



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

Case Number: V26-0076

Board of Appeals Meeting Date: April 21, 2026

Applicant:

Dean Thrasher
5089 Watson Fain Road
Loganville, Georgia 30052

Owners:

Barbara Jean Thrasher &
Dean Phillip Thrasher
5089 Watson Fain Road
Loganville, Georgia 30052

Property Information:

- **Address:** 5089 Watson Fain Road, Loganville, Georgia 30052
- **Map Number:** C0350002
- **Site Area:** 4.79 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Alcovy River

District Representation:

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

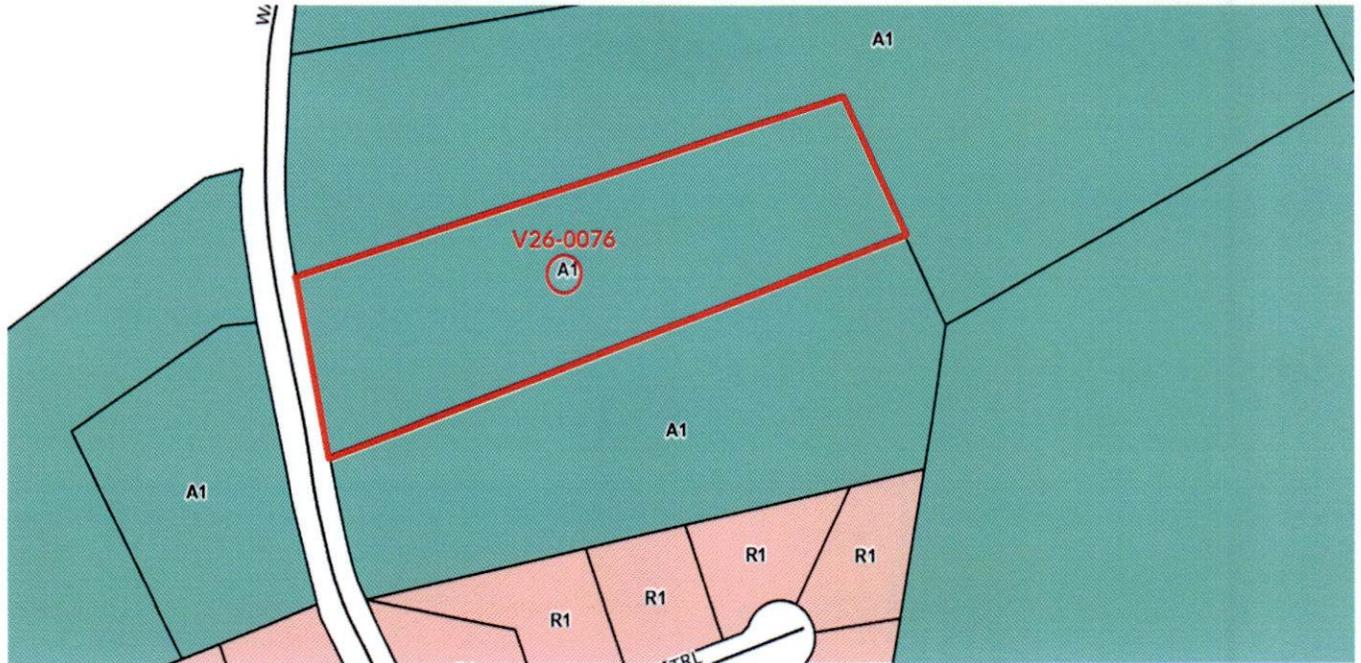
Request: Variance to reduce lot width on 4.79 acres to create 2 buildable lots with Lot 1 being 2.00 acres with 200' lot width with an existing house and Lot 2 being 2.79 acres with lot width of 57' in lieu of the required 200'. The 2.79 acres will be for his son to build a house so he will be close by to help take care of them with their health issues.

Existing Site Conditions: There is a house on the property.
The surrounding properties are A1.

Property History: No History



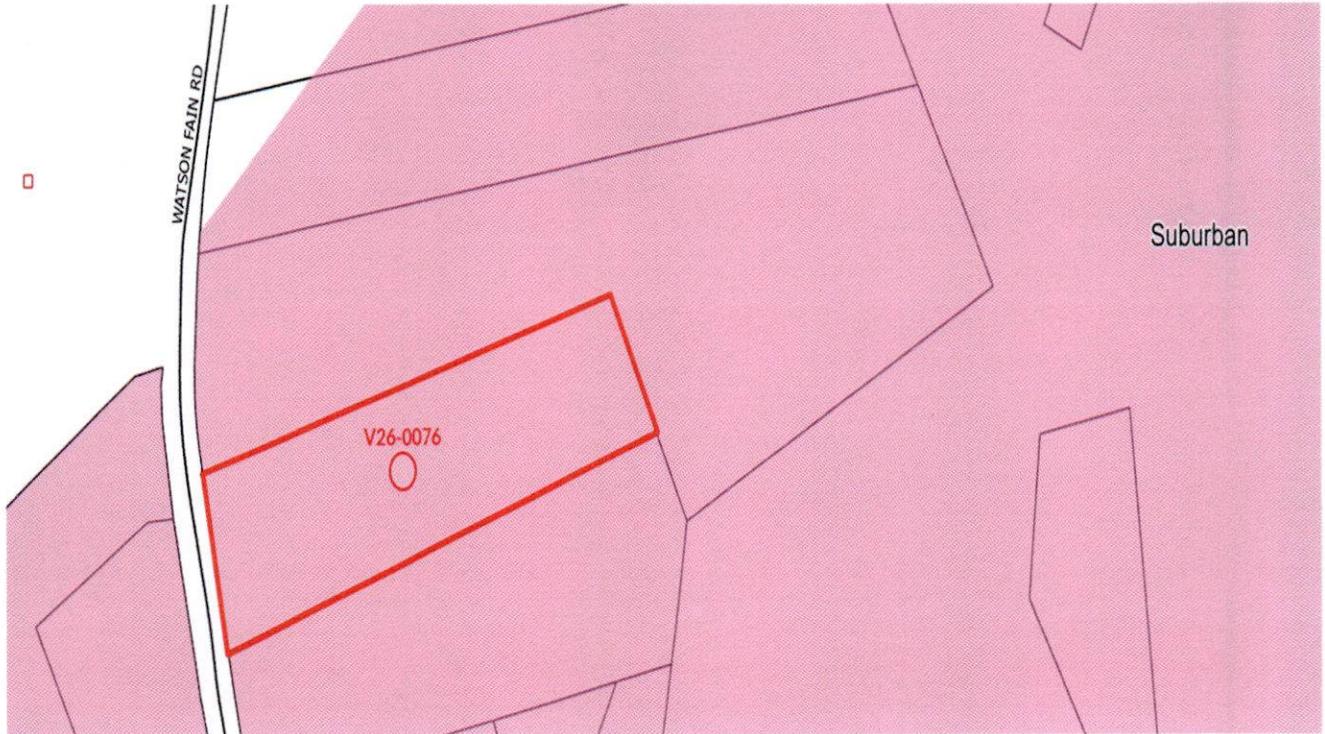
The surrounding properties are zoned A1.



The property is in the Alcovy River Watershed.



The Future Land Use Map for this property is Suburban.



Staff Comments:

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
Please Type or Print Legibly

Variance/Special Exception/Appeal # V26-0076

Board of Appeals Meeting Date 4-21-2026 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

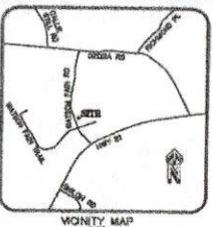
DOCUMENTS TO BE SUBMITTED WITH APPLICATION			
Recorded Deed <input checked="" type="checkbox"/>	Survey Plat <input checked="" type="checkbox"/>	Site Plan <input checked="" type="checkbox"/>	Proof of Paid Property Taxes <input checked="" type="checkbox"/>
**Drawn by Design Professional			

Map/Parcel C0950002 Zoning District: A1 Commission District: 1-Amarie Daxren

Applicant Name/Address/Phone # <u>DEAN THRASHER</u> <u>5089 WATSON FAIR Rd</u> <u>LOGANVILLE, GA 30052</u>	Property Owner Name/Address/Phone <u>DEAN THRASHER</u> <u>5089 WATSON FAIR Rd</u> <u>LOGANVILLE, GA. 30052</u>
<u>We are requesting 2 acres with 57 feet of road frontage for our son.</u>	
Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	
Property Location <u>5089 WATSON FAIR Rd</u> <u>LOGANVILLE, GA 30052</u> Acreage <u>4.794</u>	
Describe Variance/Special Exception/Appeal: <u>Deed has been recorded since 1983. We are 70 & 64 yrs old with health issues. Want to have our son closer to help us out. Give him 2 ac.</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Our deed has been recorded since Feb 1983 with the only change when we gave up right away to the county in 1993. Went from 5 ac to 4.794 ac. Want to give him 2 ac. on back of property.</u>	
Public Water: <input checked="" type="checkbox"/> Well: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input checked="" type="checkbox"/>	
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 <u>Dean Thrasher</u> Date <u>02232026</u> Fee Paid: \$ <u>500.00</u>	
PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE	
I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____	

LEGEND

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PROPOSED ZONING AL
 MINIMUM LOT WIDTH 250 FEET
 MINIMUM LOT DEPTH 150 FEET
 MINIMUM FRONT SETBACK 40 FEET
 MINIMUM FRONT SETBACK 50 FEET FROM R/W
 MINIMUM SIDE SETBACK 15 FEET
 MINIMUM REAR SETBACK 150 FEET

REFERENCES
 1) DEED BOOK 456, PAGE 184
 2) PLAT BOOK 29, PAGE 15
 3) AS SHOWN ON PLAT

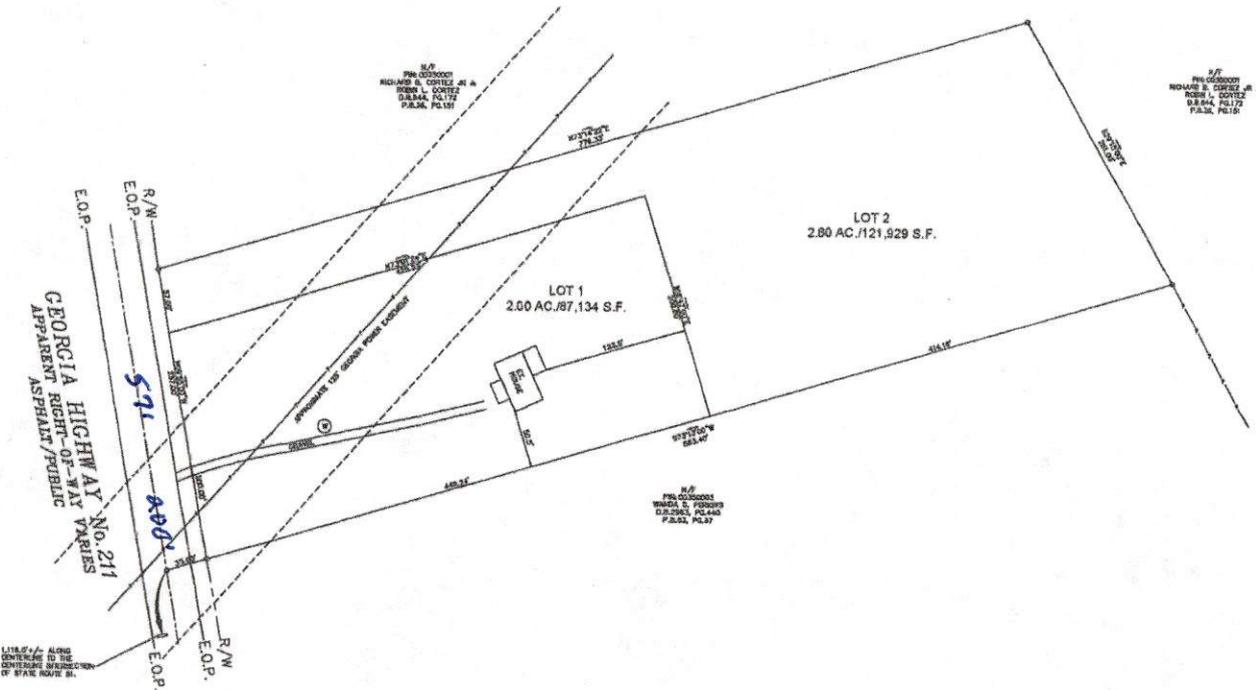
FLOOD HAZARD NOTE
 THIS PROPERTY IS SHOWN AS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GEORGIA ENGINEERING CO. PER PAGE 1303001227, DATED SEPTEMBER 25, 2008.
 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A REPRESENTATION OF THE REFERENCED MAP AND FLOOD DATA. IF THE EXACT LOCATION OF EXISTING OR FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE REQUIRED. LAND DEVELOPMENT SURVEYORS, INC., ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

FOR FURTHER CONTACT
 DEAN PHILIP THRASHER
 1000 WILSON PARK ROAD
 LEGANVILLE, GA 30158
 PHONE: 678-931-8000

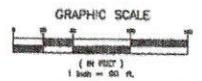
**Land Development
 Surveyors, Inc.**
 P.O. BOX 200
 Dacula, GA 30019
 (770) 682-8000
 www.landdevelopment.com
 GSA LIST #2008030

DRAFT FOR REVIEW

- GENERAL SITE NOTES**
- 1) CURRENT OWNER INFORMATION: BARBARA JEAN THRASHER & DEAN PHILIP THRASHER, 6000 WATSON PARK ROAD, LAWRENCEVILLE, GA 30046
 - 2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES. SAID SURVEY WAS MADE ON BASIS OF THE PROPERTY MATTERS OF TITLE ARE DESCRIBED.
 - 3) LAND DEVELOPMENT SURVEYORS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INFORMATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED FROM PUBLIC RECORDS AND IS NOT GUARANTEED AS TO ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE LOCAL AUTHORITY.
 - 4) PROPERTY BOUNDARIES WERE BASED ON CURRENT BALCON COUNTY RECORDS. NO FIELD SURVEY WAS PERFORMED AT THIS TIME AND SHOULD BE CONSIDERED APPROXIMATE.



THIS PLAN IS THE PROPERTY OF LAND DEVELOPMENT SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT SURVEYORS, INC.



**BARBARA JEAN THRASHER &
 DEAN PHILIP THRASHER**
 PARENT PARCELS, CO. 0000002
 6000 WATSON PARK ROAD
 LAND LOT 255, OF THE 5TH LAND DISTRICT,
 MULTICOUNTY, G.A. 11, 100
 WASHINGTON, GA 30187

LOT LAYOUT FOR SHEET TITLE

DATE	NO. DESCRIPTION	FIELD	DRAWN	CHECKED	L.L.J.

DATE	NO.	DESCRIPTION

3/1/20
 DEAN PHILIP THRASHER
 JOB THRASHER

1 OF 1

10. LAND DEVELOPMENT SURVEYORS, INC. 1000 WILSON PARK ROAD, LEGANVILLE, GA 30158

● - DENOTES IRON PIN FOUND
○ - DENOTES IRON PIN SET

4.794
ACRES

formerly
W. W. Fair

I HAVE LOCATED THE F.I.R. POND MARKS,
EQUIDISTANT MARK AND THE MARK LOCATED PREVIOUSLY
IS NOT LOCATED AS A DESIGNATED POND
MARKS ARE AS

Kenneth C. Sims

FILED 5-5-93
PLAT BOOK 29 PAGE 11
KATHY K. KRESEZ
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

SURVEY FOR
**BARBARA JEAN THRASHER
& DEAN THRASHER**
LOCATED IN LL 255 - 5th LAND DISTRICT,
BOOTH'S G.M.C. 1663,
WALTON COUNTY, GEORGIA
SURVEYED BY:
SIMS SURVEYING CO.

SCALE: 1" = 100'
Revised FEB 3, 1983
APR. 19, 1993

APPROVED FOR RECORDING

- AS IS
- NOT A BUILDABLE RESIDENTIAL LOT
- WITH COMMENTS NOTED BELOW

WALTON COUNTY CODES ENFORCEMENT
5-4-93 Kathy K. Kresez
DATE NAME



I certify that this plan is correct and a true
representation of the conditions on this property.
Kenneth C. Sims
GEORGIA REGISTERED SURVEYOR No. 1733

RECORDED: MAY - 5 1993 , 19
KATHY K. KRESEZ, CLERK