



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

Case Number: V26-0224

Board of Appeals Meeting Date: September 15, 2026

Applicant/Owner:

Verge Commercial Properties, LLC
4795 Snows Mill Road
Monroe, Georgia 30655

Property Information:

- **Address:** 429 Highway 11 & Frost Road, Monroe, Georgia 30655
- **Map Number:** C1390016
- **Site Area:** 0.96 acres
- **Current Zoning:** B2 (Highway Business–Light to medium commercial use)
- **Character Area:** Conservation
- **Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Hard Labor Creek

District Representation:

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

Request: Variance requesting to replace existing billboard.

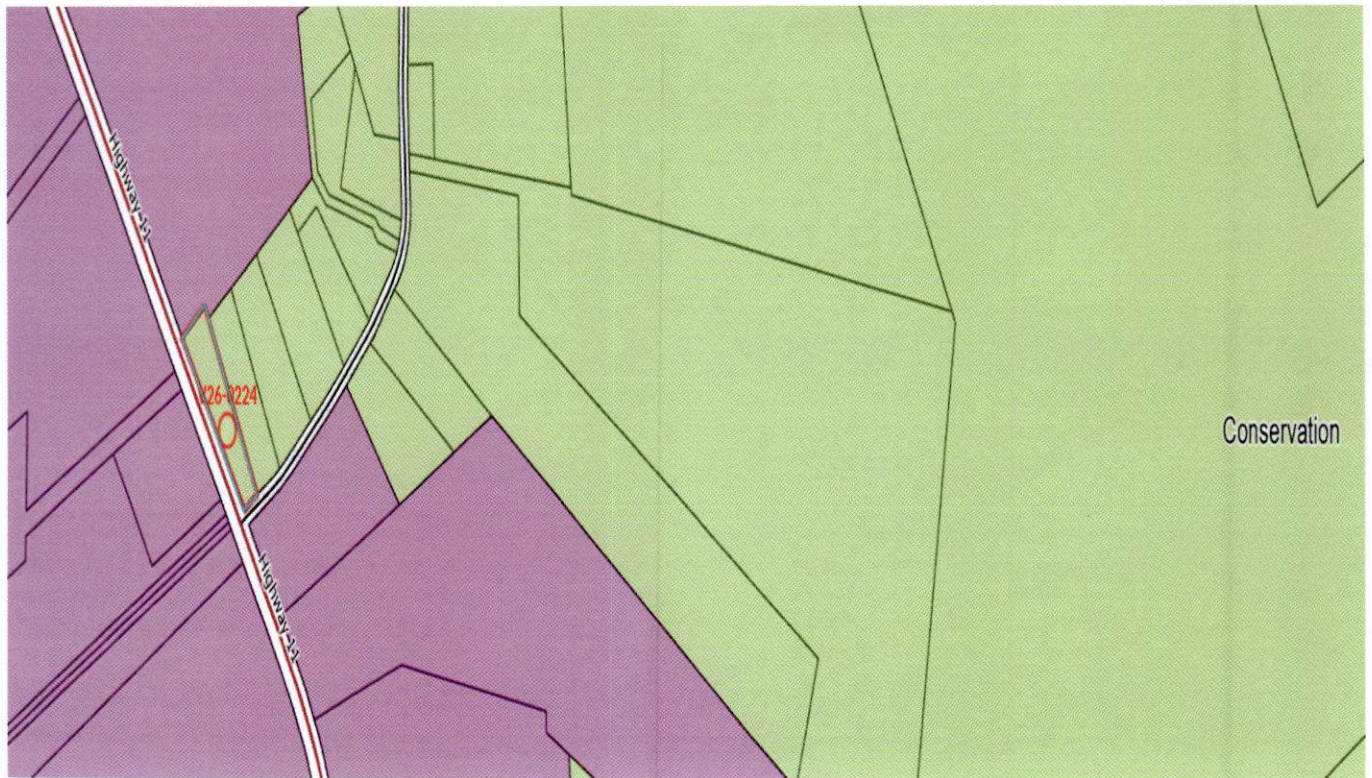
Existing Site Conditions: The property currently includes a billboard.
The surrounding properties are A1 and B2

Property History:

V01110003	Stamey's Equipment	B1 LNCU Building Addition .96	C0139-16 429 Hwy 11 South	Approved
Z14040008	Richard Holden	B-1 to B-2 Boat Repair .96	C0139-16 429 Ga Hwy 11	Approved
V25-0273	Verge Properties LLC 81 Investment Company LLC	Variance to replace existing billboard	C1390016 429 Hwy 11	Withdrew







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)

Sec. 9-24. Nonconforming signs.

- (a) Signs which were legally erected on the effective date of the ordinance from which this chapter is derived and maintained under previous ordinances, or which become nonconforming with respect to the requirements of this chapter, may continue in existence so long as the size of the sign is not increased beyond that existing on the effective date of the ordinance from which this chapter is derived or any change thereto is made in conformance with this chapter.

- (b) A nonconforming sign shall not be replaced by another sign except in accordance with the provisions of this chapter.
- (c) The substitution or interchange of poster panels or painted boards on nonconforming signs shall be permitted.
- (d) Minor repairs and maintenance of nonconforming signs such as repainting, electrical repairs and neon tubing shall be permitted. However, no structural repairs or changes in the size or shape of the sign shall be permitted except to make the sign comply with the requirements of this chapter.
- (e) Each nonconforming sign shall be registered as required by this chapter by the owner. The owner shall provide the height, exact dimensions, area, location, and number of sides of the sign. If the sign is determined to be legally erected under the requirements of prior ordinances and resolutions, a sign permit shall be issued to the sign owner, and the sign so marked with the permit number and the name of the owner. No permit fees shall be required.

In ruling on any application for a Variance, 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 variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V26-0224

Board of Appeals Meeting Date 9-15-2026 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 C1390016 Zoning District: B2-WP2 Commission District: 04- Bradford

Applicant Name/Address/Phone #

Verge Commercial Prop. LLC

4795 Snows Mill Road

Monroe, GA 30655

Property Owner Name/Address/Phone

Verge Commercial Prop.

4795 Snows Mill Road

Monroe, GA 30655

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 429 Hwy 11 Monroe GA Acreage 0.958

Describe Variance/Special Request to be able to replace the
Exception/Appeal:

existing billboard onsite at the same location it is currently

located. Sign will remain the same size.

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

The billboard is 25 years old and we would like to replace it.

The code has changed since this was installed and therefore

we can not replace the sign we currently have.

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 7/23/2026

Fee Paid: \$ 500.00

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

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: Verge Commercial Properties LLC

Address: 4795 Snows Mill Road Monroe, GA 30655

Location of Property:

429 Hwy 11

Monroe, GA 30655

Map/Parcel Number: C1390016



Property Owner Signature

Print Name: Bruce W Verge

Address: 4795 Snows Mill Rd

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.

Tanji W Morris
Notary Public

7/23/2026
Date



