



## BOARD OF APPEALS REGULAR MEETING

Tuesday, January 20, 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. V25-0375 – Variance to allow an accessory building in the front yard on less than 5 acres– Applicant: Bill Hollenback/Owners: William W Hollenback, Jr. & Corazon D Hollenback – Property located at 3084 Spring Hill Drive - Parcel N085A011 - District 5**

**4.2. V25-0380 – Variance to allow a 1,200 sq. ft. accessory building in an R1 zoning– Applicant: Brandon Hayes/Owners: Richard Wesley & Katherine Leder – Property located at 2501 Aniki Bee Drive - Parcel N075H004 - District 3**

#### 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:** V25-0375

**Board of Appeals Meeting Date:** January 20, 2026

**Applicant:**

Bill Hollenback  
3084 Spring Hill Drive  
Monroe, Georgia 30656

**Owners:**

William W Hollenback, Jr. &  
Corazon D. Hollenback  
3084 Spring Hill Drive  
Monroe, Georgia 30656

**Property Information:**

- **Address:** 3084 Spring Hill Drive
- **Map Number:** N085A011
- **Site Area:** 2.10 acres
- **Current Zoning:** A1
- **Character Area:** Conservation
- **Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Beaverdam Creek

**District Representation:**

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

**Request:** Variance to allow an accessory building in the front yard on less than 5 acres.

**Existing Site Conditions:** The property currently includes a house and 2 accessory buildings. The surrounding properties are A1.

**Property 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.

#### **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

Item 4.1.

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

Variance/Special Exception/Appeal # V25-0375Board of Appeals Meeting Date 01-20-2024 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 Professional

Map/Parcel N085A011 Zoning District: A1 Commission District: 5-Jeremy Adams

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

BILL HOLLENBACKCORA HOLLENBACK3084 SPRING HILL DR3084 SPRING HILL DRMONROE GA 30656MONROE GA 30656Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐Property Location 3084 SPRING HILL DR Acreage 2.1Describe Variance/Special Exception/Appeal: REQUESTING ACCESSORY  
BUILDING TO BE IN FRONT YARD ON LESS THAN  
5 ACRES

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

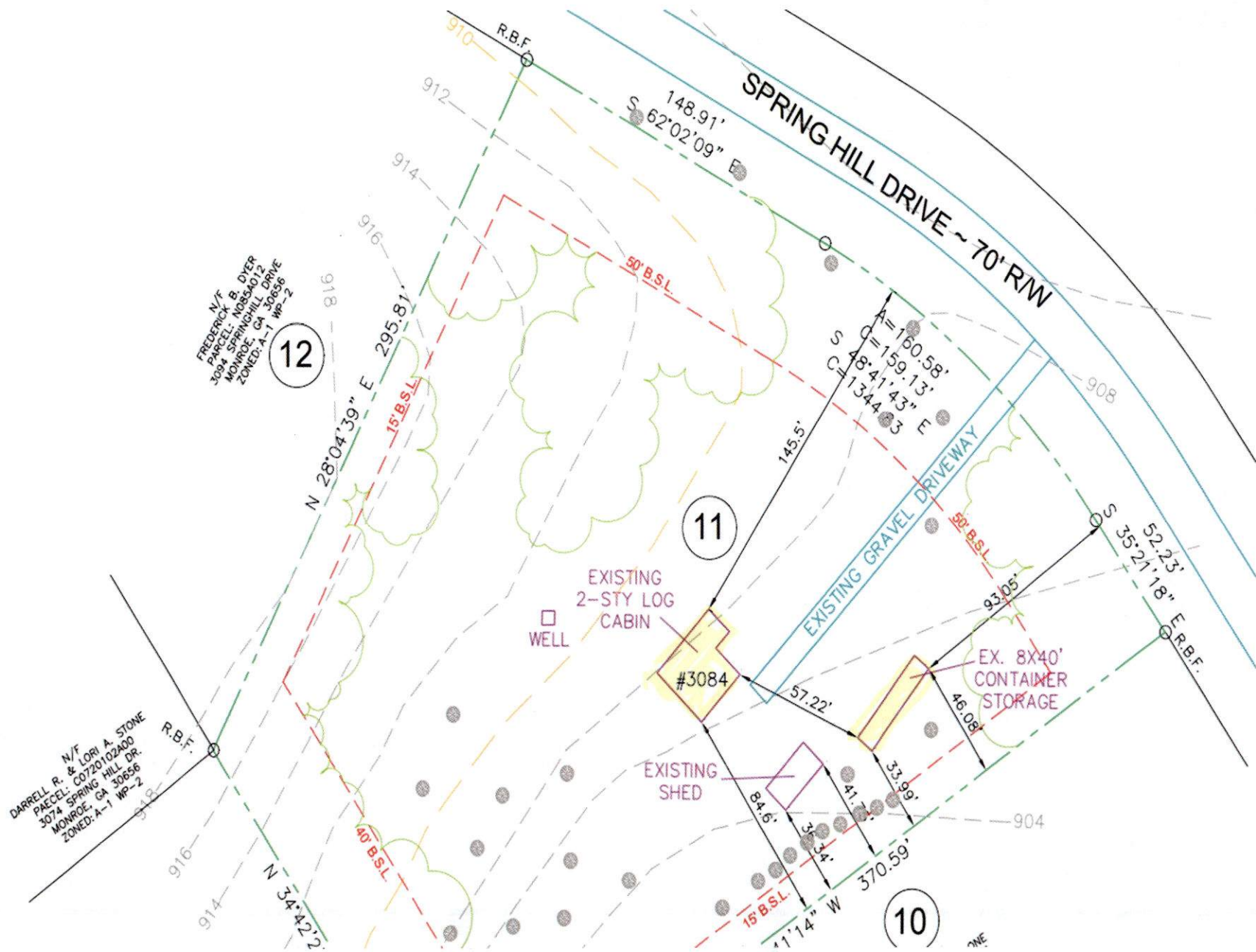
Public Water: \_\_\_\_\_ Well: ☒ Public Sewer: \_\_\_\_\_ Septic Tank: ☒

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.

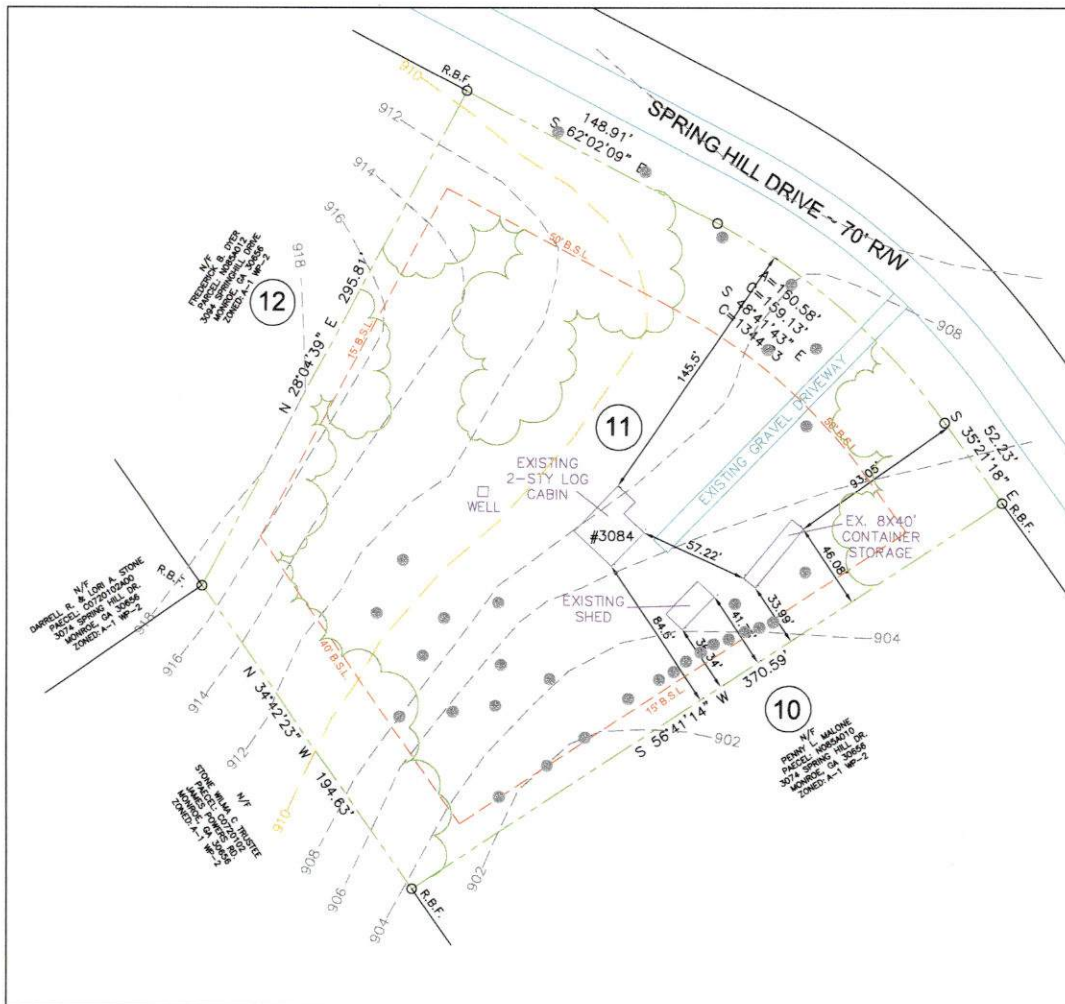
Signature [Signature] Date 12225 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION \_\_\_\_\_ Date \_\_\_\_\_







VICINITY MAP  
N.T.S.

**"NOT FOR FINAL RECORDING"**  
**TOTAL AREA = 2.10 ACRES**

PARCEL: N085A011 ZONED: A-1 WP-2

REQUESTING A VARIANCE TO ALLOW FOR A CONTAINER STORAGE UTILITY STRUCTURE IN THE FRONT YARD FOR LOT LESS THAN 5 ACRES.

APPLICABLE ORDINANCE:  
PART 2 ACCESSORY USES

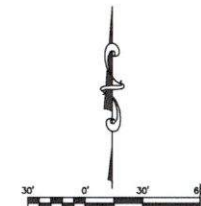
SECTION 100 GENERAL STANDARDS

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.

#### NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY SURVEY CONCEPT INC., DATED AUG./13/2018.
2. THERE ARE WETLAND ON THE SITE LIMIT SHOWN.
3. NO STATE WATER ON OR WITHIN 200' OF THE SITE.
4. NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL132870010F DATED DEC. 15, 2022.
5. THE PROJECT WILL BE SERVED BY PRIVATE WELL.
6. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.



**GEORGIA811**  
www.Georgia811.com

**A.C.E.**  
ALCOY CONSULTING ENGINEERING  
AND ASSOCIATES, L.L.C.  
P.O. BOX 111111  
485 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-496-4002  
lspacell@gmail.com

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## SITE PLAN

### PROPOSED HOLLENBACK'S RESIDENCE

PARCEL: N085A011

LAND LOT: 56

DISTRICT: 3rd

3084 SPRING HILL DRIVE

WALTON COUNTY, GA

DATE: 11/25/2025

SCALE: 1" = 30'

#### OWNER/DEVELOPER

WILLIAM W. JR. &  
CORAZON D. HOLLENBACK  
3084 SPRING HILL DRIVE  
MONROE, GA 30656

24 HOUR - EMERGENCY CONTACT  
BILL HOLLENBACK  
404-276-0083

#### REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

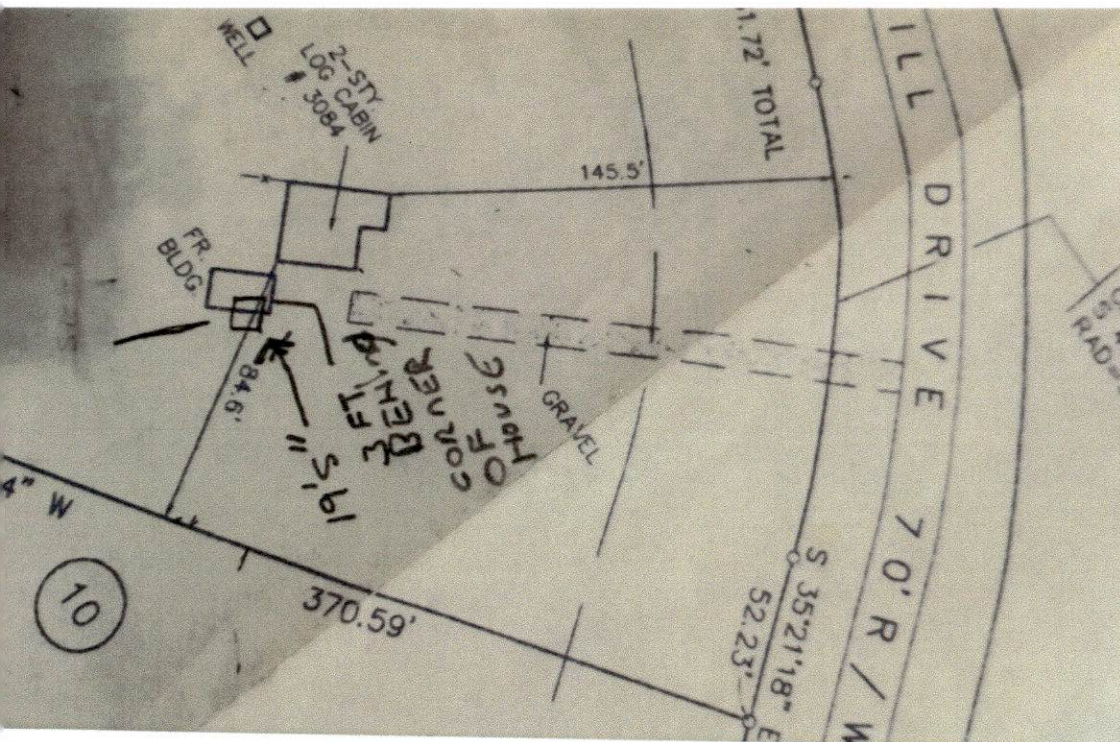
JOB No. # 25-095

C-1













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

**Case Number:** V25-0380

**Board of Appeals Meeting Date:** January 20, 2026

**Applicant:**

Brandon Hayes  
P.O. Box 267  
Monroe, Georgia 30655

**Owners:**

Richard Wesley Leder &  
Katherine Leder  
2501 Aniki Bee Drive  
Monroe, Georgia 30656

**Property Information:**

- **Address:** 2501 Aniki Bee Drive
- **Map Number:** N075H004
- **Site Area:** 1.47 acres
- **Current Zoning:** R1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Alcovy River

**District Representation:**

- **Commissioner (District 3):** Timmy Shelnutt
- **Board of Appeals Member:** John Pringle

**Request:** Variance to allow a 1,200 sq. ft. accessory in an R1 zoning.

**Existing Site Conditions:** The property currently includes a house.  
The surrounding properties are R1.

**Property 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.    |

**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

Item 4.2.

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

Variance/Special Exception/Appeal # V25-0380

Board of Appeals Meeting Date 01-20-2026 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 Professional

Map/Parcel W125H<sup>004</sup> Zoning District: R1 Commission District: 3 - Timmy Shelnett

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Brandon Hayes  
P.O. Box 267 / Monroe, GA 30655  
678-235-1953

Wesley Irdner  
2501 Aniki Bee Dr  
(770) 652 0002

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 2501 Aniki Bee Dr Acreage 1.47

Describe Variance/Special Exception/Appeal: Requesting to place a  
30x40 metal Building with a total of  
1200 sqft.

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

Building exceeds max sqft.

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 12/1/25 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: Brandon Hayes

Address: PO Box 267, Monroe, GA 30655

Location of Property: 2501 Aniki Bee Dr

Monroe, GA 30656

Map/Parcel Number: N075 H004

[Signature]  
Property Owner Signature

Print Name: Wes Loder

Address: 2501 Aniki Bee

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.

[Signature]  
Notary Public

12/2/2025  
Date



Participant ID: 318205756

BK: 128 PG: 60-60  
 Filed and Recorded  
 12-19-2024 02:34 PM  
 DOC# P2024-000337

*Karen P. David*  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY

THIS BLOCK IS RESERVED FOR  
 THE CLERK OF SUPERIOR COURT

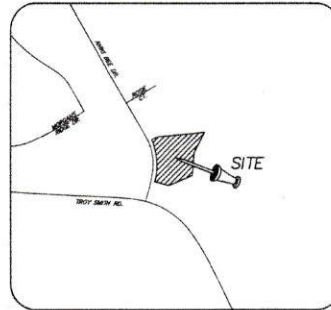
A TOPCON GTS-26 TOTAL STATION  
 was used to obtain the linear and angular  
 measurements used in the preparation of this plat.

The field data upon which this plat is based has  
 a closure precision of one foot in 21,500 feet  
 and an angular error of 2 per angle point  
 and was adjusted using the compass rule.

This survey has been calculated for closure and  
 is found to be accurate within one foot in  
211,800 feet.

**FLOOD NOTE:**

NO FLOOD HAZARD ZONE EXISTS ON  
 SITE AS PER F.I.R.M. COMMUNITY PANEL  
 No. 13297C0110F, DATED 12/15/2022.



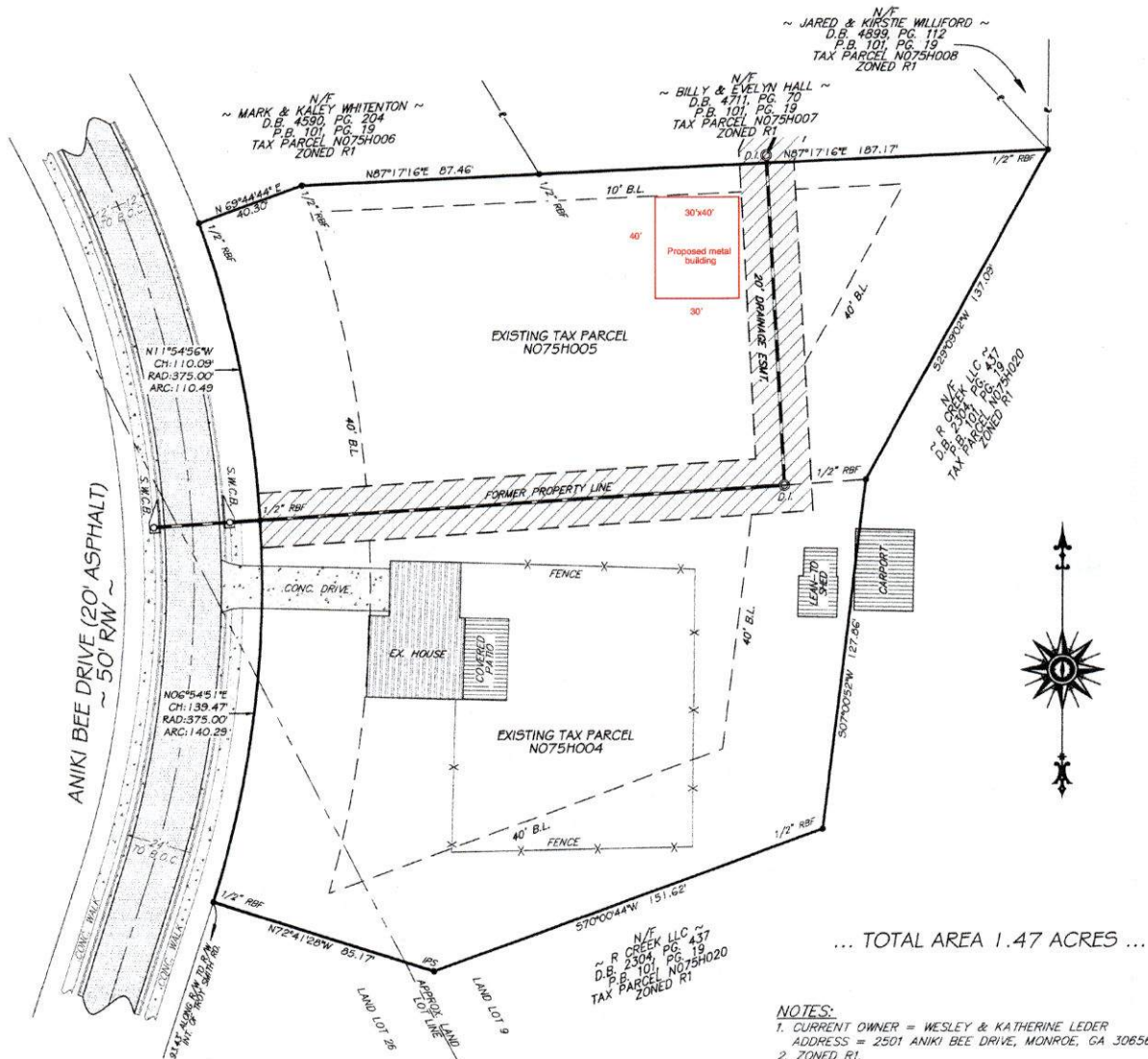
SITE LOCATION: NOT TO SCALE  
 REFERENCE: AERO ATLAS

**SURVEYOR'S CERTIFICATION: (1)**

As required by subsection (d) of O.C.G.A. Section 15-6-87,  
 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 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 15-6-87.

W.T. Dunahoo (GA RLS #5377)

12/19/2024  
 Date



... TOTAL AREA 1.47 ACRES ...

**APPROVAL FOR RECORDING:**

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR PLAN FOR FILING:

*Ronald C. Smith*  
 WALTON COUNTY PLANNING AND DEVELOPMENT

12/19/2024

DATE

**NOTES:**

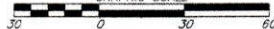
1. CURRENT OWNER = WESLEY & KATHERINE LEDER  
 ADDRESS = 2501 ANIKI BEE DRIVE, MONROE, GA 30656.
2. ZONED R1.
3. BUILDING SETBACKS:  
 FRONT = 40'  
 SIDE = 10'  
 REAR = 40'
4. THE PURPOSE OF THE SURVEY IS TO COMBINE TAX PARCELS  
 NO75H004 AND NO75H005.
5. TAX PARCEL NO75H004 = 1.47 ACRES ONCE COMBINATION IS  
 COMPLETE.

**~ LEGEND ~**

R/W = RIGHT OF WAY  
 IPS = IRON PIN SET (1/2" OPEN TOP)  
 RBF = REBAR FOUND  
 -E- = PROPERTY LINE  
 CON F = CONDUIT FOUND  
 D.I. = DROP INLET  
 S.W.C.B. = SINGLE WINGED CATCH BASIN

**REFERENCE:**

BEING LOTS 4 & 5 OF A FINAL SUBDIVISION PLAT FOR ROSE CREEK SUBDIVISION  
 BY DILLS JONES & ASSOCIATES, INC. DATED: 10/04/2006. (P.B. 101, PG. 19)

**GRAPHIC SCALE**

|  |        |                  |            |
|--|--------|------------------|------------|
| SURVEY FOR   |        | STATE OF GEORGIA |            |
| WESLEY LEDER                                       |        |                  |            |
| LAND LOT & DISTRICT                                | COUNTY | SCALE            | DATE       |
| LAND LOTS 9 & 26, 4TH DISTRICT                     | WALTON | 1"=30'           | 12/16/2024 |
| W. T. DUNAHOO AND ASSOCIATES, L.L.C.               |        |                  |            |
| P.O. BOX 163<br>302 W. 44TH ST.<br>MONROE, GEORGIA |        | (770) 867-3911   |            |