



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

Case Number: SP25-0323

Board of Appeals Meeting Date: November 18, 2025

Applicant:

Maria Hernandez
3011 Flat Shoals Road SW
Conyers, Georgia 30094

Owner:

Redeem Properties LLC
1516 Rockbridge Road NW
Conyers, Georgia 30012

Property Information:

- **Address:** H.D. Atha Road
- **Map Number:** C0810039B00
- **Site Area:** 17.00 acres
- **Current Zoning:** A1 (Rural Residential)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

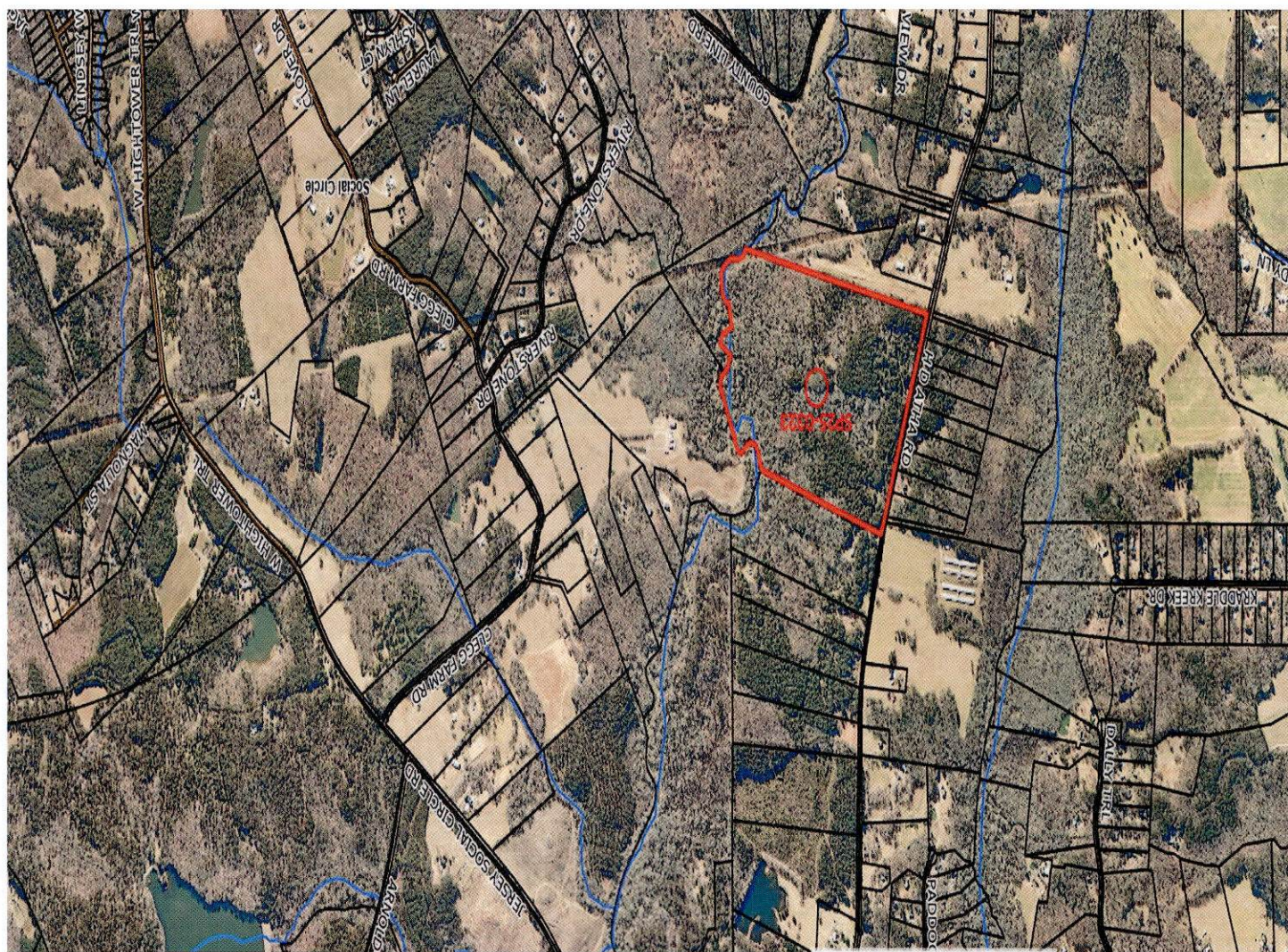
- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

Request: Requesting Special Exception to live in a camper while house is being built.

Existing Site Conditions: The property currently has a shop on it.
The surrounding properties are A1.

Property History:

No prior variance or zoning history on record.



Staff Comments: **Applicant purchased house permit on September 22, 2025 (See attached)**

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.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # 5P25-0323

Board of Appeals Meeting Date 11-18-2023 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 C0810039800 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

Maria Hernandez

3011 Flat Shoals Rd. SW

Conyers, GA 30094

Phone # 678-410-7185

E-mail: victorytrucking2019@gmail.com

Property Owner Name/Address/Phone

Redeem Properties LLC

1516 Rockbridge Rd. NW

Conyers, GA 30012

Phone # 678-410-7185

Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐

Property Location ~~9700~~ H. D. Attha Rd. ^{Lawton, GA 30014} Acreage 17

Describe Variance/Special Exception/Appeal: I would like to live in
my camper while building home.

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 Maria Hernandez Date 9/23/2023 Fee Paid: \$ 500.00

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 _____

**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: Maria Hernandez

Address: 3011 Flat Shoals Rd-SW Conyers, GA 30094

Telephone: 678-410-7185

Location of Property: 4700 H D Atha Rd- Covington, GA 30014

Map/Parcel Number: C0810039800

Maria J. Hernandez
Property Owner Signature

Property Owner Signature

Print Name: MARIA J. Hernandez
3011 Flat Shoals Rd SW

Print Name: _____

Address: Conyers, GA 30094

Address: _____

Phone #: 678-410-7185

Phone #: _____

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

8/29/2025
Date



**Walton County
Planning and Development**

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

INSPECTION CARD

Permit #: 25-1244

Permit Type : Residential - Single Family Dwelling

SetBacks: Front: 50 Rear: 40 Right: 15 Left: 15

Address: 0 H D ATHA RD

Property:

Owner: REDEEM PROPERTIES LLC

Description of Work: TRACT
2/1STRY/4BDRM/3.5BATH/5-OTR/3877THTDSQFT/ 1042
GARAGE/ 1 PREFAB FIREPLACE/ SLAB

Expiration Date: September 22, 2026
Contractor: REDEEM PROPERTIES LLC

Please provide the above information for inspections. A minimum 48 hrs. notice required for inspections.

INSPECTOR MUST SIGN APPROPRIATE PLACE.

Building Inspection	Inspector Signature	Comment
Culvert		
E&S		
Pslab		
Eslab		
Slab		
Basement Wall		
Monoslab		
Footing		
Temporary Power Pole		
Rough Electrical		
Rough Plumbing		
Rough Mechanical		
Rough Gas		
Combination Roughts		
Framing		
Final Gas		
Perm Power		
Final Drive		
Site		
FINAL SEPTIC		
ENERGY CODE		
Final		
Recorded Deed/Plat		
Elevation Certificated before roughs		
Form Board		

Final inspections to be signed on front of card to close out the inspection. Partial and preliminary inspections to be documented on the back of this card. Attach pre-construction third-party inspection agreement to this card.

DO NOT OCCUPY PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY THIS CARD & PLANS MUST BE ACCESSIBLE DURING ALL INSPECTIONS