



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

Case Number: A26-0228

Board of Appeals Meeting Date: September 15, 2026

Applicant:

Jack Grimes
1516 Kalamazoo Drive
Griffin, Georgia 30224

Owner:

Cheryl and Timothy Weldon, Sr.
2469 Smith Drive
Loganville, Georgia 30052

Property Information:

- **Address:** 2469 Smith Drive
- **Map Number:** N051A009
- **Site Area:** 6.86 acres
- **Current Zoning:** R1
- **Character Area/Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** This property is in the Big Haynes Watershed District.

District Representation:

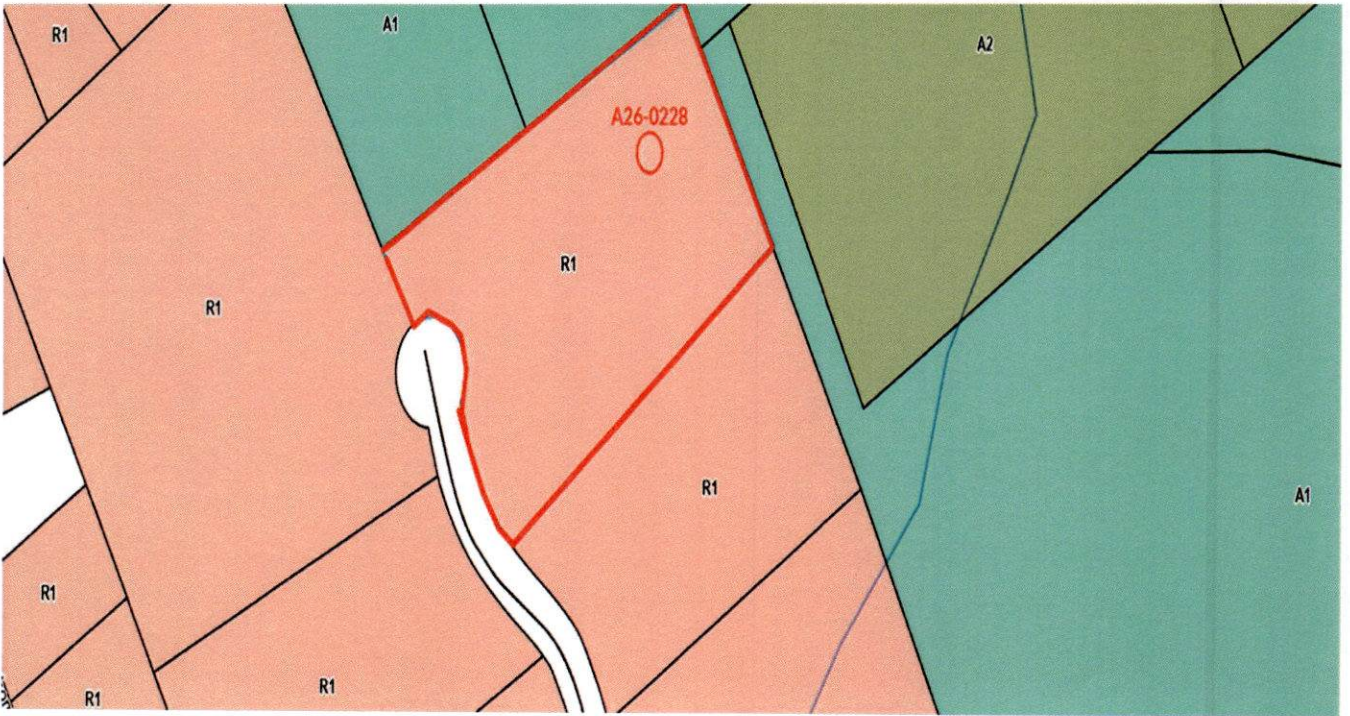
- **Commissioner (District 2):** Pete Myers
- **Board of Appeals Member:** Mariellen Barnes

Request: Appeal Ordinance to have a 2,400 sq. ft. accessory building in an R1 zoning that allows a maximum of 2,000 sq. ft.

Existing Site Conditions: The property has a house, accessory building and pool.

Property History: No History

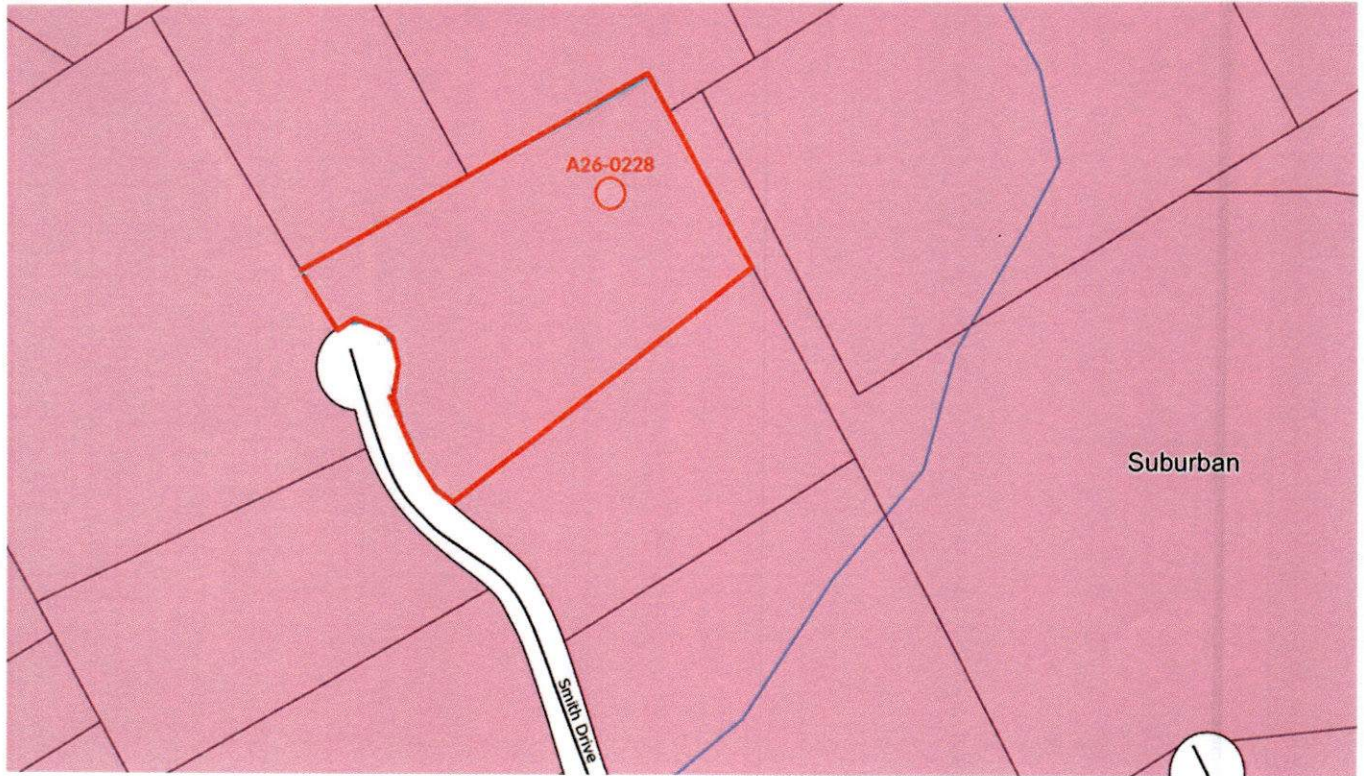
The surrounding properties are zoned A1 and R1.



The property is in the Big Haynes watershed.



The Future Land Use Map for this property is Suburban.



Staff Comments: The owner has a 12x21 shed on the property that will be removed from the property. The subdivision does not have a homeowner's association.

Part 2 Accessory Uses

Section 100 General Standards

- A. All accessory buildings, structures, and uses of land, including off-street parking, shall be located on the same lot as the principal building(s) to which they are accessory.
1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.
 2. Except in A, A1 and A2 Districts no accessory building shall be utilized unless the principal structure is also occupied.
(1-4-22)
 3. No accessory structure shall be closer than five feet from an abutting property line.
 4. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.

5. The following cumulative square footage restrictions shall apply to accessory buildings within R1 platted subdivisions:

(1-4-22)

Property Size	Cumulative Area
0 to 0.499 acres	600 sq. ft.
0. 5 to 0.999 acres	900 sq. ft.
1 to 4.999 acres	1200 sq. ft.
5 or more acres	2000 sq. ft.

Article 3 Part 2 Board of Appeals

Section 100 Duties and Powers of the Board of Appeals

The Board of Appeals shall have the following powers, as well as others significantly authorized in this Ordinance:

A. Appeals

To hear and decide appeals where it is alleged there is an error in any order, requirement, permit, decision, determination or refusal made by an administrative officer in the enforcement of this Ordinance. The Board of appeals shall have additional powers as may be granted to it by any other ordinance, including, but not limited to, determination of appeals from the refusal of an administrative official to issue a license or permit. A failure to act shall not be construed to be an order, requirement or decision within the meaning of this Article.

Please Type or Print Legibly

Variance/Special Exception/Appeal # A 26-0228

Board of Appeals Meeting Date 09-15-2026 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
- ☒ Survey Plat
- ☒ Site Plan
- ☒ Proof of Paid Property Taxes

Drawn by Design Professional

Map/Parcel N051A009

Zoning District: R1

Commission District: 002

Applicant and property owner information

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Line 1

Line 1

Jack Grimes

Tim or Cheryl Weldon

Line 2

Line 2

1516 Kalamazoo Dr Griffin Ga 30224

2469 SMITH DR Loganville Ga 30052

Line 3

Line 3

470-712-0864

678-859-0300

Type Request

- ☒ Variance
- ☐ Special Exception
- ☐ Appeal

Property Location #10 SMITH ESTATES 6.86 AC

Acreage

Describe Variance/Special Exception/Appeal:

over the square ft allowed

State Reason for request and how these reasons satisfy

Building 2400 SF
Porch 600 SF

Please Type or Print Legibly

Variance/Special Exception/Appeal # A 26-0228

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Map/Parcel N051A009
002

Zoning District: R1

Commission District: 002
Pete Myers

Applicant and property owner information

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
Line 1	Line 1
Jack Grimes	Tim or Cheryl Weldon
Line 2	Line 2
1516 Kalamazoo Dr Griffin Ga 30224	2469 SMITH DR Loganville Ga 30052
Line 3	Line 3
470-712-0864	678-859-0300

Type Request

☒ Variance ☐ Special Exception ☐ Appeal

Property Location #10 SMITH ESTATES 6.86 AC

Acreage

Describe Variance/Special Exception/Appeal:

over the square ft allowed

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

B. 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.

Section 160 Notices of Public Hearings

The following notices shall be conducted by the Planning and Development Department prior to hearing:

1. Written Notice

-
1. Written notice of each application shall state the nature of the action requested, and the date, time, and place of the public hearing before the Board of Appeals and shall be mailed by first class mail to the owners of all property abutting and across the street from property, as such property owners are listed on the tax records of Walton County.

2. Posted Notice

For each application, the Department shall post signs on the subject property. The public notice sign will be removed by the Department. Removal of the sign by any other individual is subject to fine or penalty.

3. Published Notice

For each application, notice of the nature of the action request and the date, time and place of the public hearing before the Board of Appeals shall be published in a newspaper of general circulation within the County.

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Variance

Applicant's phone #

470-712-0864

Phone number field.

Applicant's e-mail

Owner's phone #

678-859-0300

Phone number field.

Owner's e-mail

Walton County Board of Appeals Application

Utilities

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

James E. Hilda

Date

8/4/26

Fee Paid:\$

Public notice sign will be placed and removed by P & D office

I hereby withdraw the above application

Date

This page has no content.

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:

jack grimes

Address:

1516 kalamazoo dr Griffin Ga 30224

Location of Property:

2469 SMITH DR Loganville Ga 30052

Location of Property, continued

Map/Parcel Number:

N051A009

Property owner signatures

Property Owner Signature 1

Property Owner Signature 2

Property Owner Signature

Property Owner Signature

Print Name:

Print Name:

Address:

Address:

2469 Smith Dr. Loganville GA 30052

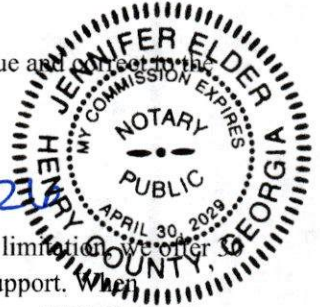
Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Notary Public

Date

mm/dd/yyyy

08/04/2021



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**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: Jack Coty Grimes

Address: 945 Marshall Clark Rd
Hoschton GA. 30548

Location of Property: 2469 Smith DR.

Loganville Ga 30052

Map/Parcel Number: N051A009

Timothy E Weldon
Property Owner Signature

Print Name: Timothy E Weldon

Address: 2469 Smith Dr. Loganville GA
30052

Property Owner Signature

Print Name: _____

Address: _____

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.

Ashley K Wood
Notary Public

8/6/26
Date



Coty Grimes

Morton Buildings Inc.

1516 Kalamazoo Dr,

Griffin, GA 30224

Mr. Coty Grimes,

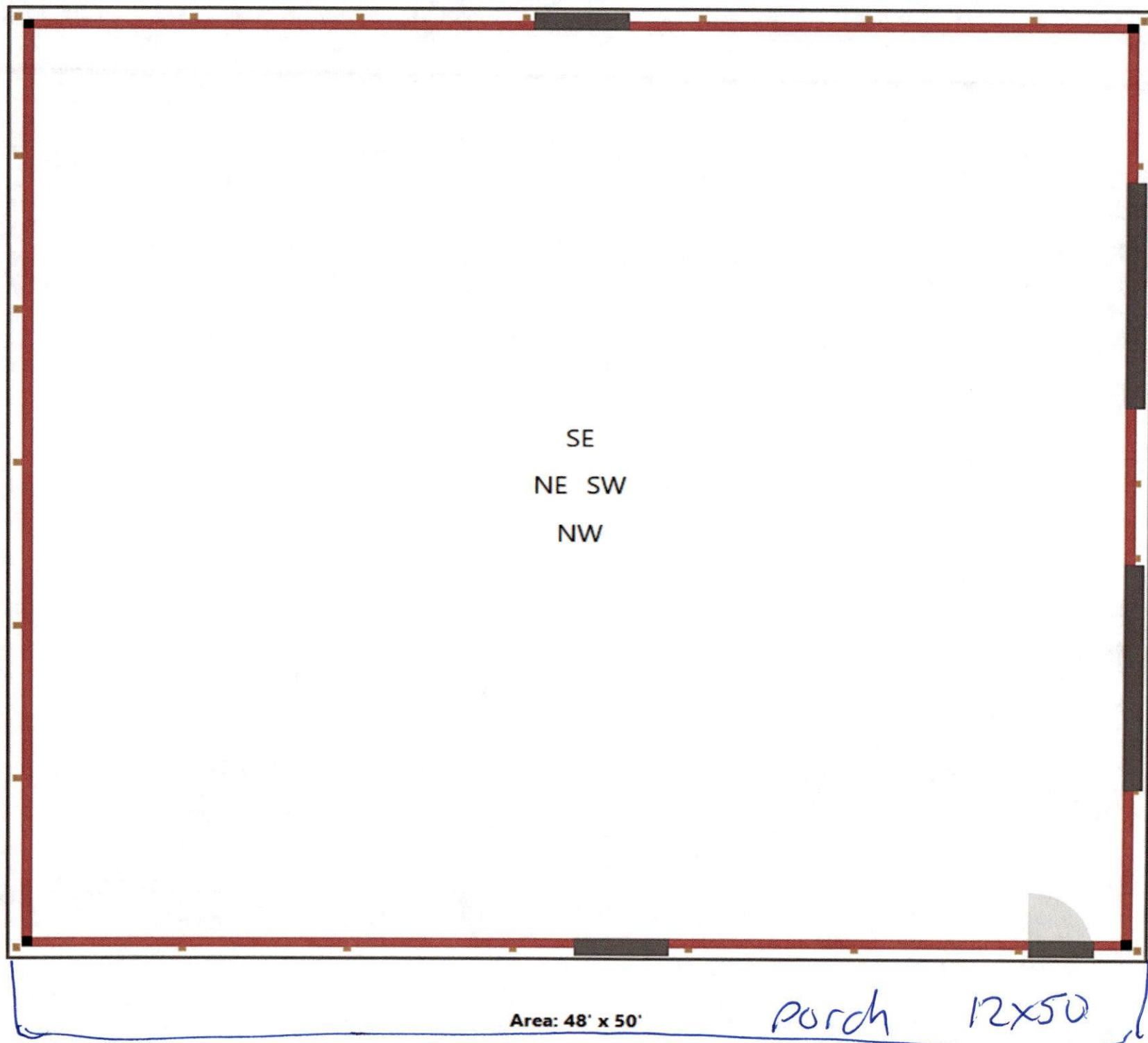
This is to verify that the property located at 2469 Smith Drive Loganville GA. is not part of an HOA.



Timothy E Weldon

Building 48' x 13 x 50'
Porch 50' x 12'





Shed

Shed
12' x 21'
existing
on property
(to be removed)

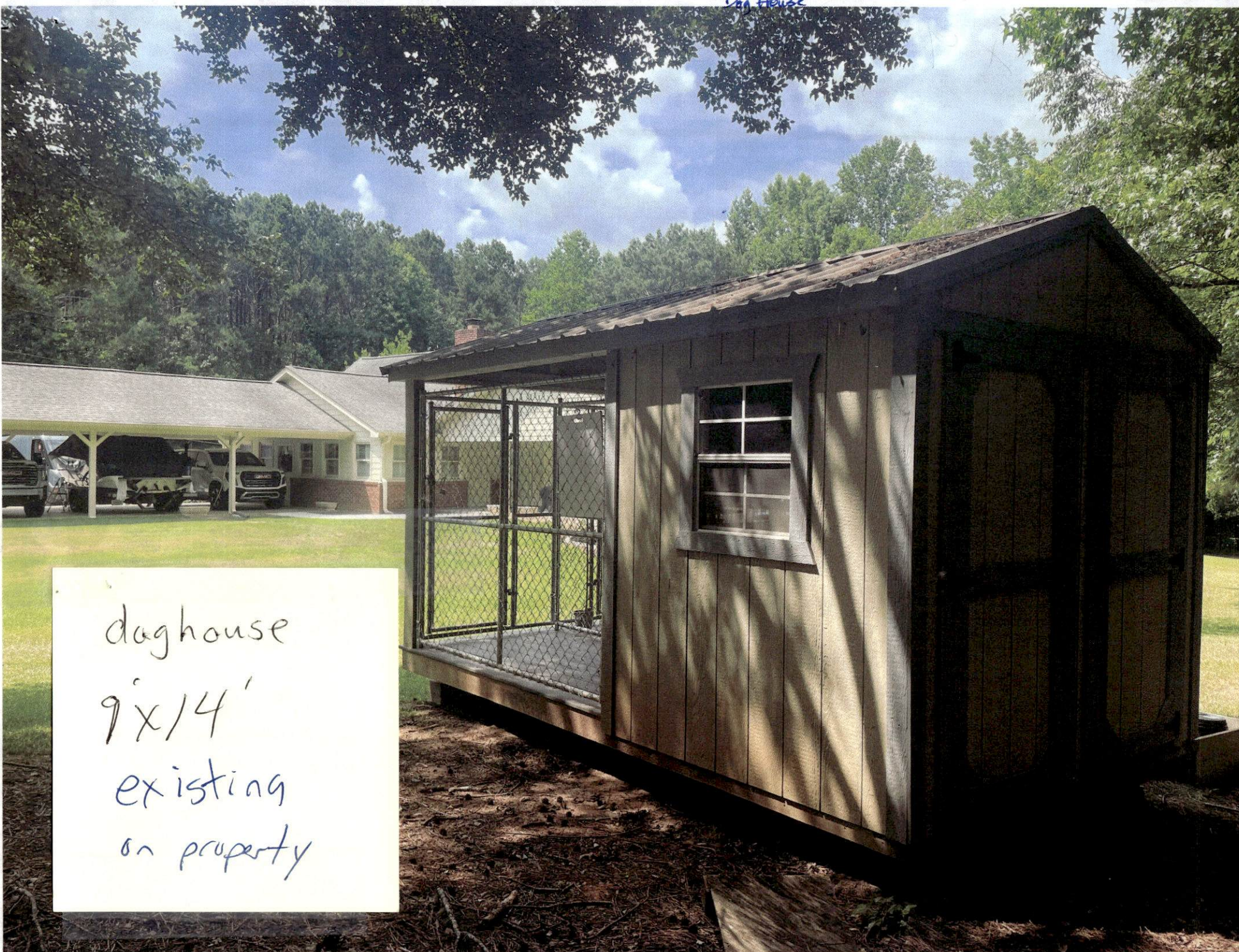


Shed



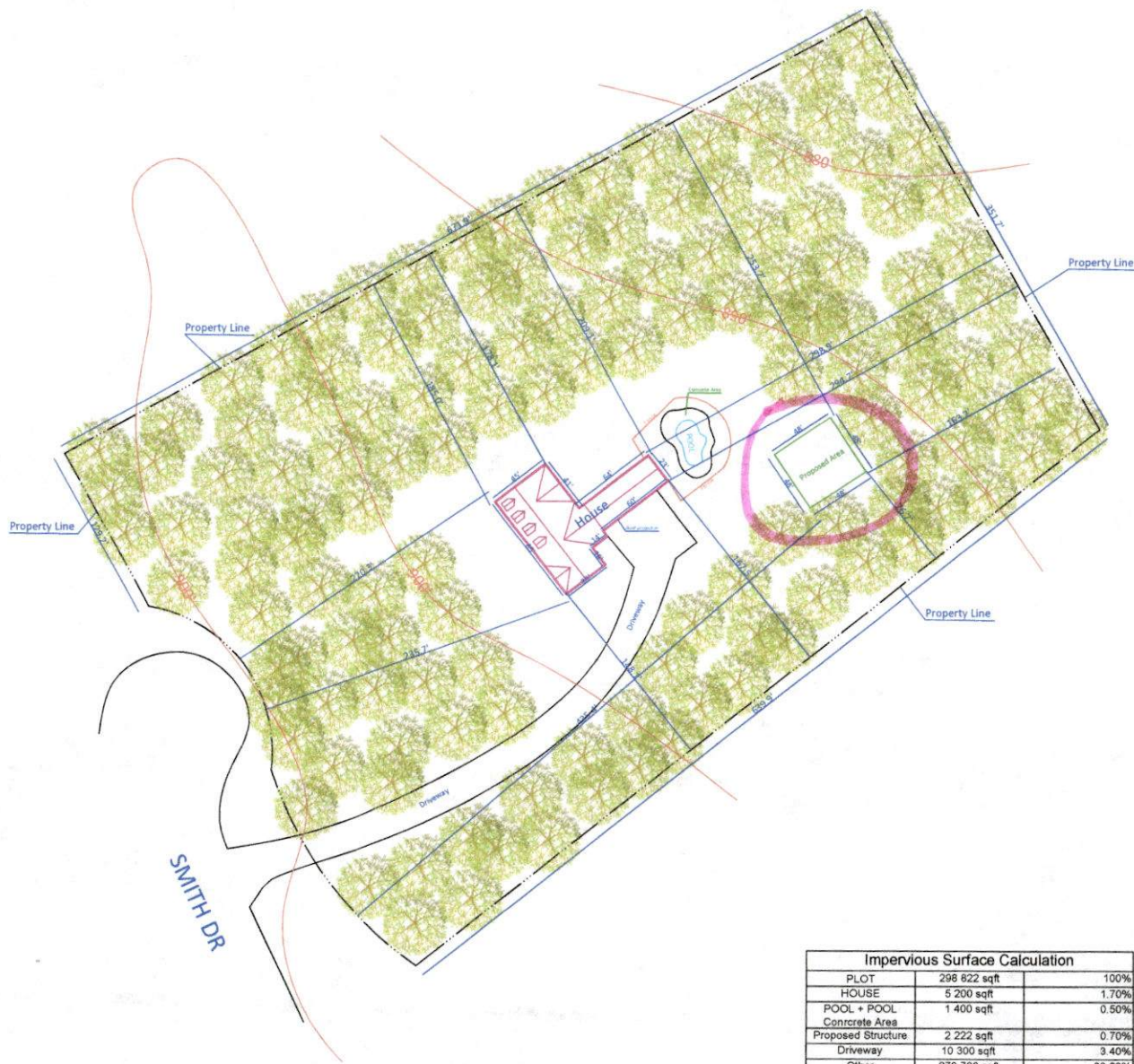
Dog House

doghouse
9'x14'
existing
on property



Dog House





Land Use **RESIDENTIAL**
Buildings **1 Building**
Building Area **3,081 SF**
Lot Area **298,822 SF (8.86 ACRES)**
Adj. Lots Owned **NONE**
Year Built **1993 / Effective 1998**

Address For Site Plan: 2469 SMITH DR
City: LOGANVILLE
Country: United States
State: Georgia
ZIP: 30052
Scale: 1"=80'

Impervious Surface Calculation		
PLOT	298 822 sqft	100%
HOUSE	5 200 sqft	1.70%
POOL + POOL	1 400 sqft	0.50%
Concrete Area		
Proposed Structure	2 222 sqft	0.70%
Driveway	10 300 sqft	3.40%
Other	279 700 sqft	93.60%

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
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