



BOARD OF APPEALS REGULAR MEETING

Tuesday, May 20, 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. SP25-0128-Request extension to live in camper while building house- Applicants/Owners: Keith & Andrea Aikens-Property located at 614 Stock Gap Rd/Parcel C0720013-District 5

4.2. V25-0152-Request Variance for size of guest house-Applicant: Hi Paknik/Owner: Chandrowtie Dhanra-Property located at 3805 Creekwood Ct & Hwy 20/Parcel N006B113-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: SP25-0128

Meeting Date: Board of Appeals: 05-20-2025

Applicants/Owners:
Keith & Andrea Aikens
614 Stock Gap Road
Monroe, Georgia 30656

Current Zoning: A1

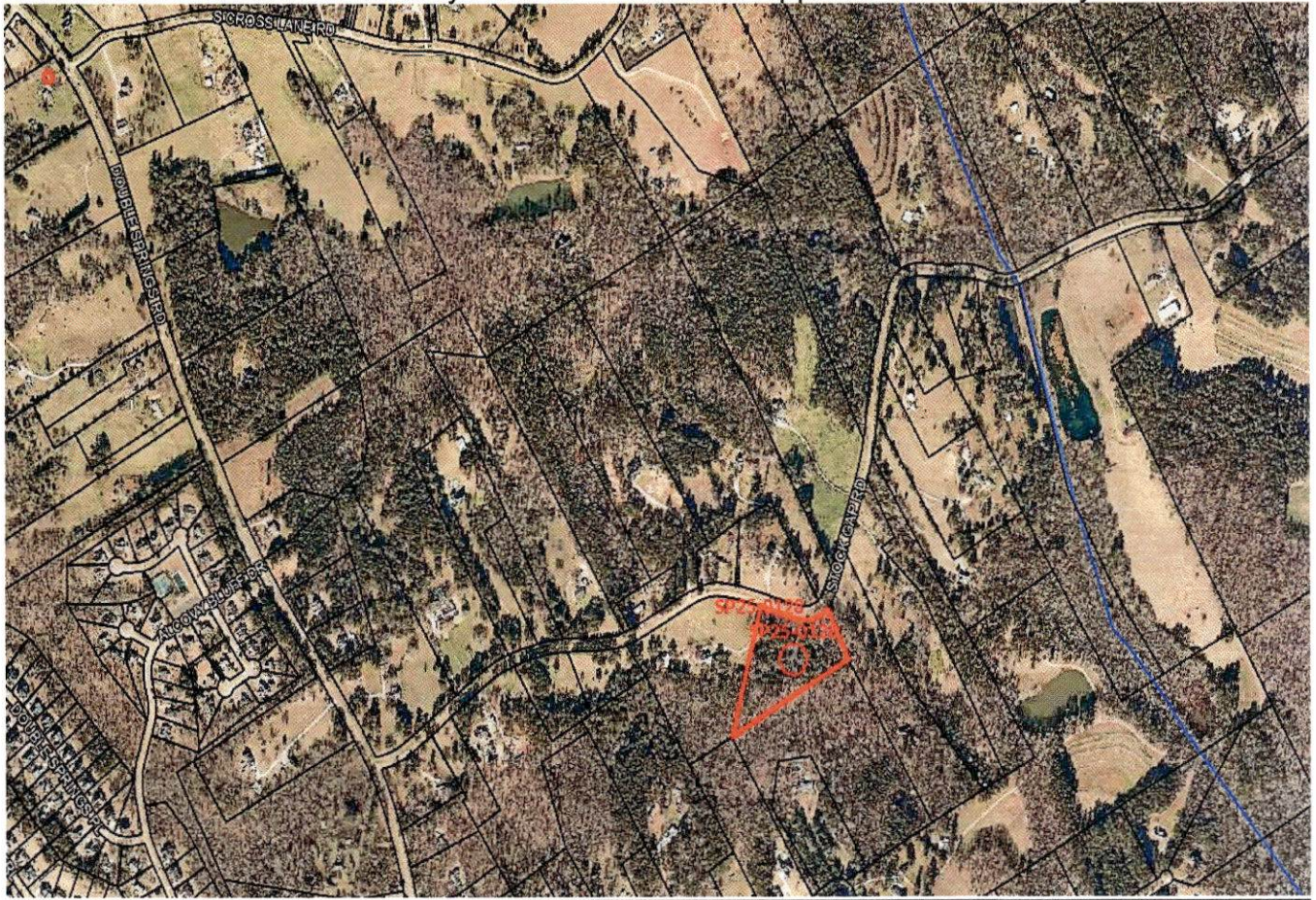
Request: Request 2nd extension to live in camper while building their house.

Address: 614 Stock Gap Road, Monroe, Georgia 30656

Map Number: C1720013

Site Area: Property is 5.94 acres. Character Area: Conservation

District 5 Commissioner-Jeremy Adams Board of Appeals-Chris Lamme



Existing Site Conditions: The property consists of 5.94 acres.

Staff Comments:

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.

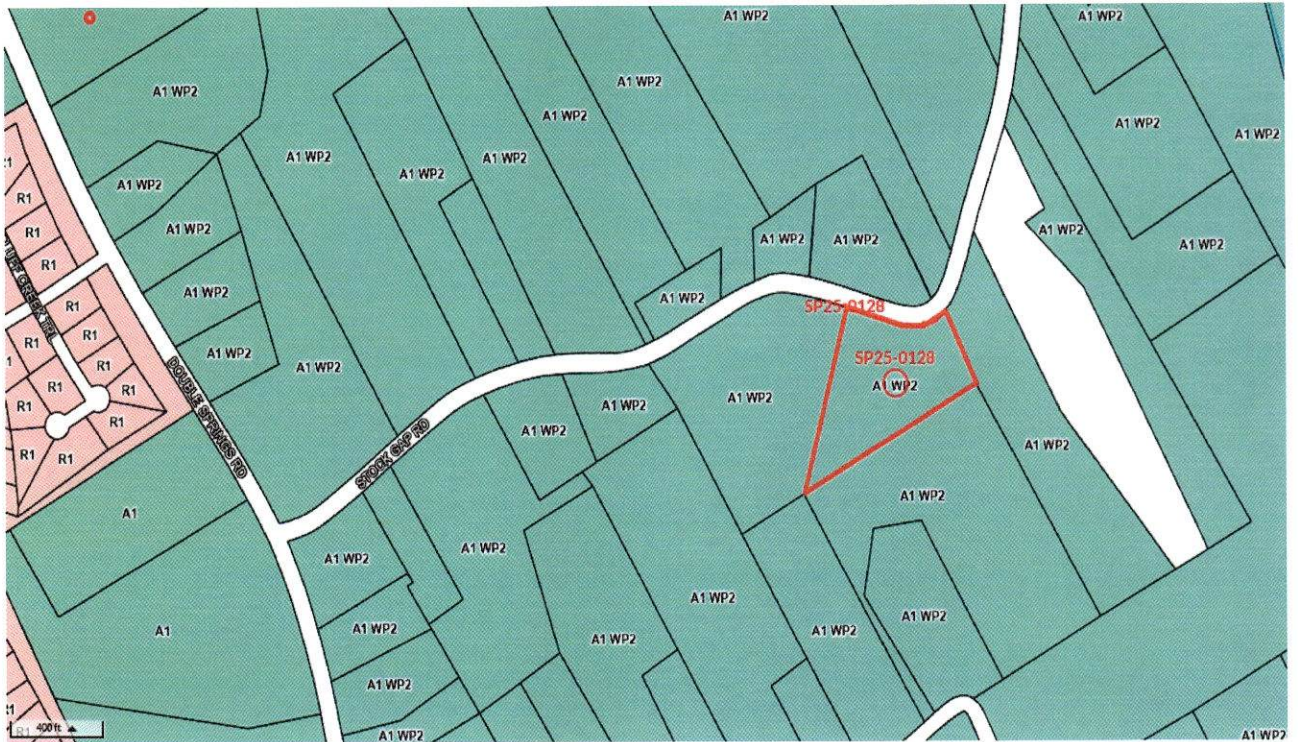
Request if granted, will not create adverse impact upon adjoining properties by reason of noise, smoke, odor, dust, vibration, hours of operation, activity, parking, visibility or nature of operation of use.

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 in the Beaverdam Creek Watershed Protection Area.



Surrounding Subdivisions:



History:

SP24010003	Keith & Andrea Aikens	Live in camper while house is being built	C0720013 614 Stock Gap Road	Approved w/conditions
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Conditions were:

- 1. House permit was purchased April 2, 2024.**
- 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 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.**

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # SP25-0128

Board of Appeals Meeting Date 05-20-2025 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 C0720013 Zoning District: A1 Commission District: 5-Jeremy Adams

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
KEITH & ANDREA AIKENS	KEITH & ANDREA AIKENS
614 STOCK GAP RD	615 STOCK GAP RD
MONROE, GA 30656	MONROE, GA 30656
K: 770-815-9499 Phone # A: 770-296-5073	K: 770-815-9499 Phone # A: 770-296-5073
E-mail: <u>SJOHNSON0615@BELLSOUTH.NET</u>	
Type Request: <u>VARIANCE</u> <input checked="" type="checkbox"/> <u>SPECIAL EXCEPTION</u> _____ <u>APPEAL</u> _____	
Property Location <u>614 STOCK GAP RD, MONROE, GA</u> Acreage <u>5.94</u>	
Describe Variance/Special Exception/Appeal: <u>EXTENSION TO INITIAL REQUEST TO LIVE IN RV WHILE BUILDING HOUSE</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review:	
Public Water: _____ Well: <input checked="" type="checkbox"/> Public Sewer: _____ Septic Tank: <input checked="" type="checkbox"/> (SEPTIC FOR HOUSE; PORTABLE TANK FOR RV)	
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>ANDREA S AIKENS</u> Date <u>3/12/2025</u> Fee Paid: \$ <u>200.00</u>	
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. SP24010003- Special Exception to live in camper while building house-
Applicants/Owners: Keith & Andrea Aikens-Property located at Stock Gap Rd-
Map/Parcel C0720013 - District 5**

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

- ~~1. House permit to be purchased by~~ Purchased Permit 4/2/2024
- 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 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 **20th day of February, 2024** WALTON COUNTY BOARD OF APPEALS

Attest: Greg Aikens
Chairman, WC Board of Appeals

Date: 2/20/2024

m 2/22/2024

Permit #
24040006

Walton County Board of Appeals Application
Please Type or Print Legibly

Variance/Special Exception/Appeal # SP24010003

Board of Appeals Meeting Date 2-20-2024 at 6:00PM held at WC Board of Comm. Meeting Room

DOCUMENTS TO BE SUBMITTED WITH APPLICATION			
Recorded Deed	<input checked="" type="checkbox"/>	Survey Plat	<input checked="" type="checkbox"/>
Site Plan	<input type="checkbox"/>	Proof of Paid Property Taxes	<input checked="" type="checkbox"/>
**Drawn by Design Professional			

Map/Parcel: C0120013 Zoning District: A1 WP2 Commission District: DA 5- Jeremy Adams

Applicant Name/Address/Phone # <u>Keith & Andrea Atkins</u> <u>874 Ivy Ridge Dr.</u> <u>Loganville, GA 30052</u> K: <u>770-815-9499</u> Phone # <u>A: 770-296-5013</u>	Property Owner Name/Address/Phone <u>Keith & Andrea Atkins</u> <u>874 Ivy Ridge Dr.</u> <u>Loganville, GA 30052</u> K: <u>770-815-9499</u> or K: <u>770-296-5013</u>
Type Request: <u>VARIANCE</u> <input checked="" type="checkbox"/> <u>SPECIAL EXCEPTION</u> <input type="checkbox"/> <u>APPEAL</u> <input type="checkbox"/>	
Property Location: <u>614 Stock Gap Rd.</u>	Acreage: <u>5.94</u>
Describe Variance/Special Exception/Appeal: <u>Live in RV & put up pole barn while building house</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Temporary (up to 1 yr) request to live in RV while building permanent residence & put up pole barn. Well + septic will be installed & Electricity will be run to RV.</u>	
Public Water: <input type="checkbox"/> Well: <input checked="" 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>Keith Atkins</u> <u>Andrea S. Atkins</u>	Date: <u>1/2/24</u> Fee Paid: \$ <u>200-</u>
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 _____	



Date of Photo: 3/12/2025



Planning and Development Department Case Information

Case Number: V25-0152

Meeting Date: Board of Appeals: 05-20-2025

Applicant:
Hi Paknik
3805 Creekwood Court
Loganville, Georgia 30052

Owner:
Chandrowtie Dhanra
3805 Creekwood Court
Loganville, Georgia 30052

Current Zoning: R1

Request: Variance to request guest house to be 1,000 sq. ft. in lieu of the maximum 800 sq. ft. Applicant is seeking to turn an accessory building already existing on the property into a guest house.

Address: 3805 Creekwood Court, Highway 20, Loganville, Georgia 30052

Map Number: N006B113

Site Area: Property is 2.16 acres.

Character Area: Neighborhood Residential

District 4: Commissioner – Pete Myers

Board of Appeals – Mariellen Barnes



Existing Site Conditions: The property consists of 2.16 acre.

Staff Comments:

Guest House, Caretaker House (2)

Guest Houses are allowed by right in the A, A1, A2 and R-1 properties that are 1.2 acres in size or larger with county water and 2.4 acres in size or larger with well. (1-4-2022)

Guest houses are an accessory use to the primary residence.

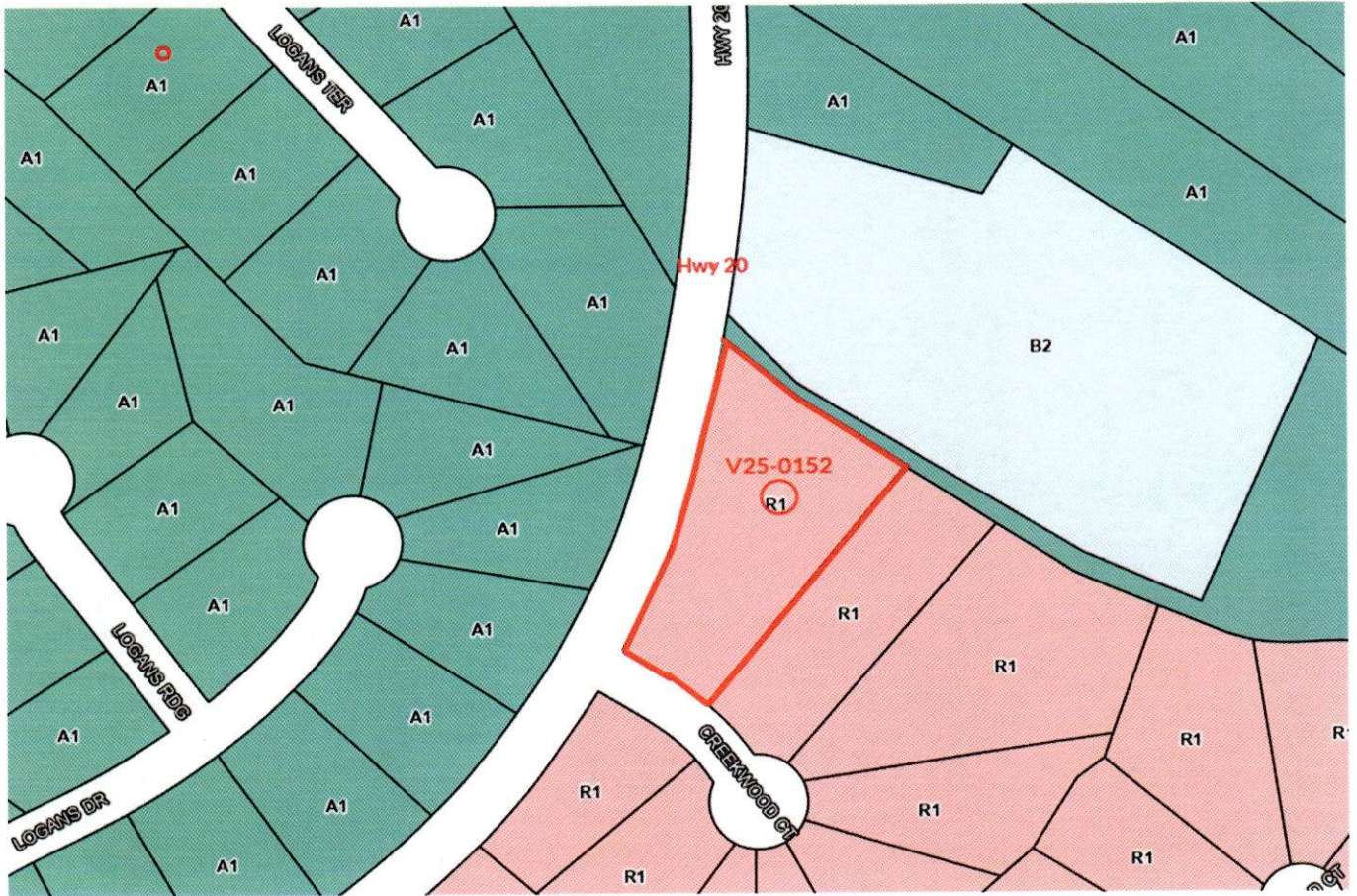
Caretaker Houses are allowed by right in the B-2, B-3, TC, MUBP, M-1 and M-2 zonings.
9-1-2020

B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet.

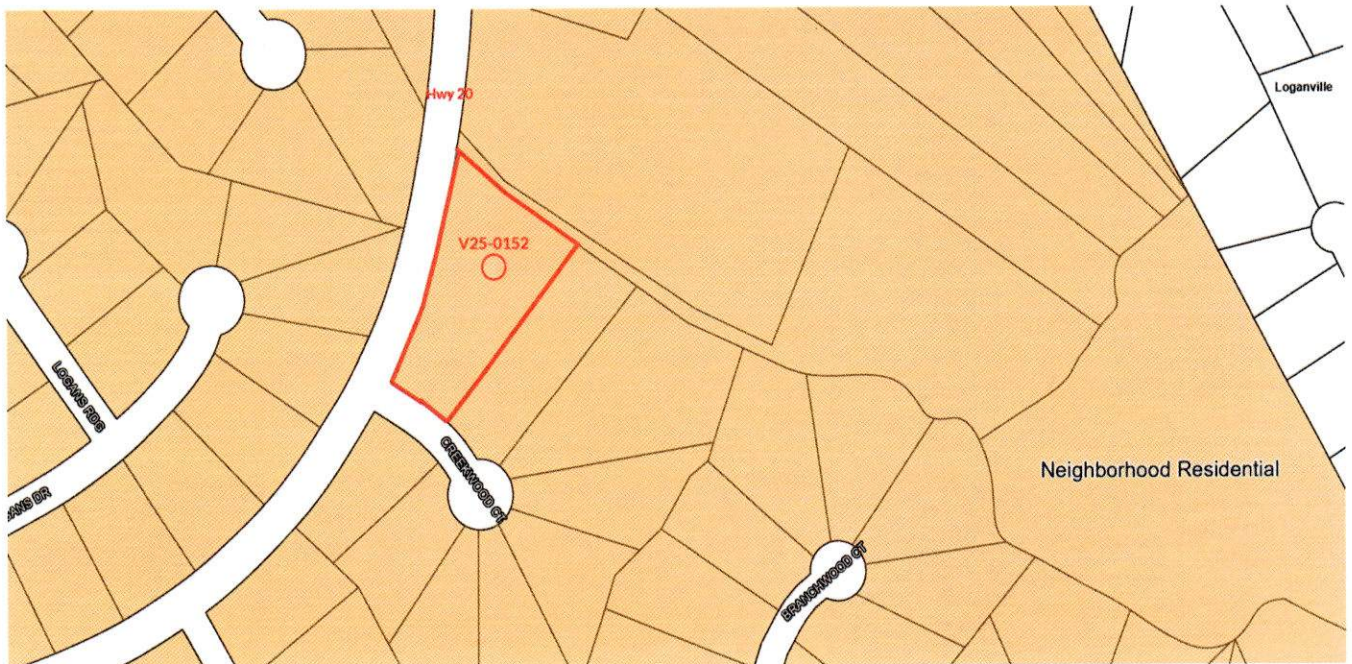
In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding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

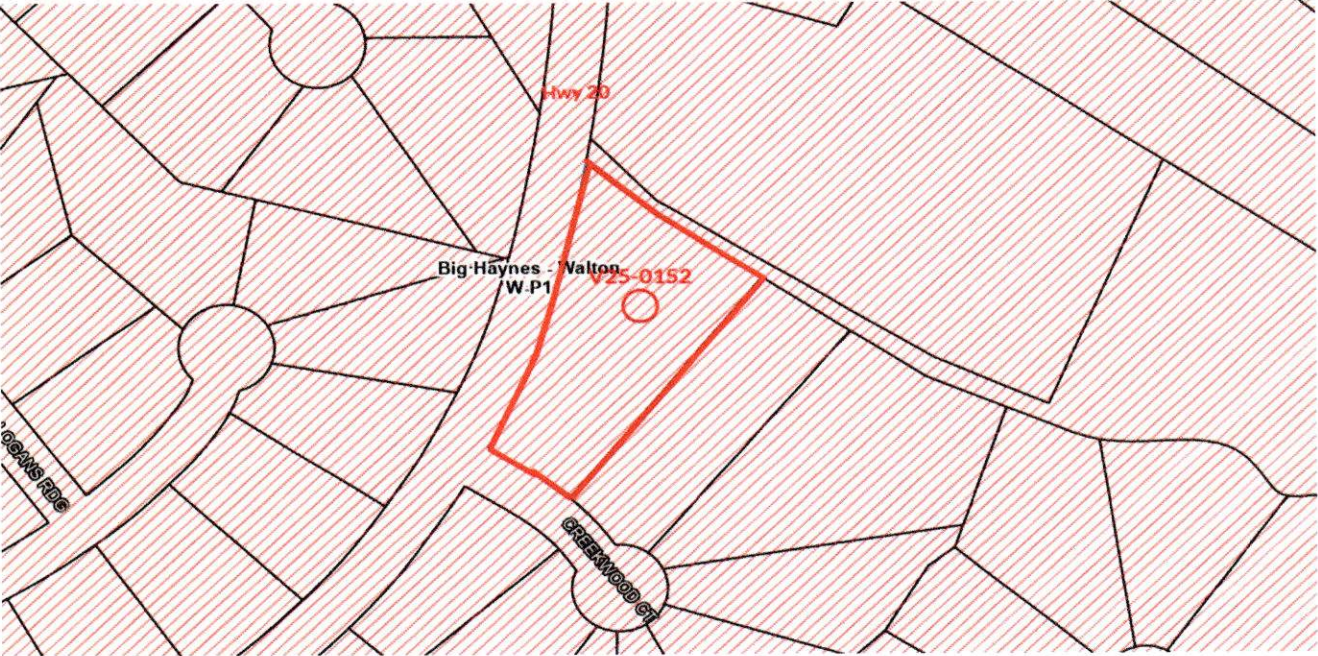
The surrounding properties are zoned R1, A1 and B2.



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



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 # V25-0152

Board of Appeals Meeting Date 5-20-2025 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 N006B113 Zoning District: R1 Commission District: Multiple 4th
2-Pete Myers

Applicant Name/Address/Phone # <u>Hi Paknik</u> <u>3805 Creekwood Ct.</u> <u>Loganville GA. 30052</u> Phone # <u>706-502-9560</u> E-mail: <u>hpaknik@hotmail.com</u>	Property Owner Name/Address/Phone <u>CHANDROWIE Dhanraj</u> <u>3805 Creekwood Ct.</u> <u>Loganville GA. 30052</u> Phone # <u>706-502-9560</u>
Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	
Property Location <u>3805 Creekwood Ct. ^{Hwy 20}</u> Acreage <u>2.16</u>	
Describe Variance/Special Exception/Appeal: <u>Request to Build Guest House</u> <u>on Acreage to 1000 sq ft in existing</u> <u>accessory building.</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Build Guest House / NOW STORM WATER VIA CITY</u> <u>NATURAL Run off into Creek</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>[Signature]</u> Date <u>3-31-2025</u> Fee Paid: \$ <u>200.00</u>	
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 _____

**AUTHORIZATION
BY PROPERTY OWNER**

I SWEAR THAT I AM THE PROPERTY OWNER OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THE ATTACHED PETITION FOR VARIANCE/APPEAL APPLICATION, AS IS SHOWN IN THE RECORDS OF WALTON COUNTY, GEORGIA.

I authorize the named below to act as Applicant in the pursuit of a Petition for Variance/Appeal Application.

Name of Applicant: Hi Paknik
Address: 3805 Creekwood Ct. Loganville GA 30052
Telephone: 706-502-9560
Location of Property: 3805 Creekwood Ct.
Loganville GA. 30052
Map/Parcel Number: N006B113

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: CHANDRANATH Dhanraj

Print Name: CHANDRANATH Dhanraj

Address: 3805 Creekwood Ct.
Loganville GA. 30052

Address: 3805 CREEKWOOD CT.
LOGANVILLE GA. 30052

Phone #: 706-502-9560

Phone #: 706-502-9560

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

A.P. Sadselic
Notary Public

03/31/2025
Date



