



BOARD OF APPEALS REGULAR MEETING

Tuesday, September 15, 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. V26-0205 – Variance to use existing easement to build a house on 5 acres –
Applicant: Kevin Harris/Owners: Kevin & Tiffany Harris – Property located at 2987
Clegg Farm Road – Map/Parcel C1090013 - District 4

- 4.2. A26-0215 – Appeal Ordinance on Manufactured Home requirements –
Applicant: Cherryl L Reeves/Owners: Andre & Cherryl Reeves – Property located at
1708 Thompson Mill Road – Map/Parcel C0620044 - District 3

- 4.3. V26-0224 – Variance to replace existing billboard – Applicant/Owner: Verge
Commercial Properties, LLC – Property located at 429 Highway 11 & Frost Road –
Map/Parcel C1390016 - District 4

- 4.4. A26-0228 – Appeal to have a 2,400 sq. ft. building in a R1 zoning – Applicant: Jack
Grimes/Owners: Cheryl & Timothy Weldon, Sr. – Property located at 2469 Smith
Drive – Map/Parcel N051A009 – 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: V26-0205

Board of Appeals Meeting Date: September 15, 2026

Applicant:

Kevin Harris
2987 Clegg Farm Road
Social Circle, Georgia 30025

Owner:

Kevin W & Tiffany M Harris
2987 Clegg Farm Road
Social Circle, Georgia 30025

Property Information:

- **Address:** 2987 Clegg Farm Road
- **Map Number:** C1090013
- **Site Area:** 18.32 acres
- **Current Zoning:** A1
- **Character Area/Future Land Use Map Designation:** Neighborhood Residential
- **Watershed Protection Area:** Not in a Watershed

District Representation:

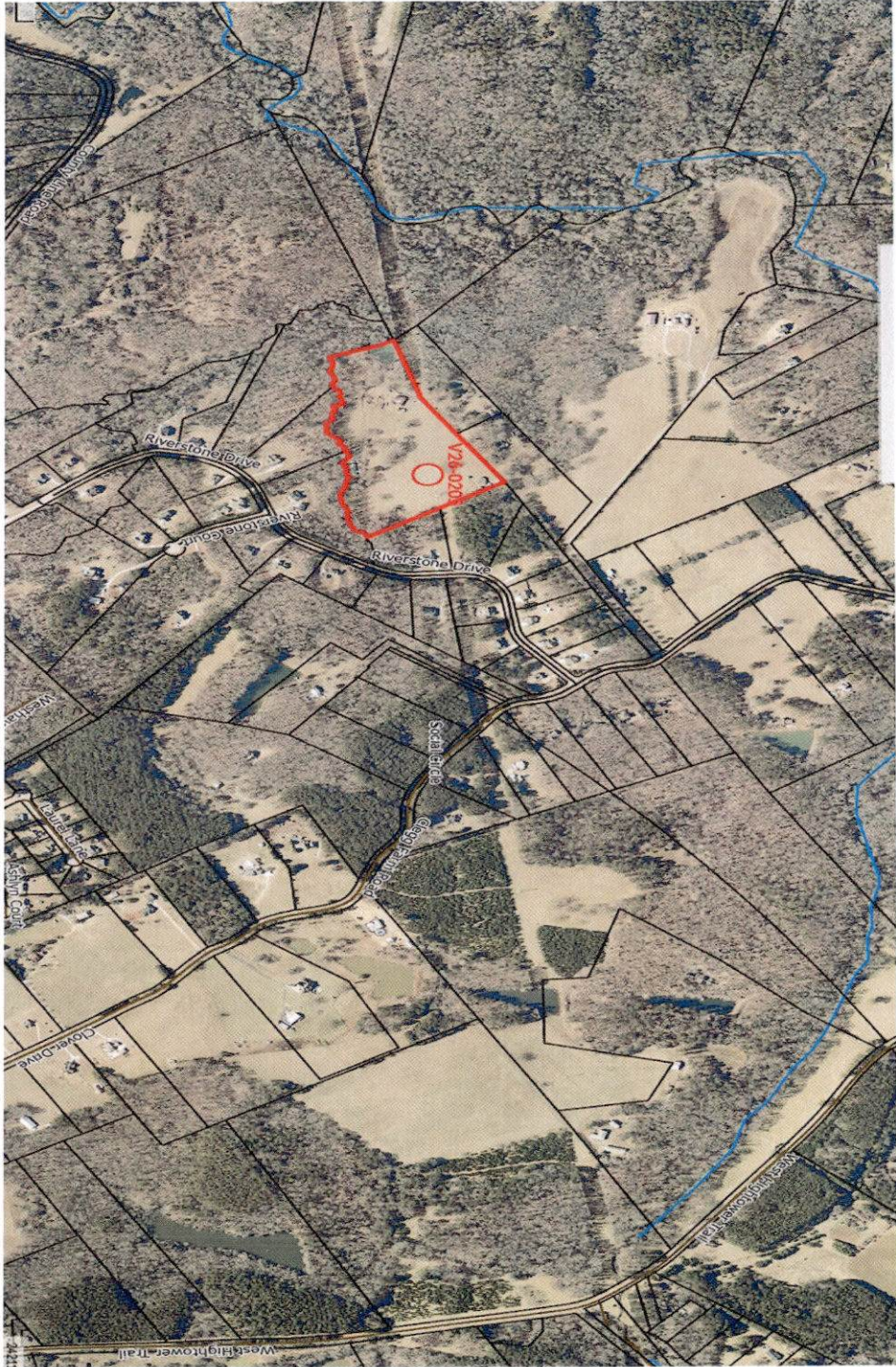
- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

Request: Variance requesting approval to use existing easement to build a house on 5 acres.

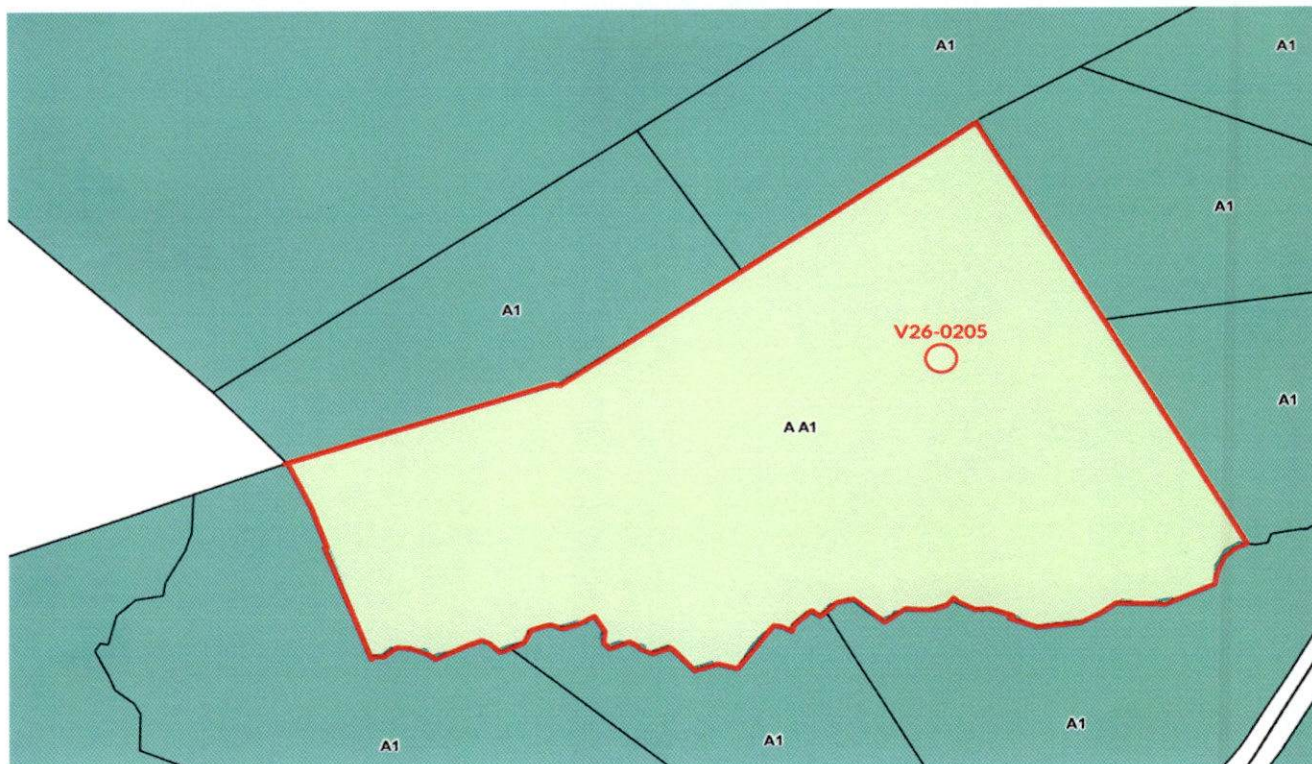
Existing Site Conditions: A house is located on the property. The surrounding properties are zoned A1.

Property History:

V95424	Gloria Harris	MH on Easement 18.32	C109-13 (W103-1) 2987 Clegg Farm Road	Approved
V95428	W.C. Grant	Private Easement Single Family Home 6.5	C0109-__ W93-37A Clegg Farm Road	Approved
Z15110002	Kevin Harris	A-1 to A Deer Processing 5.0	C0109-13 2987 Clegg Farm Road	Approved

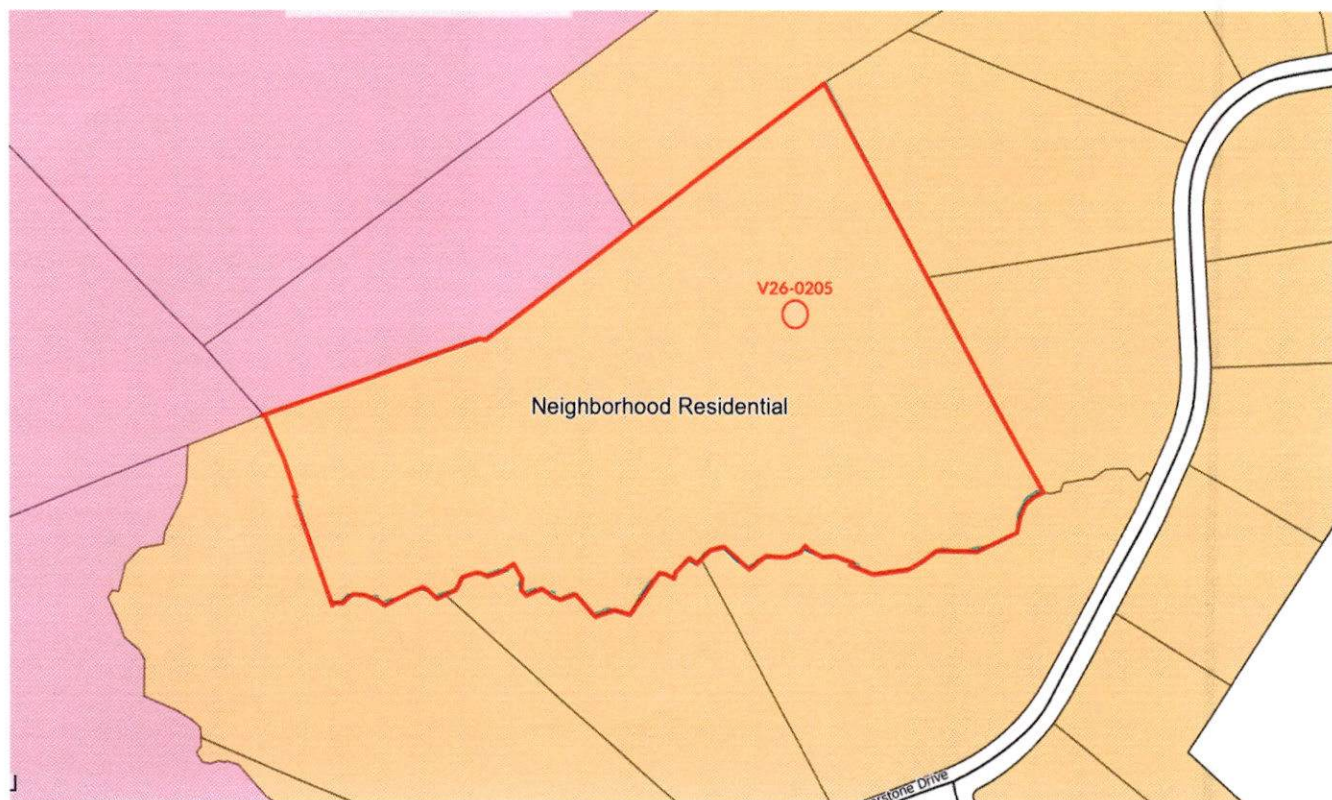


The surrounding properties are zoned A1.



The property is not in a Watershed.

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



Staff Comments: Applicant has attached to his application letters from the property owners that live on the easement giving them permission to use the easement to build a single family residence.

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 # V26-0205

Board of Appeals Meeting Date 9-15-2026 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 C1090013 Zoning District: AA1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

Kevin Harris
2987 Clegg Farm Rd
678-449-4884

Property Owner Name/Address/Phone

Kevin Harris - Tiffany Harris
2987 Clegg Farm Rd.
678-449-4884

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 2987 Clegg Farm Rd Acreage 18.32
Social Circle, GA 30023

Describe Variance/Special Exception/Appeal: to build a single family residence on property.

State Reason for request and how these reasons satisfy Article 14 Standards of Review: approval to use easement to be able to build house on property.

(See attached letters)

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 Kevin Harris Date 7/15/26 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

To Whom It May Concern,

DAVID E. ARMSTRONG, as owner of 2981 Clegg Farm Road, Social Circle, Ga 30025 and the easement to the property known as, 2987 Clegg Farm Road, Social Circle, Ga 30025, give full consent and permission to Kevin Harris and his proposed new home construction and any consequential traffic it may bring through the easement and property that I own, at above listed property.

Printed Name DAVID E. ARMSTRONG

Signature David E. Armstrong

Executed this 30 day of May, 20 26

By: LaDonna Sue Smith

THE STATE OF Georgia
COUNTY OF Morgan

This instrument was acknowledged before me on this the 30 day of May,
20 26, by LaDonna Sue Smith of Morgan County, Ga.



To Whom It May Concern,

I, MARILYN EDWARDS, as owner of 2975 Clegg Farm Road, Social Circle, Ga 30025 and the easement to the property known as, 2987 Clegg Farm Road, Social Circle, Ga 30025, give full consent and permission to Kevin Harris and his proposed new home construction and any consequential traffic it may bring through the easement and property that I own, at above listed property.

Printed Name: MARILYN KANDA EDWARDS

Signature: Marilyn Kanda Edwards

Executed this 27 day of May, 2026.

By: LaDonna Sue Smith

THE STATE OF Georgia
COUNTY OF Morgan

This instrument was acknowledged before me on this the 27 day of May,
2026, by LaDonna Sue Smith of Morgan County, Ga.

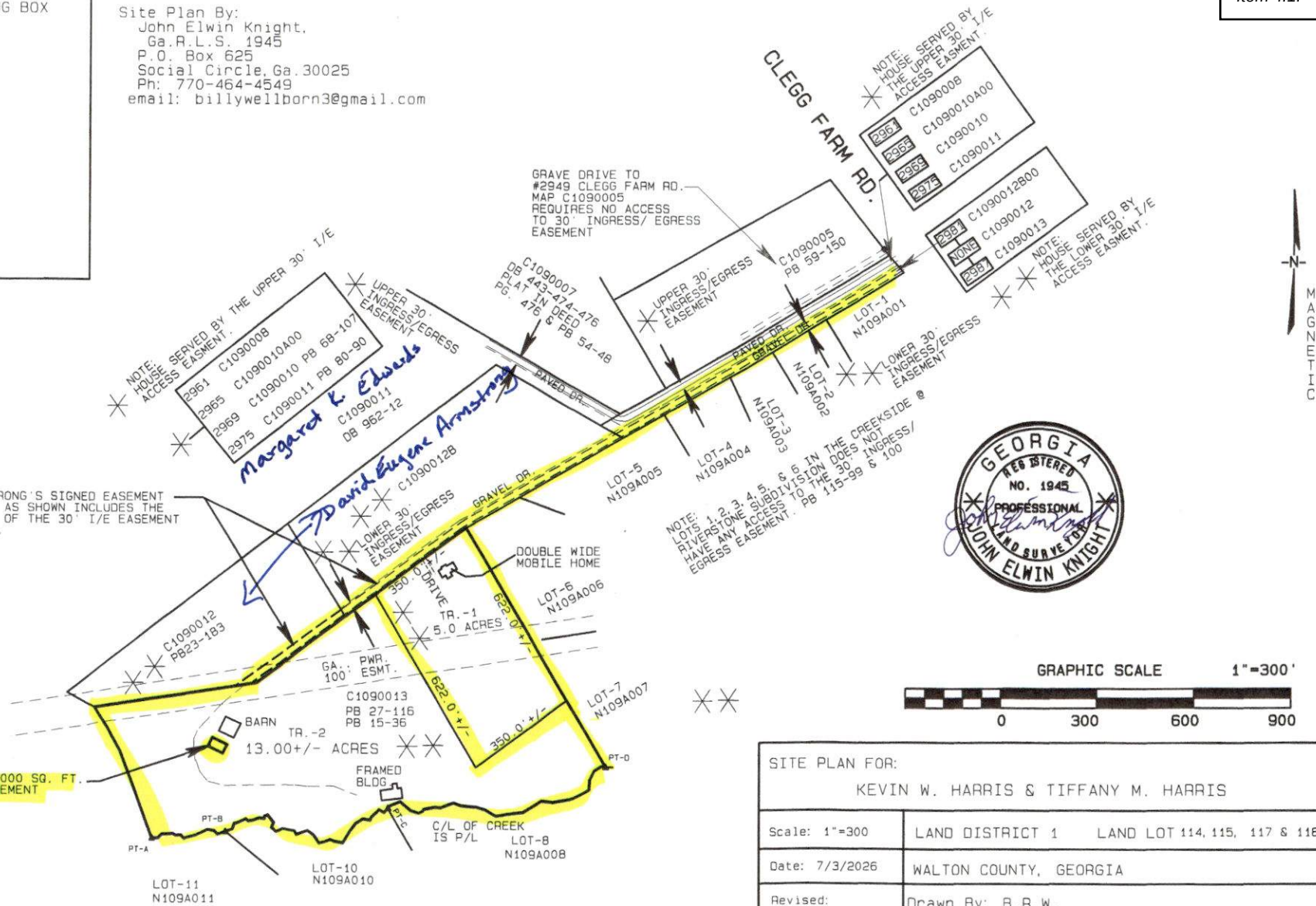


CLERK'S STAMP FILING BOX

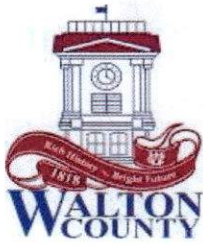
Site Plan By:
John Elwin Knight,
Ga. R.L.S. 1945
P.O. Box 625
Social Circle, Ga. 30025
Ph: 770-464-4549
email: billywellborn3@gmail.com

SEE ARMSTRONG'S SIGNED EASEMENT AGREEMENT AS SHOWN INCLUDES THE EXTENSION OF THE 30' I/E EASEMENT AS NEEDED.

PROPOSED 2000 SQ. FT. HOME w/BASEMENT



SITE PLAN FOR:	
KEVIN W. HARRIS & TIFFANY M. HARRIS	
Scale: 1"=300	LAND DISTRICT 1 LAND LOT 114, 115, 117 & 118
Date: 7/3/2026	WALTON COUNTY, GEORGIA
Revised:	Drawn By: B.R.W.
Job:	Surveyor: JOHN ELWIN KNIGHT GA. R.L.S. #1945



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

Case Number: A26-0215

Board of Appeals Meeting Date: September 15, 2026

Applicant:

Cherryl L Reeves
1710 Thompson Mill Road
Loganville, Georgia 30052

Owner:

Andre & Cherryl Reeves
1710 Thompson Mill Road
Loganville, Georgia 30052

Property Information:

- **Address:** 1708 Thompson Mill Road
- **Map Number:** C0620044
- **Site Area:** 3.88 acres
- **Current Zoning:** A1
- **Character Area/Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** This property is not in a Watershed Overlay.

District Representation:

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

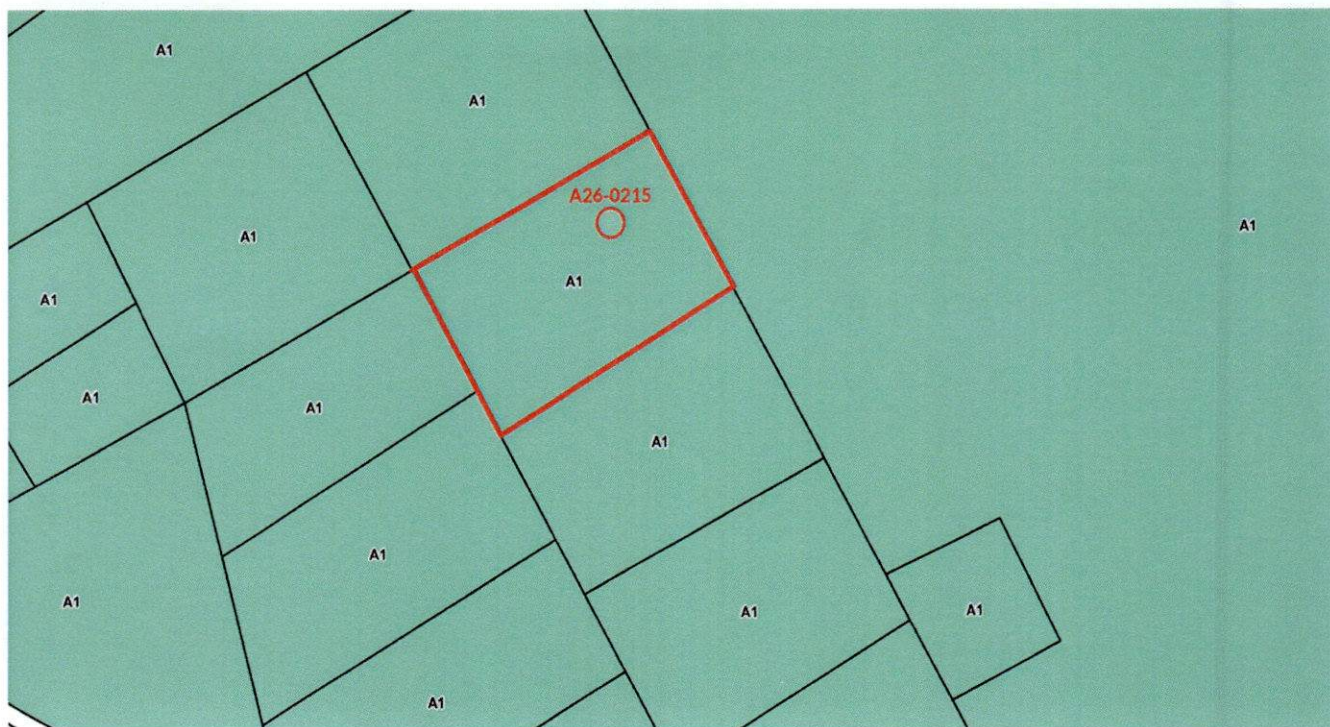
Request: Appeal Ordinance for Manufactured Homes (5:12 roof pitch and no vinyl or aluminum siding).

Existing Site Conditions: The property is vacant.

Property History: No History

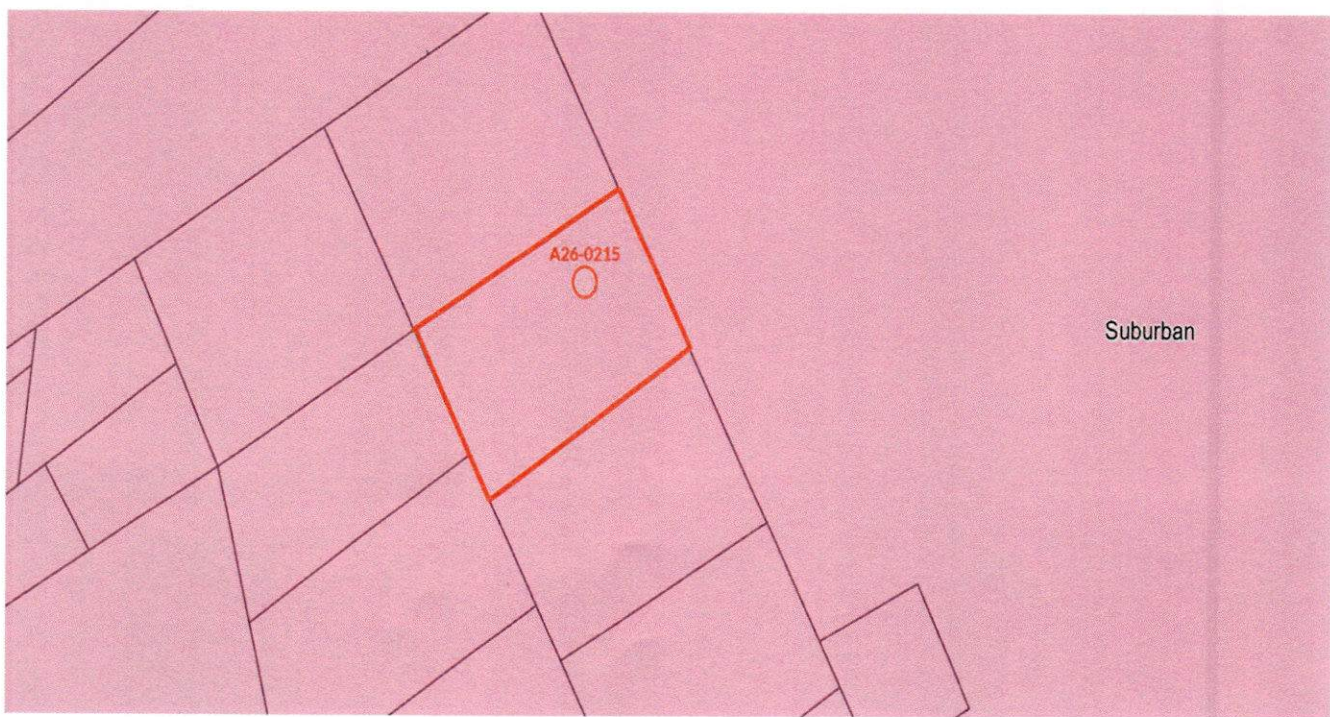


The surrounding properties are zoned A1.



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



Staff Comments: Applicant lives on Thompson Mill Road which is a family privately owned road.

Manufactured Home (2)

- A. Placement or movement of a manufactured home or industrialized home (other than flat panels or truss(es) in the County requires the applicant to submit a completed permit application form supplied by the Department that contains illustrations of the unit along with information on the dimensions, roof pitch, siding material, roofing material, skirting and landings of the home, and such other information as the Director may require denial of the permit application shall be made within ten (10) working days.
- B. When used as a principal use, a manufactured home or industrial home shall meet the following standards:
1. A minimum width in excess of twenty-four (24) feet.
 2. **A minimum roof pitch of 5:12**, which means having a pitch equal to at least five (5) inches of vertical height for every twelve (12) inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
 3. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
 4. **Exterior materials shall consist of brick, masonry, or stone, or siding consisting of wood, hardboard, aluminum or vinyl, covered or painted, but in no case exceeding the reflectivity of gloss white paint.**
 5. A permanent foundation wall or curtain wall, unpierced except for required ventilation and access, shall enclose the area located under the home to the ground level. Such a wall shall have a minimum thickness of four inches and shall be constructed of masonry or similar material as approved by the Director.
 6. The dwelling shall be placed on a permanent foundation which meets the requirement of the manufacturer's specifications. In addition, a manufactured home shall be completely underpinned with masonry, stone, or other similar materials manufactured for the purpose of underpinning as approved by the Director. Installation shall meet or exceed the Rules and Regulations for Manufactured Homes made and promulgated by the Georgia Safety Fire Commissioner and shall be completed prior to permanent electrical service.
 7. A landing shall be installed at each outside doorway. The minimum size minimum 4 ft. by 4 ft. front porch, patio or deck and a minimum 6 ft. by 8 ft. rear porch. The structure shall include steps which lead to ground level, and both landing and steps shall meet the requirements of the IRC Building Code.
 8. A manufactured home shall be installed in accordance with Rules and Regulations of the Office of Commissioner of Insurance Safety Fire Division Chapter 120-7-3 Rules and Regulations for Manufactured Homes and the rules promulgated thereunder.

9. The dwelling shall include an attached or detached, enclosed two-car garage having a minimum 5:12 roof pitch.
- C. Existing non-conforming manufactured homes and mobile homes are governed by Article 4, Part 1, Section 170 and Article 13 of this ordinance.
- D. Nonconformance. Any nonconforming mobile home or recreational vehicle which is moved, after November 15, 1977 or any existing vacant mobile home stand shall not be replaced with another mobile home. They must be replaced with a manufactured home or site-built home.

Article 3 Part 2 Board of Appeals

Section 100 Duties and Powers of the Board of Appeals

The Board of Appeals shall have the following powers, as well as others significantly authorized in this Ordinance:

A. Appeals

To hear and decide appeals where it is alleged there is an error in any order, requirement, permit, decision, determination or refusal made by an administrative officer in the enforcement of this Ordinance. The Board of appeals shall have additional powers as may be granted to it by any other ordinance, including, but not limited to, determination of appeals from the refusal of an administrative official to issue a license or permit. A failure to act shall not be construed to be an order, requirement or decision within the meaning of this Article.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # A26-0215Board of Appeals Meeting Date Sept. 15, 26 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 20620044 Zoning District: A1 Commission District: 3-Timmy Shelrutt

Applicant Name/Address/Phone #

Cherry L. Reeves
1710 Thompson Mill Rd.
Loganville, Ga. 30052
(770) 598-7916

Property Owner Name/Address/Phone

Andre + Cherry L. Reeves
1710 Thompson Mill Rd.
Loganville, Ga. 30052
(770) 598-7916Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEALProperty Location 1708 Thompson Mill Rd. Acreage 3.88
Loganville, Ga. 30052

Describe Variance/Special Exception/Appeal:

To allow a manufactured home to have less than a 5:12 roof pitch and no hardi-plank siding

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

Our Son is a first time home buyer. He needs something that he can afford. He would love to have a manufactured home to put on the land.

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 Cherry L. Reeves Date 7/27/2026 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

Walton County Planning and Zoning
Walton County Board of Commissioners
303 S Hammond Dr
Monroe, Georgia 30052

Dear Sir;

We are writing to further explain the reasons why we are requesting a Variance on a piece of our property. We live on Thompson Mill Rd in Loganville. This is called Thompson Mill Acres. This was a tract of approximately 40 acres of land owned by The Thompson family. The land has been divided into lots for our various family members. There is a private road into the property. Along this road are eight different homes belonging to our family members. This street was built and is totally maintained by all the families.

We would like to give some acreage to our son, for him to add his home to our community. He was planning to move a manufactured home, (double wide), onto this property adjacent to our home. We have discovered the regulations required to do this. The requirements are such that it makes the purchase unaffordable. We ourselves live in a manufactured home on this street and we maintain our home to be as nice as any stick built home.

Our family on this street are not opposed to our son bringing in a nice home and maintaining as we have ours. We would like to be able to continue our family street and our property with our family being able to live here.

We are simply asking you to review our neighborhood that we have developed with and for our family member's. We are requesting that we be able to continue to use our land to expand our family community to include housing for our son to join us as he begins his adult life.

Feel free to reach out to us with any questions you may have. We can be contacted at 770-598-7916.

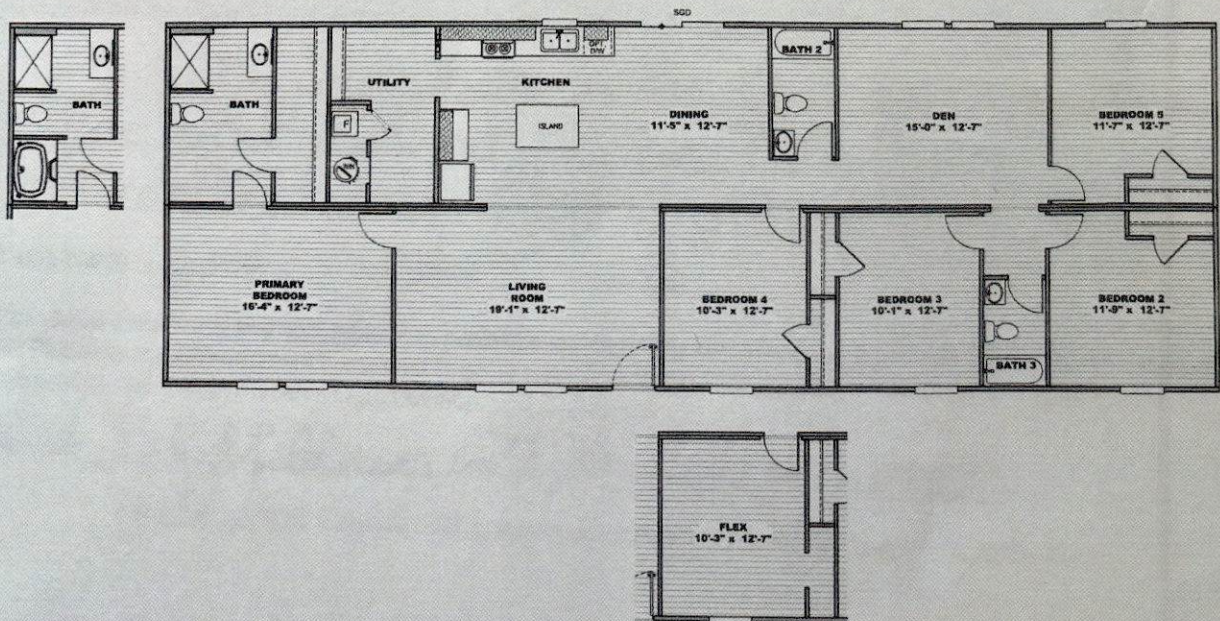
Sincerely,

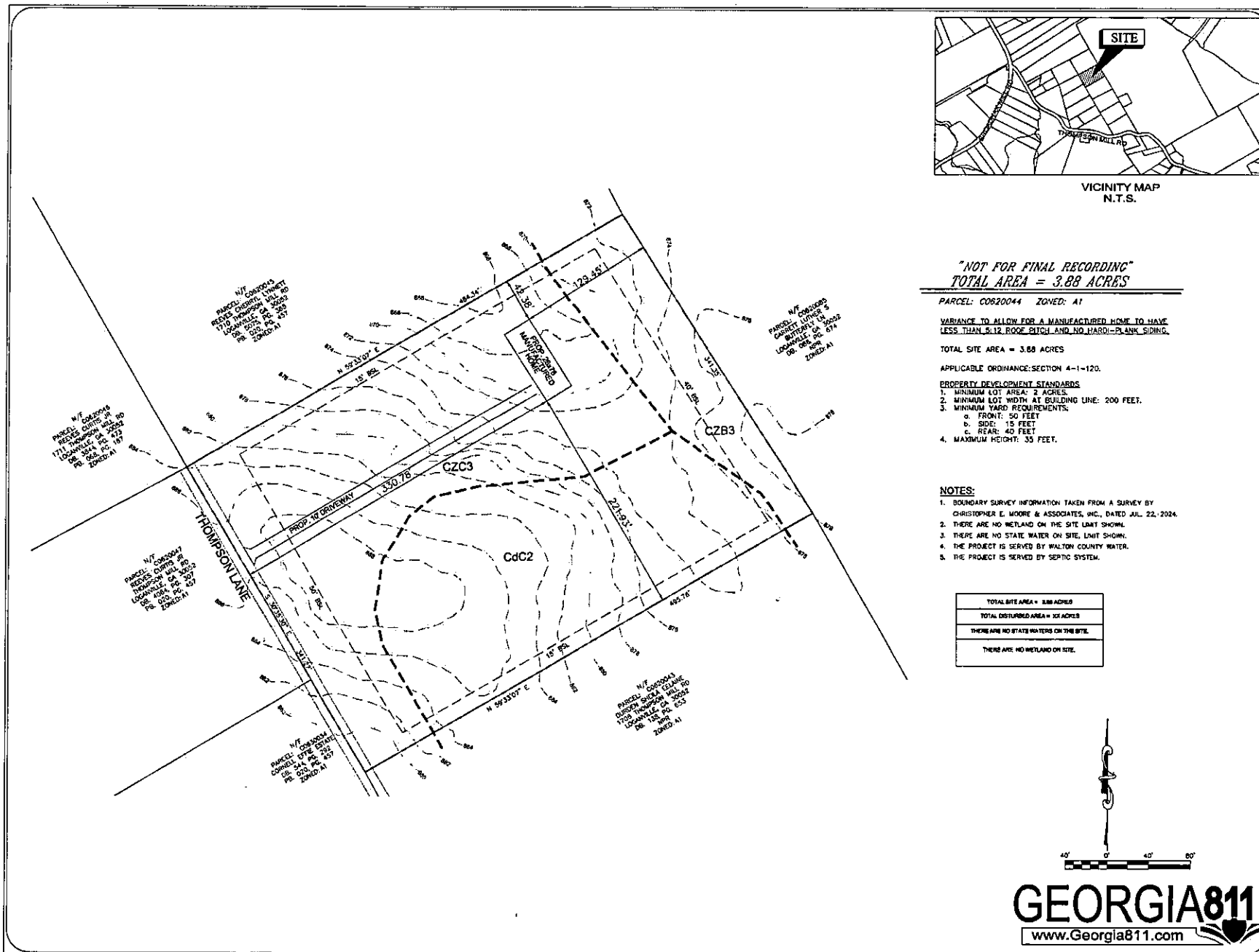
Andre and Cheryl Reeves



Redwood

TRT28765R / 5 beds / 3 baths / 2,001 sq. ft. / 28x76





A.C.E.
ALCOBY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.
P.O. BOX 111111
485 Edwards Rd.
Atlanta, Georgia 30328

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VARIANCE REQUEST

PROPOSED REEVES' RESIDENCE

PARCEL: C0620044
LAND LOT: 107
DISTRICT: 4TH
1708 THOMPSON MILL RD
WALTON COUNTY, GA

DATE: 7/24/2026
SCALE: 1"=40'

OWNER / DEVELOPER / PRIMARY PERMITTEE
CHERRYLL REEVES
PHONE: 770-528-7918
1710 THOMPSON MILL RD
LOGANVILLE, GA 30052

24 HOUR - EMERGENCY CONTACT
CHERRYLL REEVES
770-528-7918

REVISIONS		
NO.	DATE	DESCRIPTION

JOB No. # 26-045
VR-1



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

Case Number: V26-0224

Board of Appeals Meeting Date: September 15, 2026

Applicant/Owner:

Verge Commercial Properties, LLC
4795 Snows Mill Road
Monroe, Georgia 30655

Property Information:

- **Address:** 429 Highway 11 & Frost Road, Monroe, Georgia 30655
- **Map Number:** C1390016
- **Site Area:** 0.96 acres
- **Current Zoning:** B2 (Highway Business–Light to medium commercial use)
- **Character Area:** Conservation
- **Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Hard Labor Creek

District Representation:

- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

Request: Variance requesting to replace existing billboard.

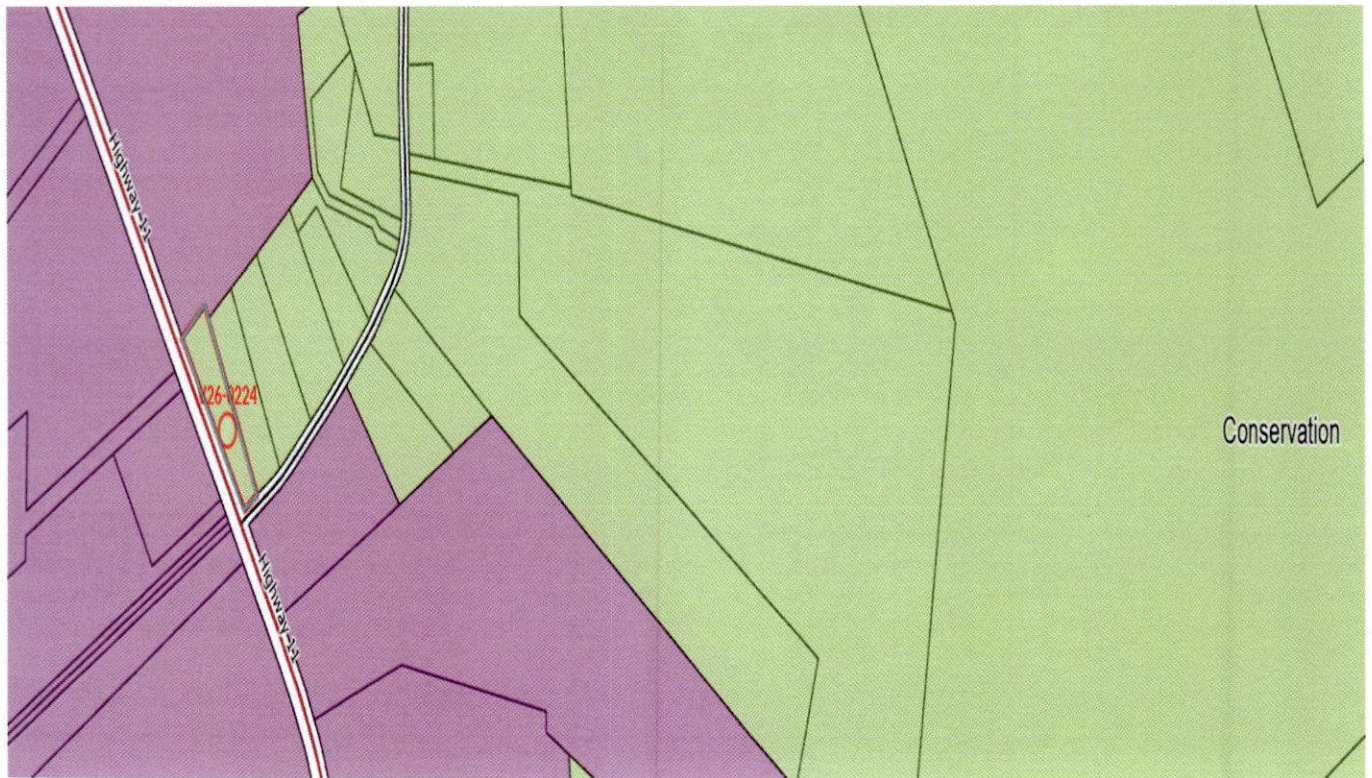
Existing Site Conditions: The property currently includes a billboard.
The surrounding properties are A1 and B2

Property History:

V01110003	Stamey's Equipment	B1 LNCU Building Addition .96	C0139-16 429 Hwy 11 South	Approved
Z14040008	Richard Holden	B-1 to B-2 Boat Repair .96	C0139-16 429 Ga Hwy 11	Approved
V25-0273	Verge Properties LLC 81 Investment Company LLC	Variance to replace existing billboard	C1390016 429 Hwy 11	Withdrew







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)

Sec. 9-24. Nonconforming signs.

- (a) Signs which were legally erected on the effective date of the ordinance from which this chapter is derived and maintained under previous ordinances, or which become nonconforming with respect to the requirements of this chapter, may continue in existence so long as the size of the sign is not increased beyond that existing on the effective date of the ordinance from which this chapter is derived or any change thereto is made in conformance with this chapter.

- (b) A nonconforming sign shall not be replaced by another sign except in accordance with the provisions of this chapter.
- (c) The substitution or interchange of poster panels or painted boards on nonconforming signs shall be permitted.
- (d) Minor repairs and maintenance of nonconforming signs such as repainting, electrical repairs and neon tubing shall be permitted. However, no structural repairs or changes in the size or shape of the sign shall be permitted except to make the sign comply with the requirements of this chapter.
- (e) Each nonconforming sign shall be registered as required by this chapter by the owner. The owner shall provide the height, exact dimensions, area, location, and number of sides of the sign. If the sign is determined to be legally erected under the requirements of prior ordinances and resolutions, a sign permit shall be issued to the sign owner, and the sign so marked with the permit number and the name of the owner. No permit fees shall be required.

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.

Walton County Board of Appeals Application

Please Type or Print Legibly

Item 4.3.

Variance/Special Exception/Appeal # V26-0224

Board of Appeals Meeting Date 9-15-2026 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 C1390016 Zoning District: B2-WP2 Commission District: 04- Bradford

Applicant Name/Address/Phone #

Verge Commercial Prop. LLC

4795 Snows Mill Road

Monroe, GA 30655

Property Owner Name/Address/Phone

Verge Commercial Prop.

4795 Snows Mill Road

Monroe, GA 30655

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 429 Hwy 11 Monroe GA Acreage 0.958

Describe Variance/Special Request to be able to replace the
Exception/Appeal:

existing billboard onsite at the same location it is currently

located. Sign will remain the same size.

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

The billboard is 25 years old and we would like to replace it.

The code has changed since this was installed and therefore

we can not replace the sign we currently have.

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 7/23/2026

Fee Paid: \$ 500.00

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

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: Verge Commercial Properties LLC

Address: 4795 Snows Mill Road Monroe, GA 30655

Location of Property:

429 Hwy 11

Monroe, GA 30655

Map/Parcel Number: C1390016



Property Owner Signature

Print Name: Bruce W Verge

Address: 4795 SNOWS MILL Rd

Property Owner Signature

Print Name: _____

Address: _____

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.

Tanji W Morris
Notary Public

7/23/2026
Date







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

Case Number: A26-0228

Board of Appeals Meeting Date: September 15, 2026

Applicant:

Jack Grimes
1516 Kalamazoo Drive
Griffin, Georgia 30224

Owner:

Cheryl and Timothy Weldon, Sr.
2469 Smith Drive
Loganville, Georgia 30052

Property Information:

- **Address:** 2469 Smith Drive
- **Map Number:** N051A009
- **Site Area:** 6.86 acres
- **Current Zoning:** R1
- **Character Area/Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** This property is in the Big Haynes Watershed District.

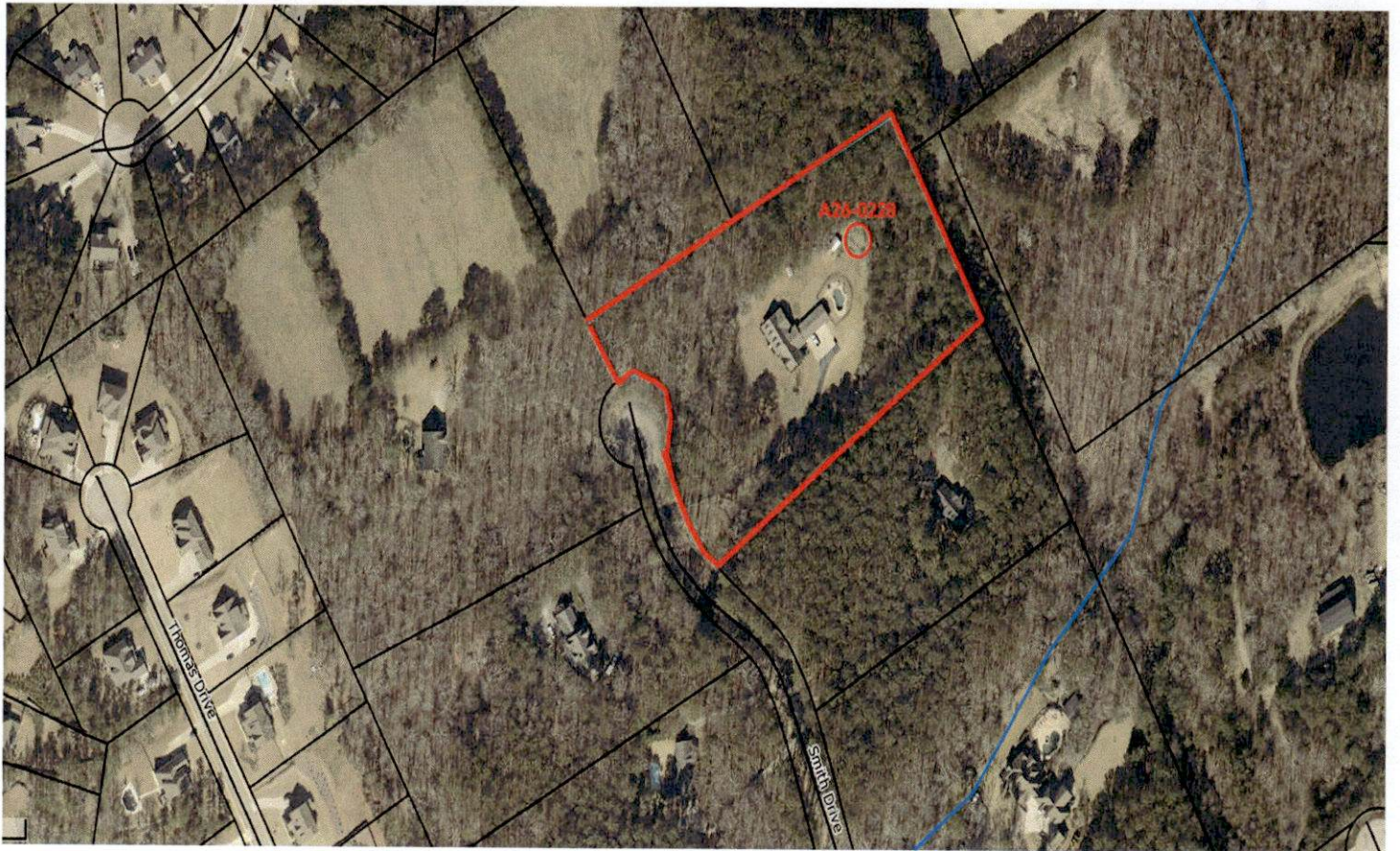
District Representation:

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

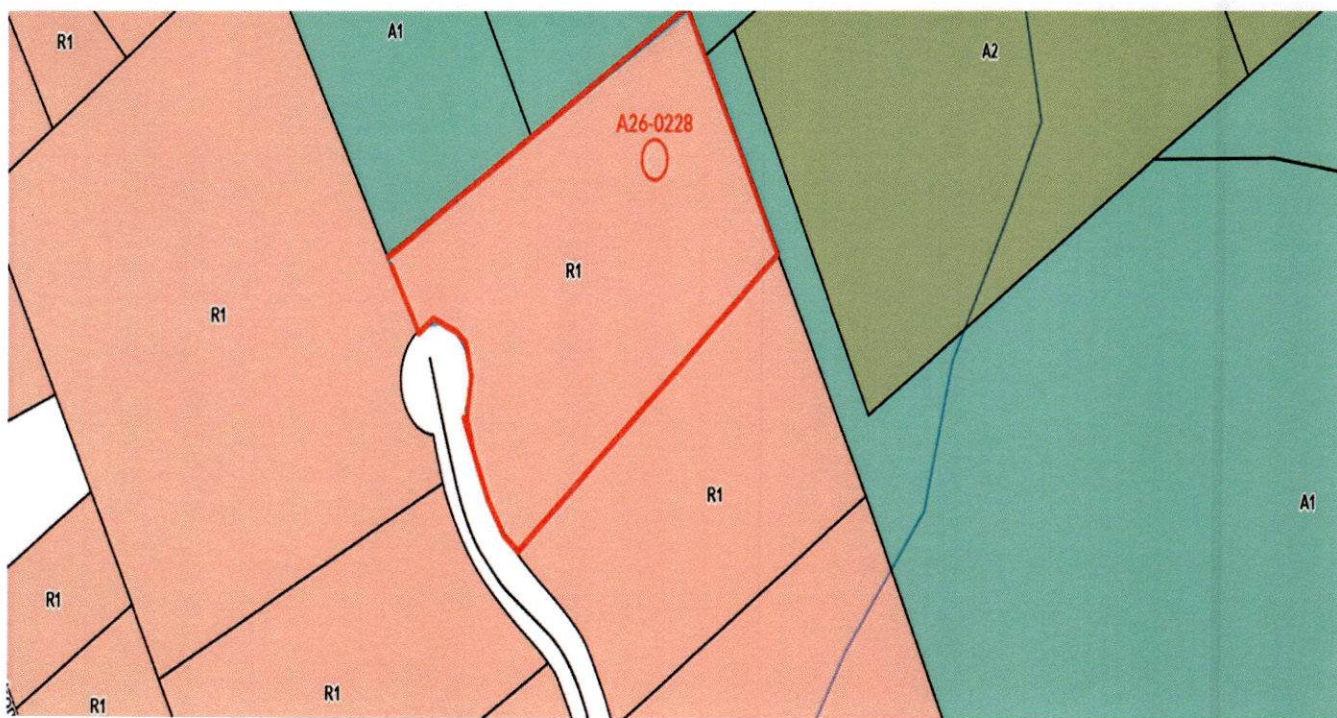
Request: Appeal Ordinance to have a 2,400 sq. ft. accessory building in an R1 zoning that allows a maximum of 2,000 sq. ft.

Existing Site Conditions: The property has a house, accessory building and pool.

Property History: No History



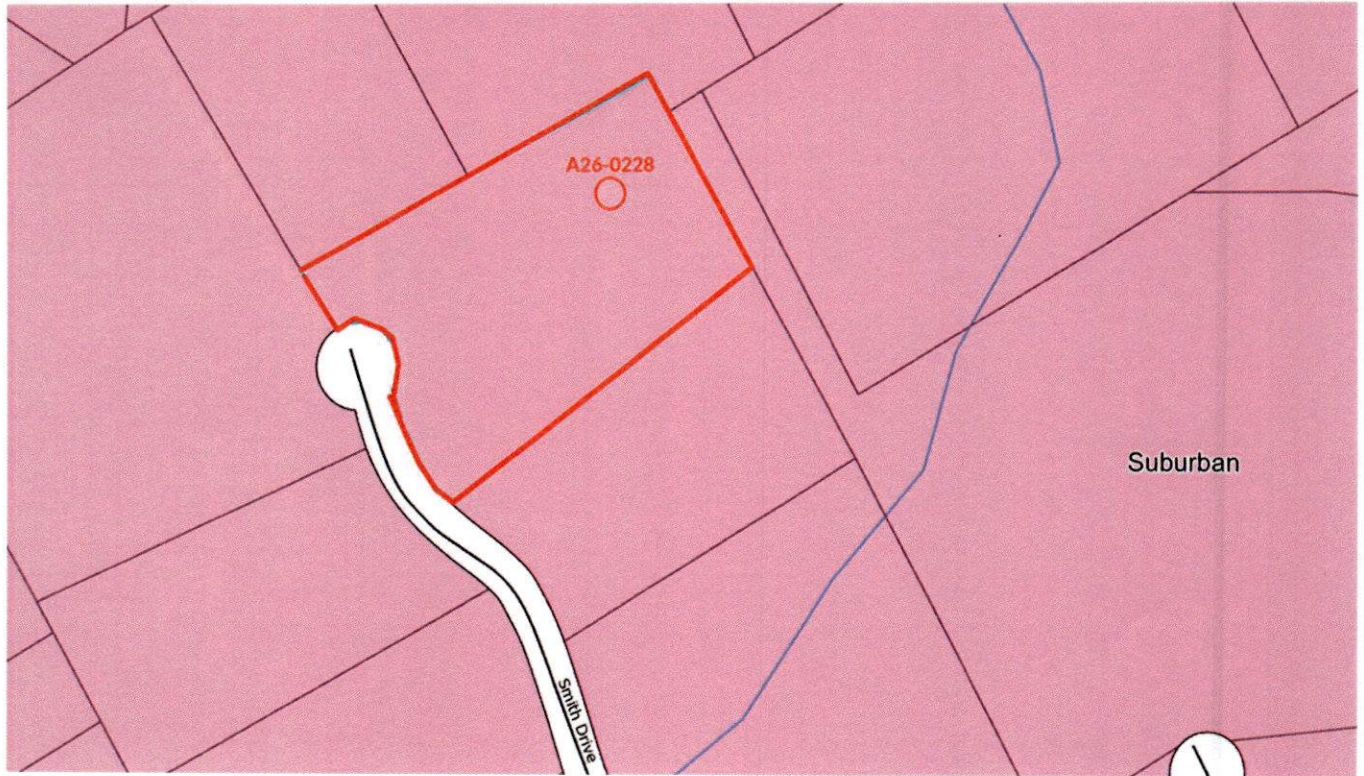
The surrounding properties are zoned A1 and R1.



The property is in the Big Haynes watershed.



The Future Land Use Map for this property is Suburban.



Staff Comments: The owner has a 12x21 shed on the property that will be removed from the property. The subdivision does not have a 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.

Article 3 Part 2 Board of Appeals

Section 100 Duties and Powers of the Board of Appeals

The Board of Appeals shall have the following powers, as well as others significantly authorized in this Ordinance:

A. Appeals

To hear and decide appeals where it is alleged there is an error in any order, requirement, permit, decision, determination or refusal made by an administrative officer in the enforcement of this Ordinance. The Board of appeals shall have additional powers as may be granted to it by any other ordinance, including, but not limited to, determination of appeals from the refusal of an administrative official to issue a license or permit. A failure to act shall not be construed to be an order, requirement or decision within the meaning of this Article.

Please Type or Print Legibly

Variance/Special Exception/Appeal # A 26-0228Board of Appeals Meeting Date 09-15-2026 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 N051A009Zoning District: R1Commission District: 002

Applicant and property owner information

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Line 1

Line 1

Jack Grimes

Tim or Cheryl Weldon

Line 2

Line 2

1516 Kalamazoo Dr Griffin Ga 30224

2469 SMITH DR Loganville Ga 30052

Line 3

Line 3

470-712-0864

678-859-0300

Type Request

- ☒ Variance ☐ Special Exception ☐ Appeal

Property Location #10 SMITH ESTATES 6.86 AC

Acreage

Describe Variance/Special Exception/Appeal:

over the square ft allowed

State Reason for request and how these reasons satisfy

Building 2400 SF
 Porch 600 SF

Please Type or Print Legibly

Variance/Special Exception/Appeal # A 26-0228Board of Appeals Meeting Date 09-15-2026 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 ProfessionalMap/Parcel N051A009Zoning District: R1Commission District: 002
Pete Myers**Applicant and property owner information**

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
Line 1	Line 1
Jack Grimes	Tim or Cheryl Weldon
Line 2	Line 2
1516 Kalamazoo Dr Griffin Ga 30224	2469 SMITH DR Loganville Ga 30052
Line 3	Line 3
470-712-0864	678-859-0300

Type Request

☒ Variance ☐ Special Exception ☐ Appeal

Property Location #10 SMITH ESTATES 6.86 AC

Acreage

Describe Variance/Special Exception/Appeal:

over the square ft allowed

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

B. 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.

Section 160 Notices of Public Hearings

The following notices shall be conducted by the Planning and Development Department prior to hearing:

1. Written Notice

-
1. Written notice of each application shall state the nature of the action requested, and the date, time, and place of the public hearing before the Board of Appeals and shall be mailed by first class mail to the owners of all property abutting and across the street from property, as such property owners are listed on the tax records of Walton County.

2. Posted Notice

For each application, the Department shall post signs on the subject property. The public notice sign will be removed by the Department. Removal of the sign by any other individual is subject to fine or penalty.

3. Published Notice

For each application, notice of the nature of the action request and the date, time and place of the public hearing before the Board of Appeals shall be published in a newspaper of general circulation within the County.

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Variance

Applicant's phone #

470-712-0864

Phone number field.

Applicant's e-mail

Owner's phone #

678-859-0300

Phone number field.

Owner's e-mail

Walton County Board of Appeals Application

Utilities

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

James E. Hilda

Date

8/4/26

Fee Paid:\$

Public notice sign will be placed and removed by P & D office

I hereby withdraw the above application

Date

This page has no content.

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:

jack grimes

Address:

1516 kalamazoo dr Griffin Ga 30224

Location of Property:

2469 SMITH DR Loganville Ga 30052

Location of Property, continued

Map/Parcel Number:

N051A009

Property owner signatures

Property Owner Signature 1

Property Owner Signature 2

Property Owner Signature

Property Owner Signature

Print Name:

Print Name:

Address:

Address:

2469 Smith Dr. Loganville GA 30052

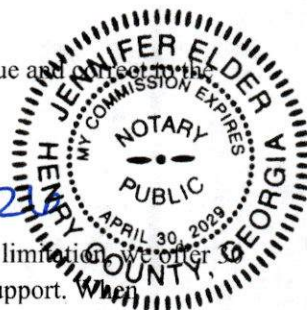
Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Notary Public

Date

mm/dd/yyyy

08/04/2023



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**AUTHORIZATION
BY PROPERTY OWNER**

Item 4.4.

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: Jack Coty Grimes

Address: 945 Marshall Clark Rd
Hoschton GA. 30548

Location of Property: 2469 Smith DR.
Loganville Ga 30052

Map/Parcel Number: N051A009

Timothy E Weldon
Property Owner Signature

Print Name: Timothy E Weldon

Address: 2469 Smith Dr. Loganville GA
30052

Property Owner Signature

Print Name: _____

Address: _____

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.

Ashley K Wood
Notary Public

8/6/24
Date



Coty Grimes
Morton Buildings Inc.
1516 Kalamazoo Dr,
Griffin, GA 30224

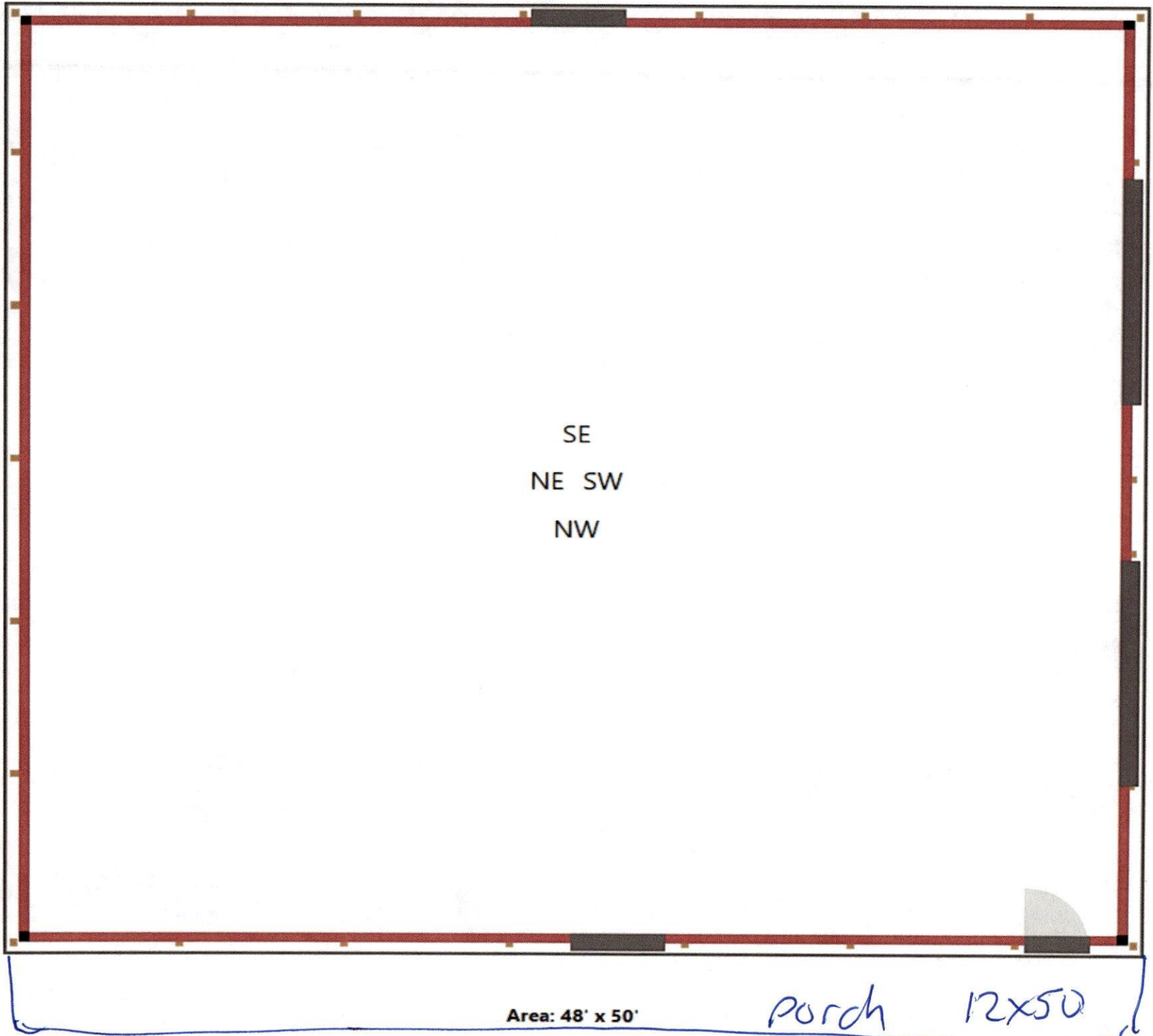
Mr. Coty Grimes,

This is to verify that the property located at 2469 Smith Drive Loganville GA. is not part of an HOA.


Timothy E Weldon

Building 48' x 13 x 50'
Porch 50' x 12'





Shed
12' x 21'
existing
on property
(to be removed)

Shed

Item 4.4.



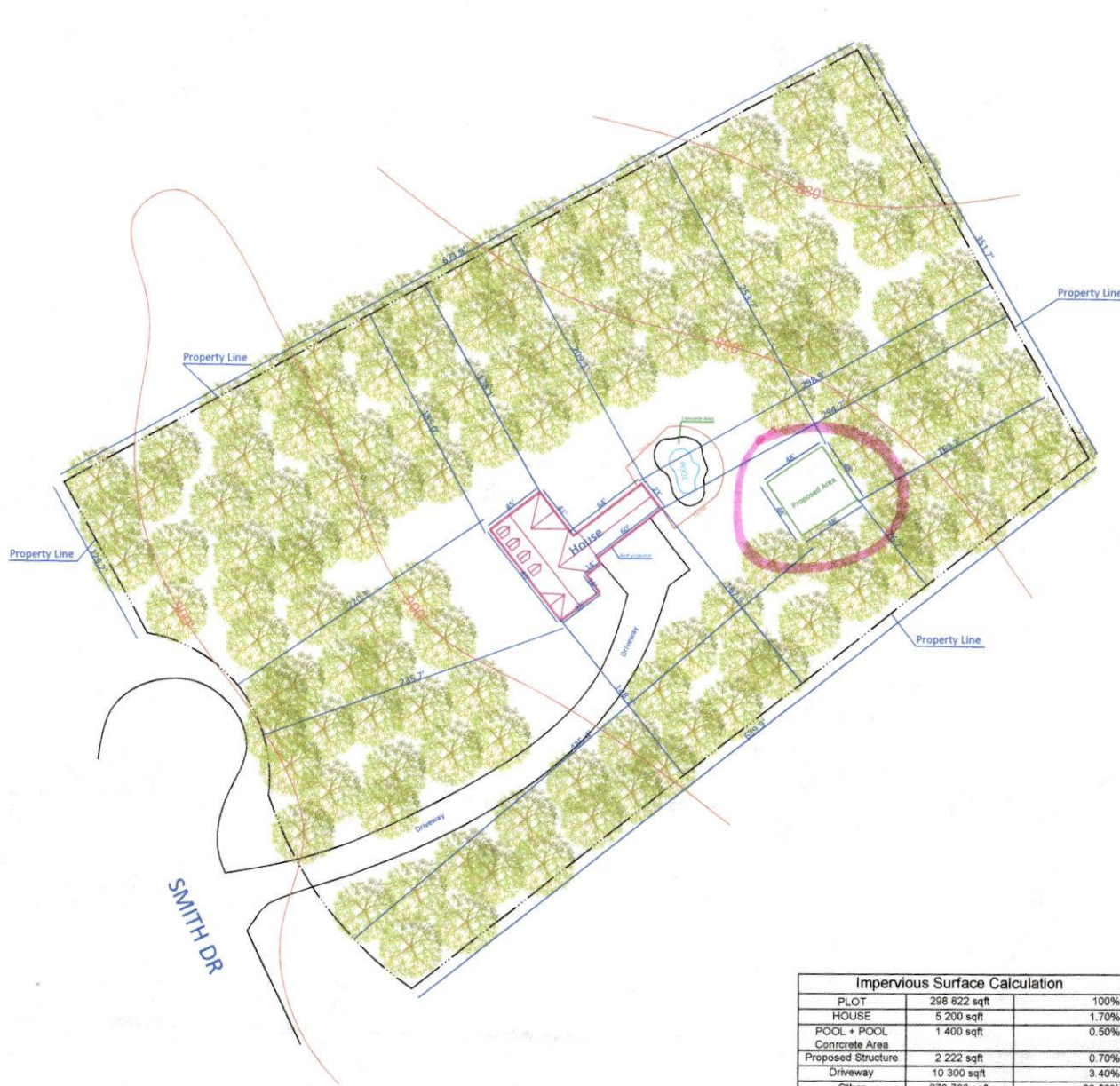
Dog House

doghouse
9'x14'
existing
on property

Dog House

Item 4.4.





Land Use **RESIDENTIAL**
SINGLE FAMILY RESIDENCE
Buildings **1 Building**
Building Area **3,081 SF**
Lot Area **298,822 SF (8.86 ACRES)**
Adj. Lots Owned **NONE**
Year Built **1993 / Effective 1998**

Address For Site Plan: 2469 SMITH DR
City: LOGANVILLE
Country: United States
State: Georgia
ZIP: 30052
Scale: 1"=80'

Impervious Surface Calculation		
PLOT	298 822 sqft	100%
HOUSE	5 200 sqft	1.70%
POOL + POOL	1 400 sqft	0.50%
Concrete Area		
Proposed Structure	2 222 sqft	0.70%
Driveway	10 300 sqft	3.40%
Other	279 700 sqft	93.60%

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
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