

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

Case Number: A26-0215

Board of Appeals Meeting Date: September 15, 2026

Applicant:

Cherryl L Reeves
1710 Thompson Mill Road
Loganville, Georgia 30052

Owner:

Andre & Cherryl Reeves
1710 Thompson Mill Road
Loganville, Georgia 30052

Property Information:

- **Address:** 1708 Thompson Mill Road
- **Map Number:** C0620044
- **Site Area:** 3.88 acres
- **Current Zoning:** A1
- **Character Area/Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** This property is not in a Watershed Overlay.

District Representation:

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

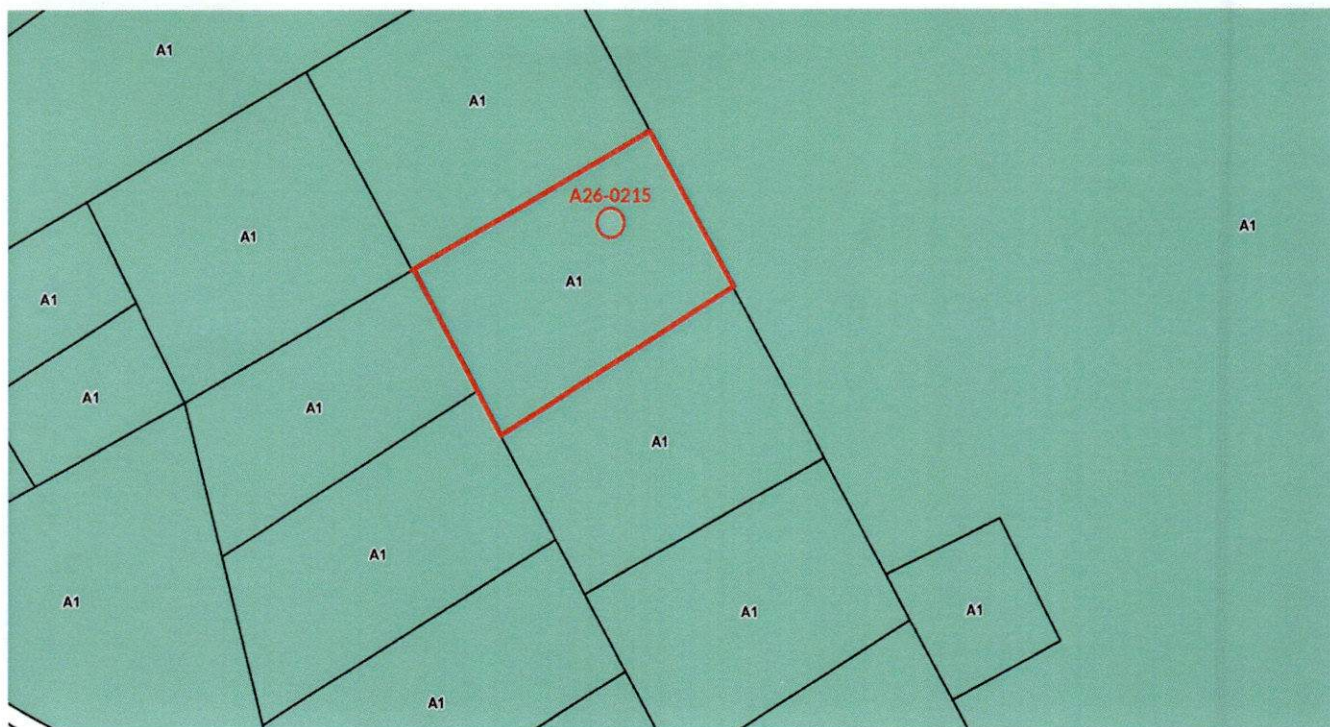
Request: Appeal Ordinance for Manufactured Homes (5:12 roof pitch and no vinyl or aluminum siding).

Existing Site Conditions: The property is vacant.

Property History: No History

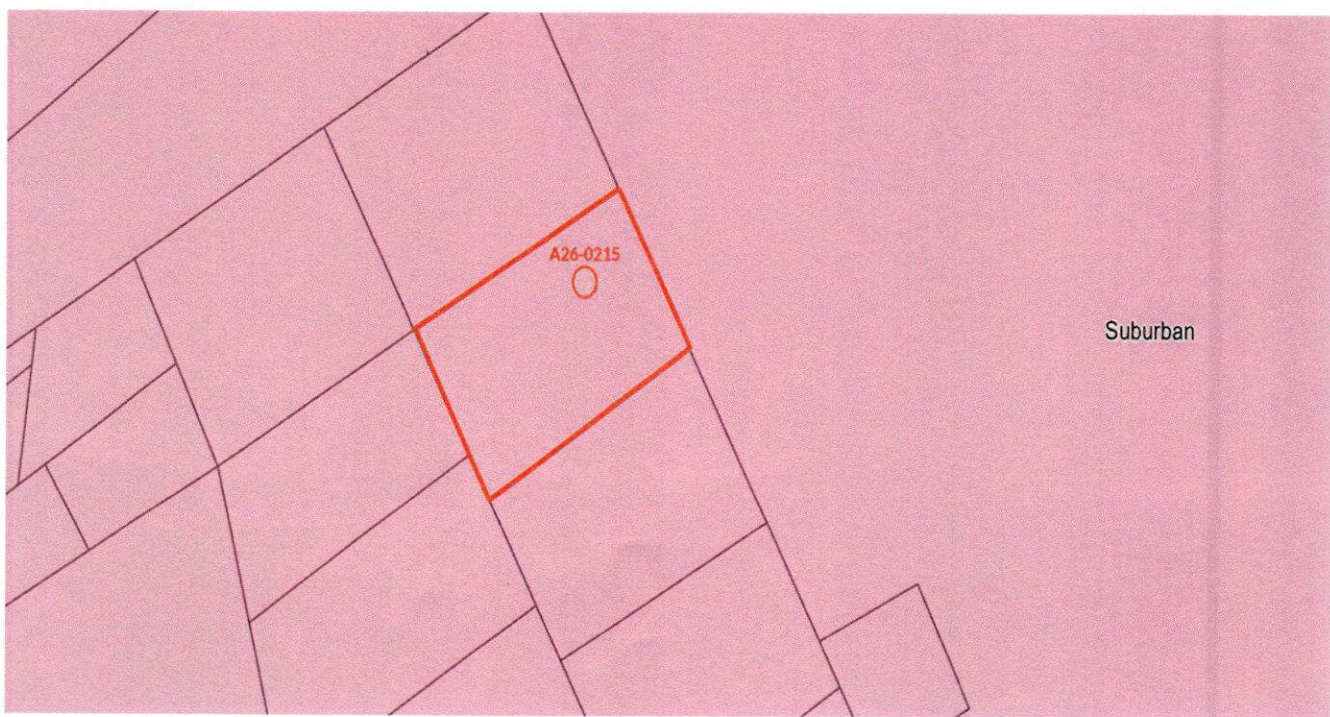


The surrounding properties are zoned A1.



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



Staff Comments: Applicant lives on Thompson Mill Road which is a family privately owned road.

Manufactured Home (2)

- A. Placement or movement of a manufactured home or industrialized home (other than flat panels or truss(es) in the County requires the applicant to submit a completed permit application form supplied by the Department that contains illustrations of the unit along with information on the dimensions, roof pitch, siding material, roofing material, skirting and landings of the home, and such other information as the Director may require denial of the permit application shall be made within ten (10) working days.
- B. When used as a principal use, a manufactured home or industrial home shall meet the following standards:
1. A minimum width in excess of twenty-four (24) feet.
 2. **A minimum roof pitch of 5:12**, which means having a pitch equal to at least five (5) inches of vertical height for every twelve (12) inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
 3. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
 4. **Exterior materials shall consist of brick, masonry, or stone, or siding consisting of wood, hardboard, aluminum or vinyl, covered or painted, but in no case exceeding the reflectivity of gloss white paint.**
 5. A permanent foundation wall or curtain wall, unpierced except for required ventilation and access, shall enclose the area located under the home to the ground level. Such a wall shall have a minimum thickness of four inches and shall be constructed of masonry or similar material as approved by the Director.
 6. The dwelling shall be placed on a permanent foundation which meets the requirement of the manufacturer's specifications. In addition, a manufactured home shall be completely underpinned with masonry, stone, or other similar materials manufactured for the purpose of underpinning as approved by the Director. Installation shall meet or exceed the Rules and Regulations for Manufactured Homes made and promulgated by the Georgia Safety Fire Commissioner and shall be completed prior to permanent electrical service.
 7. A landing shall be installed at each outside doorway. The minimum size minimum 4 ft. by 4 ft. front porch, patio or deck and a minimum 6 ft. by 8 ft. rear porch. The structure shall include steps which lead to ground level, and both landing and steps shall meet the requirements of the IRC Building Code.
 8. A manufactured home shall be installed in accordance with Rules and Regulations of the Office of Commissioner of Insurance Safety Fire Division Chapter 120-7-3 Rules and Regulations for Manufactured Homes and the rules promulgated thereunder.

9. The dwelling shall include an attached or detached, enclosed two-car garage having a minimum 5:12 roof pitch.
- C. Existing non-conforming manufactured homes and mobile homes are governed by Article 4, Part 1, Section 170 and Article 13 of this ordinance.
- D. Nonconformance. Any nonconforming mobile home or recreational vehicle which is moved, after November 15, 1977 or any existing vacant mobile home stand shall not be replaced with another mobile home. They must be replaced with a manufactured home or site-built home.

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.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # A26-0215

Board of Appeals Meeting Date Sept. 15, 26 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 20620044 Zoning District: A1 Commission District: 3-Timmy Shelrutt

Applicant Name/Address/Phone #

Cherry L. Reeves
1710 Thompson Mill Rd.
Loganville, Ga. 30052
(770) 598-7916

Property Owner Name/Address/Phone

Andre + Cherry L. Reeves
1710 Thompson Mill Rd.
Loganville, Ga. 30052
(770) 598-7916

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 1708 Thompson Mill Rd. Acreage 3.88
Loganville, Ga. 30052

Describe Variance/Special Exception/Appeal:

To allow a manufactured home to have less than a 5:12 roof pitch and no hardi-plank siding

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

Our Son is a first time home buyer. He needs something that he can afford. He would love to have a manufactured home to put on the land.

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 Cherry L. Reeves Date 7/27/2026 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

Walton County Planning and Zoning
Walton County Board of Commissioners
303 S Hammond Dr
Monroe, Georgia 30052

Dear Sir;

We are writing to further explain the reasons why we are requesting a Variance on a piece of our property. We live on Thompson Mill Rd in Loganville. This is called Thompson Mill Acres. This was a tract of approximately 40 acres of land owned by The Thompson family. The land has been divided into lots for our various family members. There is a private road into the property. Along this road are eight different homes belonging to our family members. This street was built and is totally maintained by all the families.

We would like to give some acreage to our son, for him to add his home to our community. He was planning to move a manufactured home, (double wide), onto this property adjacent to our home. We have discovered the regulations required to do this. The requirements are such that it makes the purchase unaffordable. We ourselves live in a manufactured home on this street and we maintain our home to be as nice as any stick built home.

Our family on this street are not opposed to our son bringing in a nice home and maintaining as we have ours. We would like to be able to continue our family street and our property with our family being able to live here.

We are simply asking you to review our neighborhood that we have developed with and for our family member's. We are requesting that we be able to continue to use our land to expand our family community to include housing for our son to join us as he begins his adult life.

Feel free to reach out to us with any questions you may have. We can be contacted at 770-598-7916.

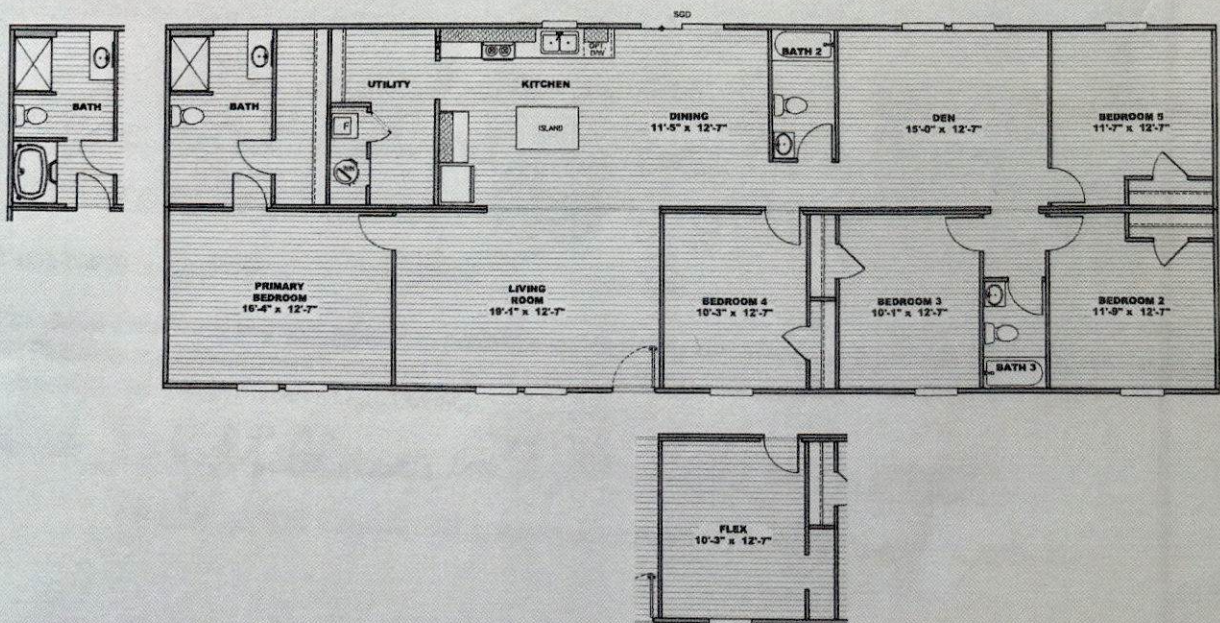
Sincerely,

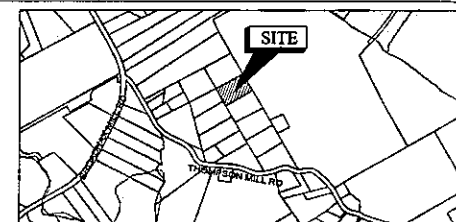
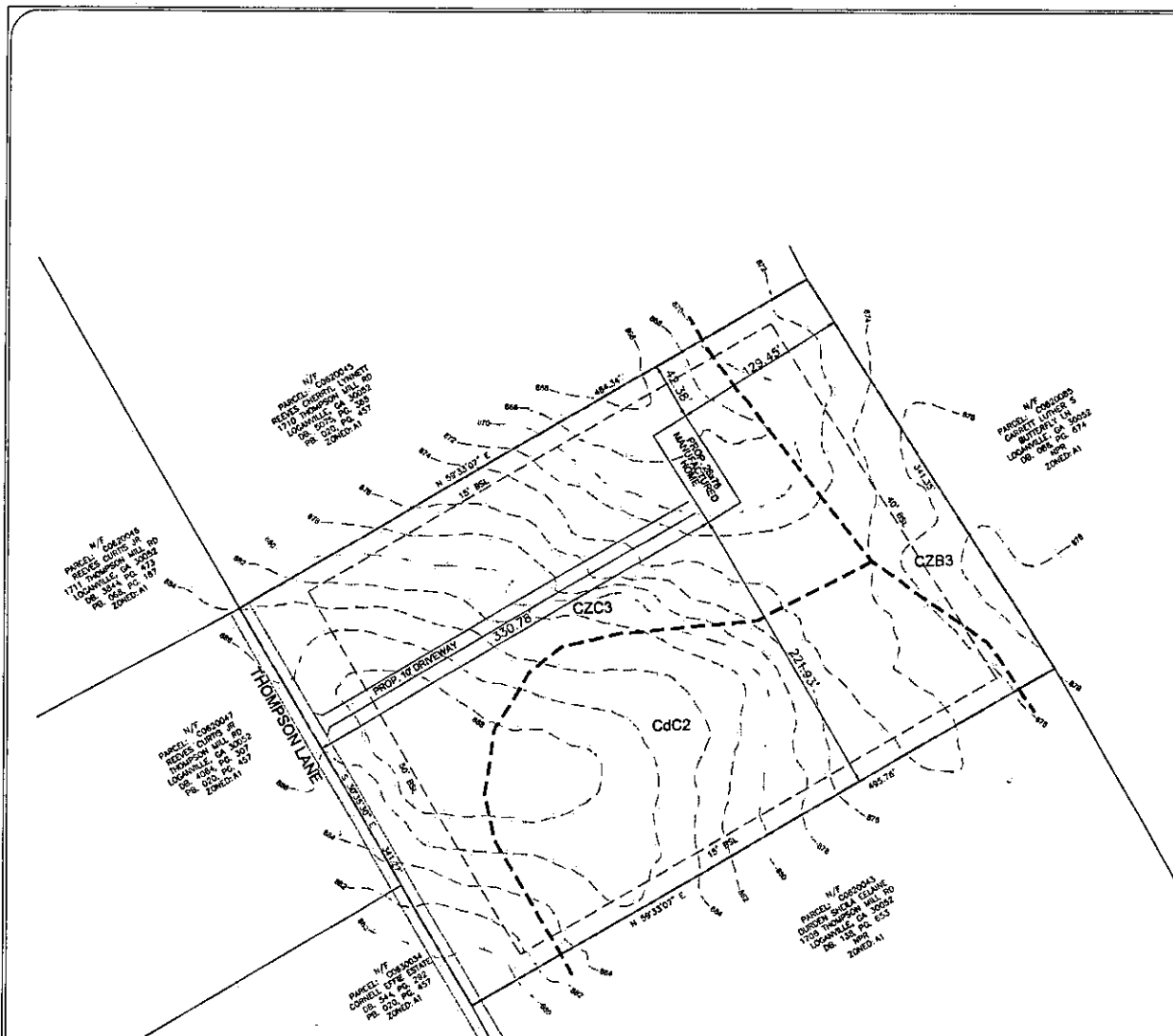
Andre and Cheryl Reeves



Redwood

TRT28765R / 5 beds / 3 baths / 2,001 sq. ft. / 28x76





VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 3.88 ACRES

PARCEL: C0620044 ZONED: A1

VARIANCE TO ALLOW FOR A MANUFACTURED HOME TO HAVE
LESS THAN 5:12 ROOF PITCH AND NO HARD-PLANK SIDING.

TOTAL SITE AREA = 3.88 ACRES

APPLICABLE ORDINANCE: SECTION 4-1-120.

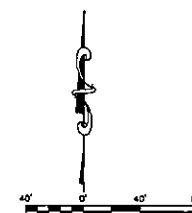
PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 200 FEET.
3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 15 FEET
 - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY CHRISTOPHER E. MOORE & ASSOCIATES, INC., DATED JUL. 22, 2024.
2. THERE ARE NO WETLAND ON THE SITE, LIMIT SHOWN.
3. THERE ARE NO STATE WATERS ON SITE, LIMIT SHOWN.
4. THE PROJECT IS SERVED BY WALTON COUNTY WATER.
5. THE PROJECT IS SERVED BY SEPTIC SYSTEM.

TOTAL SITE AREA = 3.88 ACRES
TOTAL DISTURBED AREA = 2.11 ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO WETLAND ON SITE.



GEORGIA811
www.Georgia811.com

A.C.E.
ALCOY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.
P.O. BOX 111111
485 Edwards Rd.
Atlanta, Georgia 30302

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**VARIANCE
REQUEST**

**PROPOSED
REEVES'
RESIDENCE**

PARCEL: C0620044

LAND LOT: 107

DISTRICT: 4TH

1708 THOMPSON MILL RD

WALTON COUNTY, GA

DATE: 7/24/2026

SCALE: 1"=40'

**OWNER / DEVELOPER/
PRIMARY PERMITTEE**

CHERRYLL REEVES
PHONE: 770-528-7918
1710 THOMPSON MILL RD
LOGANVILLE, GA 30052

24 HOUR - EMERGENCY CONTACT
CHERRYLL REEVES
770-528-7918

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 26-045

VR-1