



## BOARD OF APPEALS REGULAR MEETING

Tuesday, June 17, 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. V25-0188-Variance to reduce lot width from 150' to 110' to create 2 buildable lots (1 with an existing house and the other a 5 acre tract)-Applicant: Andrew Coker/Owners: Andrew & Carol Coker-Property located at 3584 Stock Rd/Parcel C0720052R00-District 5**

#### 5. DISCUSSION

**6. PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

#### 7. ANNOUNCEMENTS

#### 8. EXECUTIVE SESSION

#### 9. ADJOURNMENT

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.



## Planning and Development Department Case Information

Case Number: V25-0188

Meeting Date: Board of Appeals: 06-17-2025

Applicant:  
Andrew Coker  
3584 Stock Road SW  
Monroe, Georgia 30656

Owner:  
Andrew & Carol Coker  
3584 Stock Road SW  
Monroe, Georgia 30656

Current Zoning: A1

Request: Variance to reduce lot width from 150' to 110' to create 2 buildable lots (1 with an existing house and the other a 5 acre tract)-Applicant: Andrew Coker/Owners: Andrew & Carol Coker-Property located at 3584 Stock Rd/Parcel C0720052R00-District 5

Address: 3584 Stock Road SW, Monroe, Georgia 30656

Map Number: C0720052R00

Site Area: Property is 18.29 acres.

Character Area: Conservation

District 5: Commissioner – Jeremy Adams Board of Appeals – Chris Lammey  
Existing Site Conditions: The property consists of 18.29 acres.



**Staff Comments:**

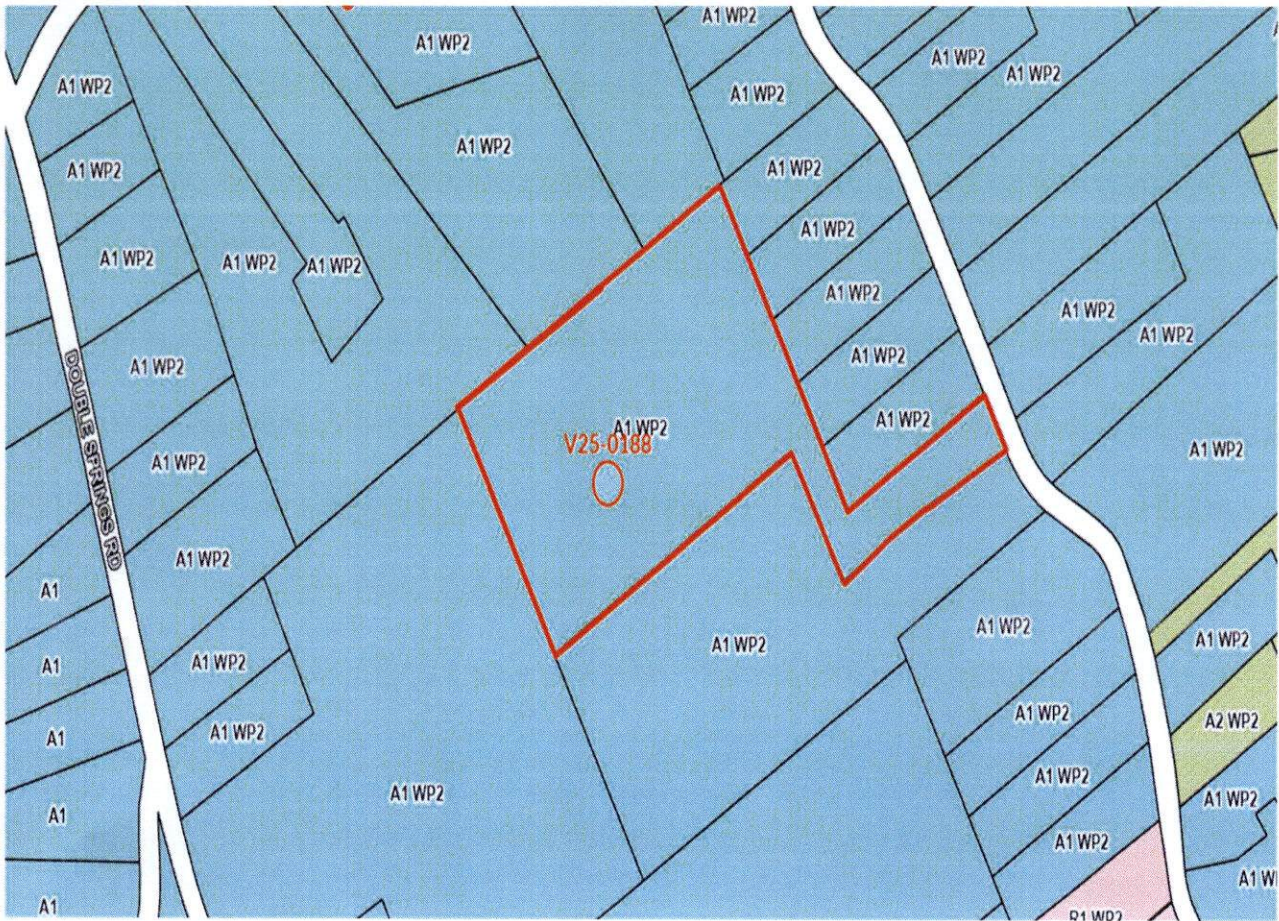
**In ruling on any application for a Variance, the Board of Appeals shall act in the best interest of the health, safety,**

morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.



The surrounding properties are zoned A1.



The Future Land Use Map for this property is Conservation.





The property is in the Beaverdam Watershed Protection Area.



Surrounding Subdivisions:



**History:**      **No History**



## Walton County Board of Appeals Application

\*\*\*Please Type or Print Legibly\*\*\*

Variance/Special Exception/Appeal # V25-0188Board of Appeals Meeting Date 06-17-2025 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 ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes \_\_\_\_\_  
\*\*Drawn by Design ProfessionalMap/Parcel C0720052R00 Zoning District: A1 Commission District: 5-Jeremy Adams

Applicant Name/Address/Phone #

Andrew Coker  
3584 Stock Rd SW  
Monroe GA 30656Phone # 770-617-1876E-mail: AWCOKER@ICloud.com

Property Owner Name/Address/Phone

Same Andrew & Carol Coker  
3584 Stock Rd SW  
Monroe, GA. 30656Phone # 770-617-1876Type Request: VARIANCE SPECIAL EXCEPTION \_\_\_\_\_ APPEAL \_\_\_\_\_Property Location 3584 STOCK RD SW Acreage 18.29  
monroeDescribe Variance/Special Exception/Appeal: ROAD FRONTAGE OF 40' & 110'FOR PARTING 5 ACRES TO SW TO BUILD ON  
Reduce lot width on 13.293 acres from 150' to 110.00' and a flag  
lot of 5 acres from 150' to 40.01' to create a buildable lot.

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

Public Water: \_\_\_\_\_ Well: ☒ Public Sewer: \_\_\_\_\_ Septic Tank: ☒

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

Signature [Signature] Date 4/28/25 Fee Paid: \$ 200.00

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

Administrative Variance granted per Article 14 Section 180

P &amp; D Official: \_\_\_\_\_ Date: \_\_\_\_\_

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date \_\_\_\_\_

- NOTES:
- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL 13297C0110E, DATED 12/08/16.
  - 2) THE PARENT PARCEL IS TAX PARCEL C0720052R00 LOCATED AT 3584 STOCK RD, MONROE, GA.
  - 3) THE SUBJECT PROPERTY IS ZONED A1.
  - 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR. MATTERS OF TITLE ARE EXCEPTED.
  - 5) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GEORGIA STATE PLANE(WEST ZONE), NAD 83, DERIVED FROM GPS OBSERVATIONS.
  - 6) THE MINIMUM SETBACKS ARE FRONT-50', SIDE-15', REAR-40'.
  - 7) THE MINIMUM LOTS SIZE IS 2.000 ACRES.
  - 8) WATER PROVIDED BY WALTON COUNTY.
  - 9) THE SUBJECT PROPERTY IS LOCATED IN BEAVERDAM CREEK WATERSHED (WP-2)
  - 10) 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 SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.

THIS BLOCK RESERVED FOR  
THE CLERK OF THE SUPERIOR COURT

#### REFERENCES

1. - D.B. 5094 PG. 79
2. - P.B. 121 PG. 159



VICINITY MAP

LINE	BEARING	DISTANCE
L1	N50°39'59"E	46.98
L2	S59°39'59"W	28.70
L3	S59°39'59"W	50.02

CURVE	RADIUS	ARC	CHORD	BEARING
C1	374.42	11.31	11.31	S27°38'49"E

GRID NORTH  
GA. WEST ZONE

LEG

Item 4.1.

- B/L= BUILDING
- C/L= CENTER LINE
- C/S= CURB & GUT
- CMF= CONCRETE
- CMP= CORRUGATED
- CRIP= CRIP TOP PIPE
- DB= DEED BOOK
- DE= DUCTILE IRON PIPE
- DE= DRAINAGE EASEMENT
- ELEV= ELEVATION
- EP= EDGE OF PAVEMENT
- FFEL= FINISHED FLOOR ELEVATION
- GMF= GEORGIA METAL DISTRICT
- IE= INVERT ELEVATION
- IPF= IRON PIN FOUND
- IPF= IRON PIN SET
- LL= LAND LOT
- LLI= LAND LOT LINE
- LLF= MINIMUM FINISHED FLOOR ELEV.
- N/F= NOW OR FORMERLY
- NTS= NOT TO SCALE
- OPF= OPEN TOP PIPE
- P/L= PROPERTY LINE
- PLAT= PLAT BOOK
- P.O.B.= POINT OF BEGINNING
- POL= POINT ON LINE
- RFP= REBAR PIN FOUND
- RCP= REINFORCED CONCRETE PIPE
- R/W= RIGHT OF WAY
- STA= STATION
- SSC= SANITARY SEWER EASEMENT
- TBM= TEMPORARY BENCHMARK
- T.P.O.B.= TRUE POINT OF BEGINNING
- UTP= UNDERGROUND TELEPHONE PEDESTAL
- LP= LIGHT POLE
- PP= POWER POLE OR UTILITY POLE
- SM= SANITARY SEWER MANHOLE
- SWCB= DOUBLE WING CATCH BASIN
- SWCB= SINGLE WING CATCH BASIN
- JB= JUNCTION BOX
- OS= OUTLET STRUCTURE
- WI= WER INLET
- HW= HEADWALL
- FI= FLARED END STRUCTURE
- FFH= FINE HYDRANT
- WM= WATER VALVE
- WM= WATER METER
- GV= GAS VALVE
- SW= SWALE
- DHP= OVERHEAD POWER LINE
- UE= UNDERGROUND POWER
- UT= UNDERGROUND TELEPHONE LINE
- UT= UNDERGROUND TELEPHONE LINE
- CTV= CABLE T.V. LINE
- UCTV= UNDERGROUND CABLE T.V. LINE
- W= SANITARY SEWER LINE
- W= WATER LINE
- F= FLOOD LINE
- T= TREE
- UTP= UNDERGROUND TELEPHONE PEDESTAL

**CLOSURE STATEMENT**

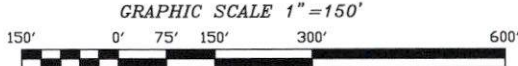
THE FIELD DATA UPON WHICH THIS PLAT OF SURVEYS BASED WAS COLLECTED USING A SPECTRA SP16S RTK ROVER UTILIZING THE VRS NOW NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL GROUND SURVEY. THE SUBJECT PROPERTY CONTAINS 5.000 ACRES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

**SURVEYORS CERTIFICATION**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as 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 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.

KEVIN LEE CANN, GA. R.L.S. #1283



The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

No.	REVISION	DATE
1		
2		
3		
4		
5		

MINOR SUBDIVISION PLAT FOR:

**ANDREW & CAROL COKER**

**TRACT 109**

**NORTHEAST LAND SURVEYING, LLC**

A Georgia Land Surveying Firm: LSF: #1240

P.O. Box 384  
Braselton, Georgia 30517  
Phone: (678) 776-7494

**NORTHEAST LAND SURVEYING**

Project Name: TRACT 109 STOCK ROAD

Project Address: 3584 STOCK ROAD

Land Lot No(s): 14, 21 District: 3rd

City: WALTON COUNTY, GEORGIA

DATE: 3/28/25

DRAWN: KLC

CHECKED: CDN

DATE OF FIELD WORK: 3/27/25

SHEET: 1 OF 1

PROJECT No.: 20-10

SCALE: 1"=150'

8

13.293 acre = 110' lot width

5 acre = 40.01' lot width