



# BOARD OF APPEALS REGULAR MEETING

Tuesday, June 16, 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.** V26-0138 – Variance to request reduction of the required roof pitch of 5:12, allow vinyl/aluminum siding and waive required garage on a Manufactured Home– Applicant: Dean Thrasher/Owners: Dean & Barbara Thrasher – Property located at 5089 Watson Fain Road - Parcel C0350002 - District 1
- 4.2.** V26-0141 – Variance to have an open-air carport in lieu of the required enclosed garage due to the architectural design of the home – Applicants/Owners: Terry Lamar & Melissa Hammond Shelnett – Property located on Youth Jersey Road - Parcel C0640018B00 - District 3

### 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:** V26-0138

**Board of Appeals Meeting Date:** June 16, 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
- **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

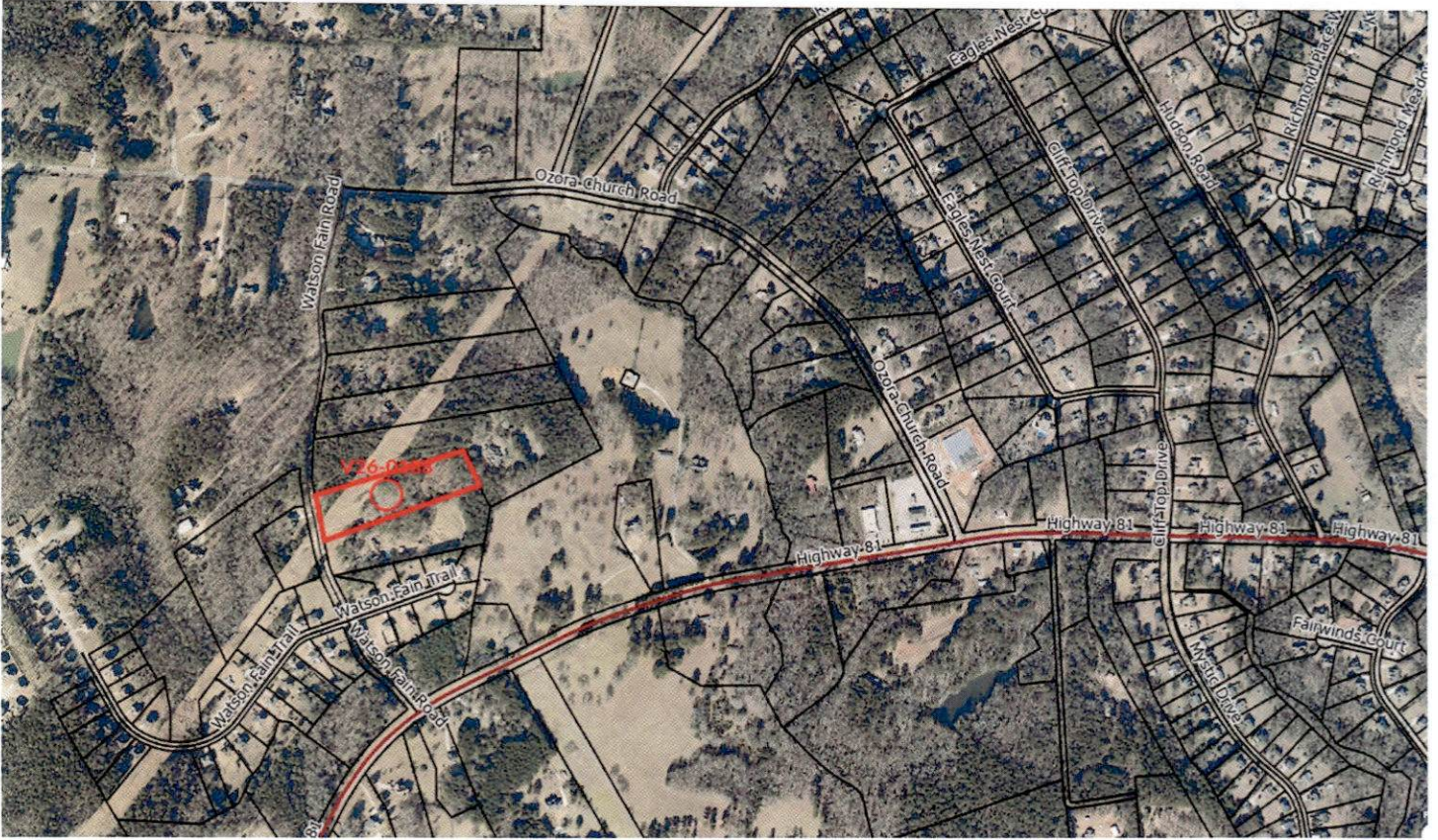
**District Representation:**

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

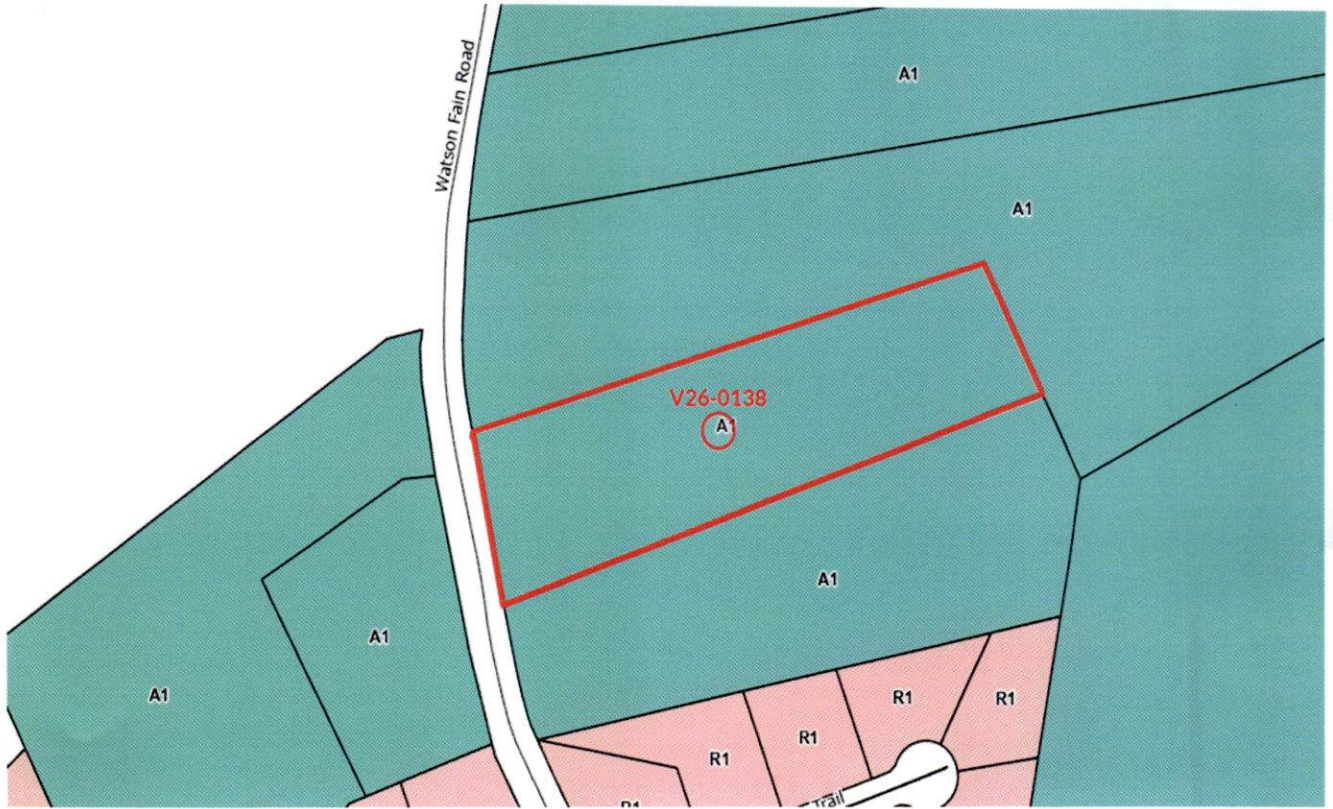
**Request:** Variance requesting reduction of the required roof pitch of 5:12, allow vinyl/aluminum siding and waive required garage on a Manufactured Home. (The Manufactured Home is where their son and his family intend to live.)

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

**Property History:** Mr. & Mrs. Thrasher came before the Board of Appeals on April 21, 2026 requesting a Variance to reduce lot with 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. THIS VARIANCE WAS APPROVED.



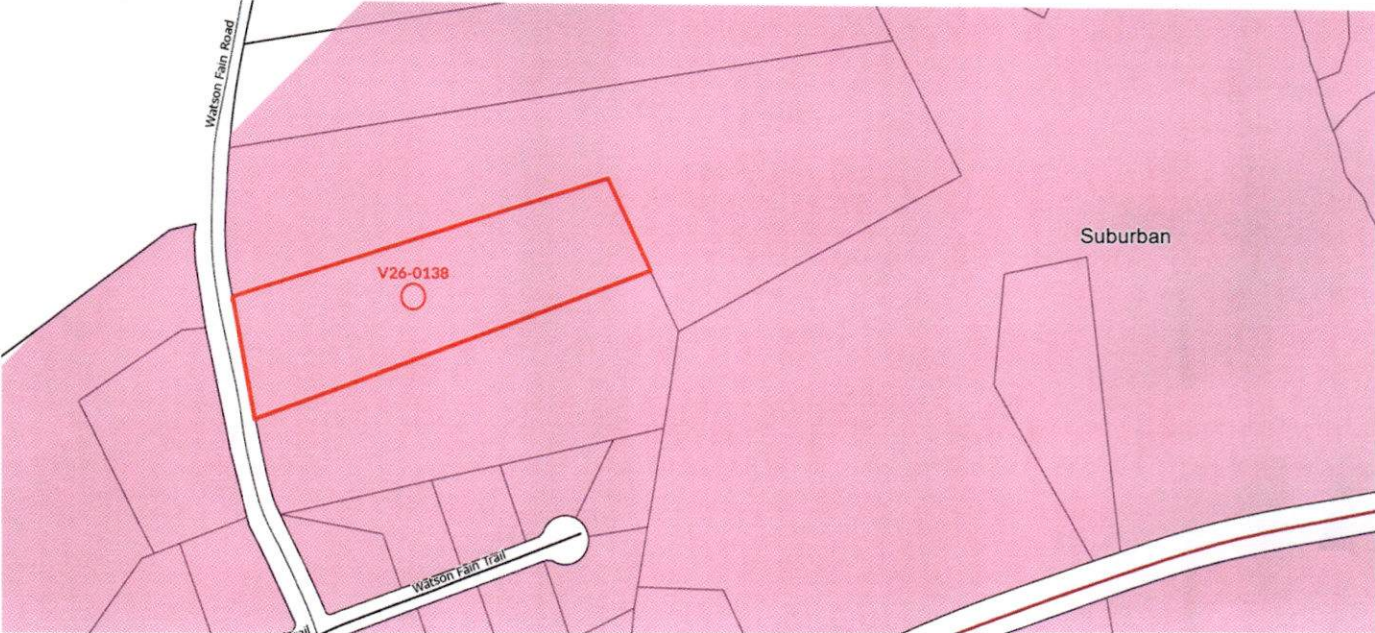
The surrounding properties are zoned A1.



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\*\*\*

Item 4.1.

Variance/Special Exception/Appeal # V26-0138

Board of Appeals Meeting Date 6-16-2026 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2<sup>nd</sup> 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 0350002 Zoning District: A1 Commission District: 1 - Amarie Warren

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Dean Thrasher</u> <u>5089 Watson Fair Rd</u> <u>Loganville, GA 30052</u>	<u>Dean &amp; Barbara Thrasher</u> <u>5089 Watson Fair Rd</u> <u>Loganville, GA 30052</u>
Type Request: <input checked="" type="checkbox"/> <u>VARIANCE</u> <input type="checkbox"/> <u>SPECIAL EXCEPTION</u> <input type="checkbox"/> <u>APEAL</u>	
Property Location <u>5089 Watson Fair Rd Loganville</u> Acreage <u>4.79</u>	
Describe Variance/Special Exception/Appeal: <u>Waive the hardie board siding, 5/12 pitch roof and 2 car stick built garage, causing extreme hardship. (Letter attached)</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>The cost of adding the hardie board siding, 5/12 pitch roof would add approx. 15 to 30 thousand dollars to the cost of the manufactured home causing extreme hardship to our family. The cost of the 2 car garage and the approx. 20-25 thousand.</u>	
Public Water: <input type="checkbox"/> Well: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input 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>05062026</u> Fee Paid: \$ <u>500.00</u>
<b>PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P &amp; D OFFICE</b>	
I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____	

To: Walton County Board of Appeals Members

From: Dean Thrasher

Ref: Waiver Request

We are looking to put a manufactured home on part of our property for our Son. We have been visiting places who sell them. We have been told by the Planning and Zoning office the home must have hardieboard siding and a 5/12 pitch roof. In visiting the dealerships, they have told us to meet these requirements the selection of builders is limited. They have also advised us that the extra cost to do this is between 15 and 30 thousand dollars. The homes we have looked at all have vinyl siding and 3/12 pitch roofs. The home we live in has vinyl siding and a 3/12 pitch roof. There is also a requirement of a two car garage with the same siding and pitch requirements and must have a concrete floor. This will also be an approximate addition of 20 to 25 thousand dollars. This will create a hardship for our family. We are asking to have these requirements waived for us due to the extreme hardship it would cause.

We have provided pictures of our home exterior as well as ones of the homes we are interested in. We have also provided copies of the layout as well as the building specifications of the homes we are interested in.

Thank you for your time and consideration in this matter.

Dean and Barbara Thrasher

**Joshua  
Adams**

Sales Processor

**Clayton**  
homes

☎ o. (762) 315-7109 m. (706) 621-1730

✉ josh.adams@claytonhomes.com

🌐 claytonhomesathensga.com

📍 455-A US Hwy 29 North, Athens, GA 30601

**Comfort  
Homes**  
706. 549. 8860

Cindy Jones

comforthomesathens.com cindyjonescomforthomes@gmail.com  
9444 Hwy 29 Tel 706-549-8860  
Athens, GA 30601 Fax 706-549-8870

**Clayton**  
homes  
**OF ATHENS**

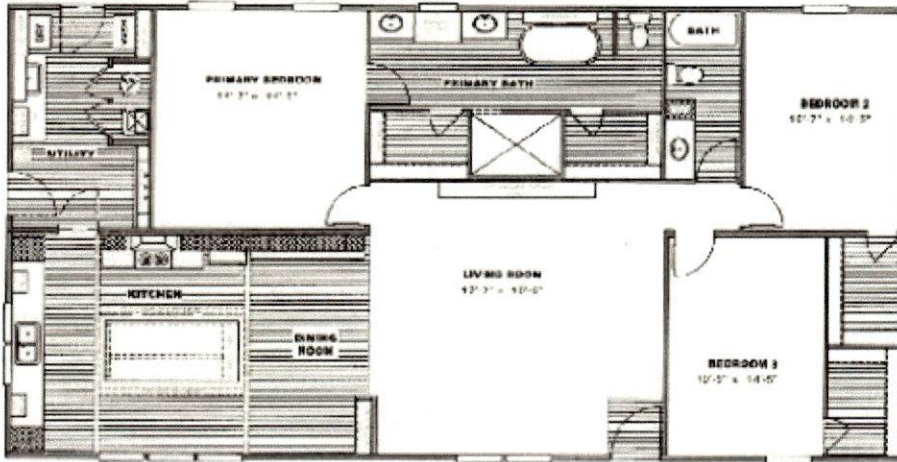
**70<sup>th</sup>**

**• ANNIVERSARY •**

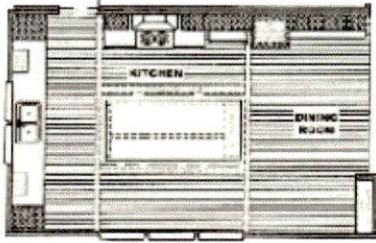
*Celebration*



Item 4.1.

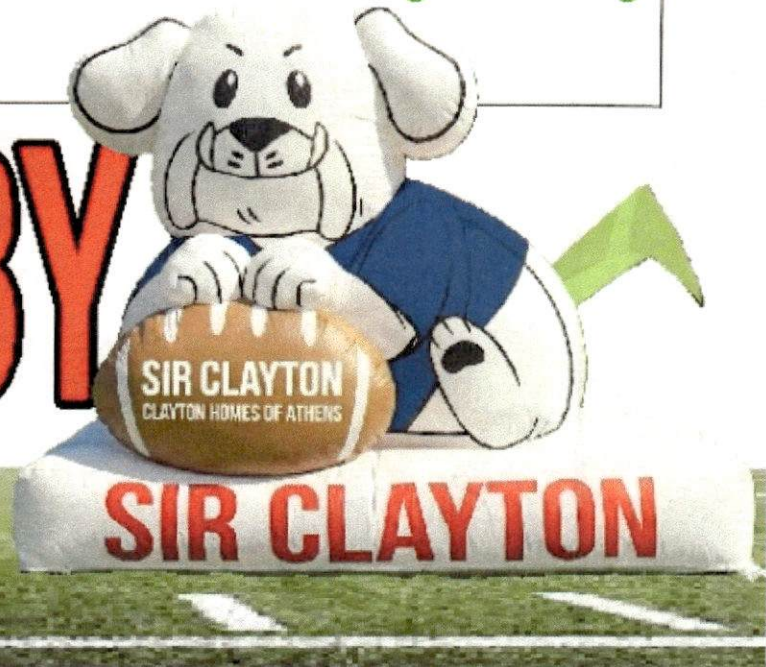


**3 beds • 2 baths**  
**1,800 sq. ft.**  
**3260**



**Home for Royalty**

**SIR KIRBY**



**CLAYTON HOMES OF ATHENS-455A HWY 29 N, ATHENS GA. 30601**  
**762.315.7109**

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**26. INSULATION**

Location	Thickness	Material, Type, and Method of Installation	Vapor Barrier
Roof	R-38 13.51"	Applegate blown in	
Ceiling			4-mill in ceiling board
Wall	R-13 Min	Knauf Batt Insulation	Faced
Floor	R-22 Min	Knauf Blanket Insulation	Unfaced

**27. MISCELLANEOUS:** (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

**HARDWARE** (make, material, and finish)

**SPECIAL EQUIPMENT** (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local and Federal law. Do not include items which, by established custom, are supplied by occupant and removed when he vacates premises or chattels prohibited by law from becoming realty.)

**PORCHES**

**TERRACES**

**GARAGES**

**WALKS AND DRIVEWAYS**

Driveway width \_\_\_\_\_ base material \_\_\_\_\_ thickness \_\_\_\_\_ surfacing material \_\_\_\_\_ thickness \_\_\_\_\_  
 Front walk width \_\_\_\_\_ material \_\_\_\_\_ thickness \_\_\_\_\_ Service walk width \_\_\_\_\_ material \_\_\_\_\_ thickness \_\_\_\_\_  
 Steps material \_\_\_\_\_ treads \_\_\_\_\_ risers \_\_\_\_\_ Cheek walls \_\_\_\_\_

**OTHER ONSITE IMPROVEMENTS**

(Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

**LANDSCAPING, PLANTING, AND FINISH GRADING**

Topsoil \_\_\_\_\_ thick  front yard  side yards  rear yard to \_\_\_\_\_ feet behind main building  
 Lawns (seeded, sodded, or sprigged)  front yard \_\_\_\_\_  side yards \_\_\_\_\_  rear yard \_\_\_\_\_  
 Planting  as specified and shown on drawings  as follows:  
 \_\_\_\_\_ Shade trees deciduous \_\_\_\_\_ caliper \_\_\_\_\_ Evergreen trees \_\_\_\_\_ to \_\_\_\_\_ B & B  
 \_\_\_\_\_ Low flowering trees deciduous \_\_\_\_\_ to \_\_\_\_\_ Evergreen shrubs \_\_\_\_\_ to \_\_\_\_\_ B & B  
 \_\_\_\_\_ High-growing shrubs deciduous \_\_\_\_\_ to \_\_\_\_\_ Vines, 2-year \_\_\_\_\_  
 \_\_\_\_\_ Medium-growing shrubs deciduous \_\_\_\_\_ to \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Low-growing shrubs deciduous \_\_\_\_\_ to \_\_\_\_\_

**IDENTIFICATION** – This exhibit shall be identified by the signature of the builder and/or the proposed purchaser if the latter is known at the time of application.

SIGNATURE OF BUILDER (Please sign in ink)	DATE (MM/DD/YYYY)
SIGNATURE OF PURCHASER (Please sign in ink)	DATE (MM/DD/YYYY)

23. HEATING

Hot water    Steam    Vapor    One-pipe system    Two-pipe system  
 Radiators    Convectors    Baseboard radiation   Make and model \_\_\_\_\_  
 Radiant panel    floor    wall    ceiling   Panel coil material \_\_\_\_\_  
 Circulator    Return pump   Make and model \_\_\_\_\_ capacity \_\_\_\_\_ gpm.  
 Boiler make and model \_\_\_\_\_ Output \_\_\_\_\_ Btuh. net rating \_\_\_\_\_ Btuh.  
 Additional Information \_\_\_\_\_

Warm air    Gravity    Forced   Type of system \_\_\_\_\_  
 Duct material supply Aluminum return Grill / Vent insulation N/A thickness .37  Outside air intake  
 Furnace make and model Carrier 10KW / 12KW Input Varies Btuh. Output Varies Btuh.  
 Additional Information \_\_\_\_\_

Space heater    floor furnace    wall heater   Input \_\_\_\_\_ Btuh. Output \_\_\_\_\_ Btuh. number units \_\_\_\_\_  
 Make and model \_\_\_\_\_  
 Additional Information \_\_\_\_\_

Controls make and types Ecobee  
 Additional Information Programmable

Fuel  Coal    oil    gas    liq. pet. gas    electric    other \_\_\_\_\_ storage capacity \_\_\_\_\_  
 Additional Information \_\_\_\_\_

Firing equipment furnished separately    Gas burner, conversion type    Stoker hopper feed    bin feed  
 Oil burner    pressure atomizing    vaporizing \_\_\_\_\_  
 Make and model \_\_\_\_\_  
 Control \_\_\_\_\_  
 Additional Information \_\_\_\_\_

Electric heating system type \_\_\_\_\_ Input \_\_\_\_\_ watts @ \_\_\_\_\_ volts output \_\_\_\_\_ Btuh.  
 Additional Information \_\_\_\_\_

Ventilating equipment    attic fan, make and model \_\_\_\_\_ capacity \_\_\_\_\_ cfm.  
 kitchen exhaust fan, make and model Broan F403004

Other heating, ventilating, or cooling equipment Broan Flex AE80B  
 Additional Information \_\_\_\_\_

24. ELECTRICAL WIRING

Service  overhead    underground   Panel  fuse box    circuit-breaker   make Siemens   AMP's \_\_\_\_\_ No. circuits \_\_\_\_\_  
 Wiring  conduit    armored cable    nonmetallic cable    knob and tube    other \_\_\_\_\_  
 Special outlets  range    water heater    other Dryer, GFCI, Outside Recept, and Heat Tape Recept  
 Doorbell    Chimes    Push-button locations \_\_\_\_\_  
 Additional Information \_\_\_\_\_

25. LIGHTING FIXTURES

Total number of fixtures 25   Total allowance for fixtures, typical installation, \$ \_\_\_\_\_  
 Non typical installation Wire and Brace  
 Additional Information \_\_\_\_\_

**20. STAIRS**

Stair	Treads		Risers		Stringers		Handrail		Balusters	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement	N/A									
Main	N/A									
Attic	N/A									

Disappearing make and model number \_\_\_\_\_  
 Additional Information \_\_\_\_\_

**21. SPECIAL FLOORS AND WAINSCOT (Describe Carpet as listed in Certified Products Directory)**

Floors	Location	Material, Color, Border, Sizes, Gauge, Etc.	Threshold Material	Wall Base Material	Underfloor Material
	Kitchen	N/A			
	Bath	N/A			
Wainscot	Location	Material, Color, Border, Cap, Sizes, Gauge, Etc.	Height	Height Over Tub	Height in Showers (From Floor)
	Bath	N/A			

Additional Information \_\_\_\_\_

**22. PLUMBING**

Fixture	Number	Location	Make	MFR's Fixture Identification No.	Size	Color
Sink			UFP			
Lavatory			LaSalle Bristol			
Water closet			Briggs			
Bathtub			Lippert			
Shower over tub			Lippert			
Stall shower			N/A			
Laundry trays			Kholor			
Fiberglass Tub/S			American Fiberglass			

Bathroom accessories  Recessed material \_\_\_\_\_ number \_\_\_\_\_  Attached material \_\_\_\_\_ number \_\_\_\_\_  
 Additional Information \_\_\_\_\_

Curtain rod  Door  Shower pan material \_\_\_\_\_ *\*(Show and describe individual system in complete detail in separate drawings and specifications according to requirements.)\**  
 Water supply  public  community system  individual (private) system\*  
 Sewage disposal  public  community system  individual (private) system\*  
 House drain (inside)  cast iron  tile  other PVC \_\_\_\_\_ House sewer (outside)  cast iron  tile  other PVC \_\_\_\_\_  
 Water piping  galvanized steel  copper tubing  other PEX \_\_\_\_\_ Sill cocks, number \_\_\_\_\_  
 Domestic water heater type Electric make and model Rheem heating capacity 30 or 40 gph. 100° rise.  
 Storage tank material metal / fiberglass capacity 40 / 50 gallons  
 Gas service  utility company  liq. pet. gas  other \_\_\_\_\_  Gas piping  cooking  house heating  
 Footing drains connected to  Storm sewer  sanitary sewer  dry well  Sump pump make and model \_\_\_\_\_  
 capacity \_\_\_\_\_ discharges into \_\_\_\_\_  
 Additional Information \_\_\_\_\_

**13. GUTTERS AND DOWNSPOUTS**

Gutters material \_\_\_\_\_ gauge or weight \_\_\_\_\_ size \_\_\_\_\_ shape \_\_\_\_\_  
 Downspouts material \_\_\_\_\_ gauge or weight \_\_\_\_\_ size \_\_\_\_\_ shape \_\_\_\_\_ number \_\_\_\_\_  
 Downspouts connected to  Storm sewer  sanitary sewer  dry well  Splash blocks, material and size \_\_\_\_\_  
 Additional information \_\_\_\_\_

**14. LATH AND PLASTER**

Lath  walls  ceilings material \_\_\_\_\_ weight or thickness \_\_\_\_\_ Plaster coats \_\_\_\_\_ finish \_\_\_\_\_  
 Dry-wall  walls  ceilings material gypsum / prefinished thickness 5/16 min finish Prefinished or T&T  
 Joint treatment \_\_\_\_\_

**15. DECORATING (Paint, wallpaper, etc.)**

Rooms	Wall Finish Material and Application	Ceiling Finish Material and Application
Kitchen	Vinyl / Paper covered gypsum	Stipple on 1/2" paper gypsum
Bath	Vinyl / Paper covered gypsum	Stipple on 1/2" paper gypsum
Other		

Additional Information \_\_\_\_\_

**16. INTERIOR DOORS AND TRIM**

Doors type 2 panel material Laminate Panel thickness 1 1/4"  
 Door trim type Flat material MDF Base type \_\_\_\_\_ material \_\_\_\_\_ size \_\_\_\_\_  
 Finish doors \_\_\_\_\_ trim \_\_\_\_\_  
 Other trim (item, type and location) \_\_\_\_\_  
 Additional information \_\_\_\_\_

**17. WINDOWS**

Windows type Horizontal slider make Clayton material Alum / Vinyl sash thickness \_\_\_\_\_  
 Glass grade Argon filled Low E  sash weights  balances type \_\_\_\_\_ head flashing \_\_\_\_\_  
 Trim type \_\_\_\_\_ material \_\_\_\_\_ Paint \_\_\_\_\_ number coats \_\_\_\_\_  
 Weatherstripping type \_\_\_\_\_ material \_\_\_\_\_ Storm sash, number \_\_\_\_\_  
 Screens  full  half type \_\_\_\_\_ number \_\_\_\_\_ screen cloth material \_\_\_\_\_  
 Basement windows type \_\_\_\_\_ material \_\_\_\_\_ screens, number \_\_\_\_\_ Storm sash, number \_\_\_\_\_  
 Special windows \_\_\_\_\_  
 Additional information \_\_\_\_\_

**18. ENTRANCES AND EXTERIOR DETAIL**

Main entrance door material Fiberglass / Steel width 36" thickness 2" Frame material PVC thickness 6"  
 Other entrance doors material Fiberglass width 34" thickness 1 1/2" Frame material PVC thickness 4"  
 Head flashing \_\_\_\_\_ Weatherstripping type \_\_\_\_\_ saddles \_\_\_\_\_  
 Screen doors thickness \_\_\_\_\_ number \_\_\_\_\_ screen cloth material \_\_\_\_\_ Storm doors thickness 1 1/4" number \_\_\_\_\_  
 Combination storm and screen doors thickness \_\_\_\_\_ number \_\_\_\_\_ screen cloth material \_\_\_\_\_  
 Shutters  hinged  fixed Railings \_\_\_\_\_ Attic louvers \_\_\_\_\_  
 Exterior millwork grade and species \_\_\_\_\_ Paint \_\_\_\_\_ number coats \_\_\_\_\_  
 Additional information \_\_\_\_\_

**19. CABINETS AND INTERIOR DETAIL**

Kitchen cabinets, wall units material MDF lineal feet of shelves \_\_\_\_\_ shelf width \_\_\_\_\_  
 Base units material MDF counter top Formica laminate edging Formica laminate  
 Back and end splash 2" or 4" formica on MDF Finish of cabinets \_\_\_\_\_ number coats \_\_\_\_\_  
 Medicine cabinets make N/A model \_\_\_\_\_  
 Other cabinets and built-in furniture N/A  
 Additional information \_\_\_\_\_

**5. EXTERIOR WALLS**

Wood frame wood grade, and species #3 SPF  Corner bracing Building paper or felt Felt  
 Sheathing Thermoply or OSB thickness 1/4"-7/16" width 4 ft.  solid  spaced 4 ft. o.c. o.c.  diagonal  
 Siding Vinyl grade Economy type Horizontal size 3.7 m exposure 4.5" fastening staple 16" o.c.  
 Shingles GAF grade Good type 3 tab size 36" exposure 5 5/8" fastening nails  
 Stucco thickness \_\_\_\_\_ Lath \_\_\_\_\_ weight \_\_\_\_\_ lb.  
 Masonry veneer \_\_\_\_\_ Sills \_\_\_\_\_ Lintels \_\_\_\_\_ Base flashing \_\_\_\_\_  
 Masonry  solid  faced  stuccoed total wall thickness \_\_\_\_\_ facing thickness \_\_\_\_\_ facing material \_\_\_\_\_  
 Backup material \_\_\_\_\_ thickness \_\_\_\_\_ bonding \_\_\_\_\_  
 Door sills PVC Window sills Vinyl Lintels \_\_\_\_\_ Base flashing \_\_\_\_\_  
 Interior surfaces damp proofing, \_\_\_\_\_ coats of \_\_\_\_\_ furring \_\_\_\_\_  
 Additional information \_\_\_\_\_  
 Exterior painting material Exterior Latex number of coats 1  
 Gable wall construction  same as main walls  other construction \_\_\_\_\_

**6. FLOOR FRAMING**

Joists wood, grade, and species #2 SYP or SPF#2 other 2x6 SPF #3 bridging \_\_\_\_\_ anchors \_\_\_\_\_  
 Concrete slab  basement floor  first floor  ground supported  self-supporting mix \_\_\_\_\_ thickness \_\_\_\_\_  
 reinforcing \_\_\_\_\_ insulation \_\_\_\_\_ membrane \_\_\_\_\_  
 Fill under slab material \_\_\_\_\_ thickness \_\_\_\_\_  
 Additional information \_\_\_\_\_

**7. SUBFLOORING (Describe underflooring for special floors under item 21)**

Material grade and species Exposure 1 size 19/32" type OSB  
 Laid  first floor  second floor  attic \_\_\_\_\_ sq. ft.  diagonal  right angles  
 Additional information \_\_\_\_\_

**8. FINISH FLOORING (Wood only. Describe other finish flooring under item 21)**

Location	Rooms	Grade	Species	Thickness	Width	Bldg. Paper	Finish
First floor							
Second floor							
Attic floor		sq. ft.					

Additional information \_\_\_\_\_

**9. PARTITION FRAMING**

Studs wood, grade, and species #3 SPF size and spacing 2x3's at 24" o.c. Other \_\_\_\_\_  
 Additional information for wind zone II or III interior shear walls: 2x3's at 16" o.c.

**10. CEILING FRAMING**

Joists wood, grade, and species \_\_\_\_\_ Other \_\_\_\_\_ Bridging \_\_\_\_\_  
 Additional information \_\_\_\_\_

**11. ROOF FRAMING**

Rafters wood, grade and species Wood Perfect Roof trusses (see detail) grade and species #3 SPF  
 Additional information Rafter joints connected with Eagle 20 ga. nail please

**12. ROOFING**

Sheathing wood, grade, and species 7/16" OSB 4x8 sheets  solid  spaced \_\_\_\_\_ o.c.  
 Roofing Shingles grade Class C size 12x36 type Asphalt  
 Underlay Asphalt paper weight or thickness 15 lb. size 24"/96" fastening \_\_\_\_\_  
 Built-up roofing \_\_\_\_\_ number of piles \_\_\_\_\_ surfacing material \_\_\_\_\_  
 Flashing material Metal drip edge gauge or weight 30 ga.  gravel stops  snow guards  
 Additional information \_\_\_\_\_



**DESCRIPTION OF MATERIALS**

**PRIVACY ACT NOTICE:** VA will not disclose information collected on this form to any source other than what has been authorized under the Privacy Act of 1974 or Title 38, CFR 1.576 for routine uses (for example: Authorizing release of information to Congress when requested for statistical purposes) as identified in the VA system of records, 55VA26, Loan Guaranty Home, Condominium and Manufactured Home Loan Applicant Records, Specially Adapted Housing Applicant Records, and Vendee Loan Applicant Records - VA, 17VA26, Loan Guaranty Fee Personnel and Program Participant Records - VA, and published in the Federal Register. Your response is required to obtain or retain benefits.

**RESPONDENT BURDEN:** An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The OMB control number for this project is 2900-0788, and it expires May 31, 2027. Public reporting burden for this collection of information is estimated to average 30 minutes per respondent, per year, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate and any other aspect of this collection of information, including suggestions for reducing the burden, to VA Reports Clearance Officer at [YACOPaperworkReduAct@va.gov](mailto:YACOPaperworkReduAct@va.gov). Please refer to OMB Control No. 2900-0788 in any correspondence. Do not send your completed VA Form 26-1852 to this email address.

PROPOSED CONSTRUCTION     UNDER CONSTRUCTION    CASE NO. \_\_\_\_\_  
 PROPERTY ADDRESS (Include City and State) \_\_\_\_\_

NAME AND ADDRESS OF LENDER OR SPONSOR

NAME AND ADDRESS OF CONTRACTOR OR BUILDER

**INSTRUCTIONS**

- For additional information on how this form is to be submitted, number of copies, etc., see the instructions in the VA Lender's Handbook.
- Describe all materials and equipment to be used, whether or not shown on the drawings, by marking an X in each appropriate check-box and entering the information called for each space. If space is inadequate, enter "See misc." and describe under item 27 or on an attached sheet. **The use of paint containing more than the percentage of lead by weight permitted by law is prohibited.**
- Work not specifically described or shown will not be considered unless required, then the minimum acceptable will be assumed. Work exceeding minimum requirements cannot be considered unless specifically described.
- Include no alternates, "or equal" phrases, or contradictory items. (Consideration of a request for acceptance of substitute materials or equipment is not thereby precluded.)
- Include signatures required at the end of this form.
- The construction shall be completed in compliance with the related drawings and specifications, as amended during processing. The specifications include this Description of Materials and the applicable Minimum Property Requirements.

**1. EXCAVATION**

Bearing soil, type \_\_\_\_\_

**2. FOUNDATIONS**

Footings concrete mix \_\_\_\_\_ strength psi \_\_\_\_\_ Reinforcing \_\_\_\_\_  
 Foundation wall material \_\_\_\_\_ Reinforcing \_\_\_\_\_  
 Interior foundation wall material \_\_\_\_\_ Party foundation wall \_\_\_\_\_  
 Columns material and sizes \_\_\_\_\_ Piers material and reinforcing \_\_\_\_\_  
 Girders material and sizes \_\_\_\_\_ Sills material \_\_\_\_\_  
 Basement entrance area-way \_\_\_\_\_ Window area ways \_\_\_\_\_  
 Waterproofing \_\_\_\_\_ Footing drains \_\_\_\_\_  
 Termite protection \_\_\_\_\_  
 Basement space ground cover \_\_\_\_\_ insulation \_\_\_\_\_ foundation vents \_\_\_\_\_  
 Special foundations \_\_\_\_\_  
 Additional information \_\_\_\_\_

**3. CHIMNEYS**

Material Metal Prefabricated (make and size) Superior  
 Flue lining material Metal Heater flue size 10 5/8" Fireplace flue size 8"  
 Vents (material and size) gas or oil heater PVC 2" water heater N/A  
 Additional information \_\_\_\_\_

**4. FIREPLACES**

Type  solid fuel     gas-burning     circulator (make and size) \_\_\_\_\_ Ash dump and clean-out \_\_\_\_\_  
 Fireplace facing Stone lining Brick hearth Stone mantel Wood  
 Additional information \_\_\_\_\_

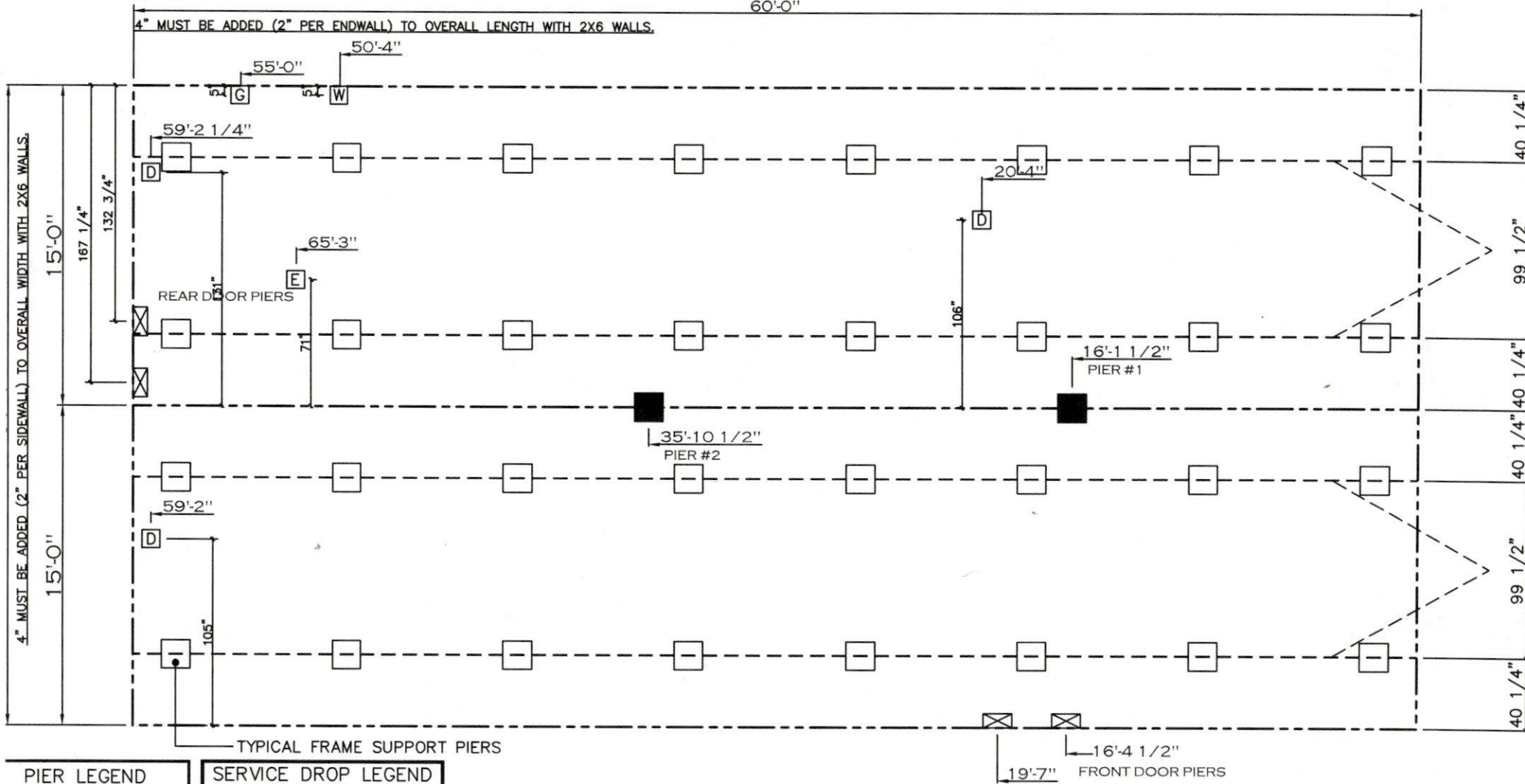
**GENERAL NOTES:**

PIER LOADS SHOWN ARE TO BE USED TO SIZE THE FOOTINGS BELOW THE MARRIAGEWALL FOR COLUMN SUPPORT PIERS. REFER TO TABLES 6b AND 6c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7b AND 7c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10a TO DETERMINE FOOTING SIZE FOR ALL PIERS.

- REFER TO TABLE 5 FOR PIER CONFIGURATION AND MAXIMUM ALLOWABLE HEIGHTS. CROSS REFERENCE THE PIER HEIGHT WITH THE MAXIMUM ALLOWABLE FLOOR HEIGHT LISTED IN THE FRAME TIEDOWN CHARTS (TABLE 18, 19, AND 20).
- FLOOR WIDTH SHOWN IS FOR STANDARD PRODUCT ONLY. CONTACT THE MFG PLANT FOR SPECIFICATIONS OF OPTIONS ORDERED.
- SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.
- THE MAXIMUM SPACING FOR FRAME SUPPORT PIERS FOR 8" I-BEAMS IS 8 FEET, 10" & 12" I-BEAMS ARE 10 FEET.

20 psf Roof Live Load		
Column Pier #	Distance from Hitch	Pier Load (lbs)
1	16.083	4863
2	35.917	4863

Item 4.1.

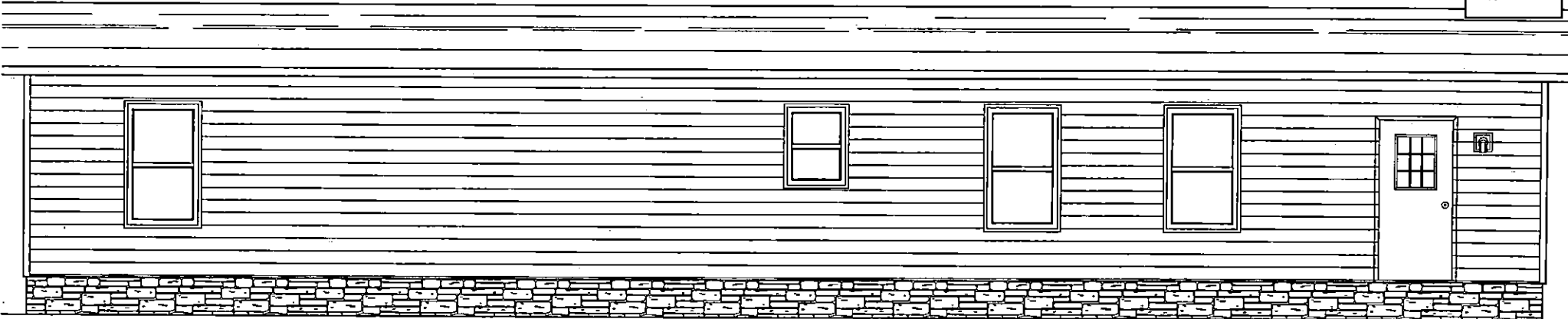


PIER LEGEND	
[Symbol]	= SUPPORT UNDER MATING OPENING
[Symbol]	= SUPPORT AT MATING COLUMN
[Symbol]	= SUPPORT UNDER MATING WALL
[Symbol]	= PIER PORCH/RECESSED ENTRY
[Symbol]	= PIER MAIN BEAM
[Symbol]	= PIER PERIMETER

SERVICE DROP LEGEND	
[E]	= ELECTRICAL DROP
[W]	= WATER INLET
[D]	= DWV PLUMBING DROP
[G]	= GAS INLET

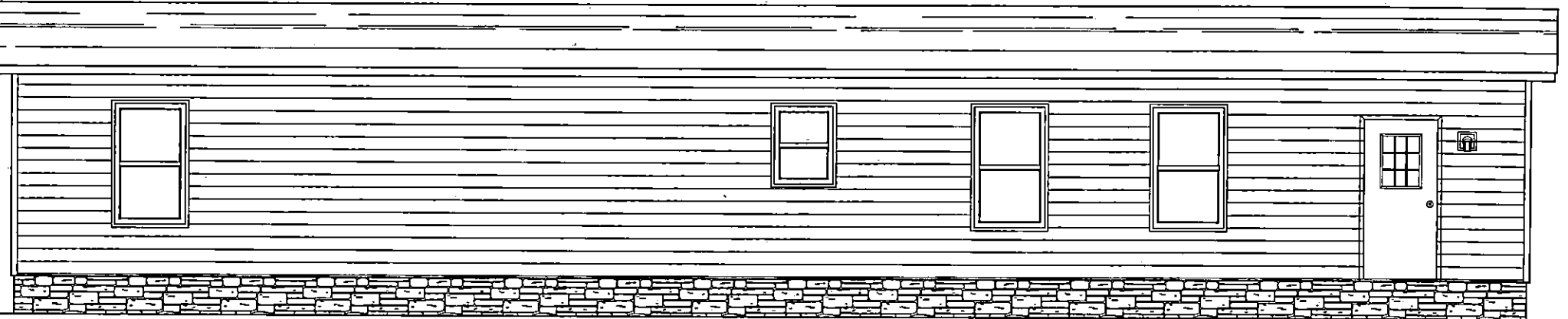
20 lb ROOF LOAD SIDEWALL OPENING PIER LOAD 28' BOX WIDTH	SIDEWALL OPENING (FT) REQUIRED PIER LOAD (LBS)					
	3	4	5	6	8	10
	1162	1315	1467	1620	1925	2230

\*FOR 30 lb & 40 lb ROOF LOAD REFER TO TABLES 7b & 7c IN THE INSTALLATION



*REAR ELEVATION OPTIONAL DOOR*

60'-0"



*REAR ELEVATION OPTIONAL DOOR*

60'-0"

FRONT  
ELEVATION

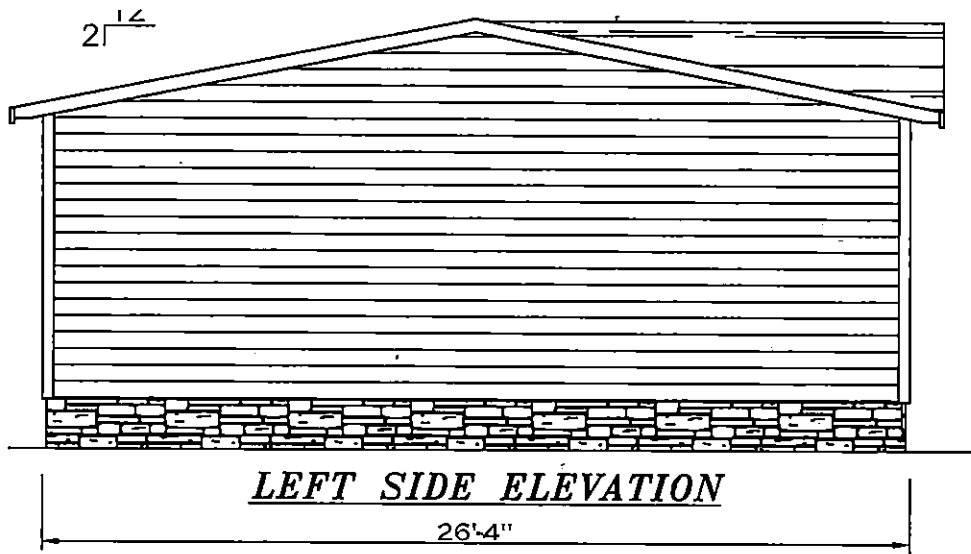
**Clayton** Clayton - 934  
1420 Mountain Rd, Andersonville, TN 37705

HILBORN, WERNER, CARTER,  
AND ASSOCIATES, INC.  
1627 SOUTH MYRTLE AVE.

DRAWING # 34M2??-FP  
MODEL # FSN32603A

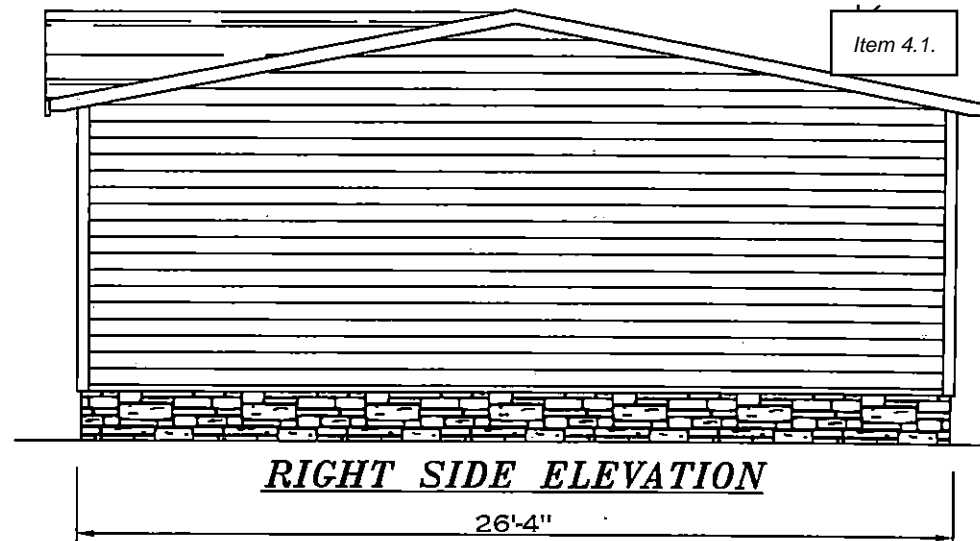
MODEL: FUSION 3260 (32'X60')  
SERIES: FUSION

STD PLAN \* CONDITION  
REV. BY:



***LEFT SIDE ELEVATION***

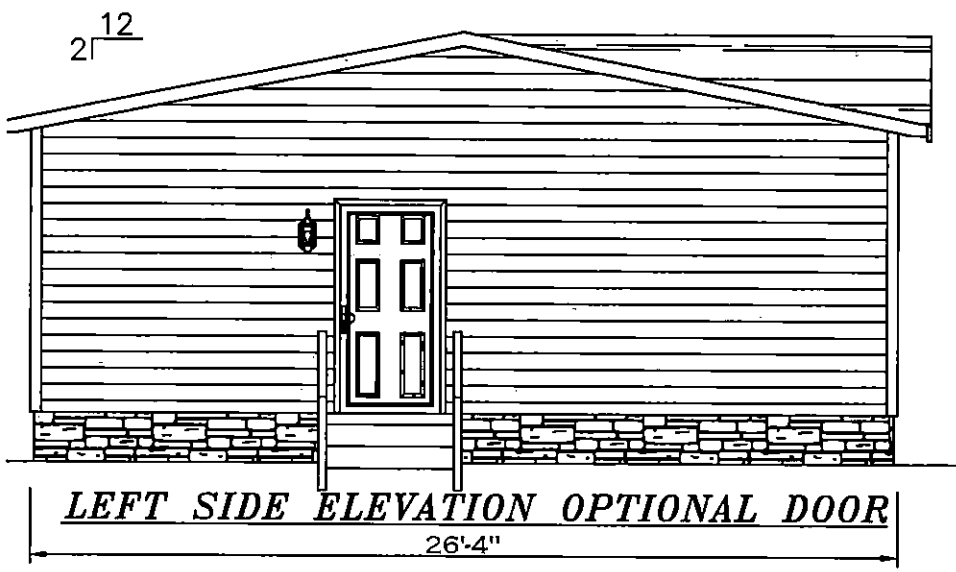
26'-4"



***RIGHT SIDE ELEVATION***

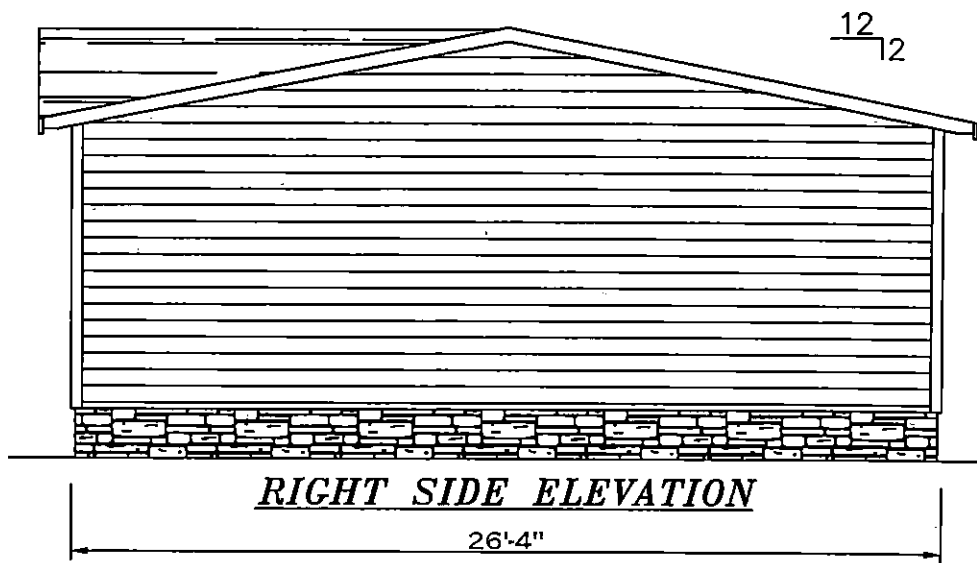
26'-4"

Item 4.1.



***LEFT SIDE ELEVATION OPTIONAL DOOR***

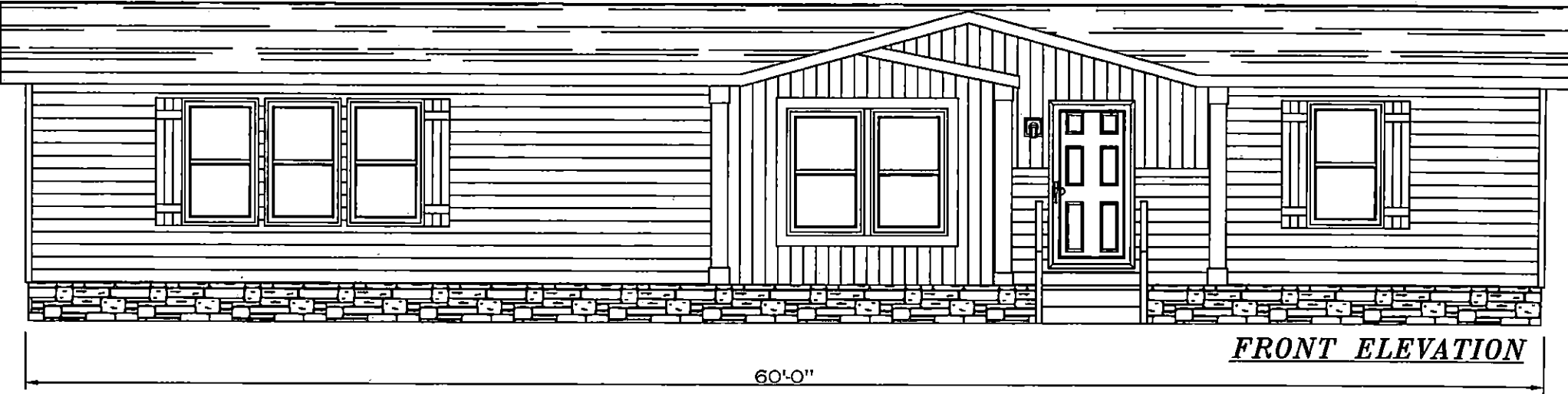
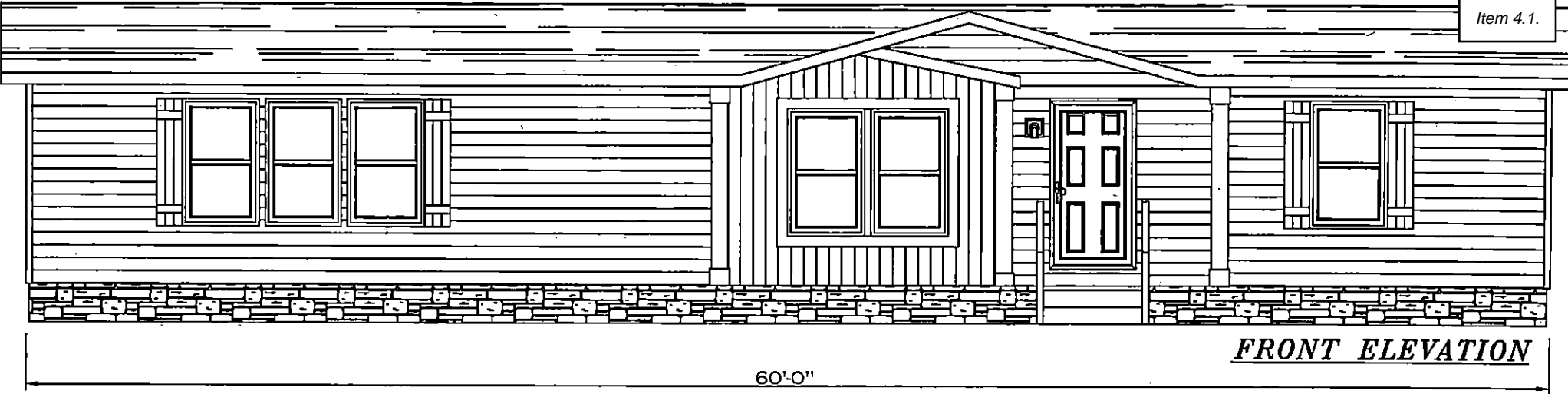
26'-4"




***RIGHT SIDE ELEVATION***

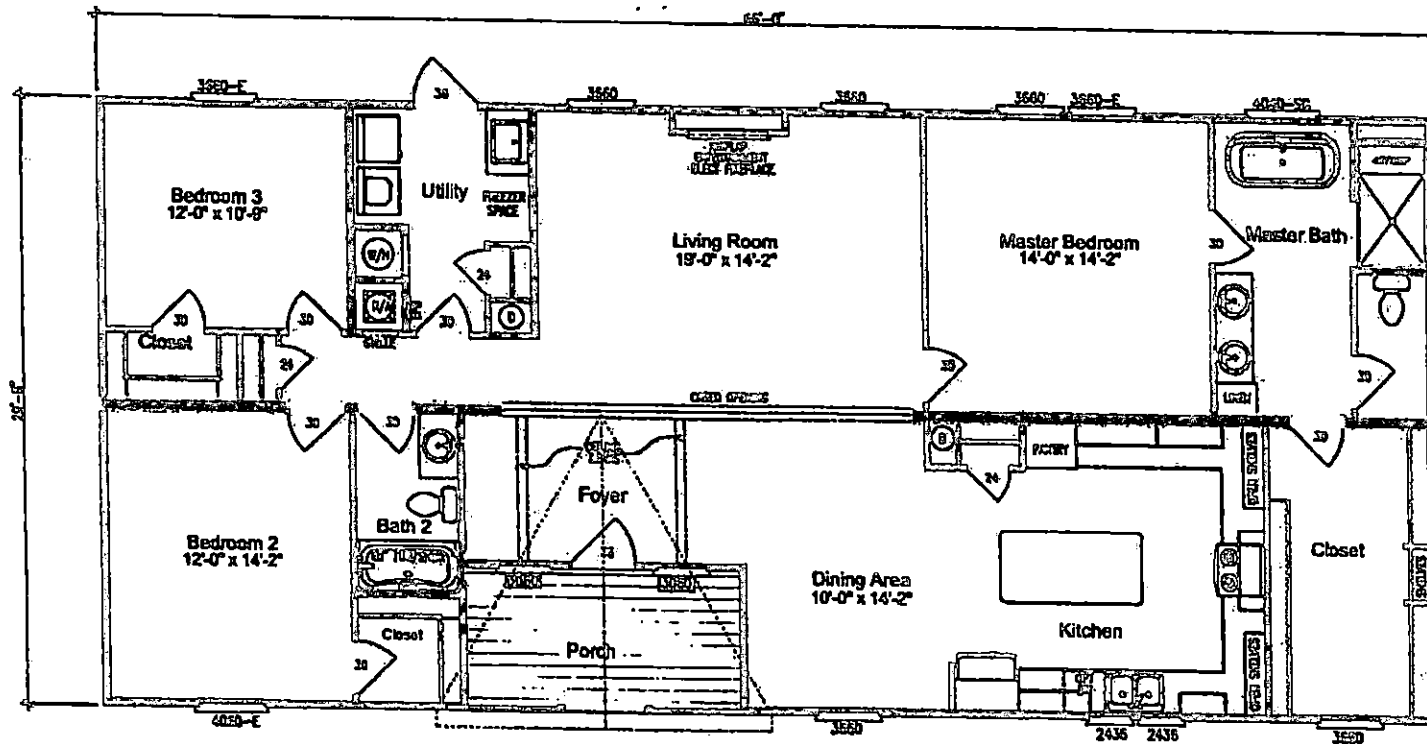
26'-4"

<p>FRONT ELEVATION</p>	<p><b>Clayton</b> Clayton - 934 1420 Mountain Rd, Andersonville, TN 37705</p>	<p>HILBORN, WERNER, CARTER, AND ASSOCIATES, INC. 1827 SOUTH MYRTLE AVE.</p>	<p>DRAWING # 34M2??-FP MODEL # FSN32603A</p>	<p>MODEL: FUSION 3260 (32'X60') SERIES: FUSION</p>	<p>STD PLAN *CONDITION REV. BY:</p>
----------------------------	---	---	--	--	---



FRONT ELEVATION	 Clayton - 934 1420 Mountain Rd, Andersonville, TN 37705	HILBORN, WERNER, CARTER, AND ASSOCIATES, INC. 1627 SOUTH MYRTLE AVE.	DRAWING # 34M2??-FP MODEL # FSN32603A	MODEL: FUSION 3260 (32'x60') SERIES: FUSION	STD PLAN *CONDITION REV. BY:
--------------------	--	--	--	--	---------------------------------

# The Reese



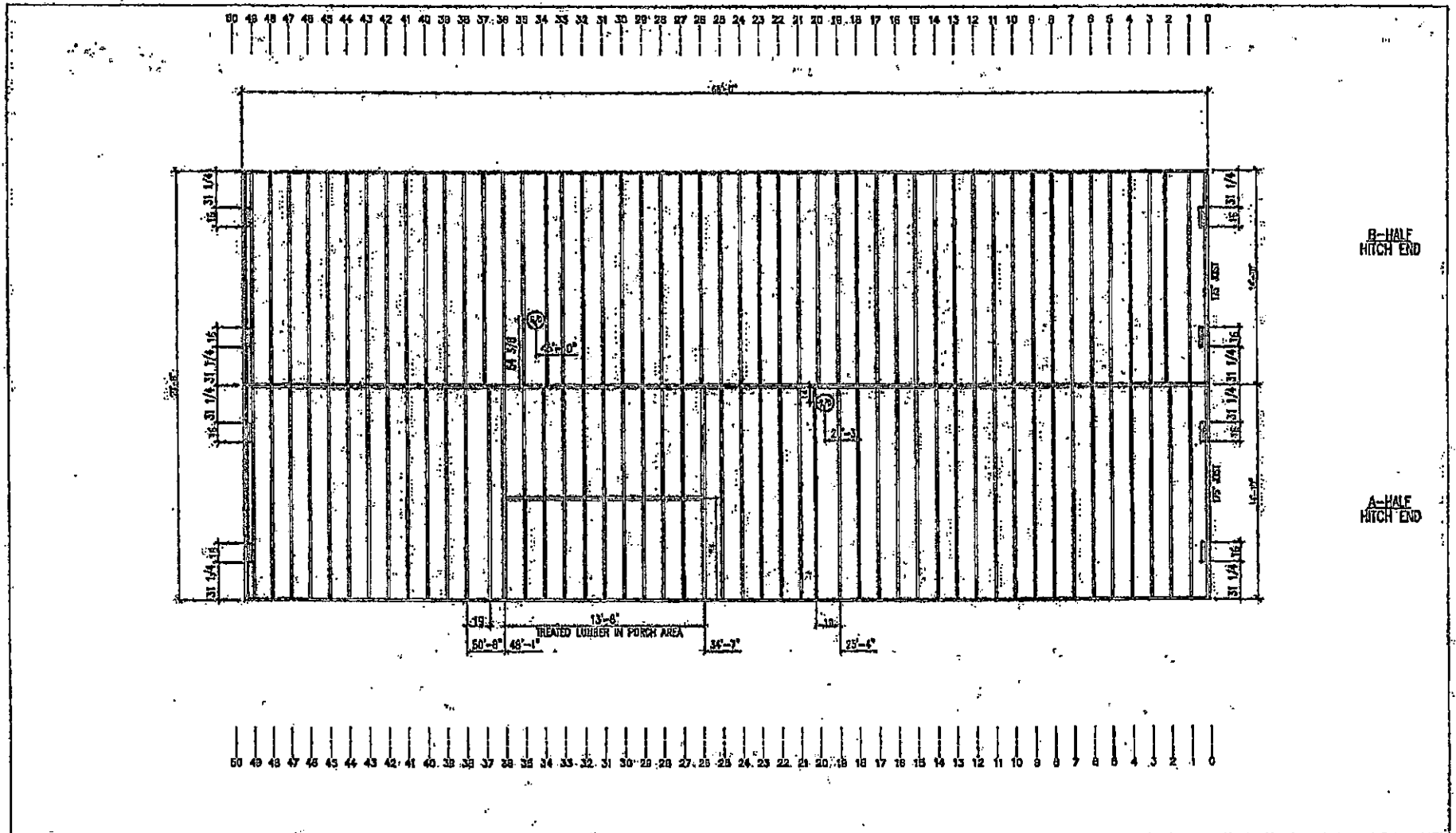
**MODEL: 290LY32663? 3 BR~2 BA.**  
**32'-0 X 66'-0 ~ 1958 SQ. FT.**



DESIGNER	DAVIDSON
DATE	
DESIGNED FOR	
DATE	

<b>SALES PLAN</b>	
DESIGNED FOR	32'x66' 3BR~2BA
DATE	
DESIGNED BY	JERRY BENTON

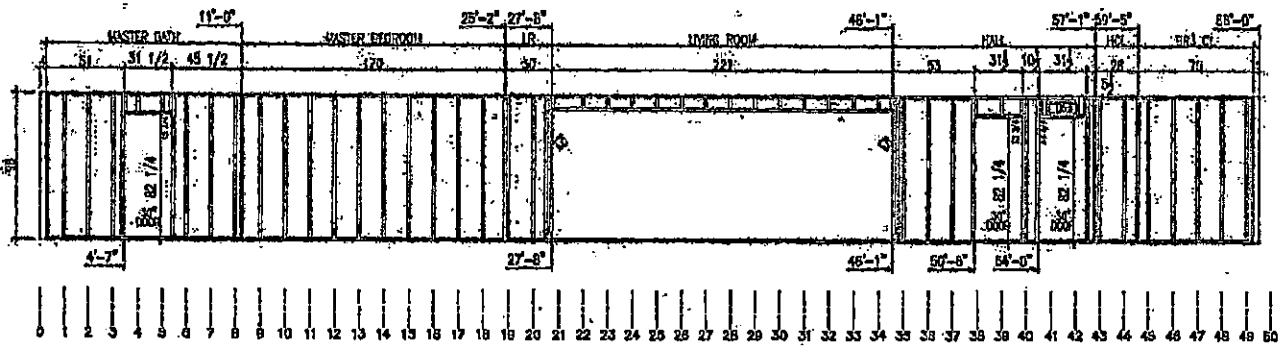
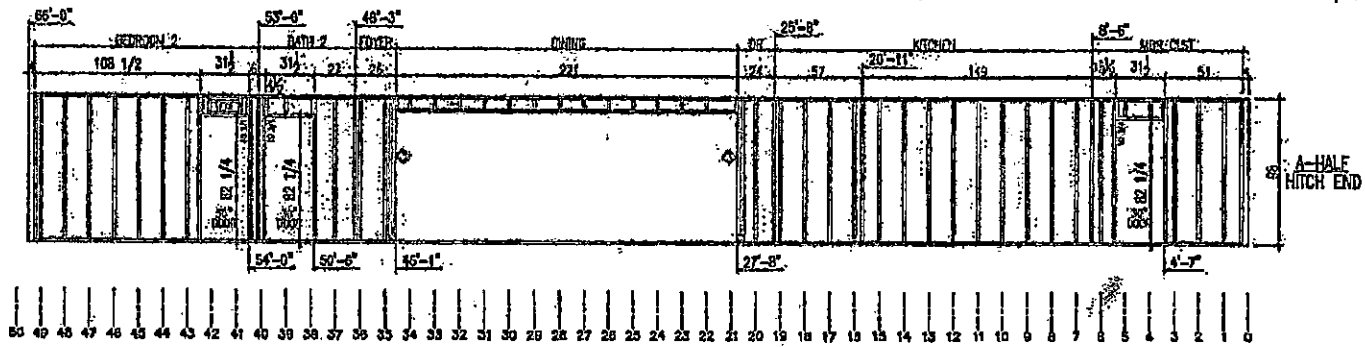
PROJECT	LIFESTYLE	MODEL NO.
		DES290GA25-
DATE		MODEL NO.
		290LY32663?
PRICE	1-A1	SQ. FT. HEATED SQ. FT. COOLING TOTAL SQ. FT. XXXXX



REVISIONS

DRAWING TITLE <b>16" O.C. FLOOR FRAMING</b>	DRAWING FILE IDENTIFICATION 32'x66' 3BR~2BA
DRAWN BY JERRY BENTON	PRODUCED BY LIFESTYLE

DATE XX/XX/XXXX	SHEET 1-45	DETAIL NO. DES290GA25-
MODEL NO. 290LY32663A	SQ. FT. HEATED SQ. FT. XXXXX	TOTAL SQ. FT. 1958



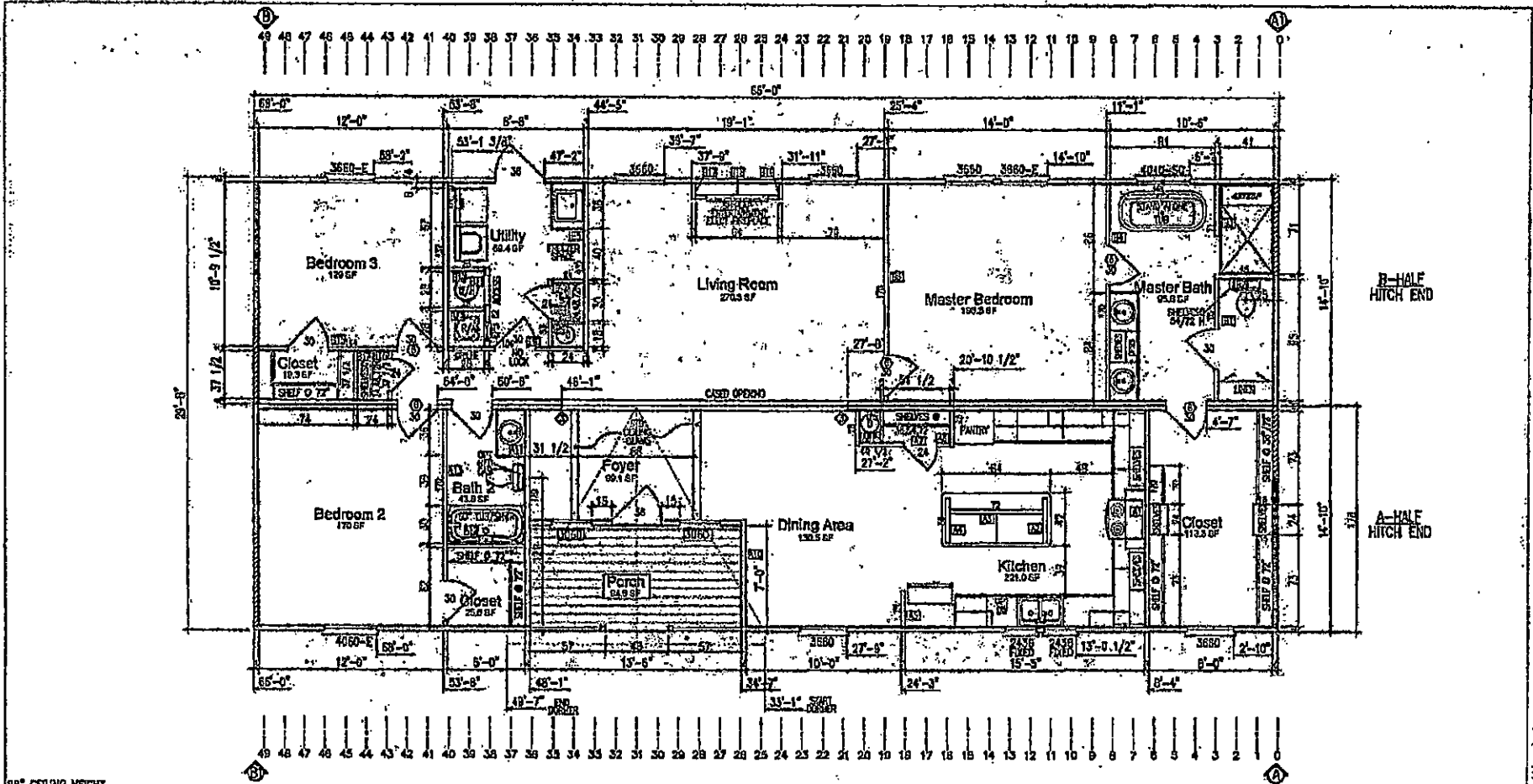
REVISIONS	

DRAWING TITLE  
**MARRIAGE WALLS**

SEARCHED FILE IDENTIFICATION  
 32'x66' 3BR~2BA

DRAWN BY  
 JERRY BENTON

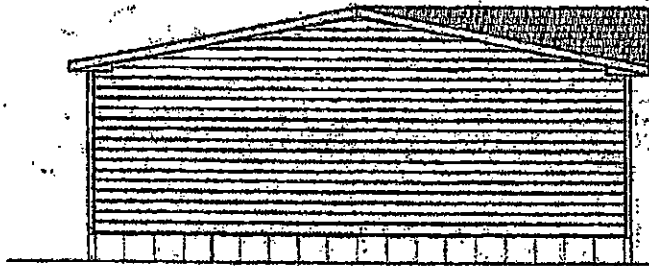
PRODUCT	LIFESTYLE	SERIAL NO.	DES290GA25-
DATE	1/20/2025	MODEL NO.	290LY32663A
SHEET	1 of 14	SQ. FT. HEATED SQ. FT. XXXXX	TOTAL SQ. FT. 1958



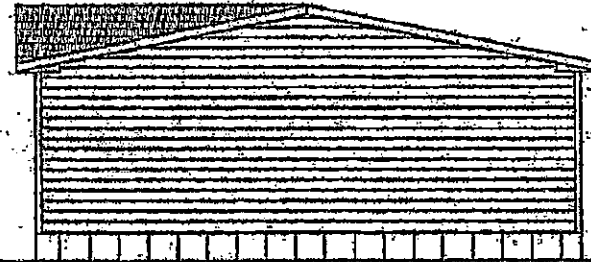
9'6" CEILING HEIGHT  
TOTAL WINDOW AREA: 169.67 SQ. FT.

① - DENOTES SHEARWALL LOCATIONS WIND ZONE-1		② - DENOTES SHEARWALL LOCATIONS WIND ZONE-2		③ - DENOTES SHEARWALL LOCATIONS WIND ZONE-3		④ - DENOTES SHEARWALL LOCATIONS WIND ZONE-4		RETURN AIR REQUIREMENTS		RETURN AIR REQUIREMENTS	
WIND	AREA	WIND	AREA	WIND	AREA	WIND	AREA	①	②	③	④
1	120	1	120	1	120	1	120	①	INDICATES THAT A 20' CFS RETURN AIR CELL IS REQUIRED	③	INDICATES THAT A 20' CFS RETURN AIR CELL IS REQUIRED
2	120	2	120	2	120	2	120	②	INDICATES THAT A 4'x10' RETURN AIR CELL IS REQUIRED	④	INDICATES THAT A 4'x10' RETURN AIR CELL IS REQUIRED
3	120	3	120	3	120	3	120	③	INDICATES THAT DOOR(S) MUST BE OPENED 2 1/2"	④	INDICATES THAT DOOR(S) MUST BE OPENED 2 1/2"
4	120	4	120	4	120	4	120	④	INDICATES THAT ROOM(S) MUST BE UNDER 8' HIGH	④	INDICATES THAT ROOM(S) MUST BE UNDER 8' HIGH

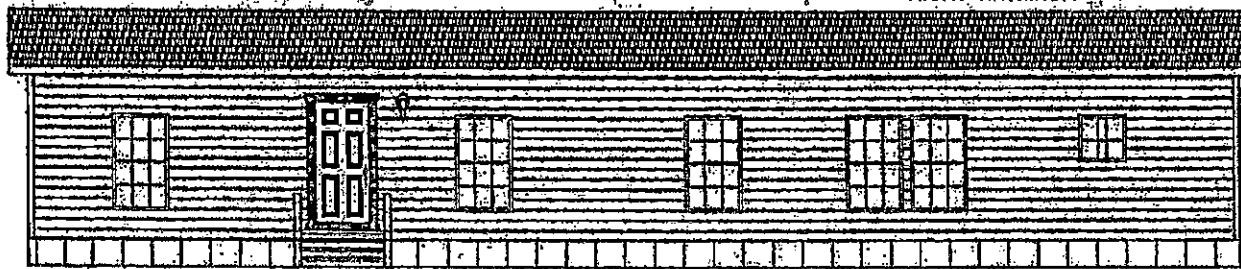
	REVISIONS _____ _____ _____	DRAWING TITLE <h2 style="text-align: center;">MASTER PLAN 8ft</h2>	PRODUCT LIFESTYLE	SERIAL NO. DES290GA25-
	DRAWING FILE INFORMATION 32'x66' 3BR~2BA	DRAWN BY JERRY BENTON	DATE 1/10/2025	MODEL NO. 290LY32663A
			SHEET 1-A2	SQ. FT. HEATED SQ. FT. WOODEN TOTAL SQ. FT. 1858



LEFT EXTERIOR



RIGHT EXTEIOR



REAR ELEVATION



FRONT ELEVATION



REVISIONS

DRAWER TITLE

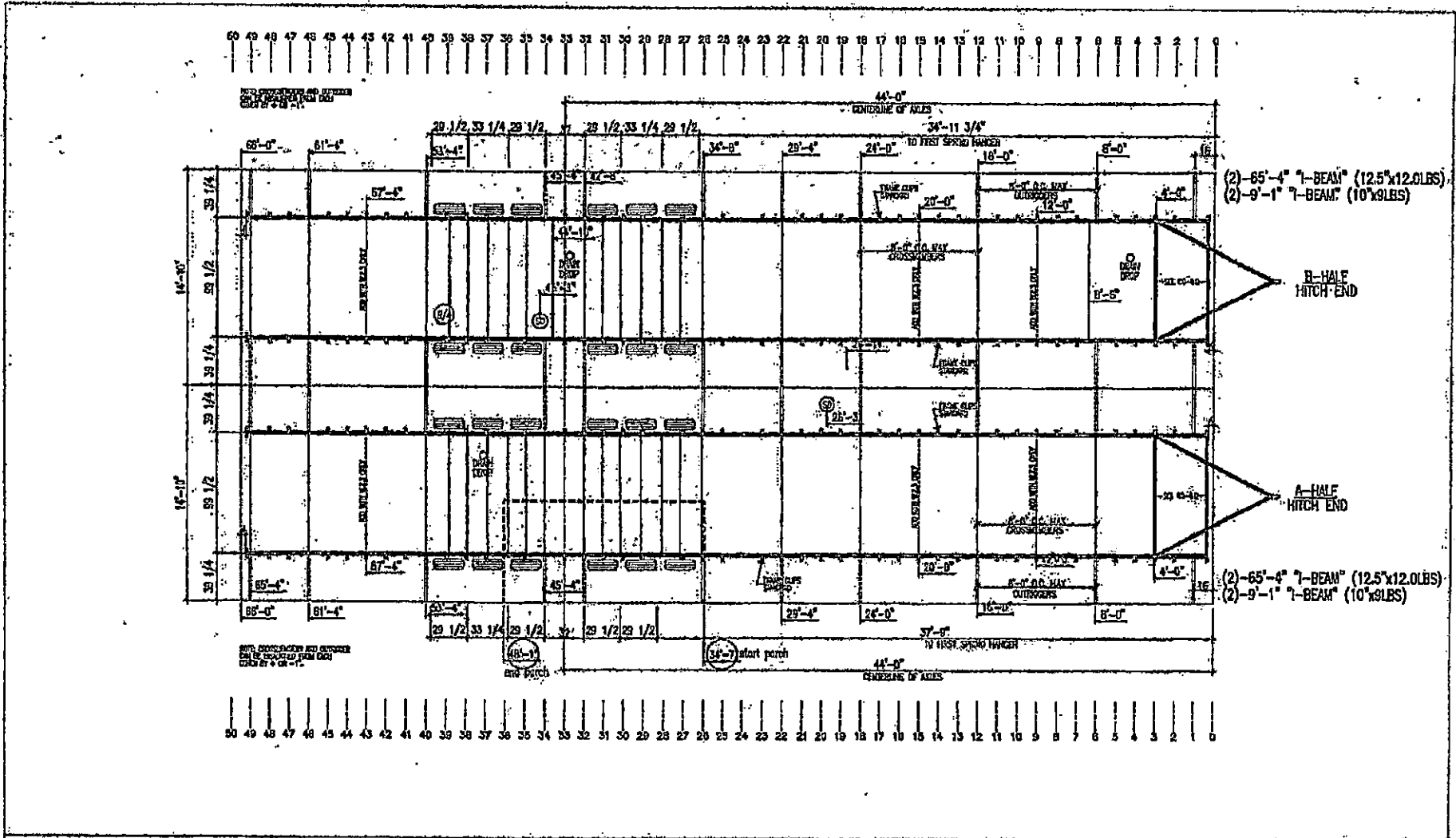
**EXTERIOR ELEVATIONS**

DESIGNED FILE DESCRIPTION 32'x66' 3BR~2BA

DRAWN BY RYAN GOLDEN

PRODUCT	LIFESTYLE	MODEL NO.	DESIGN NO.
DATE	XX/XX/XXXX	29DL	Y32663A
SHEET	2-4	SQ. FT. HEATED SQ. FT. 1004.00 TOTAL SQ. FT. 1958	

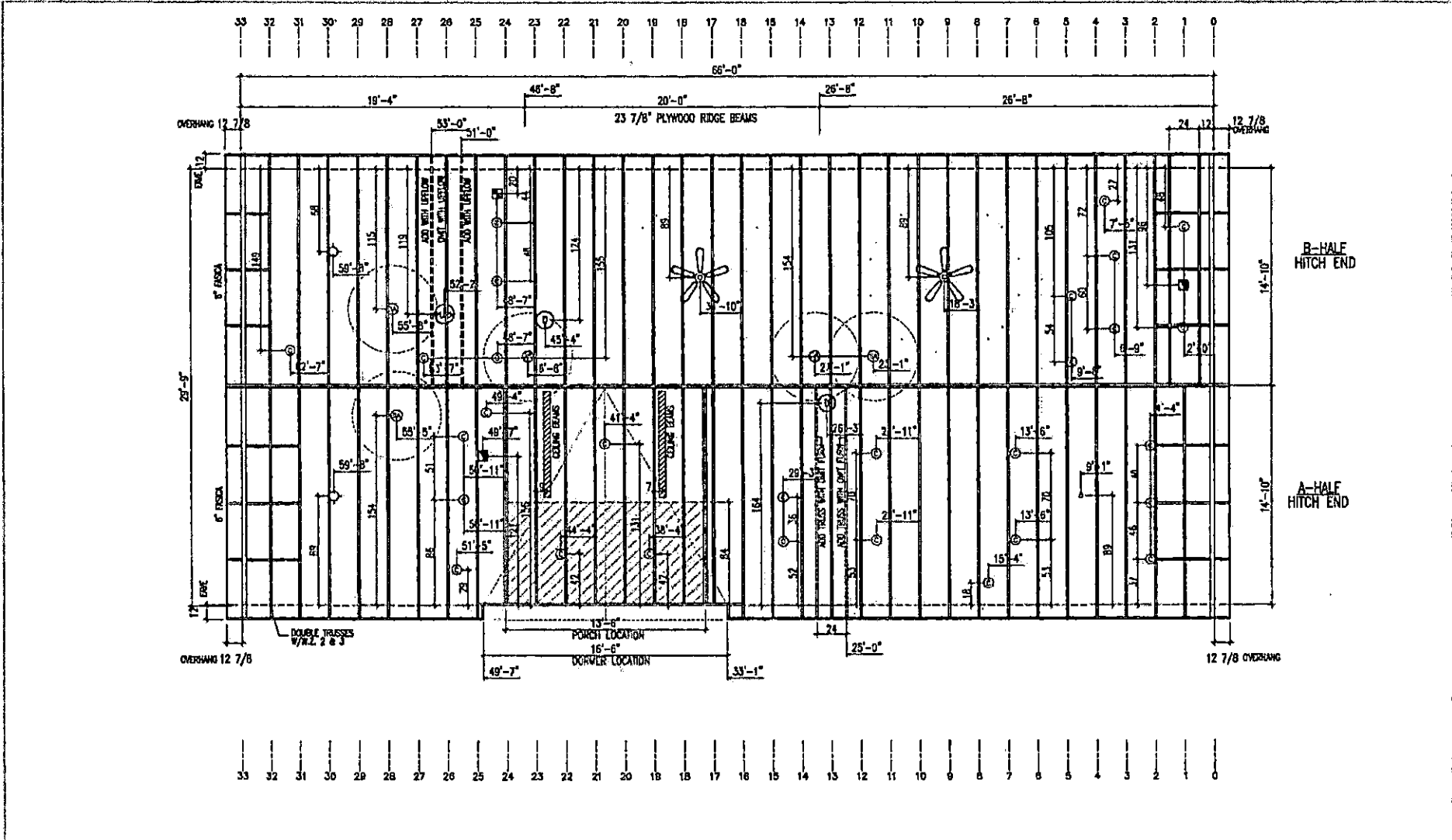




REVISIONS

DRAWING TITLE <h3 style="text-align: center;">CHASSIS PLAN</h3>	DRAWING FILE INFORMATION 32'x66' 3BR~2BA	DRAWN BY JERRY BENTON
--	---	--------------------------

PRODUCT LIFESTYLE	SERIAL NO. DES290GA25-
DATE 1/17/2025	MODEL NO. 290LY32663A
SHEET 1-A4	SQ. FT. HEATED SQ. FT. TOTAL SQ. FT. 1968



REVISIONS

DRAWING TITLE

ROOF PLAN 24" O.C.

DRAWING FILE INFORMATION

32'x66' 3BR~2BA

DRAWN BY

JERRY BENTON

PRODUCT	LIFESTYLE	SERIAL NO.	DES290GA25-
DATE	1/17/2025	MODEL NO.	290LY32663A
SHEET	1-A15	SQ. FT. HEATED SQ. FT. XXXXX	TOTAL SQ. FT. 1958





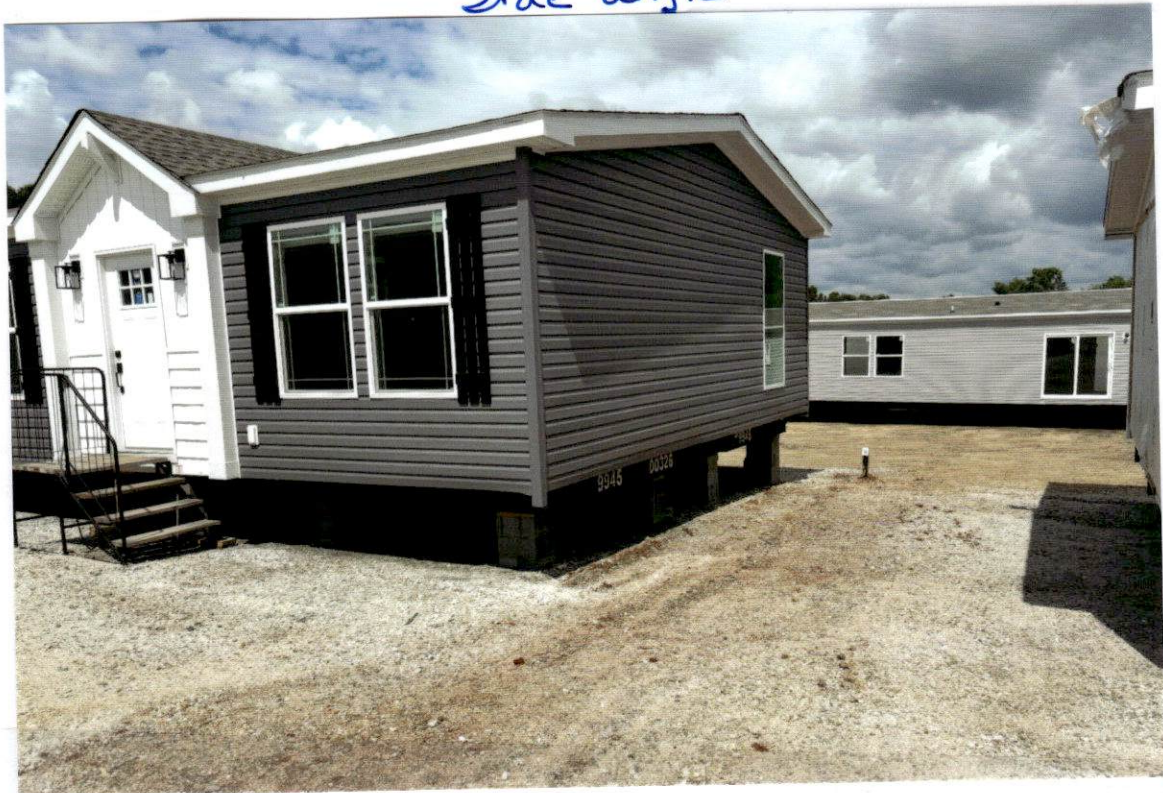
Manufactured Homes We Looked At for our son  
his family.

Item 4.1.





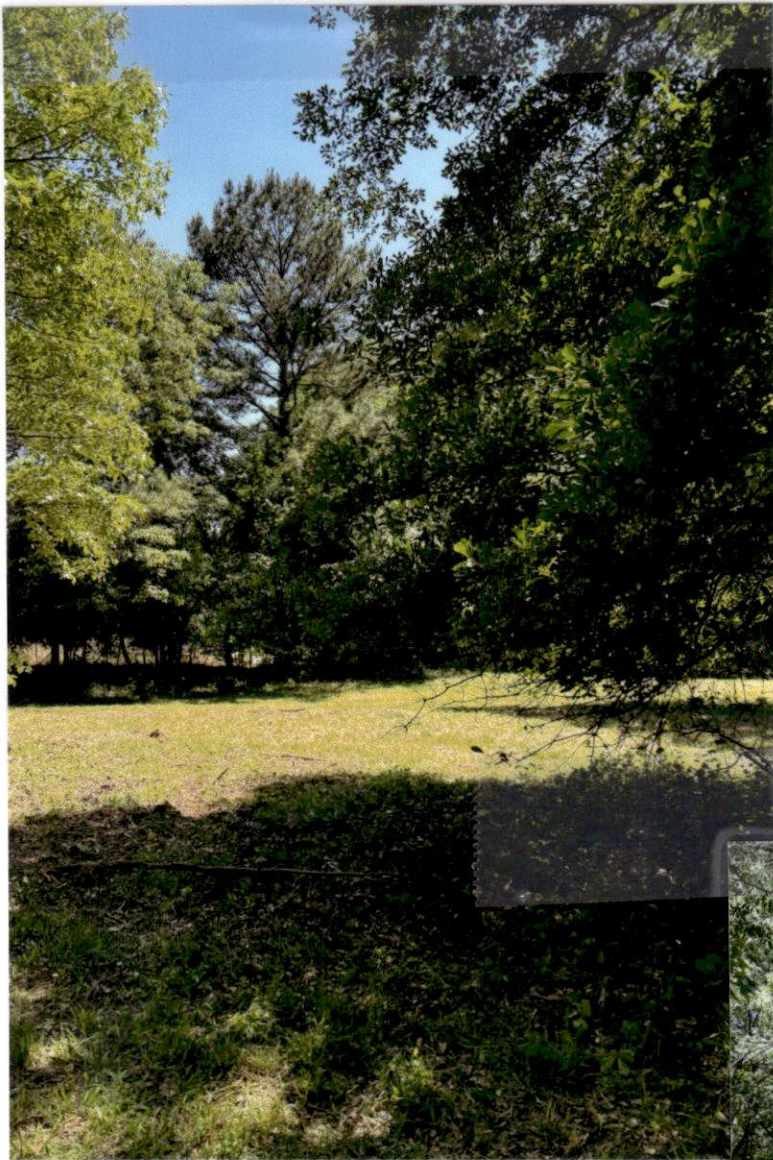
Side angle





Picture of Siding



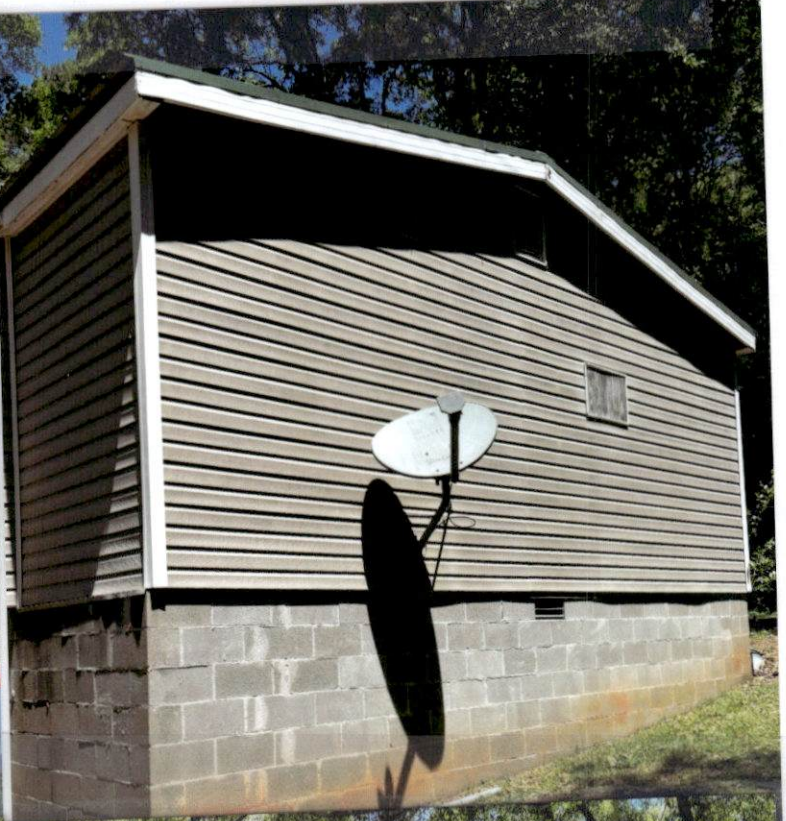
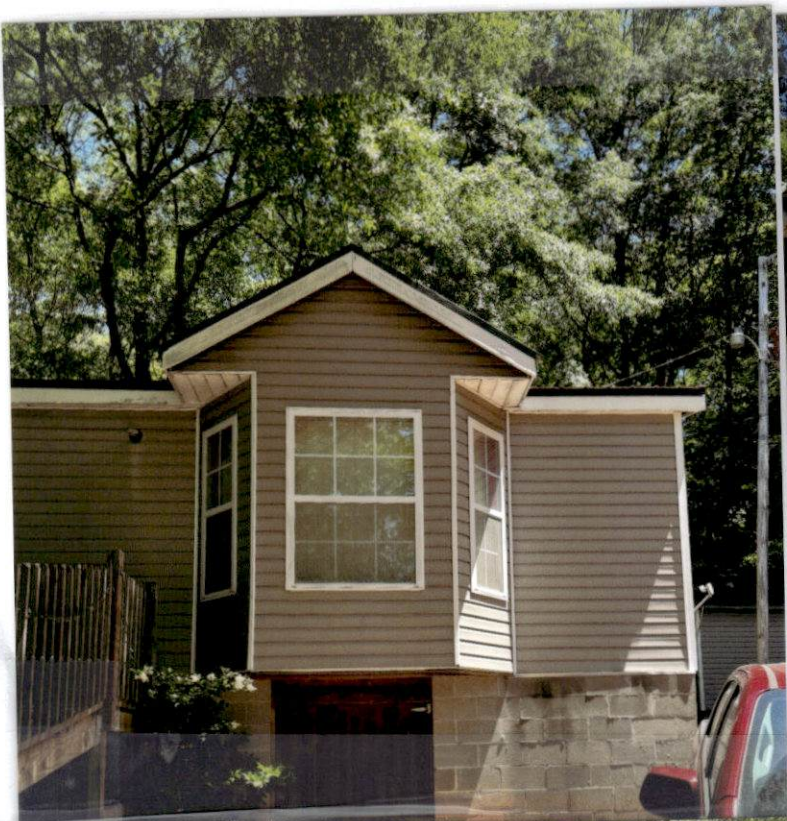


This is where  
the new  
Manufactured  
Home will go.



This our Manufactured Home that is next door .

Item 4.1.





This is a few pictures of a manufactured home less than two (2) miles from our house on Shiloh Road Loganville.

Sent from Yahoo Mail for iPhone





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

**Case Number:** V26-0141

**Board of Appeals Meeting Date:** June 16, 2026

**Applicants/Owners:**

Terry Lamar & Melissa Hammond Shelnett  
3661 Pennington Drive  
Conyers, Georgia 30013

**Property Information:**

- **Address:** Youth Jersey Road, Loganville, Georgia 30052
- **Map Number:** C0640018B00
- **Site Area:** 2.088 acres
- **Current Zoning:** A2
- **Character Area:** Conservation
- **Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Cornish Creek

**District Representation:**

- **Commissioner (District 3):** Timmy Shelnett
- **Board of Appeals Member:** Henry Kines

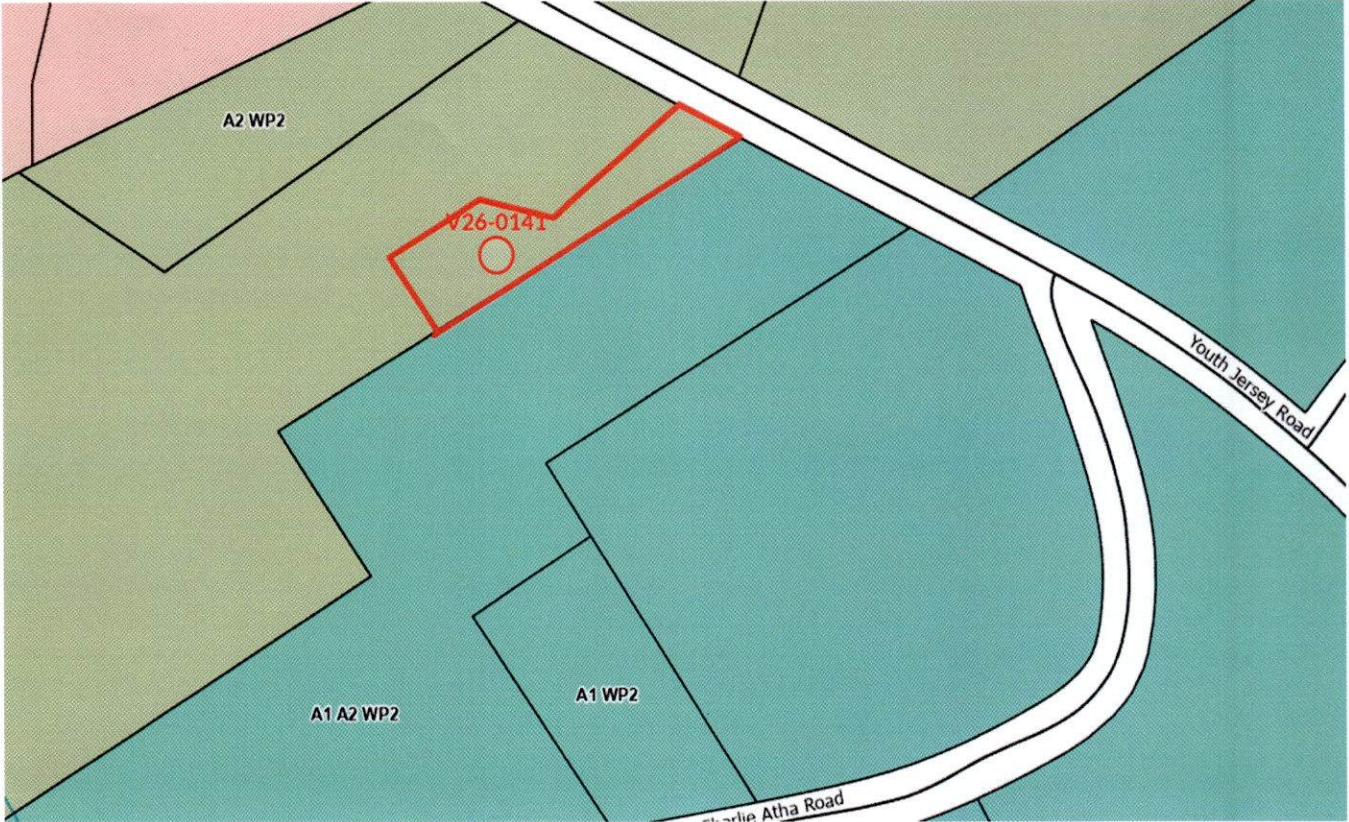
**Request:** Variance requesting an open-air carport in lieu of the required enclosed garage due to the architectural design of the home.

**Existing Site Conditions:** The property is Vacant.

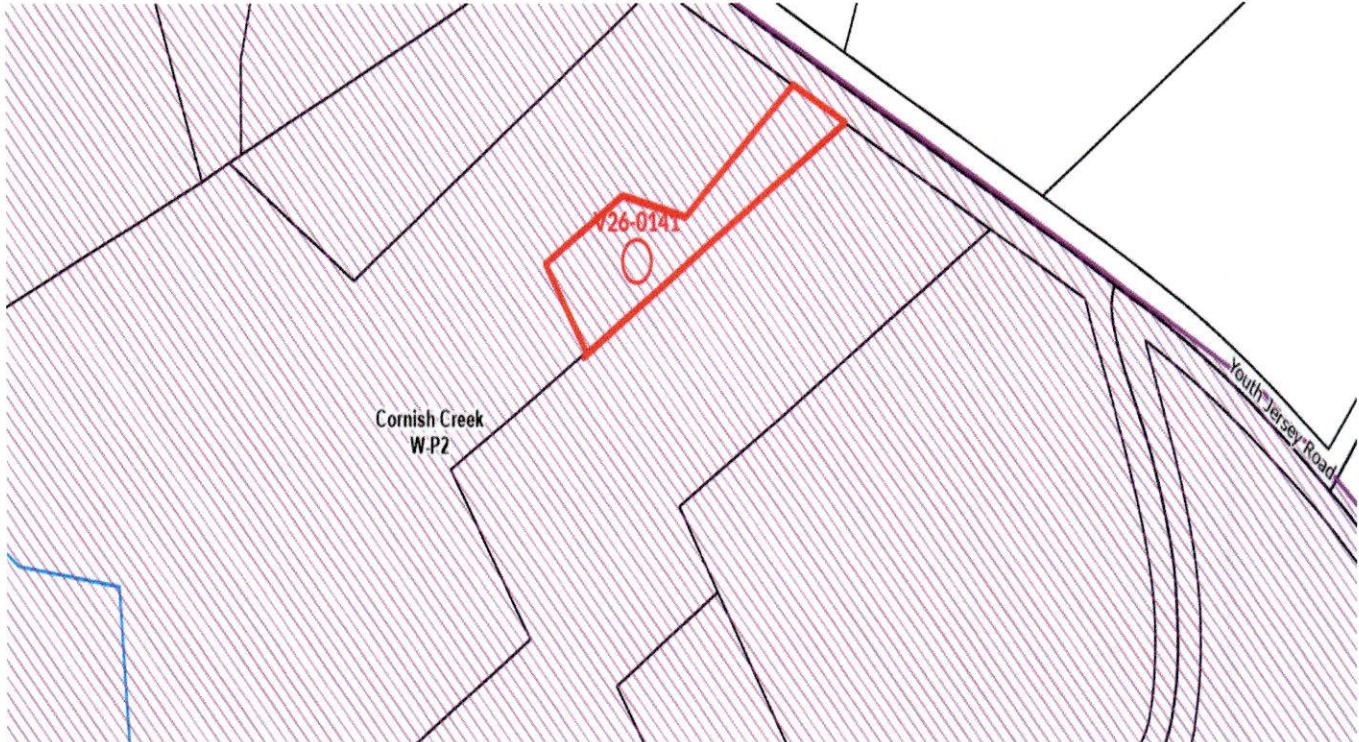
**Property History:** No History



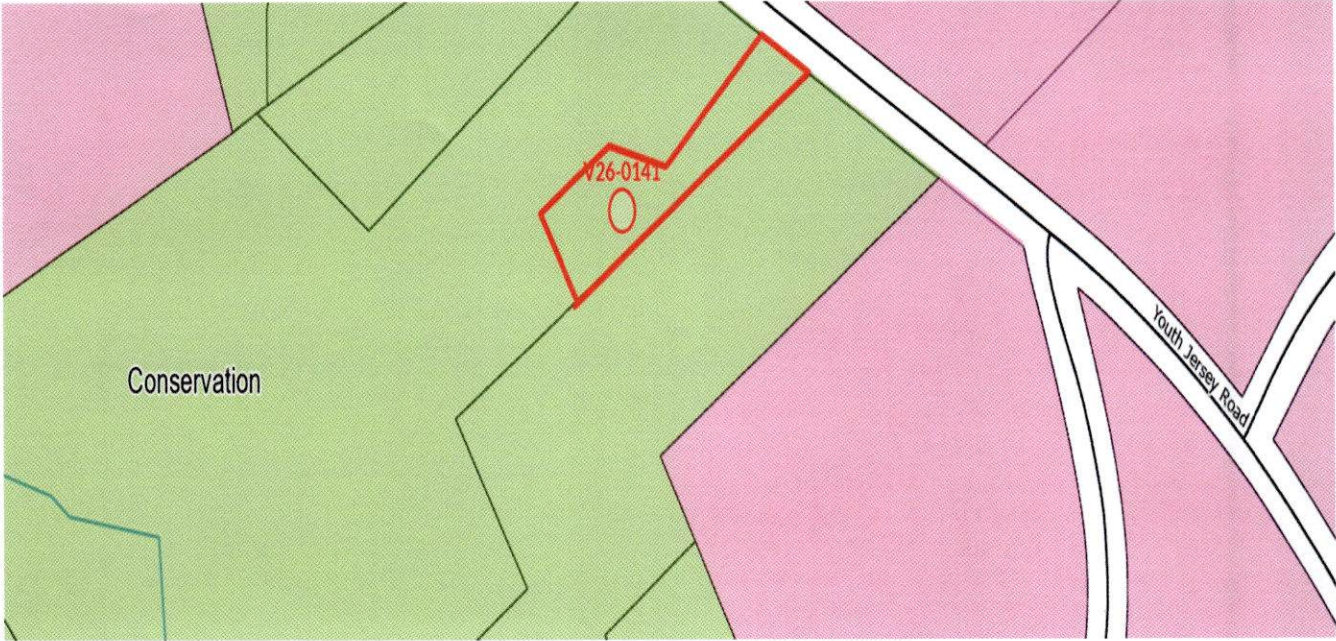
The surrounding properties are zoned A1 and A2.



The property is in the Cornish Creek Watershed.



The Future Land Use Map for this property is Conservation.



**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 # V26-0141

Board of Appeals Meeting Date 6/16/2026 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2<sup>nd</sup> 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 _____
**Drawn by Design Professional			

Map/Parcel 20640018B00 Zoning District: A2 Commission District: Broken Arrow  
3 - Timmy Shelnuitt

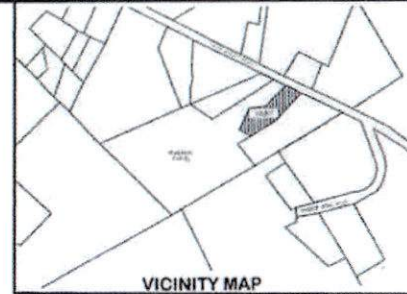
Applicant Name/Address/Phone # <u>Terry + Melissa Shelnuitt</u> <u>770 554 1639</u> <u>3661 Pennington Drive</u> <u>Conyers, GA 30013</u>	Property Owner Name/Address/Phone <u>Lamar</u> <u>Hammond</u> <u>Terry + Melissa Shelnuitt</u> <u>Youth Jersey Rd</u> <u>Loganville, 30052</u> <u>770 554 1639</u>
Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	
Property Location <u>Youth Jersey Rd</u> Acreage <u>2.088</u>	
Describe Variance/Special Exception/Appeal: <u>Requesting a variance</u> <u>for an open-air carport in lieu of the</u> <u>required enclosed garage</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Due to the architectural design</u> <u>of the home</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>Melissa Shelnuitt</u> Date <u>5/7/2026</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 _____	





Site Plan

**DIVISION SURVEY**  
 A DIVISION OF PARENT TAX PARCEL: C0640018  
 LAND LOT 143 OF THE 4TH LAND DISTRICT, BROKEN ARROW G.M.D.  
 WALTON COUNTY, GEORGIA  
 BOUNDARY DEED REFERENCE: D.B. 59, PG. 226  
 PLAT REFERENCE: P.B. 10 PG. 241  
 AREA: 2.088 ACRES



OWNER/SUBDIVIDER  
 GERALD SHELNUTT  
 ADDRESS: 1030 YOUTH JERSEY ROAD SW, LOGANVILLE GA 30052

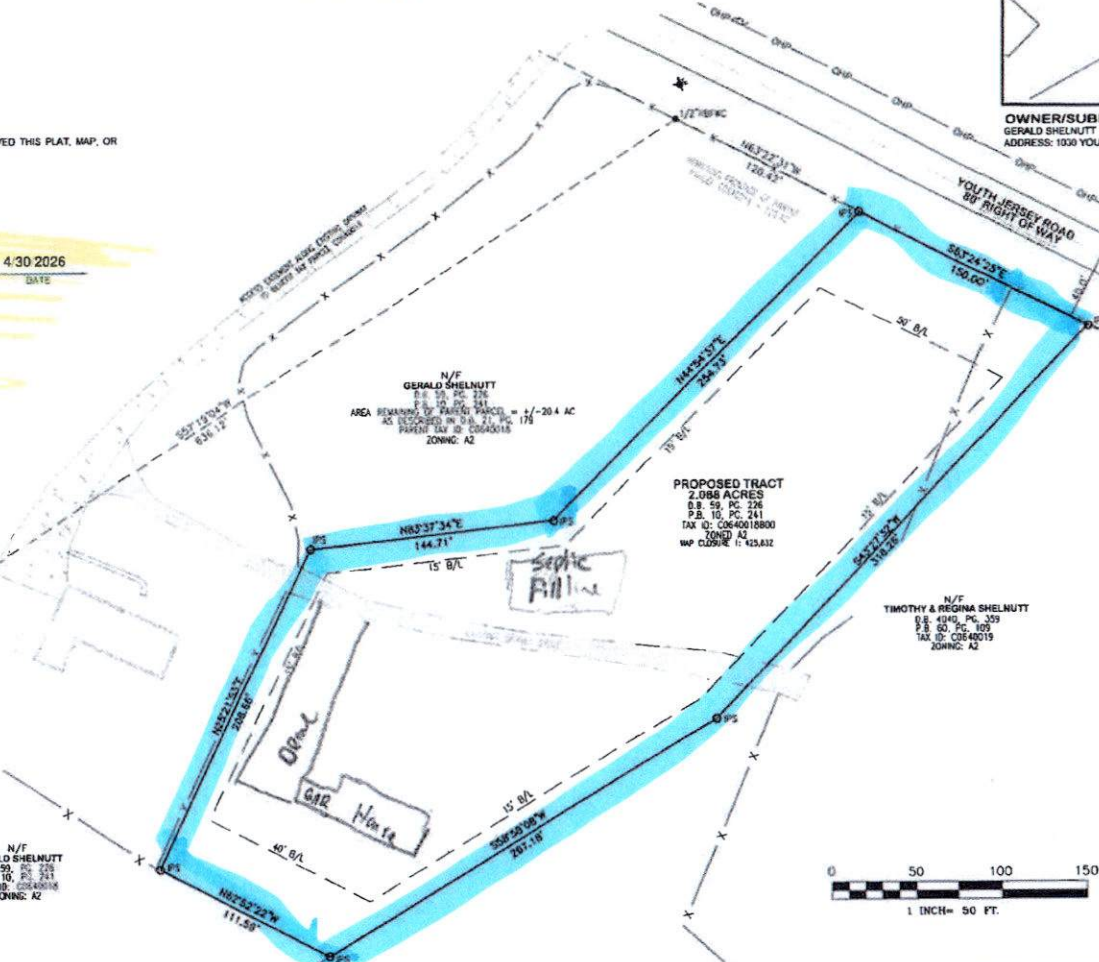
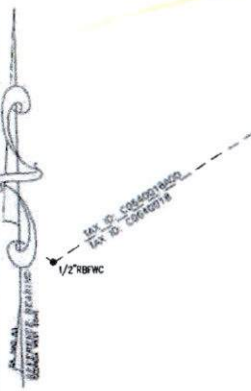
THIS BLOCK RESERVED FOR THE  
 NAME OF THE SURVEYOR

**APPROVAL FOR RECORDING**

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR  
 PLAN FOR FILMS

Ronald C. Smith  
 WALTON COUNTY PLANNING AND DEVELOPMENT  
 DATE: 4/30/2026

- ZONING REQUIREMENTS:**
- 1. PROPERTY ZONED: A2, CROOKS CREEK II-P2
  - 2. MINIMUM LOT AREA: 1.0 ACRES
  - 3. MINIMUM LOT FRONTAGE: 100 FEET
  - 4. LOTS SERVED BY UTILITY SERVICES
  - 5. LOTS SERVED BY INDIVIDUAL SEPTIC FIELD
  - 6. BUILDING SETBACKS:  
 FRONT: 50 FEET  
 SIDE: 15 FEET  
 REAR: 40 FEET



- TEXT LEGEND**
- C/L CENTERLINE
  - C&G CURB & GUTTER
  - DB DEED BOOK
  - RCP REINFORCED CONCRETE
  - PIPE CORRUGATED METAL PIPE
  - CMP E.P. EDGE OF PAVEMENT
  - F.F.E. FINISHED FLOOR ELEVATION
  - I.E. INVERT ELEVATION
  - R.F. REBAR PIN FOUND
  - IPS IRON PIN SET
  - CMF CONCRETE MONUMENT FOUND
  - LL LAND LOT
  - N/F NOW OR FORMERLY
  - PL PLAT BOOK
  - PB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - R/W RIGHT OF WAY
  - DI DROP INLET
  - WM WATER METER
  - WV WATER VALVE
  - FES FLAGGED END STRUCTURE
  - SSMH SANITARY SEWER MANHOLE
  - UTP TELEPHONE PEDESTAL
  - MH MANHOLE

- SYMBOL LEGEND**
- IRON PIN FOUND/SET
  - CALCULATED POINT
  - POWER POLE
  - LIGHT POLE
  - TELEPHONE PEDESTAL
  - GAS MARKER
  - WATER VALVE
  - FIRE HYDRANT
  - SEWER MANHOLE
  - CLEAN-OUT
  - SEWER LINE
  - FENCE LINE
  - OVERHEAD POWER

**SURVEYOR'S NOTES**

1. THE EQUIPMENT USED TO COLLECT THE FIELD DATA FOR WHICH THIS SURVEY IS BASED WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM UTILIZING A CARLSON DATA COLLECTOR AND SURVEY SOFTWARE. THE GPS SURVEY INCLUDED REDUNDANT MEASUREMENTS WITH POSITIONAL ACCURACY BETTER THAN 0.07'.
2. HORIZONTAL AND VERTICAL DATUM FOR THE INITIAL CONTROL POINTS WERE OBTAINED BY THE USE OF GPS. A CARLSON BRX7 RTK ROVER WAS USED TO COLLECT NETWORK ADJUSTED COORDINATES REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
3. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM APPLYING A COMBINED SCALE FACTOR.
4. UTILITY PIPES, LINES, AND APPARATUS'S SHOWN ARE FROM OBSERVED EVIDENCE ONLY BY WHAT WAS VISIBLE ABOVE GROUND OR MARKED ON THE GROUND BY OTHERS. ALL BELOW GROUND UTILITIES SHOWN ON THIS MAP SHOULD BE CONSIDERED APPROXIMATE LOCATIONS.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR EXAMINATION. AS SUCH, RESTRICTIONS INCLUDING SETBACKS, BUFFERS, EASEMENTS AND/OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN HEREON.

**WALTON COUNTY NOTES**

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH IRC R401.3 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/GUTCHES, OR THE ROADSIDE DITCH PROVIDED.

**FLOOD NOTE**

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER WALTON COUNTY FEMA FLOOD MAP NUMBERS 13297C0125E, DATED 12-8-2016. THE PROPERTY LIES IN A FLOOD ZONE "X".

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE OPERATIVE OF THIS SURVEY. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY UNLAWFUL PERSON, ENTITY OR PROFESSIONAL CORPORATION. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO THE USE OF THIS PLAT BY ANY OTHER PERSONS OR ENTITIES. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO THE USE OF THIS PLAT BY ANY OTHER PERSONS OR ENTITIES. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO THE USE OF THIS PLAT BY ANY OTHER PERSONS OR ENTITIES.

**SURVEYOR CERTIFICATION**

AS REQUIRED BY SUBSECTION (4) 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 EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE 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.

Signature of Gerald Shelnuttt  
 Date: 4-21-2026  
 TYPE OF SURVEY: DIVISION SURVEY OF PARENT TAX PARCEL: C0640018

DIVISION SURVEY FOR:

NO.	DATE:	REVISION:

PREPARED BY: A. George Land Surveying, Inc. LSI# 00785

**acre**  
 PROFESSIONAL SURVEYORS  
 LAND DEVELOPMENT SURVEYING AND MAPPING

ACRE GROUP, INC.  
 1000 W. WASHINGTON ST., MARIETTA, GEORGIA 30067

GERALD SHELNUTT