



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

Case Number: V26-0141

Board of Appeals Meeting Date: June 16, 2026

Applicants/Owners:

Terry Lamar & Melissa Hammond Shelnett
3661 Pennington Drive
Conyers, Georgia 30013

Property Information:

- **Address:** Youth Jersey Road, Loganville, Georgia 30052
- **Map Number:** C0640018B00
- **Site Area:** 2.088 acres
- **Current Zoning:** A2
- **Character Area:** Conservation
- **Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Cornish Creek

District Representation:

- **Commissioner (District 3):** Timmy Shelnett
- **Board of Appeals Member:** Henry Kines

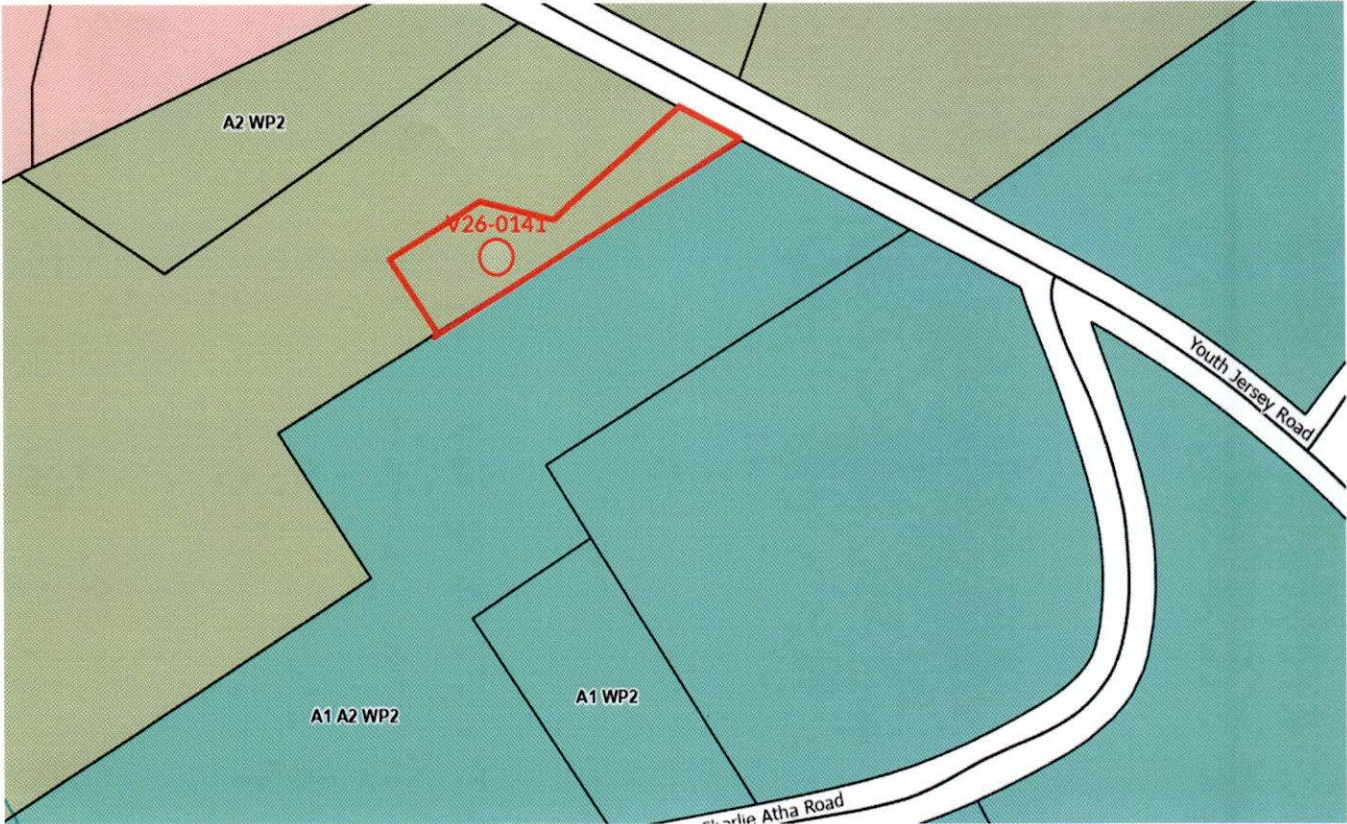
Request: Variance requesting an open-air carport in lieu of the required enclosed garage due to the architectural design of the home.

Existing Site Conditions: The property is Vacant.

Property History: No History



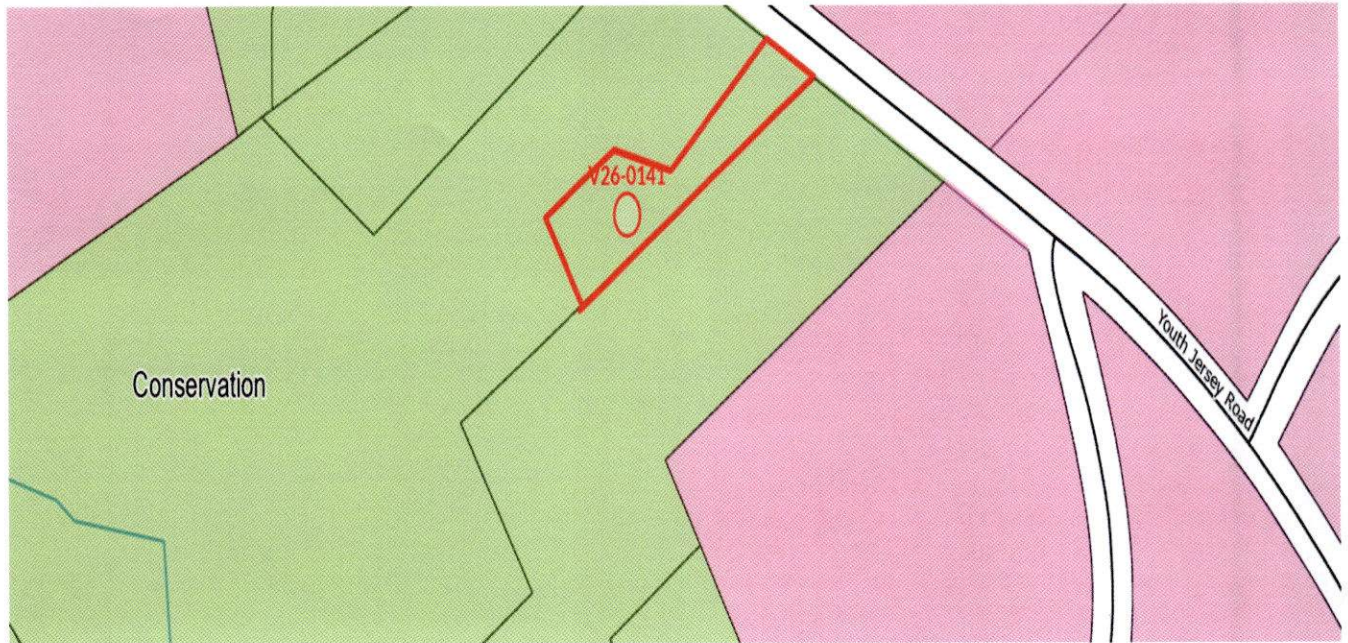
The surrounding properties are zoned A1 and A2.



The property is in the Cornish Creek Watershed.



The Future Land Use Map for this property is Conservation.



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 # V26-0141

Board of Appeals Meeting Date 6/16/2026 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 _____
**Drawn by Design Professional			

Map/Parcel 20640018B00 Zoning District: A2 Commission District: Broken Arrow
3 - Timmy Shelnuitt

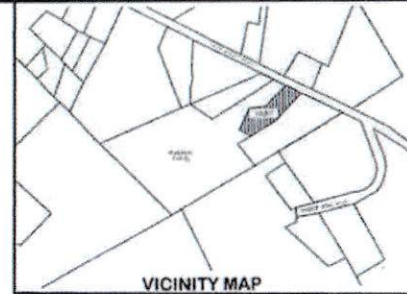
Applicant Name/Address/Phone # <u>Terry + Melissa Shelnuitt</u> <u>770 554 1639</u> <u>3661 Pennington Drive</u> <u>Conyers, GA 30013</u>	Property Owner Name/Address/Phone <u>Lamar</u> <u>Hammond</u> <u>Terry + Melissa Shelnuitt</u> <u>Youth Jersey Rd</u> <u>Loganville, 30052</u> <u>770 554 1639</u>
Type Request: <input checked="" type="checkbox"/> VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL _____	Property Location <u>Youth Jersey Rd</u> Acreage <u>2.088</u>
Describe Variance/Special Exception/Appeal: <u>Requesting a variance for an open-air carport in lieu of the required enclosed garage</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Due to the architectural design of the home</u>	
Public Water: <input checked="" type="checkbox"/> Well: _____ Public Sewer: _____ 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>Melissa Shelnuitt</u> Date <u>5/7/2026</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 _____	





Site Plan

DIVISION SURVEY
 A DIVISION OF PARENT TAX PARCEL: C0640018
 LAND LOT 143 OF THE 4TH LAND DISTRICT, BROKEN ARROW G.M.D.
 WALTON COUNTY, GEORGIA
 BOUNDARY DEED REFERENCE: D.B. 59, PG. 226
 PLAT REFERENCE: P.B. 10 PG. 241
 AREA: 2.088 ACRES



OWNER/SUBDIVIDER
 GERALD SHELNUTT
 ADDRESS: 1030 YOUTH JERSEY ROAD SW, LOGANVILLE GA 30052

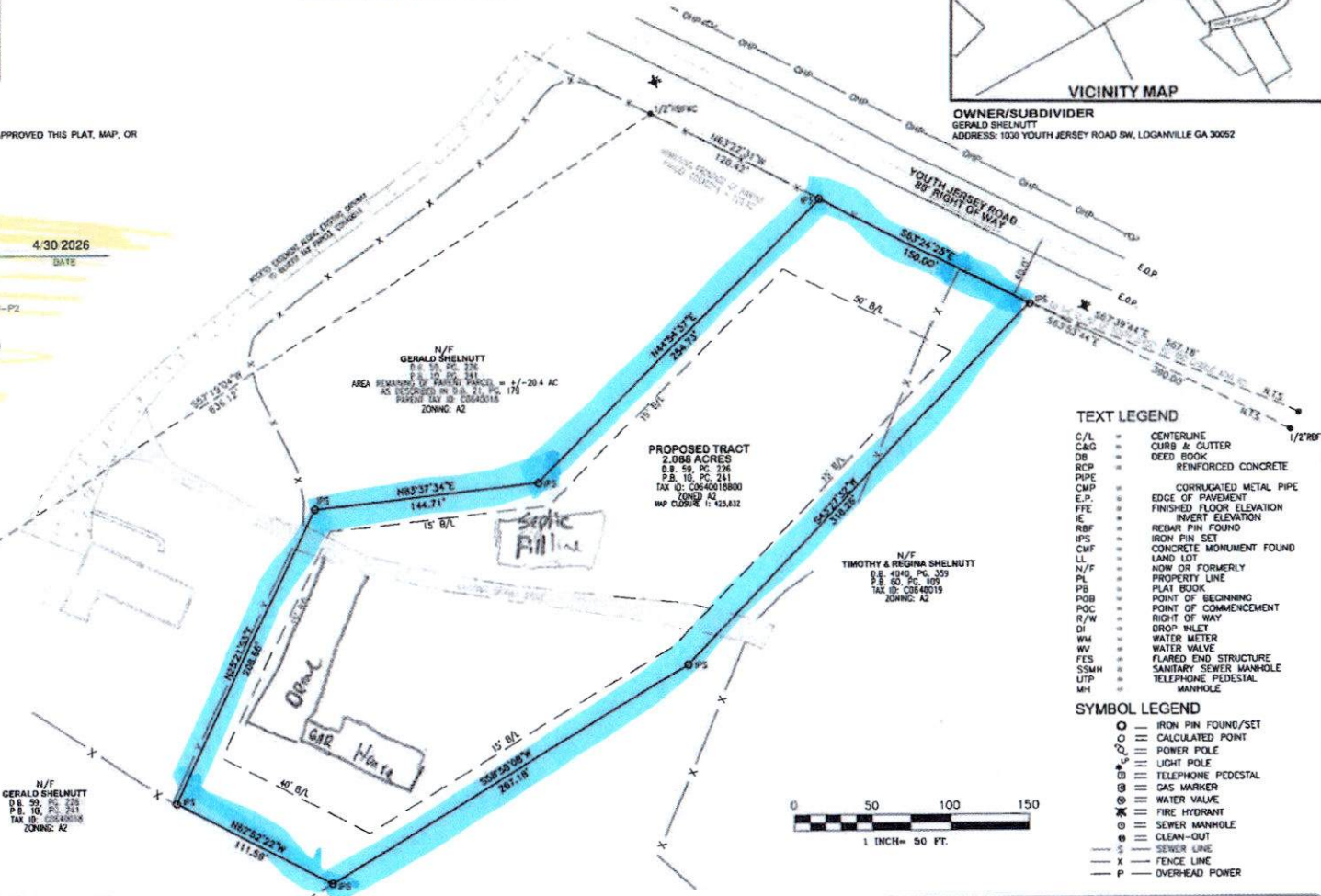
THIS BLOCK RESERVED FOR THE
 NAME OF THE SURVEYOR

APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR
 PLAN FOR FILMS

Ronald C. Smith
 WALTON COUNTY PLANNING AND DEVELOPMENT
 DATE: 4/30/2026

- ZONING REQUIREMENTS:**
1. PROPERTY ZONED: A2, CROOKS CREEK II-P2
 2. MINIMUM LOT AREA: 1.0 ACRES
 3. MINIMUM LOT FRONTAGE: 150 FEET
 4. LOTS SERVED BY UTILITY SERVICES
 5. LOTS SERVED BY INDIVIDUAL SEPTIC FIELD
 6. BUILDING SETBACKS:
 FRONT: 50 FEET
 SIDE: 15 FEET
 REAR: 40 FEET



- TEXT LEGEND**
- C/L CENTERLINE
 - C&G CURB & GUTTER
 - DB DEED BOOK
 - RCP REINFORCED CONCRETE
 - PIPE CORRUGATED METAL PIPE
 - CMP E.P. EDGE OF PAVEMENT
 - F.F.E FINISHED FLOOR ELEVATION
 - I.E INVERT ELEVATION
 - RBF REBAR PIN FOUND
 - IPS IRON PIN SET
 - CMF CONCRETE MONUMENT FOUND
 - LL LAND LOT
 - N/F NOW OR FORMERLY
 - PL PLAT BOOK
 - PB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R/W RIGHT OF WAY
 - DI DROP INLET
 - WM WATER METER
 - WV WATER VALVE
 - FES FLAGGED END STRUCTURE
 - SSMH SANITARY SEWER MANHOLE
 - UTP TELEPHONE PEDESTAL
 - MH MANHOLE
- SYMBOL LEGEND**
- IRON PIN FOUND/SET
 - CALCULATED POINT
 - POWER POLE
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - GAS MARKER
 - WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - CLEAN-OUT
 - SEWER LINE
 - FENCE LINE
 - OVERHEAD POWER

SURVEYOR'S NOTES

1. THE EQUIPMENT USED TO COLLECT THE FIELD DATA FOR WHICH THIS SURVEY IS BASED WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM UTILIZING A CARLSON DATA COLLECTOR AND SURVEY SOFTWARE. THE GPS SURVEY INCLUDED REDUNDANT MEASUREMENTS WITH POSITIONAL ACCURACY BETTER THAN 0.07'.
2. HORIZONTAL AND VERTICAL DATUM FOR THE INITIAL CONTROL POINTS WERE OBTAINED BY THE USE OF GPS. A CARLSON BRX7 RTK ROVER WAS USED TO COLLECT NETWORK ADJUSTED COORDINATES REPORTED BY A REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC.
3. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON H&R-83, GEORGIA STATE PLANE WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM APPLYING A COMBINED SCALE FACTOR.
4. UTILITY PIPES, LINES, AND APPARATUS'S SHOWN ARE FROM OBSERVED EVIDENCE ONLY BY WHAT WAS VISIBLE ABOVE GROUND OR MARKED ON THE GROUND BY OTHERS. ALL BELOW GROUND UTILITIES SHOWN ON THIS MAP SHOULD BE CONSIDERED APPROXIMATE LOCATIONS.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR EXAMINATION. AS SUCH, RESTRICTIONS INCLUDING SETBACKS, BUFFERS, EASEMENTS AND/OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN HEREON.

WALTON COUNTY NOTES

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH IRC R401.3 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/GUTCHES, OR THE ROADSIDE DITCH PROVIDED.

FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER WALTON COUNTY FEMA FLOOD MAP NUMBERS 13297C0125E, DATED 12-8-2016. THE PROPERTY LIES IN A FLOOD ZONE "X".

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Signature of Gerald Shelnuttt
 Date: 4-21-2026
 TYPE OF SURVEY: DIVISION SURVEY OF PARENT TAX PARCEL: C0640018

DIVISION SURVEY FOR:

NO.	DATE:	REVISION:

PREPARED BY: A. George Land Surveying, Inc. LSI# 80718

acre
 PROFESSIONAL SURVEYORS
 LAND DEVELOPMENT SURVEYING AND MAPPING

ACRE GROUP, INC.
 1000 W. WASHINGTON ST., MARIETTA, GEORGIA 30067

GERALD SHELNUTT