



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

Case Number: A26-0236

Board of Appeals Meeting Date: October 20, 2026

Applicant:

Jerry Bruce Doster
2090 Wall Road, NW
Monroe, Georgia 30656

Owners:

Jerry Bruce & Cathy M. Doster
2090 Wall Road, NW
Monroe, Georgia 30656

Property Information:

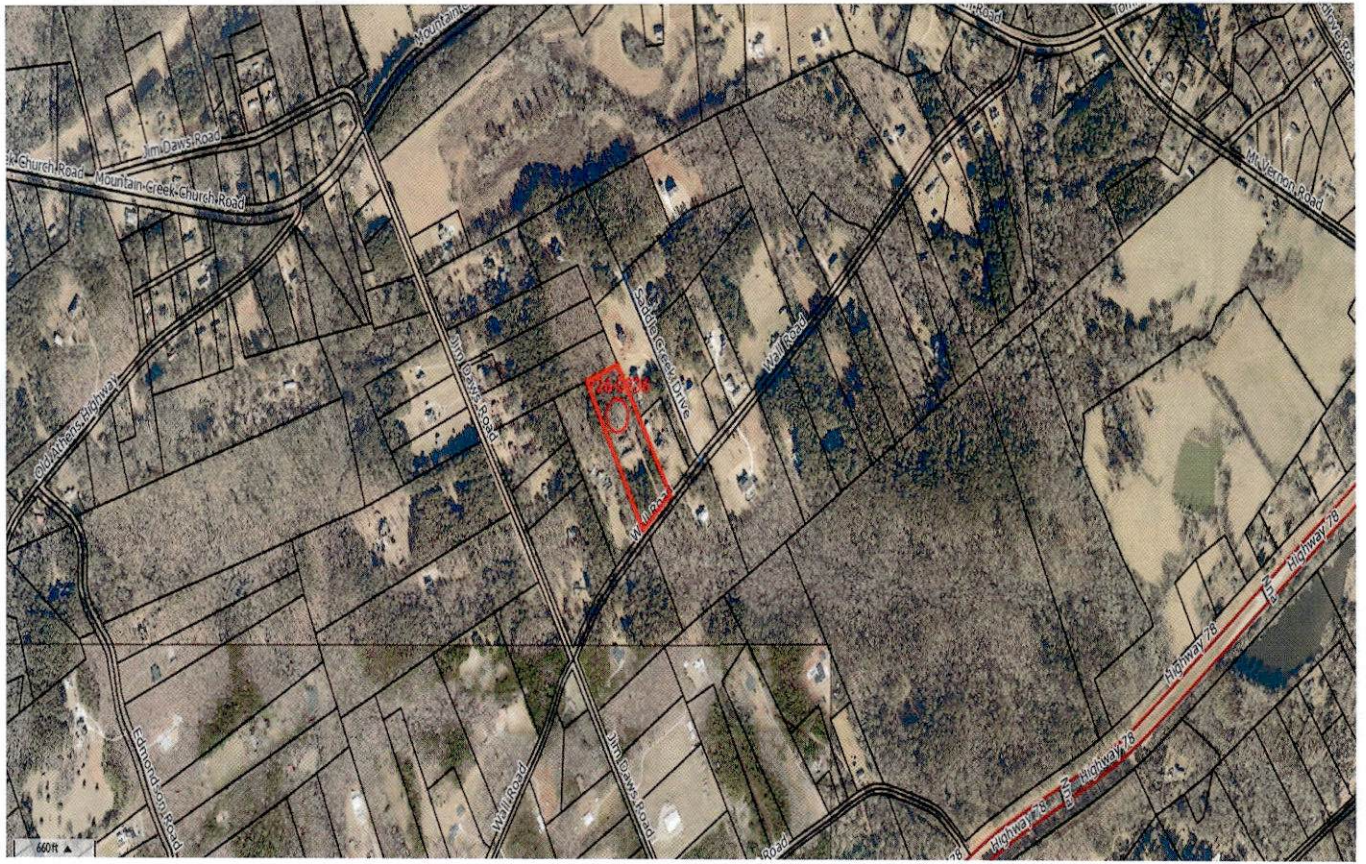
- **Address:** 2090 Wall Road, NW, Monroe, Georgia 30656
- **Map Number:** C1640009
- **Site Area:** 5.00 acres
- **Current Zoning:** A2
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Property is not in a Watershed Protection Area.

District Representation:

- **Commissioner (District 6):** Kirklyn Dixon
- **Board of Appeals Member:** Harold Moon, Jr.

Request: Appeal Ordinance on lot width requesting a reduction of lot width on 5.00 acres to create 2 buildable lots with Lot 2 being 3.50 acres with 125.10' lot width in lieu of the required 150' with an existing house and Lot 1 being 1.50 acres with a lot width of 150'.

Existing Site Conditions: The property currently has a house on the property.



The surrounding properties are zoned A2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Property History: No History

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 # V26-0236

Board of Appeals Meeting Date 10-20-2026 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 61640009 Zoning District: A2 Commission District: 6 - Kirklyn Dixon

Applicant Name/Address/Phone #

Jerry Bruce Doster
2090 Wall Rd. Monroe, GA
470-543-8333 30656

Property Owner Name/Address/Phone

Jerry Bruce & Cathy M. Doster
2090 Wall Rd. N.W.
Monroe, GA. 30656

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 2090 Wall Rd. Monroe, GA Acreage 5

Describe Variance/Special Exception/Appeal:

Variance to reduce road frontage on tract 2
from required 150' to 125' + variance on lot

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

size from required 5 acres to 3.50 acres.
To divide 1.50 acres off for my daughter to
build a house.

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 Jerry Bruce Doster Date 8/20/26 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

N/F
LEON & ROSA LEE POPE
D.B. 1453 PG. 58
P.B. 61 PG. 174
TAX PARCEL C1640004
ZONED A2

N/F
KAT ROSE & AARON PAUL DUNCKEL
D.B. 5607 PG. 194
P.B. 120 PG 9
TAX PARCEL C1640010
ZONED A2

JERRY BRUCE & CATHY M. DOSTER
D.B. 507 PG. 431
P.B. 61 PG 180
TAX PARCEL C1640009
ZONED A2

N/F
CARLA & RICK PUCKETT
D.B. 4812 PG. 51
P.B. 74 PG 93
TAX PARCEL C1640008
ZONED A2

N/F
EVERETTE & JUDY LONG
D.B. 3767 PG. 204
P.B. 83 PG 66
TAX PARCEL C1640010A00
ZONED A2

VARIANCE REQUEST TO REDUCE
THE REMAINING FRONTAGE FROM THE
REQUIRED 150' TO 125' AT THE FRONT
BUILDING SETBACK LINE

PROPOSED TO BE
SUBDIVIDED FROM
TAX PARCEL C1640009
UNDER THE PROVISIONS OF
SECTION 4-1-130
RURAL ESTATE DISTRICT (A2)
OF THE WALTON COUNTY
LAND DEVELOPMENT ORDINANCE

PROPOSED TRACT
VE LINES

APPROXIMATE 100
FLOOD LIMITS

70' R/W
WALL ROAD

1) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL 13297C0135E, DATED 12/15/22.

- 2) THE SUBJECT PROPERTY IS ZONED A2.
- 3) THE MINIMUM BUILDING SETBACKS ARE FRONT-50', SIDE-15', REAR-40'
- 4) THE PARENT PARCEL IS C1640009, LOCATED AT 2090 WALL RD, MONROE, GA.
- 5) THE LOTS ARE TO BE SERVED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS.
- 6) WATER PROVIDED BY WALTON COUNTY.

OWNER/SUBDIVIDER
JERRY BRUCE DOSTER
CATHY DOSTER
2090 WALL ROAD
MONROE, GA 30656



VARIANCE EXHIBIT FOR:

JERRY BRUCE DOSTER

CHARLES D. NORTON
GEORGIA RLS 2872

2325 FISHER DR.
LOGANVILLE, GA 30052

No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		

Date: 08/18/26 Land Lot: 160 District: 3RD

County: WALTON Scale: 1"=100'

Drawn By: CDN	Checked By: CDN
---------------	-----------------

Date of Field Work:	Job #: WALL RD
---------------------	----------------

Sheet No.

Sheet No. 1 of 1

1 of 1