



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

Case Number: V26-0287

Board of Appeals Meeting Date: November 17, 2026

Applicant/Owner:

Alcovy Builders, Inc.
6070 Center Hill Church Road
Loganville, Georgia 30052

Property Information:

- **Address:** Jersey Social Circle Road, Covington, Georgia 30014
- **Map Number:** C0800112B00
- **Site Area:** 30.00 acres
- **Current Zoning:** A1
- **Character Area/Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Not in a Watershed

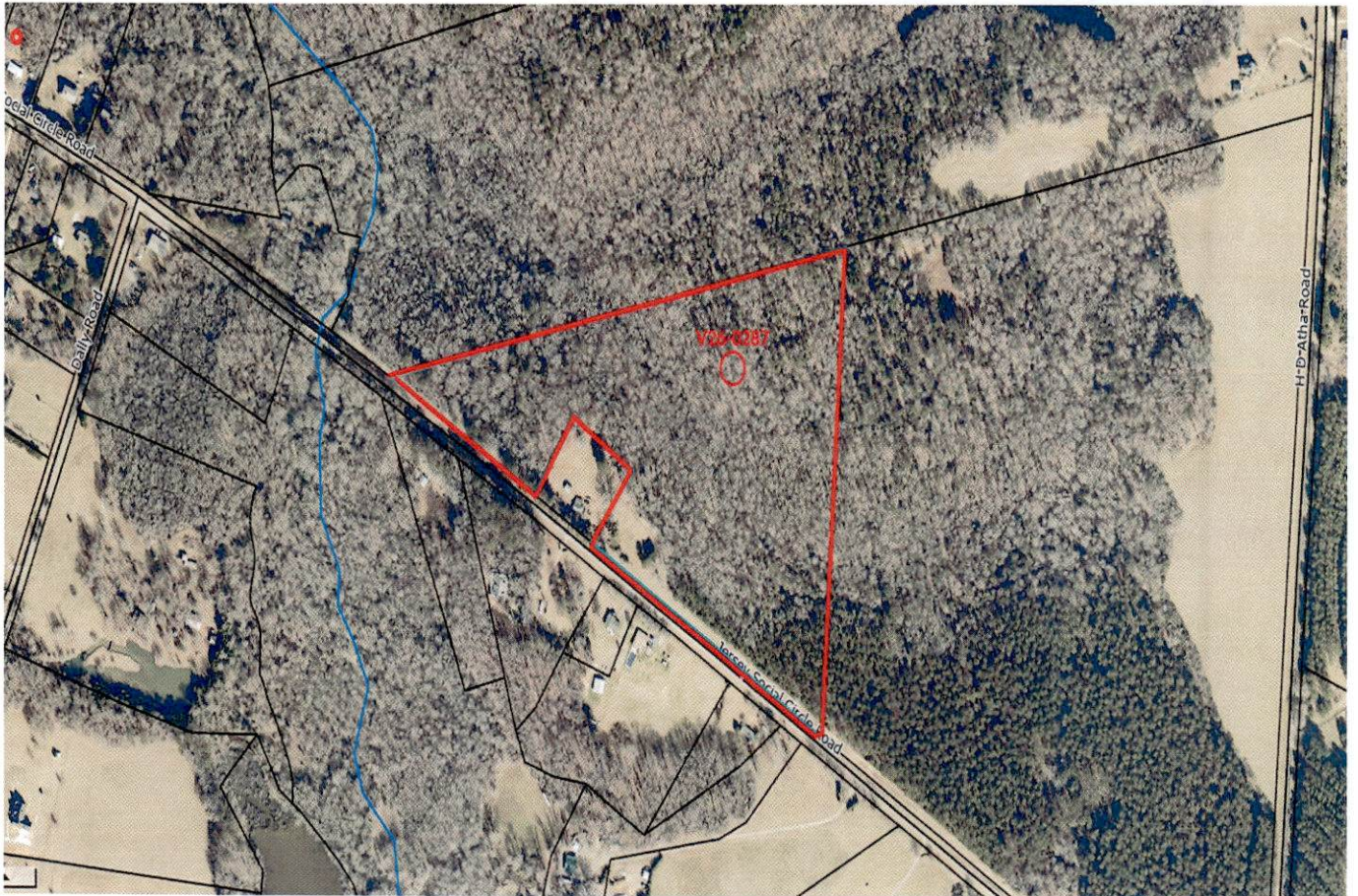
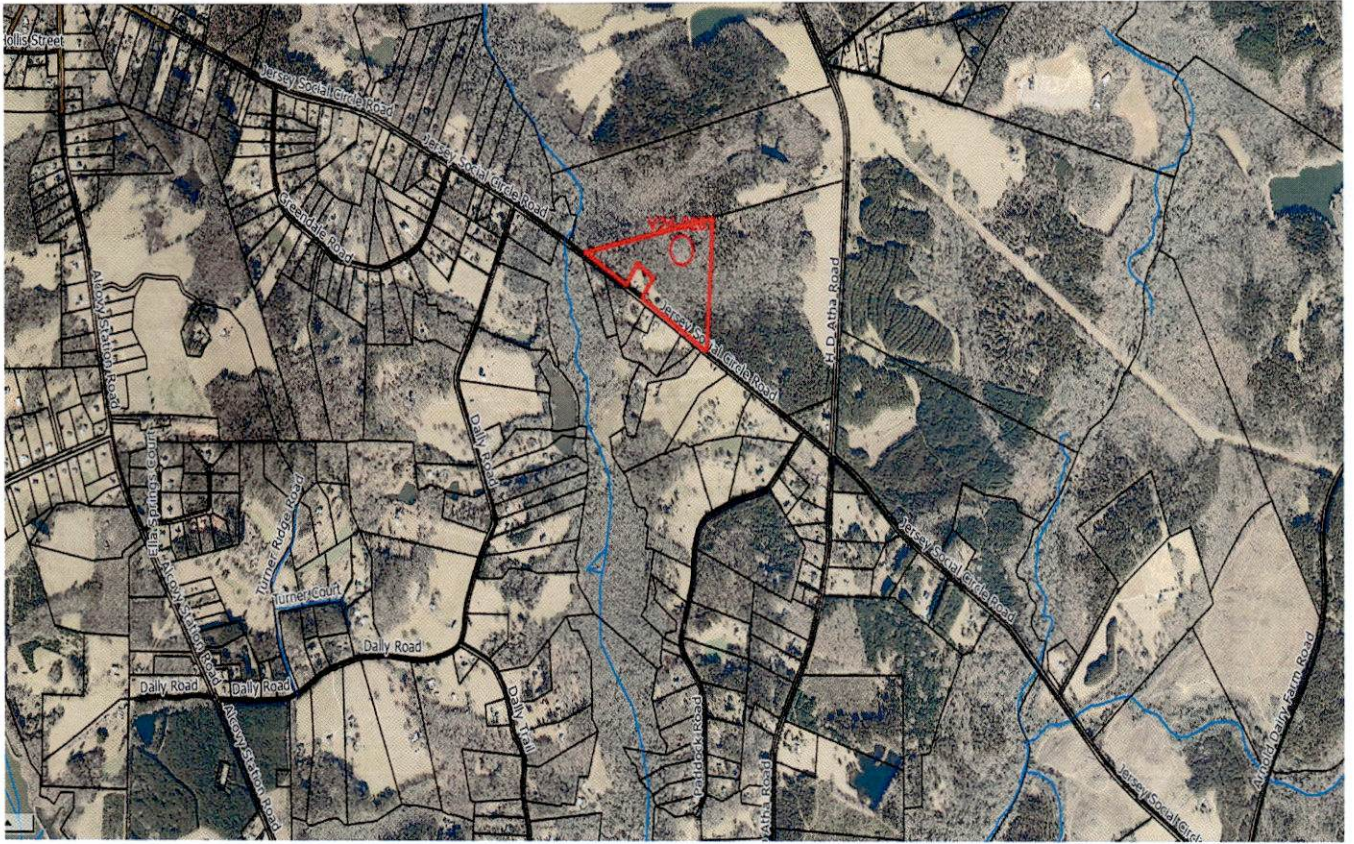
District Representation:

- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

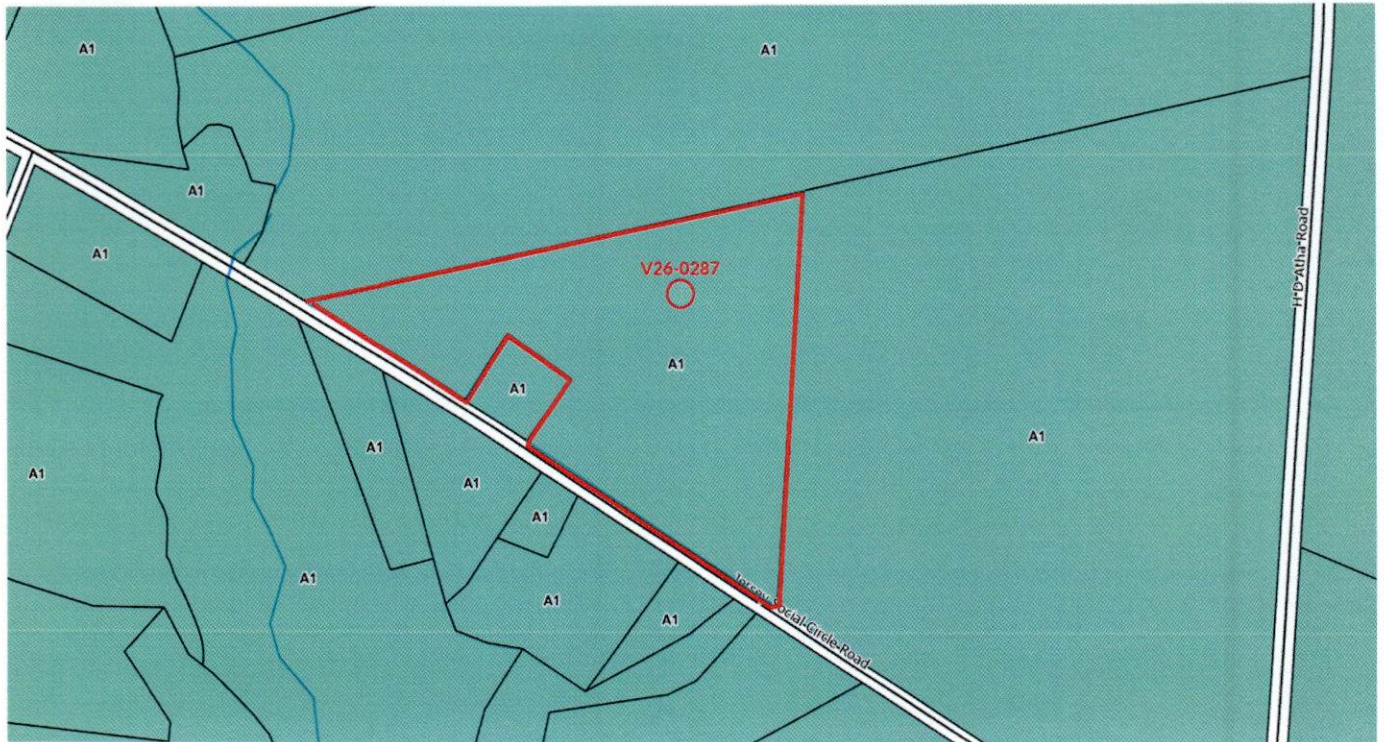
Request: Variance requesting reduction of lot width from required 150' to 40' to create a 10-acre buildable lot.

Existing Site Conditions: Property is vacant.

Property History: No History

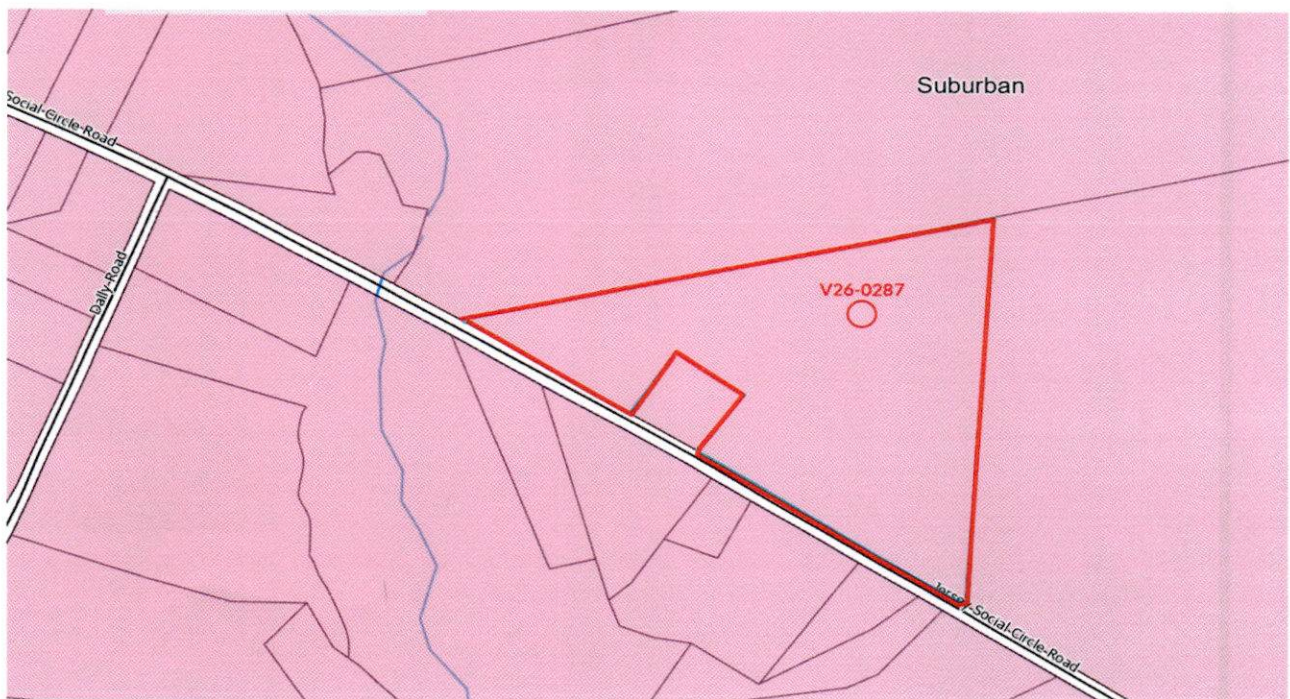


The surrounding properties are zoned A1.



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



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)

Please Type or Print Legibly

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)

Recorded Deed ✓ Survey Plat ✓ Site Plan ✓ Proof of
Paid Property Taxes ✓

Map/Parcel _____ Zoning District: A1 Commission District: 4 - Lee Bradford
C0800112B00

Date _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 09/30/2026 Tax Map and Parcel Number(s): C0800112B00

PROPERTY ADDRESS: 0 Jersey Social Circle Road, Jersey, Georgia

PROPERTY OWNER: Alcovy Builders, Inc.
6070 Center Hill Church Road
Loganville, Georgia 30052

APPLICANT: Alcovy Builders, Inc.

Check one of the following:

P (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Walton County Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Walton County, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

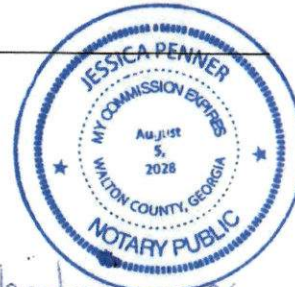
Describe in detail any gifts listed above (example: quantity and nature, etc.):

BY: Rodney McCork

Sworn to and subscribed before me this 30 Day of September 2026

[Signature]
NOTARY PUBLIC

Expires 08/05/2028



AGENT AUTHORIZATION

Date: 09/30/2026 Tax Map and Parcel Number(s): C0800112B00

PROPERTY ADDRESS: 0 Jersey Social Circle Road, Jersey, Georgia

PROPERTY OWNER: Alcovy Builders, Inc.
6070 Center Hill Church Road
Loganville, Georgia 30052

APPLICANT: Alcovy Builders, Inc.

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Variance Re Road Frontage

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a variance for the property referenced herein.

ATTORNEY/AGENT

BY: Andrea P. Gray

Sworn to and subscribed before me this 30 Day of September 2026

NOTARY PUBLIC

Expires 08/05/2028

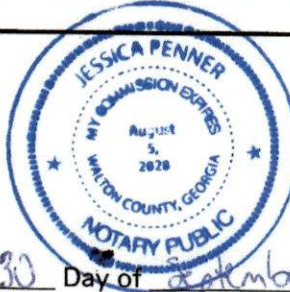
APPLICANT: Alcovy Builders, Inc.

BY: Rodney McCart

Sworn to and subscribed before me this 30 Day of September 2026

NOTARY PUBLIC

Expires 08/05/2028



**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: Alcovy Builders, Inc.
Address: 6070 Center Hill Church Rd, Loganville, GA 30052

Location of Property:

0 Jersey Social Circle Rd, Jersey, GA 30014

Map/Parcel Number: C0800112B00

Property Owner Signature

Print Name: Rodney McCart

Address: 6070 Center Hill Church Rd,
Loganville, GA 30052

Property Owner Signature

Print Name: _____

Address: _____

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

Expires 08/05/2028

09/30/26
Date





Andrea P. Gray LLC

Attorney at Law

October 1, 2026

Walton County Zoning Board of Appeals
c/o Ms. Kristi Parr
Director
Walton County Planning and Development
Court Street
Monroe, GA 30655

Re: Applicant/Owner: Alcovy Builders, Inc.
Request for Variance to construct a residential lot
Tax Parcels: C0800112B00
Addresses: 0 Jersey Social Circle Road, Jersey, Georgia

Dear Ms. Parr:

My client, Alcovy Builders, Inc. (the "Applicant"), submits this application for a variance to reduce the required road frontage for one of nine proposed lots on approximately thirty (30) acres owned by the Applicant on Jersey Social Circle Road (the "Property"). Each of the nine lots are over 2 acres and will have individual frontage on Jersey Social Circle Road. The existing zoning of A1 is appropriate for the proposed large-lot residential use. The purpose of the variance is to account for the triangular shape of the property, challenging topography, and a stream on the site which makes subdivision of the Property a challenge posing a hardship on Applicant. The Applicant requests approval of a 40-foot-wide road frontage for Lot #9, a proposed 10-acre lot. As outlined below, the requested variance is consistent with the applicable ordinances and the intent of the County's development standards.

Factors to consider in the variance analysis

The requested variance will allow the Property to be developed as a low-density, large-lot residential development consistent with its A-1 zoning while accommodating the Property's unusual configuration and natural features. Importantly, the variance does not increase the permitted density or intensity of development. Instead, it provides reasonable access to otherwise isolated acreage while minimizing stream crossings and environmental disturbance. Accordingly,



300 E Church Street, Monroe, GA 30655
(678) 364-2384

the requested variance is consistent with the health, safety, and general welfare of the County and the rural character of the surrounding area. In evaluating whether to grant the requested variance, the Board must consider several factors, as follows:

- a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape and topography.*

The approximately 30-acre Property is triangular in shape and is bisected by a stream and its associated 50-foot buffers. The location of the stream, combined with the shape and topography of the Property, substantially limits access to approximately 10 acres located east of the stream. The deeply incised stream banks further complicate access across the stream.

Applicant evaluated several alternative layouts, including extending the eight proposed lots fronting Jersey Social Circle Road across the stream. That configuration, however, would require six or more stream crossings to provide meaningful access to the portions of those lots located east of the stream, resulting in greater environmental disturbance and requiring difficult stream crossings.

Applicant therefore proposes to create a separate 10-acre residential lot accessed from Jersey Social Circle Road through 40 feet of road frontage, rather than the 150 feet otherwise required. This configuration provides practical access to the isolated acreage through a single access point while avoiding multiple stream crossings.

- b) The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship.*

Strict application of the 150-foot frontage requirement would make it impractical to create a separate lot utilizing the approximately 10 acres east of the stream. Applicant would be forced either to leave this portion of the Property largely inaccessible or substantially reconfigure the remaining lots to incorporate the acreage across the stream. The latter alternative would require multiple stream crossings and greater disturbance of the stream and its buffers.

The requested variance addresses this hardship in a limited manner by reducing the frontage requirement only to the extent necessary to provide access to the 10-acre lot. It does not increase the density of the development or permit a use otherwise prohibited in the A-1 zoning district. Rather, it allows reasonable use of the Property in a manner that minimizes environmental disturbance and is responsive to the Property's unique physical constraints.

- (c) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.*



The requested variance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance. Rather, it allows reasonable use of the Property while preserving the stream and its buffers and minimizing unnecessary environmental disturbance. The proposed 10-acre lot remains consistent with the low-density residential development permitted in the A-1 zoning district and will not increase the density or intensity of development. The variance is narrowly tailored to the unique physical characteristics of this Property and, therefore, would not establish an undesirable precedent for properties that do not share similar constraints.

d) This is an allowable variance.

The requested variance is authorized by the Walton County Code of Ordinances. Applicant seeks relief only from the 150-foot road frontage requirement and does not seek a variance from the permitted uses or density requirements of the A-1 zoning district. The proposed residential use is permitted within A-1 zoning, and the Ordinance expressly contemplates lots with reduced road frontage and access configurations, including flag lots, pursuant to Section 6-1-360. Accordingly, the requested relief concerns a dimensional requirement that may properly be considered through the variance process.

For these reasons, Applicant respectfully requests approval of the variance to allow 40 feet of road frontage for the proposed 10-acre lot, which will permit reasonable use of the Property while minimizing stream impacts and maintaining development consistent with the A-1 zoning and rural character of the area.

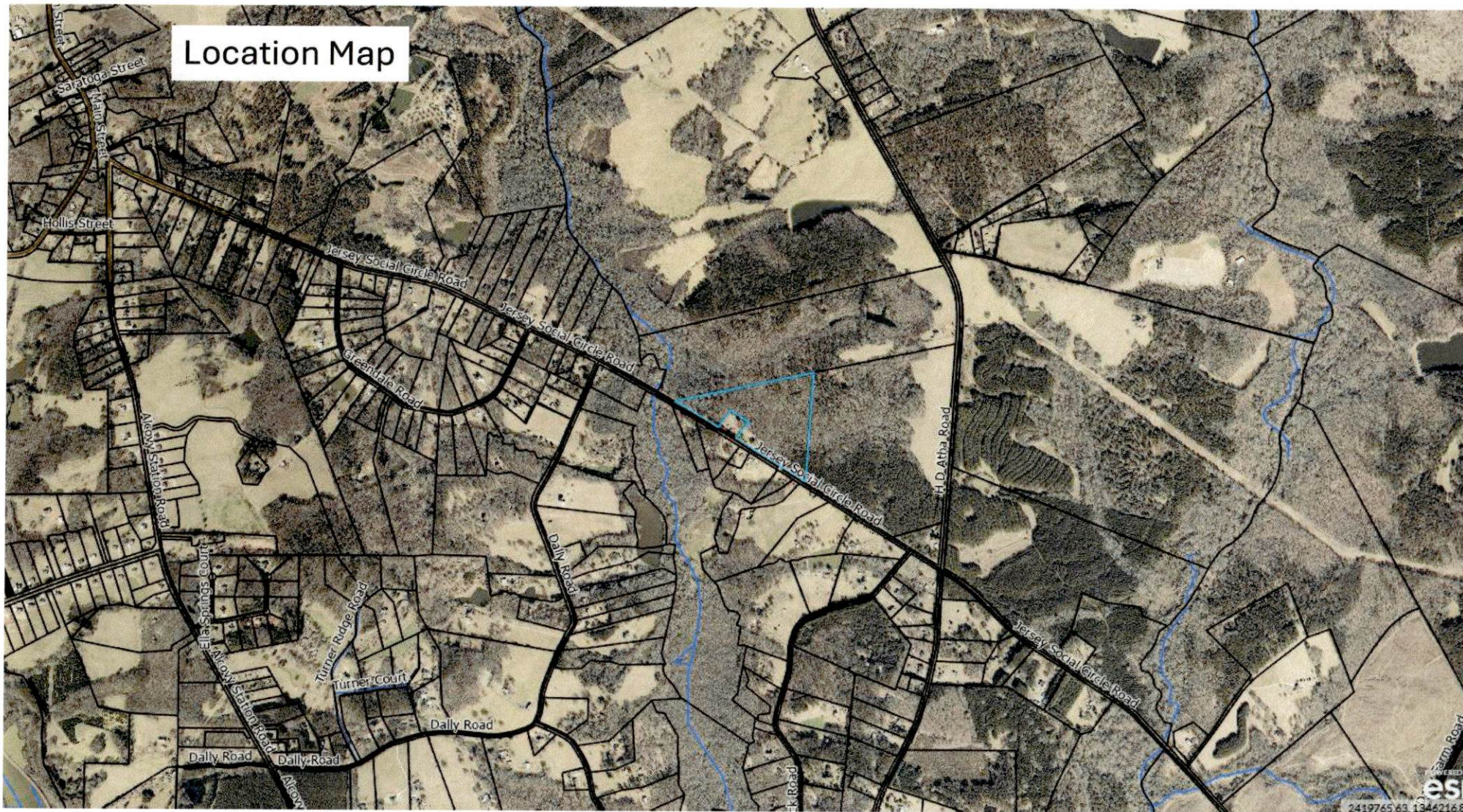
Sincerely



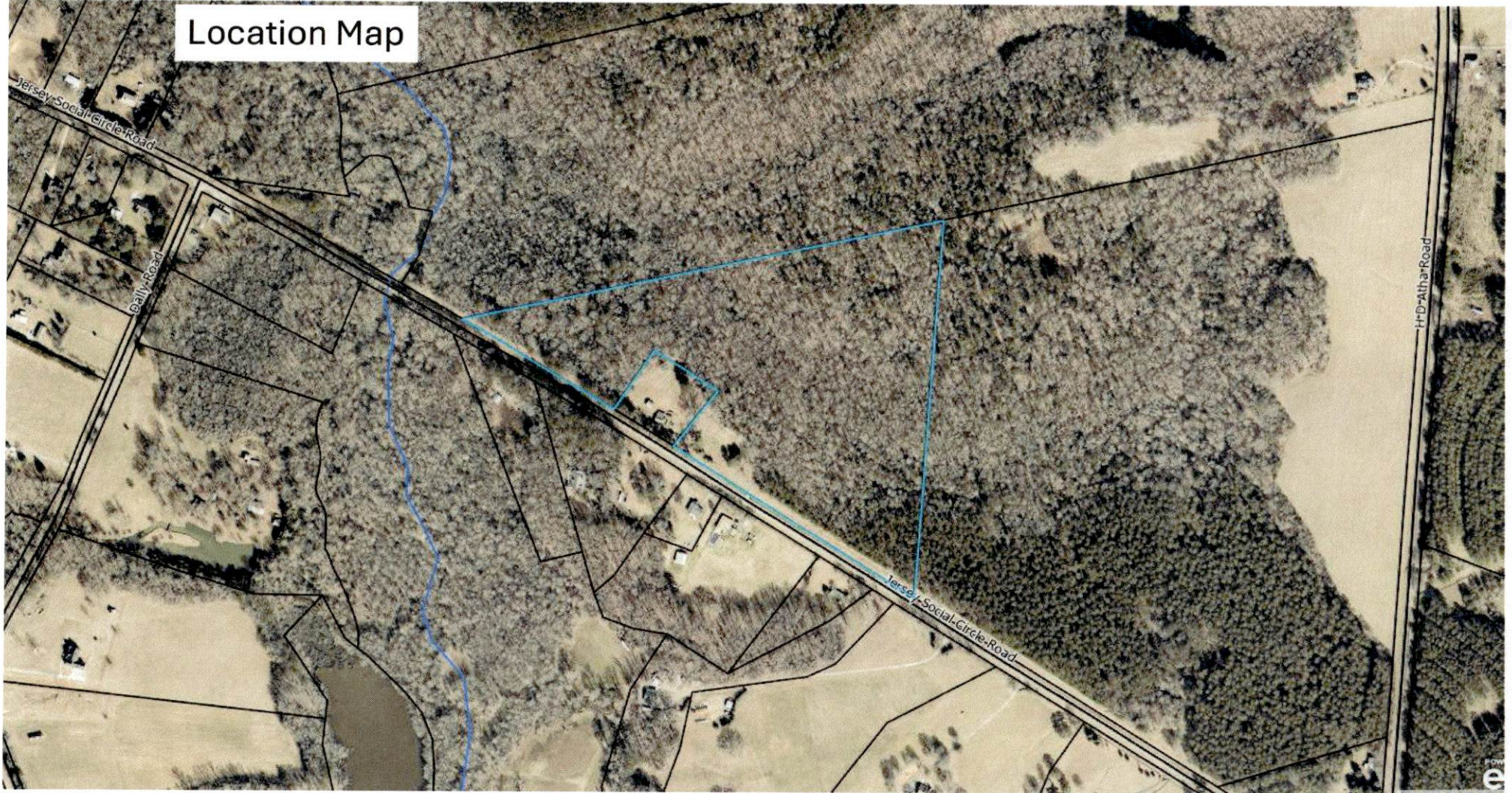
Andrea P. Gray
Attorney



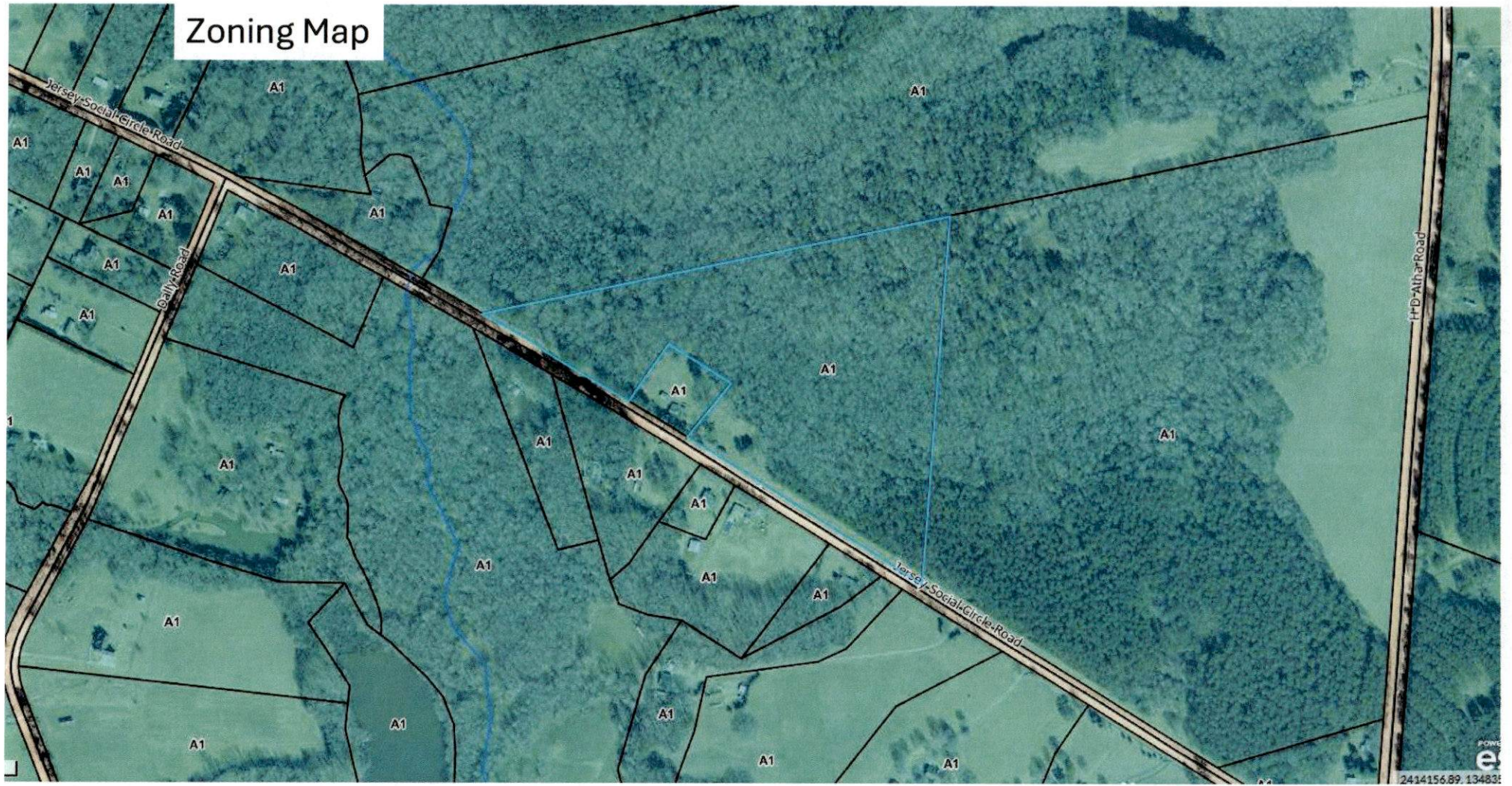
Location Map



Location Map

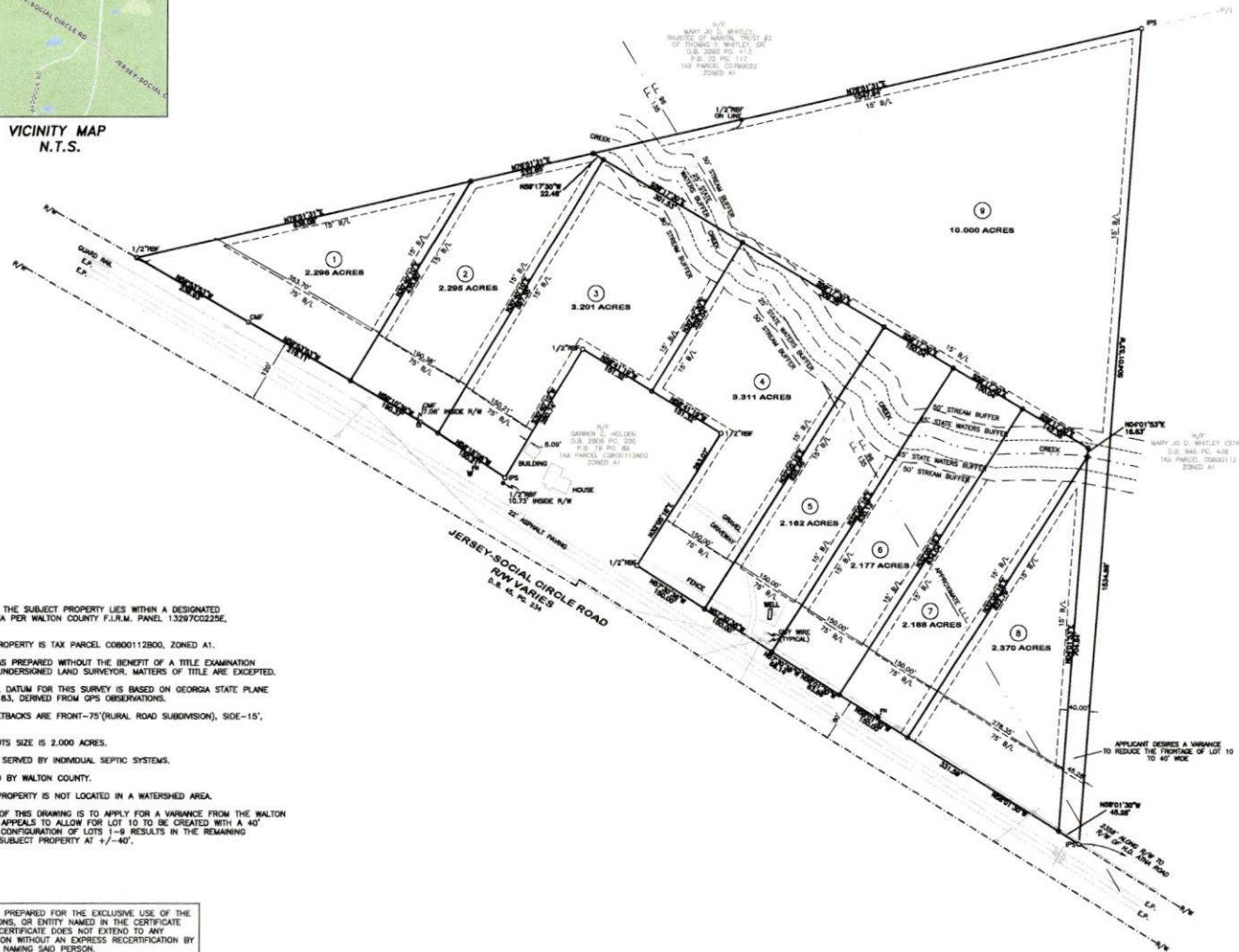


Zoning Map





VICINITY MAP
N.T.S.



- NOTES:
- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.M. PANEL 13287022256, DATED 12/08/16.
 - 2) THE SUBJECT PROPERTY IS TAX PARCEL C0800112800, ZONED A1.
 - 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR. MATTERS OF TITLE ARE EXCEPTED.
 - 4) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GEORGIA STATE PLANE (WEST ZONE), NAD 83, DERIVED FROM GPS OBSERVATIONS.
 - 5) THE MINIMUM SETBACKS ARE FRONT-75' (RURAL ROAD SUBDIVISION), SIDE-15', REAR-40'.
 - 6) THE MINIMUM LOTS SIZE IS 2,000 ACRES.
 - 7) TRACTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
 - 8) WATER PROVIDED BY WALTON COUNTY.
 - 9) THE SUBJECT PROPERTY IS NOT LOCATED IN A WATERSHED AREA.
 - 10) THE PURPOSE OF THIS DRAWING IS TO APPLY FOR A VARIANCE FROM THE WALTON COUNTY BOARD OF APPEALS TO ALLOW FOR LOT 10 TO BE CREATED WITH A 40' FRONTAGE. AS THE CONFIGURATION OF LOTS 1-9 RESULTS IN THE REMAINING FRONTAGE OF THE SUBJECT PROPERTY AT +/- 40'.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND 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 UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EXCAVATING ACTIVITIES.

SCALE 1"=100'

OWNER:
ALCOVY BUILDERS, INC.
2834 HORSESHOE RD
LOGANVILLE, GA 30052

LEGEND	
1	BUILDING
2	CONCRETE
3	CONCRETE FOUNDATION
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- REFERENCES
- 1. D.S. 1988 PG. 1005
 - 2. P.B. 83 PG. 158
 - 3. P.B. 75 PG. 88
 - 4. P.B. 22 PG. 117

CLOSURE STATEMENT

A TRUE AND FAITHFUL COPY OF THIS PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF WALTON COUNTY, GEORGIA, AND THE SAME IS HEREBY CERTIFIED TO BE A TRUE AND FAITHFUL COPY OF THE ORIGINAL PLAT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



VARIANCE EXHIBIT FOR:

ALCOVY BUILDERS, INC.
2834 HORSESHOE RD
LOGANVILLE, GA 30052

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm #1260
P.O. Box 384
Brazelton, Georgia 30517
Phone: (678) 776-7494

NORTHEAST LAND SURVEYING

No.	REVISION	DATE
1		
2		
3		
4		
5		

Project Name	JERSEY-SOCIAL CIRCLE RD	DATE	11/1/2024
Project Address		DATE	
Lot(s) to be Surveyed	10 & 12	DATE	
City, State	WALTON, GEORGIA	DATE	

1 OF 1

25-118



Andrea P. Gray LLC

Attorney at Law

October 1, 2026

Notice of Preservation of Constitutional Objections

Re: Applicant: Alcovy Builders, Inc.
Owner: Alcovy Builders, Inc.
Property: 0 Jersey Social Circle Road, Jersey, Georgia
Tax Parcel: C0800112B00
Request for a variance to plat a residential lot

Georgia law requires that Applicant include in its variance request record a statement of constitutional objections to put the deciding board on notice of the Applicant's and Owners' assertion of their constitutional and legal rights to the requested rezoning/variance actions including the variance request. In accordance with this requirement, Applicant asserts the following:

The use limitations through buffers and setbacks imposed after the date of platting and construction of the home on the Property restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications without a variance affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the variance requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the use limitations to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of Walton County, Georgia Land Use Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.



300 E Church Street, Monroe, GA 30655
(678) 364-2384