



BOARD OF APPEALS REGULAR MEETING

Tuesday, March 18, 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. 1. V25-0004-Variance to have a 2nd driveway-Applicant: Anthony Enos/Owners: Anthony & Michelle Enos-Property located at 5174 Johnson Spur/Johnson Rd-Map/Parcel N010D017-District 2

4.2. 2. A25-0057-Appeal to have accessory building in front yard-Applicant: Keith Thompson/Owners: Keith & Danette Thompson-Property located at 1242 Dean Hill Rd-Map/Parcel N103E008-District 4

4.3. 3. A25-0060-Appeal to have a 2,400 sq. ft accessory building in an R1 zoning-Applicant: Rusty Eggers/Owners: Russell & Dana Eggers-Property located at 3643 Saddlebrook Dr-Map/Parcel N050A016-District 1

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: V25-0004

Meeting Date: Board of Appeals: 03-18-2025

Applicant:
Anthony Enos
5174 Johnson Spur
Loganville, Georgia 30052

Owners:
Anthony & Michelle Enos
5174 Johnson Spur
Loganville, Georgia 30052

Current Zoning: R1

Request: Variance to have a 2nd driveway on Johnson Road for access to park his camper in an R1 zoning.

Address: 5174 Johnson Spur/Johnson Road, Loganville, Georgia 30052

Map Number: N010D017

Site Area: Property is 1.12 acres.

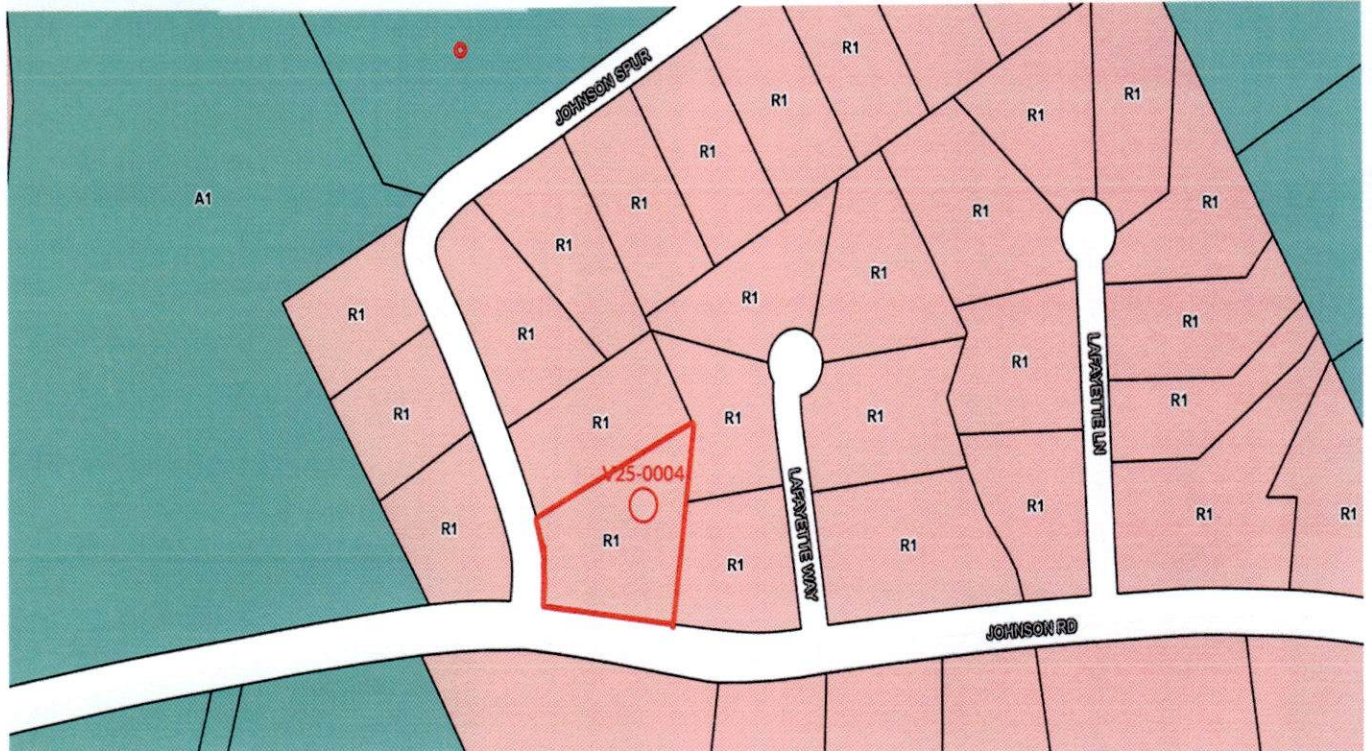
Character Area: Suburban

District 2: Commissioner – Pete Myers Board of Appeals – Mariellen Barnes



Existing Site Conditions: The property is a corner lot on Johnson Spur and Johnson Road. There is a house and garage located on the property.

The surrounding properties are zoned R1.



The Future Land Use Map for this property is Suburban.



The property is in the Big Haynes Watershed Protection Area.



Surrounding Subdivisions:



History: No History

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.

Walton County Board of Appeals Application
Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0004

Board of Appeals Meeting Date 3-18-2025 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 <input checked="" type="checkbox"/> | Survey Plat <input checked="" type="checkbox"/> | Site Plan <input checked="" type="checkbox"/> | Proof of Paid Property Taxes <input checked="" type="checkbox"/> |
| **Drawn by Design Professional | | | |

Map/Parcel N0100017 Zoning District: R1 Commission District: 2-Pete Myers

| | |
|--|--|
| Applicant Name/Address/Phone # <u>Anthony Enos</u> <u>5174 Johnson Spur</u> <u>Loganville, GA 30052</u> Phone # <u>561-260-4806</u> E-mail: <u>menos67@bellsouth.net</u> | Property Owner Name/Address/Phone <u>Anthony Enos</u> <u>5174 Johnson Spur</u> <u>Loganville, GA 30052</u> Phone # <u>561-260-4806</u> |
| Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL | |
| Property Location <u>5174 Johnson Spur</u> Acreage <u>1.12</u> | |
| Describe Variance/Special Exception/Appeal: <u>Install 20 feet driveway on Johnson Road</u> | |
| State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Need to access the South side of my property to park camper</u> | |
| Public Water: <input type="checkbox"/> Well: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input type="checkbox"/> | |
| The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance. | |
| Signature <u>Anthony Enos</u> Date <u>3/6/2025</u> Fee Paid: \$ <u>200.00</u> | |

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

Administrative Variance granted per Article 14 Section 180
P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

SITE PLAN

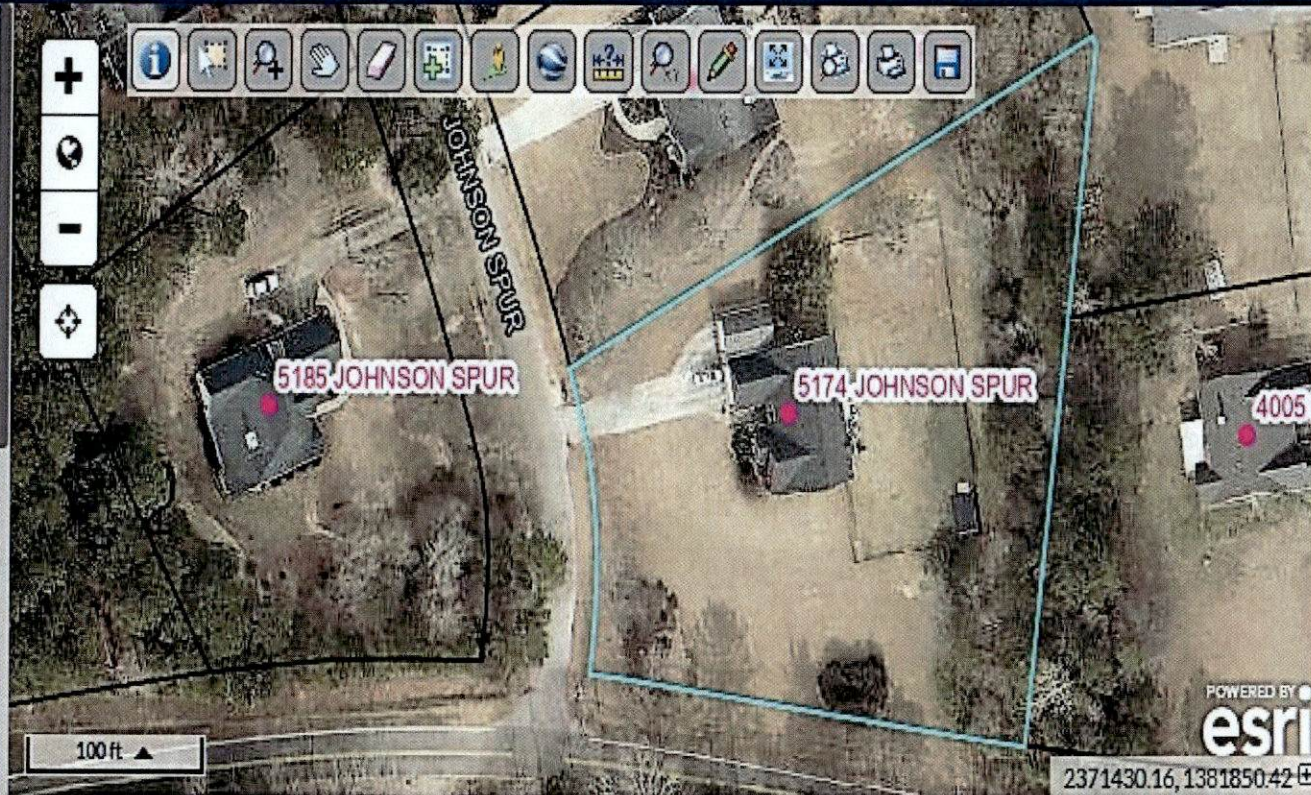
5174 Johnson Spur
Loganville, GA 30052
Parcel ID: N010D-017
Lot area: 1.12 Acres
Paper Size: 11"x17"



scale 1"=40'



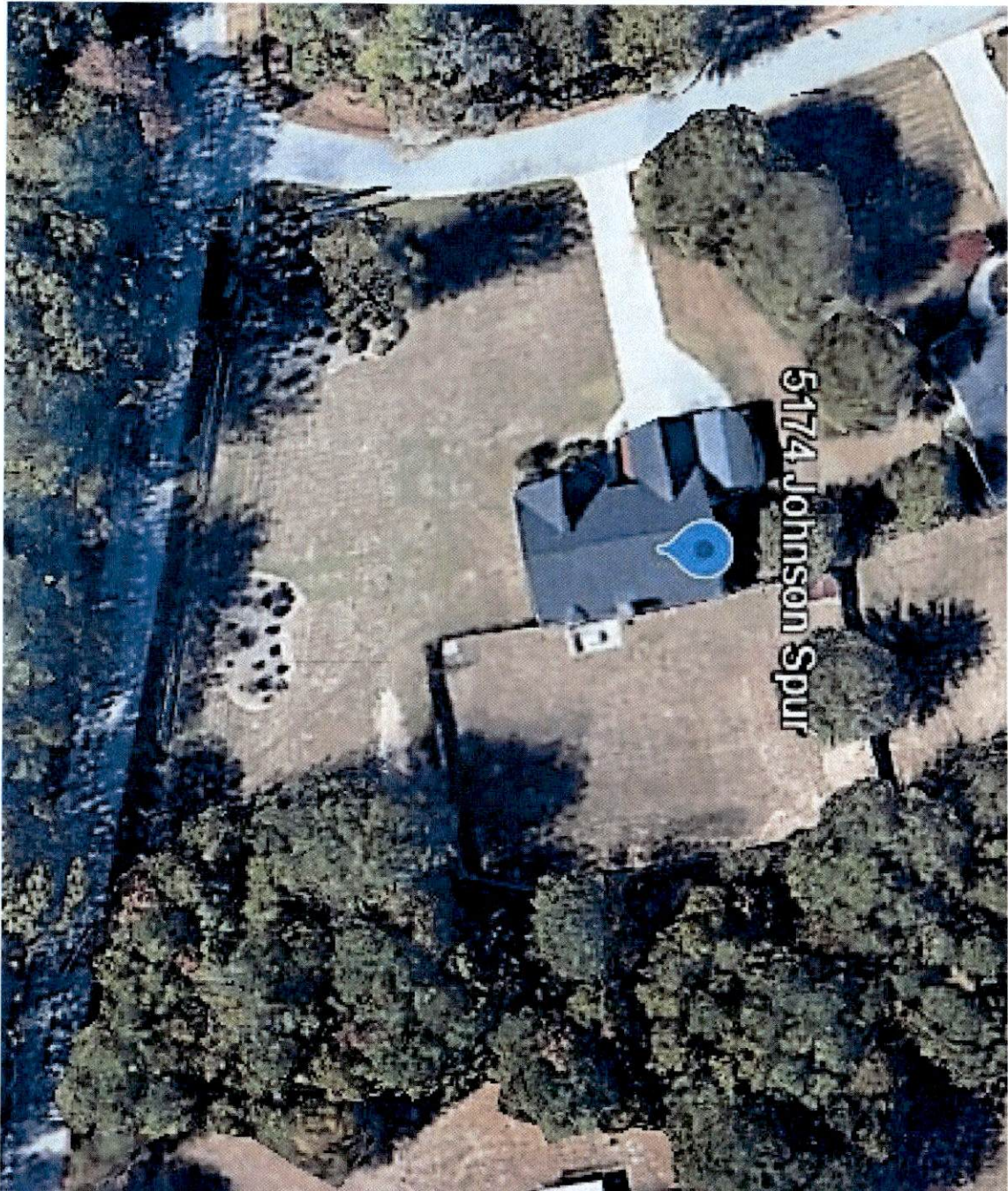
- Layer List Legend
- Quick Links:**
- Search Records
 - View Map
- Layers:**
- Contour Lines 2Ft
 - Contour Lines 10Ft
 - Contour Lines - Tile Index
 - Parcels**
 - Parcel Numbers
 - Parcel Numbers + Acreage
 - Address Points
 - Subdivisions and Places
 - Yearly Sales
 - Land Districts/Lots
 - Lot Numbers
 - Gas Service Territories
 - Electric Service Territories
 - Roads



Results:

Parcel ID - N010D017
 Alt Id - 19238
 Address - 5174 JOHNSON SPUR
 Owner - ENOS ANTHONY L
 ENOS MICHELLE D
 Acres - 1.12
[View: Report | Field Definitions | Google Maps](#)

| | | | | | | | |
|-----------------|---------------|------------------|----------------------------------|--------------|----------|--------|------|
| Parcel ID | N010D017 | Owner | ENOS ANTHONY L & ENOS MICHELLE D | Last 2 Sales | | | |
| Class Code | Residential | | | Date | Price | Reason | Qual |
| Taxing District | Walton County | | 5174 JOHNSON SPUR | 9/27/2024 | \$410000 | FM | Q |
| Acres | 1.12 | | LOGANVILLE, GA 30052 | 10/27/2000 | \$156999 | FM | Q |
| | | Physical Address | 5174 JOHNSON SPUR | | | | |











Planning and Development Department Case Information

Case Number: A25-0057

Meeting Date: Board of Appeals: 03-18-2025

Applicant:
Keith Thompson
1242 Dean Hill Road
Monroe, Georgia 30655

Owners:
Keith & Danette Thompson
1242 Dean Hill Road
Monroe, Georgia 30655

Current Zoning: A1

Request: Appeal Ordinance to have accessory building in front yard.

Address: 1242 Dean Hill Road, Monroe, Georgia 30655

Map Number: N103E008

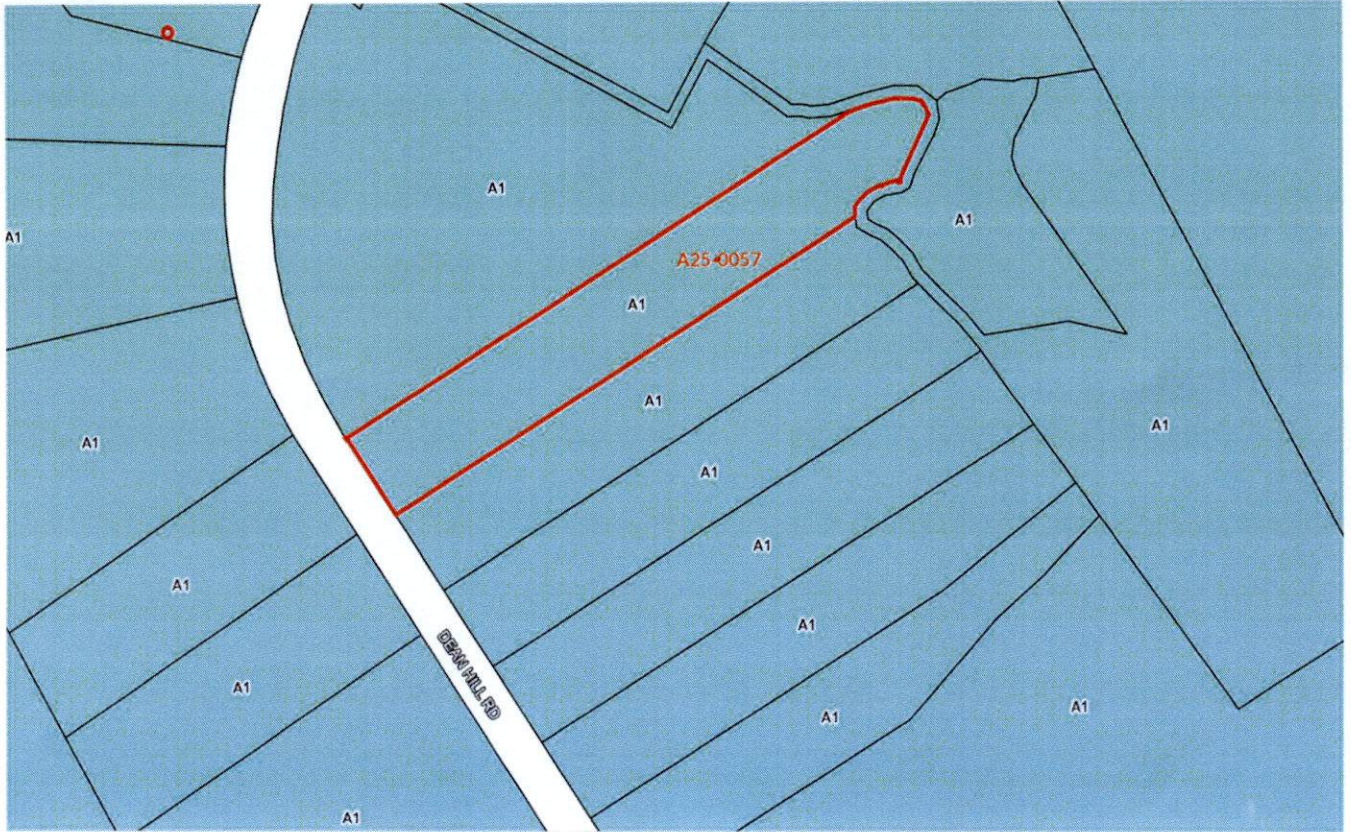
Site Area: Property is 3.87 acres.

Character Area: Suburban

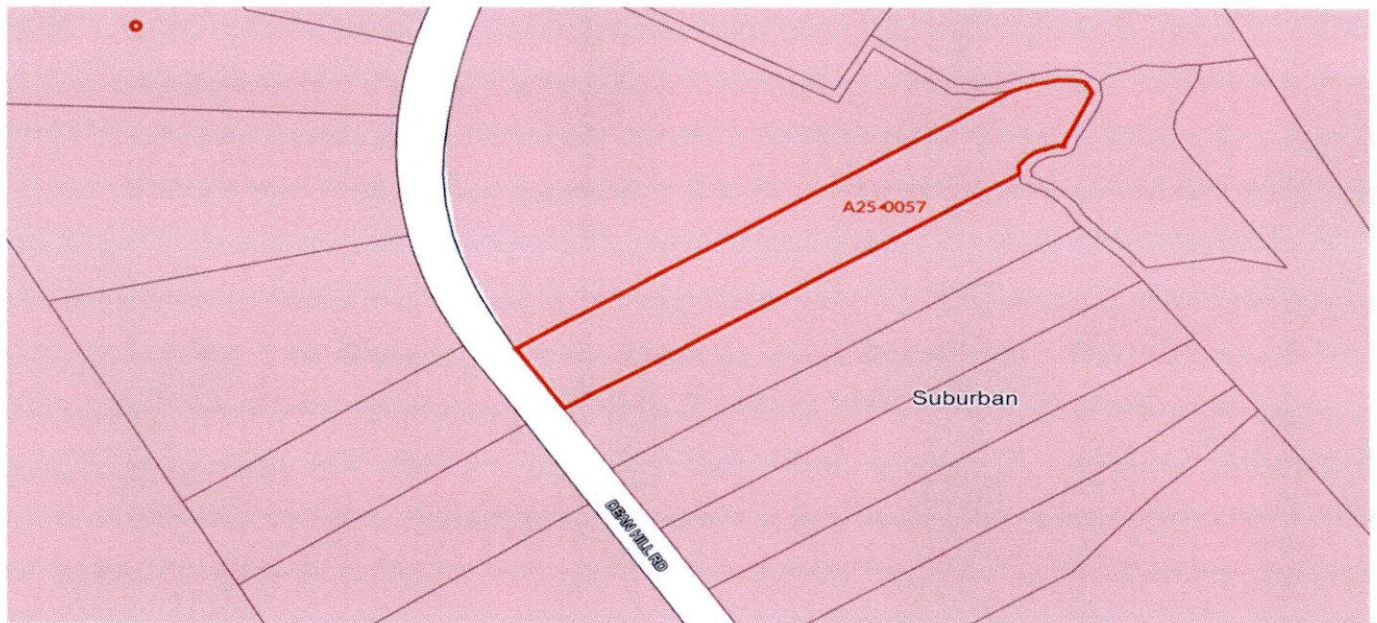
District 4: Commissioner – Lee Bradford Board of Appeals – William Malcom



Existing Site Conditions: The property consists of 3.87 acres and has a house on it. The surrounding properties are zoned A1.



The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



History: No History

Staff Comments:

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.

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 # A25-0057

Board of Appeals Meeting Date 3-18-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

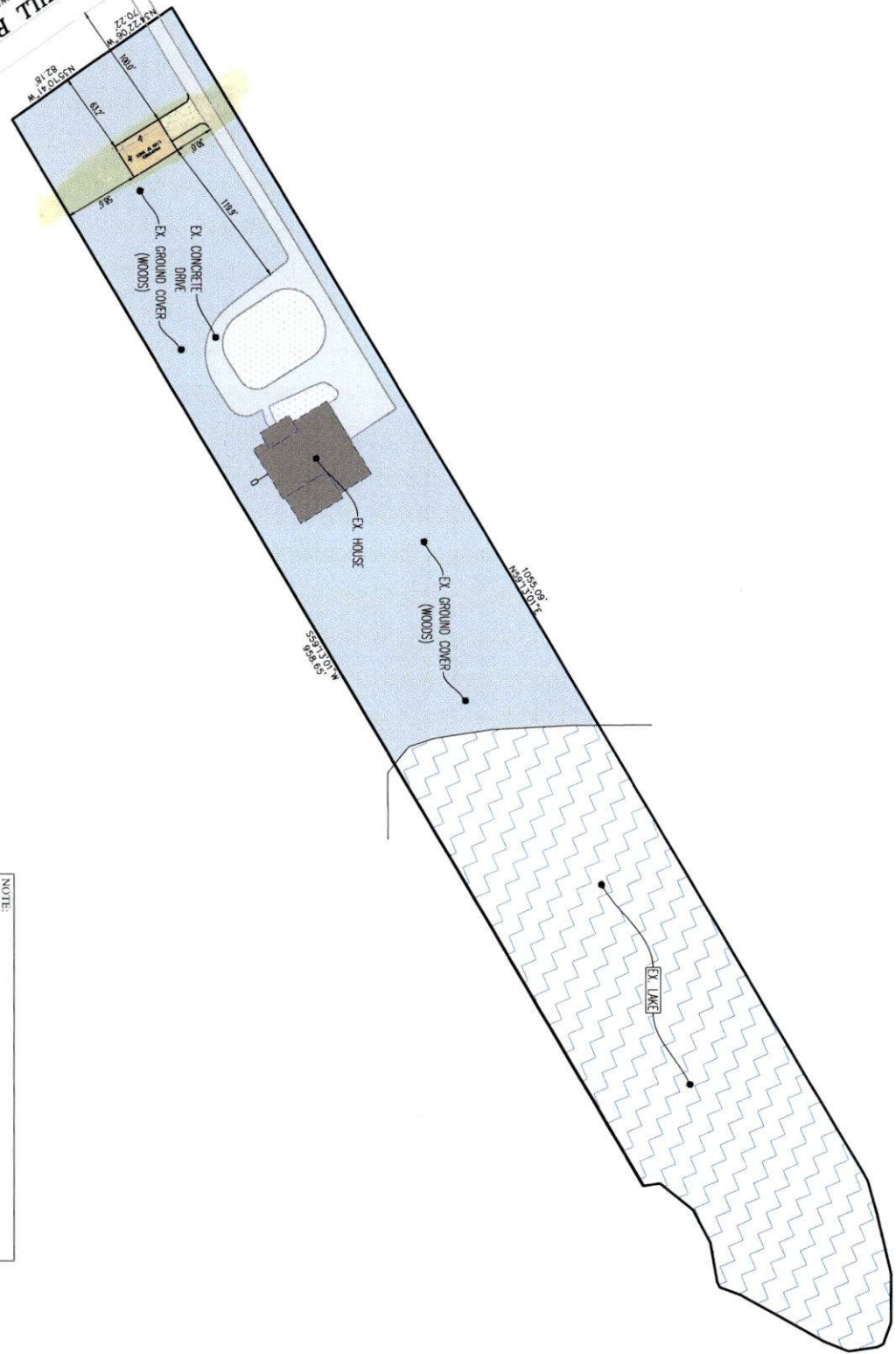
Recorded Deed Survey Plat Site Plan Proof of Paid Property Taxes
**Drawn by Design Professional

Map/Parcel N103E008 Zoning District: A1 Commission District: 4-Lee Bradford

| | |
|--|--|
| Applicant Name/Address/Phone # <u>Keith Thompson</u> <u>1242 Dean Hill Rd</u> <u>Monroe, GA 30655</u> Phone # <u>404-977-2062</u> E-mail: <u>ktthompson@yahoo.com</u> | Property Owner Name/Address/Phone <u>Keith Thompson</u> <u>1242 Dean Hill Rd</u> <u>Monroe, GA 30655</u> Phone # <u>404-977-2062</u> |
| Type Request: <input type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input checked="" type="checkbox"/> APPEAL | |
| Property Location <u>1242 Dean Hill Rd</u> Acreage <u>3.87</u> | |
| Describe Variance/Special Exception/Appeal: <u>With the sewer top at a downward slope of the property and house sitting back 600 ft from the main road, there is no room to have a septic base or behind existing house. It would create an extreme hardship and impossible to build on. Requesting to put accessory building in front yard.</u> | |
| State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Due to the narrow width and sewer top of the property a work shed would have to placed in the front of house w/ plenty room to leave as many trees as possible. Average home is set back 300 ft from road for neighbors</u> | |
| Public Water: <input type="checkbox"/> Well: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input type="checkbox"/> | |
| The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance. | |
| Signature <u>[Signature]</u> Date <u>2/3/2025</u> Fee Paid: \$ <u>200.00</u> | |
| PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE | |
| Administrative Variance granted per Article 14 Section 180 | |
| P & D Official: _____ | Date: _____ |
| I HEREBY WITHDRAW THE ABOVE APPLICATION | Date _____ |

1.000' = 1" (VERTICAL)
 1" = 100' (HORIZONTAL)
 DATE: 01-30-2025
 DRAWN BY: CTK
 CHECKED BY: MW
 DATE: 01-30-2025
 SCALE: AS SHOWN
 PROJECT: 25-035
 SHEET: 1 OF 1
 100' = 1" (HORIZONTAL)
 1" = 100' (VERTICAL)
 DATE: 01-30-2025
 DRAWN BY: CTK
 CHECKED BY: MW
 DATE: 01-30-2025
 SCALE: AS SHOWN
 PROJECT: 25-035
 SHEET: 1 OF 1

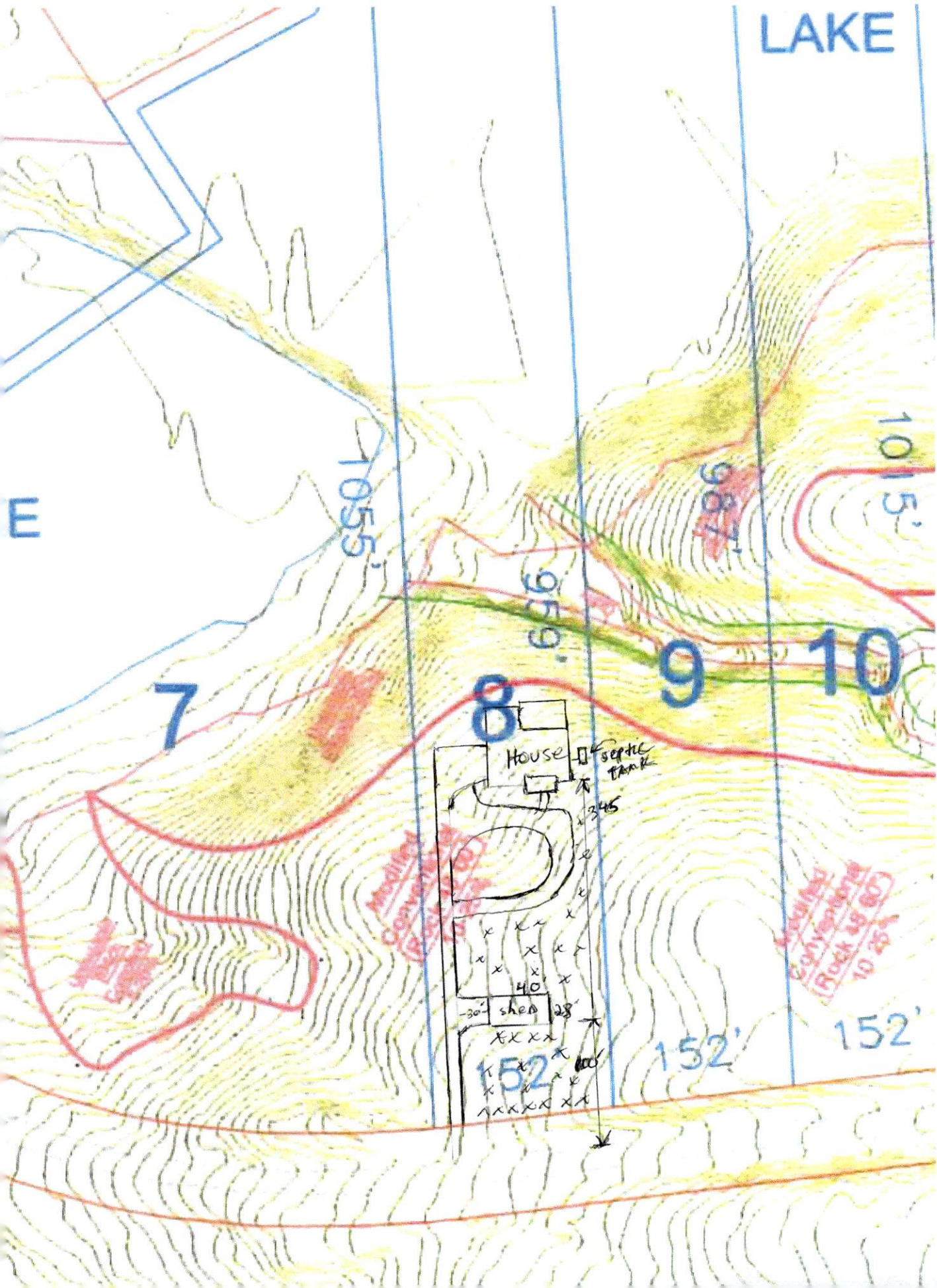
DEAN HILL ROAD
(60' RIGHT OF WAY)



NOTE:
 - BOUNDARY SURVEY PROVIDED BY W&A ENGINEERING
 - SETBACKS
 - FRONT: 7.5'
 - REAR: 1.0'
 - ZONING: A1



| ACCESSORY STRUCTURE SKETCH KEITH THOMPSON PARCEL N103E008 LAND LOT 29 1ST DISTRICT WALTON COUNTY, GEORGIA | <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>FY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | DATE | REVISION | FY | | | | | JOB NO. 25-035 COMPUTED BY: DRAWN BY: CTK CHECKED BY: MW DATE: 01-30-2025 SCALE: AS SHOWN | | | SURVEYING & ENGINEERING 518 BLACKLAWN ROAD CONYERS, GEORGIA 30094 PHONE: (770) 463-9746 |
|--|--|----------|------|----------|----|--|--|--|--|--|--|--|---|
| NO. | DATE | REVISION | FY | | | | | | | | | | |
| | | | | | | | | | | | | | |





Planning and Development Department Case Information

Case Number: A25-0060

Meeting Date: Board of Appeals: 03-18-2025

Applicant:
Rusty Eggers
3643 Saddlebrook Drive
Loganville, Georgia 30052

Owners:
Russell & Dana Eggers
3643 Saddlebrook Drive
Loganville, Georgia 30052

Current Zoning: R1

Request: Appeal Ordinance to have a 2,400 sq. ft. accessory building in R1 zoning to park RV, pontoon boat and motorcycles.

Address: 3643 Saddlebrook Drive, Loganville, Georgia 30052

Map Number: N050A016

Site Area: Property is 1.00 acre.

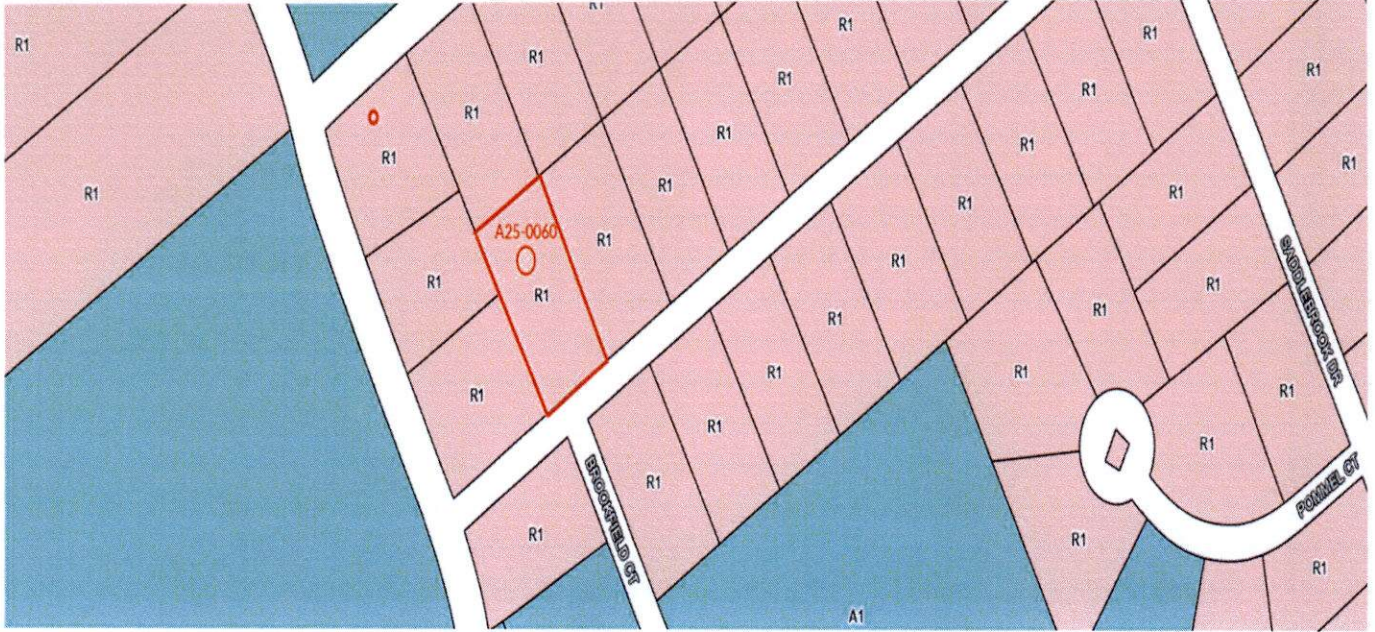
Character Area: Suburban

District 1: Commissioner – Bo Warren Board of Appeals – Jim Cleveland

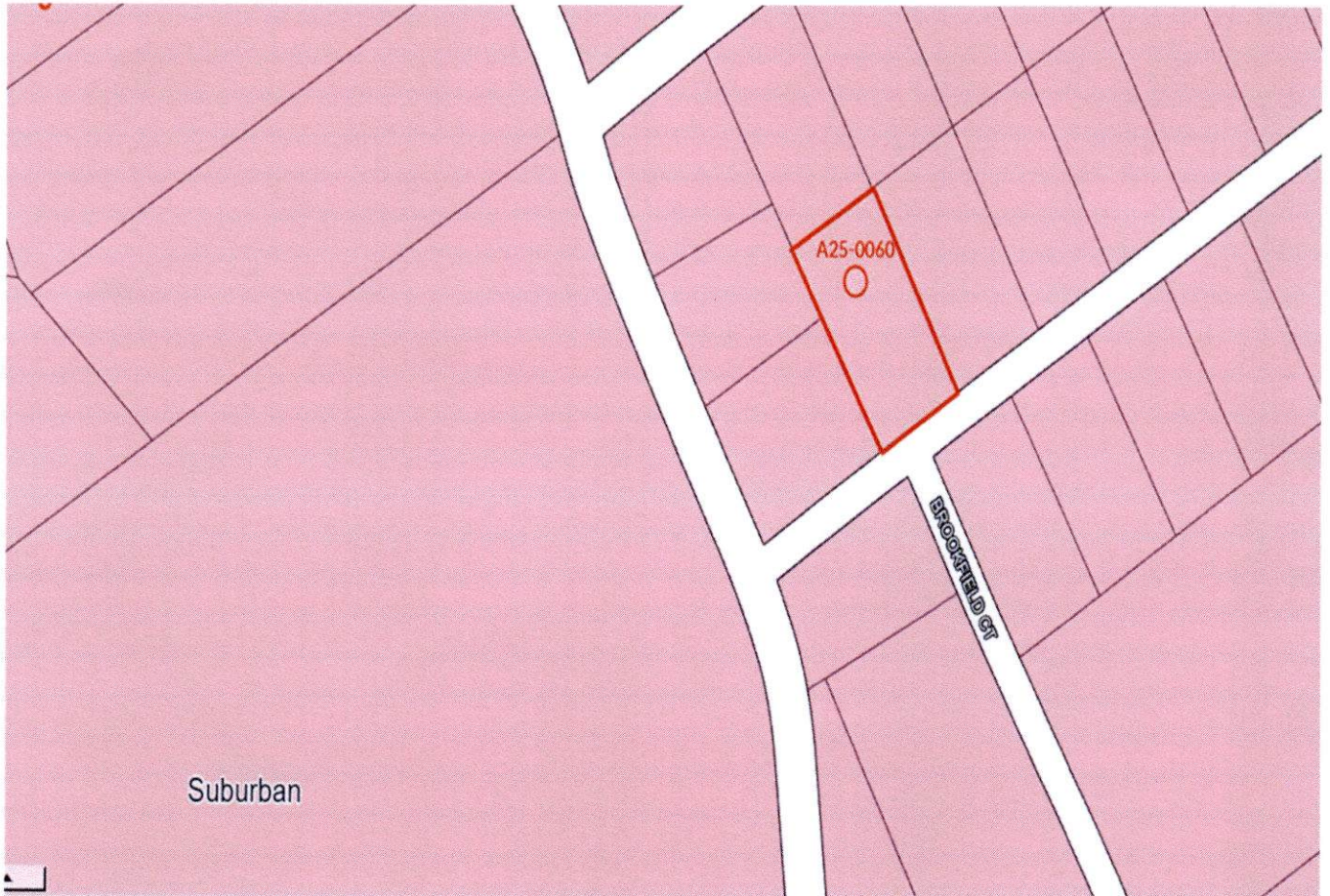
Existing Site Conditions: The property consists of 1.00 acre and has a house and a small accessory building on it.



The surrounding properties are zoned R1.



The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



History: No History

Staff Comments:

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.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # A25-0060

Board of Appeals Meeting Date 3-18-2025 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 N050A016 Zoning District: R1 Commission District: 1-Bol Warren

| | |
|--|--|
| Applicant Name/Address/Phone # <u>Rusty Eggers</u> <u>3643 Saddlebrook Dr</u> <u>Loganville GA 30052</u> Phone # <u>678 613 2954</u> E-mail: <u>rustyeggers04@gmail.com</u> | Property Owner Name/Address/Phone <u>Russell W + Dana I Eggers</u> <u>3643 Saddlebrook Drive</u> <u>Loganville, Ga. 30052</u> Phone # _____ |
| Type Request: <u>VARIANCE</u> <input type="checkbox"/> <u>SPECIAL EXCEPTION</u> <input checked="" type="checkbox"/> <u>APPEAL</u> <input type="checkbox"/> | Property Location <u>3643 Saddlebrook Dr</u> Acreage <u>1</u> |
| Describe Variance/Special Exception/Appeal: <u>would like to build a 2400 sq ft</u> <u>Garage in my back yard next to house RV, Pontiac</u> <u>4x4, motorcycles - No HOA & No covenants</u> | |
| State Reason for request and how these reasons satisfy Article 14 Standards of Review: _____ _____ _____ | |
| Public Water: <input checked="" type="checkbox"/> Well: _____ Public Sewer: _____ Septic Tank: <input checked="" type="checkbox"/> | |
| The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance. | |
| Signature <u>[Signature]</u> Date <u>2.3.25</u> Fee Paid: \$ <u>200.00</u> | |
| PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE | |
| Administrative Variance granted per Article 14 Section 180 | |
| P & D Official: _____ | Date: _____ |
| I HEREBY WITHDRAW THE ABOVE APPLICATION _____ | Date _____ |

