



BOARD OF APPEALS REGULAR MEETING

Tuesday, May 19, 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. V26-0099- Variance to reduce lot width on 10.17 acres to create 2 buildable 5 acre lots with Lot 2 being 100' and Lot 3 being 103' in lieu of the required 200'-
Applicant: Dennis Godnyuk/Owner: Audrey Renee Moon-Property located at John W Breedlove Road/Parcel C1630136A00-District 4**

**4.2. V26-0103 - Variance to reduce distance for 2nd driveway from required 75' to 32' –
Applicant: William Cole Tonini – Owners: Andrew Haralson & William Cole Tonini
– Property located at 4971 Cliff Top Drive- Parcel N034A056 - 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.



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

Case Number: V26-0099

Board of Appeals Meeting Date: May 19, 2026

Applicant:

Dennis Godnyuk
77 Wallace Drive
Winder, Georgia 30680

Owner:

Audrey Renee Moon
1358 Carl Bethlehem Road
Auburn, Georgia 30011

Property Information:

- **Address:** John W. Breedlove Road, Monroe, Georgia 30656
- **Map Number:** C1630136A00
- **Site Area:** 10.17 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** N/A

District Representation:

- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** Michelle Trammel

Request: Variance to reduce lot width on 10.17 acres to create 2 buildable 5-acre lots with Lot 2 being lot width 100' and Lot 3 being lot width 103'.

Existing Site Conditions: The property was part of a 12.48 acre lot. The surrounding properties are A1 and A2.

Property History: No History

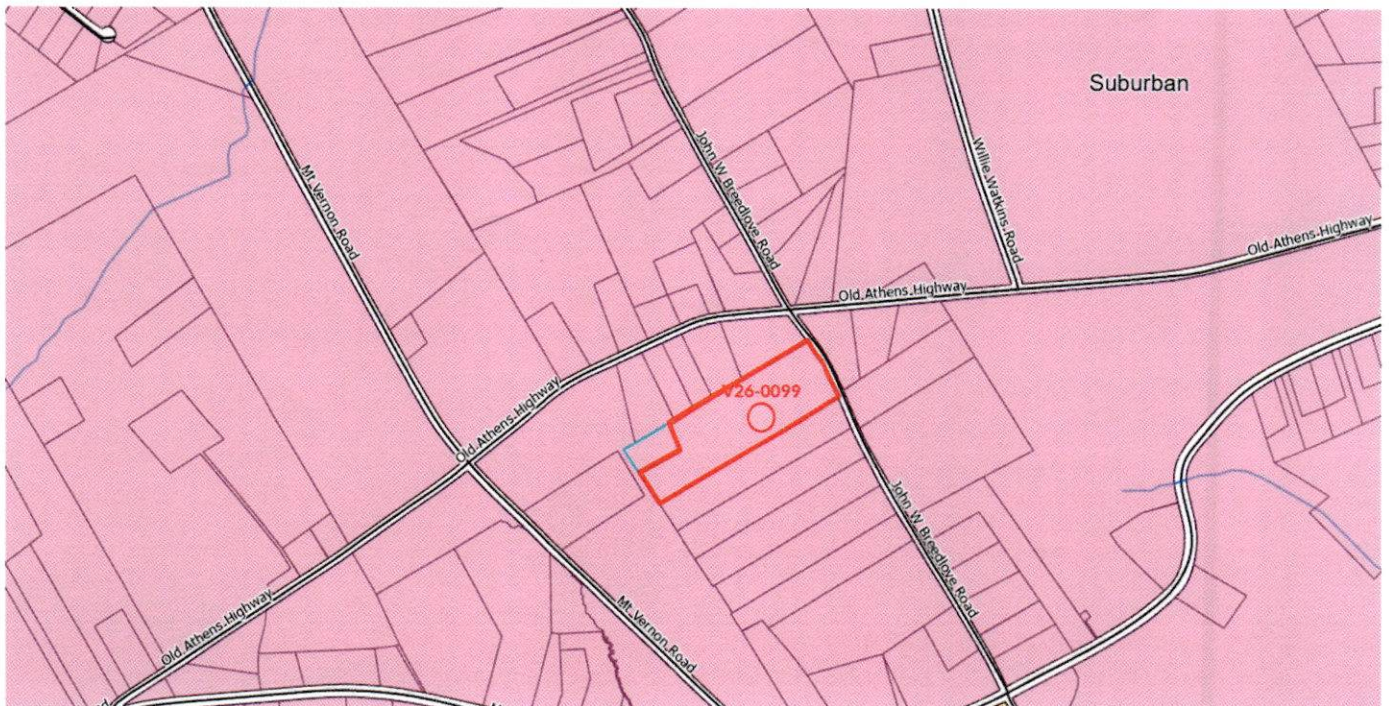


The surrounding properties are zoned A1 and A2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Staff Comments: The parent parcel was C1630136 which contained 12.48 acres - 10.17 acres was cut off to make 2 buildable lots.

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 # V260099

Board of Appeals Meeting Date 5-19-26 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	<input checked="" type="checkbox"/>	Survey Plat	<input checked="" type="checkbox"/>
Taxes	<input checked="" type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>
		Proof of Paid Property	
**Drawn by Design Professional			

Map/Parcel Zoning District: A1 Commission District: 4 - Lee Bradford
C1630136A00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Dennis Godnyk</u> <u>77 Wallace Dr.</u> <u>Winder, GA 30080</u> <u>(404) 801 7857</u>	<u>Audrey Rene Moon</u> <u>1358 Carl Bettsken Rd</u> <u>Albany GA 30011</u>
Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	
Property Location <u>Tax Parcel C1630136A00</u> Acreage <u>10.17</u>	
Describe Variance/Special Exception/Appeal: <u>Splitting the 10.17 acre lot into 2 - 5 acre lots. - 1 being 100' of lot width and the other one being 103' lot width.</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Looking to build a home for our family and a second home down the line for parents/in-laws.</u>	
Public Water: <input type="checkbox"/> Well: <input checked="" type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input checked="" type="checkbox"/>	
The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.	
Signature <u>Dennis Godnyk</u> Date <u>April 1 2026</u> Fee Paid: \$ <u>500</u>	
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: Dennis Godnyuk

Address: 77 wallace Dr Winder, GA 30680

Location of Property: JOHN W. BREEDLOVE RD

MONROE GA 30656

Map/Parcel Number: C1630136A00

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: Rene Moon

Print Name: _____

Address: 950 John W. Breedlove Rd
Monroe GA
30656

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.

Morgan Knight 4/2/26
Notary Public Date





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

Case Number: V26-0103

Board of Appeals Meeting Date: May 19, 2026

Applicant:

William Cole Tonini
4971 Cliff Top Drive
Loganville, Georgia 30052

Owners:

Andrew Haralson & William Cole Tonini
4971 Cliff Top Drive
Loganville, Georgia 30052

Property Information:

- **Address:** 4971 Cliff Top Drive, Loganville, Georgia 30052
- **Map Number:** N034A056
- **Site Area:** 1.06 acres
- **Current Zoning:** R1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Alcovy River

District Representation:

- **Commissioner (District 1):** Amarie Warren
- **Board of Appeals Member:** Josh Ferguson

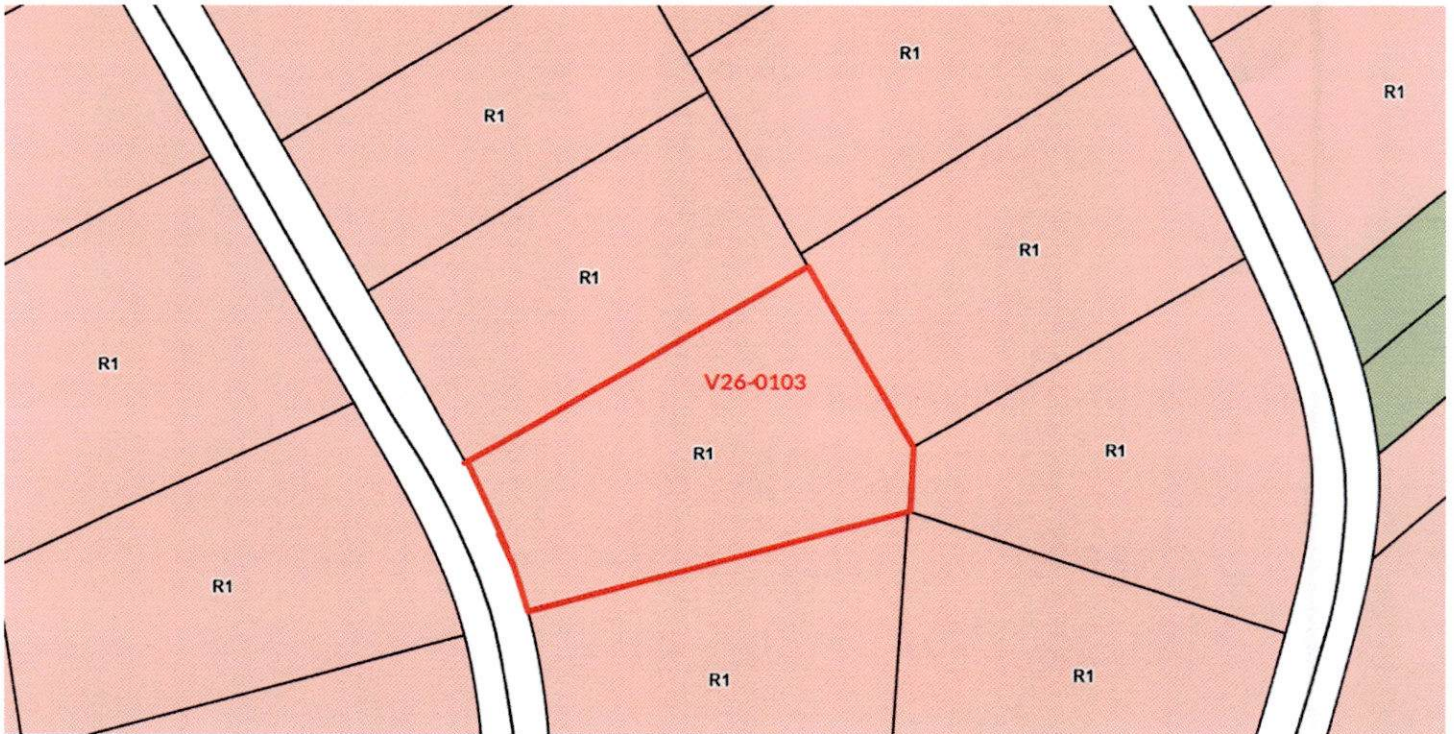
Request: Variance to reduce distance requirements on 2nd driveway from required 75' to 32' to access shop in the back.

Existing Site Conditions: The property has a house on it and the surrounding properties are R1.

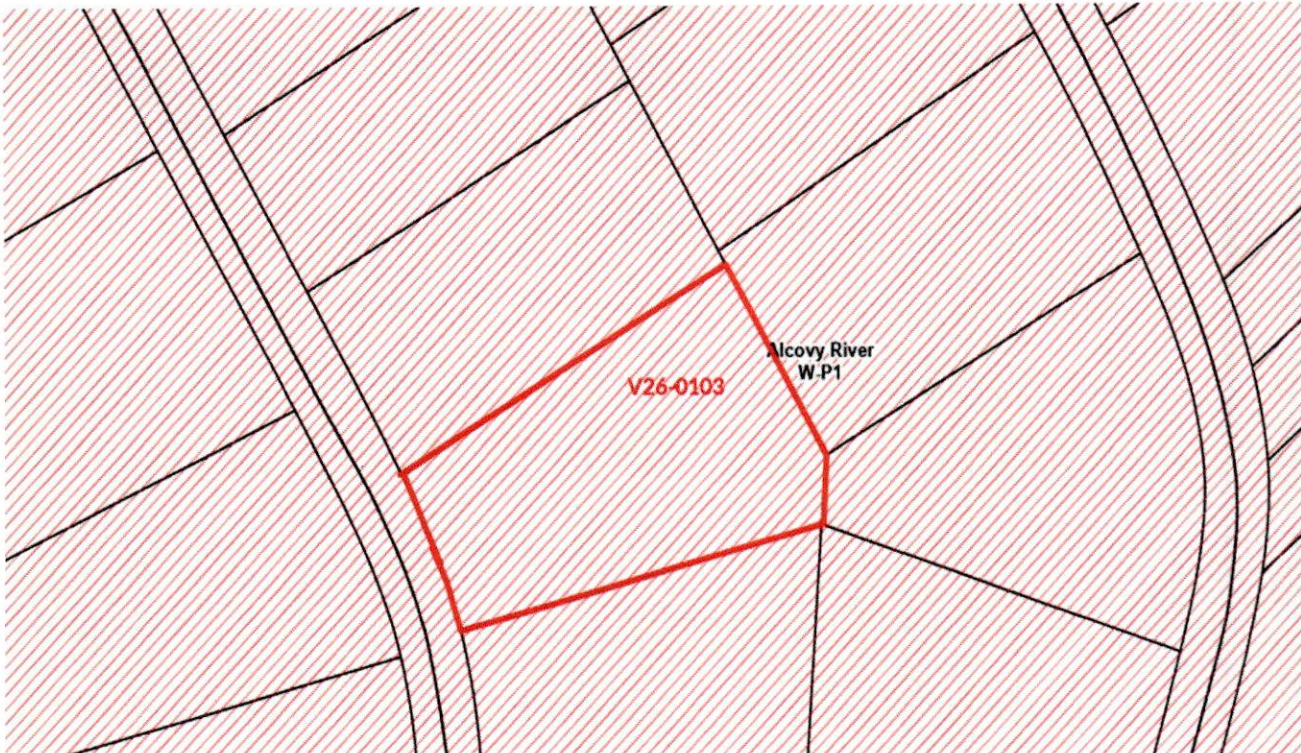
Property History: No History



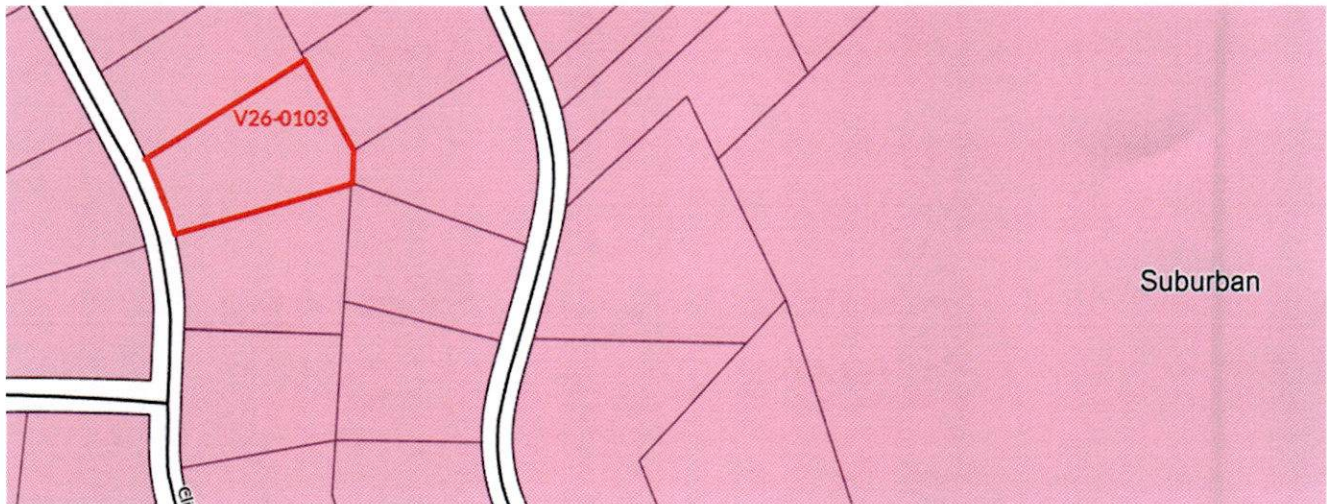
The surrounding properties are zoned R1.



The property is in the Alcovy River Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



Staff Comments:

Sec. 14-104. Appeals and variances.

- (a) Procedure upon denial. Upon denial of the application for a sign permit, the applicant shall be given written notice stating the reason(s) for the denial within 15 days of the decision to

deny the permit. The aggrieved party may appeal any decision as provided in board of zoning appeals procedure.

(b) Variances.

- (1) Variances may be granted from the provisions of this ordinance in compliance with powers of board of zoning appeals.
- (2) Variance procedures shall apply both to signs which are nonconforming as of the effective date of this ordinance and to new signs erected thereafter.

(Ord. of 8-6-2002, § 24)

Walton County Board of Appeals Application
Please Type or Print Legibly

Item 4.2.

Variance/Special Exception/Appeal # V26-D103

Board of Appeals Meeting Date 5-19-2026 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 <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 N034A 056 Zoning District: R1 Commission District: _____

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>william cole tonini</u> <u>4971 cliff top drive</u> <u>Loganville, GA 30052</u> <u>6787734773</u>	<u>william cole tonini</u> <u>4971 cliff top drive</u> <u>Loganville, GA 30052</u> <u>6787734773</u>
Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	
Property Location <u>4971 cliff top drive loganville, GA</u> Acreage <u>1.06</u>	
Describe Variance/Special Exception/Appeal: <u>This variance application is asking for the permission to have installed a new secondary driveway on the right side of my property, connecting to the curb and running to the back yard gate on my fence line. The drive way would be 118 feet long and be 10 feet wide.</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>The reason for the request is I, the home owner, would like to access the preexisting wood working shop on the back of my property safely. The new driveway would be poured (up to the fence line) over a preexisting dirt trail to the back of the property but as I have witnessed, after heavy rain, the dirt trail in the front yard becomes very muddy and losing traction is inevitable. As shown on the site plans, on the right side of my property, there are multiple utility boxes such as atnt boxes, a transformer, a propane tank. A concrete drive would allow safe travels to my workshop and eliminate the hazard of possibly sliding into said utilities. The proposed path for the new drive is believed to be the best path as it is the flattest land on the property and the other side of the property is full of trees that act as a natural barrier between me and my neighbors</u>	
Public Water: <input type="checkbox"/> yes <input type="checkbox"/> Well: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input type="checkbox"/> yes <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>william cole tonini</u> Date <u>4/10/2026</u> Fee Paid: \$ <u>500</u> <input checked="" type="checkbox"/>	
PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE	
I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____	

LEGEND	
B/L	= BUILDING LINE
C/L	= CENTER LINE
C&G	= CURB & GUTTER
CIP	= 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	= NDW 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
FP	= FEWER POLE
FH	= FIRE HYDRANT
-X-	= FENCE
- - -	= FLOOD LIMITS
SW	= 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. PANEL NO. 13297C0015F, DATED 12/15/22.
2. THE SUBJECT PROPERTY IS LOCATED AT 4971 CLIFF TOP DRIVE, LOGANVILLE, GA.
3. REFERENCE IS MADE TO PLAT BOOK 59, PAGE 148.
4. THE PURPOSE OF THIS SITE PLAN IS TO AID IN THE PROCUREMENT OF A VARIANCE FOR THE LOCATION OF THE PROPOSED DRIVEWAY SHOWN HEREON. THIS DRAWING IS NOT A SURVEY, THE LOCATIONS OF SOME INFORMATION SHOWN HEREON IS CONSIDERED APPROXIMATE. THIS DRAWING IS NOT TO BE USED AS A SURVEY AND IS NOT INTENDED FOR TRANSFER OF TITLE OR OTHER PURPOSES FOR WHICH A SURVEY WOULD BE UTILIZED. THE UNDERSIGNED LAND SURVEYOR OFFERS NO WARRANTY, EXPRESSED NOR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON.

N/F
TOMMY BROOKS, JR.
D.B. 512, PG. 202
P.B. 59, PG. 148
TAX PARCEL N034A057
ZONED R1
EAGLE CROSSING UNIT II
LOT 58, BLOCK 'A'

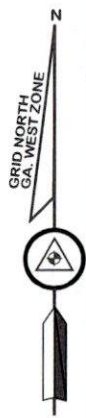
N/F
HELEN WAYE
D.B. 2303, PG. 270
P.B. 59, PG. 58
TAX PARCEL N034A005
ZONED R1
EAGLE CROSSING UNIT I
LOT 8, BLOCK 'B'

ANDREW HARALSON &
WILLIAM COLE TONINI
D.B. 5609, PG. 1432
P.B. 59, PG. 148
TAX PARCEL N034A056
ZONED R1
EAGLE CROSSING UNIT II
LOT 57, BLOCK 'A'

N/F
FAUSTINO ABARCA
D.B. 4192, PG. 102
P.B. 59, PG. 58
TAX PARCEL N034A007
ZONED R1
EAGLE CROSSING UNIT I
LOT 7, BLOCK 'B'

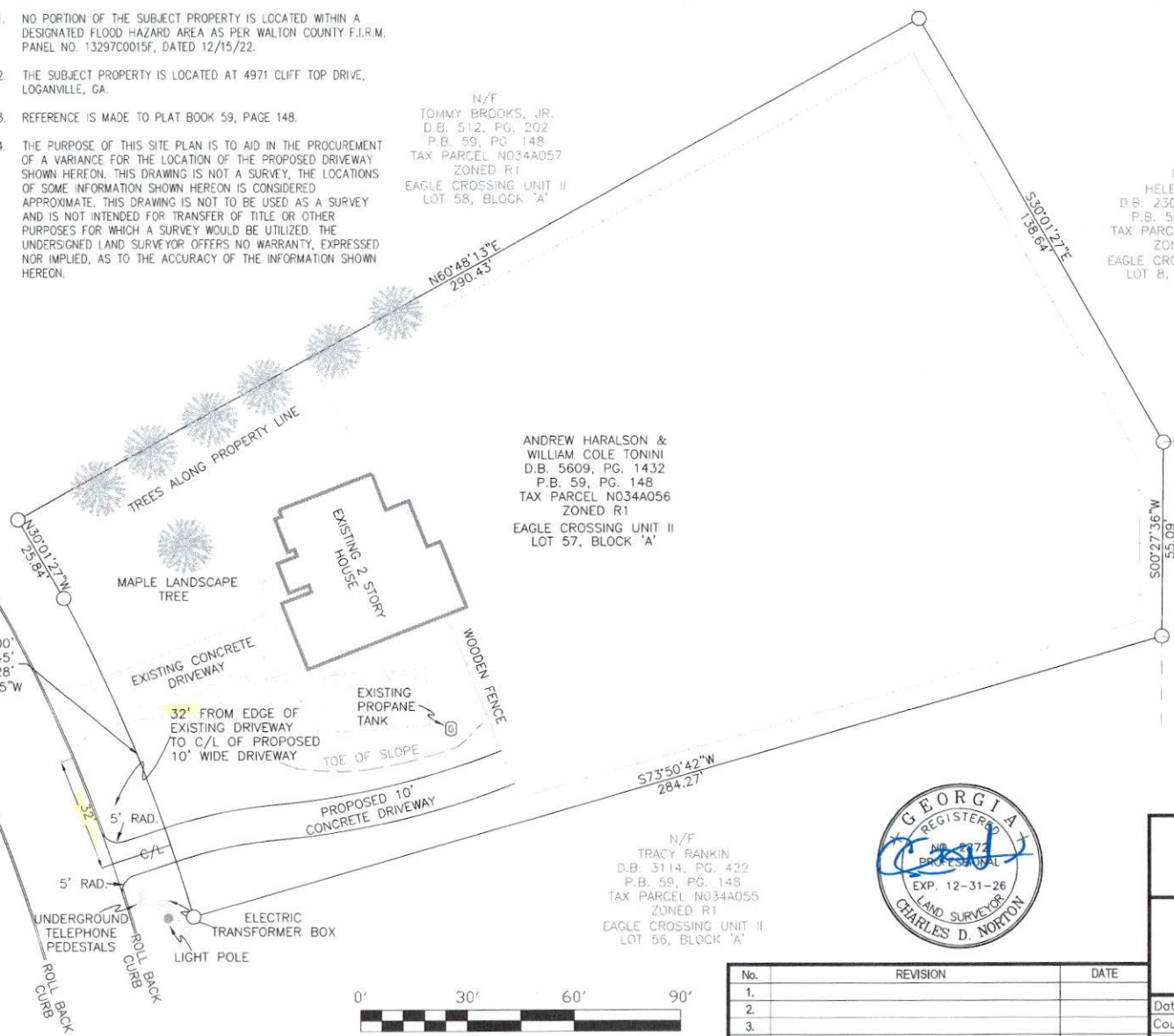
N/F
COURTNEY MURPHY
D.B. 3882, PG. 481
P.B. 59, PG. 58
TAX PARCEL N034A006
ZONED R1
EAGLE CROSSING UNIT I
LOT 6, BLOCK 'B'

N/F
TRACY RANKIN
D.B. 3114, PG. 422
P.B. 59, PG. 148
TAX PARCEL N034A055
ZONED R1
EAGLE CROSSING UNIT II
LOT 56, BLOCK 'A'



CLIFF TOP DRIVE
50' R/W

R=475.00'
L=97.45'
CH=97.28'
N22°01'45"W



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

SITE PLAN FOR:

WILLIAM TONINI

CHARLES D. NORTON
GEORGIA RLS 2872
2325 FISHER DR.
LOGANVILLE, GA 30052
Phone: (678) 858-7535

Date: 04/09/26 Land Lot: 257 District: 5TH
County: WALTON Scale: 1"=30'
Drawn By: CDN Checked By: CDN
Date of Field Work: 1/11/19 Job #: 4971 CLIFF TOP

Sheet No.
1 of 1