



BOARD OF APPEALS REGULAR MEETING

Tuesday, April 21, 2026 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. V26-0076-Variance to reduce lot width on 4.79 acres to create 2 buildable lots with Lot 1 being 2.00 acres 200' of lot width with an existing house and Lot 2 being 2.79 acres with lot width of 57' in lieu of the required 200'-Applicant: Dean Thrasher/Owners: Barbara Jean & Dean Phillip Thrasher-Property located at 5089 Watson Fain Road/Parcel C0350002-District 1**
- 4.2. V26-0079 - Variance to reduce front building setback line from required 60' to 19' to build an accessory building – Applicant: Robert North – Owners: Stephanie D & Robert E North – Property located at 2745 Milton Bryan Drive & Heron Court- Parcel N025A009 - District 2**
- 4.3. SP26-0053 – Special Exception to live in camper while building house – Applicant: Patrick Bentley – Owners: Patrick, Debra & Peyton Bentley – Property located at 1587 Gratis Road - Parcel N121C002 - District 6**
- 4.4. V26-0082 – Variance to put a 1,500 sq. ft. accessory building in an R1 zoning – Applicant/Owner: Cheryl Tawney – Property located at 4643 Pine Drive - Parcel N027B075 - 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.



**Walton County Planning and Development Department
Board of Appeals Case Summary**

Case Number: V26-0076

Board of Appeals Meeting Date: April 21, 2026

Applicant:

Dean Thrasher
5089 Watson Fain Road
Loganville, Georgia 30052

Owners:

Barbara Jean Thrasher &
Dean Phillip Thrasher
5089 Watson Fain Road
Loganville, Georgia 30052

Property Information:

- **Address:** 5089 Watson Fain Road, Loganville, Georgia 30052
- **Map Number:** C0350002
- **Site Area:** 4.79 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Alcovy River

District Representation:

- **Commissioner (District 1):** Amarie Warren
- **Board of Appeals Member:** Jim Cleveland

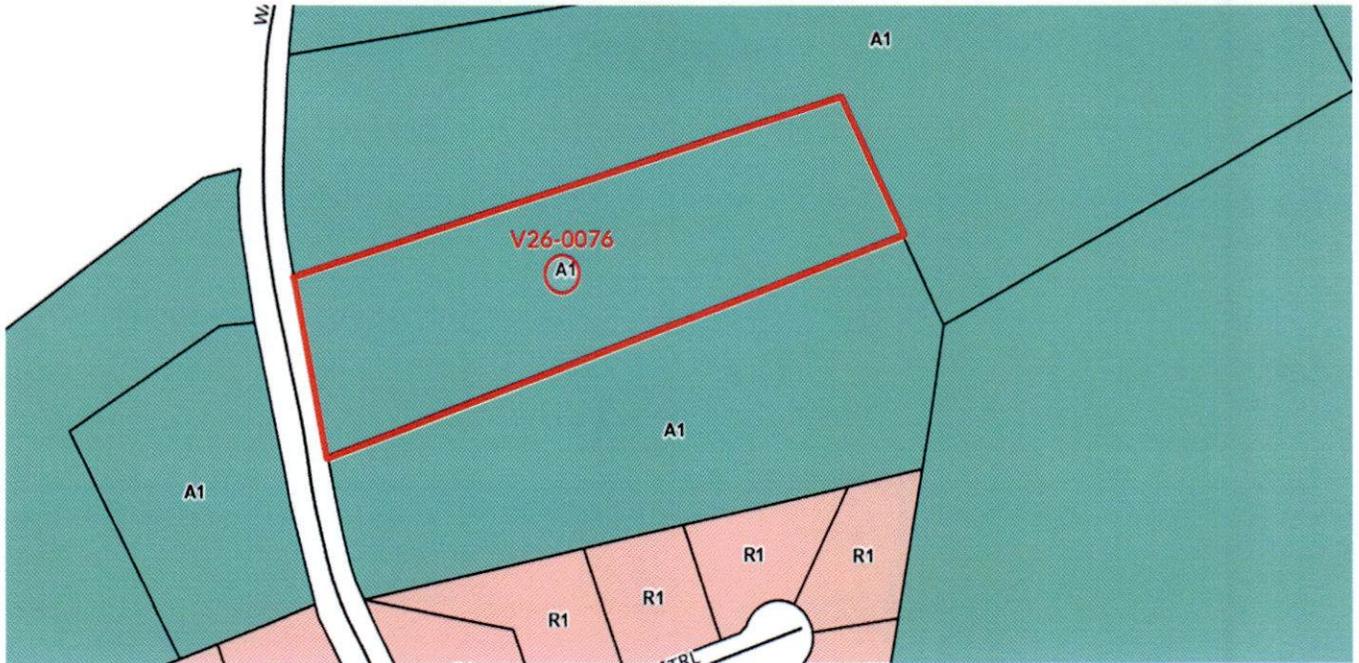
Request: Variance to reduce lot width on 4.79 acres to create 2 buildable lots with Lot 1 being 2.00 acres with 200' lot width with an existing house and Lot 2 being 2.79 acres with lot width of 57' in lieu of the required 200'. The 2.79 acres will be for his son to build a house so he will be close by to help take care of them with their health issues.

Existing Site Conditions: There is a house on the property. The surrounding properties are A1.

Property History: No History



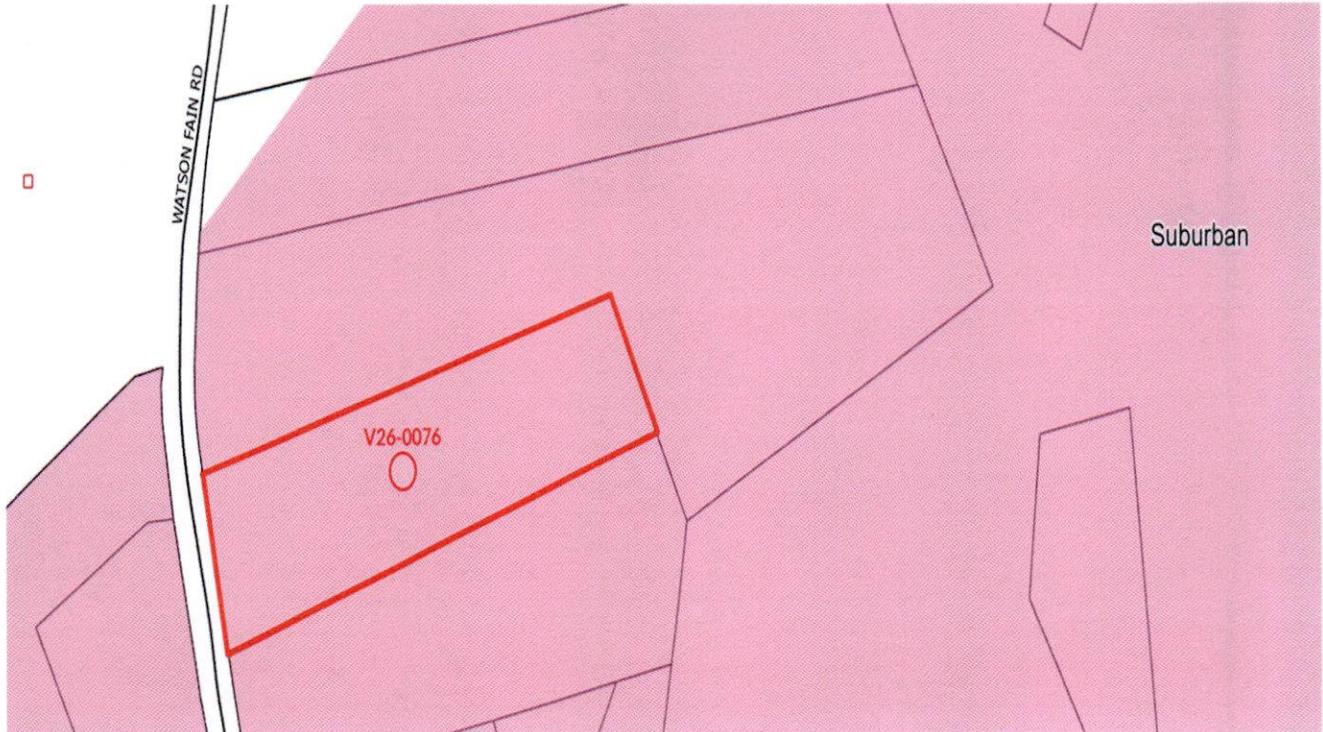
The surrounding properties are zoned A1.



The property is in the Alcovy River Watershed.



The Future Land Use Map for this property is Suburban.



Staff Comments:

Sec. 14-104. Appeals and variances.

- (a) *Procedure upon denial.* Upon denial of the application for a sign permit, the applicant shall be given written notice stating the reason(s) for the denial within 15 days of the decision to deny the permit. The aggrieved party may appeal any decision as provided in board of zoning appeals procedure.
- (b) *Variances.*
- (1) Variances may be granted from the provisions of this ordinance in compliance with powers of board of zoning appeals.
 - (2) Variance procedures shall apply both to signs which are nonconforming as of the effective date of this ordinance and to new signs erected thereafter.
- (Ord. of 8-6-2002, § 24)

Walton County Board of Appeals Application
Please Type or Print Legibly

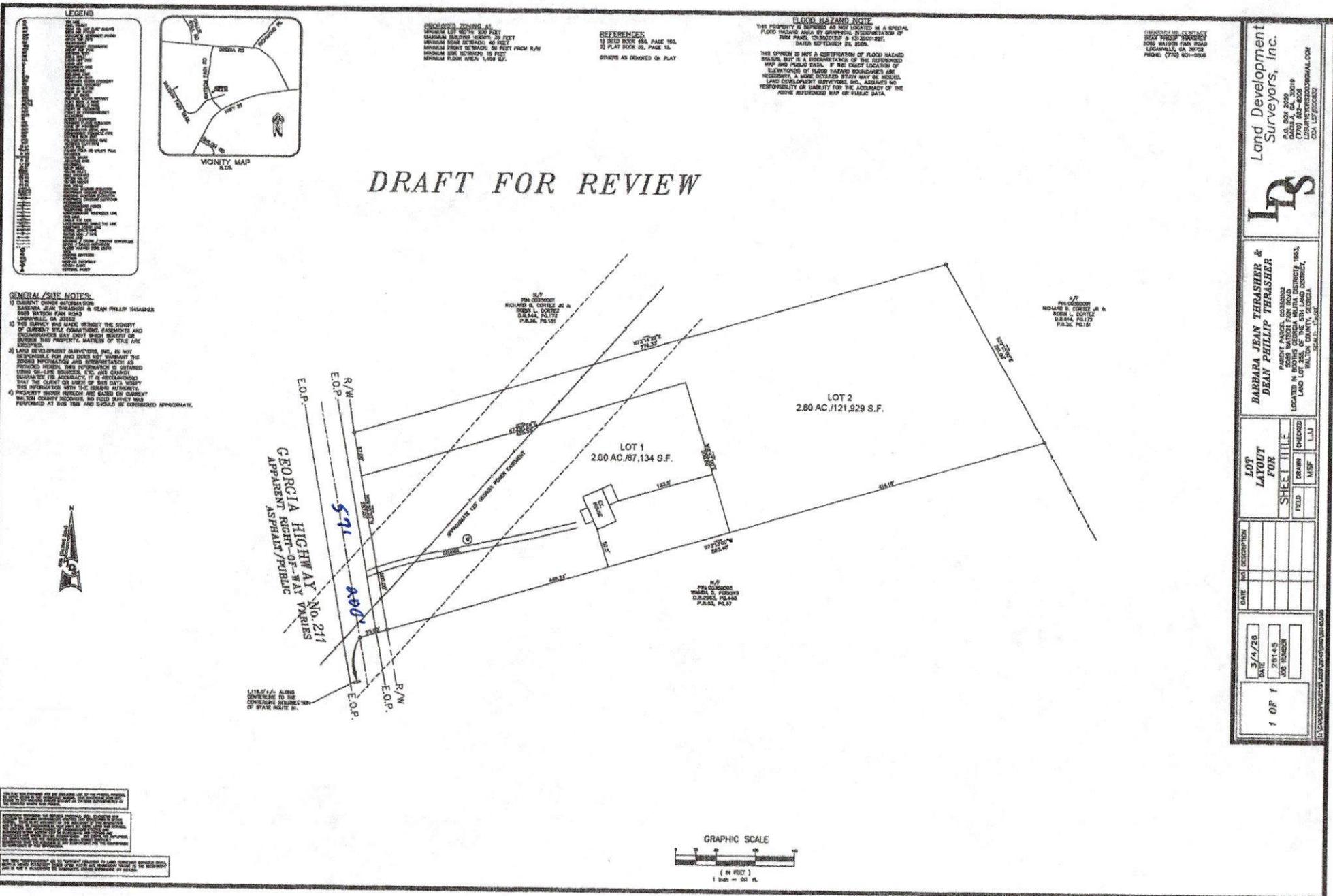
Variance/Special Exception/Appeal # V26-0076

Board of Appeals Meeting Date 4-21-2026 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 <input checked="" type="checkbox"/>	Survey Plat <input checked="" type="checkbox"/>	Site Plan <input checked="" type="checkbox"/>	Proof of Paid Property Taxes <input checked="" type="checkbox"/>
**Drawn by Design Professional			

Map/Parcel C0950002 Zoning District: A1 Commission District: 1-Amarie Waxren

Applicant Name/Address/Phone # <u>DEAN THRASHER</u> <u>5089 WATSON FAIR Rd</u> <u>LOGANVILLE, GA 30052</u>	Property Owner Name/Address/Phone <u>DEAN THRASHER</u> <u>5089 WATSON FAIR Rd</u> <u>LOGANVILLE, GA. 30052</u>
We are requesting 2 acres with 57 feet of road frontage for our son.	
Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	
Property Location <u>5089 WATSON FAIR Rd</u> <u>LOGANVILLE, GA 30052</u>	Acreage <u>4.794</u>
Describe Variance/Special Exception/Appeal: <u>Deed has been recorded since 1983. We are 70 & 64 yrs old with health issues. Want to have our son closer to help us out. Give him 2 ac.</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Our deed has been recorded since Feb 1983 with the only change when we gave up right away to the county in 1993. Went from 5 ac to 4.794 ac. Want to give him 2 ac. on back of property.</u>	
Public Water: <input checked="" type="checkbox"/> Well: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input checked="" type="checkbox"/>	
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 <u>Dean Thrasher</u> Date <u>02232026</u> Fee Paid: \$ <u>500.00</u>	
PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE	
I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____	



**Land Development
Surveys, Inc.**

935 800 2200
1000 W. WILSON PARK ROAD
LAWRENCEVILLE, GA 30046
(770) 962-8000
WWW.LANDDEV.COM

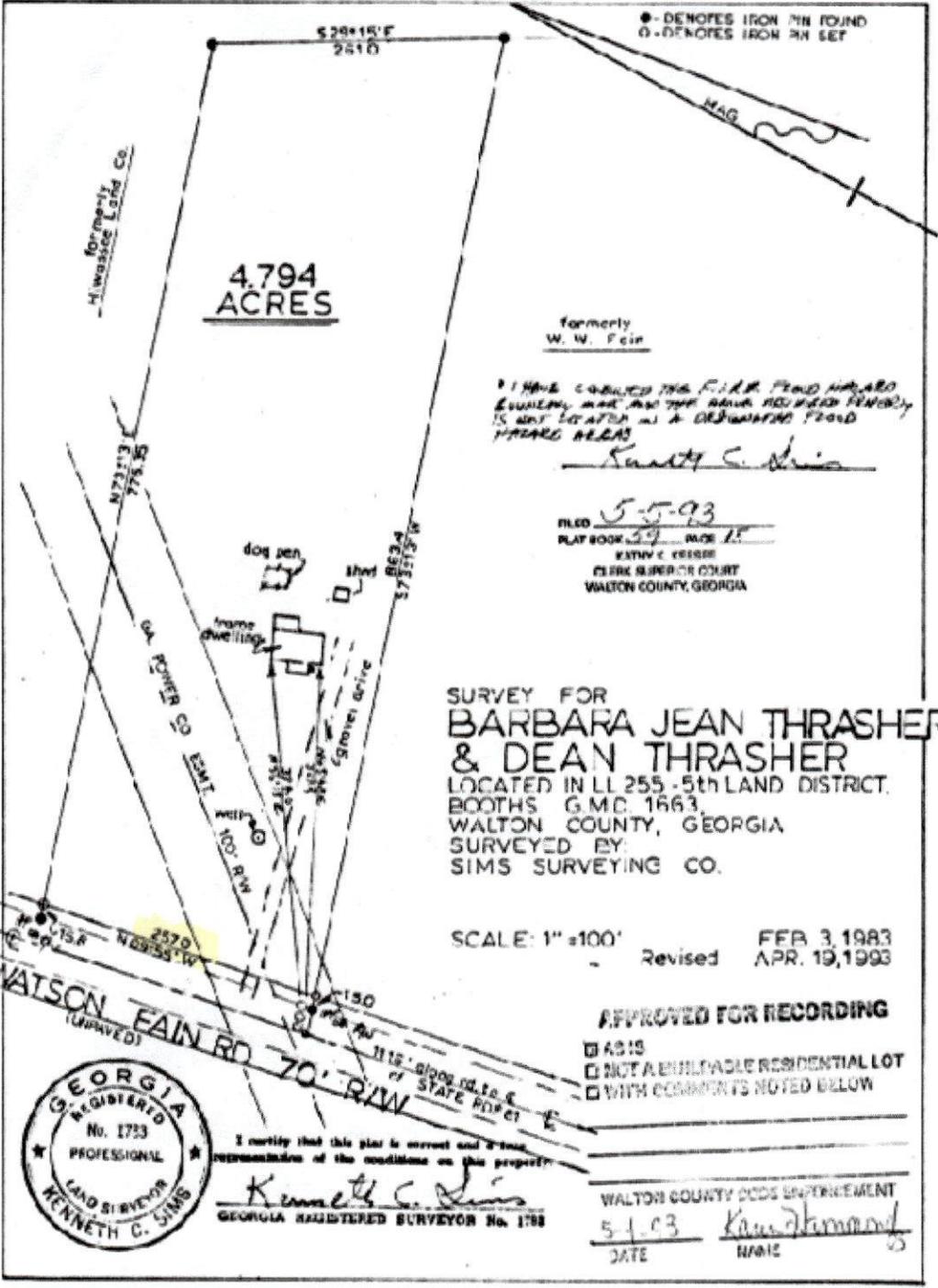


BARBARA JEAN THRASHER & DEAN PHILLIP THRASHER

PARENT PARCELS COLOCATED
6000 WATCH FARM ROAD
LAWRENCEVILLE, GA 30046
LAND LOT 285 OF THE 5TH LAND DISTRICT,
MULTICOUNTY DISTRICT 11, BALCON COUNTY, GA

DATE	DESCRIPTION	DATE	DESCRIPTION

3/1/20
JES AS
JOB NUMBER
101



● - DENOTES IRON PIN FOUND
 ○ - DENOTES IRON PIN SET

**4.794
ACRES**

formerly
W. W. Fain

I HAVE LOCATED THE F.A.R. POND MARKS, EQUIDISTANT MARK AND THE MARK LOCATED THEREON, IS NOT LOCATED AS A DEQUANTIFIED POND MARKS HEREAS
Kenneth C. Sims

FILED 5-5-93
 PLAT BOOK 29 PAGE 11
 KATHY K. KESEB
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA

**SURVEY FOR
 BARBARA JEAN THRASHER
 & DEAN THRASHER**
 LOCATED IN LL 255 - 5th LAND DISTRICT,
 BOOTHS G.M.C. 1663,
 WALTON COUNTY, GEORGIA
 SURVEYED BY:
 SIMS SURVEYING CO.

SCALE: 1" = 100' FEB 3, 1983
 Revised APR. 19, 1993

APPROVED FOR RECORDING

- AS IS
- NOT A BUILDABLE RESIDENTIAL LOT
- WITH COMMENTS NOTED BELOW



I certify that this plan is correct and a true representation of the conditions on this property.

Kenneth C. Sims
 GEORGIA REGISTERED SURVEYOR No. 1733

WALTON COUNTY CODES ENFORCEMENT
5-1-93 *Kathy Keeseb*
 DATE NAME

RECORDED: MAY - 5 1993 , 19
 KATHY K. KESEB, CLERK



**Walton County Planning and Development Department
Board of Appeals Case Summary**

Case Number: V26-0079

Board of Appeals Meeting Date: April 21, 2026

Applicant:

Robert E North
2745 Milton Bryan Drive
Loganville, Georgia 30052

Owners:

Stephanie D North &
Robert E North
2745 Milton Bryan Drive
Loganville, Georgia 30052

Property Information:

- **Address:** 2745 Milton Bryan Drive & Heron Court, Loganville, Georgia 30052
- **Map Number:** N025A009
- **Site Area:** 1.72 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Big Haynes

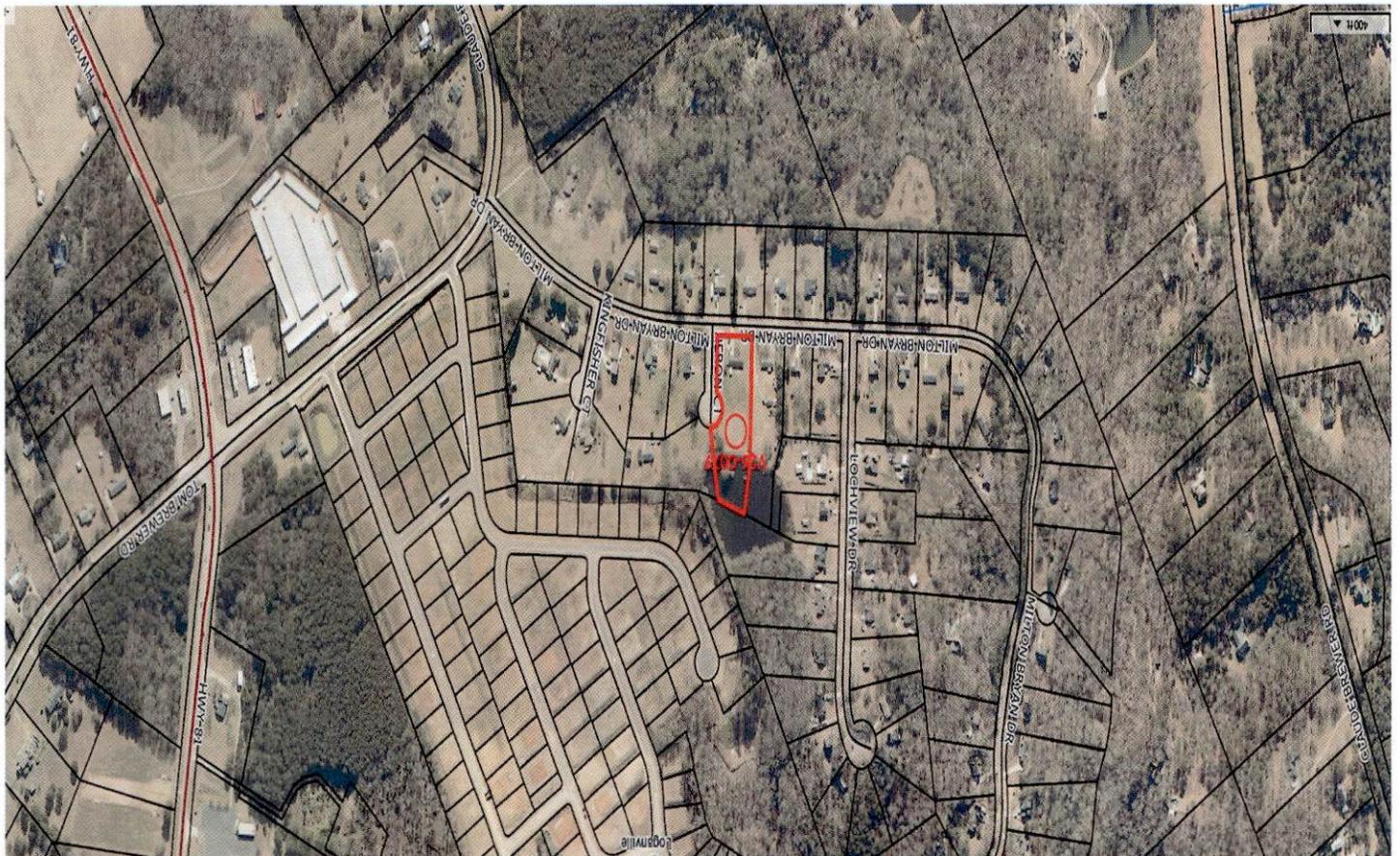
District Representation:

- **Commissioner (District 2):** Pete Myers
- **Board of Appeals Member:** Mariellen Barnes

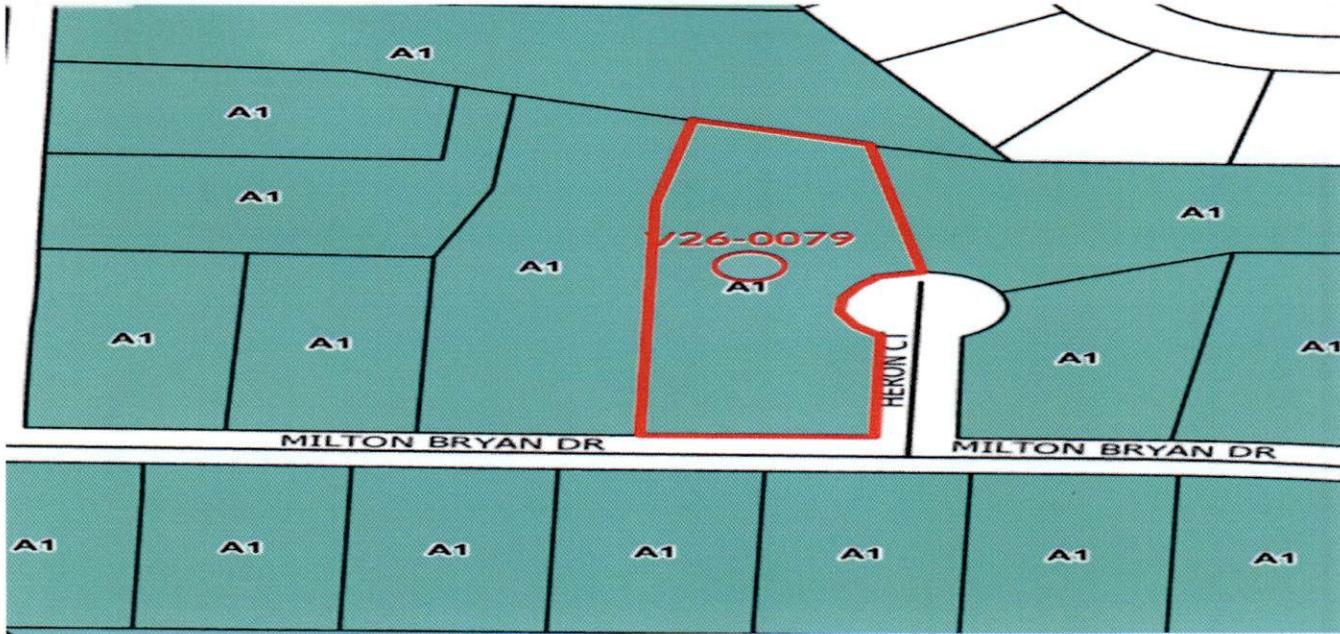
Request: Variance to reduce front building setback line from required 60' to 19' to build an accessory building due to having no other place on the property to build it (closing in existing 420 ft. garage for aging mother).

Existing Site Conditions: There is a house on the property.
The surrounding properties are A1.

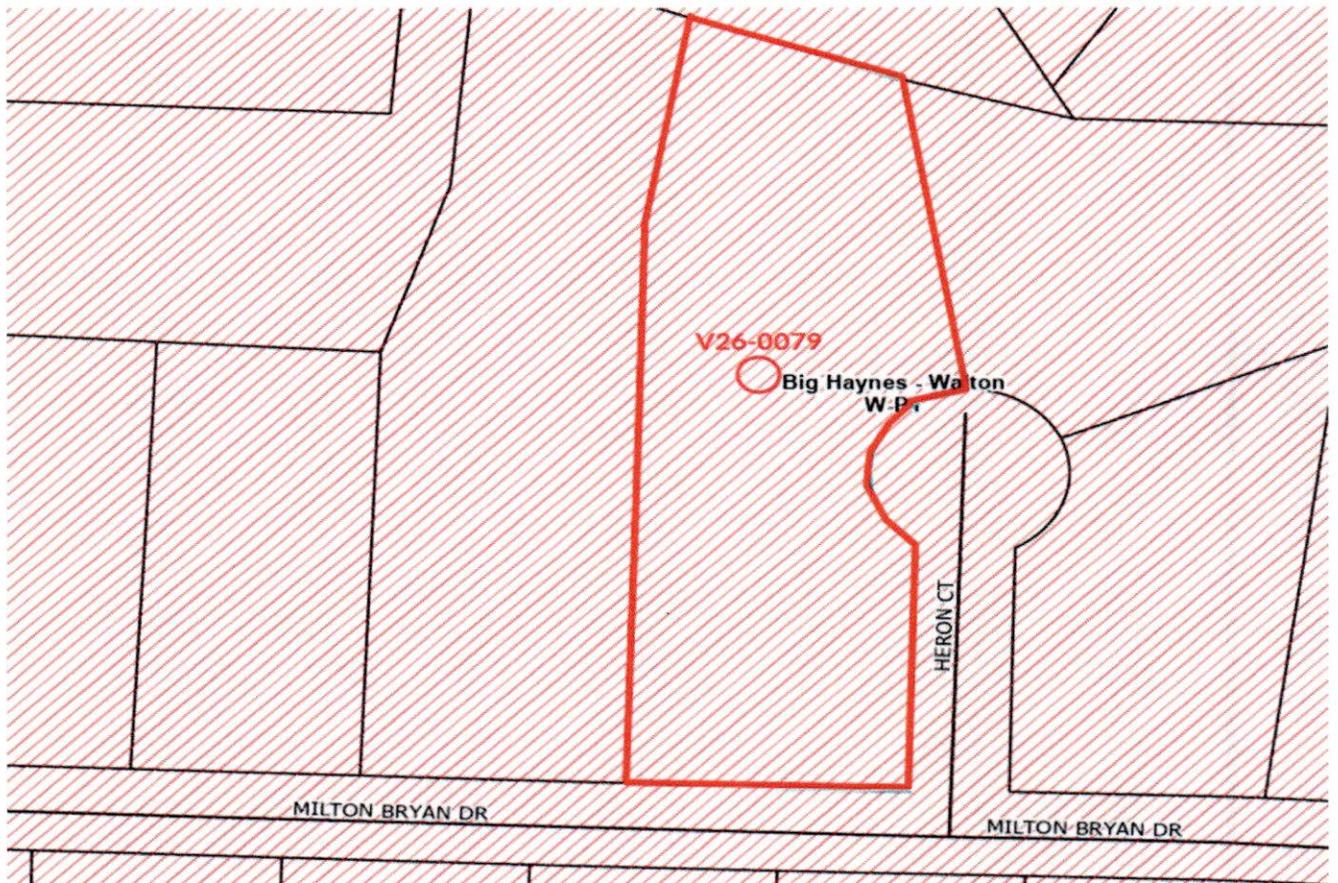
Property History: No History



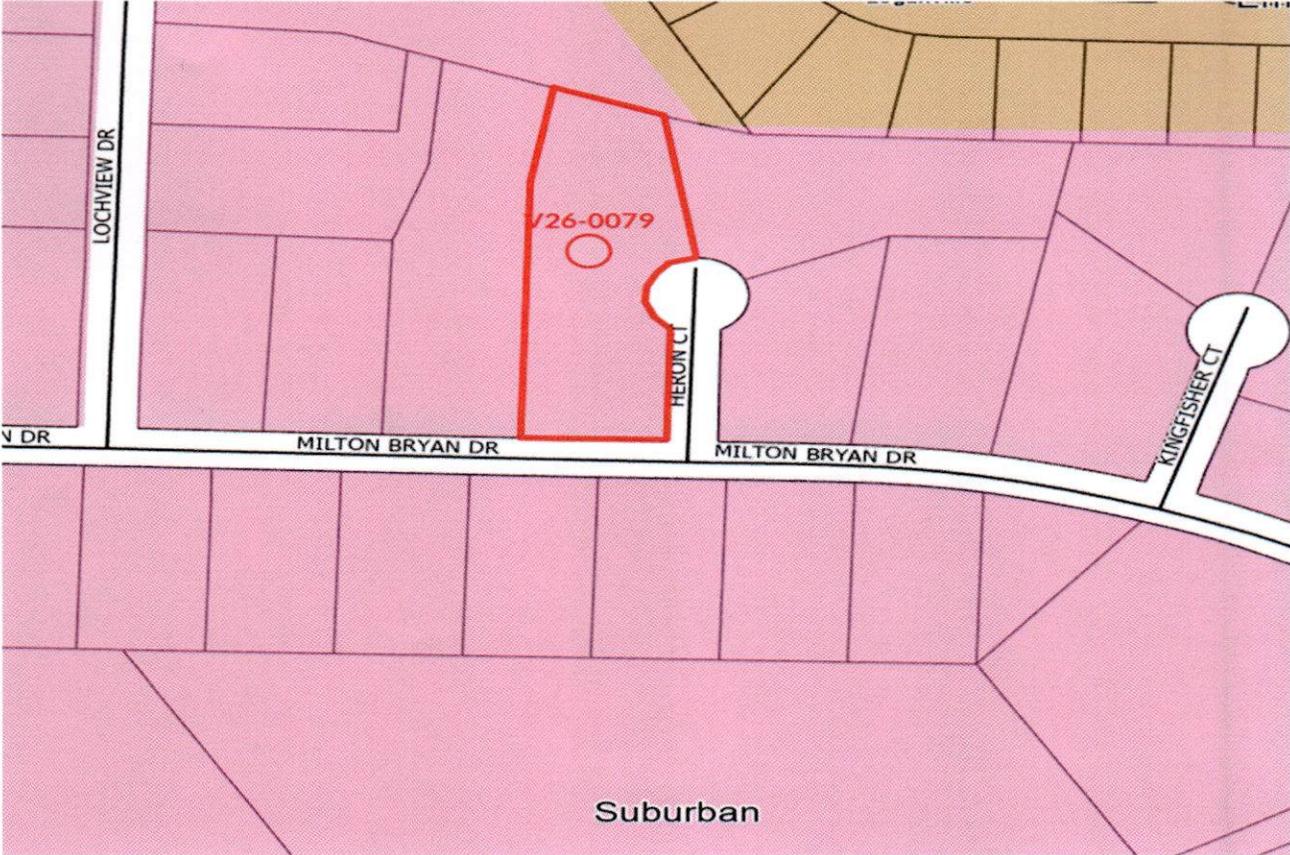
The surrounding properties are zoned A1.



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Suburban.



Staff Comments:

Sec. 14-104. Appeals and variances.

- (a) *Procedure upon denial.* Upon denial of the application for a sign permit, the applicant shall be given written notice stating the reason(s) for the denial within 15 days of the decision to deny the permit. The aggrieved party may appeal any decision as provided in board of zoning appeals procedure.
 - (b) *Variances.*
 - (1) Variances may be granted from the provisions of this ordinance in compliance with powers of board of zoning appeals.
 - (2) Variance procedures shall apply both to signs which are nonconforming as of the effective date of this ordinance and to new signs erected thereafter.
- (Ord. of 8-6-2002, § 24)

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V26-0079

Board of Appeals Meeting Date 04-21-2026 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 A025A009 Zoning District: A1 Commission District: 2-Pete Myers

Applicant Name/Address/Phone #

Robert E North 770-634-6017
2745 Milton Bryan Drive
Loganville, GA 30052

Property Owner Name/Address/Phone

Stephanie D. North
Robert E. North
2745 Milton Bryan Drive
Loganville, GA 30052

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 2745 Milton Bryan Dr Loganville, GA 30052 Acreage 1.72

Describe Variance/Special Exception/Appeal: Variance to build a 30x30 Garage inside the front building setback line off Heron Court

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

No other place on property to build Garage. Closing in existing garage for aging mother

Public Water: Well: Public Sewer: Septic Tank:

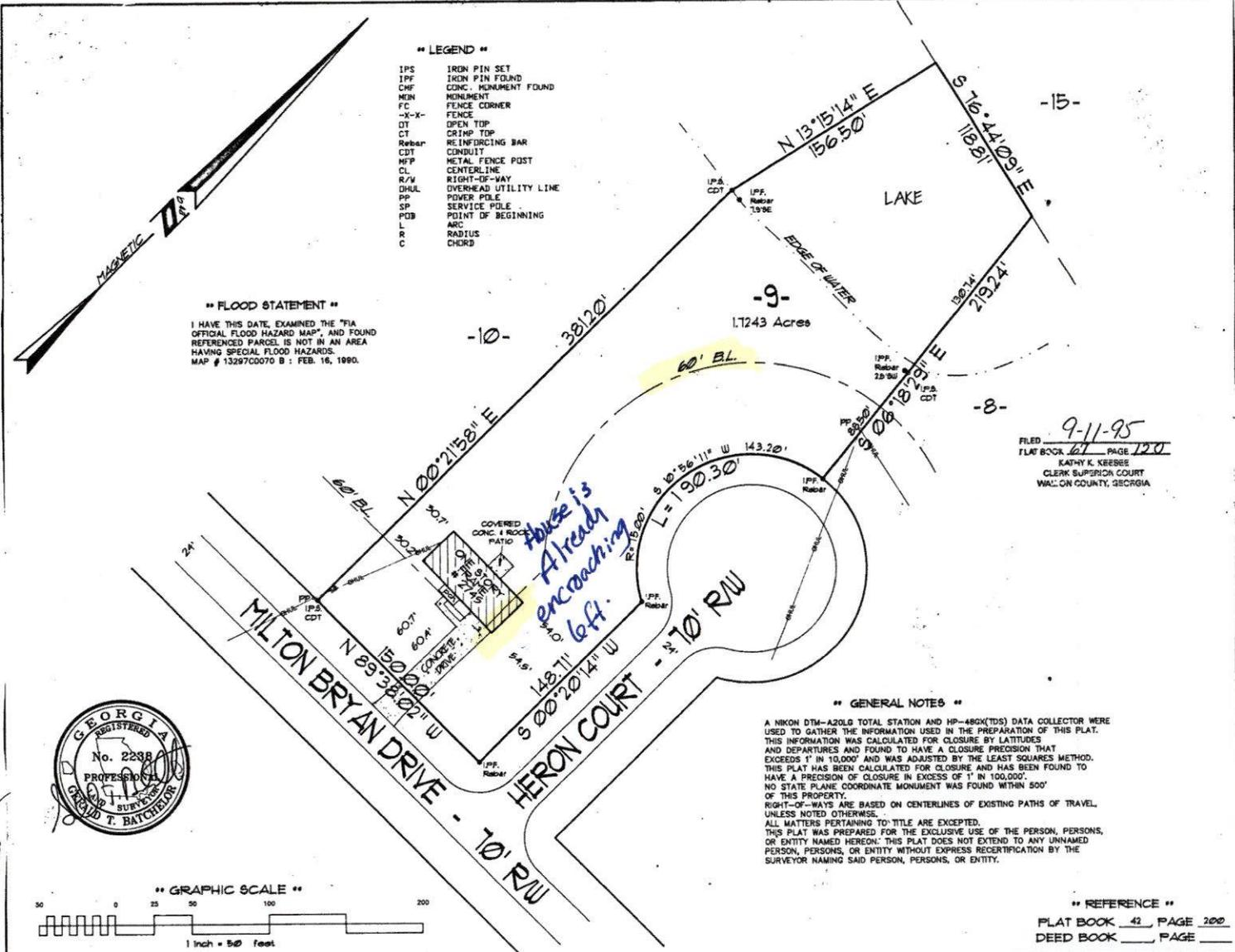
The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Robert North Date 2/18/2026 Fee Paid: \$ 506.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date

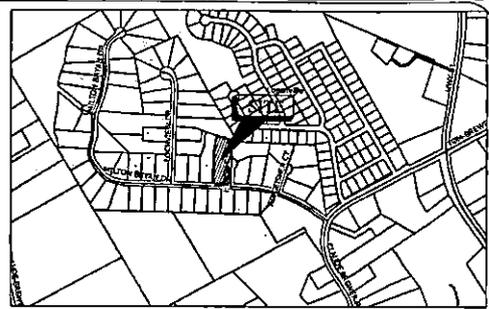
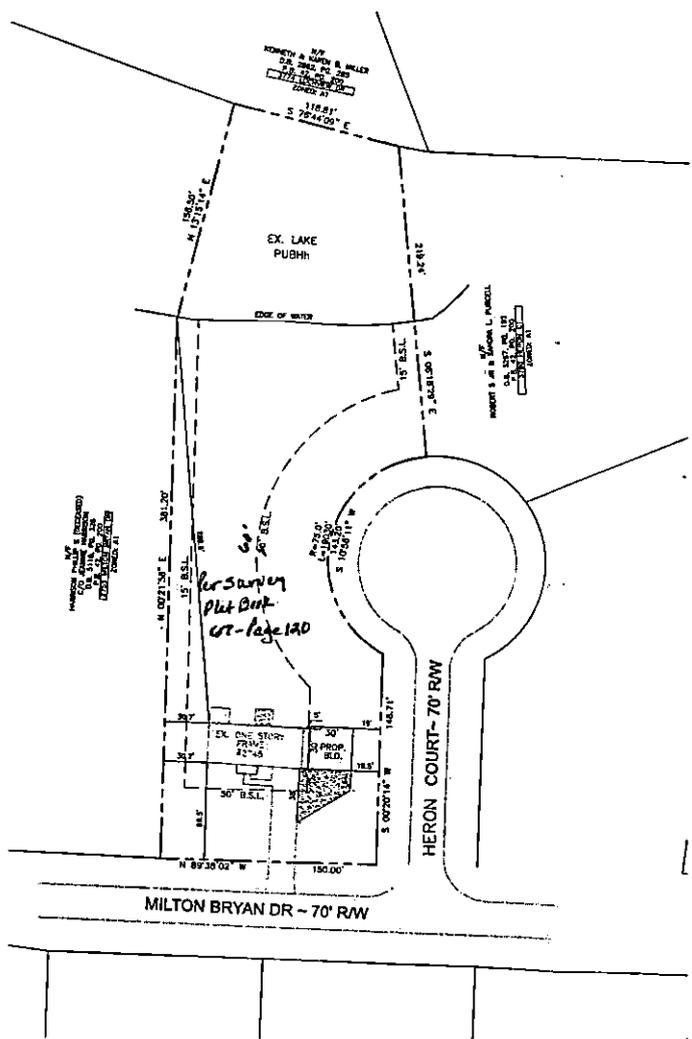


RECORDED: SEP 13 1995
KATHY K. KEEBEE, CLERK



PLAT PREPARED FOR MELANIE L. SCOTT LOT 9 - BLOCK "B" - UNIT ONE BRYAN'S LAKE SUBDIVISION LAND LOT 182 - 4th LAND DISTRICT WALTON COUNTY, GEORGIA		REVISION: DATE: SURVEYED: 6.71 PLOTTED: GTB DISC: 136 DRAWN: GTB DATE: JULY 25, 1995 SCALE: 1" = 50' APPROVED: GTB	BATCHELOR & ASSOCIATES P.O. BOX 701 MONROE, GEORGIA 30655 134A W. SPRING STREET Ph. (404) 287-3810
--	--	--	--

TOTAL SITE AREA = 1.72 ACRES
 TOTAL DISTURBED AREA = 0.31 ACRES
 THERE ARE STATE WATERS ON THE SITE
 THERE ARE NO WETLAND ON SITE.



VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 1.72 ACRES

PARCEL: G1790024. ZONED: A1

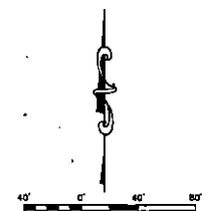
REQUESTING VARIANCE TO ALLOW THE CONSTRUCTION OF A 30X10' WORKSHOP WITHIN THE BUILDING SETBACK OF THE SIDE STREET AS SHOWN. TOTAL SITE AREA = 1.72 ACRES

APPLICABLE ORDINANCE: SECTION 4-1-120.

- PROPERTY DEVELOPMENT STANDARDS
1. MINIMUM LOT AREA: 1 ACRE.
 2. MINIMUM LOT WIDTH AT BUILDING LINE: 150 FEET.
 3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 15 FEET
 - c. REAR: 40 FEET
 4. MAXIMUM HEIGHT: 35 FEET.

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY BATCHELOR & ASSOCIATES, DATED JUL. 23, 1999.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE STATE WATER ON SITE, LIMIT SHOWN.
4. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
5. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.



GEORGIA811
 www.Georgia811.com

Item 4.2.

A.C.
 ALCOBY CONSULTING, ENGINEERING AND ASSOCIATES, L.L.C.
 P.O. C. 101 HUNTER 9E
 442 COWAN RD.
 OXFORD, GEORGIA 30054
 Phone: 770-486-4002
 E-mail: ac@alco.com

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SITE PLAN

PROPOSED NORTH'S RESIDENCE

PARCEL: N025A009
 LAND LOT: 187
 DISTRICT: 4TH
 2745 MILTON BRYAN DR.
 WALTON COUNTY, GA

DATE: 2/22/2026
 SCALE: 1"=40'

OWNER / DEVELOPER / PRIMARY PERMITTEE

STEPHANIE D & ROBERT S NORTH
 2745 MILTON BRYAN DRIVE
 LOGANVILLE, GA 30052

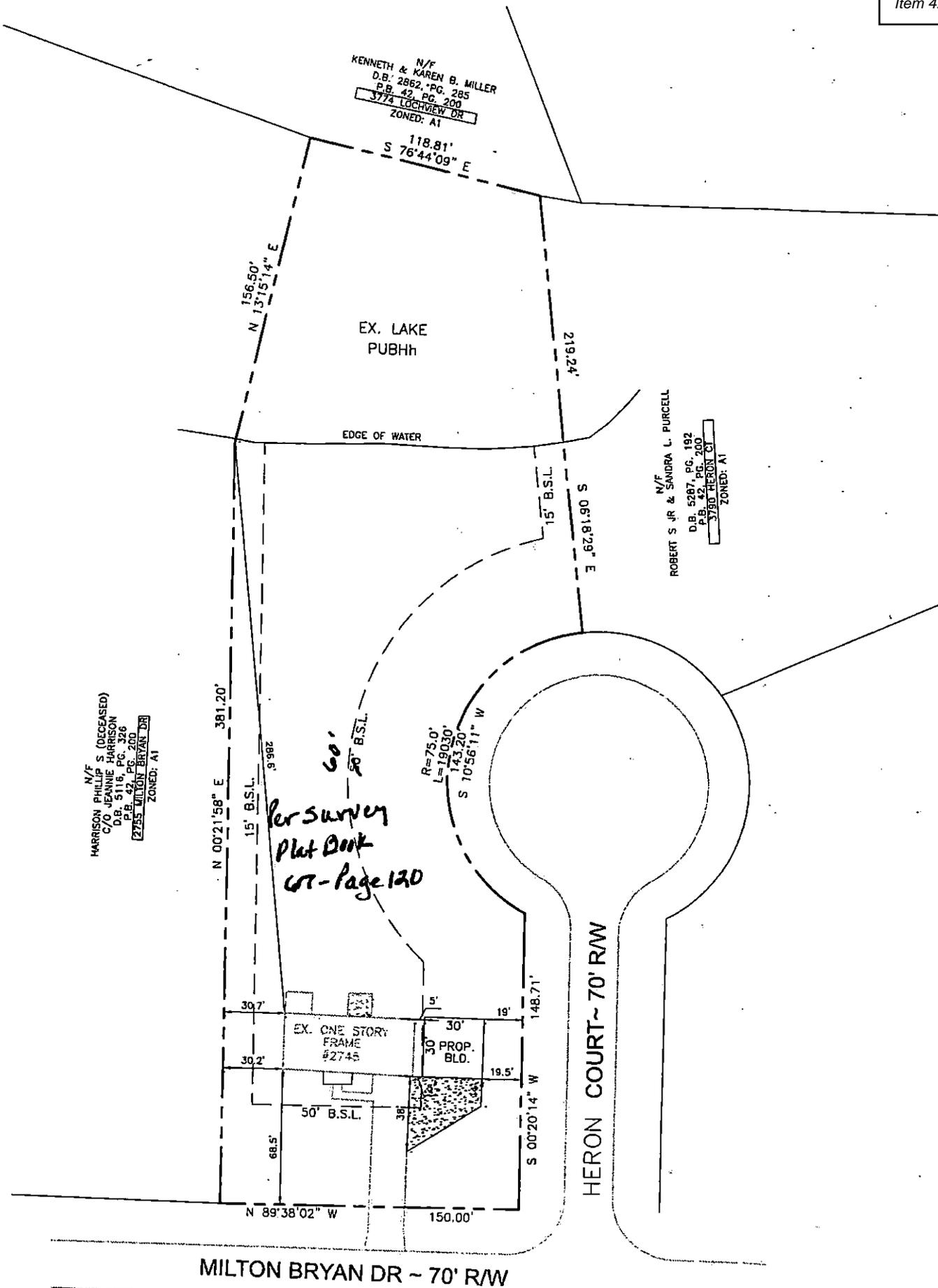
ROBERT NORTH
 PHONE: 770-634-8017
 Rnor906@gmail.com

24 HOUR - EMERGENCY CONTACT
 ROBERT NORTH
 PHONE: 770-634-8017
 Rnor906@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 26-014
 VR-1



N/F
 KENNETH & KAREN B. MILLER
 D.B. 2862, PG. 285
 P.B. 42, PG. 200
 3774 LOCHVIEW DR
 ZONED: A1

$118.81'$
 $S 76^{\circ}44'09'' E$

$156.50'$
 $N 13^{\circ}15'14'' E$

EX. LAKE
 PUBHh

EDGE OF WATER

$219.24'$

$15'$ B.S.L.

$S 06^{\circ}18'29'' E$

N/F
 ROBERT S JR & SANDRA L. PURCELL
 D.B. 5287, PG. 182
 P.B. 42, PG. 200
 3780 HERON CT
 ZONED: A1

N/F
 HARRISON PHILIP S. (DECEASED)
 C/O JEANNE HARRISON
 D.B. 516, PG. 326
 P.B. 41, PG. 200
 2755 MILTON BRYAN DR
 ZONED: A1

$381.20'$
 $N 00^{\circ}21'58'' E$

$15'$ B.S.L.

$9'982$

Per Survey
 Plat Book
 607-Page 120

$60'$
 $30'$ B.S.L.

$R=75.0'$
 $L=190.30'$
 $143.20'$
 $S 70^{\circ}56'11'' W$

$148.71'$

$S 00^{\circ}20'14'' W$

HERON COURT ~ 70' RW

$N 89^{\circ}38'02'' W$

$150.00'$

MILTON BRYAN DR ~ 70' RW



Walton County Planning and Development Department
Board of Appeals Case Summary

Case Number: SP26-0053

Board of Appeals Meeting Date: April 21, 2026

Applicant:

Patrick Bentley
1587 Gratis Road
Monroe, Georgia 30656

Owners:

Patrick, Debra & Peyton Bentley
1587 Gratis Road
Monroe, Georgia 30656

Property Information:

- **Address:** 1587 Gratis Road, Monroe, Georgia 30656
- **Map Number:** N121C002
- **Site Area:** 2.12 acres
- **Current Zoning:** A1 (Rural Residential)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

- **Commissioner (District 6):** Kirklyn Dixon
- **Board of Appeals Member:** Harold Moon, Jr.

Request: Requesting Special Exception to continue living in the camper while his house is being built.

Existing Site Conditions: The surrounding properties are A1. The house is in the process of being built on the property.

Property History:

SP23030023	Patrick & Debra Bentley	Live in camper while house is being built	N121C002 1587 Gratis Road	Approved w/conditions
SP24010004	Patrick & Debra Bentley	Live in camper while house is being built	N121C002 1587 Gratis	Approved w/conditions

			Road	
SP25-0070 PJ25-0162	Patrick Bentley	Extension to live in camper while completing house	N121C002 1587 Gratis Road	Approved w/conditions

Staff Comments: **Applicant purchased house permit on August 10, 2022.**
 Applicant renewed house permit on February 6, 2024.
 Applicant renewed house permit on February 7, 2025.
 Applicant purchased a new house permit on February 12, 2026.

If approved, Staff would request conditions:

- 1. House to be completed by October 24, 2026 and if not completed then Applicant will need to come back and get an extension on the building permit.**
- 2. If house is not completed, Applicant will need to come back before the Board to get an extension to live in the camper.**
- 3. Sixty days from the date of the CO then the camper shall cease to be used as a residence.**

The original house permit was purchased August 10, 2022 which over 3 years and house is still not completed.

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.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # SP26-0053

Board of Appeals Meeting Date 4-21-2026 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 N/21C009 Zoning District: A1 Commission District: 6-Kirklyn Dixon

Applicant Name/Address/Phone #

Patrick Bentley
1587 Gratis Road
Monroe, Ga 30656
404-940-6160

Property Owner Name/Address/Phone

Patrick L. Bentley
Debra L. Bentley
Rayton D. Bentley

Type Request: _____ VARIANCE SPECIAL EXCEPTION _____ APPEAL

Property Location 1587 GRATIS ROAD Acreage 2.12

Describe Variance/Special Exception/Appeal: Allowance to live in camper (Extension)

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 1-12-26 Fee Paid: \$ 500⁰⁰

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

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. SP23030023 – Special Exception to live in camper while house is being built– Applicant: Patrick Bentley/Owners: Patrick & Debra Bentley- Property Located at 1587 Gratis Rd–Map/Parcel N121C002 – 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 May 16, 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 w/conditions under the provision of the Walton County Land

- 1. House permit was purchased on August 10, 2022.**
- 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 16th day of May, 2023 WALTON COUNTY BOARD OF APPEALS

Attest: 7/16/2023
Chairman, WC Board of Appeals

Date: 5/16/2023

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

- 1. SP24010004- Special Exception for extension to live in camper while building house-Applicants/Owners: Patrick & Debra Bentley-Property located at 1587 Gratis Rd-Map/Parcel N121C002 - 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 February 20, 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

House permit was purchased August 10, 2022. Applicant came before the Board on May 16, 2023 and was approved to live in the camper for one year. Applicant is requesting another extension.

1. House to be completed one year from renewal of building permit - 2/6/2024
2. Sixty days from the date of the CO then the camper shall cease to be used as a residence. renewed

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 February, 2024 WALTON COUNTY BOARD OF APPEALS

Attest: 7/2 This
Chairman, WC Board of Appeals

Date: 2/20/2024

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

(PJ25-0162)

- 1. **SP25-0070- Request to have extension to live in camper while building house- Applicant: Patrick Bentley/Owners: Debra, Patrick & Peyton Bentley-Property located at 1587 Gratis Rd-Map/Parcel N121C002-District 6**

Variance 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 April 15, 2025. 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 w/ conditions. under the provision of the Walton County Land

- 1. House to be completed by 4/15/2026 and if not completed then Applicant will need to come back and get an extension on the building permit.
- 2. If house is not completed, Applicant will need to come back before the Board to get an extension to live in the camper.
- 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 15th DAY OF APRIL, 2025 WALTON COUNTY BOARD OF APPEALS

Attest: *Ms. This*
Chairman, WC Board of Appeals

Date: April 15, 2025

multidisciplinary

W A L T O N C O U N T Y

Planning & Development
303 S. Hammond Drive Suite 98
Monroe, GA 30655
770-267-1485 FAX 770-267-1407

R E S I D E N T I A L P E R M I T

Permit#: 22080051 Application Date: 08/10/2022
Parcel: 1587 GRATIS RD Par ID: N121C00000002000

Landowner: BENTLEY PATRICK L & DEBRA L Telephone: 4049406160
1587 GRATIS RD
MONROE, GA 30656

Contractor: BENTLEY PATRICK L & DEBRA L Telephone:
1587 GRATIS RD
MONROE, GA 30656

Lot# : 2 Subdivision:
FEMA Panel#: 13297C130E Date: 12/08/2016
1st Floor Elevation: NA Zoning: A1
R O W: 80 Total Acreage: 2.12
SETBACKS:
Front: 50 Rear: 40 Left: 15 Right 15
TYPE OF WORK: SFD

7B

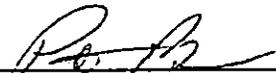
Description of Proposed Use and Other Structures on Property:
LOT#2/1587GRATISR/SEPTIC/1STY/2BRMS/3BA/4OTH/UNHT
GRG 1064SQFT/1760 THTSQFT

PB

Total Heated SQ FT: 1760 Unheated SQ FT: NA
Basement Height P/B: NA Slab/Crawl Space: SLAB
Bedrms: 2 Bathrms: 3 # of Stories: 1
Garage: 1064 Fireplace: NA
Truss: ROOF Frame: METAL

Permit Fee: \$1,664.01 Estimated Cost: \$88000

Application is hereby made according to the laws and ordinances of
Walton County for a permit to erect/alter and use a structure as
described above, and if same is granted, agree to conform to all
laws and ordinances regulating same.
Permit expires 12 months from date of issue unless an
approved required inspection has been obtained. Permit also expires
if an approved required inspection is not obtained in any 6 month
period after first 6 months.



Signature of Applicant

8-10-22
Date

W A L T O N C O U N T Y

Planning & Development
303 S. Hammond Drive Suite 98
Monroe, GA 30655
770-267-1485 FAX 770-267-1407

R E S I D E N T I A L P E R M I T

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MONROE, GA 30656

Contractor: BENTLEY PATRICK L & DEBRA L Telephone:
1587 GRATIS RD
MONROE, GA 30656

Lot# : 2 Subdivision:
FEMA Panel#: 13297C130E Date: 12/08/2016
1st Floor Elevation: NA Zoning: A1
R O W: 80 Total Acreage: 2.12

SETBACKS:
Front: 50 Rear: 40 Left: 15 Right 15
TYPE OF WORK: SFD

Description of Proposed Use and Other Structures on Property:
RENEWED PERMIT \$100.00 2/6/24/LOT#2/1587GRATISRD
/SEPTIC/1STY/2BRMS/3BA/40TH/UNHT GRG 1064SQFT/1760

Total Heated SQ FT: 1760 Unheated SQ FT: NA
Basement Height P/B: NA Slab/Crawl Space: SLAB
Bedrms: 2 Bathrms: 3 # of Stories: 1
Garage: 1064 Fireplace: NA
Truss: ROOF Frame: METAL

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approved required inspection has been obtained. Permit also expires
if an approved required inspection is not obtained in any 6 month
period after first 6 months.



Signature of Applicant

2/6/24

Date

Building Permit Application

25-0140

Landowner's name: Patrick Bentley

Current address: D.O. Box 771 Phone# 404-940-6160

City: Bethlehem State: Ga Zip Code: 30620

Construction Address: 1587 Gratis Road

City: Monroe State: Ga Zip Code: _____

Existing Structures on Property: 0

Lot # / Subdivision: 2

General Contractor: Patrick Bentley Contact Name: Patrick Bentley

Phone number: 404-940-6160 Cell # SAME Fax# -

Email address: rbentley3391@gmail.com

Point of contact Name and Email for inspection reports: Patrick Bentley rbentley3391@gmail.com

Total heated space: 1760 sq.ft. Bonus Room N/A sq. ft.
(Must include FINISHED bonus room) CIRCLE ONE (FINISHED OR UNFINISHED)

First Floor 1760 sq.ft. / 2nd Floor 0 sq.ft. # Bedrooms 2

Unheated basement: 0 sq.ft. # Bathrooms 3

Heated basement: 0 sq.Ft # Other Rooms 4

Unheated attached garage: ~1064 sq.ft.

****House and Required Minimum 400 sqft Garage Must Have 5:12 Roof Pitch ****

Spray Foam Insulation: Yes No IF YES, AN ICC ES REPORT WILL BE REQUIRED

Sidewalks: Circle Yes or No Curb & Gutter: Circle Yes or No

Flood Plain: Circle Yes or No Acreage: 2.12

Please circle type of foundation: Slab Crawl Basement

Basement Wall (please write height of wall by appropriate type): Block N/A Poured _____

Please circle type of fireplace: Masonry Prefab How many 0 Power Company: Walton EMC

Please circle type of framing: Truss Roof Truss Floor Stick Frame Gas Company: N/A
Barndominium (METAL)

Patrick Bentley / Patrick Bentley / 2-7-25
Signature of Applicant / Print Name / Date

26-0161

Building Permit Application

Landowner's name: Patrick Bentley

Current address: D.O. Box 771 Phone# 404-940-6160

City: Bethlehem State: Ga Zip Code: 30620

Construction Address: 1587 Gratis Road

City: Monroe State: Ga Zip Code: _____

Existing Structures on Property: ∅

Lot # / Subdivision: 2

General Contractor: Patrick Bentley Contact Name: Patrick Bentley

Phone number: 404-940-6160 Cell # SAME Fax# -

Email address: rbentley3391@gmail.com

Point of contact Name and Email for inspection reports: Patrick Bentley rbentley3391@gmail.com

Total heated space: 1760 sq.ft. Bonus Room N/A sq.ft.
(Must include FINISHED bonus room) CIRCLE ONE (FINISHED OR UNFINISHED)

First Floor 1760 sq.ft. / 2nd Floor ∅ sq.ft. # Bedrooms 2

Unheated basement: ∅ sq.ft. # Bathrooms 3

Heated basement: ∅ sq.ft. # Other Rooms 4

Unheated attached garage: ~1064 sq.ft.

****House and Required Minimum 400 sqft Garage Must Have 5:12 Roof Pitch ****

Spray Foam Insulation: Yes No IF YES, AN ICC ES REPORT WILL BE REQUIRED

Sidewalks: Circle Yes or No Curb & Gutter: Circle Yes or No

Flood Plain: Circle Yes or No Acreage: 2.12

Please circle type of foundation: Slab Crawl Basement

Basement Wall (please write height of wall by appropriate type): Block N/A Poured _____

Please circle type of fireplace: Masonry Prefab How many 0 Power Company: Walton EMC

Please circle type of framing: Truss Roof Truss Floor Stick Frame Gas Company: N/A
Barndominium (METAL)

Patrick Bentley 1 Patrick Bentley 1 2/12/2026
Signature of Applicant Print Name Date

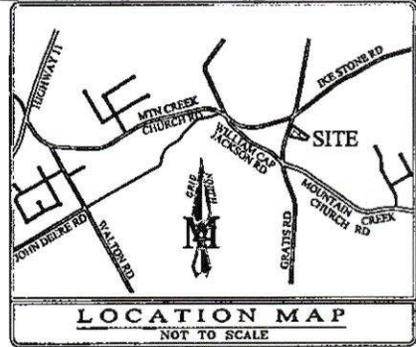


BR1921 PG-10-19
 Filed and Recorded
 Jul-06-2021 07:45 AM
 DOC# 2021-000255
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA
 Participant ID: 2231762116

(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidence of approval of the plat, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Christopher E. Moore

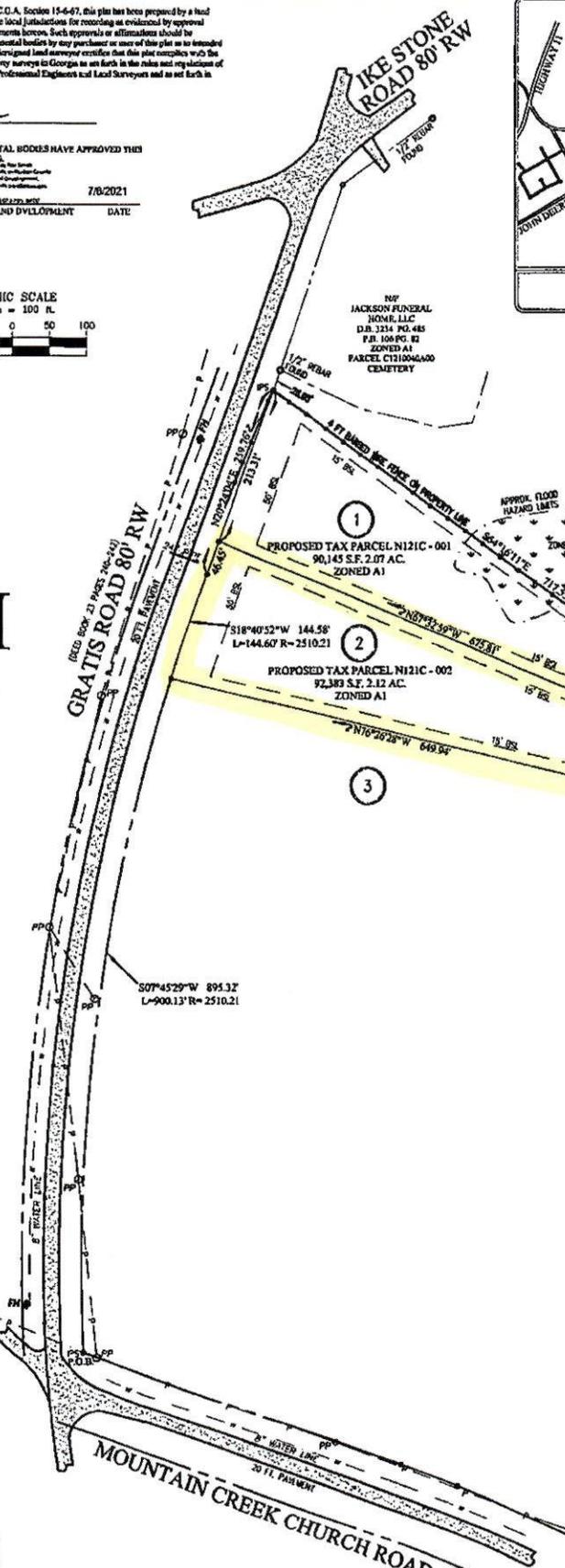
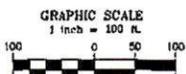
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:
 WALTON COUNTY PLANNING AND DEVELOPMENT DATE: 7/6/2021



RESERVED FOR COURT CLERK USE

LEGEND

- POWER POLE
- POWER POLE W/ CURE #10E
- ELECTRIC METER
- ELECTRIC BOX OR SECURITY CAMERA
- UNIDENTIFIED UTILITY STRUCTURE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SPRINKLER VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- STEAM MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- JUNCTION BOX/STEAM SEWER MANHOLE
- HEADWALL
- CATCH BASIN
- CITY OF ATLANTA CATCH BASIN
- ORIP PILETS
- STEAM SEWER LINE
- CURB PILET
- FLARED END SECTION
- ROUND OUTLET CONTROL STRUCTURE
- APPROXIMATE LOCATION OF MANHOLE - NOT LOCATED BY THIS SURVEYOR - SUBDIVISION LOT NUMBER
- LAND LOT IDENTIFICATION
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- CONCRETE MONUMENT FOUND
- DISK CONTROL MARKER (AS NOTED)
- TEMPORARY BENCHMARK
- FEEDS POST
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD CABLE TELEVISION LINE
- OVERHEAD GUY WIRE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- APPROX. LOCATION GAS LINE
- APPROX. LOCATION WATER LINE
- APPROX. LOCATION STEAM LINE
- SANITARY SEWER LINE
- S/D/W
- S/D/W
- CONTOUR OF FLOOD
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- DUCTILE IRON PIPE
- CAST IRON PIPE
- CORRUGATED PLASTIC PIPE
- IRON PIN SET
- IRON PIN FOUND
- RAH
- RECORD ANGLE FIELD
- RECORD DISTANCE FIELD
- D.C.
- S.S.E.
- A.E.
- BSL
- LL
- LL.L
- P.O.S.
- N/T
- R/O/W
- D.B
- P.B.
- P.C.



FLOOD HAZARD NOTE
 This property does lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Walton County, Georgia and incorporated areas, Map number 1320700130E, effective on 12/08/2018.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.

This survey was made without the benefit of a current title commitment. Easements and encumbrances may exist which benefit and burden this property.

This map or plat has been calculated for closure and is found to be accurate within 1 foot in 603,033 feet. This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1 one hundredth of a foot. The field data upon which this map or plat is based has a closure precision of (1) foot in 17,850 feet and an angular error of 1 seconds per angle point, and was adjusted using compass rule.

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCES:
 DEED BOOK 821 PAGE 441
 PLAT BOOK 2 PAGE 65

BUILDING SETBACKS
 FRONT BSL = 30 FEET
 REAR BSL = 40 FEET
 SIDE BSL = 15 FEET.

GENERAL NOTES:
 1. JOE STOCKDALE AUTHORIZED THIS SURVEY.
 2. ALL MATTERS OF TITLE ARE EXCEPTED.
 3. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE.
 4. THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL C1100400.
 5. WATER SERVICE PROVIDED BY THE CITY OF MONROE OR INDIVIDUAL WELLS.
 6. SEWER: WELL USE INDIVIDUAL SEPTIC SYSTEMS.

SURVEY NOTES:
 BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING TOPCON GR5-ULTRASONIC EQUIPMENT AND EGS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK SHOWN.
 THIS SURVEY WAS PERFORMED UTILIZING A DUAL FREQUENCY GPS RECEIVER, NETWORK RTC CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY EGS SOLUTIONS, INC.
 THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 8.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

CHRISTOPHER E. MOORE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYING
 948 PARKWAY DRIVE - MONROE, GA. 30655
 Phone: (770) 963-7418 chris@cmoland.com

LAND LOT 123
 1st DISTRICT MOUNTAIN G.M.D.
 WALTON COUNTY, GEORGIA
 6-28-2021 / SCALE 1" = 100'
 FIELD WORK 5-10-2021
 207M 210033



DIVISION PLAT FOR
JOSEPH STOCKDALE
 675 DAVIS ROAD NEWBORN, GA. 30056

REVISIONS		
NO.	DATE	DESCRIPTION



Planning and Development Department Case Information

Case Number: V26-0082

Meeting Date: Board of Appeals: 04-21-2026

Applicant/Owner:
Cheryl A Tawney
4643 Pine Drive
Loganville, Georgia 30052

Current Zoning: R1

Request: Variance to request a 1,500 sq. ft. accessory building in an R1 zoning for storage. (See attached picture of building).

Address: 4643 Pine Drive, Loganville, Georgia 30052

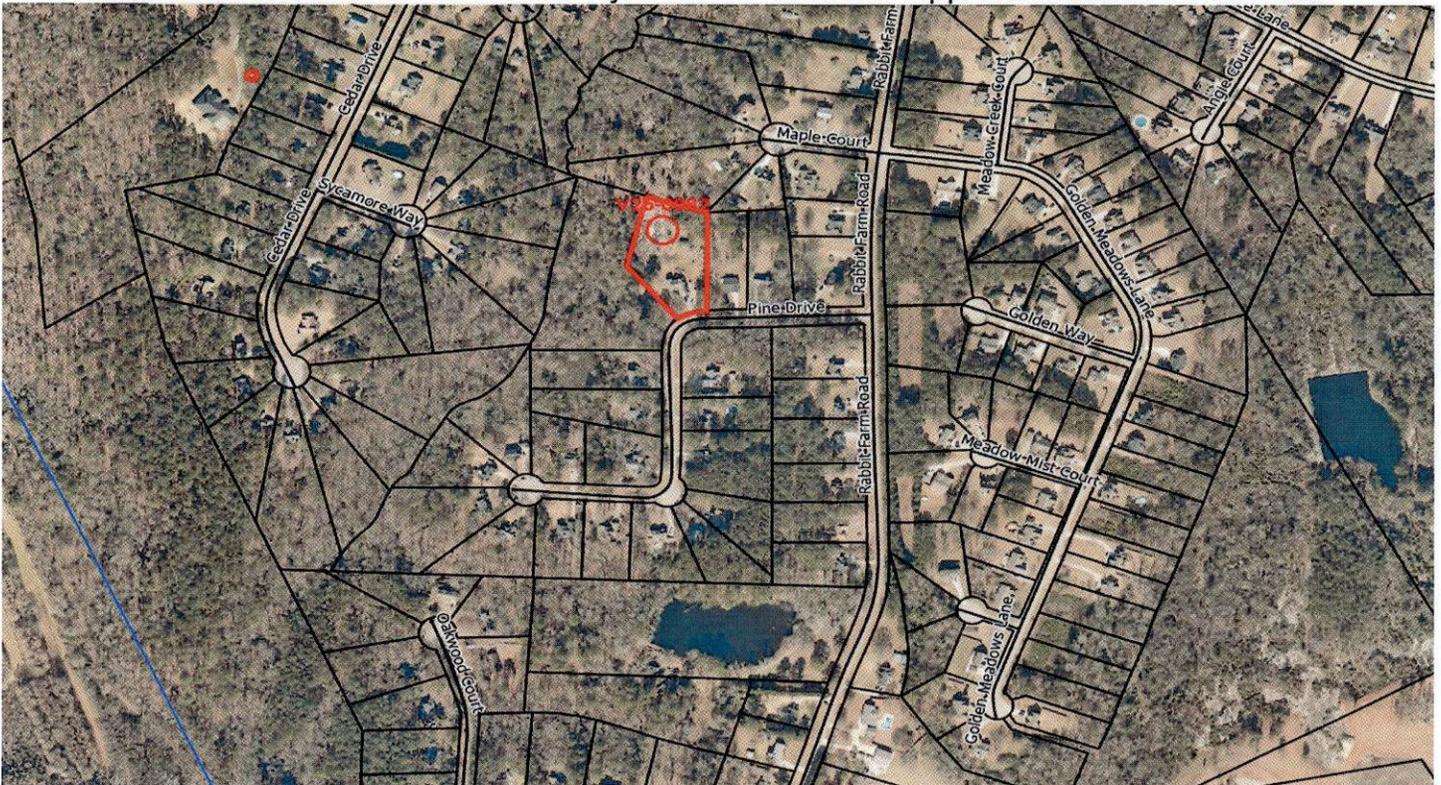
Map Number: N027B075

Site Area: Property is 1.72 acres.

Character Area: Suburban

District 2: Commissioner – Pete Myers

Board of Appeals – Mariellen Barnes





Existing Site Conditions: The property consists of a residential dwelling and a very small accessory building.

Staff Comments: Property is located in the Twin Oaks West 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)

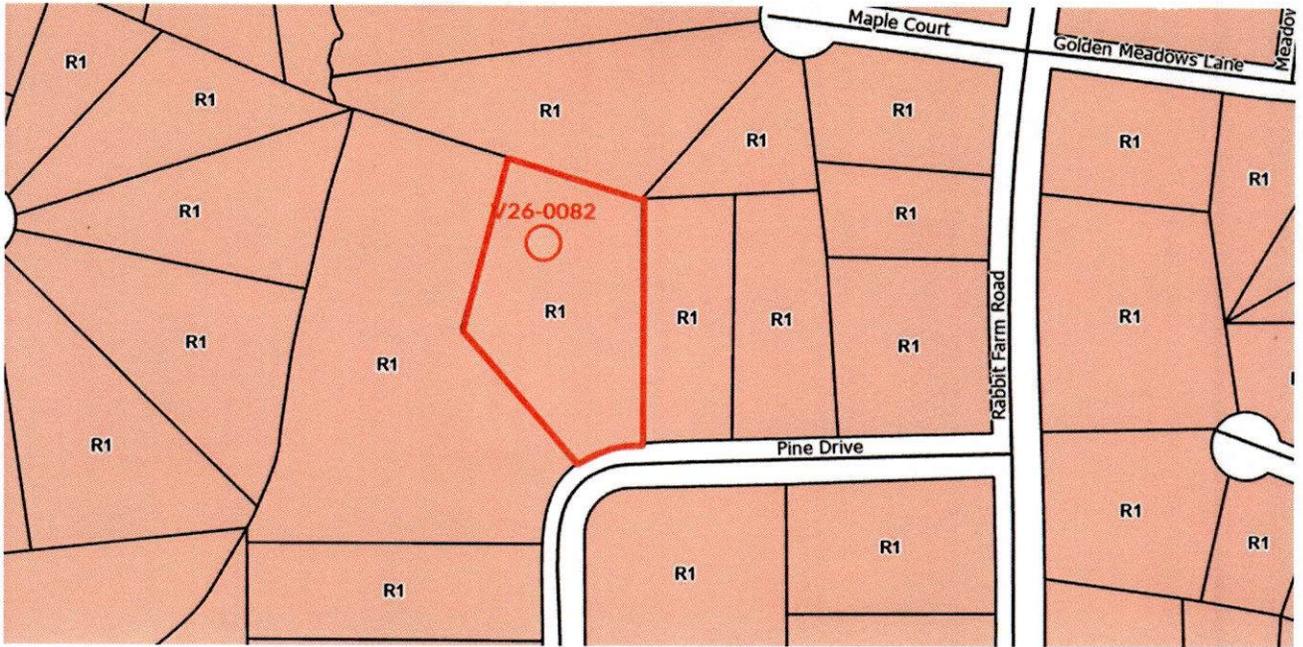
- 3. No accessory structure shall be closer than five feet from an abutting property line.
- 4. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.
- 5. The following cumulative square footage 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.

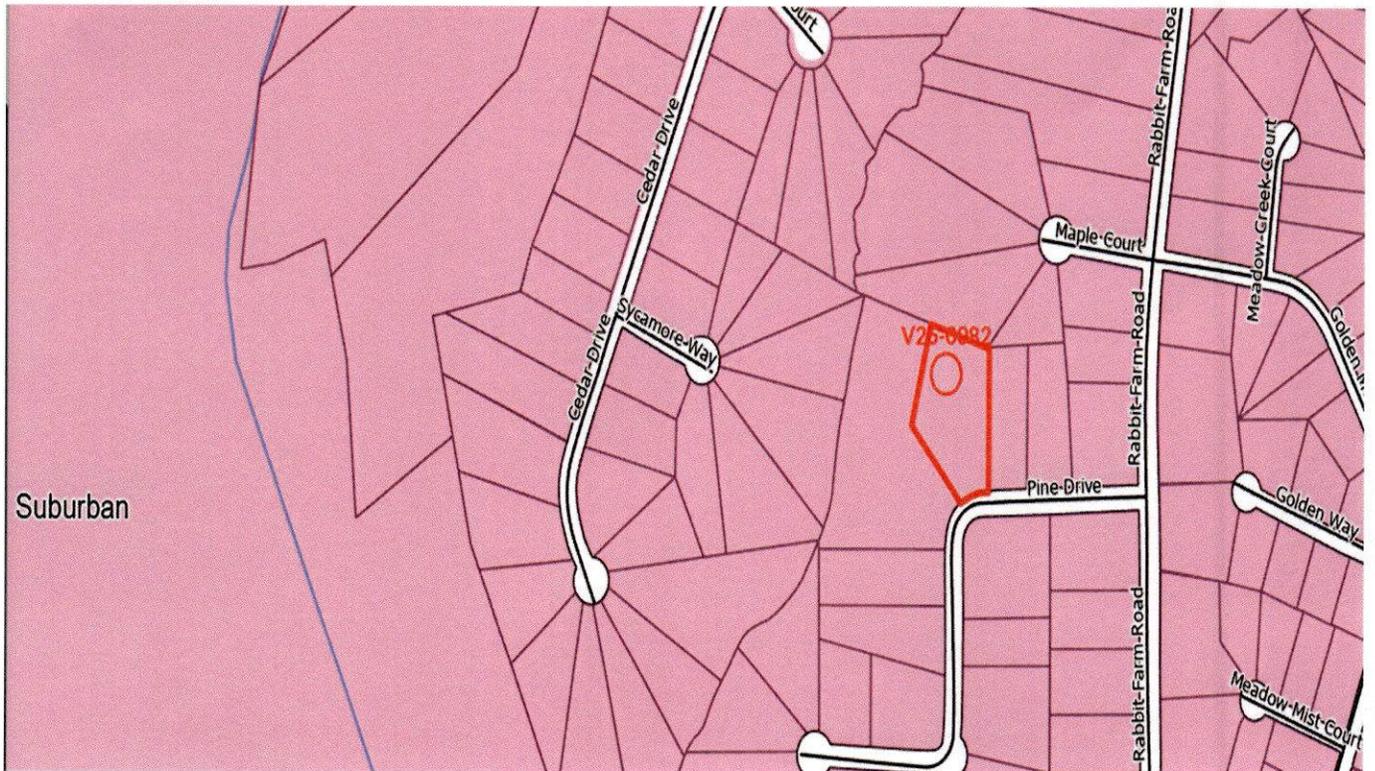
In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding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

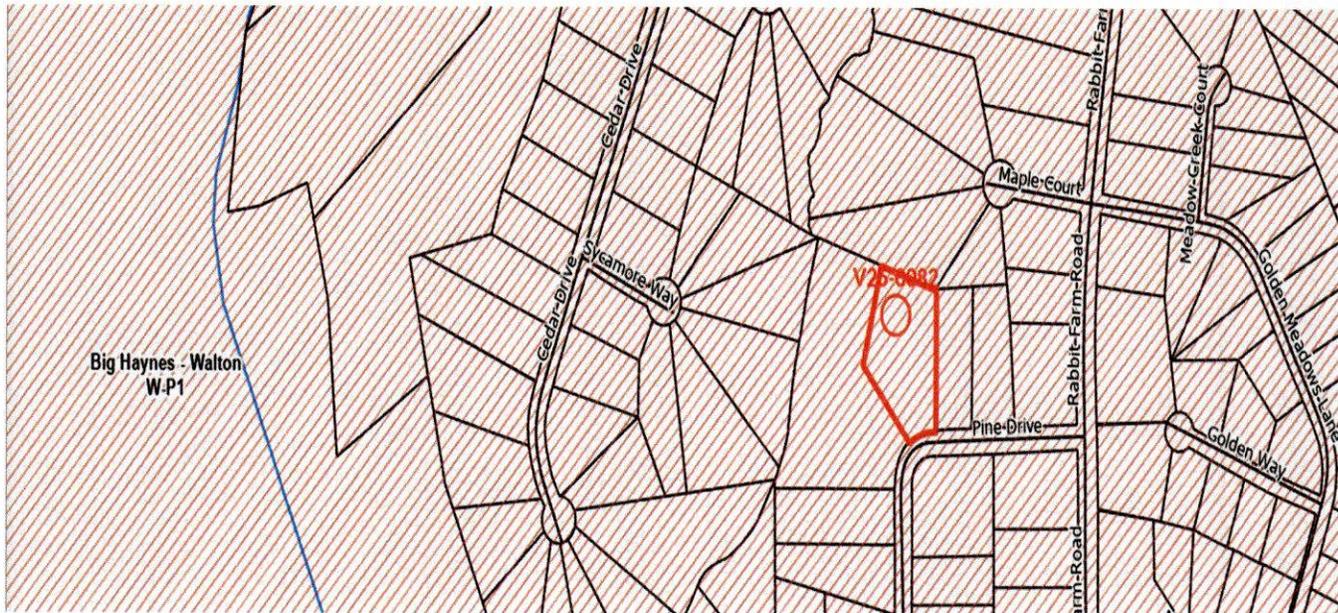
The surrounding properties are zoned R1.



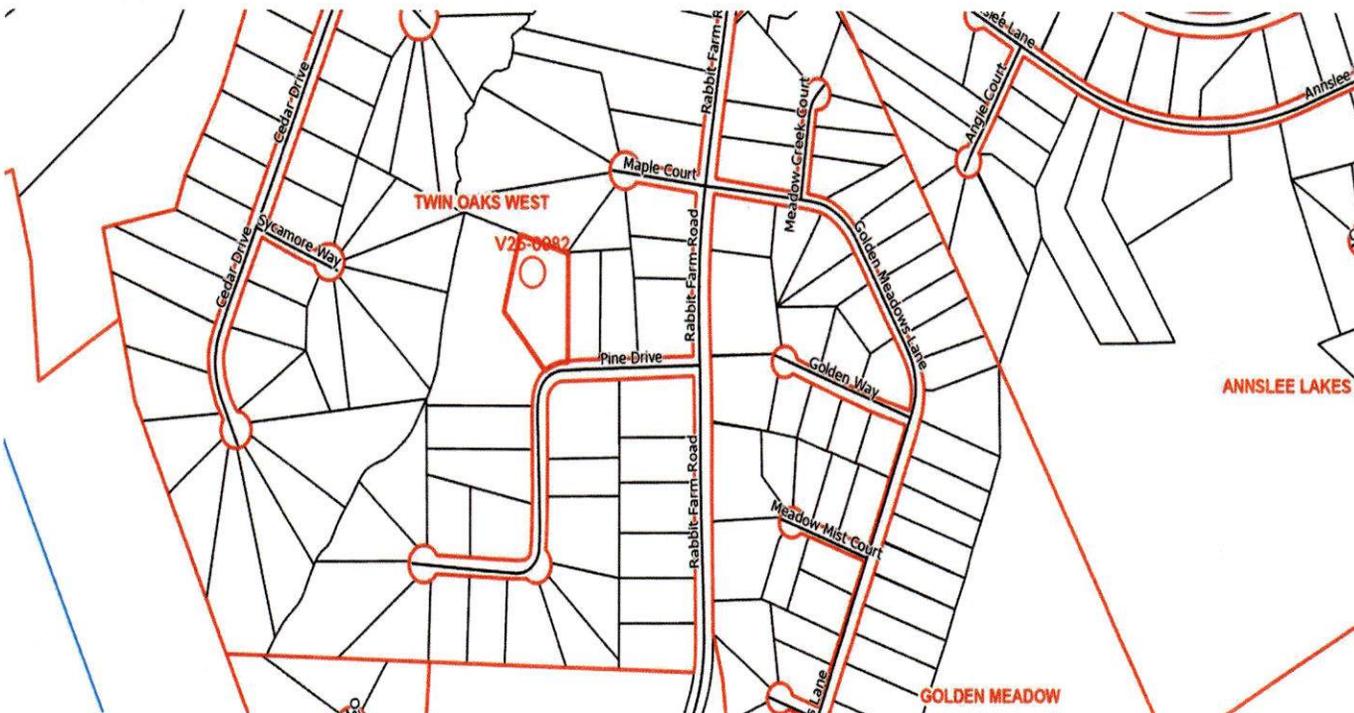
The Future Land Use Map for this property is Suburban.



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 # V26-0082

Board of Appeals Meeting Date 4-21-2026 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 <input checked="" type="checkbox"/>	Survey Plat <input checked="" type="checkbox"/>	Site Plan <input checked="" type="checkbox"/>	Proof of Paid Property Taxes <input checked="" type="checkbox"/>
**Drawn by Design Professional			

Map/Parcel 20218073 Zoning District: R1 Commission District: 2 - Pete Myers

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Cheryl A Tawney</u> <u>4643 Pine Dr Loganville GA 30052</u> <u>678-618-8205</u>	<u>Same</u>
Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	
Property Location <u>4643 Pine Drive, Loganville</u> Acreage <u>1.72</u>	
Describe Variance/Special Exception/Appeal: <u>Adding a 30'x50' enclosed shed in back right of property</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Need a place to house tractors, farm equipment or motorcycle collection</u>	
Public Water: <input type="checkbox"/> Well: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input checked="" type="checkbox"/>	
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 <u>Cheryl A Tawney</u> Date <u>3/17/2026</u> Fee Paid: \$ <u>500.00</u>	
PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE	
I HEREBY WITHDRAW THE ABOVE APPLICATION	Date _____

