



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

Case Number: V25-0304

Board of Appeals Meeting Date: October 21, 2025

Applicant:

Gratis Property Group, LLC
3424 Shoal Creek Road
Monroe, Georgia 30656

Owner:

Fareed Bhanji
38 Sherwood Lane, SE
Marietta, Georgia 30067

Property Information:

- **Address:** 3424 Shoal Creek Road
- **Map Number:** C1610067
- **Site Area:** 0.60 acres
- **Current Zoning:** B1 (Neighborhood Business District)
- **Character Area:** Village Center
- **Future Land Use Map Designation:** Village Center
- **Watershed Protection Area:** No

District Representation:

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

Request: Variance requesting to reduce transitional buffer on west and northern property lines from 50" to 20" and to reduce the minimum driveway setback from 150' to 130' in order to do renovations on the store and the property.

Existing Site Conditions: The property currently is a convenience store with a pump canopy and shed. The surrounding properties are A1 and R1.

Property History:

BZ92122	Hazel Allen	R-1 to B-1 Comm. 1.0	C0161-67 3424 Shoal Creek Road	Approved
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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)

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0304

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 C1610067 Zoning District: B1 Commission District: 5-Jeremy Adams

Applicant Name/Address/Phone #

Gratis Property Group LLC

3424 Shoal Creek Rd

Monroe, GA 30656

Phone # 678-635-0696

E-mail sinamconstruction@gmail.com

Property Owner Name/Address/Phone

Fareed Bhanji

38 Sherwood Ln SE

Marietta, GA 30067

Phone # 404-933-6786

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 3424 Shoal Creek Rd, Monroe, GA 30656 1 Bradley Gin Rd
0.2 acreage

Describe Variance/Special Exception/Appeal: Request to reduce the transitional buffer on the west and northern property lines from 50' to 20'. Request to reduce the minimum driveway setback at intersections from 150' to 130'.

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

There is an existing canopy and pavement at the intersection of Shoal Creek Rd and Gratis Rd.

This request is to remove the canopy and pavement area at the intersection and provide more driveways as far as reasonably possible from the intersection in line with Sec 9-1-110.D.3

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 8/25/2025 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 _____

**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: GRATIS PROPERTY GROUP, LLC
Address: 3424 SHOAL CREEK RD, MONROE, GA 30656
Telephone: 678-635-0696
Location of Property: _____
Map/Parcel Number: C1610067

[Signature]
Property Owner Signature
Print Name: FAREED BHANJI
Address: 38 SHERWOOD LN SE, MARIETTA, GA 30067
Phone #: 404-933-6786

[Signature]
Property Owner Signature

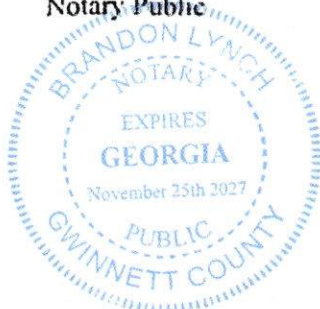
Print Name: _____

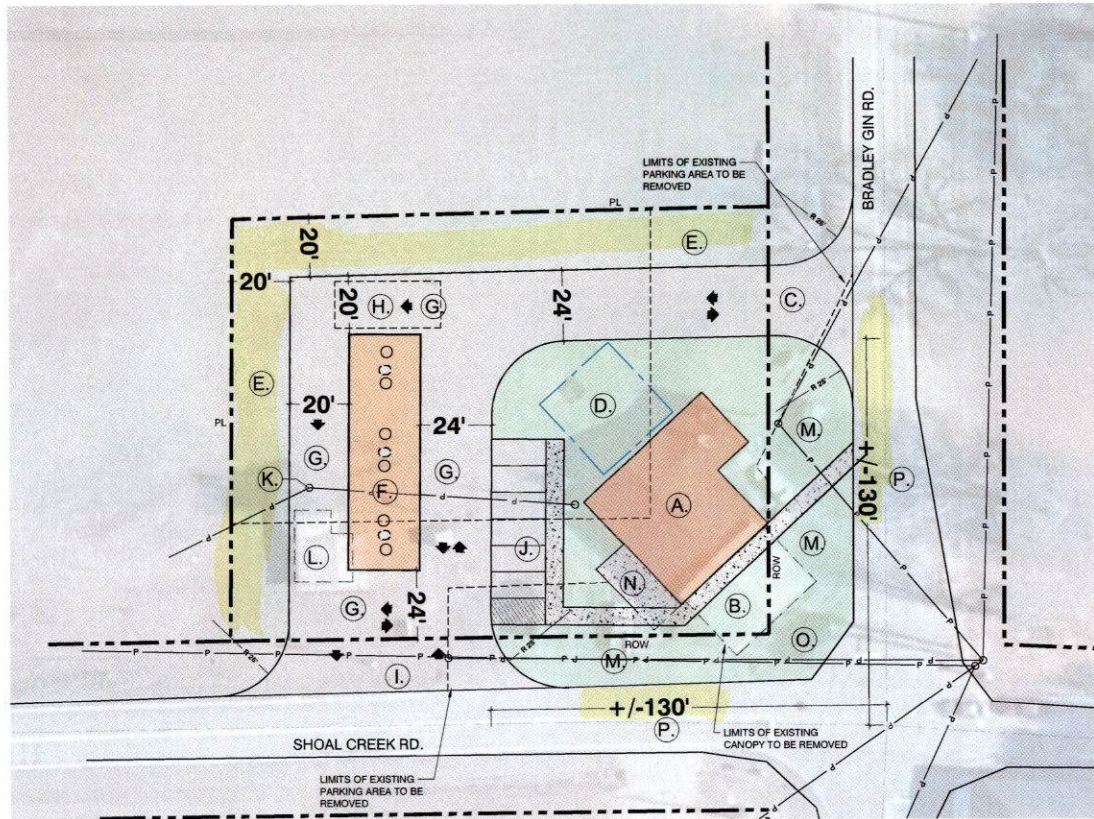
Phone #: _____

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.

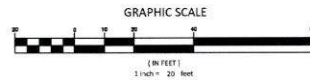
[Signature]
Notary Public

08/22/2025
Date





1 CONCEPT PLAN



- A. EXISTING BUILDING TO REMAIN AND BE REFURBISHED. +/-2300SF
- B. EXISTING CANOPY TO BE REMOVED AND AREA TO BE LANDSCAPED.
- C. NEW 24' WD 2 WAY DRIVE LANE ADDED TO THE NORTH OF THE STORE OFF OF BRADLEY GIN ROAD.
- D. EXISTING SEPTIC SYSTEM NEEDS TO BE LOCATED IN THE BACK OF THE EXISTING BUILDING. THIS IS JUST A GUESS TO LOCATION AND SIZE.
- E. 50' BUFFER ALONG THE NORTH AND WEST SIDES REDUCED TO 20' - SEE GREEN HATCH.
- F. 6 PUMP CANOPY GAS PUMP LOCATION WITH ONE WAY AROUND NORTH WEST SIDE ONLY.
- G. 20' CLEARANCE AROUND NORTH AND WEST SIDE, 24' CLEARANCE ON SOUTH AND EAST.
- H. UNDERGROUND TANK LOCATION
- I. LARGE ENTRY AND EXIT ACCESS ALONG SHOAL CREEK ROAD.
- J. 6 PARKING SPACES SHOWN TO THE WEST OF THE STORE WITH HANDICAP ACCESS PARKING AND SIDEWALK ACCESS TO THE STORE. CODE REQUIRES 1 / 600SF - SEE BELOW.
- K. RELOCATE EXISTING POWER POLES AND LINES.
- L. REMOVE EXISTING SHED.
- M. REMOVED EXISTING PARKING AREAS AND RESEED WITH GRASS.
- N. UTILIZE EXISTING PATIO WITH NEW REFURBISHED BUILDING. TIE SIDEWALK TO THIS PATIO.
- O. NEW SIGN TO BE ADDED.
- P. APPROXIMATE DISTANCES FROM CENTER LINE OF INTERSECTION TO THE ENTRY DRIVE CURB CUTS IN BOTH DIRECTIONS.

COMMERCIAL:*	Unless otherwise specifically provided for, commercial land uses shall provide a minimum of: 3 spaces per 1,000 sq. ft. of gross floor area
Places of public assembly, including but not limited to: churches and places of worship, community center, conference or convention hall, courtroom or meeting facility, funeral and interment establishments, theaters-indoor	1 space for each full-time employee AND 1 space per 6 persons of occupancy as noted on the Certificate of Occupancy of the primary assembly room of the facility
Community associations/clubs, country clubs, health clubs and/or fitness center	1 space per 6 active members
Educational facilities/ schools, Child-care center, pre-school/after-school programs	1 space per 6 seats in the main assembly hall OR 1 space for each employee AND 1 space per 6 student occupancy
Financial institutions, government offices, professional offices	1 space per 500 sq. ft. of floor area
Health facilities, except group personal care homes	1 space per 4 beds AND 1 space per 2 employees
Libraries and museums	1 space per 500 sq. ft. of gross floor area
Lodging	1 space per guest room
Recreational facilities: Except campgrounds, RV parks and Country clubs	1 space per 1,000 sq. ft. of floor area OR 1 space per 2,000 sq. ft. of lot area
Restaurants	1 space per 300 sq. ft. of gross floor area
Retail establishments	1 space per 600 sq. ft. of gross floor area
INDUSTRIAL:	Unless otherwise specifically provided for, industrial

DISCLAIMER: CONCEPTUAL PLAN IS FOR GRAPHIC PURPOSES ONLY.
FULL CIVIL ENGINEERING PLANS ARE REQUIRED.

3424 SHOAL CREEK RD CONCEPT PLAN

FOR:
Sinam Construction LLC
3424 SHOAL CREEK ROAD
MONROE, GA



No.	Revision/Issue	Date

RASK
CIVIL ENGINEERING
PO BOX 1390
JASPER, GA 30143
(404) 226-6795

OWNER/DEVELOPER:
GRATIS PROPERTY GROUP LLC
3424 SHOAL CREEK RD
MONROE, GA 30666
CONTACT:
ALEX NOORANI
(214) 762-8830

Project: 2025-0729
Date: 8-19-2025
Scale: 1"=20'
Sheet: CP.1

NOT ISSUED FOR CONSTRUCTION

Return Recorded Document to:
STELL, SMITH & MATTISON, P.C.
P.O. Box 644
Winder, GA 30680

FILE #: **R23-580 - Gratis Property Group, LLC**
LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE made this 2nd day of **October, 2023**, between **M&A Real Estate, LLC** of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Gratis Property Group, LLC** 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 Grantee.

All that tract or parcel of land lying and being in Land Lot 203 of the 3rd District of Walton County, Georgia, and being more particularly described as follows: Beginning at the intersection of the northwesterly right-of-way line of Bradley Gin Road (80 foot right-of-way) and the northeasterly right-of-way of Shoal Creek Road (60 foot right-of-way) and run thence along the northeasterly right-of-way of Shoal Creek Road North 29 degrees 22 minutes 52 seconds West 31.96 feet to a point; thence continuing along the northeasterly right-of-way of Shoal Creek Road 31 degrees 17 minutes 35 seconds West 149.87 feet to a 1/2 inch rebar set; thence leaving said right of way and running North 60 degrees 03 minutes 05 seconds East 142.67 feet to a 1/2 inch rebar set; run thence South 31 degrees 44 minutes 36 seconds East 180.62 feet to a 1/2 inch rebar set located on the northwesterly right of way line of Bradley Gin Road; run thence along the northwesterly right of way line of Bradley Gin Road South 59 degrees 33 minutes 18 seconds West 145.13 feet to the Point of Beginning.

Said parcel containing .597 acres as depicted on Survey for Hazel Allen Living Trust, by John F. Brewer, Georgia Registered Land Surveyor No. 2905, dated September 6, 2017, and recorded in Plat Book 113, Page 98, Clerk's Office, Walton Superior Court. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description of the property conveyed.


This Deed is given subject to all easements and restrictions of record.

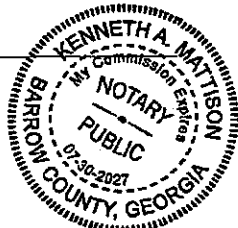
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

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 by, through and under the above-named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:


Witness
[Notary Seal]



M&A Real Estate, LLC

By Ashiq Hussain (SEAL)
Ashiq Hussain, Sole Member

Notary Public



Official Tax Receipt
Walton County, GA
303 S. Hammond Dr, Suite 100
Monroe, 30655
--Online Receipt--

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-14361	C1610067		\$3,306.37	\$0.00 Fees: \$0.00	\$0.00	\$3,306.37	\$0.00
Totals:			\$3,306.37	\$0.00	\$0.00	\$3,306.37	\$0.00

Charge Amount: \$3,306.37

GRATIS PROPERTY GROUP LLC



Scan this code with your mobile phone to view this bill

Plat Doc: PLAT
Recorded 09/14/2017 08:45AM
KATHY K. TROST
Clerk Superior Court, WALTON
County, Ga.
Bk 00113 Pg 0098
Participants: 9566767899

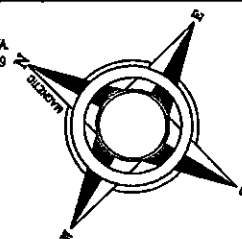
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

WALTON COUNTY

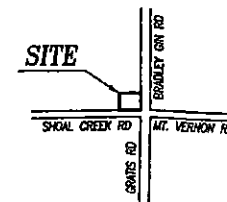
DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C01450 EFFECTIVE DATE: 5/18/2008



NUMBER	DIRECTION	DISTANCE
LT	N 29°22'52" W	31.96'



LOCATION MAP
(NO SCALE)

LEGEND:

- INT. - INTERSECTION
- BC - BACK OF CURB
- 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
- UP - LIGHT POLE
- PP - POWER POLE
- LL - LAND LOT
- LL.L. - LAND LOT LINE
- C.L. - CENTER LINE
- SSWH - SANITARY SEWER MANHOLE
- PH - FIRE HYDRANT
- M - WATER VALVE
- B.M.P. - EROSION CONTROL DEVICE
- L&B - SOIL TYPE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

SURVEY FOR **HAZEL ALLEN LIVING TRUST**

STATE OF GEORGIA
WALTON COUNTY
LAND LOT 203
3RD DISTRICT
DATE OF SURVEY 8/28/2017
DATE OF PLAT 9/6/2017
SCALE 1"=50'
JOB #17045-ALLEN
REVISIONS

SURVEYOR'S CERTIFICATE
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,632 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 228,401 FEET AND WAS ADJUSTED BY USING THE COFFMAN RULE.

3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON OPT 300S..

**JOHN F. BREWER
&
ASSOCIATES**

LAND SURVEYING
LAND PLANNING
DEVELOPMENT SUPERVISION
115 FORD STREET
MONROE, GEORGIA 30655
TEL. (770) 267-4703
EMAIL: INFO@GASURVEYING.COM

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL. THE REMAINING PORTION OF PARCEL C1610067 TO BE COMBINED WITH PARCEL C1610063.

REFERENCES:
-PLAT BOOK 50 PAGE 14
-DEED 854 PAGE 414

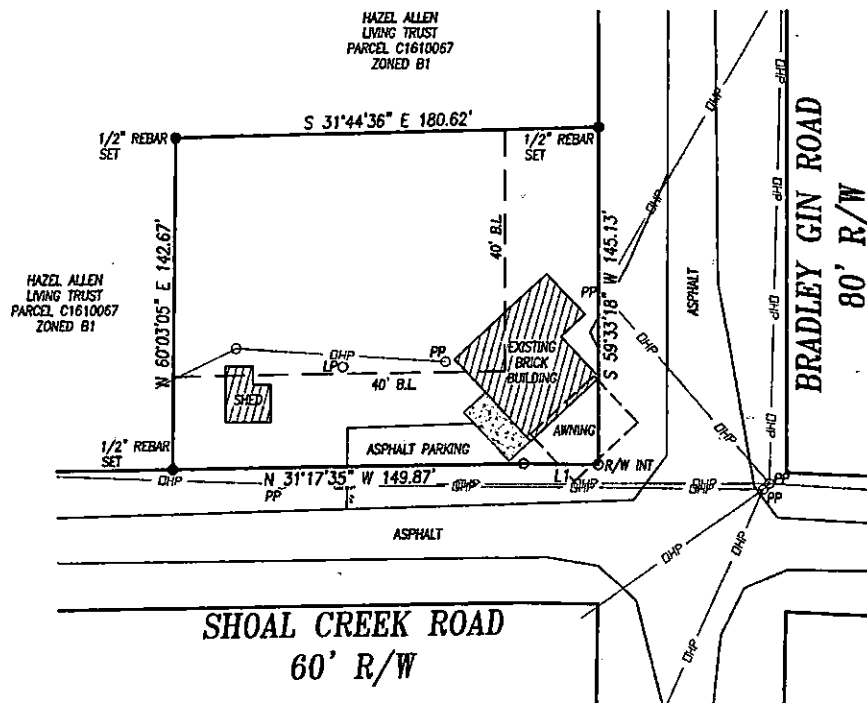
OWNER OF RECORD:
HAZEL ALLEN LIVING TRUST
P O BOX 1255
MONROE, GA 30655

SURVEYORS CERTIFICATION:

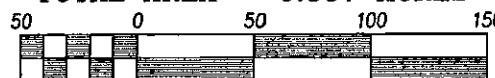
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN F. BREWER, II RLS#2905

9/06/2017
DATE



BEING A PORTION OF PARCEL C1610067 ZONED B1
TOTAL AREA = 0.597 ACRES



Scale: 1" = 50'