



BOARD OF APPEALS REGULAR MEETING

Tuesday, September 16, 2025 at 6:00 PM

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

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

AGENDA

1. MEETING OPENING

1.1. Invocation

1.2. Roll Call

1.3. Prayer

1.4. Pledge of Allegiance

2. APPROVAL OF MINUTES

2.1. Additions/Deletions

3. OLD BUSINESS

4. NEW BUSINESS

4.1. V25-0266 - Variance to create a 2.00-acre buildable lot off an existing easement - Applicant: Will Brown - Owner: Douglas Brown - Property located at 4600 Atha Circle - Parcel C0520008 - District 3

4.2. V25-0267 - Variance to put an accessory building 50 ft. in the 100 ft. non-buildable buffer - Applicant: Charles M. Power - Owners: Charles & Paula Powell - Property located at 1449 Palmer Drive/Bunk Tillman Road - Parcel N178A013 - District 4

4.3. V25-0272 - Variance to convert existing garage into a 1,096 sq. ft. guest house and Variance on side setback from required 15' to 6' - Applicant: Mauney & Son Construction - Owners: Thomas Jeffery & Kimberly Dixon - Property located at 2520 Willie Watkins Road - Parcel C1620030B00 - Districts 4 and 5

4.4. Case withdrawn - V25-0273 - Variance to replace existing billboard - Applicant: Verge Properties, LLC - Owner: 81 Investment Company, LLC - Property located at 429 Highway 11 and Frost Road - Parcel C1390016 - District 4

- 4.5.** V25-0277 - Variance to waive paved apron requirement on the driveway - Applicant: Keith R. Connelly - Owners: Keith & Angela Connelly - Property located at 1705 Queens Cemetery Road - Parcel C1820038 - District 4

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: V25-0266

Board of Appeals Meeting Date: September 16, 2025

Applicant:

William Brown
8 Lancaster Place
Oxford, Georgia 30054

Owner:

Douglas Brown
4600 Atha Circle
Loganville, Georgia 30052

Property Information:

- **Address:** 4600 Atha Circle, Loganville, Georgia 30052
- **Map Number:** C0520008
- **Site Area:** 33.67 acres
- **Current Zoning:** A1 (Agricultural)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

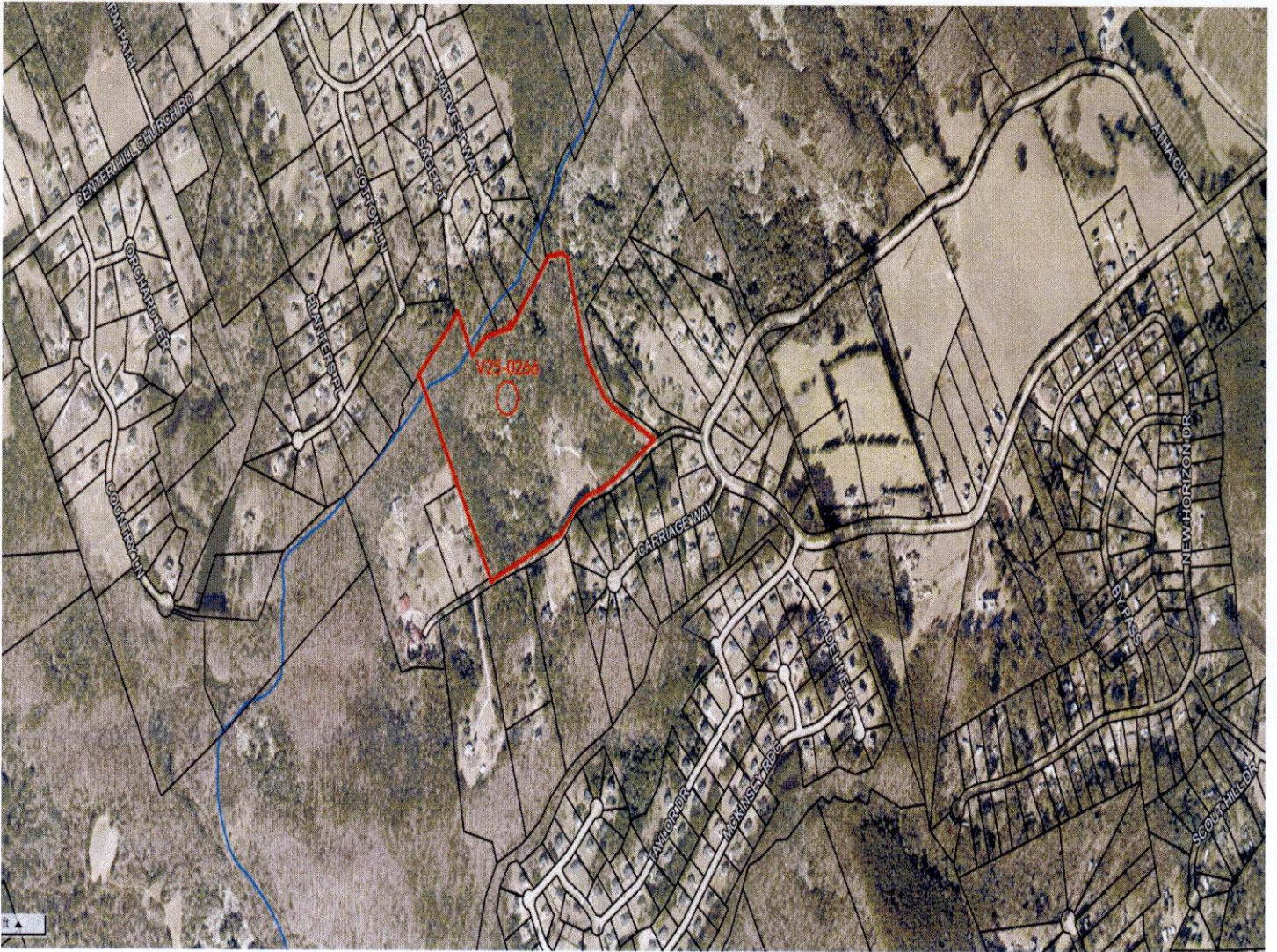
- **Commissioner (District 3):** Timmy Shelnett
- **Board of Appeals Member:** Henry Kines

Request: Variance to create a 2.00-acre buildable lot off an existing easement.

Existing Site Conditions: The property currently includes a primary residence and a pole barn. The surrounding properties are A1 and R1. The easement predates the December 6, 1983 date as outlined in the Land Development Ordinance.

Property History:

No prior variance or zoning history on record.



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 Board of Appeals is expressly authorized to review and grant variances where it deems it appropriate to allow the issuance of building permits for the renovation or construction of a structure on a tract or parcel of land that lacks the requisite road frontage under Article 4 Part 3 Section 160 of the ordinance provided the following conditions exist:

The tract or parcel of land existed in such condition prior to initial adoption of the Ordinance (March 6, 1973) or has been created of record by a survey, deed or other written instrument recorded in the real estate records of the Clerk's Office, Walton Superior Court, prior to December 6, 1983, and such tract or parcel (although not abutting a public road) has a legally established and clearly defined access to an existing public road; or

A structure (in the case of renovation or replacement) on such tract or parcel which was constructed prior to the adoption of the Ordinance (March 6, 1973) or where the structure was constructed since that date with a building permit issued by the Walton County Code Enforcement Office prior to December 6, 1983.

(12-3-13)

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0266Board of Appeals Meeting Date 9-16-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes ☒
**Drawn by Design ProfessionalMap/Parcel C0520008 Zoning District: A1 Commission District: J-Timmy Shelburne

Applicant Name/Address/Phone

William Brown8 Landcaster PlaceOxford GA 30054Phone # 770-865-2693E-mail: will.brown.wc@gmail.com

Property Owner Name/Address/Phone

Douglas Brown4600 Atha CircleLoganville GA 30052Phone # 678-858-4932Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEALProperty Location 4600 Atha Circle Loganville GA 30052 Acreage 33.67Describe Variance/Special Exception/Appeal: We would like to survey off 2.0 acres of the 33.67 acresand create a 2.0 acre buildable track off of an existing easement so that we are ableto build a single family structure next my parents home.

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

This request is to create a 2.0 acre buildable track off an existing easement.We believe a literal enforcement of this provision would create a practical difficultyand so we are requesting a variance because we believe this will not in any way be contrary to the public interest.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 7-16-25 Fee Paid: \$ 200.00

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

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date _____

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: William Brown

Address: 8 Landcaster Place Oxford GA 30054

Telephone: 770-865-2693

Location of Property: 4600 Atha Circle Loganville GA 30052

Map/Parcel Number: C0520008

Douglas S. Brown
Property Owner Signature

Print Name: Douglas Brown

Address: 4600 Atha Circle Loganville GA 30052

Phone #: 678-858-4932

Property Owner Signature

Print Name: _____

Address: _____

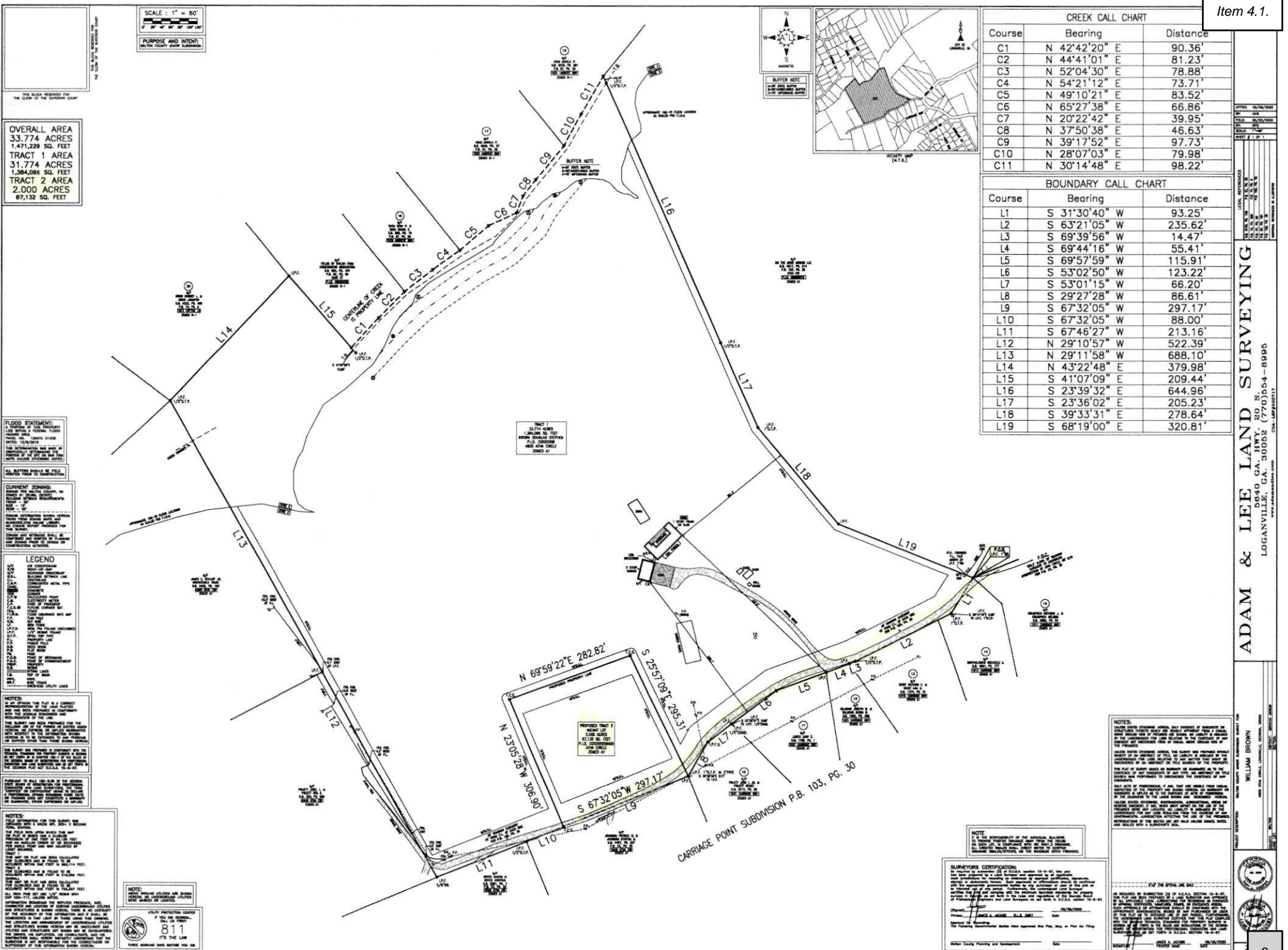
Phone #: _____

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.

Gretchen Brockmann Thumond
Notary Public

7/16/2025
Date

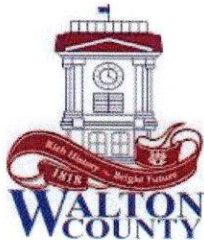




ADAM & LEE LAND SURVEYING
3440 GAYLARD RD. S.W.
LOGANVILLE, GA 30052 (770)554-8995
www.adamandlee.com

WILLIAM BROWN
Surveyor
06/26/2009





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

Case Number: V25-0267

Board of Appeals Meeting Date: September 16, 2025

Applicant:

Charles M. Powell
1449 Palmer Drive
Monroe, Georgia 30656

Owners:

Charles Michael Powell & Paula Johnson Powell
1449 Palmer Drive
Monroe, Georgia 30656

Property Information:

- **Address:** 1449 Palmer Drive & Bunk Tillman Road, Monroe, Georgia 30656
- **Map Number:** N178A013
- **Site Area:** 1.01 acres
- **Current Zoning:** A2 (agricultural)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

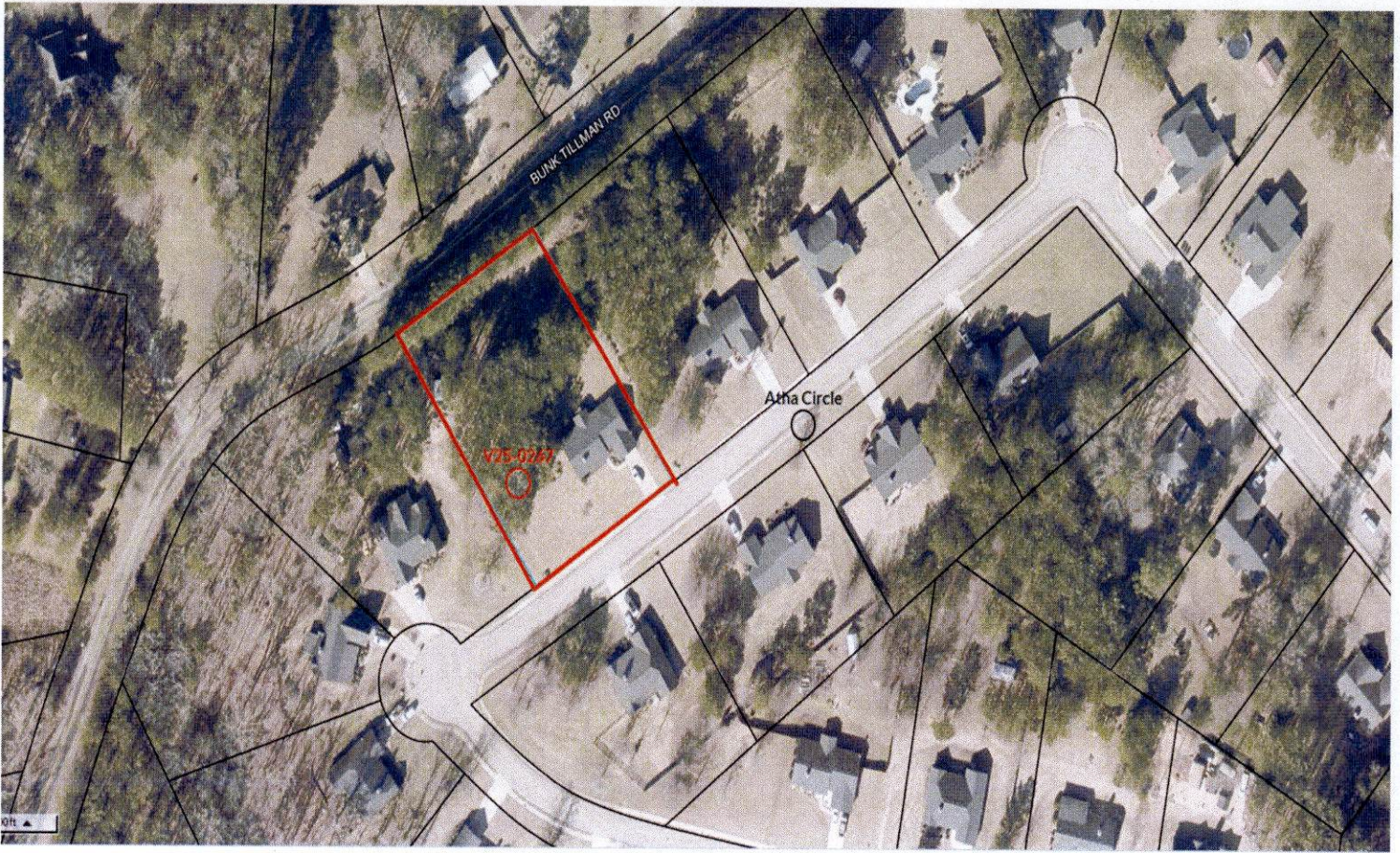
- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

Request: Variance to put an accessory building 50 ft. in the 100 ft. non-buildable buffer.

Existing Site Conditions: The property currently includes a primary residence.
The surrounding properties are A2.

Property History:

No prior variance or zoning history on record.



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

Variance/Special Exception/Appeal # A25-0278

(V25-0267)

Board of Appeals Meeting Date 9-16-2025 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 N178A013 Zoning District: A2 Commission District: 4-LeeBradford

Applicant Name/Address/Phone

Charles M. Powell1449 Palmer DrMonroe, GA 30656Phone # 405-204-8877E-mail: Charles.Powell@uss.salvationarmy.orgType Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEALProperty Location 1449 Palmer Dr Acreage 1.1 AcresDescribe Variance/Special Exception/Appeal: Request VARIANCE to allow placement of a portable shed on gravel pad soft inside a 100ft non-buildable buffer on our property.State Reason for request and how these reasons satisfy Article 14 Standards of Review: 1. Due to topography, placing the shed outside the buffer requires significant removal of trees and significant financial cost to owners. 2. Proposed site is clear with less environmental disruption 3. No negative impact on community or neighbors 4. Shed is portable, no permanent foundation, and less long term environmental impact.Public Water: ☒ Well: ☐ Public Sewer: ☐ Septic Tank: ☒ not in affected area

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 _____ Date _____ Fee Paid: \$ _____

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 _____

Charles M. Powell

1449 Palmer Drive
Monroe, GA 30656
charles.powell@uss.salvationarmy.org
405-204-8877

July 9, 2025

Dear Walton County Board of Appeals:

I am writing to respectfully request a variance to allow the placement of a pre-built portable shed on a gravel pad within 50 feet of a designated 100-foot non-build buffer on my property located at 1449 Palmer Drive, Monroe, GA 30656 (lot 13).

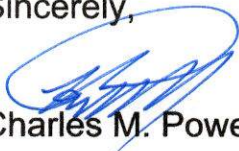
The proposed shed location is situated in a section of the buffer that is already level and free of trees or vegetation, minimizing environmental disruption. Placing the shed in this area will preserve a significant number of mature trees located outside the buffer zone. Situating the structure outside the buffer would require substantial tree removal and land grading, resulting in both environmental loss and considerable financial hardship.

The gravel pad and shed are fully portable, and no permanent foundation is being installed, ensuring minimal long-term impact to the land.

We respectfully request consideration of this variance in order to preserve natural resources while allowing for a practical use of the property.

Thank you for your time and thoughtful consideration. Please do not hesitate to contact me if you need any further information.

Sincerely,



Charles M. Powell

LEGEND:

D.E. - DRAINAGE EASEMENT
 BC - BACK OF CURB
 FES - FLARED END SECTION
 HW - HEAD WALL
 CB - CATCH BASIN
 R/W - RIGHT OF WAY
 A.E. - ACCESS EASEMENT
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 RCP - REINFORCED CONCRETE PIPE
 CMP - CORRUGATED METAL PIPE
 LL - LAND LOT
 LLL - LAND LOT LINE
 C - CENTER LINE
 S - STORM STRUCTURE (SEE PIPE CHART FOR SIZE & TYPE)
 S - STORM PIPE (SEE PIPE CHART FOR SIZE & TYPE)
 F - FIRE HYDRANT
 W - 6" WATER LINE (unless noted otherwise)

NOTES:

1) ALL LOT CORNERS ARE 1/2" REBAR SET UNLESS NOTED OTHERWISE.
 2) 10' D.E. ALONG ALL PROPERTY LINES
 3) NOTE INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
 4) NOTE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEMS NOT IN THE RIGHT-OF-WAY (DETENTION FACILITIES, STORM DRAINS, DITCHES, ETC.), OPEN SPACE AND COMMON AREAS.

HEALTH DEPARTMENT LEGEND

SPHD - "SITE PLAN HEALTH DEPARTMENT" Site plan required at time of permit application.
 ATU - "AEROBIC TREATMENT UNIT" An aerobic treatment unit or other mechanism to provide for Class 1 effluent may be required if depth to impervious layer is less than 3'.
 DRP - "DRIP EXAMINER SYSTEM" The repair system required for this lot will be a drip emitter system.
 DRP REPAIR - "DRIP EXAMINER SYSTEM REPAIR" The repair system required for this lot will be a drip emitter system.
 ZBR - "POSSIBLE ZBR HOUSE" This lot will only accommodate a 2 bedroom house.
 LEVEL IV - "LEVEL IV SOIL REPORT" A level IV soil report has been performed and is overlaid on this lot.
 HPEL - "High Pore Extra Liner" Soils on this lot have a higher than average pore size and will require extra drainage.
 HRO - "NO REDUCED DRAINFIELD" Due to soil conditions no reduced length drainfield will be permitted.



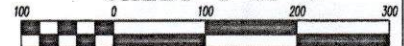
FILED AND RECORDED 3-26-07
 AT 3:26 PM
 PLAT BOOK 10 PAGE 153
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA



NOTE: To the best of my knowledge, there are no functioning wells located on or within 100' of the subject property.

THE LOTS CONTAINED IN THIS S/D HAVE BEEN DESIGNED FOR 3/4 BEDROOM HOUSES. ADDITIONAL REQUIREMENTS ARE APPLIED FOR PERMITTING LARGER HOMES.

SHEET 4 OF 6



Scale 1" = 100'

FINAL PLAT OF:

PALMER PLACE

STATE	GEORGIA	COUNTY	WALTON	CITY		U.M.M.
DISTRICT	SRD	LAND LAY	199	SCALE	1"=100'	DATE

John Brewer & Associates

Land Surveying, Land Planning,
Construction Staking107 Davis Street
Macon, Georgia 30655
tel. (770) 267-3337
fax (770) 266-7980

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13287C01109 EFFECTIVE DATE: 2/16/1990

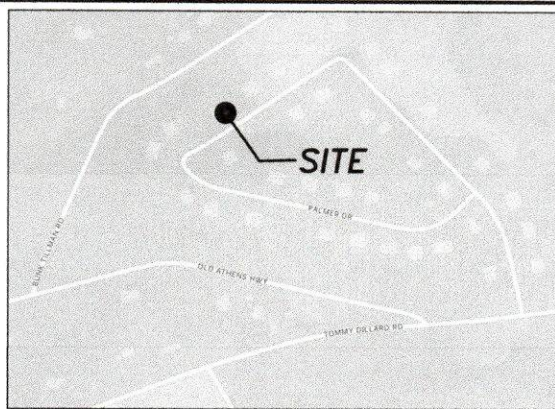
REVISIONS: 10/31/06

JOB # 06037

FILE #

SURVEYORS CERTIFICATION

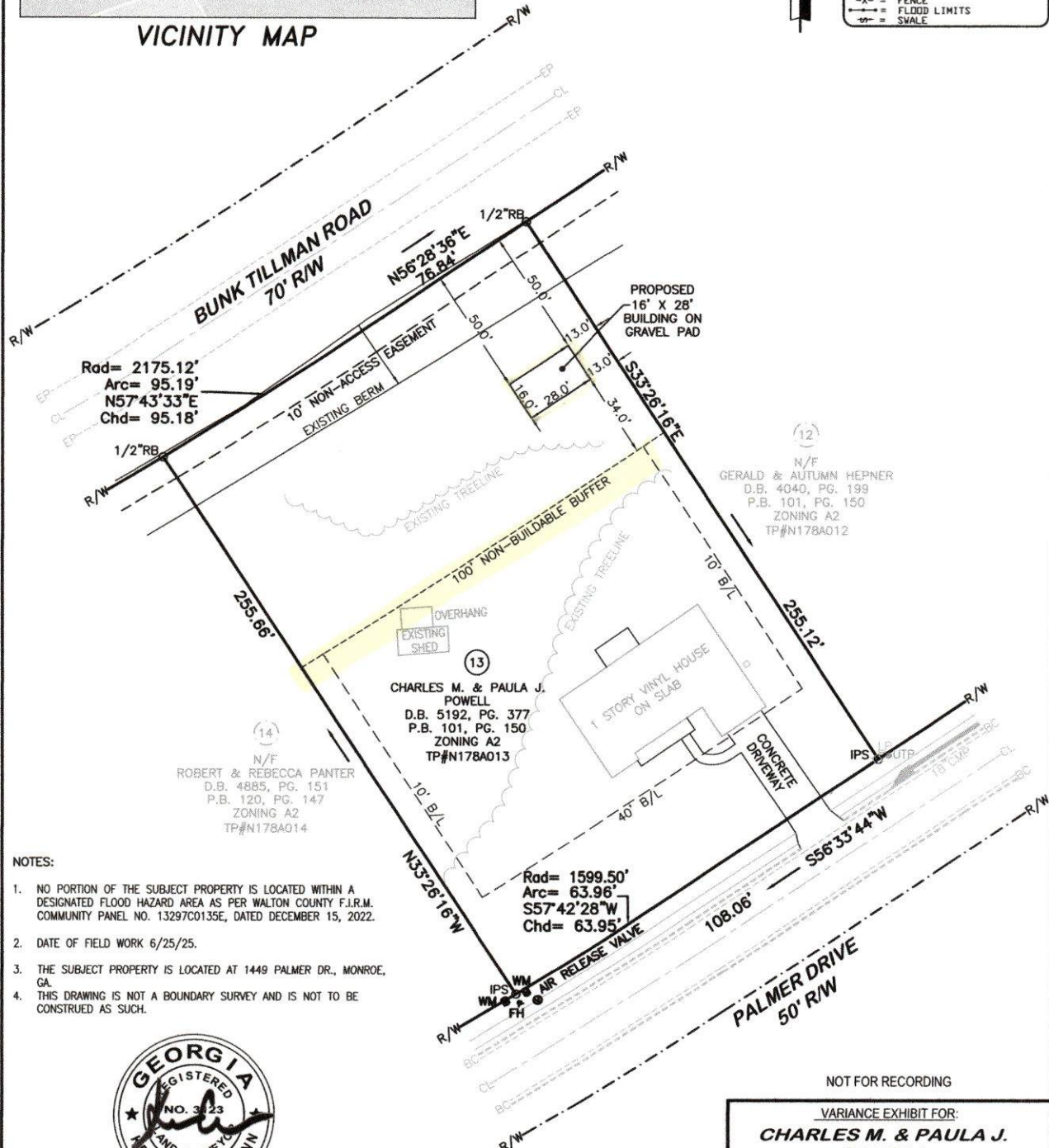
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,142 FEET AN ANGULAR ERROR OF 2.2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 185,235 FEET AND WAS ADJUSTED BY THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201.



VICINITY MAP

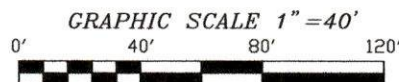


LEGEND	
B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CTP=	CRIMP TOP PIPE
DE=	DRAINAGE EASEMENT
EP=	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL=	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F=	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
RBF=	REBAR PIN FOUND
R/W=	RIGHT OF WAY
SSE=	SANITARY SEWER EASEMENT
SMH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
DI=	DROP INLET
HW=	HEADWALL
FES=	FLARED END STRUCTURE
PP=	POWER POLE
FH=	FIRE HYDRANT
-X-	FENCE
-	FLOOD LIMITS
-	SWALE



NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER WALTON COUNTY F.I.R.M. COMMUNITY PANEL NO. 13297C0135E, DATED DECEMBER 15, 2022.
2. DATE OF FIELD WORK 6/25/25.
3. THE SUBJECT PROPERTY IS LOCATED AT 1449 PALMER DR., MONROE, GA.
4. THIS DRAWING IS NOT A BOUNDARY SURVEY AND IS NOT TO BE CONSTRUED AS SUCH.



No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		

NOT FOR RECORDING

VARIANCE EXHIBIT FOR:
CHARLES M. & PAULA J. POWELL



NORTHEAST LAND SURVEYING, LLC
 A Georgia Land Surveying Firm # 1240
 P.O. BOX 384
 Braselton, Ga. 30517
 Phone: 678-776-7494

Date: 6/26/25 Land Lot: 199 District: 3RD
 County: Walton, Ga. Scale: 1"=40'
 Drawn By: KMT Checked By: KLC
 Date of Field Work: 6/25/25 Job #: 25-059

Sheet No.
 1 of 1



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

Case Number: V25-0272

Board of Appeals Meeting Date: September 16, 2025

Applicant:

Mauney & Son Construction
741 Chimney Trace
Monroe, Georgia 30656

Owner:

Thomas Jeffrey Dixon & Kimberley Mauney Dixon
2520 Willie Watkins Road
Monroe, Georgia 30656

Property Information:

- **Address:** 2520 Willie Watkins Road, Monroe, Georgia 30656
- **Map Number:** C1620030B00
- **Site Area:** 6.21 acres
- **Current Zoning:** A1 (Agricultural)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

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

- **Commissioner (District 5):** Jeremy Adams
- **Board of Appeals Member:** Chris Lammey

Request: Variance to convert existing garage into a 1,096 sq. ft. guest house and Variance on side setback from regular 15' to 6'.

Existing Site Conditions: The property currently includes a primary residence and a detached garage. The surrounding properties are A1.

Property History:

No prior variance or zoning history on record.

Staff Comments: Applicant had an evaluation done by the Building Official of Walton County Planning & Development and was advised to proceed with guest house.



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

- A. The use must maintain a residential appearance and shall produce no impacts in appearance, noise, light, and traffic that are detrimental to adjacent properties.

- B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet.
- C. The rental or lease of a guesthouse shall be prohibited.
- D. Specific Regulations for Residential Units- Units shall have the following additional requirements:
(7-6-2021)
- a. 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.
 - b. 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.
 - c. Exterior materials shall consist of wood, brick, stone or other masonry type product, fiber cement siding and other similar material is permitted. Vinyl and aluminum siding is prohibited.
 - d. All primary roof overhang for exterior walls shall be no less than 12 inches for brick sided and 12 inches shall apply to gable ends as well as exterior walls supporting rafters.
 - e. No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
 - f. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the IRC Building Code.
 - g. All residential structures shall have a minimum 6 ft. by 8 ft. front porch, patio or deck. The structure shall include steps, which lead to ground level, and both landing, and steps shall meet the requirements of the IRC Building Code. (1-4-2022)
 - h. All lot grading for residential dwellings shall not exceed 3:1 slope. Exceptions to this requirement shall be at the discretion of the Development Director on a case-by-case basis.

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

Variance/Special Exception/Appeal # V25-0272Board of Appeals Meeting Date 9-16-2025 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 X Survey Plat X Site Plan _____ Proof of Paid Property Taxes X
**Drawn by Design ProfessionalMap/Parcel C1620030B00 Zoning District: A1 Commission District: 4 - Lee Bradford
5 - Jeremy Adams

Applicant Name/Address/Phone #

Mauvey & Son
741 Chimney Trace
Monroe GA 30656Phone # 678 859 6470E-mail: KenMCT22@r-rail.comType Request: X VARIANCE _____ SPECIAL EXCEPTION _____ APPEALProperty Location 2520 Willie Watkins Rd Acreage 6.21Describe Variance/Special Exception/Appeal: Convert ^{Existing} GARAGE to 2 bedroom
guest house 1096 sq. ft. 1 Variance on side
setback from required 15' to 6'.

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

Finish guest house for when family
& friends visitPublic Water: X Well: _____ Public Sewer: _____ Septic Tank: X

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 7-18-25 Fee Paid: \$ 200.00

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

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date

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: Jeff & Kim Dixon
 Address: 2520 Willie Watkins Rd
 Telephone: 404-543-2061
 Location of Property: 2520 Willie Watkins Rd
Monroe GA 30656
 Map/Parcel Number: 1C1620030B00

[Signature]
 Property Owner Signature

Print Name: Thomas Jeffrey Dixon
 Address: 2520 Willie Watkins Rd
 Phone #: 678-283-4795

[Signature]
 Property Owner Signature

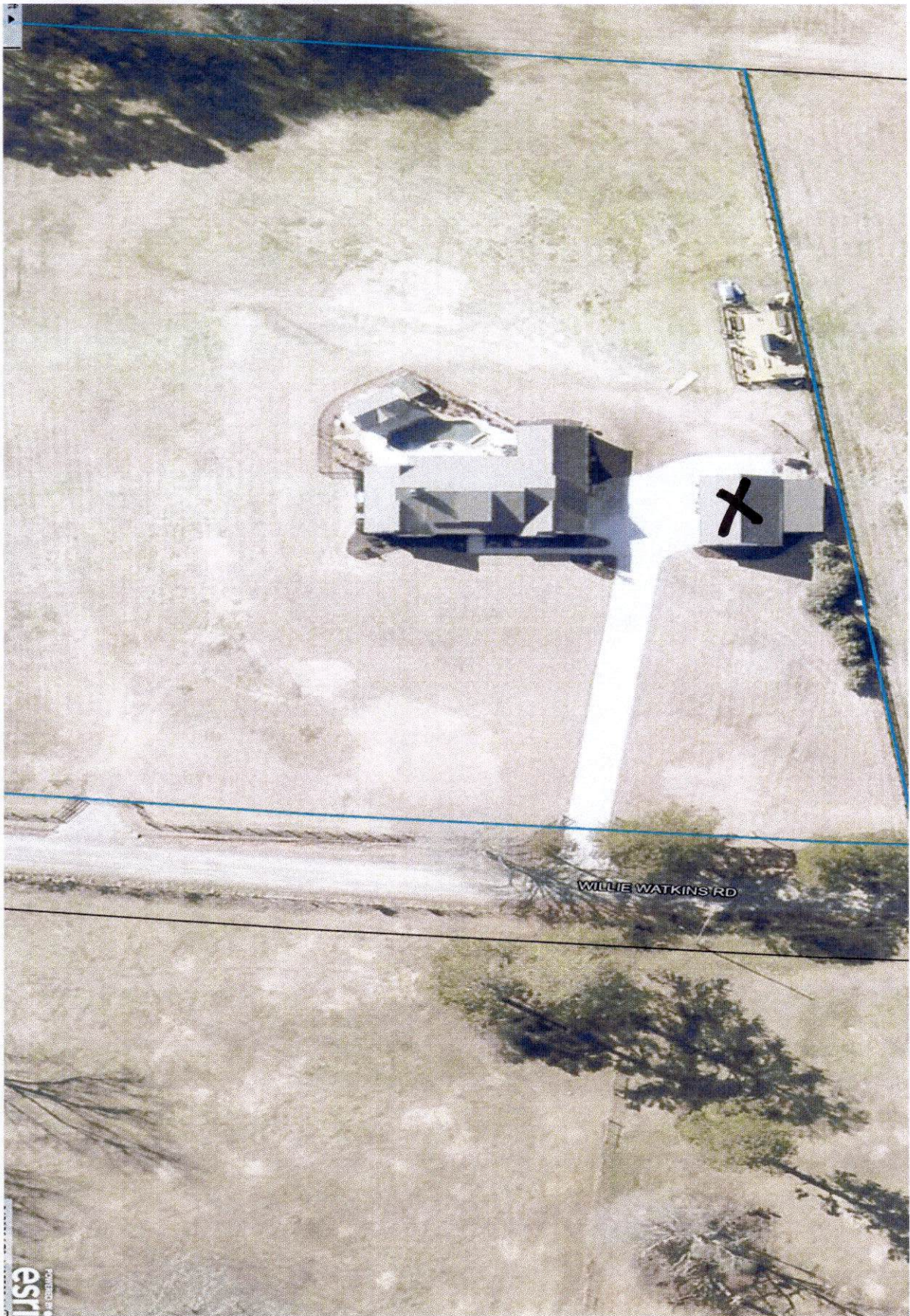
Print Name: Kimberly Dixon
 Address: 2520 Willie Watkins Rd
 Phone #: 404-543-2061

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.

[Signature]
BEATRIA B. MOORE
 Notary Public, Georgia
 Gwinnett County
 My Commission Expires
 October 07, 2025

1/18/2025
 Date

QUESTIONS
IN ORDER OF
PRIORITY
DEVIL'S E. WOLFE



Evaluation Permit

1

Start At 07/10/2025 10 40 AM

Inspection End At 07/10/2025 11 05 AM

☐ Notify Flag

Requestor Email

Canned Response
Select Response

Contractor Name
Select Contractor

☐ Status Value (Uncheck this if you do not want to automatically determine pass/fail status to this inspection as per checklist answers.)

☐ Final Flag (Check this if this is the FINAL inspection. It can be checked only when status is PASS i.e. for successful inspections.)

Comments
KEN MAUNEY 678-859-8470
OK to proceed with guest house per BA.

Documents
O.K. to proceed with guest house per BA.

Checklist(s)

[Applicant](#)
[Property](#)
[Structure](#)
[Contractors](#)
[Inspections](#)
[Insurance](#)
[Contacts](#)
[Affidavits](#)
[Certificates](#)
[Fees](#)
[Documents](#)
[Related permits](#)
[Status](#)
[Conditions](#)

[Forms](#)
[Additional Fields](#)

Permit Inspections

Inspection #	Type	Date	Status	Inspector	Actions
25-4315	Evaluation	July 10, 2025	Pass	Brian Adcock	Details

Inspection Details

Inspection #

25-4315

Inspection Type

Evaluation

Status

Pass

Assigned Inspector

Brian Adcock - Building Official

Signatory Title

Building Inspector

Secondary Inspector -

Josh Amabile - Building Inspector

Josh Proffitt - Code Enforcement Officer

Keith Sargent - Plan Review Comm Building Inspector

Kenneth Youngblood - Sr. Building Inspector

Kisha Michael - GIS Analyst

Kristi Parr - Assistant Director

of Units

1

Start At

07/10/2025

10

40

AM

Inspection End At

07/10/2025

11

05

AM



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

Case Number: V25-0273

Board of Appeals Meeting Date: September 16, 2025

Applicant:

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

CASE WAS WITHDRAWN ON 8/18/2025

Owner:

81 Investment Company
P.O. Box 2655
Loganville, Georgia 30052

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

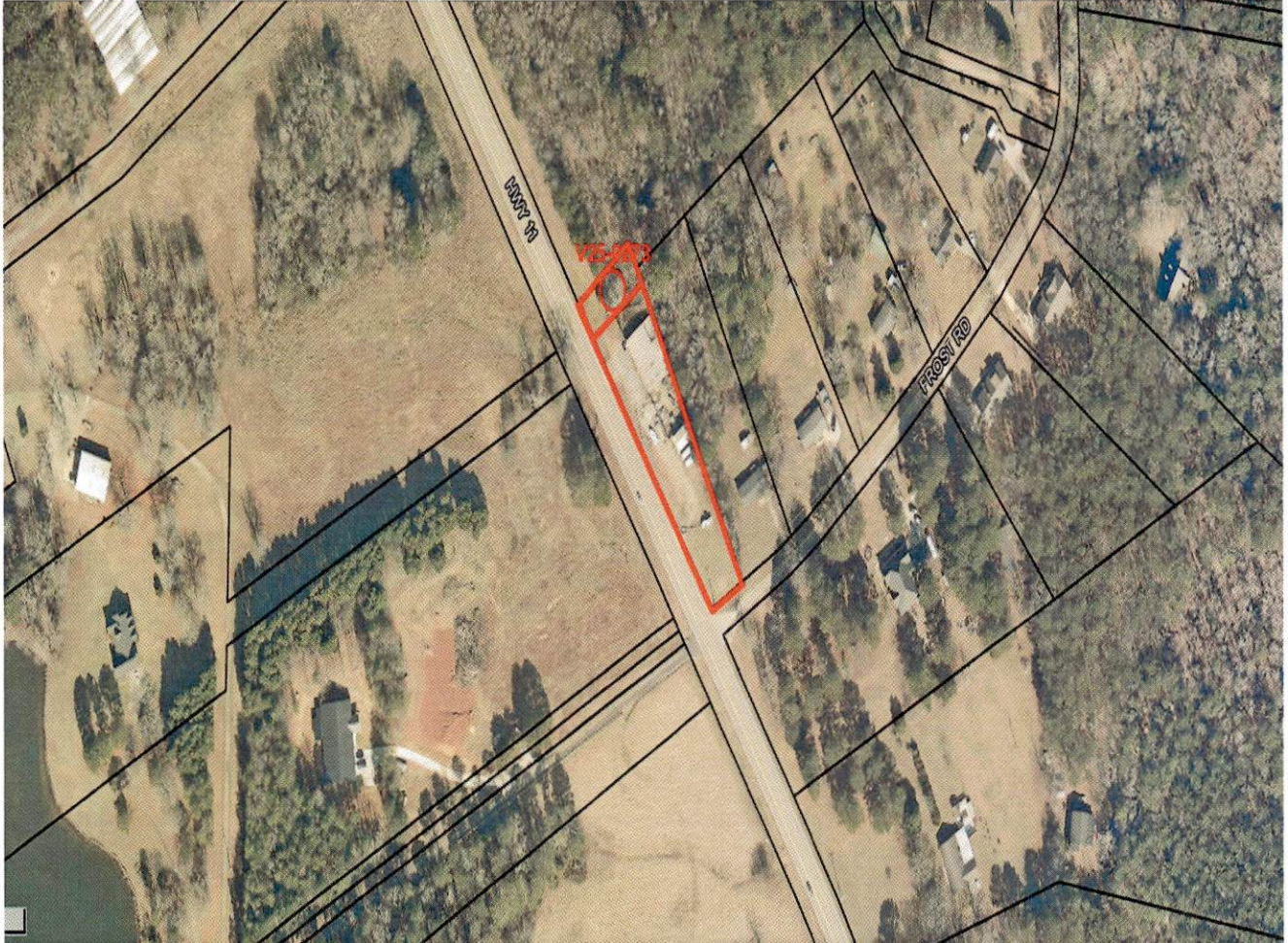
Request: Variance requesting to replace billboard.

Existing Site Conditions: The property currently includes an existing 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
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Z14040008	Richard Holden	B-1 to B-2	C0139-16	Approved
		Boat Repair .96	429 Ga Hwy 11	



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

Variance/Special Exception/Appeal # V25-0273Board of Appeals Meeting Date 9-16-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)DOCUMENTS TO BE SUBMITTED WITH APPLICATIONRecorded Deed ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes ☒
**Drawn by Design ProfessionalMap/Parcel C1390016 Zoning District: B2-WP2 Commission District: 04- BradfordApplicant Name/Address/Phone #Verge Properties LLC4795 Snows Mill RoadMonroe, GA 30655Phone # 770-480-1268

E-mail: _____

Property Owner Name/Address/Phone81 Investment Company LLCPO Box 2655Loganville, GA 30052Phone # 770-715-2800Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEALProperty Location 429 Hwy 11 Monroe GA 4 Frost Rd Acreage 0.958Describe Variance/Special Exception/Appeal: Request to be able to replace the
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 7/25/2025 Fee Paid: \$ 200.00

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

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION _____

Date _____

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 properties LLC

Address: 4795 Snows Mill Road Monroe, GA 30655

Telephone: _____

Location of Property: 429 Hwy 11

Monroe, GA 30655

Map/Parcel Number: C1390016

 vp

Property Owner Signature
81 Investment Company, LLC

Print Name: NED BUTLER, Vice President

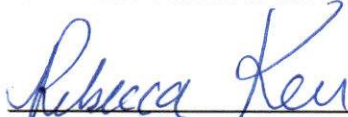
Property Owner Signature

Print Name: _____

Address: PO Box 2655 Loganville, GA 30052 Address: _____

Phone #: 678.373.0536 Phone #: _____

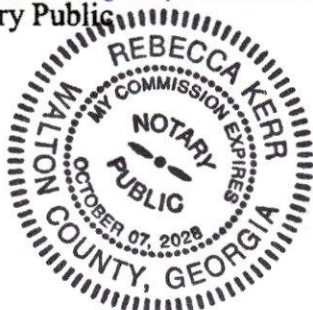
Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

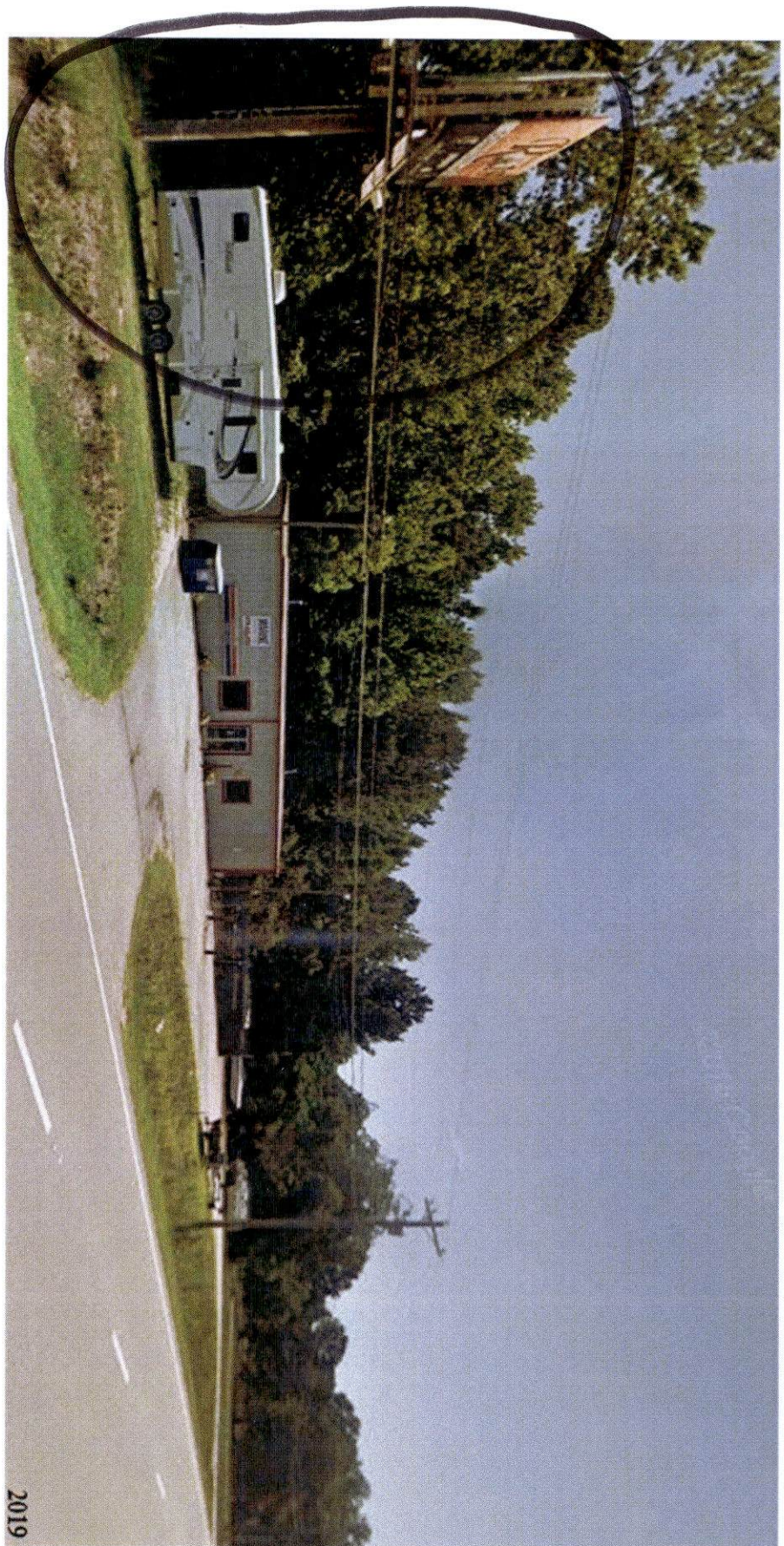


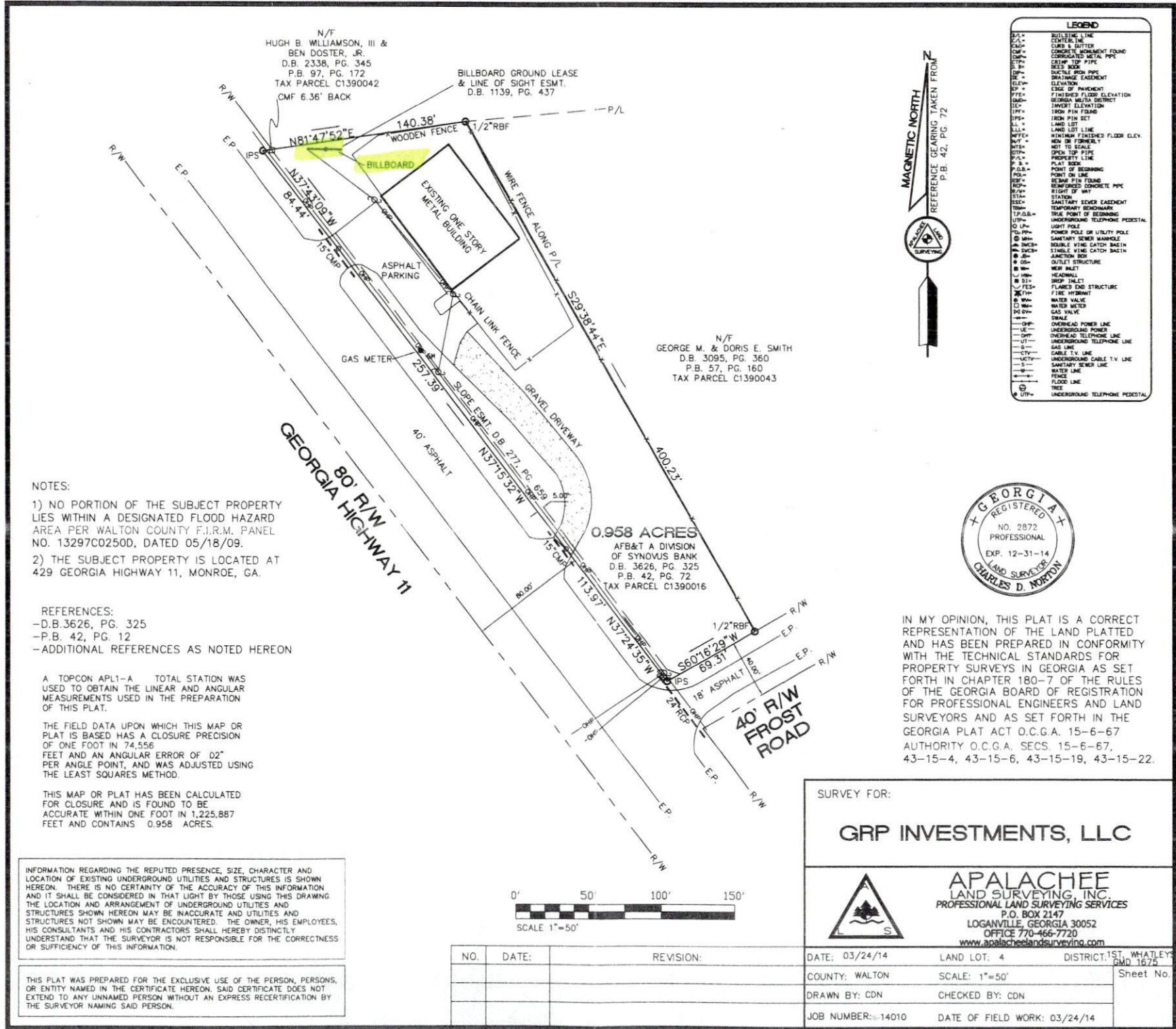
Notary Public

7/25/2025

Date









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

Case Number: V25-0277

Board of Appeals Meeting Date: September 16, 2025

Applicant:

Keith R. Connelly
1705 Queens Cemetery Road
Good Hope, Georgia 30641

Owners:

Keith R. Connelly & Angela F. Connelly
1705 Queens Cemetery Road
Good Hope, Georgia 30641

Property Information:

- **Address:** 1705 Queens Cemetery Road, Good Hope, Georgia 30641
- **Map Number:** C1820038
- **Site Area:** 20.37 acres
- **Current Zoning:** A1 (Rural Estate)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

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

Request: Variance requesting to waive paved apron on the driveway.

Existing Site Conditions: The property currently includes a house and pool.
The surrounding properties are A1 and R2.

Property History:

No prior variance or zoning history on record.

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 # V25-0277Board of Appeals Meeting Date 9-16-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes ☒
**Drawn by Design ProfessionalMap/Parcel C1820038 Zoning District: A1 Commission District: 4- Lee Bradford

Applicant Name/Address/Phone #

Keith R. Connelly
1705 Queens Cemetery Rd
Good Hope, GA 30041Phone # 770-527-8659E-mail: keith8659@gmail.comType Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEALProperty Location 1705 Queens Cemetery Rd, Good Hope Acreage 20.573

Describe Variance/Special Exception/Appeal: _____

We are requesting a Special Exception to the requirement to pave the first several feet of our driveway

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

The driveway has been in place for over 40 years. It was a road at one point and is hand packed gravel. Belief if granted, would not cause or impair the intent of the Ordinance.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 Keith R. Connelly Date 7-31-25 Fee Paid: \$ 200.00


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

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION _____

Date _____



JORDAN
ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31054
(706) 468-8999 www.jordan-eng.com

Engineering • Surveying • Drone • UAV Mapping

SOIL INVESTIGATION REPORT

JORDAN ENGINEERING, INC., 144 N. WARREN ST., MONTICELLO, GA 31054
PHONE (706) 468-8999
robert@jordan-eng.com

COUNTY: **WALTON** SUBDIVISION: _____ LOT NO. _____

CLIENT/OWNER: **KEITH CONNELLY** CLIENT EMAIL: **Keith8659@gmail.com**

STREET NAME: **1705 QUEENS CEMETERY ROAD** CLIENT PHONE: **770-527-8659**

ESTIMATED SOIL PROPERTIES								
SOIL SERIES	DEPTH TO OBSERVED HIGH WATER TABLE (inches)	DEPTH TO AUGER REFUSAL (inches)	DEPTH TO INDICATORS OF SEASONAL WATER TABLE (inches)	ABSORPTION RATE FOR INSTALLATION RANGE (minutes/inch)	APPROX. SLOPE (percent)	RECOMMENDED INSTALLATION DEPTH RANGE (inches)	SUITABILITY CODE	CONVENTIONAL SYSTEM NOTES
PACOLET	>72	>72	>72	50	3-5	24 - 48	A	SUITABLE
CECIL	>72	>72	>72	55	3-5	30 - 48	A	SUITABLE


1.) THIS REPORT IS VOID IN AREAS WHERE CUT OR FILL OF MORE THAN 18" OCCURS AFTER THE TIME OF THE FIELD STUDY

2.) THESE RESULTS DO NOT GUARANTEE THE PROPER PERFORMANCE OF AN ONSITE SEWAGE MANAGEMENT SYSTEM AT THIS SITE.

BORINGS SHOWN HEREON WERE INSTALLED WITH A 77" HAND AUGER AND MAPPED USING A TRIMBLE SUB-METER GNSS RECEIVER.

I CERTIFY THAT THIS IS A LEVEL 3 SOIL REPORT.

DATE **5/1/24**



CERTIFIED SOIL CLASSIFIER

KEY TO GEORGIA DHR SUITABILITY CODES:

A. SOIL SERIES SHOULD HAVE THE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.

B. SOME ROCK OR STONY CONDITIONS WERE FOUND. THIS SOIL SHOULD FUNCTION AS A SUITABLE ABSORPTION FIELD PROVIDING THAT THE SYSTEM IS PUT IN FIRST TO MAKE SURE THERE WILL BE NO ROCK LIMITATIONS. HOLES HAVE BEEN AUGERED TO 72" DEEP WITHOUT REFUSAL IN THIS UNIT.

C. DUE TO WATER TABLE, FLOODING, AND DRAINAGE PROBLEMS, THERE IS A HIGH PROBABILITY OF FAILURE FOR CONVENTIONAL SYSTEMS INSTALLED IN THIS SOIL SERIES. YOUR HEALTH DEPARTMENT CAN DISCUSS WITH YOU IF AN ALTERNATIVE SYSTEM MIGHT BE AN OPTION FOR YOUR SITUATION.

D. DUE TO SURFACE DRAINAGE OR FLOODING PROBLEMS, THESE SOIL TYPES SHOULD BE AVOIDED. SITE ALTERATIONS WHICH CONTROL SURFACE AND/OR SUBSURFACE WATER MAY MAKE THESE AREAS SUITABLE. A FURTHER SOIL STUDY IS RECOMMENDED IF ALTERATIONS ARE MADE.

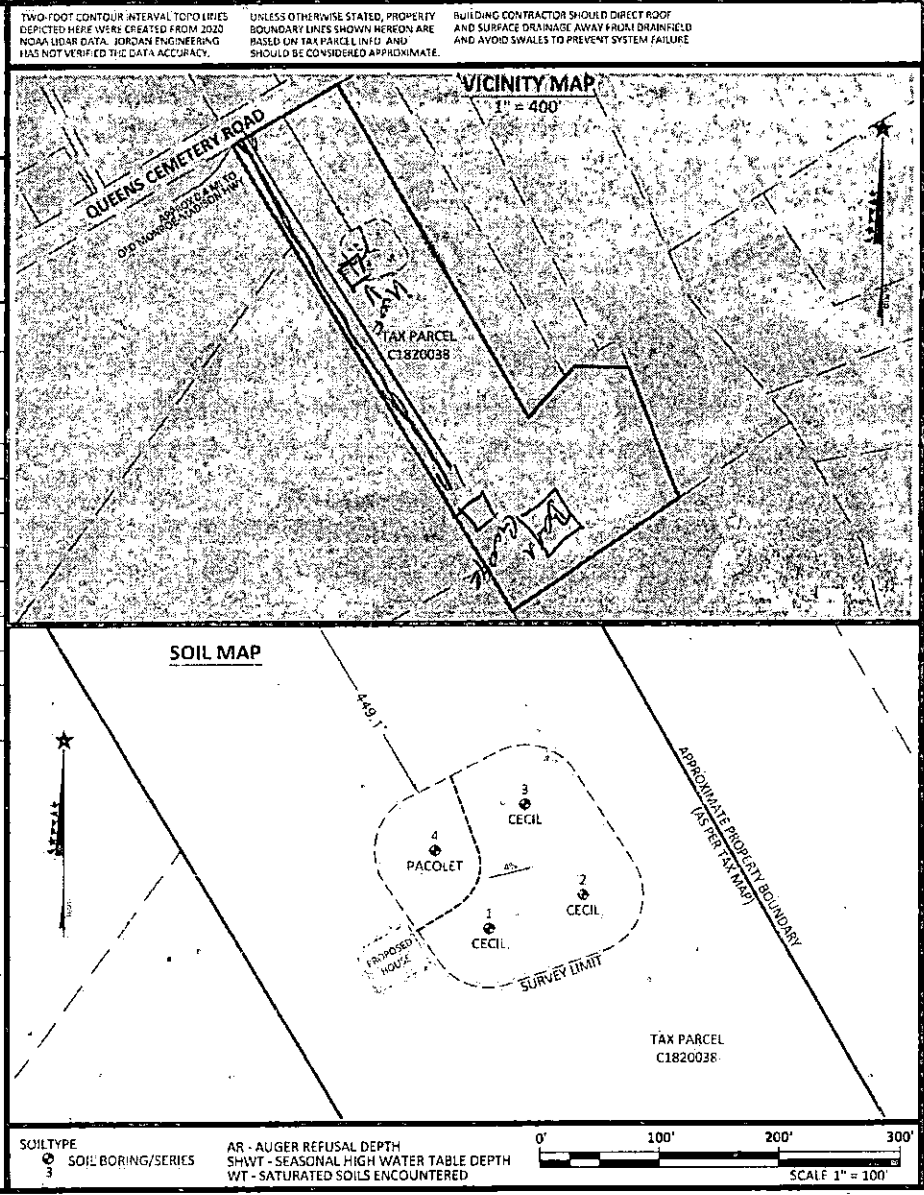
F. NORMALLY CONSIDERED UNSATISFACTORY FOR INSTALLATION OF CONVENTIONAL ABSORPTION FIELDS.

I. DEPTH TO BEDROCK IS GENERALLY NOT SUFFICIENT TO ACCOMMODATE A SEPTIC SYSTEM. HOWEVER, AREAS OF THIS SOIL WITH BEDROCK DEPTHS OF 36" OR DEEPER OR INCLUSIONS OF OTHER SUITABLE SOILS WITH SUFFICIENT DEPTHS TO ROCK MAY BE SUITABLE. ADDITIONAL HAND AUGER BORINGS OR BACKHOE PIT INSPECTIONS MAY REVEAL SUITABLE AREAS WITHIN THIS SERIES.

N1. THIS SOIL IS VARIABLE IN HARDNESS AND/OR DEPTH OF THE PARENT MATERIAL OR SAPROLITE. AUGER REFUSAL OCCURRED AT A DEPTH LESS THAN 48". BACKHOE PIT INSPECTIONS IN THESE SOILS MAY REVEAL CONDITIONS OR AREAS THAT ARE SUITABLE FOR CONVENTIONAL SEPTIC SYSTEM INSTALLATION.

N2. THIS SOIL IS VARIABLE IN HARDNESS AND/OR DEPTH OF THE PARENT MATERIAL OR SAPROLITE. AUGER REFUSAL OCCURRED AT A DEPTH GREATER THAN 48". SHALLOW CONVENTIONAL SEPTIC SYSTEM INSTALLATION SHOULD BE SUCCESSFUL IN THESE SOILS PROVIDED THAT THE SYSTEM IS INSPECTED DURING INSTALLATION TO DETERMINE THAT THERE ARE NO ROCK LIMITATIONS.

P. THIS SOIL SERIES HAS WATER TABLE OR DRAINAGE PROBLEMS IN THE LOWER PORTION OF "THE SOIL WHICH COULD CAUSE PROBLEMS FOR CONVENTIONAL SEPTIC SYSTEMS. HOWEVER, THE DEPTH TO THE SEASONAL HIGH WATER TABLE IS SUCH THAT A SHALLOW INSTALLATION (WHICH MAINTAINS THE REQUIRED 24" SEPARATION BETWEEN THE TRENCH BOTTOM AND THE SEASONAL HIGH WATER TABLE) IS POSSIBLE AND MAY RESULT IN PROPER SYSTEM FUNCTION. J. THIS SOIL EXHIBITS SLOW PERCOLATION WHICH MAY RESULT IN SYSTEM FAILURE.



5:\SOILS\CONNELLY KEITH - 1705 QUEENS CEMETERY RD - 4 SOILS\CONNELLY, KEITH - 1705 QUEENS CEMETERY RD SOILS WALTON RDING May 1, 2024













