blank]

DATE: [blank]

TOTAL AREA

348,890 SF
8.01 AC.

PROPOSED HOUSE & GARAGE = _____
SF PROPOSED DRIVEWAY, SIDEWALK & PORCHES = _____
SF TOTAL = _____
SF PROPOSED IMPERVIOUS SURFACE = _____
SF PROPOSED COVERAGE = 55%
MAXIMUM IMPERVIOUS SURFACE = _____



- HOUSE SIZE AND LOCATION PER BUILDER'S DIRECTION.
- THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS PANEL. PANEL #1328700000, DATED: 12/8/2016
- BOUNDARY, TOPOGRAPHY, AND SOILS INFORMATION SHOWN ON THIS PLAN WERE PROVIDED BY OTHERS. NO WARRANTY IS MADE TO THEIR ACCURACY.
- BUILDER IS RESPONSIBLE FOR DESIGN, INSTALLATION, AND MAINTENANCE OF EROSION CONTROL MEASURES.
- ZONED B2
- TAX PARCEL # _____
- WATER PROVIDED BY: WALTON COUNTY
- SEWAGE DISPOSAL BY: SEPTIC
- HEIGHT OF STRUCTURE: _____ FT (PER BUILDER)
- FINAL PLAT RECORDED IN PLAT BOOK _____ PGS _____

LEGEND:
S1-S12 Fence
C1-Construction Ect
Disturbed Area Stabilization
D1-Building
D2-Farm, Grazing
D3-Farm, Grazing
D4-Sod
D5-Natural Buffer
(Tree Save Area)
P1-P12 Power Line
W1-W12 WATER METER
CB 4" x 8" METAL CATCH BASIN
CR CROP INLET
RCP REINFORCED CONCRETE PIPE
T1-T12 TENSE LINE
IPF IRON PIP FOUND
C1F-CONCRETE MONUMENT FOUND
S - SANITARY SEWER LINE

EQUIPMENT:

- PROPOSED _____ GALLON PRECAST SEPTIC TANK
- PRIMARY: _____ LF OF HIGH CAPACITY CHAMBER
- FUTURE REPAIR AREA: _____ LF OF DRAIN LINE



NOTES:

- INSTALLATION OF SYSTEM SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE OF GEORGIA REQUIREMENTS.
- INSTALLATION OF SYSTEM MUST BE PERFORMED BY A QUALIFIED INSTALLER.
- DIVERT ALL SURFACE WATER OFF OF SYSTEM.

OWNER/TERTIARY PERMITTEE:
BUILDER/DEVELOPER:
NAME: PINESTRAW SPECIALTY, INC
ADDRESS: PO BOX 3047
LOGANVILLE, GA 30052
CONTACT: OTIS DARDY
PH: 770-554-3900
EMAIL: PINESTRAWSPSPECIALTY@GMAIL.COM

24-HOUR EMERGENCY CONTACT:

NAME: _____
PH: _____
GSWCC CERT. # _____
EXPIRES: _____
LEVEL: _____

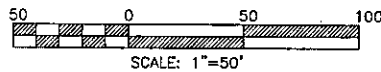
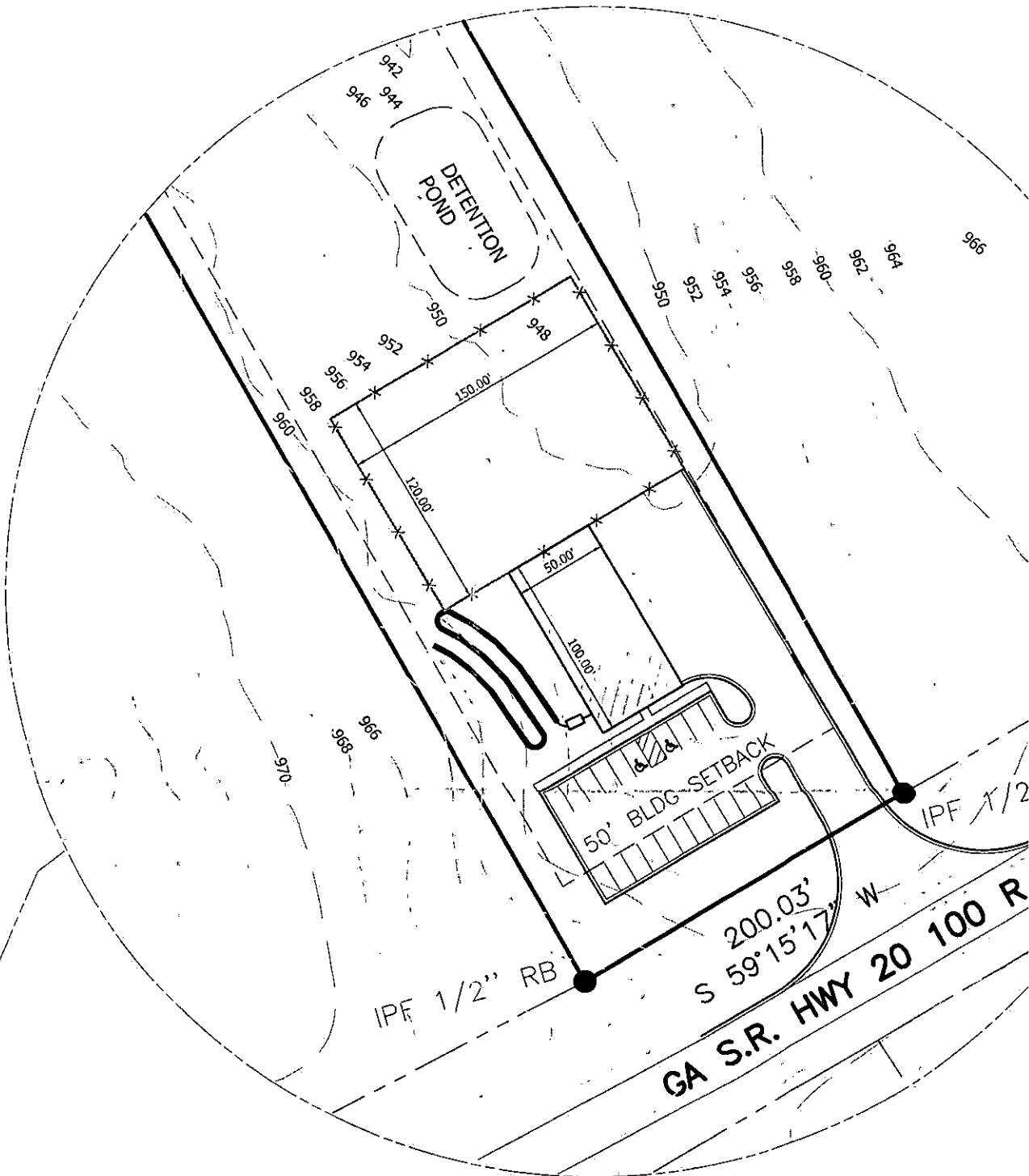
SITE PLAN FOR:
PINESTRAW SPECIALTY, INC.
LAND LOT 215 - 4th DISTRICT
WALTON COUNTY, GEORGIA

DRAWING NUMBER
XXXX

SHEET: 1 OF 1

20-000-000-0000 - GA Hwy 20 - Walton County - Commercial SP

SF TOTAL = _____
 SF PROPOSED IMPERVIOUS SURFACE = _____
 SF PROPOSED COVERAGE = _____%%
 MAXIMUM IMPERVIOUS SURFACE = _____



OWNER/TERTI
 BUILDER/DEVI
 NAME: PINEST
 ADDRESS: PC
 LO



Planning and Development Department Case Information

Case Number: SP25-0217

Meeting Date: Board of Appeals: 07-15-2025

Applicant/Owner:

Nathan Corrona
1200 Double Oak Drive
Good Hope, Georgia 30641

Current Zoning: A1

Request: Request to live in camper while building their house.

Address: 1200 Double Oak Drive, Good Hope, Georgia 30641

Map Number: N205A001

Site Area: Property is 5.95 acres. Character Area: Conservation

District 4 Commissioner-Lee Bradford Board of Appeals-William Malcom



Existing Site Conditions: The property consists of 5.95 acres and has an accessory building on the property.

Staff Comments: Applicant purchased house permit on May 28, 2025 (See attached).

1. House to be completed one year from the date of the building permit and if not completed then Applicant will need to come back before the Board to get an extension to live in the camper.
2. Applicant to keep in touch with the Permitting Department as to when the permit will expire.
3. Sixty days from the date of the CO then the camper shall cease to be used as a residence.

Article 14 Section 120 Special Exception to Board of Appeals

A. Standards for Review

In ruling on any application for a special exception, the Board of Appeals shall act in the best interest of the health, safety, morals and general welfare of the county. In doing so the Board of Appeals may grant special exceptions in individual cases upon a finding that all of the following conditions exist:

Request if granted, would not cause substantial detriment to the public good, safety, or impair the purposes and intent of this ordinance.

Request if granted, will not create adverse impact upon adjoining properties by reason of noise, smoke, odor, dust, vibration, hours of operation, activity, parking, visibility or nature of operation of use.

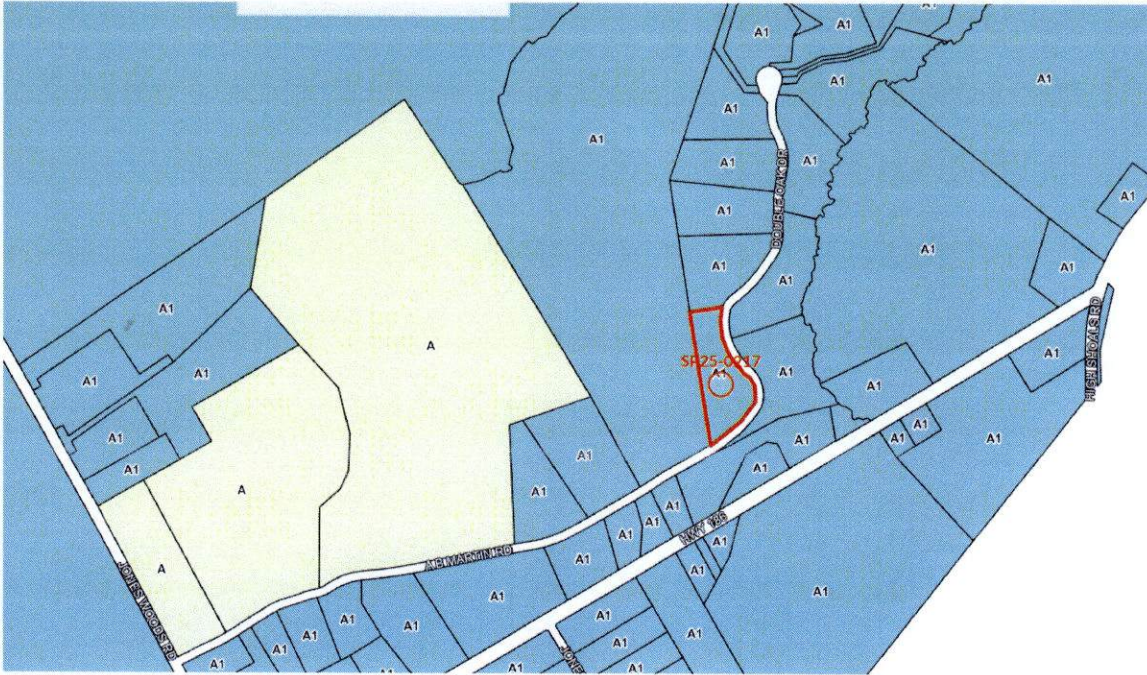
Request if granted, will allow use that is compatible with adjacent properties uses and other property uses in immediate area.

Request if granted, insures that adequate public services, public facilities and utilities are available to serve the special exception use.

Request if granted, insures that the public street on which the special exception use will be located has sufficient traffic carrying capacity

and road design so as not to unduly increase traffic and/or create congestion, and/or create traffic hazards in the area.

The surrounding properties are zoned A1.



The Future Land Use Map for this property is Conservation.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



History:

V24030008	Nathan W Corrona	Reduce roof pitch on required garage	N205A001 1200 Double Oak Drive & AB Martin Road	Approved
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Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # SP25-0217Board of Appeals Meeting Date 7-15-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes ☒
**Drawn by Design ProfessionalMap/Parcel N205A001 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

NATHAN CORONA
1200 DOUBLE OAK DRIVE
GOOD HOPE, GA 30641Phone # 404.543.5589E-mail: CORONAS@GMAIL.COM

Property Owner Name/Address/Phone

NATHAN CORONA
1200 DOUBLE OAK DRIVE
GOOD HOPE, GA 30641Phone # 404.543.5589Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐Property Location 1200 Double Oak Drive Acreage 5.95Describe Variance/Special Exception/Appeal: SPECIAL EXCEPTION TO LIVE
IN CAMPER WHILE BUILDING HOUSE.

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

Public Water: ☐ Well: ☒ Public Sewer: ☐ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date MAY 23, 2025 Fee Paid: \$ 200.00

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date



Walton County

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

Building Permit

Permit #: **25-0707**

Permit Type : Residential - Single Family Dwelling

Parcel: N205A001

Description of Work: LOT#1/HIGH SHOALS WOODS/ SFD/ 1 STORY/ 3 BEDROOM / 2 BATH / 1 OTHER/ DETACHED GARAGE
REF PERMIT # 24080068/ 1873 THTSQFT

Date Applied: May 28, 2025

Permit Address: 1200 DOUBLE OAK DR

Owner Info: CORRONA NATHAN W 1200 DOUBLE OAK DR GOOD HOPE GA, 30641	Owner Phone: 404-543-5589 Owner Email: CORRONAS@GMAIL.COM
Applicant Info: CORRONA NATHAN W 1200 DOUBLE OAK DR GOOD HOPE GA, 30641	Applicant Phone: 404-543-5589 Applicant Email: CORRONAS@GMAIL.COM
Contractor: CORRONA NATHAN W 1200 DOUBLE OAK DR GOOD HOPE GA, 30641	Contractor Phone: 404-543-5589 Contractor Email: CORRONAS@GMAIL.COM

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
May 28, 2025	Residential - Single Family Dwelling - Impact Fee (SFD)		\$1,224.01		
May 28, 2025	Residential - Single Family Dwelling (SFD)		\$468.25		
	TOTAL: Permit Fees		\$1,692.26		\$1,692.26
	Check 2865 SFD PERMIT	May 28, 2025		\$1,692.26	\$0.00

CONNIE CHASTAIN
Permit Tech



Planning and Development Department Case Information

Case Number: SP25-0220

Meeting Date: Board of Appeals: 07-15-2025

Applicant/Owner:

Joel Beltral Ledesma
2201 Dry Pond Road
Monroe, Georgia 30656

Current Zoning: A1

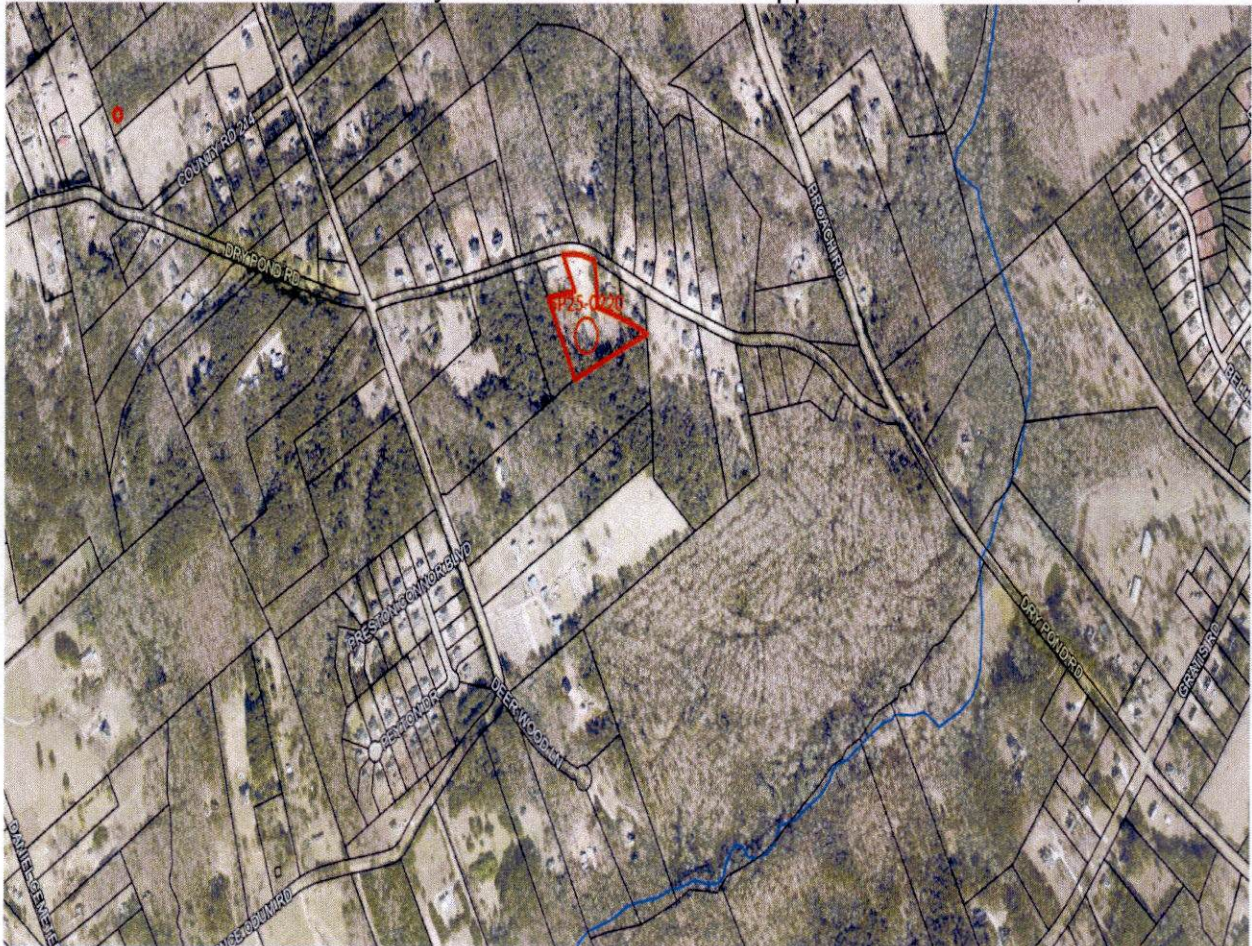
Request: Request 2nd extension to live in camper while building his house.

Address: 2201 Dry Pond Road, Monroe, Georgia 30656

Map Number: C1200092A00

Site Area: Property is 4.31 acres. Character Area: Suburban

District 6 Commissioner-Kirklyn Dixon Board of Appeals-Harold Moon, Jr.



Existing Site Conditions: The property consists of 4.31 acres.

Staff Comments: House has not been completed. Board to put a condition on case a date when house is to be completed. Once house is completed that 60 days after completion the camper will cease to be used as a residence.

Applicant purchased house permit April 26, 2023.

Applicant went before the Board on June 20, 2023 to get approval to live in camper while his house is being built and was granted a year to have his house completed. (See attached Resolution)

Construction of home had not started.

Applicant went before the Board on June 18, 2024 to get an extension to live in his camper while building his house and the Board granted until June 18, 2025 for house to be complete. (See attached Resolution)

There is still no evidence of any construction on site.

Applicant purchased a new building permit on May 30, 2025. (See attached Permit)

Applicant is requesting a second extension to live in the camper while he is building his house.

Article 14 Section 120 Special Exception to Board of Appeals

A. Standards for Review

In ruling on any application for a special exception, the Board of Appeals shall act in the best interest of the health, safety, morals and general welfare of the county. In doing so the Board of Appeals may grant special exceptions in individual cases upon a finding that all of the following conditions exist:

Request if granted, would not cause substantial detriment to the public good, safety, or impair the purposes and intent of this ordinance.

Request if granted, will not create adverse impact upon adjoining

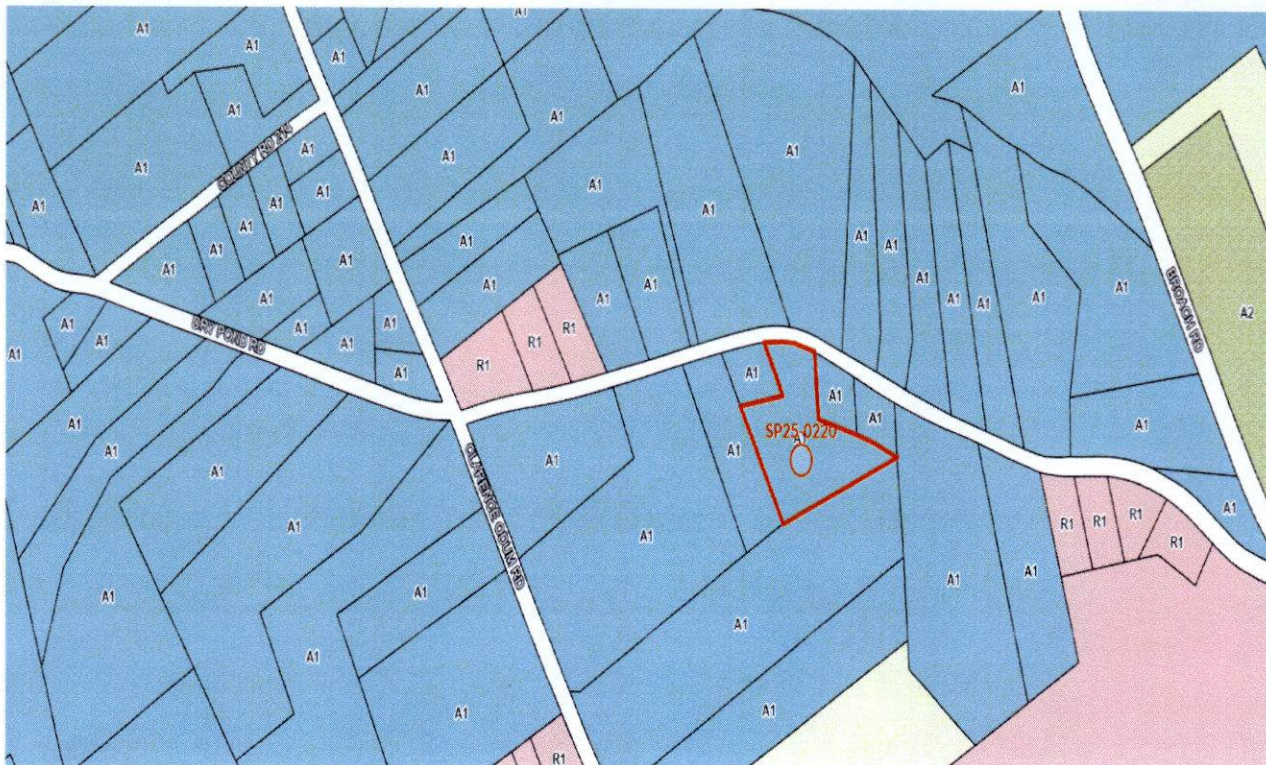
properties by reason of noise, smoke, odor, dust, vibration, hours of operation, activity, parking, visibility or nature of operation of use.

Request if granted, will allow use that is compatible with adjacent properties uses and other property uses in immediate area.

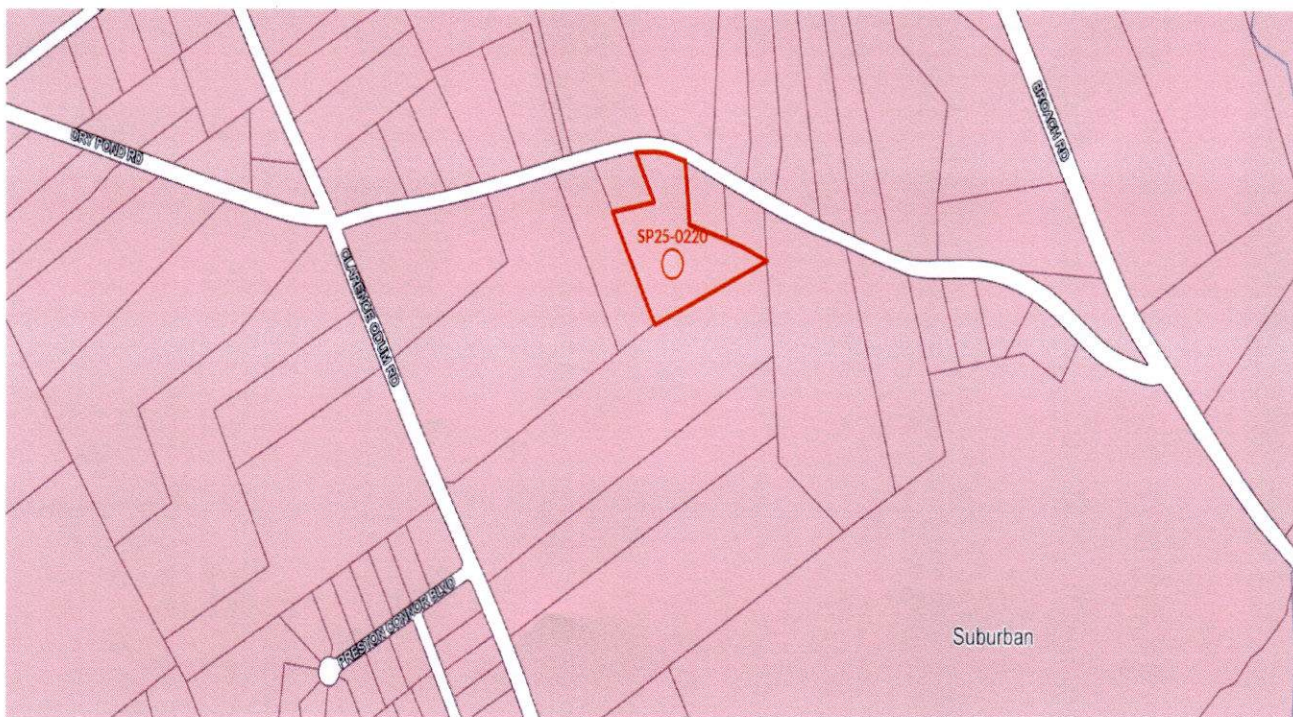
Request if granted, insures that adequate public services, public facilities and utilities are available to serve the special exception use.

Request if granted, insures that the public street on which the special exception use will be located has sufficient traffic carrying capacity and road design so as not to unduly increase traffic and/or create congestion, and/or create traffic hazards in the area.

The surrounding properties are zoned A1.



The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



Walton County Board of Appeals Application
*****Please Type or Print Legibly*****

Variance/Special Exception/Appeal # SP25-0220

Board of Appeals Meeting Date 7-15-2025 at 6:00PM held at the Walton County Historic
 Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan _____ Proof of Paid Property Taxes ☒
****Drawn by Design Professional**

Map/Parcel C1200092A00 Zoning District: A1 Commission District: 6-Kirklyn Dixon

Applicant Name/Address/Phone #

Beltran (conded)
Joel Beltran Ledesma

1486 Scholar Dr

Lawrenceville, GA 30044

Phone # 404-980-2325

jbl3083@gmail.com

E-mail: belva1007@hotmail.com

Property Owner Name/Address/Phone

Beltran
Joel Beltran Ledesma

1486 Scholar Dr

Lawrenceville, GA 30044

Phone # 404-980-2325

Type Request: VARIANCE ☒ SPECIAL EXCEPTION _____ APPEAL _____

Property Location 2201 Dry Pond Rd Monroe, GA 30656 Acreage 4.31

Describe Variance/Special Exception/Appeal: Requestin Special Exception for extension to live in RV
while building house.

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

Seeking permission to continue to live in my RV which is located in my property while my house
is being built.

Public Water: ☒ Well: _____ Public Sewer: _____ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Joel Beltran Ledesma Date 05/14/2025 Fee Paid: \$ 200.00

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date _____

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

1. **SP23040036 – Request to live in RV while building house—Applicant/Owner: Joel Beltral Ledesma- Property Located at 2201 Dry Pond Rd—Map/Parcel C1200092A00 – District 6**

Special Exception was duly advertised by published notice thereon in the Walton Tribune, by posted notice, and by written mail notice, 30 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said notices the public has been notified that the Board of Appeals would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Board of Appeals conducted a public hearing on said petition on June 20, 2023. The Board having listened to evidence both from those in favor of said variance and from those in opposition of said variance hereby order that the petition for a **Special Exception** has hereby been Approved if Conditions under the provision of the Walton County Land

1. **House permit was purchased on April 26, 2023.**
2. **House to be completed one year from the date of the building permit and if not completed then Applicant will need to come back before the Board to get an extension.**
3. **Sixty days from the date of the CO then the camper shall cease to be used as a residence.**

Development Ordinance adopted December 3, 2002 as amended.

Article 14 Board of Appeals, Section 100 appeals, 110 variances; Section 120 special exception

Any person or persons aggrieved by any decision of the board of appeals may petition in the Walton County Superior Court for a writ of certiorari as provided by O.C.G.A. CH. 5-4 within 30 days of the date of the board's decision. Since any decision is subject to this petition, if you proceed with construction using any approval, you will be proceeding at your own risk. In the event no petition is filed within 30 days, such decision will be final.

THIS DECISION RENDERED THE 20th day of June, 2023 WALTON COUNTY BOARD OF APPEALS

Attest: _____

Chairman, ~~WC~~ Board of Appeals

Date: _____

6/20/2023

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

- 1. SP24040017- Special Exception for extension to live in camper while building house—Applicant/Owner: Joel Beltral Ledesma-Property Located at 2201 Dry Pond Rd—Map/Parcel C1200092A00 - District 6**

Special Exception was duly advertised by published notice thereon in the Walton Tribune, by posted notice, and by written mail notice, 30 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said notices the public has been notified that the Board of Appeals would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Board of Appeals conducted a public hearing on said petition on June 18, 2024. The Board having listened to evidence both from those in favor of said variance and from those in opposition of said variance hereby order that the petition for a **Special Exception** has hereby been Approved under the provision of the Walton County Land

Applicant came before the Board on April 26, 2023 to get approval to live in his camper while he is building his house. Applicant has not completed his house and is coming to request an extension.

- 1. House to be completed by June 18, 2025.**
- 2. Sixty days from the date of the CO then the camper shall cease to be used as a residence.**

Development Ordinance adopted December 3, 2002 as amended.

Article 14 Board of Appeals, Section 100 appeals, 110 variances; Section 120 special exception

Any person or persons aggrieved by any decision of the board of appeals may petition in the Walton County Superior Court for a writ of certiorari as provided by O.C.G.A. CH. 5-4 within 30 days of the date of the board's decision. Since any decision is subject to this petition, if you proceed with construction using any approval, you will be proceeding at your own risk. In the event no petition is filed within 30 days, such decision will be final.

THIS DECISION RENDERED THE 18th DAY OF JUNE, 2024 WALTON COUNTY BOARD OF APPEALS

Attest:

July 2025
Chairman, WC Board of Appeals

Date: JUNE 18, 2024


Walton County

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

Building Permit

Permit #: 25-0641

Permit Type : Residential - Single Family Dwelling

Parcel: C1200092A00

Description of Work: TRACT #2 DRY POND ROAD/ SFD/ 2 STORY/ 3BDRM/ 3 BATH/ 1660 FST FLR/ 613 SEC FLR/ 2273 THSQFT/ 1 PREFAB FIREPLACE ON SLAB

Date Applied: May 14, 2025

Permit Address: 2201 DRY POND RD

Owner Info: LEDESMA JOEL BELTRAL 1486 SCHOLAR DR, , LAWRENCEVILLE, GA, 30044	Owner Phone: Not Provided Owner Email: Not Provided
Applicant Info: LEDESMA JOEL BELTRAL 1486 SCHOLAR DR LAWRENCEVILLE, GA 30044	Applicant Phone: 404-980-2325 Applicant Email: JBL3083@GMAIL.COM
Contractor: LEDESMA JOEL BELTRAL 1486 SCHOLAR DR, , LAWRENCEVILLE, GA, 30044	Contractor Phone: Not Provided Contractor Email: Not Provided

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
May 30, 2025	Residential - Single Family Dwelling (SFD)		\$568.25		
	TOTAL: Permit Fees		\$568.25		\$568.25
	Credit/Debit Card 2918 Payment Successful	May 30, 2025		\$568.25	\$0.00

ROSE BRYAN
Permit Coordinator



Planning and Development Department Case Information

Case Number: V25-0223

Meeting Date: Board of Appeals: 07-15-2025

Applicant:

Patrick Cherry
2330 Rabbit Farm Circle
Loganville, Georgia 30052

Owners:

Patrick & Deanna Cherry
2330 Rabbit Farm Circle
Loganville, Georgia 30052

Current Zoning: R1

Request: Variance to request a 3,191 sq. ft. accessory building in an R1 zoning for storage and recreation. (See attached picture of building and plans).

Address: 2330 Rabbit Farm Circle, Loganville, Georgia 30052

Map Number: N028D015

Site Area: Property is 5.40 acres.

Character Area: Suburban

District 2: Commissioner – Pete Myers

Board of Appeals – Mariellen Barnes



Existing Site Conditions: The property consists of a residential dwelling.

Staff Comments: Property is located in the Rabbit Farm Estate subdivision. There is no homeowner's association.

Part 2 Accessory Uses

Section 100 General Standards

- A. All accessory buildings, structures, and uses of land, including off-street parking, shall be located on the same lot as the principal building(s) to which they are accessory.
1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.
 2. Except in A, A1 and A2 Districts no accessory building shall be utilized unless the principal structure is also occupied.
(1-4-22)
 3. No accessory structure shall be closer than five feet from an abutting property line.
 4. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.
 5. The following cumulative square footage restrictions shall apply to accessory buildings within R1 platted subdivisions:
(1-4-22)

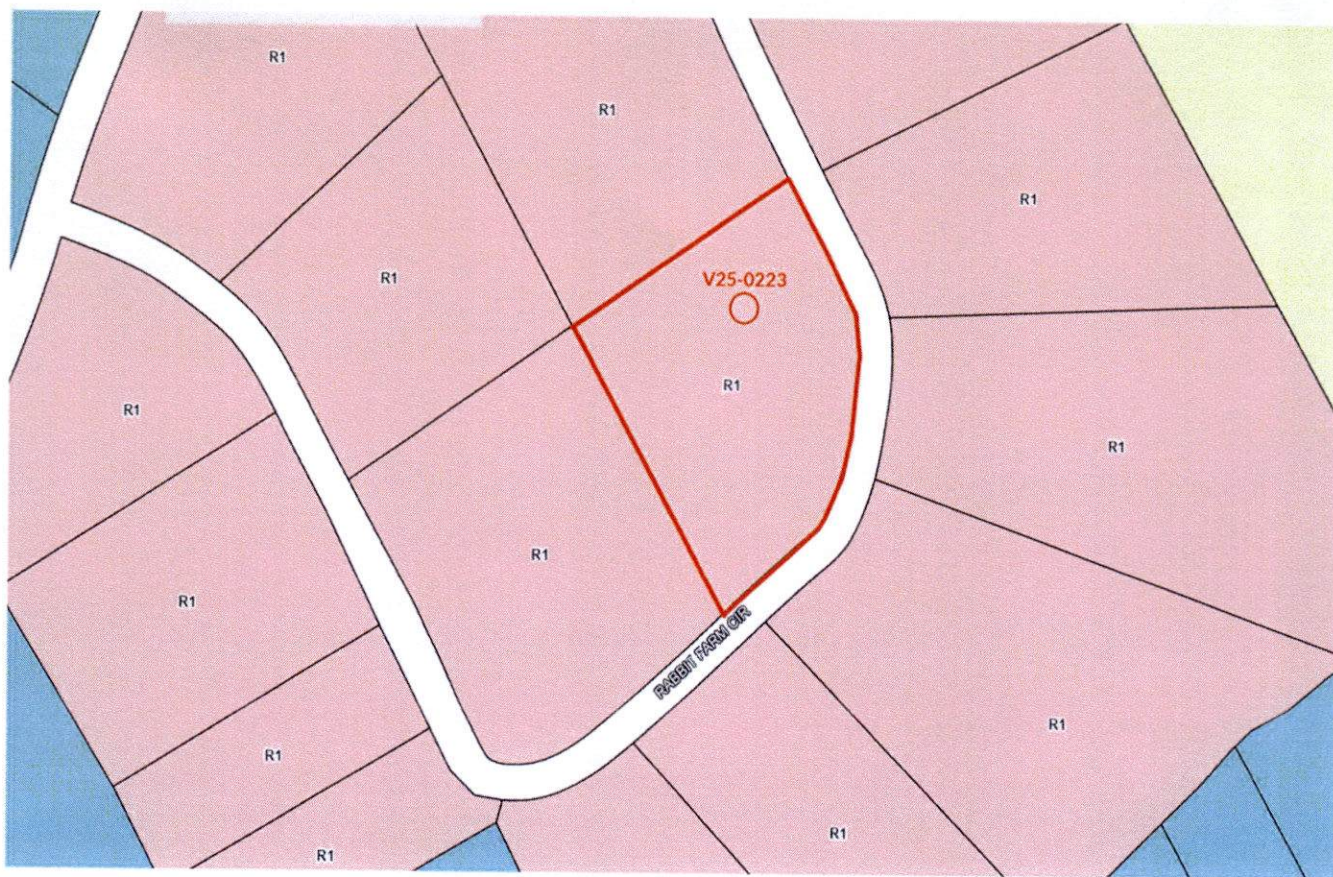
Property Size	Cumulative Area
0 to 0.499 acres	600 sq. ft.
0.5 to 0.999 acres	900 sq. ft.
1 to 4.999 acres	1200 sq. ft.
5 or more acres	2000 sq. ft.

In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

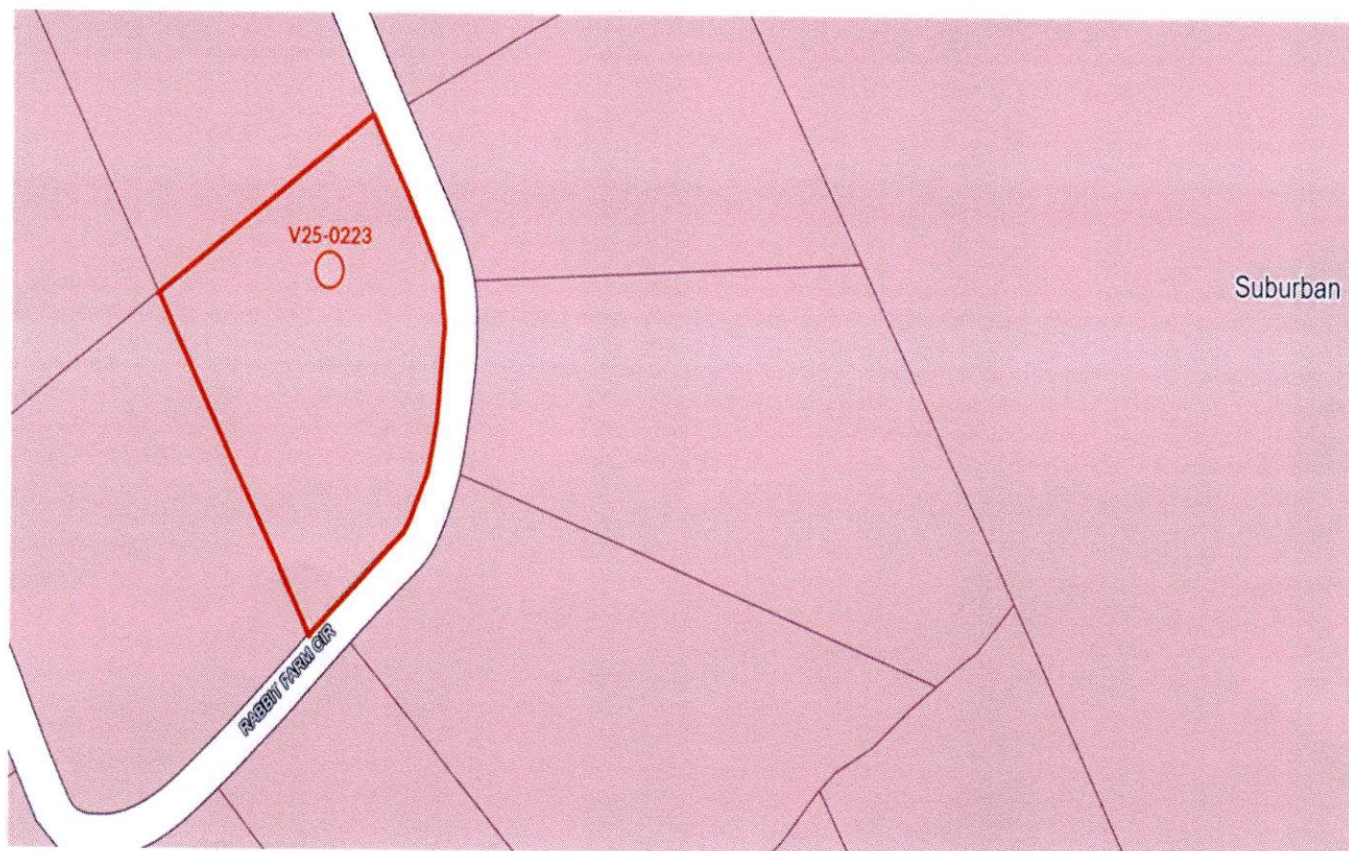
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

The surrounding properties are zoned R1.



The Future Land Use Map for this property is Suburban.



The property is in the Big Haynes Watershed Protection Area.



Surrounding Subdivisions.



History: No History

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0223Board of Appeals Meeting Date 7-15-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes ☒
**Drawn by Design ProfessionalMap/Parcel N028D015 Zoning District: R1 Commission District: 2 - Pete Myers

Applicant Name/Address/Phone #

Patrick Cherry
2330 Rabbit Farm Cir.
Loganville, GA 30052Phone # 770 601 1981E-mail: patrick@environmentalcleanair.com

Property Owner Name/Address/Phone

Patrick Cherry
2330 Rabbit Farm Cir
Loganville, GA 30052Phone # 770 601 1981Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEALProperty Location 2330 Rabbit Farm Circle Acreage 5.40Describe Variance/Special Exception/Appeal: Larger accessory building to be
in R1 zoning - Building will be 3,191 sq. ft.
In R1 zoning 2,000 sq. ft. is allowed.

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

Looking to Build a shop/garage for RV storage and recreation.Public Water: ☒ Well: ☐ Public Sewer: ☐ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 6/4/25 Fee Paid: \$ 200.00

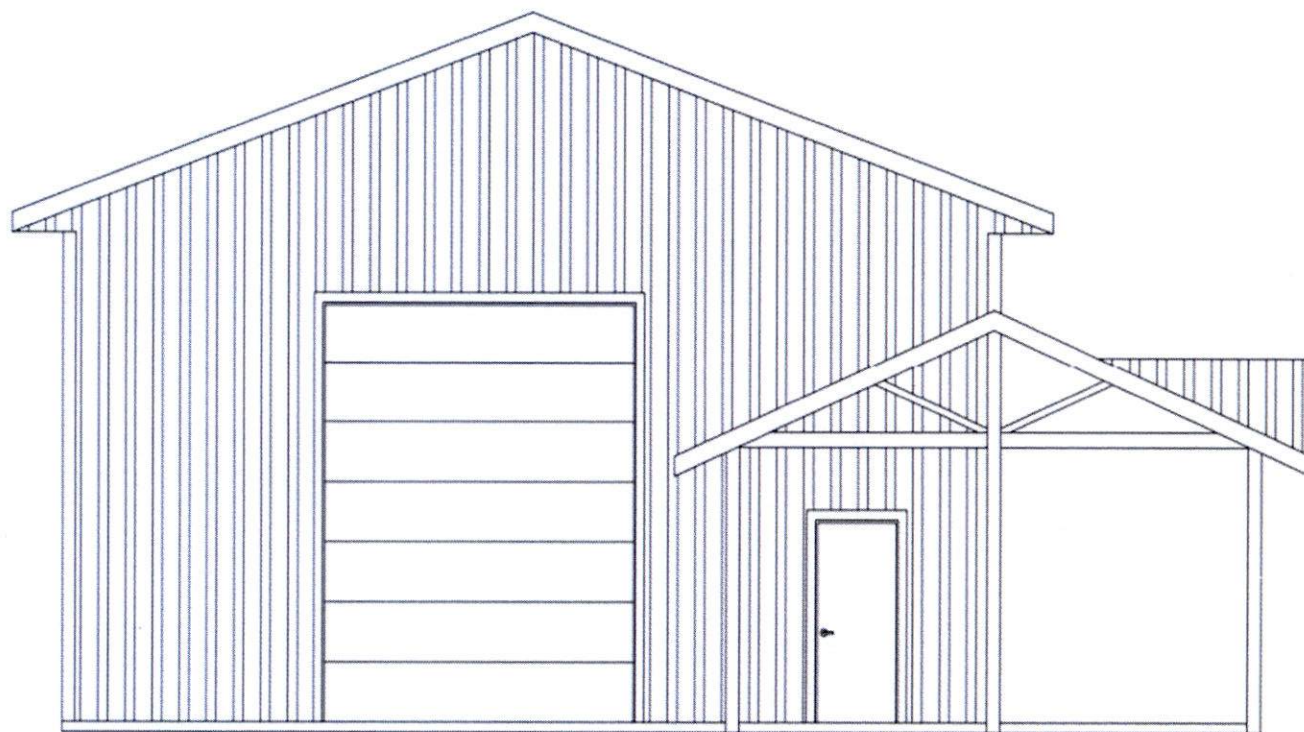
PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

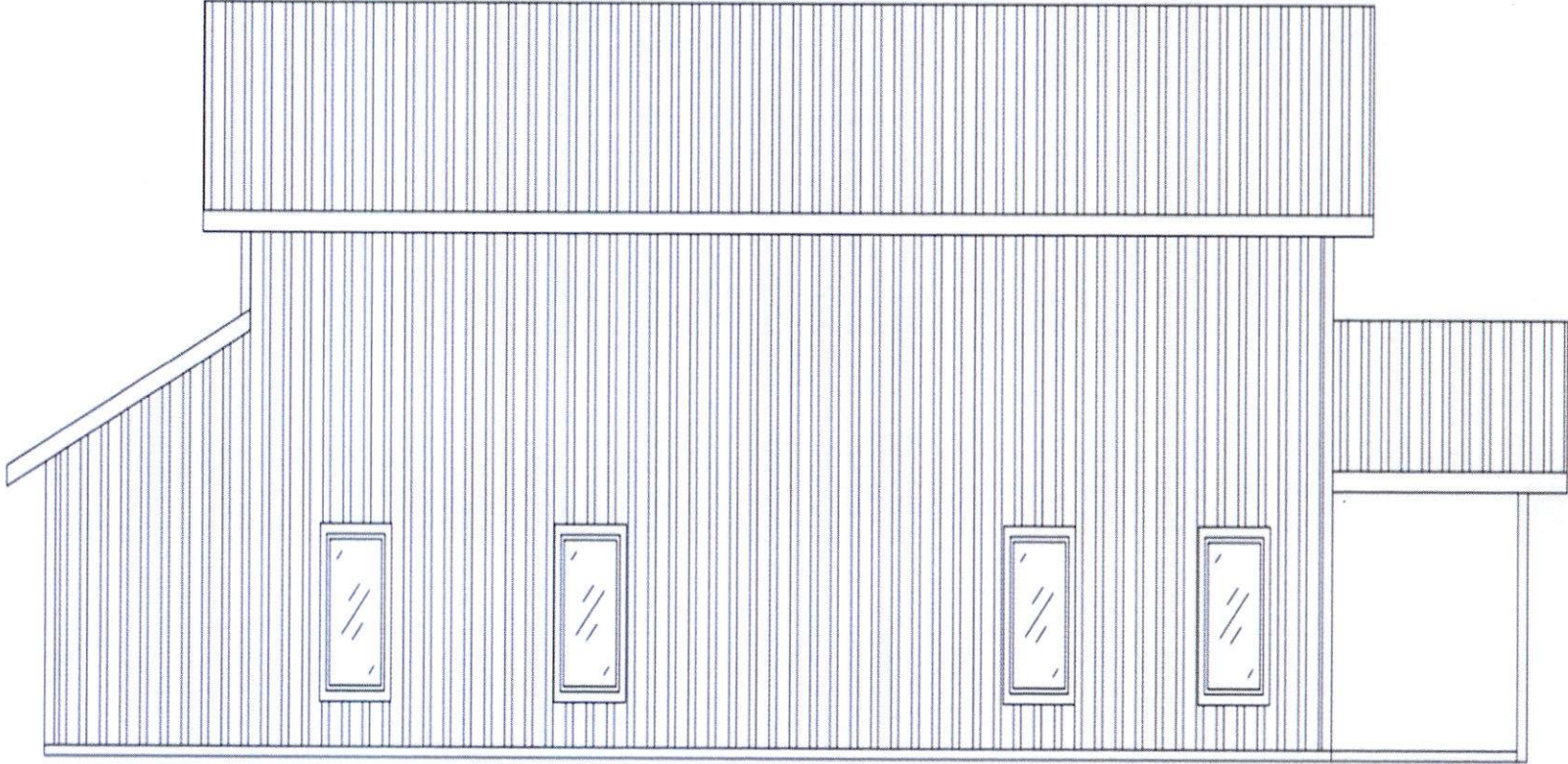
P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION

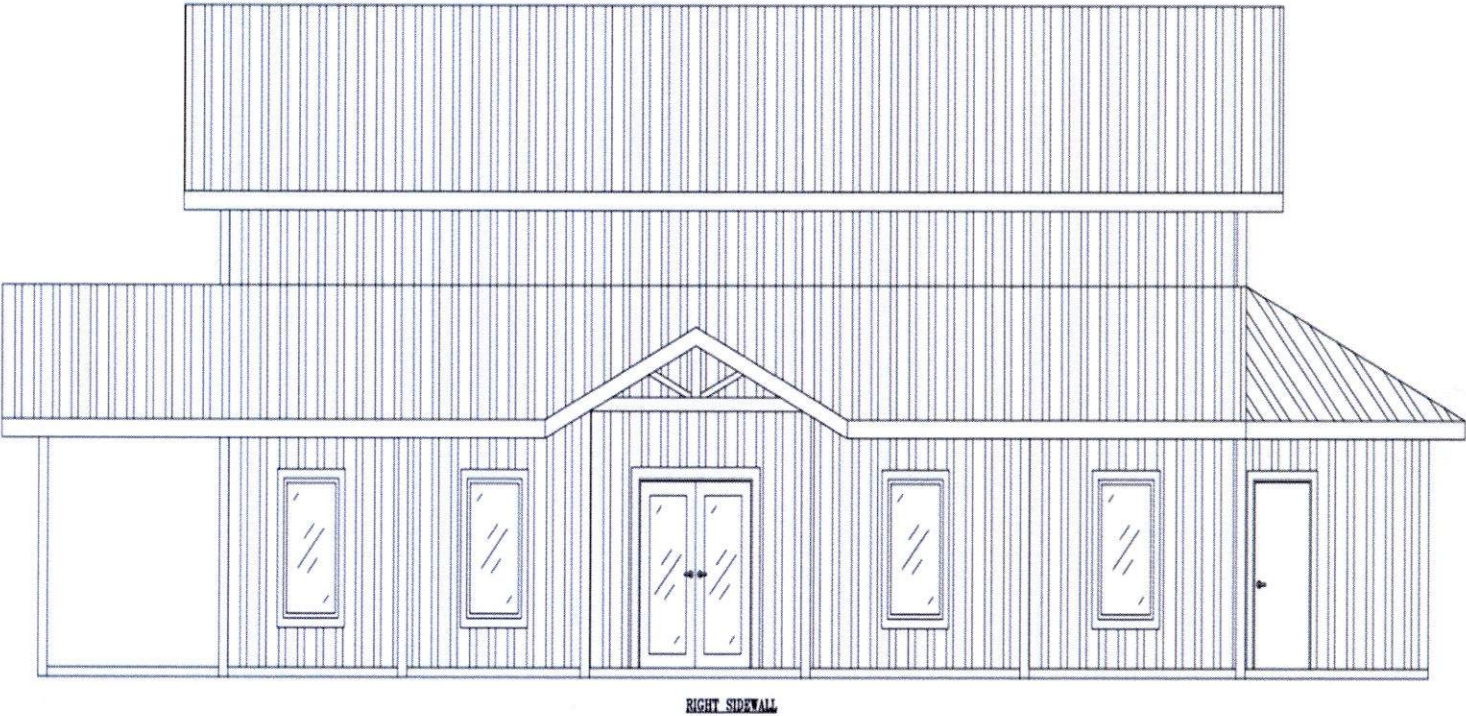
Date _____



FRONT ENDWALL



LEFT SIDEWALL



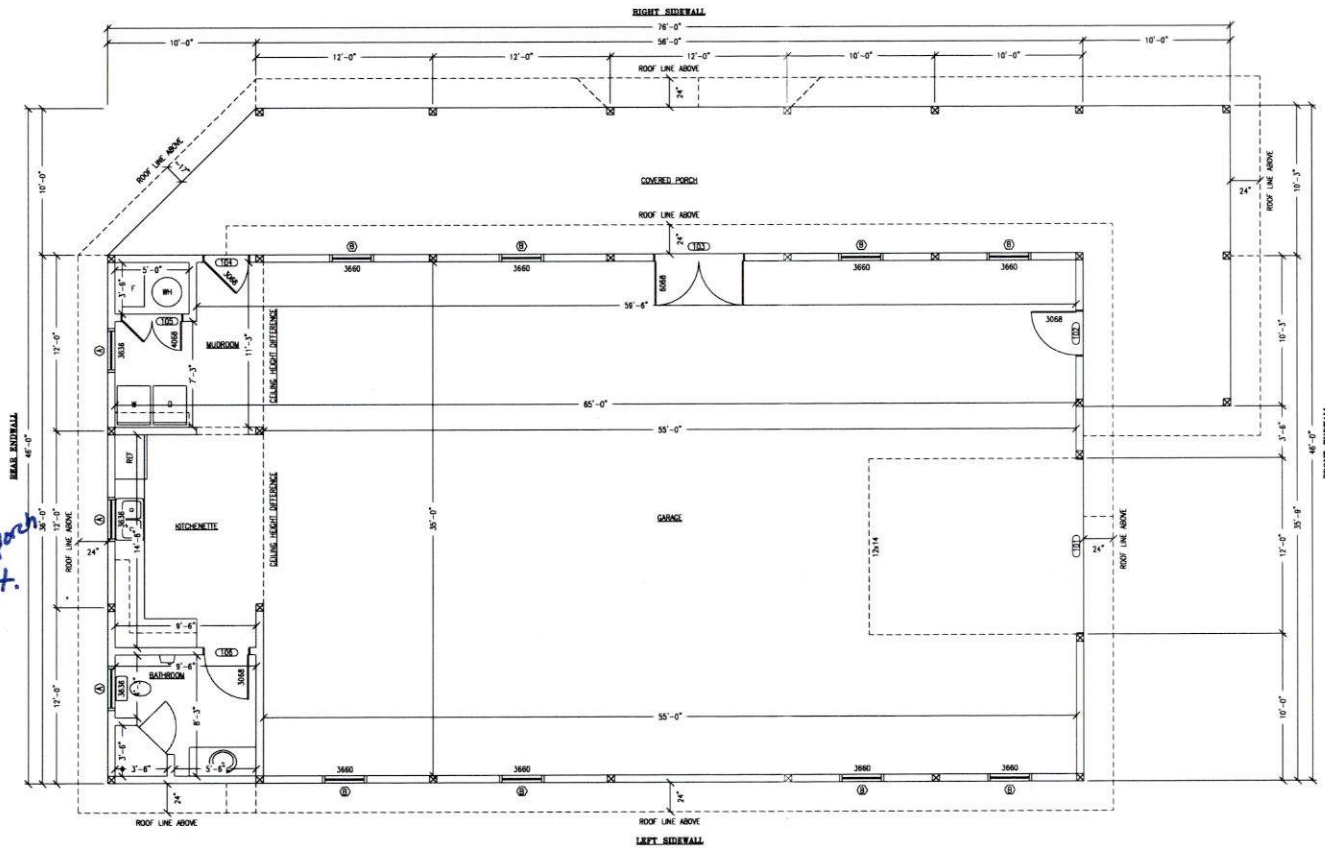
FLOOR PLAN NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RATTERS AS PER INTERNATIONAL BUILDING CODE.
2. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. ALL DIMENSIONS ARE FROM FACE OF NOMINAL GIRT/POST/STUD TO FACE OF NOMINAL GIRT/POST/STUD UNLESS OTHERWISE NOTED.
3. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN.
4. FOLLOW ALL CODE REQUIREMENTS FOR INSULATION R-VALUES FOR ROOF, CEILING, WALLS, FLOOR, FOUNDATION, AND WATER EQUIPMENT/LINES.
5. SPECIFICS OF HEATING AND VENTILATION EQUIPMENT ARE TO BE COORDINATED BETWEEN OWNER AND CONTRACTOR, AND SHALL SATISFY CODE REQUIREMENTS.
6. ALL FURNACES, AIR HANDLERS, DUCTS, AND FILTER BOXES SHALL BE ADEQUATELY SEALED, TESTED, AND/OR INSULATED PER MANUFACTURER'S INSTALLATION AND LOCAL CODES.
7. WALLS AND DOORS COMMON TO GARAGE AND HOUSE, AS WELL AS CAVITY AREAS BETWEEN FLOORS, SHALL HAVE A FIRE BARRIER IN ACCORDANCE WITH CODE REQUIREMENTS.
8. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE AND ARE FOR REFERENCE PURPOSES ONLY. ACTUAL WINDOW SIZES AND TYPES ARE DETERMINED BY OWNER AND CONTRACTOR.
9. EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW MEETING EMERGENCY EGRESS WITH A 5.7 SQ. FT. CLEAR OPENING, 24" CLEAR HEIGHT, 20" CLEAR WIDTH, AND THE WINDOW(S) BE 44" OR LESS ABOVE THE FLOOR. ALWAYS CHECK WITH CODE REQUIREMENTS PRIOR TO INSTALLATION.
10. ALL GLAZES LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHROOMS, KITCHENS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
11. ALL BATHROOMS WITHOUT OPERABLE WINDOWS AS WELL AS CLOTHES DRESSERS AND RANGES ARE TO HAVE AN EXHAUST FAN DAMPER FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.
12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.
13. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
14. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.

SQUARE FOOTAGE	
INTERIOR	2376 SQ. FT.
COVERED PORCH	815 SQ. FT.
TOTAL	3191 SQ. FT.

INTERIOR CLEARANCE HEIGHTS (APPROX.)	
INTERIOR	9'-2"
GARAGE	16'-8"
COVERED PORCH	9'-2"

2376 sq. ft. interior
815 sq. ft. porch
3,191 sq. ft. total



DOOR SCHEDULE

MARK	WIDTH x HEIGHT	OPERATION	DESCRIPTION	COMMENTS
101	12'-0" x 14'-0"	OVERHEAD SECTIONAL	STANDARD METAL DOOR	EXTERIOR DOOR
102	3'-0" x 6'-8"	R-SWING	STANDARD METAL DOOR	EXTERIOR DOOR - THRESHOLD
103	6'-0" x 6'-8"	FRENCH	STANDARD METAL DOOR	EXTERIOR DOOR - THRESHOLD
104	3'-0" x 6'-8"	R-SWING	STANDARD METAL DOOR	EXTERIOR DOOR - THRESHOLD
105	4'-0" x 6'-8"	FRENCH	STANDARD METAL DOOR	UTILITY DOOR - THRESHOLD
106	3'-0" x 6'-8"	L-SWING	STANDARD WOOD DOOR	

WINDOW SCHEDULE

MARK	QUANTITY	WIDTH x HEIGHT	DESCRIPTION	COMMENTS
A	3	3'-0" x 3'-0"	STANDARD DOUBLE PANE W/SCREEN	
B	8	3'-0" x 5'-0"	STANDARD DOUBLE PANE W/SCREEN	

NOTE: DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS, HANSEN POLE BUILDINGS ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN OR STRUCTURAL BLUEPRINTS, ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

FLOOR PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0"

THESE PLANS ARE NOT FOR PERMITTING PURPOSES.

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CLIENT: PATRICK CHERRY

JOB SITE ADDRESS: 2330 RABBIT FARM CIRCLE, LOGANVILLE, GA 30052

Hansen Pole Buildings, LLC
12167 Lake Road
Browns Valley, MN 56219-4064
Ph (701) 404-2600 Fax (605) 694-2806

Drafter: James Kenney
Email: James.Kenney@hansenpolebuildings.com

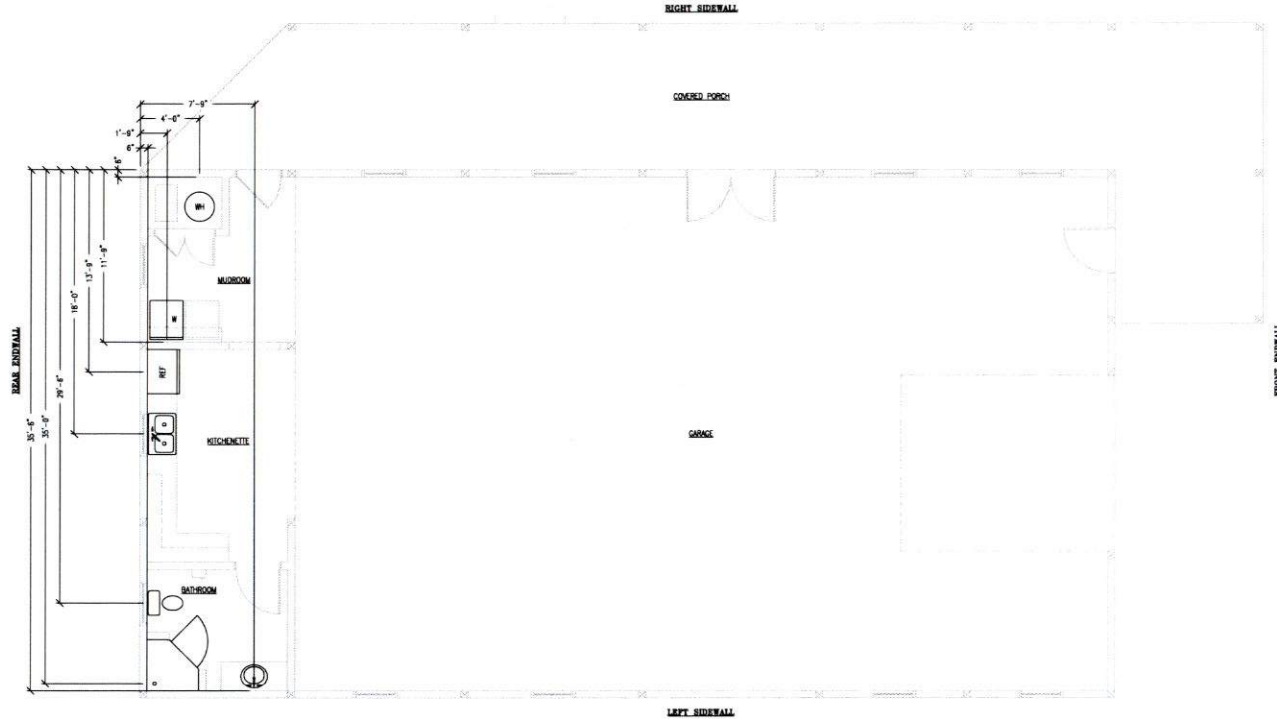
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PLUMBING NOTES:

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. PROVIDE INSIDE MAIN WATER CUT-OFF.
3. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.
4. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL CHAIN PAN WITH AUXILIARY DRAIN TO EXTERIOR.
5. ALL GAS WATER HEATERS SHALL BE VENTED AT TOP/OUT.

NOTE: THIS LAYOUT IS PROVIDED TO ASSIST THE PLUMBING CONTRACTOR IN LAYING OUT THE ROUGH IN PLUMBING. IT IS INTENDED AS A GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY ALL DIMENSIONS WITH THE FLOOR PLAN, THE ACTUAL SLAB, AND ALL LOCAL PLUMBING CODES.



NOTE: DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS, HANSEN POLE BUILDINGS ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR STRUCTURAL BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

PLUMBING - MAIN LEVEL

SCALE: 1/4" = 1'-0"

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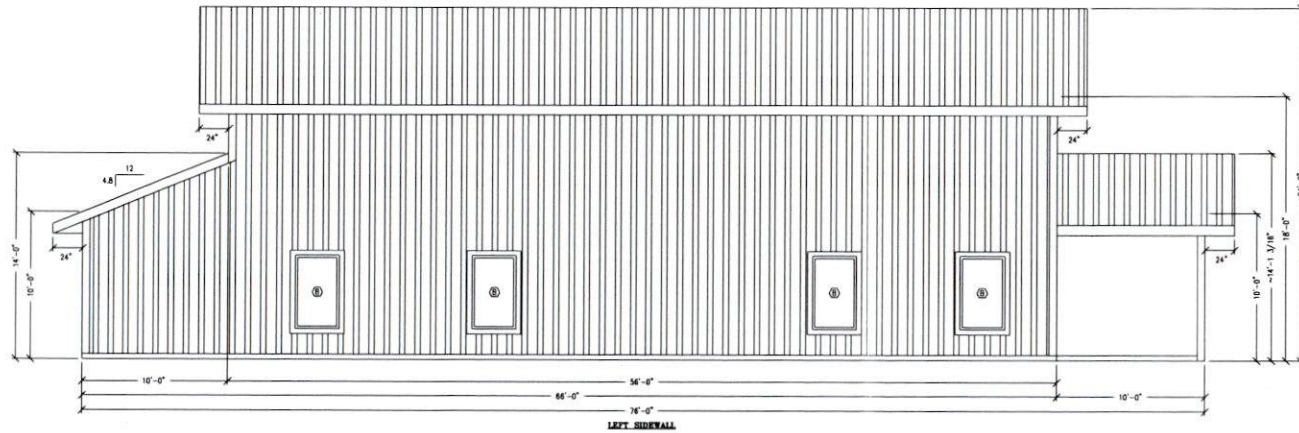
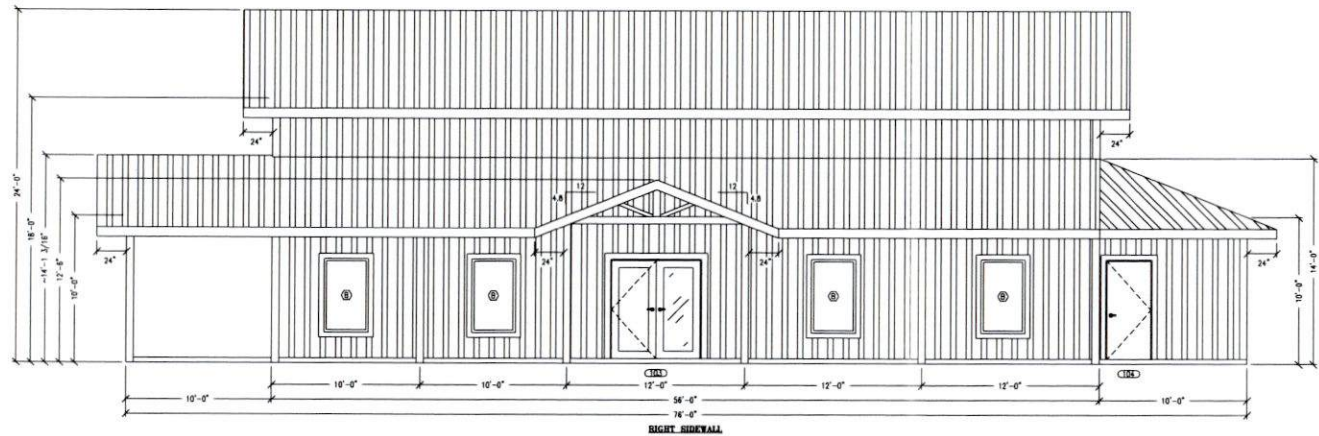
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F-2

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NOTE: THESE DRAWINGS ARE TO BE USED AS A REFERENCE.
ONLY FINAL LOCATIONS OF WINDOWS AND DOORS (INTERIOR &
EXTERIOR) AND TYPES OF WINDOWS, DOORS, ROOFING & SIDING
ARE THE RESPONSIBILITY OF THE OWNER.



NOTE: DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE
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EXTERIOR ELEVATIONS - RIGHT & LEFT

SCALE: 1/4" = 1'-0"

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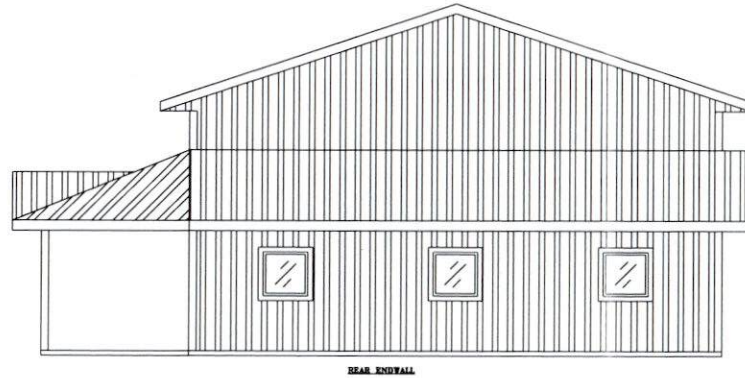
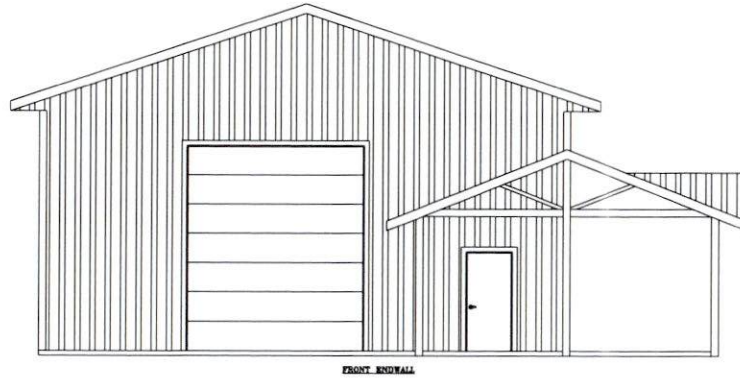
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SHEET NO.

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EXTERIOR ELEVATIONS - FRONT & REAR

SCALE: 1/4" = 1'-0"

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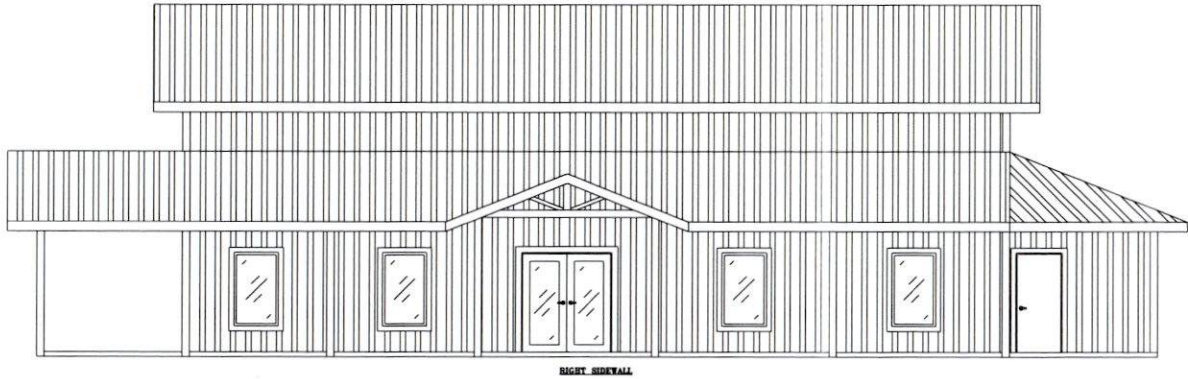
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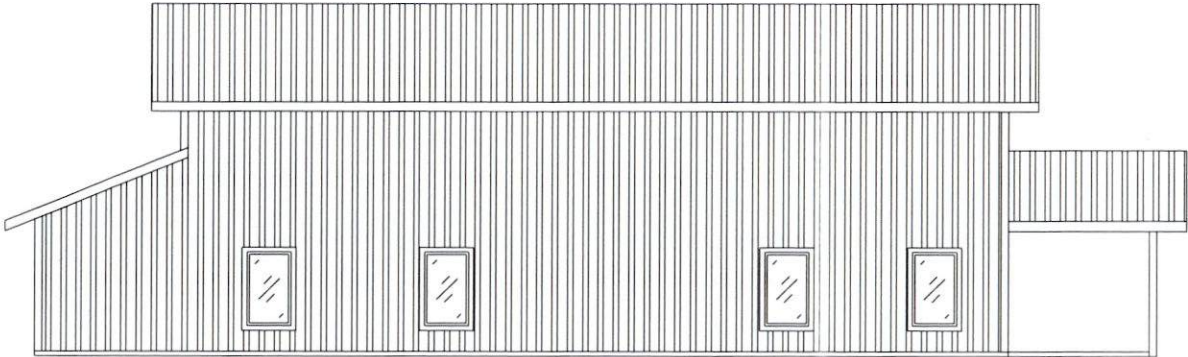
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RIGHT SIDEWALL



LEFT SIDEWALL

EXTERIOR ELEVATIONS - RIGHT & LEFT

SCALE: 1/4" = 1'-0"

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