



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

**Case Number:** SP25-0308

**Board of Appeals Meeting Date:** October 21, 2025

**Applicants/Owners:**

Adam & Molly Wiedenhaefer  
446 James Powers Road  
Monroe, Georgia 30656

**Property Information:**

- **Address:** 446 James Powers Road
- **Map Number:** C0850069C00
- **Site Area:** 10.80 acres
- **Current Zoning:** A1 (Rural Residential)
- **Character Area:** Conservation
- **Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Beaverdam Creek

**District Representation:**

- **Commissioner (District 5):** Jeremy Adams
- **Board of Appeals Member:** Chris Lammey

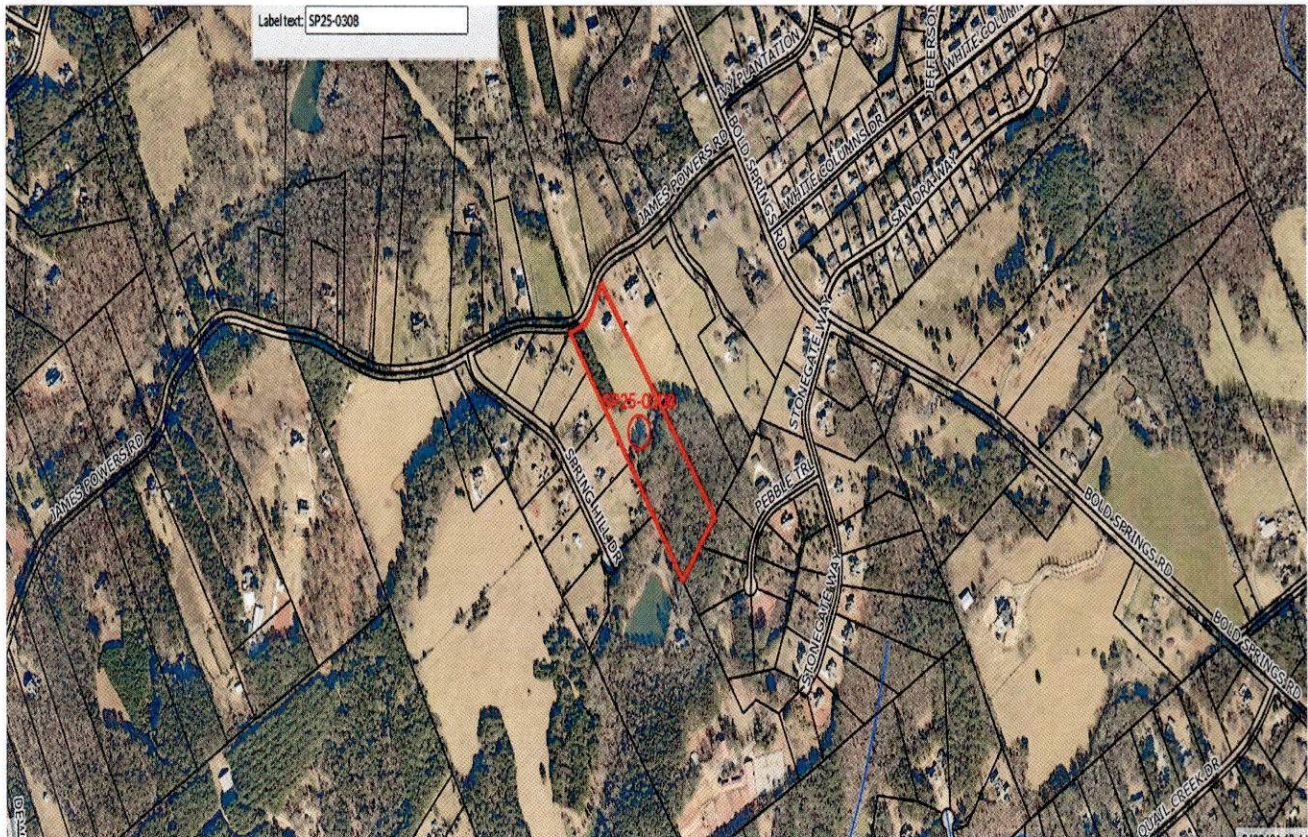
**Request:** Requesting Special Exception to have photography as a home-based business with customer contact.

**Existing Site Conditions:** The property currently has a house on it.  
The surrounding properties are A1.

**Property History:**

No prior variance or zoning history on record.





### Staff Comments:

#### 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 Board of Appeals Application

\*\*\*Please Type or Print Legibly\*\*\*

Variance/Special Exception/Appeal # SP25-0308

Board of Appeals Meeting Date 10-21-2025 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 C0850069C00 Zoning District: A1 Commission District: 5-Jeremy Adams

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Molly + Adam Wiedenhäfer

446 James Powers Rd

Monroe, GA ~~30600~~ 30656

Phone # 678-640-8884

Phone # \_\_\_\_\_

E-mail: mollywied15@gmail.com

Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐

Property Location 446 James Powers Road Acreage 10.8

Describe Variance/Special Exception/Appeal: Would like to create a small venue for photography shoots. See letter for more details. (See attached letter)

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 [Signature] Date 8-28-2025 Fee Paid: \$ 200.00 ☒

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

Administrative Variance granted per Article 14 Section 180

P & D Official: \_\_\_\_\_ Date: \_\_\_\_\_

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date \_\_\_\_\_



8/28/2025

To Whom It May Concern:

**Property Location:** 446 James Powers Rd, Monroe, GA

**Proposed Use:** A small photography venue

**Operational Details:**

- **Clients:** Photographers would be our direct clients. They would bring their own clients to the property for photo shoots.
- **Schedule:** The venue would be open on select weekends only (Friday, Saturday and/or Sunday evenings) during the spring, summer, fall, and holiday seasons.
- **Frequency:** We would host one photographer per evening. The schedule would be flexible, depending on our availability and weather permitting.
- **Session Length:** Each photographer would typically book a session for one or two hours, with photo shoots happening every 20 minutes. At the most, there would be 3 clients per hour.
- **Parking:** Our driveway and/or our field

Please let us know if you have any additional questions. We appreciate your consideration in this matter.

Sincerely,

Molly & Adam Wiedenhaefer

## LEGEND:

P.E. - PERMANENT EASEMENT  
 C.E. - CONSTRUCTION EASEMENT  
 S.E. - SANITARY SEWER EASEMENT  
 H.W. - HEAD WALL  
 C.B. - CATCH BASIN  
 R/W - RIGHT OF WAY  
 D.E. - DRAINAGE EASEMENT  
 B.L. - BUILDING LINE  
 R. - RADIUS  
 R.C.P. - REINFORCED CONCRETE PIPE  
 C.M.P. - CORRUGATED METAL PIPE  
 L.L. - LAND LOT  
 L.L.L. - LAND LOT LINE  
 C. - CENTER LINE  
 M.H. - MANHOLE  
 F. - FIRE HYDRANT  
 W. - WATER VALVE  
 E.C.D. - EROSION CONTROL DEVICE  
 LeB3 - SOIL TYPE

NOTE: EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
 NOTE: THIS PLAT SUBMITTED TO ALL RIGHT-OF-WAYS, EASEMENTS AND SURFACES SHOWN OR NOT SHOWN ON THIS SURVEY.  
 REF: PLAT BOOK #81 PAGE #56.  
 -PLAT BY JOHN F. BREWER & ASSOCIATES OF  
 SPRING HILL ESTATES SUBDIVISION DATED: 12/9/88.

## CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.  
 4-15-04  
 DIRECTOR OF WALTON COUNTY PLANNING DEPARTMENT DATE



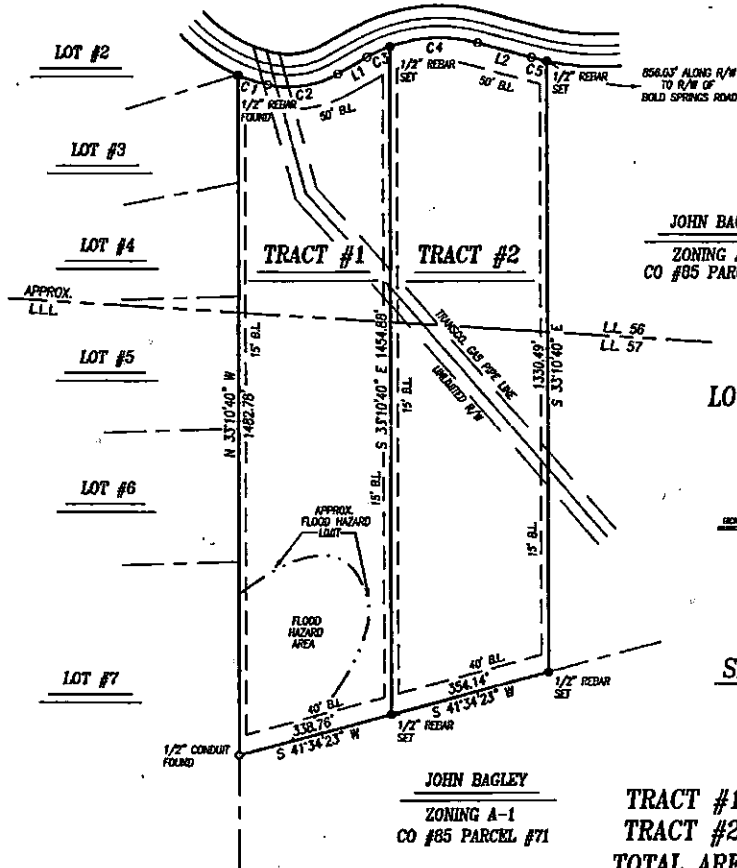
NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 74°33'33" E	356.19	67.44	67.34
C2	N 48°05'47" E	212.92	156.41	152.02
C3	N 37°55'39" E	317.64	54.07	54.00
C4	N 54°21'29" E	317.64	194.64	181.61
C5	N 70°15'02" E	570.88	33.78	33.76

## JAMES POWERS ROAD 70' R/W

NUMBER	DIRECTION	DISTANCE
L1	N 77°03'05" E	77.00'
L2	N 71°54'44" E	121.50'

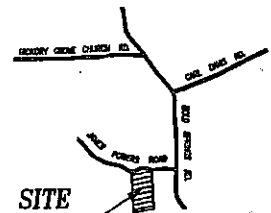
SPRING HILL ESTATES  
 CO# N66A  
 1-1-1

FILED AND RECORDED 4-16-04  
 AT 11:46 AM  
 PLAT BOOK #83 PAGE 64  
 KATHY K. TROST  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA



JOHN BAGLEY  
 ZONING A-1  
 CO #85 PARCEL #70

LOCATION SKETCH  
 (NO SCALE)



OWNER:  
 JOHN B. BAGLEY  
 3040 BOLD SPRINGS ROAD  
 MONROE, LA 70656

JOHN BAGLEY  
 ZONING A-1  
 CO #85 PARCEL #71

TRACT #1 = 10.797 ACRES  
 TRACT #2 = 11.067 ACRES  
 TOTAL AREA = 21.864 ACRES



Scale: 1" = 200'

BEING ALL OF CO #85 PARCEL #69

## SURVEY FOR:

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297000550 EFFECTIVE DATE: 2/16/1990

## REVISIONS:

JOB # 03195 FILE #

## SURVEYORS CERTIFICATION

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT.
- THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 30,000 FEET AND WAS ADJUSTED BY THE COMPOUND RULE.
- ANGULAR AND LINE MEASUREMENTS OBTAINED BY TOPCON GTS 201.

JOHN BAGLEY

STATE	COUNTY	TOWN	DATE
GEORGIA	WALTON		
SRD	56 & 57	1"=200'	8/28/2003
INSURANCE	12345 101	2000	DATE
Brewer & Dudley, L.L.C.			
Civil Engineering, Land Surveying Land Planning, and Construction Management			
107 Davis Street Monroe, Georgia 30856 tel. (770) 267-4703 fax. (770) 267-9479			

*Karen P. David*

KAREN P. DAVID

CLERK OF SUPERIOR COURT

Walton COUNTY

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 147-2025-001049

After Recording Return To:  
Adam and Molly Wiedenhaefer  
446 James Powers Road  
Monroe, GA 30656

Order No.: MON-GA-250176-OTH  
Deed Prep Only - No Title Certification  
Property Appraiser's Parcel I.D. Number:  
C0860 00000 089 C00

### TRUSTEE'S DEED

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE made this 4<sup>th</sup> day of April, 2025, between

**Adam J. Wiedenhaefer, Trustee of the Adam J. Wiedenhaefer Revocable Trust, dated  
March 19, 2012**

as party or parties of the first part, hereinafter called Grantor, and

**Molly R. Wiedenhaefer (and successors thereto), Trustee U/A Molly R. Wiedenhaefer,  
dated March 19, 2012**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That the said Grantor (acting under and by virtue of the power and authority contained in that certain Trust Agreement known as **Adam J. Wiedenhaefer Revocable Trust, dated March 19, 2012** (hereinafter referred to the "Trust"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee **A ONE-HALF INTEREST** to all that tract or parcel of land lying and being described as follows:

All that tract or parcel of land lying and being in the State of Georgia County of Walton, 3rd Land District, Land Lots 56 and 57, known as Tract 1, consisting of 10.797 acres according to a plat of Survey for John Bagley, dated 08/26/2003 surveyed by Brewer and Dudley, LLC a registered surveyor by the State of Georgia, RLN 2905 John F. Brewer III, recorded at the Clerk of Superior Court, Walton County Georgia, in Plat Book 93, Page 64 and made for reference a part of this legal description.

**TO HAVE AND TO HOLD** the said tract of parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee in as full and ample a manner as the same was held, possessed and enjoyed, or might have held, possessed and enjoyed, by the said Grantors as Trustees.

**THIS CONVEYANCE** is executed by Grantors solely as Trustee and not personally. No warranties of title or otherwise are made under this indenture. No personal liability shall be asserted or be enforceable against Grantor by reason of any statements or representations contained in this indenture.

This conveyance is made subject to that certain security deed from Adam Wiedenhaefer and Molly Wiedenhaefer to Fairway Independent Mortgage Corporation, dated April 30, 2024, in the original amount of \$556,000.00 and recorded in Walton County, Georgia records.

IN WITNESS WHEREOF, each Grantor herein has hereunto set hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

[Signature] [Signature]  
Notary Public

My Commission Expires: 7/31/27

BY:

[Signature]  
Adam J. Wiedenhaefer, Trustee  
of the Adam J. Wiedenhaefer Revocable Trust,  
dated March 19, 2012





**After Recording Return To:**  
McMichael & Gray, P.C.  
2055 N. Brown Road, Suite 250  
Lawrenceville, GA 30043

**Order No.:** MON-GA-240295-PUR

**Property Appraiser's Parcel I.D. Number:**  
C0850 00000 069 C00

**BK:5469 PG:275-276**  
Filed and Recorded  
Apr-30-2024 02:58 PM  
DOC# 2024 - 004608  
Real Estate Transfer Tax  
Paid: \$ 0.00  
1472024001741  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA  
Participant ID: 7339863107

## **WARRANTY DEED**

**STATE OF GEORGIA**  
**COUNTY OF FULTON**

**THIS INDENTURE**, made this 30th day of April, 2024, between

**Adam Wiedenhaefer and Molly Wiedenhaefer**

as party or parties of the first part, hereinafter called Grantor, and

**Adam J. Wiedenhaefer, Trustee of the Adam J. Wiedenhaefer Revocable  
Trust, dated March 19, 2012**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in the State of Georgia County of Walton, 3rd Land District, Land Lots 56 and 57, known as Tract 1, consisting of 10.797 acres according to a plat of Survey for John Bagley, dated 08/28/2003 surveyed by Brewer and Dudley, LLC a registered surveyor by the State of Georgia, RLN 2905 John F. Brewer III, recorded at the Clerk of Superior Court, Walton County Georgia, in Plat Book 93, Page 64 and made for reference a part of this legal description.

**SUBJECT** to all zoning ordinances, easements and restrictions of record affecting said premises.

**This conveyance is made subject to that certain security deed from Adam Wiedenhaefer and Molly Wiedenhaefer to Fairway Independent Mortgage Corporation, dated April 30, 2024, in the original amount of \$556,000.00 and recorded simultaneously herewith, Walton County, Georgia records.**

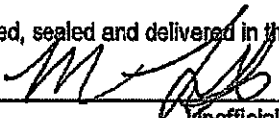
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

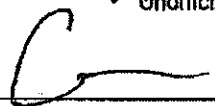
**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-8-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with rights of survivorship and not as tenants in common.


**AND THE SAID Grantor** will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.


**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

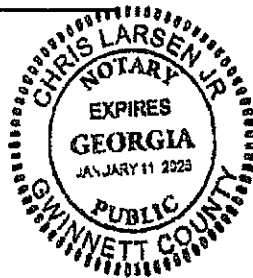
  
 \_\_\_\_\_  
 Unofficial Witness

  
 \_\_\_\_\_  
 Notary Public

  
 \_\_\_\_\_ (SEAL)  
 Adam Wiedenhaefer

  
 \_\_\_\_\_ (SEAL)  
 Molly Wiedenhaefer

My Commission Expires: \_\_\_\_\_



# 2024 Property Tax Statement

Tax Commissioner  
303 South Hammond Drive STE 100  
Walton County Government Building  
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

KUPRONIS CHRISTOPHER W &  
446 JAMES POWERS ROAD  
MONROE, GA 30656

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-21118	11/15/2024	\$0.00	\$6,965.11	\$0.00	Paid 2024-11-13

Map: C0850069C00

Printed: 09/03/2025

Location: 446 JAMES POWERS RD

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

## RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Tax Commissioner  
303 South Hammond Drive STE 100  
Walton County Government Building  
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: KUPRONIS CHRISTOPHER W &  
Map Code: C0850069C00 Real  
Description: TR#1 10.80AC  
Location: 446 JAMES POWERS RD  
Bill No: 2024-21118  
District: 04 COUNTY

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
517,500.00	203,300.00	10.8000	\$720,800.00	11/15/2024	09/03/2025		28, S1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$720,800	\$288,320	\$-216,530	\$71,790	0.000000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$720,800	\$288,320	\$-120,028	\$168,292	10.413000	\$1,752.42	\$0.00	\$1,752.42
COUNTY SCHOOL M&O	\$720,800	\$288,320	\$-2,000	\$286,320	16.176000	\$4,631.51	\$0.00	\$4,631.51
SCHOOL BOND	\$720,800	\$288,320	\$0	\$288,320	0.790000	\$227.77	\$0.00	\$227.77
FIRE DISTRICT	\$720,800	\$288,320	\$-120,028	\$168,292	2.100000	\$353.41	\$0.00	\$353.41
TOTALS					29.479000	\$6,965.11	\$0.00	\$6,965.11

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at [www.waltoncountypay.com](http://www.waltoncountypay.com)

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$6,965.11
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$6,965.11
Back Taxes	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
Paid Date	2024-11-13