



Planning and Development Department

Case Information

Case Number: V25-0214

Meeting Date: Board of Appeals: 07-15-2025

Applicant:
Claudia Villanueva
3047 Granite Drive NE
Conyers, Georgia 30012

Owners:
Adolfo & Claudia Villanueva
3047 Granite Drive NE
Conyers, Georgia 30012

Current Zoning: B2

Request: Variance to request reduction of transitional buffer from 25 ft. to 15 ft. on the side setbacks for a landscape business.

Address: Highway 20, Loganville, Georgia 30052

Map Number: C0070006C00

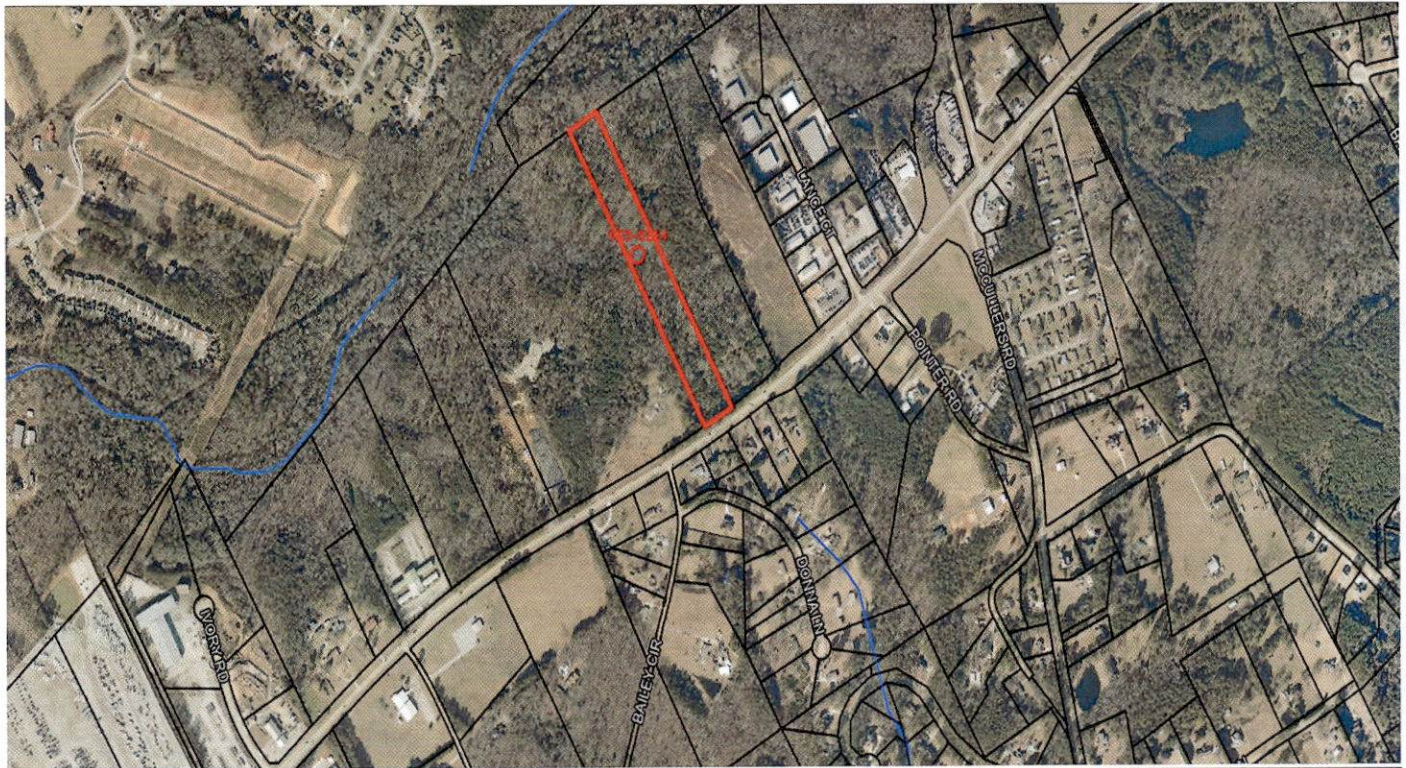
Site Area: Property is 8.00 acres.

Character Area: Highway Corridor

District 2: Commissioner – Pete Myers

Board of Appeals – Mariellen Barnes

Existing Site Conditions: The property consists of 8.00 and is vacant.



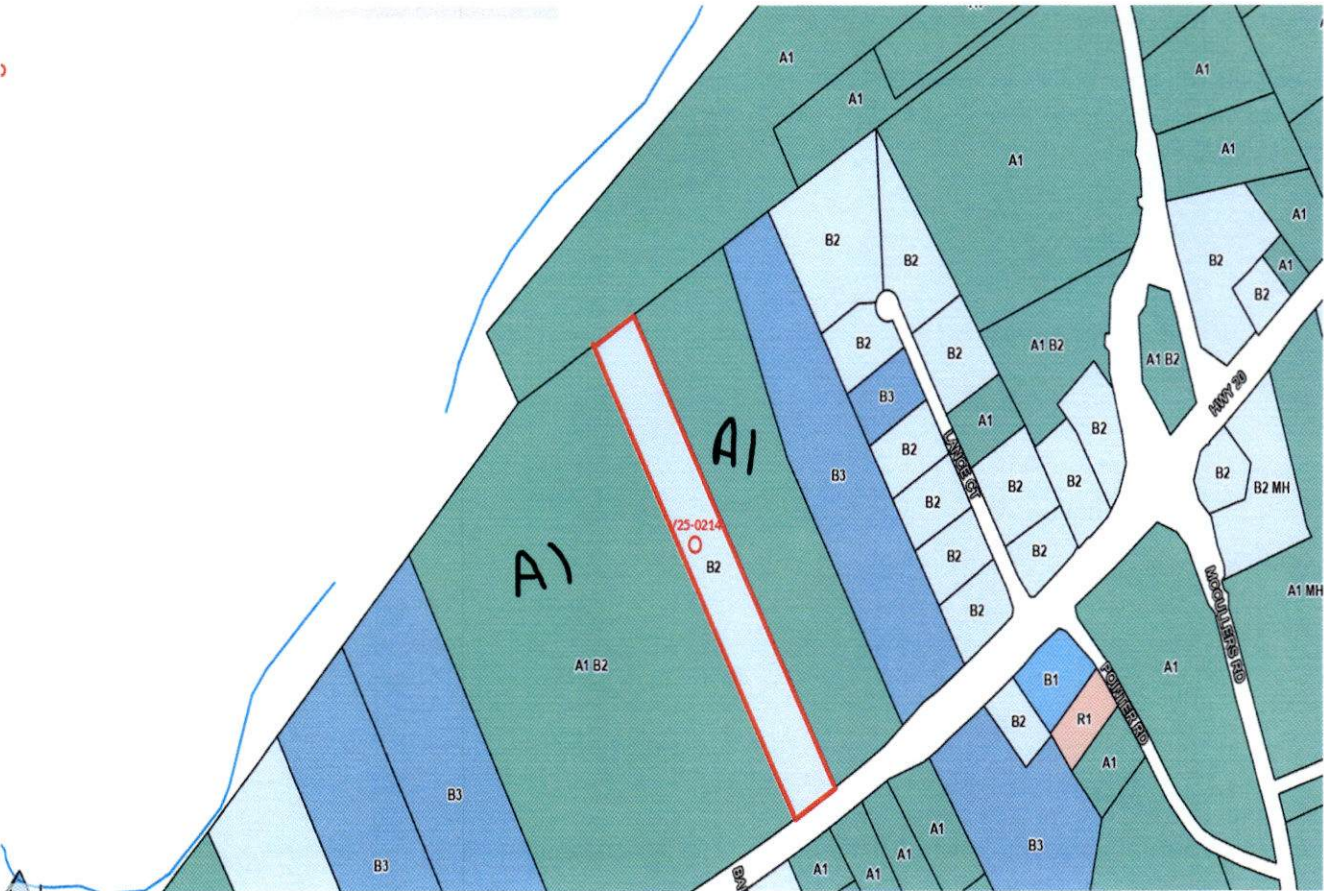
Staff Comments: **Property is on Highway Corridor. Site Plan shows fencing around storage area and should be required if approved.**

Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares.	A, B1, B2, B3, O-I, M1, M2, MUBP,	Commercial, Office, Industry, Public, Agriculture
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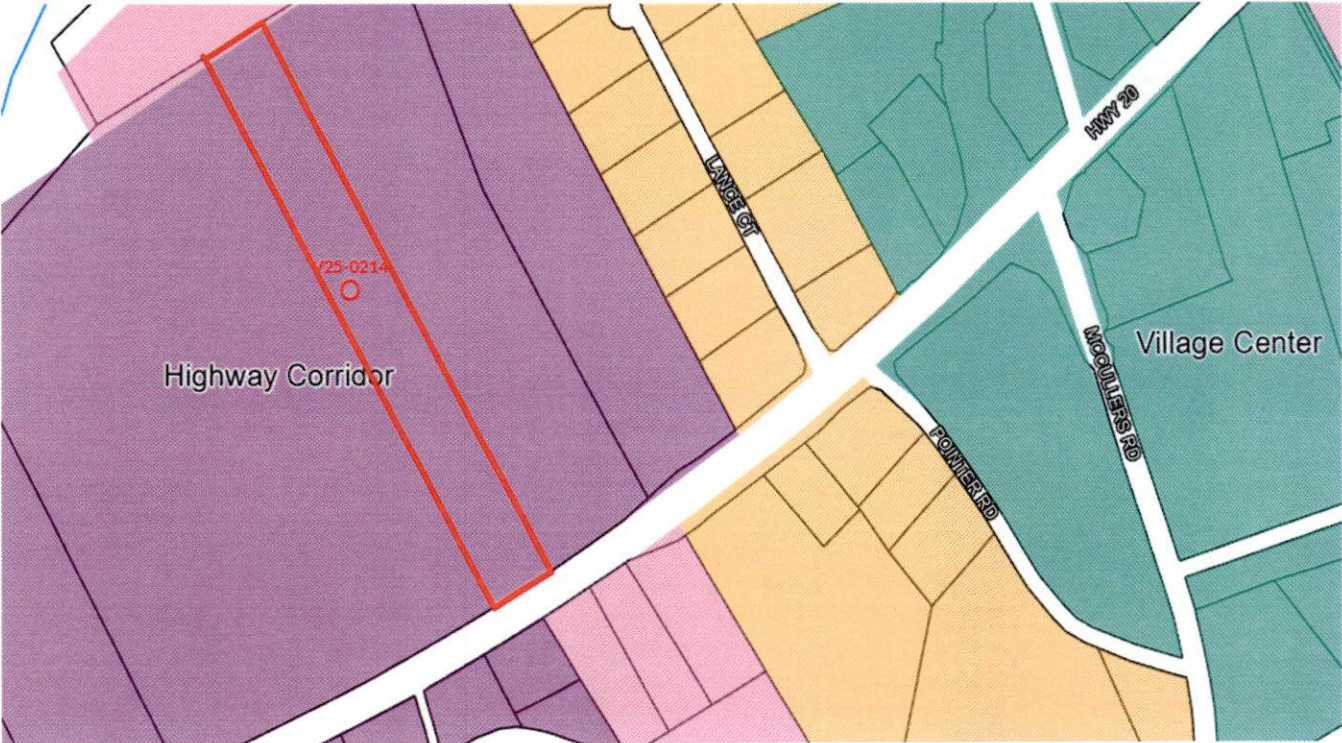
In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding 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.

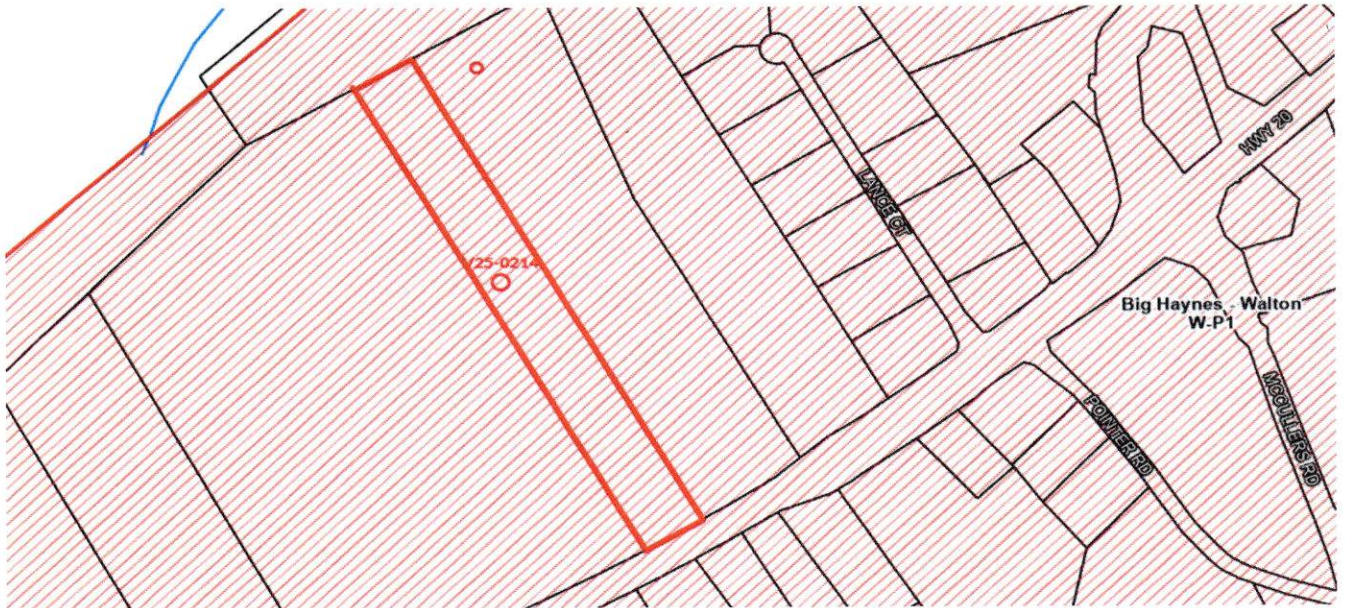
The surrounding properties are zoned A1/B2 and A1. The properties on both sides



The Future Land Use Map for this property is Highway Corridor.



The property is in the Big Haynes Watershed Protection Area.



Barrington Center is a business park.



History: No History

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0214

Board of Appeals Meeting Date 7-15-2025 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 C007000600 Zoning District: B2 Commission District: 2-Pete Myers

Applicant Name/Address/Phone #

Claudia Villanueva

3047 Granite Dr NE

Conyers, GA 30012

Phone # 678-616-5525

E-mail: cvillan0912@gmail.com

Property Owner Name/Address/Phone

Adolfo Nicolas Villanueva
Claudia Villanueva

Caria
3047 Granite Dr NE

Conyers, GA 30012

Phone # 678-616-5525

Type Request: ☒ VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL _____

Property Location Hwy 20, Loganville Acreage 8

Describe Variance/Special Exception/Appeal: Reduce transitional buffer
from 25' ft to 15 ft to match building
setback lines

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

Due to the shape of the property, we would like to ask for a reduction in the buffer to
accommodate parking for our customers and to allow the space needed for trucks to
deliver and store materials.

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 Claudia Villanueva Date 5-20-25 Fee Paid: \$ 200.00

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 _____



Know what's below
Call before you dig

PLANNING & ENGINEERING
300 BLACKBURN ROAD
CONOVER, GEORGIA 3004
PHONE (770) 465-7416



PROJECT: 11/16/2023
DESIGN: 11/16/2023
DATE: 11/16/2023

COMPUTED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]
SCALE: AS NOTED

ADDRESS

DATE	REVISION

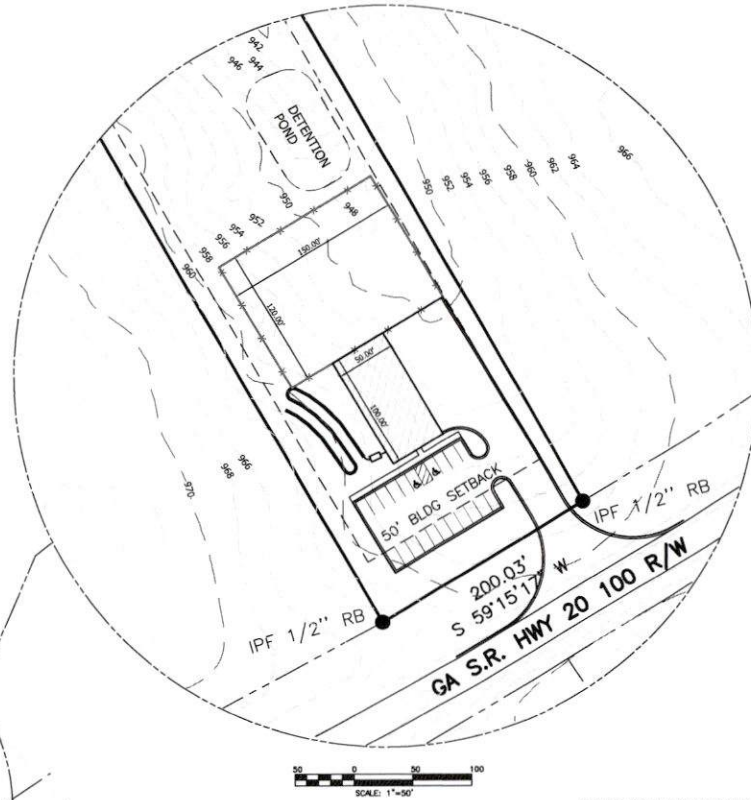
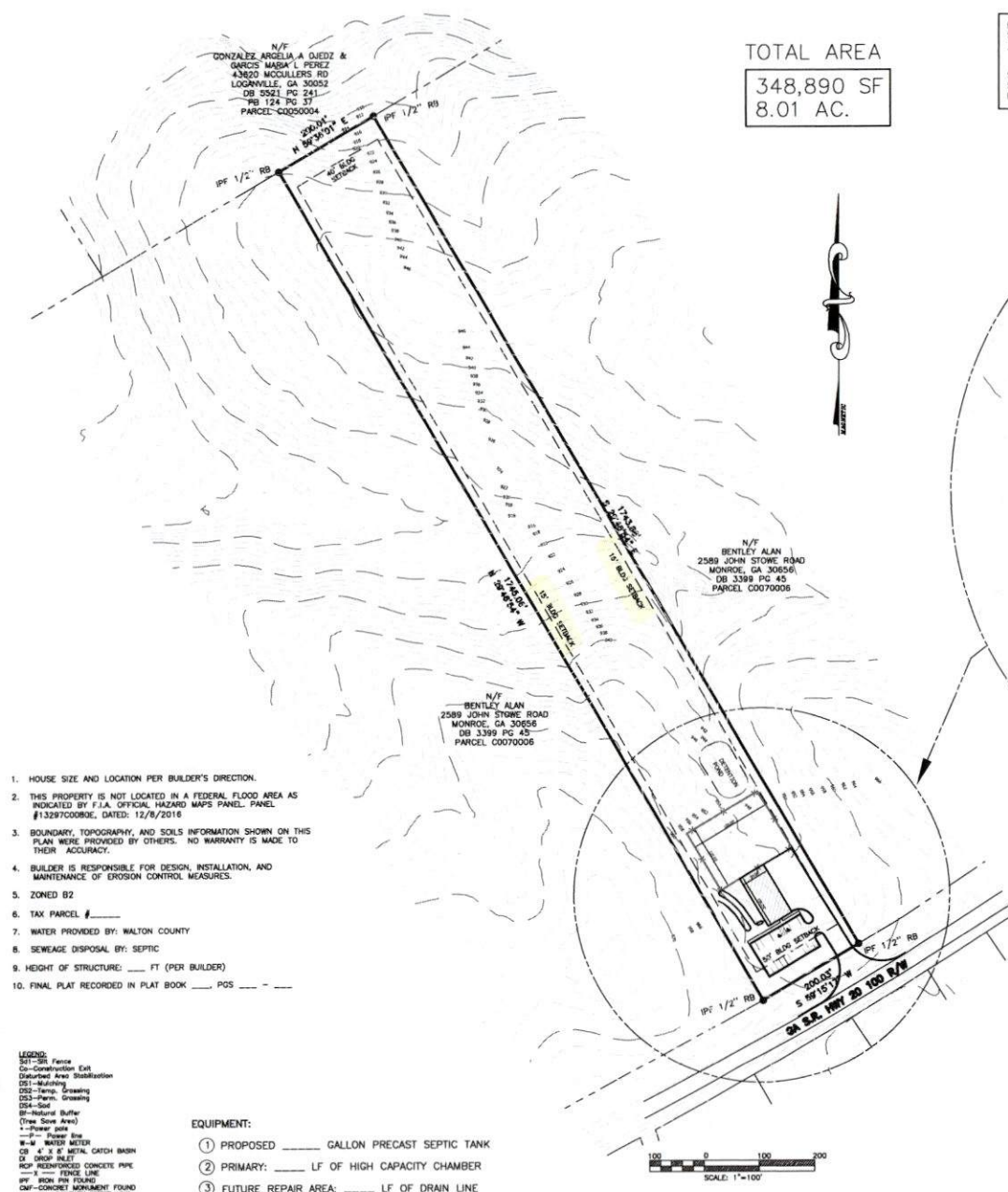
SITE PLAN FOR:
PINESTRAW SPECIALTY, INC.
LAND LOT 215 - 4th DISTRICT
WALTON COUNTY, GEORGIA

DRAWING NUMBER
XXXX

SHEET: 1 OF 1

TOTAL AREA
348,890 SF
8.01 AC.

PROPOSED HOUSE & GARAGE = _____
SF PROPOSED DRIVEWAY, SIDEWALK & PORCHES = _____
SF TOTAL = _____
SF PROPOSED IMPERVIOUS SURFACE = _____
SF PROPOSED COVERAGE = 55%
MAXIMUM IMPERVIOUS SURFACE = _____



- HOUSE SIZE AND LOCATION PER BUILDER'S DIRECTION.
- THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS PANEL. PANEL #1328700000, DATED: 12/8/2016
- BOUNDARY, TOPOGRAPHY, AND SOILS INFORMATION SHOWN ON THIS PLAN WERE PROVIDED BY OTHERS. NO WARRANTY IS MADE TO THEIR ACCURACY.
- BUILDER IS RESPONSIBLE FOR DESIGN, INSTALLATION, AND MAINTENANCE OF EROSION CONTROL MEASURES.
- ZONED B2
- TAX PARCEL # _____
- WATER PROVIDED BY: WALTON COUNTY
- SEWAGE DISPOSAL BY: SEPTIC
- HEIGHT OF STRUCTURE: _____ FT (PER BUILDER)
- FINAL PLAT RECORDED IN PLAT BOOK _____ PGS _____

LEGEND:
S1-S12 Fence
C1-Construction Ect
Disturbed Area Stabilization
D1-Building
D2-Farm, Grazing
D3-Farm, Grazing
D4-Sod
D5-Natural Buffer
(Tree Save Area)
P1-P12 Power Line
W1-W12 WATER METER
CB 4' x 8' METAL CATCH BASIN
CR CROP INLET
RCP REINFORCED CONCRETE PIPE
T1-T12 TENSE LINE
PF PCH PCH FOUND
C1-CONCRETE MONUMENT FOUND
S - SANITARY SEWER LINE

EQUIPMENT:

- PROPOSED _____ GALLON PRECAST SEPTIC TANK
- PRIMARY: _____ LF OF HIGH CAPACITY CHAMBER
- FUTURE REPAIR AREA: _____ LF OF DRAIN LINE

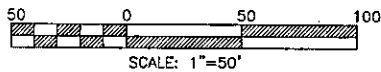
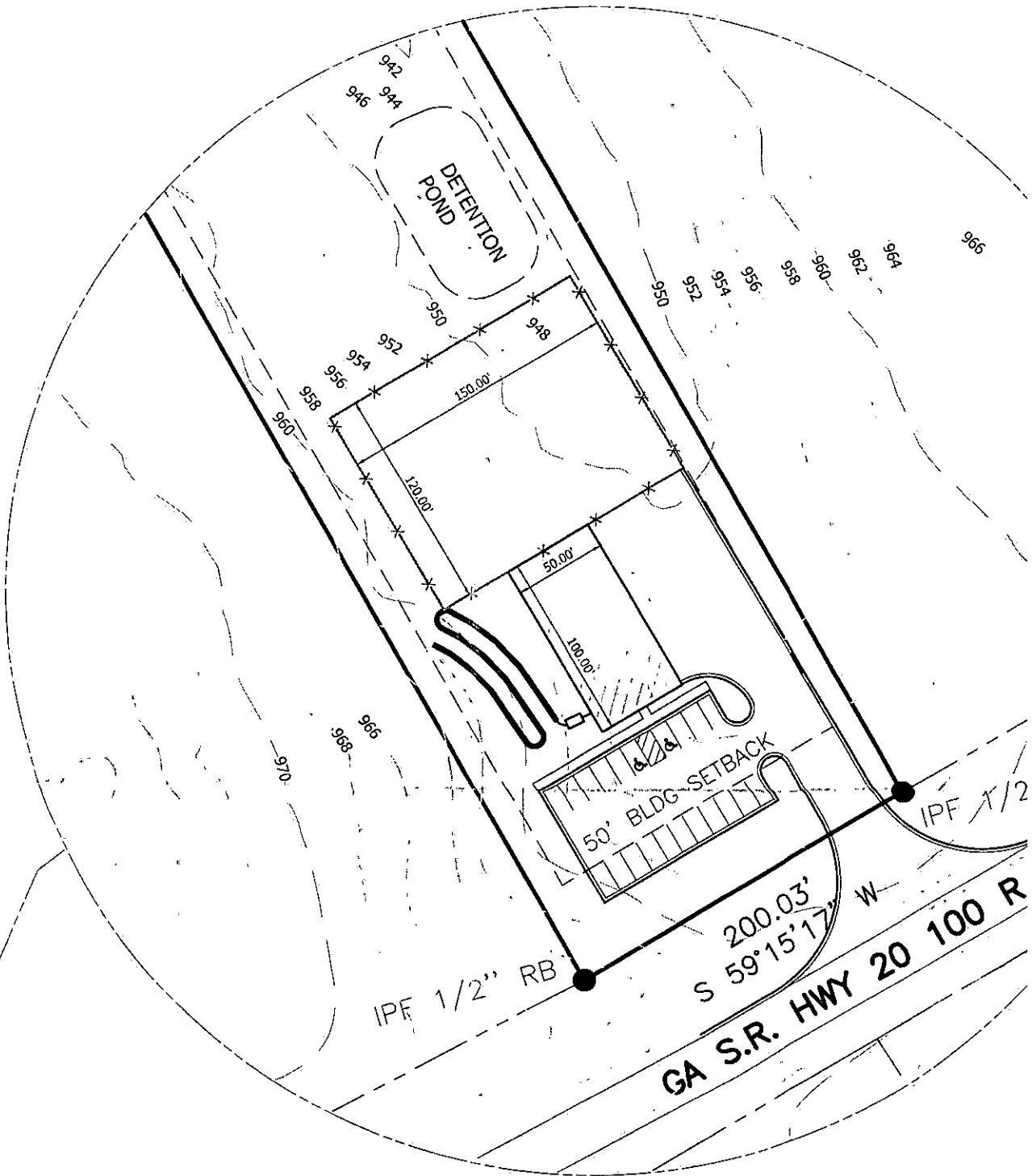
NOTES:

- INSTALLATION OF SYSTEM SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE OF GEORGIA REQUIREMENTS.
- INSTALLATION OF SYSTEM MUST BE PERFORMED BY A QUALIFIED INSTALLER.
- DIVERT ALL SURFACE WATER OFF OF SYSTEM.

OWNER/TERTIARY PERMITTEE:
BUILDER/DEVELOPER:
NAME: PINESTRAW SPECIALTY, INC
ADDRESS: PO BOX 3047
LOGANVILLE, GA 30052
CONTACT: OTIS DARDY
PH: 770-554-3900
EMAIL: PINESTRAWSPPECIALTY@GMAIL.COM

24-HOUR EMERGENCY CONTACT:
NAME: _____
PH: _____
GSWCC CERT. # _____
EXPIRES: _____
LEVEL _____

SF TOTAL = _____
 SF PROPOSED IMPERVIOUS SURFACE = _____
 SF PROPOSED COVERAGE = _____%%
 MAXIMUM IMPERVIOUS SURFACE = _____



OWNER/TERTI
 BUILDER/DEVI
 NAME: PINEST
 ADDRESS: PC
 LO