Walton County Planning and Development Department
Board of Appeals Case Summary

Case Number: SP26-0318
Board of Appeals Meeting Date: December 15, 2026

Applicant:
Jason Martin
6312 Highway 81
Loganville, Georgia 30052

Owners:
Jason & Tonya Martin
6312 Highway 81
Loganville, Georgia 30052

Property Information:

- **Address:** 6312 Highway 81, Loganville, Georgia 30052
- **Map Number:** C0360006A00
- **Site Area:** 1.94 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Alcovy River WP1

District Representation:

- **Commissioner (District 1)**: Amarie Warren
- **Board of Appeals Member**: Jim Cleveland

Request: Special Exception to have fitness training as a home-based business with customer contact.

Existing Site Conditions: There is a house on the property.

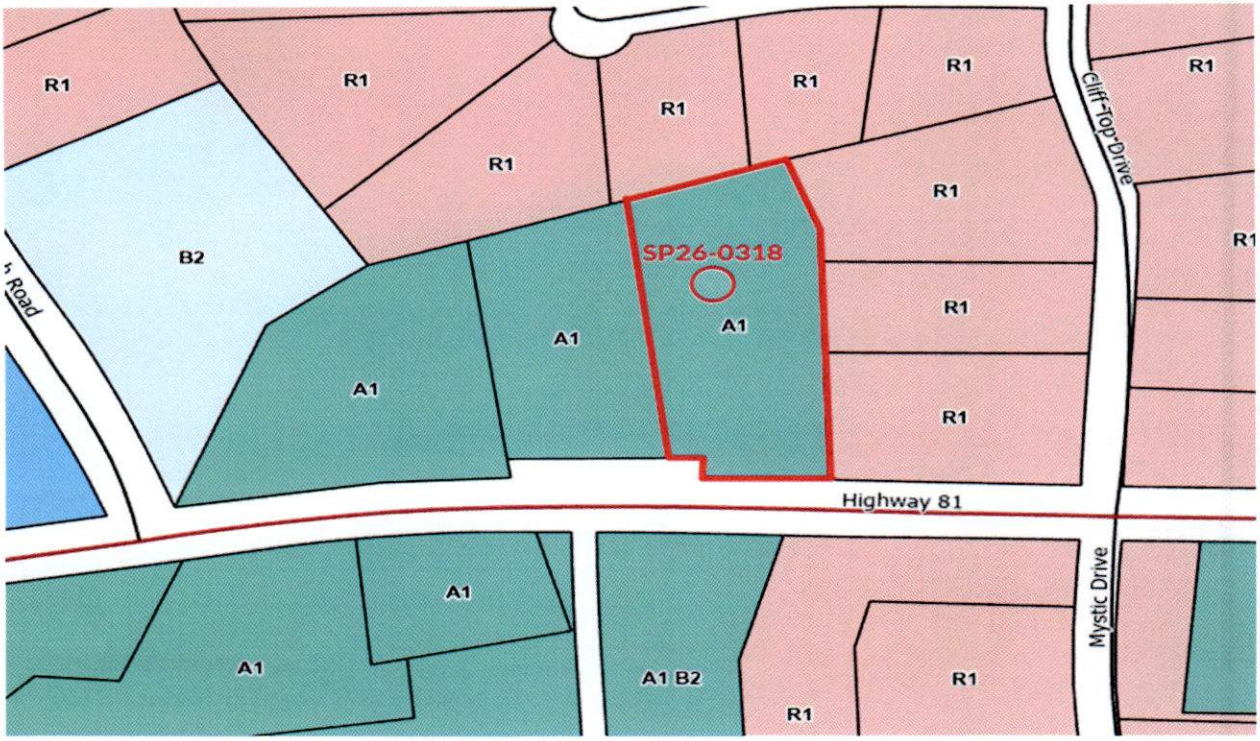
Property History:

Z24-0022	Andriy Lukyan	Rezone 3.84 acres from A1 to A2 to create 2 buildable lots	C0360006 6300 Hwy 81	Approved

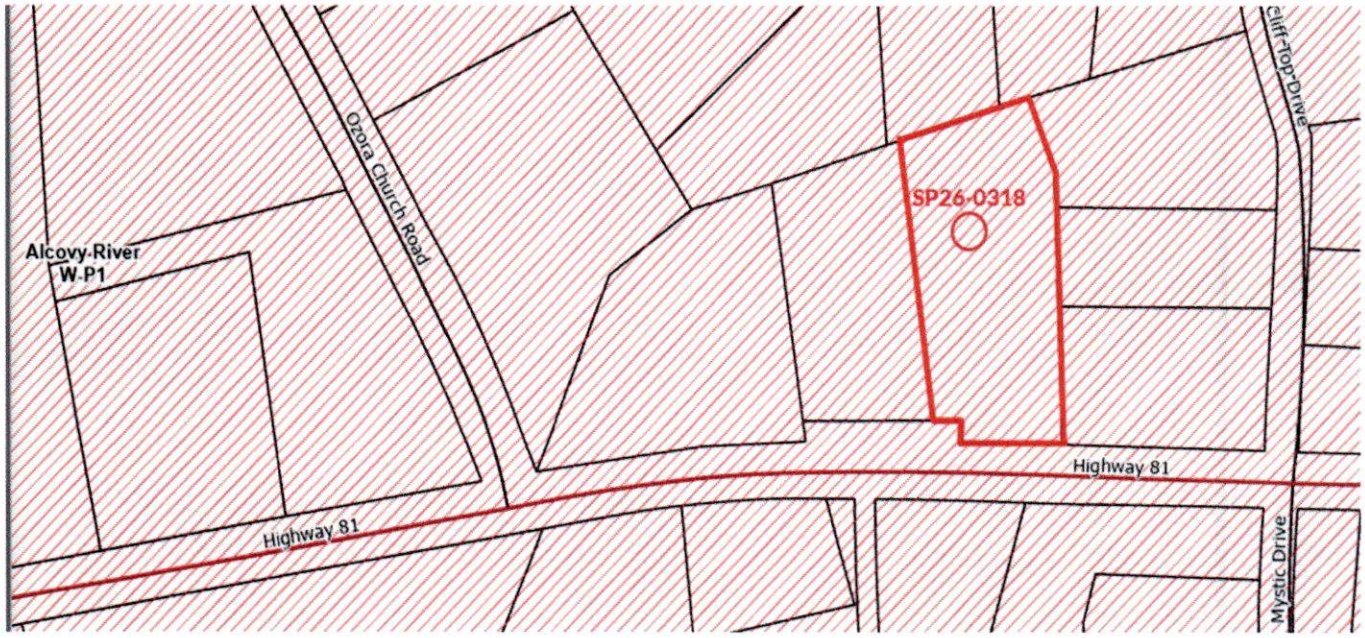

SP26-0313
Ozora Church Road
Cliff Top Drive
Hudson Road
Highway 81
Highway 81
Mystic Drive


SP26-0313
Highway 81
Cliff Top Drive

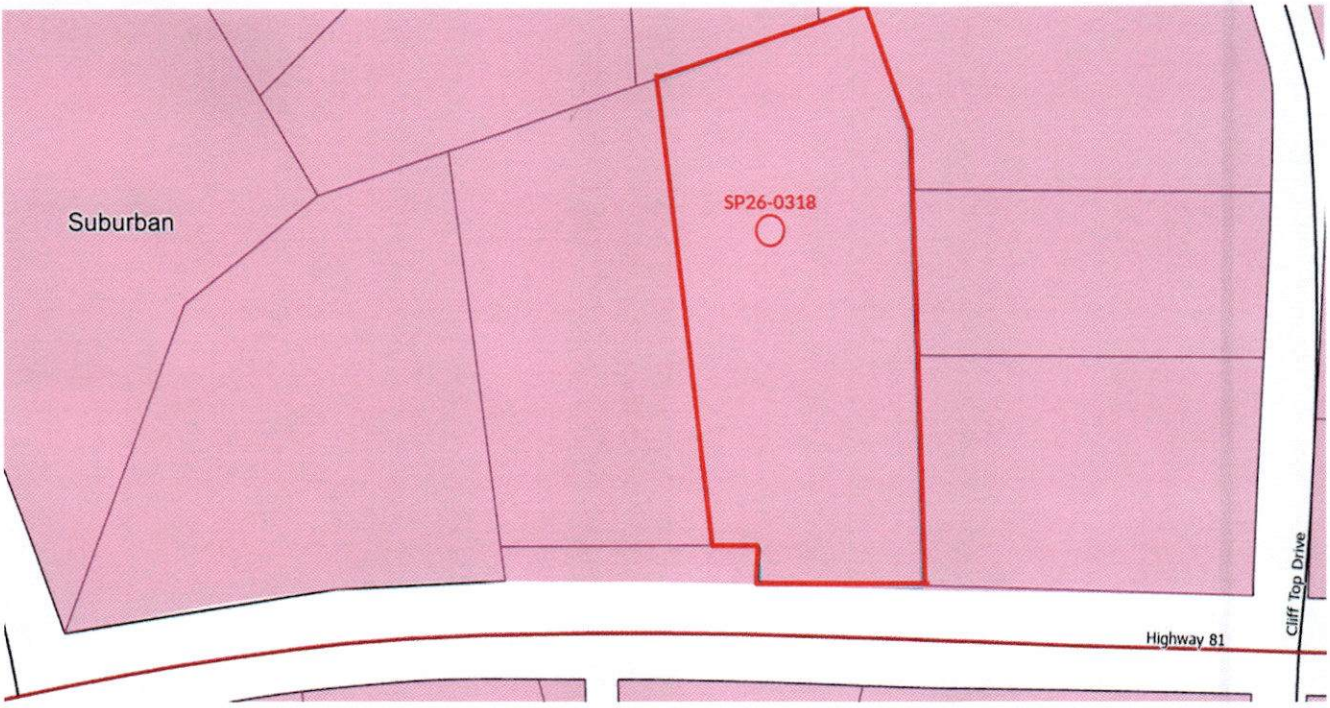
The surrounding properties are zoned R1, A1 and B2.



The property is in the Alcovy River Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



Staff Comments: If approved, staff would recommend that there be conditions such as:

1. **For applicant only**
2. **By appointment only**
3. **No more than one client on site at a time**
4. **No signs**

Staff Analysis: If approved, Applicant will obtain a business license at 6312 Highway 81, Loganville, Georgia 30052. The house is not located in a subdivision.

Article 14 Section 120 Special Exception to Board of Appeals.

A. Standards for Review

In ruling on any application for a special exception, 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 special exceptions in individual cases upon finding that all the following conditions exist:

Requests if granted, would not cause substantial detriment to the public good, safety, or impair the purposes and intent of this ordinance.

Request if granted, will not create adverse impact upon adjoining properties by reason of noise, smoke, odor, dust, vibration, hours of operation, activity, parking, visibility, or nature of operation of use.

Request if granted, will allow use that is compatible with adjacent properties uses and other property uses in immediate area.

Request if granted, ensures that adequate public services, public facilities and utilities are available to serve the special exception use.

Request if granted, ensures that the public street on which the special exception use will be located has sufficient traffic carrying capacity and road design so as not to unduly increase traffic and/or create congestion, and/or create traffic hazards in the area.

Walton County Board of Appeals Application
*****Please Type or Print Legibly*****

Variance/Special Exception/Appeal # SP26-0318

Board of Appeals Meeting Date 12-15-2026 **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 ✓ Survey Plat ✓ Site Plan ✓ Proof of Paid Property Taxes ✓

**Drawn by Design Professional

Map/Parcel ✓ C0360006A00 Zoning District: A1 Commission District: 1 - Amarie Warren

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
JASON MARTIN	Jason J Tonya Martin
6312 HIGHWAY 81	- SAME -
LOGANVILLE GA. 30052	
(561) 254-2606	

Type Request: ____ VARIANCE ____ ✓ SPECIAL EXCEPTION ____ APPEAL

Property Location 6312 HIGHWAY 81 LOGANVILLE 30052 Acreage 1.94

Describe Variance/Special Exception/Appeal: REQUEST FOR A SPECIAL EXCEPTION TO ALLOW CUSTOMER CONTACT FOR A HOME OCCUPATION. IT WILL PROVIDE SMALL-GROUP APPT-ONLY FITNESS TRAINING FROM THE EXISTING RESIDENTIAL GARAGE. MAXIMUM OF 5 CLIENTS AT ONCE

State Reason for request and how these reasons satisfy Article 14 Standards of Review: REQUEST FOR LIMITED CUSTOMER CONTACT FOR A SMALL APPT-ONLY HOME FITNESS BUSINESS. WITH NO MORE THAN 5 CLIENTS AT A TIME. ALL PARKING WILL REMAIN ON THE PROPERTY, AND THE USE IS INTENDED TO HAVE MINIMAL IMPACT ON NEIGHBORING PROPERTIES.

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 11/3/2026 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: JASON MARTIN

Address: 6312 HIGHWAY 81 LOGANVILLE GA. 30052

Location of Property:
6312 HIGHWAY 81
LOGANVILLE GA. 30052

Map/Parcel Number: C0360006A00

Property Owner Signature

Print Name: JASON MARTIN

Address: 6312 HIGHWAY 81
LOGANVILLE GA 30052

Property Owner Signature

Print Name: Tonya Martin

Address: 6312 Highway 81
Loganville, GA 30052

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

11/3/2026
Date

JEAN CADET
NOTARY PUBLIC
COMMISSION EXPIRES
AUGUST 1, 2027
GWINNETT COUNTY, GEORGIA

WALTON COUNTY PLANNING & DEVELOPMENT DEPARTMENT

126 Court Street
Monroe GA 30655
Phone (770) 267-1319

HOMEOWNER'S AFFIDAVIT - (IF APPLICABLE)

Date: 11/3/2026

Name: JASON MARTIN

Owner: - SAME -

Project Address: 6312 HIGHWAY 81 LOGANVILLE GA 30052
Telephone: (561) 254-2606

Email: JASON.M@KW.COM

Request: SPECIAL EXCEPTION FOR CONTACT WITH CUSTOMERS FOR A HOME-BASED FITNESS TRAINING BUSINESS.

Is the project address in a subdivision with an HOA (Homeowners Association)? YES ___ NO ✓

If the address is located within a subdivision has the Homeowners Association (HOA) been notified of your request. YES ___ NO ✓

Walton County does not enforce the HOA covenants; it is strictly up to the homeowner to abide by the HOA rules and regulations.

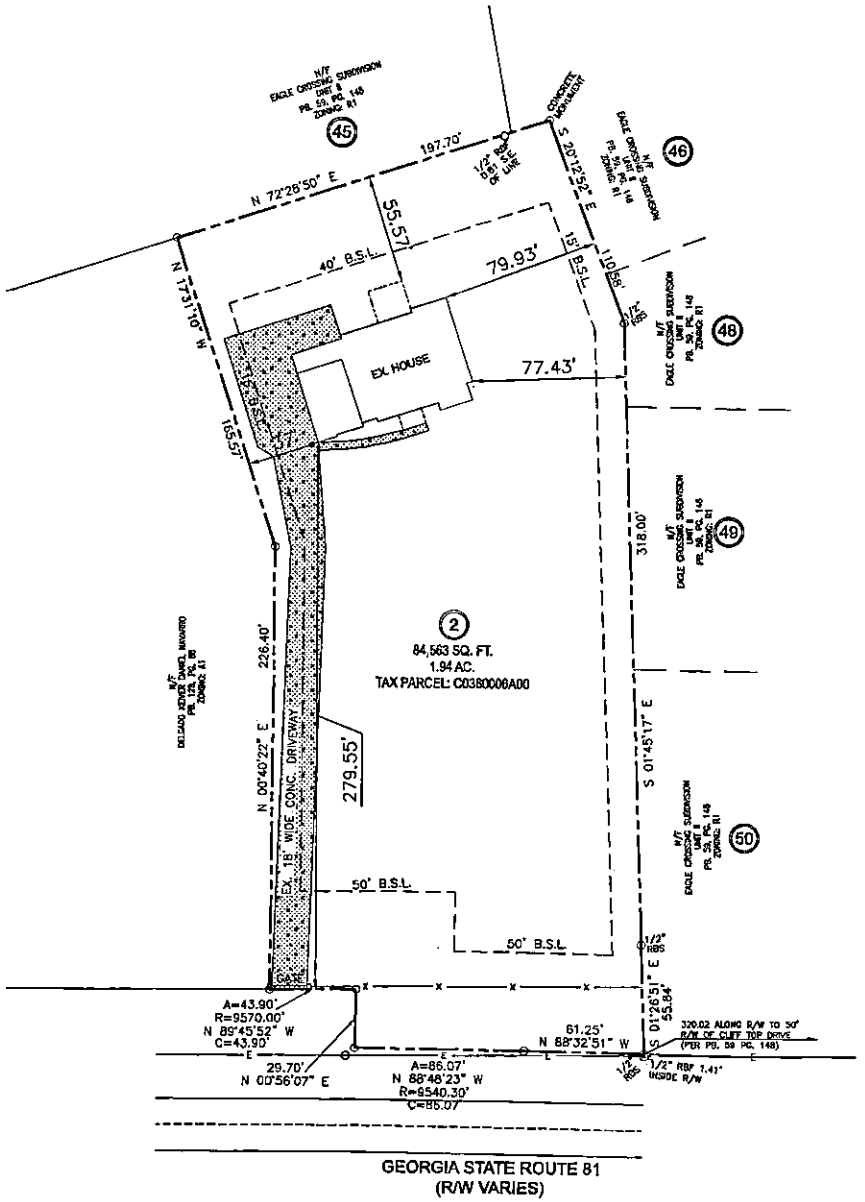
This 3RD day of NOVEMBER, 2026.

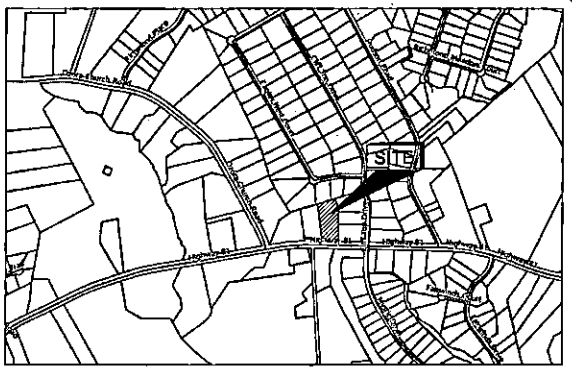
STATE OF GEORGIA, COUNTY OF GWINNETT
Sworn to and subscribed before me this
3RD day of NOVEMBER 2026

Notary Public Signature:
My Commission Expires: 08/01/2027

[NOTARY SEAL]

JEAN CADET
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
COMMISSION EXPIRES AUGUST 1, 2027





VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 1.94 ACRES

PARCEL: C0360006A00 ZONED: A1

VARIANCE TO ALLOW FOR SPECIAL EXEMPTION FOR CUSTOMER CONTACT

TOTAL SITE AREA = 1.94 ACRES

APPLICABLE ORDINANCE: SECTION 4-1-120.

PROPERTY DEVELOPMENT STANDARDS:
1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 200 FEET.
3. MINIMUM YARD REQUIREMENTS:
   a. FRONT: 50 FEET
   b. SIDE: 15 FEET
   c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

NOTES:
1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY RINGO ABERNATHY & ASSOCIATES, INC., DATED OCT. 8, 2024.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE NO STATE WATER ON SITE, LIMIT SHOWN.
4. THE PROJECT IS SERVED BY WALTON COUNTY WATER.
5. THE PROJECT IS SERVED BY SEPTIC SYSTEM.

TOTAL SITE AREA = 1.94 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO WETLAND ON SITE.

30' 0' 30' 60'

GEORGIA811
www.Georgia811.com

A.C.E.
ALCOVY CONSULTING, ENGINEERING AND ASSOCIATES, LLC.
P.O.C. TIP LINDSAY, P.E.
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-466-4002
tipacelic@gmail.com

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VARIANCE REQUEST

PROPOSED MARTIN'S RESIDENCE

PARCELS: C0360006A00
LAND LOT: 257
DISTRICT: 5th
6312 HWY 81
WALTON COUNTY, GA

DATE: 4/20/2026
SCALE: 1"=30'

OWNER / DEVELOPER

TONYA & JASON MARTIN
6312 HWY 61
LOGANVILLE, GA 30052
JASON MARTIN
PHONE: 561-254-2606
JASONJM@KW.COM

24 HOUR - EMERGENCY CONTACT
JASON MARTIN
PHONE: 561-254-2606
JASONJM@KW.COM

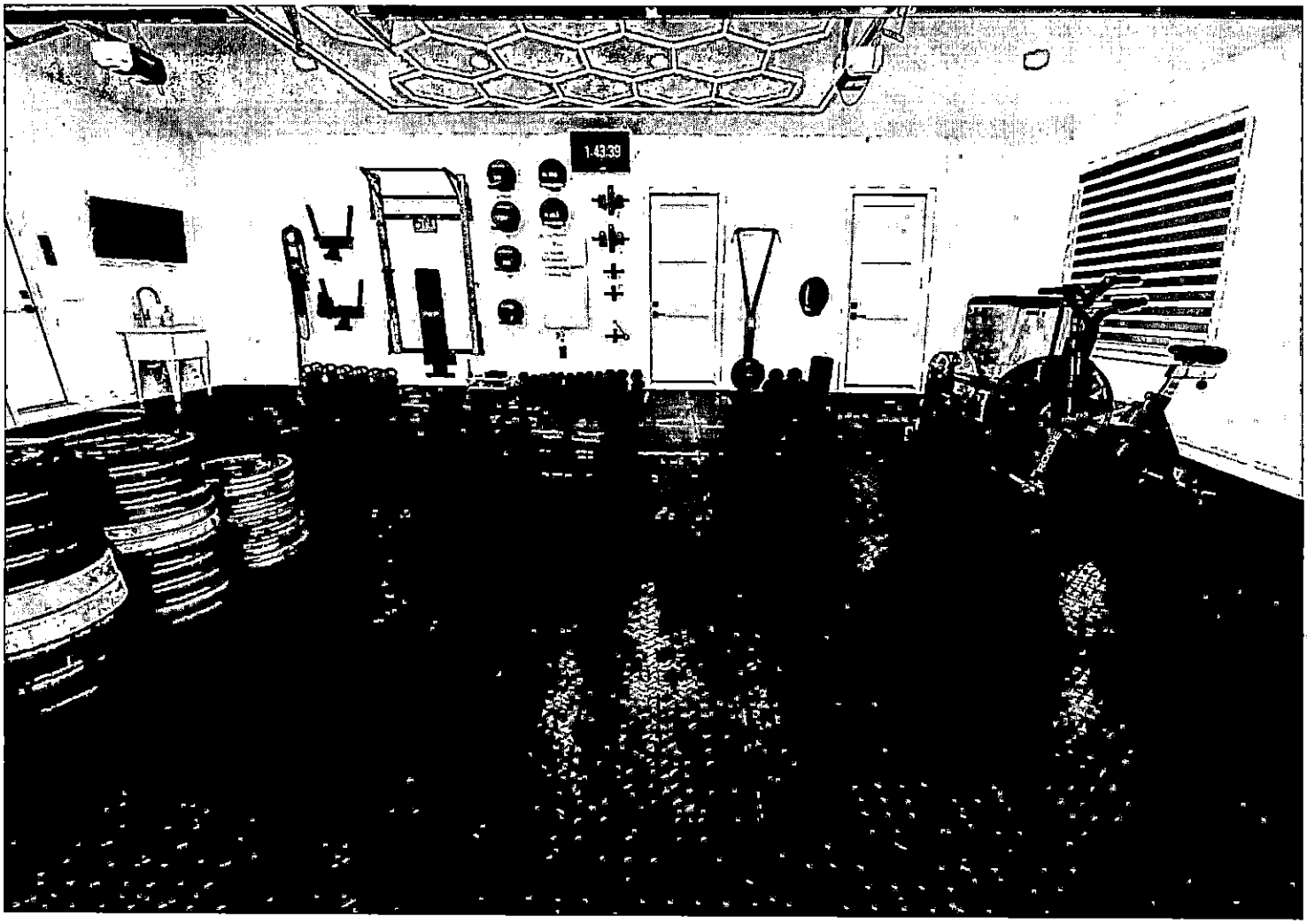
REVISIONS

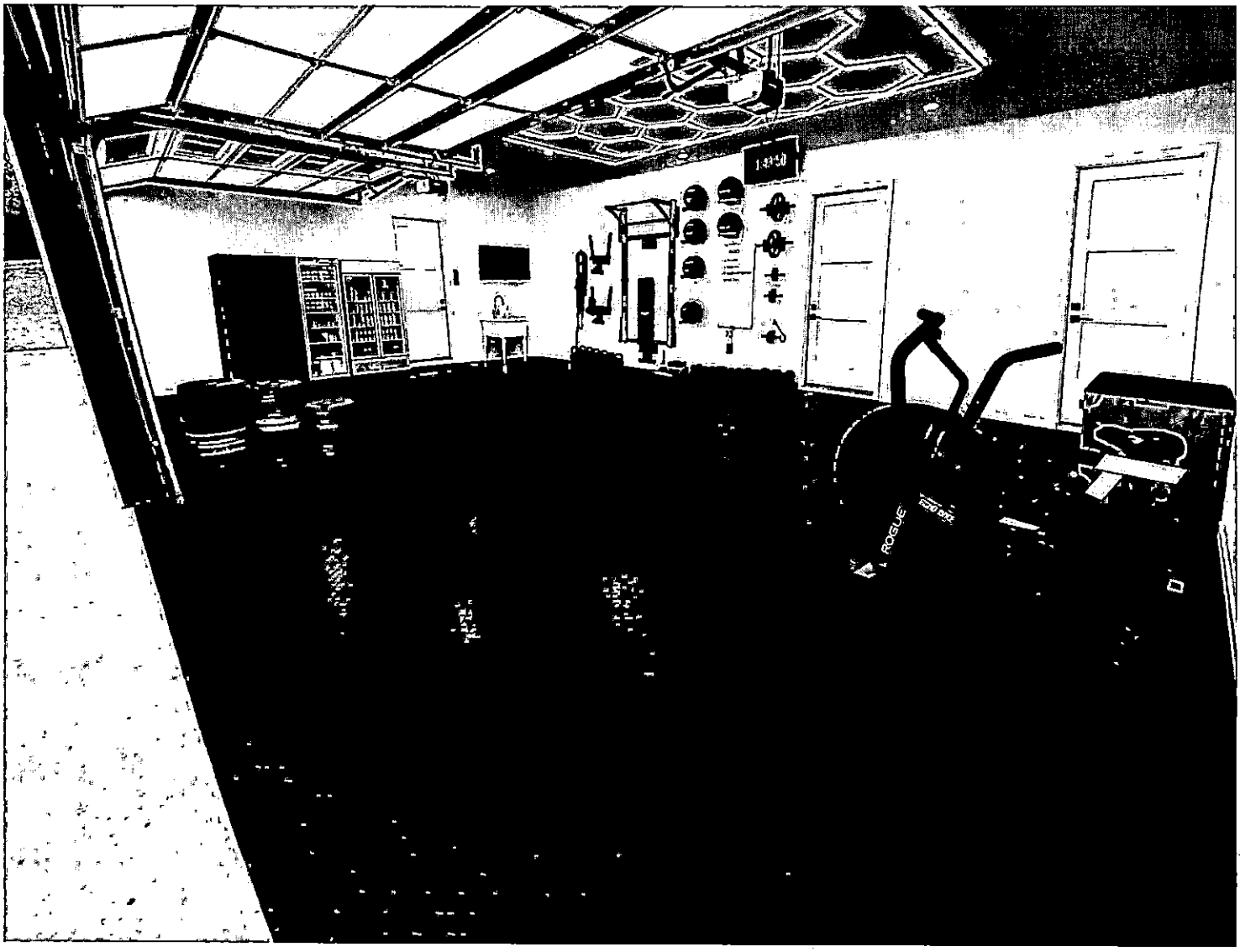
NO.	DATE	DESCRIPTION

JOB No. # 26-059

VR-1




1:43:39


ROGUE

LETTER OF INTENT

TO THE WALTON COUNTY BOARD OF APPEALS:

I AM REQUESTING A SPECIAL EXCEPTION FOR CUSTOMER CONTACT ASSOCIATED WITH A HOME OCCUPATION AT MY RESIDENCE.

I INTEND TO OPERATE N.O.W. FITNESS, A SMALL OWNER-OPERATED FITNESS TRAINING BUSINESS FROM MY EXISTING RESIDENTIAL GARAGE. TRAINING WILL BE BY APPOINTMENT-ONLY AND LIMITED TO A MAXIMUM OF 5 CLIENTS AT ONE TIME.

ALL CLIENTS WILL PARK ON MY PROPERTY. THERE WILL BE NO WALK-IN CUSTOMERS, NO EXTERIOR BUSINESS SIGNAGE, NO RETAIL ACTIVITY, AND NO EMPLOYEES WORKING FROM THE RESIDENCE.

THE BUSINESS WILL BE OPERATED IN A MANNER INTENDED TO MAINTAIN THE RESIDENTIAL CHARACTER OF THE PROPERTY AND MINIMIZE ANY IMPACT ON TRAFFIC AND SURROUNDING PROPERTIES.

I RESPECTFULLY REQUEST APPROVAL OF THE SPECIAL EXCEPTION FOR CUSTOMER CONTACT ASSOCIATED WITH THIS HOME OCCUPATION.

SINCERELY,

JASON MARTIN

N.O.W. FITNESS

