



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

Case Number: V25-0281

Board of Appeals Meeting Date: October 21, 2025

Applicant:

Chris Fortner
2985 Old Zion Cemetery Road
Loganville, Georgia 30052

Owners:

Chris & Mike Fortner
2985 Old Zion Cemetery Road
Loganville, Georgia 30052

Property Information:

- **Address:** 2985 Old Zion Cemetery Road
- **Map Number:** C0410017
- **Site Area:** 2.88 acres
- **Current Zoning:** A2 (Rural Estate)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

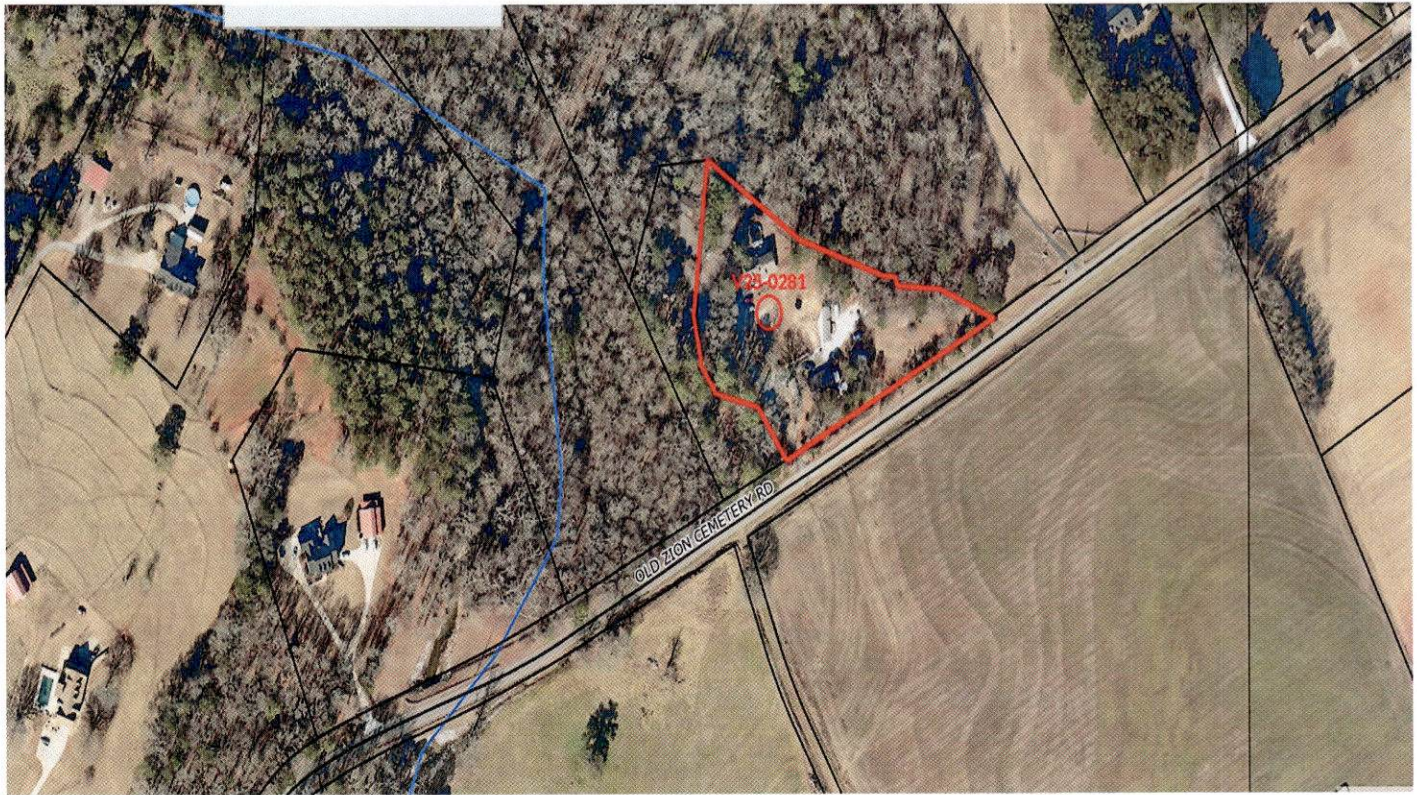
- **Commissioner (District 1):** Bo Warren
- **Board of Appeals Member:** Jim Cleveland

Request: Variance requesting to have 2 storage buildings in front yard on less than 5 acres.

Existing Site Conditions: The property currently includes a house, shop and barn.
The surrounding properties are A1 and A2.

Property History:

17050003	Bronson Tyler Gray	Conditional Use for Taxidermy shop	C041-17 2985 Old Zion Cemetery Rd	Approved
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Staff Comments: This Variance is the result of a code enforcement case in which the Owner was made aware that the buildings were in the front yard on a lot less than 5 acres and to apply to be in compliance with the code. If approved, the Owner will need to obtain permits for the 2 storage buildings.

(See attached Code Enforcement notes)

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 # V25-0281

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 C0410017 Zoning District: A2 Commission District: 1-Bol Warren

Applicant Name/Address/Phone #

Chris Fortner
2985 Old Zion Cem Rd
Logansville GA 30052

Phone # 770-480-5241

E-mail: fortnertax@logansville.com

Property Owner Name/Address/Phone

Chris Fortner - Mike
2985 Old Zion Cem Rd
Logansville GA 30052

Phone # 770-480-5241

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 2985 Old Zion Cem Rd Acreage 2.878

Describe Variance/Special Exception/Appeal: Storage

Request to have 2 storage buildings in front
yard on less than 5 acres.

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

Storage

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 Chris Date 7-29-25 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: Chris Fortner
Address: 2985 Old Zion Cemetery Rd. Loganville GA 30052
Telephone: 770-480-5241
Location of Property: 2985 Old Zion Cemetery Rd. Loganville GA 30052
Map/Parcel Number: _____


Property Owner Signature

Print Name: Chris Fortner

Address: 2985 Old Zion Cem Rd

Phone #: 770-480-5241

Property Owner Signature

Print Name: _____


Address: _____

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.

Notary Public

Date



1. - D.B. 4084 PG. 336
2. - P.B. 27 PG. 30

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 537,450 FEET.

KEVIN LEE CANN GA. R.L.S. #3123



INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED THAT LIGHT BY THOSE USING THIS DRAWING, THE LOCATION AND ARRANGEMENT OF SUCH UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERTAKING OF ANY AND ALL EARTH DISTURBING ACTIVITIES PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

GRAPHIC SCALE 1"=50'



- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983.(NAD83)
- 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988.(NAVD83)
- 3) DATE OF FIELD SURVEY 7/17/2025
- 4) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE IN THE GEORGIA COUNTY LISTED.
- 5) THIS CERTIFICATION WAS OBTAINED FOR THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED FROM LOCAL AUTHORITY TAX RECORDS AND WERE NOT GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
- 6) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON THE FIELD DATA AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 7) NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONES AS PER WALTON COUNTY F.I.R.M. COMMUNITY PLAN 1522700105E, DATED DECEMBER 08, 2016.

N/F
TIMOTHY LEON WHITFIELD
D.B. 3670, PG. 16
P.B. 62, PG. 154
PARCEL # C0410018
ZONED A2

N/F
STEVEN T. ANTALIK
D.B. 3526, PG. 263
P.B. 44, PG. 147
PARCEL # C0410018
ZONED A2

2.878 ACRES
125,387 S.F.
TAX PARCEL# C0410017
ZONED A2

N/F
STEVEN T. ANTALEK
D.B. 3526, PG. 263
P.B. 44, PG. 147
PARCEL # C0410016
ZONED A2

- [illegible]

PREPARED FOR:

CHRIS FORTNER



**NORTHEAST LAND
SURVEYING, LLC**

A Georgia Land Surveying Firm:LSF: #1240

P.O. Box 384

Braselton, Georgia 30517

Phone: (678) 776-7494

REVISION			DATE	Project Name: FORTHER TRACT		DRAWN KLC	SCALE 1"=50'		
1				Project Address: 2985 OLD ZION CEMETERY ROAD <td>CHECKED CDN<td rowspan="4">1 OF 1</td></td>		CHECKED CDN <td rowspan="4">1 OF 1</td>	1 OF 1		
2				Land Lot No.(s) 114	District: 4th	DATE OF FIELD WORK 7/17/25		SHEET	
3				City: County, State: WALTON COUNTY, GEORGIA		DATE 7/23/25			PROJECT No. 25-066
4									
5									



Reporting System

Violation Information

Violation Number	25-0111	Location	2985 OLD ZION CEMETERY RD
Tax Parcel #	C0410017	Inspector	Josh Prophett
Owner Name	FORTNER CHRIS & FORTNER MIKE	Email	fortnertaxi1@yahoo.com
Owner Address	2985 OLD ZION CEMETERY ROAD LOGANVILLE, GA, 30052	Phone	770-480-5241
Safety Issue	No	Reason	
Description	5/7/2025 Complaint from neighbor, that the owner of the property located at 2985 old Zion cemetery road, brought in 2 mobile homes. Arrived on site and noted 2 large prebuilt sheds, spoke with property owner and made him aware that any building brought in or built would need a permit and the the two building appear to be in the front yard and would possibly need a variance. Property owner stated he would come into planning and development and discuss permitting.		
Violation Type	Building Violation	Status	Verbal Warning



5/7/25 10:59 AM
Old Zion Cemetery Rd, Loganville, GA

7-4
18

Campbell & Brannon, LLC
One Buckhead Plaza
3060 Peachtree Road, Suite 1735
Atlanta, GA 30305
File No.: B171667
(Phone No.: (404)504-8700)

Recorded 06/12/2017 03:16PM Deed
KATHY K. TROST Doc: WD
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$290.00
Bk04084 Pg 0336-0337

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 5th day of June, 2017, between

Bronson Tyler Gray

(hereinafter referred to as "Grantor") and

**Chris Fortner and Mike Fortner
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,



See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

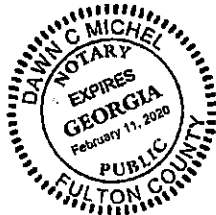
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness



Bronson Tyler Gray

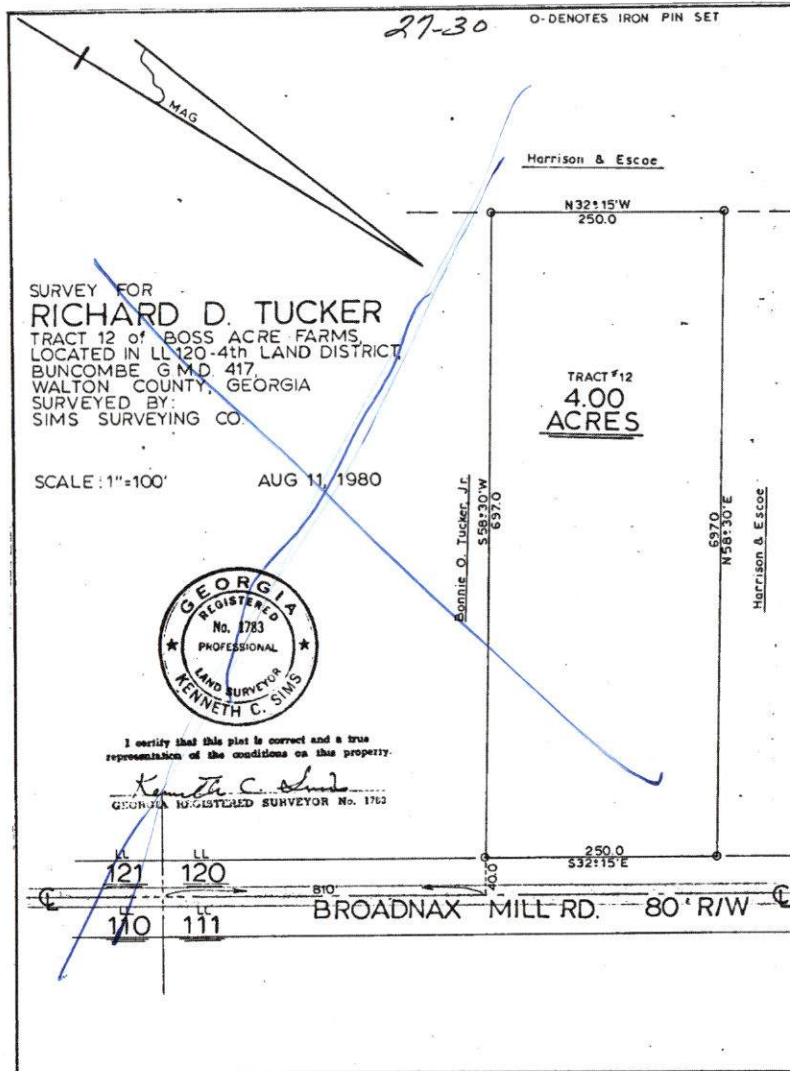
Notary Public
My Commission Expires: _____
[Attach Notary Seal]



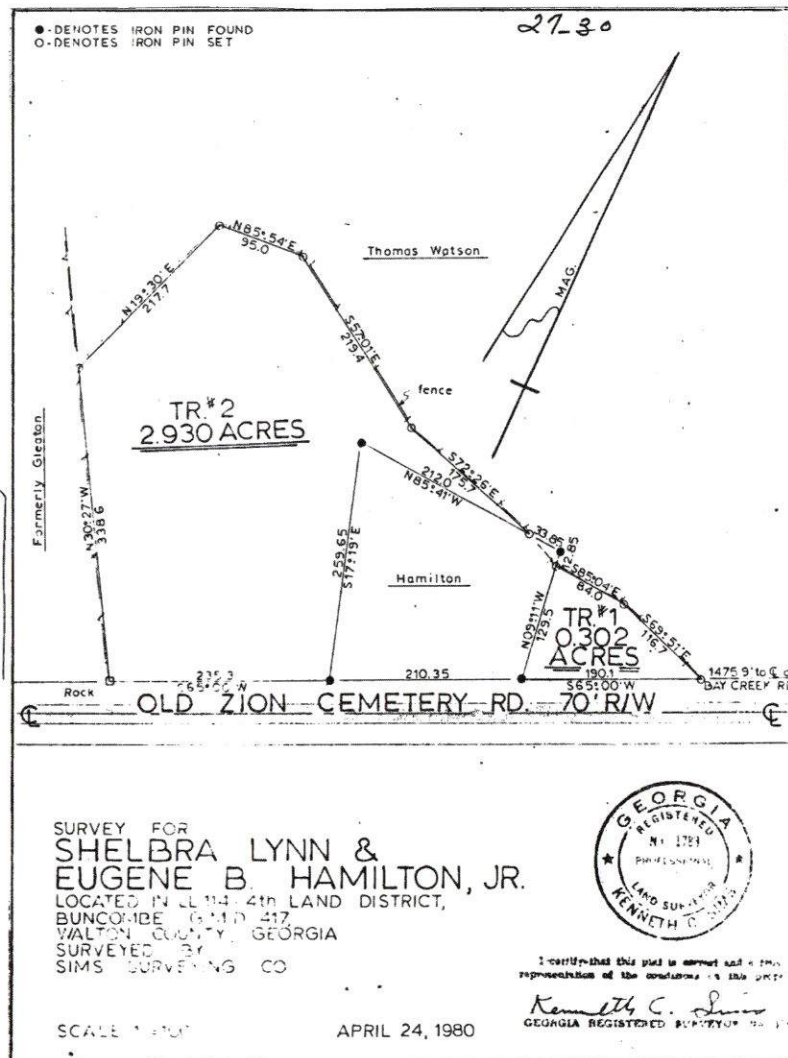
SEAL AFFIXED

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 114 of the 4th District, Buncombe G.M.D. #417, Walton County, Georgia, containing approximately 2.876 acres of land and being partially shown and identified on survey For Shelbra Lynn & Eugene B. Hamilton, Jr., per plat and survey recorded in Plat Book 27, Page 30, Walton County records, which plat is hereby incorporated and made a part herein, being more particularly described as follows: BEGINNING at a point on the northerly side of the right of way of Old Zion Cemetery Road, said point of beginning being located 1475.9 feet southwesterly from the point of intersection of the center line of Bay Creek Road and the northerly line of the right of way of Old Zion Cemetery Road; as measured along said northerly side of the right of way of Old Zion Cemetery Road: Thence running S 65° 00' W along the right of way of Old Zion Cemetery Road, distance of 479.19 feet to a point; running thence N 35° 13' 46" W a distance of 81.36 feet to a point; running thence N 75° 25' 51" W a distance of 91.73 feet to a point; running thence N 33° 08' 02" W a distance of 53.83 feet to a point; running thence N 11° 16' 22" W a distance of 70.42 feet to a point; running thence N 07° 49' 40" E a distance of 236.16 feet to a point; running thence S 57° 01' E a distance of 219.4 feet to a point; running thence S 72° 26' E a distance of 175.7 feet to a point; running thence S 85° 41" E a distance of 33.85 feet to a point; running thence S 09° 11" E a distance of 12.85 feet; running thence S 85° 04" E a distance of 84.0 feet to a point; running thence S 69° 51" E a distance of 116.7 feet to a point on the northerly side of Old Zion Cemetery Road and the point of beginning.



RECORDED
This 23 day of Aug, 1980
Thomas S. Bales
Clerk, Walton Superior Court



RECORDED
This 18 day of Aug, 1980
Thomas S. Bales
Clerk, Walton Superior Court

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

FORTNER CHRIS &
2985 OLD ZION CEMETERY ROAD
LOGANVILLE, GA 30052

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-12648	11/15/2024	\$0.00	\$2,963.29	\$0.00	Paid 2024-11-13

Map: C0410017

Printed: 08/01/2025

Location: 2985 OLD ZION CEMETERY 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.

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: FORTNER CHRIS &
Map Code: C0410017 Real
Description: 2.88AC
Location: 2985 OLD ZION CEMETERY RD
Bill No: 2024-12648
District: 04 COUNTY

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
241,220.00	77,900.00	2.8800	\$319,120.00	11/15/2024	08/01/2025		28, S1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$319,120	\$127,648	\$-107,459	\$20,189	0.000000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$319,120	\$127,648	\$-61,320	\$66,328	10.413000	\$690.67	\$0.00	\$690.67
COUNTY SCHOOL M&O	\$319,120	\$127,648	\$-2,000	\$125,648	16.176000	\$2,032.48	\$0.00	\$2,032.48
SCHOOL BOND	\$319,120	\$127,648	\$0	\$127,648	0.790000	\$100.85	\$0.00	\$100.85
FIRE DISTRICT	\$319,120	\$127,648	\$-61,320	\$66,328	2.100000	\$139.29	\$0.00	\$139.29
TOTALS					29.479000	\$2,963.29	\$0.00	\$2,963.29

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

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	\$2,963.29
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,963.29
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	2024-11-13



**Walton County
Planning and Development**

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

OCCUPATIONAL TAX CERTIFICATE

BUSINESS LICENSE NUMBER : 61941-01

Pursuant to the provisions of the Walton County Comprehensive Land Development Ordinance

FORTNER TAXIDERMY

2985 OLD ZION CEMETERY RD, LOGANVILLE

Has been duly licensed by the County of Walton to engage in the business of:
**Animal Services
Taxidermy**

Description, Limitations, Notes: TAXIDERMY SERVICES

The Issuance of an Occupational Tax Certificate shall not be interpreted that such business is in compliance with State or Federal Statutes and Regulations or Deed Covenants.

*****POST THIS CERTIFICATE IN A CONSPICUOUS LOCATION***
THIS LICENSE IS NOT TRANSFERABLE AND IS SUBJECT TO BE REVOKED IF ABUSED**

A handwritten signature in cursive script, reading "Rose Bryan".

**ROSE BRYAN
Permit Tech**



**EFFECTIVE DATE
February 5, 2025**

**EXPIRATION DATE
February 5, 2026**