

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

Case Number: SP25-0346

Board of Appeals Meeting Date: December 16, 2025

Applicant:

Monica Rojo
3011 Flat Shoals Road SW
Conyers, Georgia 30094

Owner:

Redeem Properties LLC
1516 Rockbridge Road NW
Conyers, Georgia 30012

Property Information:

- **Address:** 4516 H D Atha Road, Covington, Georgia 30014
- **Map Number:** C0810039C00
- **Site Area:** 17.20 acres
- **Current Zoning:** A1 (Rural Residential)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

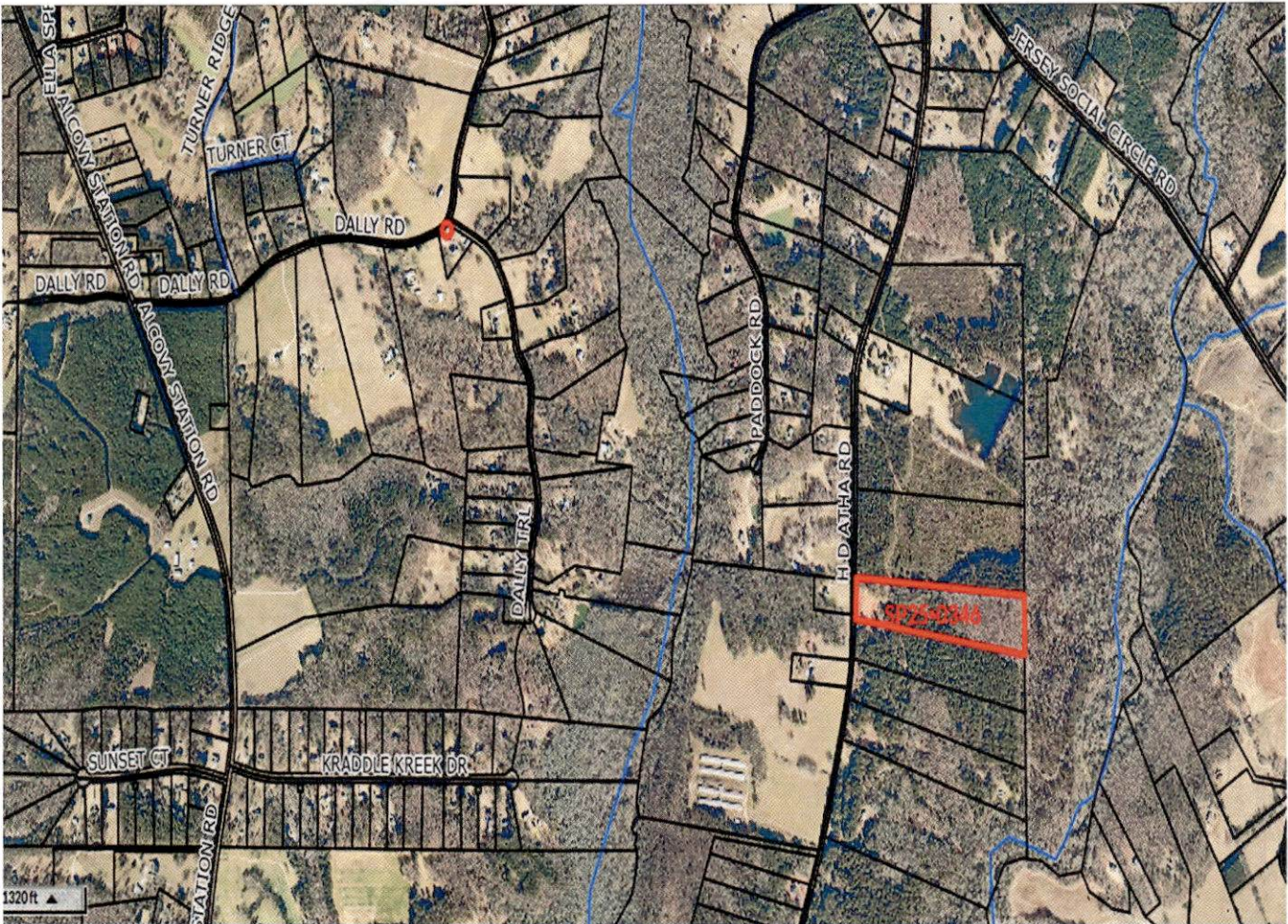
- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

Request: Requesting Special Exception to live in a camper while house is being built.

Existing Site Conditions: The surrounding properties are A1 and is vacant.

Property History:

No prior variance or zoning history on record.



Staff Comments: Applicant purchased house permit on October 24, 2025 (See attached)

If approved, Staff would request conditions:

1. House to be completed by October 24, 2026 and if not completed then Applicant will need to come back and get an extension on the building permit.
2. Also if house is not completed, Applicant will need to come back before the Board to get an extension to live in the camper.
3. Sixty days from the date of the CO then the camper shall cease to be used as a residence.

Article 14 Section 120 Special Exception to Board of Appeals

A. 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.



Walton County

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

Building Permit

Permit #: **25-1391**

Permit Type : Residential - Single Family Dwelling

Parcel: C0810039

Description of Work: LOT1 4516 H D ATHA(ROJO) / 1STRY/ 4
BDRM/ 3 FULLBATH/1 HALFBATH/ 1-OTR/ 2091 HTDSQFT/1
MASONRY FIREPLACE/ SLAB - DRIVEWAY PERMIT #24060114

Date Applied: October 24, 2025

Permit Address: 4516 H D ATHA RD

Owner Info: REDEEM PROPERTIES LLC 3011 FLAT SHOALS RD SW CONYERS GA 3094	Owner Phone: 404-516-1511 Owner Email:
Applicant Info: REDEEM PROPERTIES LLC 3011 FLAT SHOALS RD CONYERS GA 30094	Applicant Phone: 404-516-1511 Applicant Email: MONICAROJO2013@GMAIL.COM
Contractor: PEPE & CAARLOS CONSTRUCTION INC 1575 TAPESTRY RIDGE SE, LAWRENCEVILLE, GA 30045	Contractor Phone: 404-925-5039 Contractor Email: PEDRO-RODRIGUEZ@JUNO.COM

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
October 24, 2025	Residential - Single Family Dwelling (SFD)		\$731.85		
	TOTAL: Permit Fees		\$731.85		\$731.85
	Credit/Debit Card 3939 Payment Successful	October 24, 2025		\$731.85	\$0.00

ROSE BRYAN
Permit Coordinator

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # SP25-0346

Board of Appeals Meeting Date 12-16-2025 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 C0810039 C00 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

Monica Rojo

3011 Flat Shoals Rd-SW

Conyers, GA 30094

Phone # 404-516-1511

Property Owner Name/Address/Phone

Redeem Properties LLC

1516 Rockbridge Rd-NW

Conyers GA 30012

Phone # 678-410-7185

Type Request: VARIANCE ☒ SPECIAL EXCEPTION _____ APPEAL _____

Property Location 4516 H. Ratha Rd. Conyers, GA 30014 Acreage 17.2

Describe Variance/Special Exception/Appeal: Live in camper while house being built.

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

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 Maria Rojo Date 10-24-2025 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____