



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

Case Number: V26-0300

Board of Appeals Meeting Date: November 17, 2026

Applicant/Owner:

Rhiannon Wrich
6015 Cedar Lake Trail
Loganville, Georgia 30052

Property Information:

- **Address:** 6015 Cedar Lake Trail, Loganville, Georgia 30052
- **Map Number:** N012A059
- **Site Area:** 0.84 acres
- **Current Zoning:** R1
- **Character Area/Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Property is in the Big Haynes Watershed.

District Representation:

- **Commissioner (District 2):** Pete Myers
- **Board of Appeals Member:** Mariellen Barnes

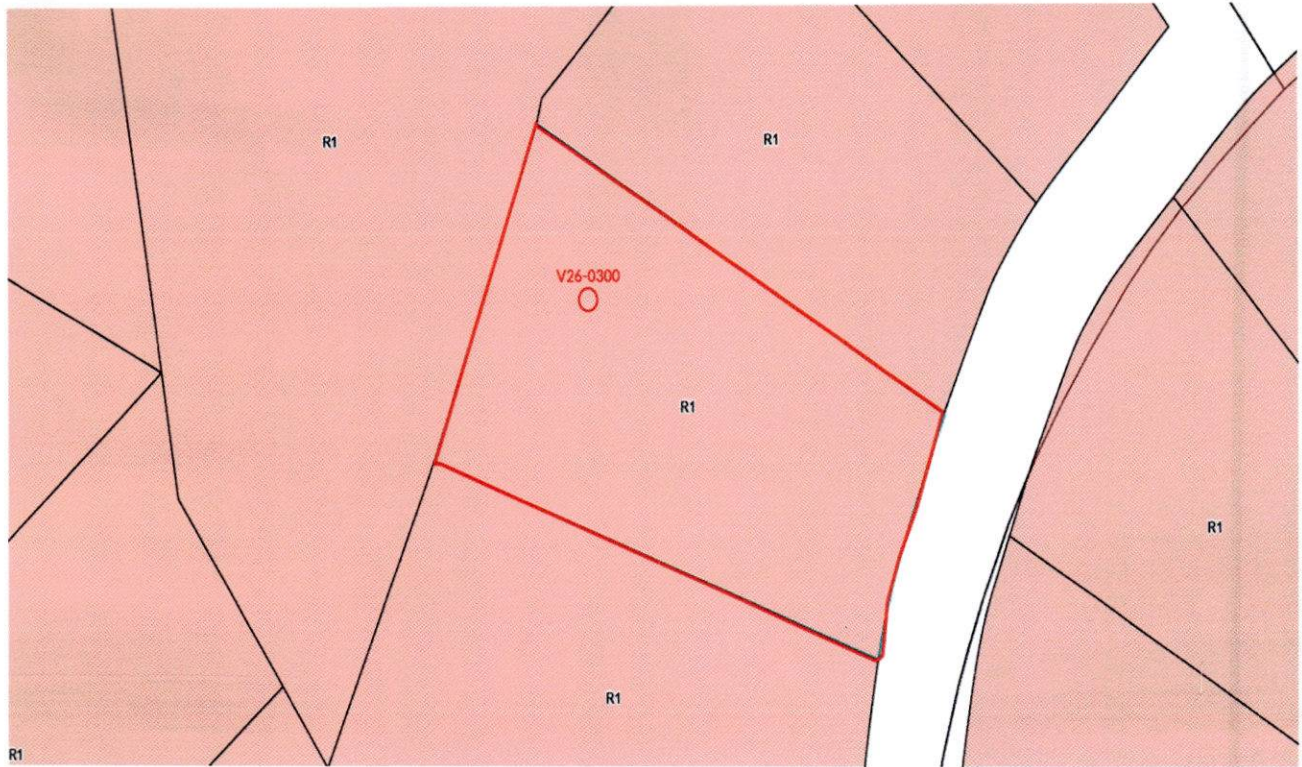
Request: Variance requesting reduction of secondary driveway from required 75' to 54.17' to allow access to the back yard for a handicapped family member.

Existing Site Conditions: Property has a house on it.

Property History: No History



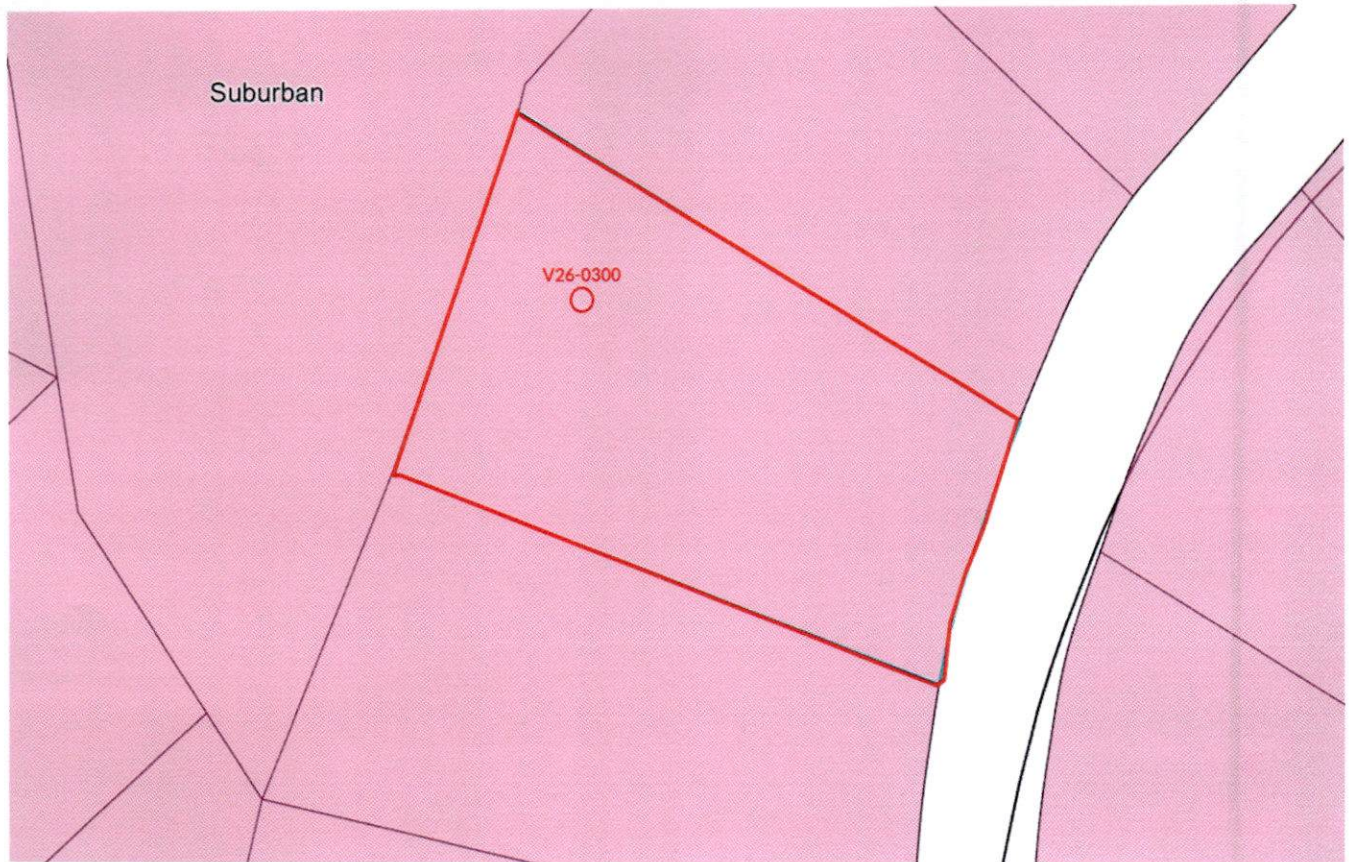
The surrounding properties are zoned R1.



The property is in the Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



Staff Comments: Applicant obtained a driveway permit on March 6, 2026 but was notified that she had to apply for a Variance due to not meeting the distance requirements.

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 # V26-0300

Board of Appeals Meeting Date 11-17-2026 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 N012A059 Zoning District: R1 Commission District: 2-Pete Myers

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Rhiannon Wrich
6015 Cedar Lake Trail
Loganville, GA 30052
970-553-0800

Rhiannon Wrich
6015 Cedar Lake Trail
Loganville, Georgia 30052

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 6015 Cedar Lake Trail Acreage 0.84

Describe Variance/Special Exception/Appeal: _____

Alternate driveway added to property to allow access to home for handicapped family member.

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 R. Wrich Date 10/5/2026 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____



Walton County

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

Building Permit

Permit #: 26-0287

Permit Type : Residential - Driveway

Parcel: N012A059

Description of Work: SECOND DRIVEWAY/ADDING SECOND DRIVEWAY TO BASEMENT FOR A HANDICAP FAMILY MEMBER.

Date Applied: March 4, 2026

Permit Address: 6015 CEDAR LAKE TRL LOGANVILLE GA 30052

Owner Info: RHIANNON WRICH 6015 CEDAR LAKE TRL LOGANVILLE GA 30052	Owner Phone: 970-553-0800
Applicant Info: RHIANNON WRICH 6015 CEDAR LAKE TRL LOGANVILLE GA 30052	Applicant Phone: 970-553-0800
Contractor: RHIANNON WRICH 6015 CEDAR LAKE TRL LOGANVILLE GA 30052	Contractor Phone: 970-553-0800

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
March 4, 2026	Residential - Driveway		\$75.00		
	TOTAL: Permit Fees		\$75.00		\$75.00
	Credit/Debit Card 5592 Payment Successful	March 4, 2026		\$75.00	\$0.00

Cheryl Willard

Cheryl Willard
Permit Tech

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

INSPECTION CARD

Permit #: 26-0287

Permit Type : Residential - Driveway

SetBacks: Front: 0 Rear: 0 Right: 0 Left: 0

Property:

Description of Work: SECOND DRIVEWAY/ADDING
SECOND DRIVEWAY TO BASEMENT FOR A HANDICAP
FAMILY MEMBER.

Address: 6015 CEDAR LAKE TRL LOGANVILLE GA 30052

Owner: RHIANNON WRICH

Expiration Date: March 3, 2027

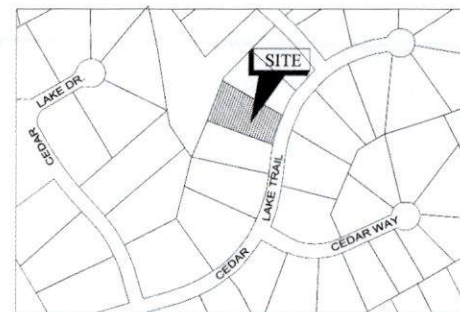
Contractor: RHIANNON WRICH

Please provide the above information for inspections. A minimum 48 hrs. notice required for inspections.
INSPECTOR MUST SIGN APPROPRIATE PLACE.

Building Inspection	Inspector Signature	Comment
Culvert		
Final Drive		

Final inspections to be signed on front of card to close out the inspection. Partial and preliminary inspections to be documented on the back of this card. Attach pre-construction third-party inspection agreement to this card.
DO NOT OCCUPY PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY THIS CARD & PLANS MUST BE ACCESSIBLE DURING ALL INSPECTIONS

INSTALL BMP'S PER STATE ES & C REGULATIONS



VICINITY MAP
N.T.S.

TOTAL SITE AREA = 0.84 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE
THERE ARE NO NWI WETLAND ON SITE

"NOT FOR FINAL RECORDING"
TOTAL AREA = 0.84 ACRES

PARCEL: N012A059 ZONED: R1

VARIANCE TO ALLOW LONG DRIVEWAY TO BE LESS THAN 5' FROM PROPERTY LINE.

TOTAL SITE AREA = 0.84 ACRES

APPLICABLE DISTANCE SECTION 4-1-120

PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA = 1 ACRES
2. MINIMUM LOT WIDTH AT BUILDING LINE: 150 FEET
3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 15 FEET
 - c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY VON HOFER AND ASSOCIATES, INC., DATED JAN 7, 1998
2. THERE ARE NO WETLANDS ON THE SITE (NOT SHOWN)
3. THERE ARE NO STATE WATERS ON SITE (NOT SHOWN)
4. THE PROJECT IS SERVED BY WALTON COUNTY WATER
5. THE PROJECT IS SERVED BY SEPTIC SYSTEM



GEORGIA811
www.Georgia811.com

A.C.E.
ALCOY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.
P.O. BOX 1111
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Oxford, Georgia 30054
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SITE PLAN

**PROPOSED
GROVER'S
RESIDENCE**

PARCEL: N012A059
LAND LOT: 254
DISTRICT: 4TH
6015 CEDAR LAKE TRAIL
WALTON COUNTY, GA

DATE: 4/3/2026

SCALE: 1"=20'

**OWNER / DEVELOPER/
PRIMARY PERMITTEE**

GROVER GAYLORD LEE &
GROVER ROSEMARIE TRUSTEES
GAYLORD & ROSEMARIE IRREVOCABLE
TRUST
994 VILLAGE VIEW CIRCLE
LOGANVILLE, GA 30052
RHANNON WRICH
OWNER: 03/01/2020

RHANNON WRICH

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 26-031

VR-1



• OPEN SPACE •
2.206 ACRES

• OPEN
15.974

