



## Planning and Development Department Case Information

Case Number: SP25-0217

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

Applicant/Owner:

Nathan Corrona  
1200 Double Oak Drive  
Good Hope, Georgia 30641

Current Zoning: A1

Request: Request to live in camper while building their house.

Address: 1200 Double Oak Drive, Good Hope, Georgia 30641

Map Number: N205A001

Site Area: Property is 5.95 acres. Character Area: Conservation

District 4 Commissioner-Lee Bradford Board of Appeals-William Malcom



Existing Site Conditions: The property consists of 5.95 acres and has an accessory building on the property.

**Staff Comments:** Applicant purchased house permit on May 28, 2025 (See attached).

1. House to be completed one year from the date of the building permit and if not completed then Applicant will need to come back before the Board to get an extension to live in the camper.
2. Applicant to keep in touch with the Permitting Department as to when the permit will expire.
3. Sixty days from the date of the CO then the camper shall cease to be used as a residence.

**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 a finding that all of the following conditions exist:**

**Request 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.**

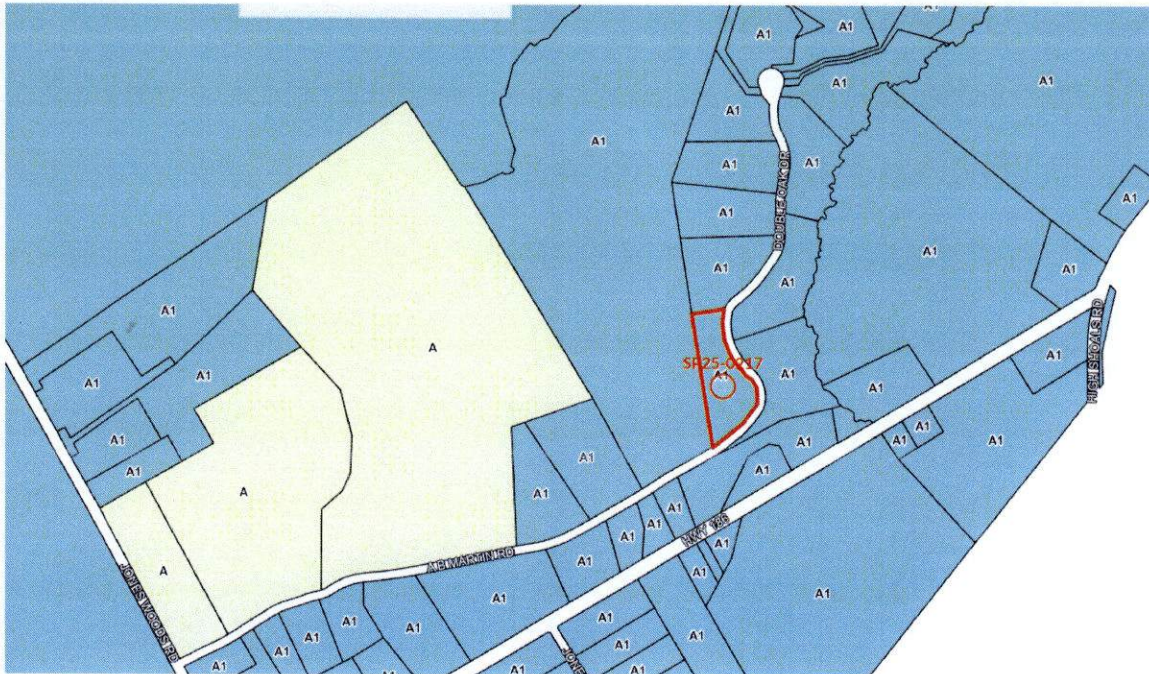
**Request if granted, will allow use that is compatible with adjacent properties uses and other property uses in immediate area.**

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

**Request if granted, insures 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.**

The surrounding properties are zoned A1.



The Future Land Use Map for this property is Conservation.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



History:

V24030008	Nathan W Corrona	Reduce roof pitch on required garage	N205A001 1200 Double Oak Drive & AB Martin Road	Approved
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Walton County Board of Appeals Application

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

Variance/Special Exception/Appeal # SP25-0217

Board of Appeals Meeting Date 7-15-2025 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 N205A001 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

NATHAN CORONA  
1200 DOUBLE OAK DRIVE  
GOOD HOPE, GA 30641

Phone # 404.543.5589

E-mail: CORONAS@GMAIL.COM

Property Owner Name/Address/Phone

NATHAN CORONA  
1200 DOUBLE OAK DRIVE  
GOOD HOPE, GA 30641

Phone # 404.543.5589

Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐

Property Location 1200 Double Oak Drive Acreage 5.95

Describe Variance/Special Exception/Appeal: SPECIAL EXCEPTION TO LIVE  
IN CAMPER WHILE BUILDING HOUSE.

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 MAY 23, 2025 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



**Walton County**

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655  
Phone: 7702671485

## Building Permit

### Permit #: **25-0707**

Permit Type : Residential - Single Family Dwelling

**Parcel:** N205A001

**Description of Work:** LOT#1/HIGH SHOALS WOODS/ SFD/ 1  
STORY/ 3 BEDROOM / 2 BATH / 1 OTHER/ DETACHED GARAGE  
REF PERMIT # 24080068/ 1873 THTSQFT

**Date Applied:** May 28, 2025

**Permit Address:** 1200 DOUBLE OAK DR

<b>Owner Info:</b> CORRONA NATHAN W 1200 DOUBLE OAK DR GOOD HOPE GA, 30641	<b>Owner Phone:</b> 404-543-5589 <b>Owner Email:</b> CORRONAS@GMAIL.COM
<b>Applicant Info:</b> CORRONA NATHAN W 1200 DOUBLE OAK DR GOOD HOPE GA, 30641	<b>Applicant Phone:</b> 404-543-5589 <b>Applicant Email:</b> CORRONAS@GMAIL.COM
<b>Contractor:</b> CORRONA NATHAN W 1200 DOUBLE OAK DR GOOD HOPE GA, 30641	<b>Contractor Phone:</b> 404-543-5589 <b>Contractor Email:</b> CORRONAS@GMAIL.COM

#### Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
May 28, 2025	Residential - Single Family Dwelling - Impact Fee (SFD)		\$1,224.01		
May 28, 2025	Residential - Single Family Dwelling (SFD)		\$468.25		
	<b>TOTAL: Permit Fees</b>		<b>\$1,692.26</b>		<b>\$1,692.26</b>
	Check 2865 SFD PERMIT	May 28, 2025		\$1,692.26	\$0.00

**CONNIE CHASTAIN**  
Permit Tech