

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

Case Number: V26-0006

Board of Appeals Meeting Date: February 17, 2026

Applicant:

Michelle Wheeler
4383 Shiloh Road
Loganville, Georgia 30052

Owner:

Dorothy Boyd
4385 Shiloh Road
Loganville, Georgia 30052

Property Information:

- **Address:** 4383 Shiloh Road
- **Map Number:** C0390017A00
- **Site Area:** 4.38 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Alcovy River

District Representation:

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

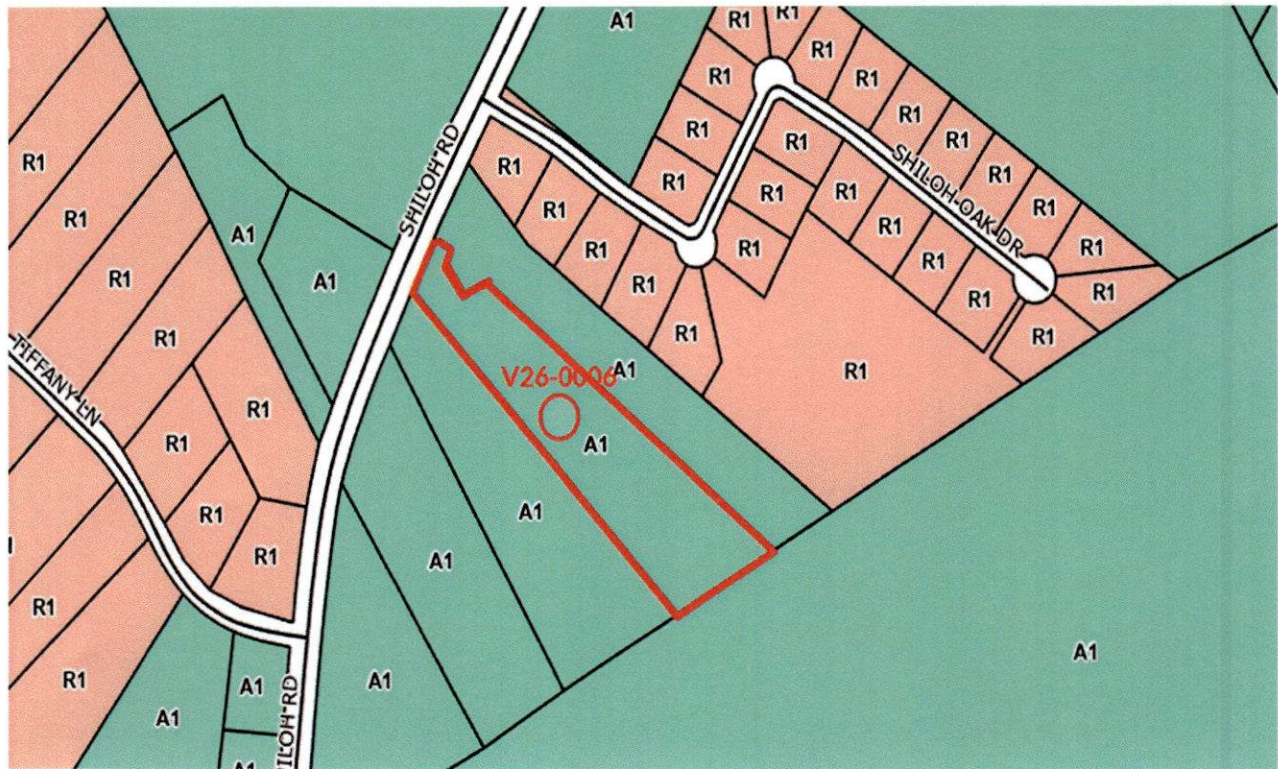
Request: Variance requesting reduction of the required roof pitch of 5:12 and allow vinyl/aluminum siding on a Manufactured Home.

Existing Site Conditions: The property currently is vacant.
The surrounding properties are A1.

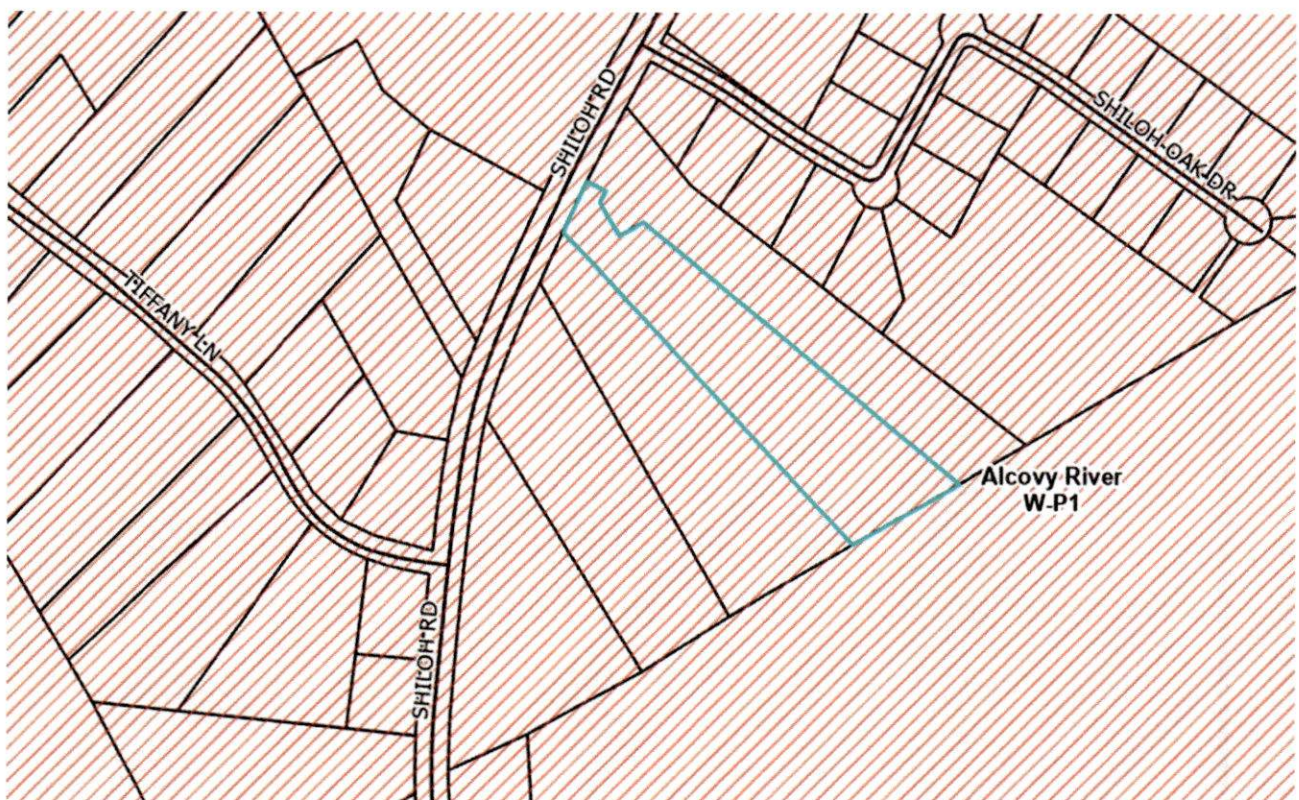
Property History: No History



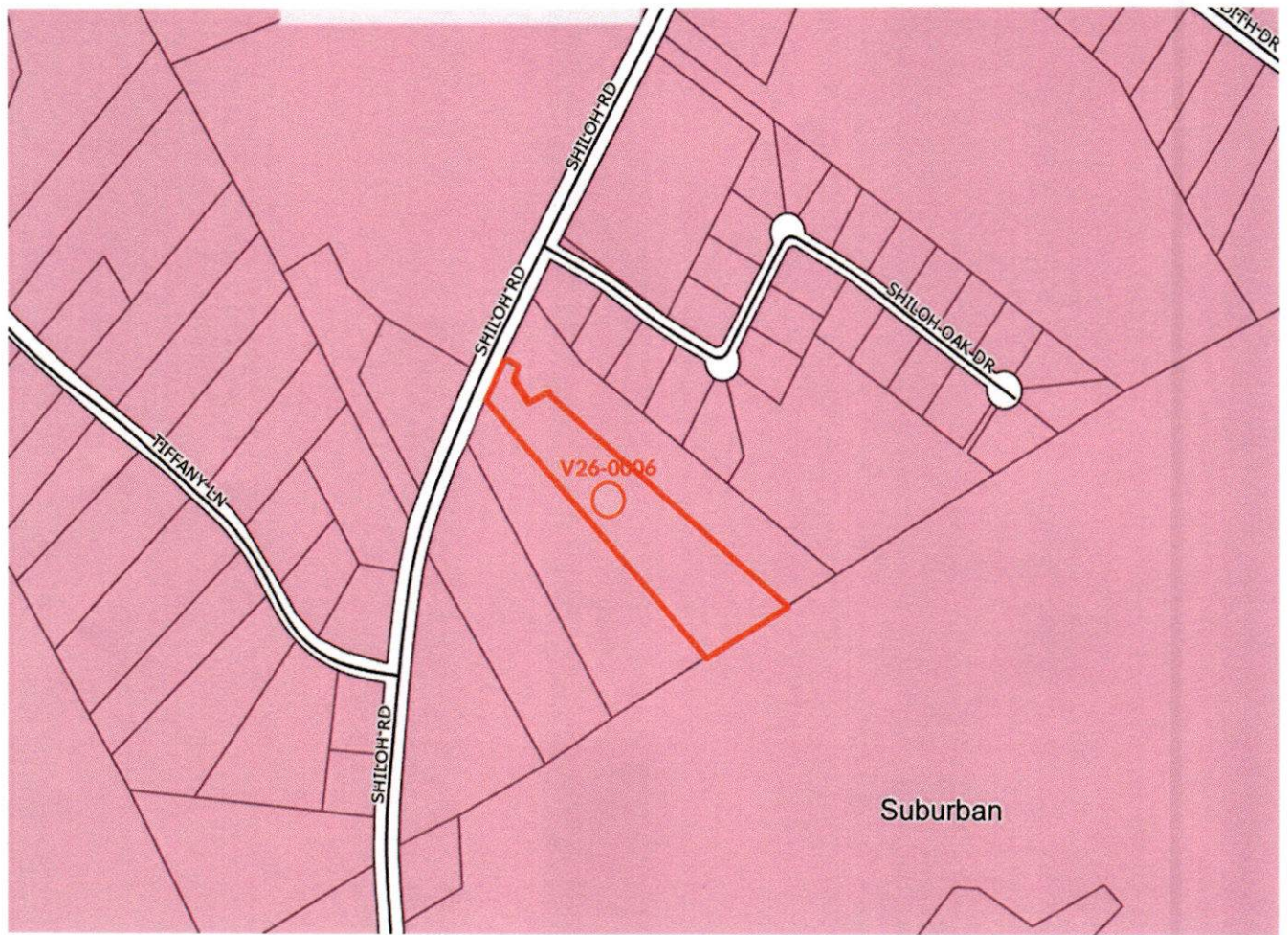
The surrounding properties are zoned A1.



The property is in the Alcovy River 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)

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V 26-0006

Board of Appeals Meeting Date 2-17-2026 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 C0390017A00 Zoning District: A1 Commission District: 1-Amarie Warren

Applicant Name/Address/Phone #

Michelle Wheeler
4383 Shiloh Rd
Loganville, GA 30052
219-455-3619

Property Owner Name/Address/Phone

Dorothy Boyd
4385 Shiloh Rd
Loganville, GA 30052
352-207-6268

Type Request: ☒ VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL _____

Property Location 4383 Shiloh Rd Loganville, GA Acreage 4.38

Describe Variance/Special Exception/Appeal: Variance for roof pitch and siding. to order modular home

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

Letter attached. Ordering Modular with roof pitch is difficult, expensive and takes a long time to build and set up. Time is of the essence

Public Water: yes Well: _____ Public Sewer: _____ Septic Tank: yes

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 Dorothy Boyd Date _____ Fee Paid: \$ 500.00

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

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: Michelle Wheeler

Address: 4383 Shiloh Rd Loganville, GA 30052

Location of Property: 4383 Shiloh Rd Loganville, GA 30052

Map/Parcel Number: _____

Dorothy Boyd
Property Owner Signature

Print Name: Dorothy Boyd

Address: 4383 Shiloh

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.

Daniqua Hall
Notary Public

11/12/24
Date



RE: 128 PG: 330-330
Filed and Recorded
10-21-2025 05:20 PM
DOC# P2025-000227
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY

NOTES:
BOUNDINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS
OBSERVATIONS USING CARLOS CHES ROVER EQUIPMENT AND
JUNNEL, INC. REAL TIME NETWORK ADJUSTMENT AT DATE OF
FIELD WORK.

THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS
RECEIVER NETWORK. RTN CORRECTIONS WERE RECEIVED VIA
CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED
AND MAINTAINED BY TRIMBLE, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED
ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE
PART 5, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS
0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95%
CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 6/23/25.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE
WITHIN ONE FOOT IN 151,004 FEET, AND CONTAINS A TOTAL OF
14,402 ACRES.



VICINITY MAP
N.T.S.

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (3) 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. ALL EVIDENCES BY APPROVAL
JURISDICTIONS FOR RECORDING AS EVIDENCED BY
APPROPRIATE CERTIFICATES, SIGNATURES, STAMPS OR
STATEMENTS HEREON. SUCH APPROVALS OR
AFFIRMATIONS SHOULD BE CONFORMED WITH THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY
PURCHASER OR USER OF THIS PLAT AS TO
INTENDED USE OF ANY PARCEL. FURTHERMORE,
THE UNDERGROUND UTILITIES AND STRUCTURES
THAT THIS PLAT COMPLETES WITH THE MINIMUM
TECHNICAL STANDARDS FOR SURVEYORS IN GEORGIA
AS SET FORTH IN THE RULES AND REGULATIONS OF
THE GEORGIA BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



7/31/25

GENERAL/SITE NOTES:

- 1) OWNER OF RECORD: DOROTHY BOYD
- 2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE
COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH
BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE
EXCEPTED.
- 3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF
LOCAL GPS NETWORK.
- 4) ZONING: AL-1 (ALCOY RIVER WATERSHED PROTECTION OVERLAY)
- 5) LAND DEVELOPMENT SURVEYORS, INC. IS NOT RESPONSIBLE FOR AND
DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION
AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED FROM ON-LINE
SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS
RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY
THIS INFORMATION WITH THE ZONING AUTHORITY.
- 6) SEWER PROVIDED BY ON-SITE INDIVIDUAL SEPTIC SYSTEMS.
- 7) 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS
OTHER WIRE DETECTED.
- 8) INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL FROM THE WALTON COUNTY
HEALTH DEPARTMENT FOR SEPTIC SYSTEMS.
- 9) NO SEPTIC TANK OR DRAIN FIELD ALLOWED WITHIN A GREENWAY.
- 10) WATER PROVIDED BY WALTON COUNTY WATER.
- 11) CITY OF LANICREVILLE GAS.
- 12) WALTON EMC POWER.



7/31/25

Signed and sealed

LEE JAY JOHNSON

PRINTED

LEGEND

- 1. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 2. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 3. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 4. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 5. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 6. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 7. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 8. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 9. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 10. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 11. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 12. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 13. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 14. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 15. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 16. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 17. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 18. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 19. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 20. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 21. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 22. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 23. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 24. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 25. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 26. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 27. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 28. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 29. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 30. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 31. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 32. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 33. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 34. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 35. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 36. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 37. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 38. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 39. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 40. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 41. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 42. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 43. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 44. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 45. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 46. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 47. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 48. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 49. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 50. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 51. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 52. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 53. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 54. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 55. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 56. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 57. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 58. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 59. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 60. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 61. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 62. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 63. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 64. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 65. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 66. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 67. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 68. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 69. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 70. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 71. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 72. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 73. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 74. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 75. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 76. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 77. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 78. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 79. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 80. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 81. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 82. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 83. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 84. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 85. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 86. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 87. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 88. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 89. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 90. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 91. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 92. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 93. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 94. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 95. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 96. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 97. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 98. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 99. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.
- 100. 1/2" REBAR WITH ORANGE CAP SET AT ALL CORNERS (PS) UNLESS OTHER WIRE DETECTED.

REFERENCES:

1. DEED BOOK 88, PAGE 105.
2. DEED BOOK 137, PAGE 181.
3. DEED BOOK 106, PAGE 171.
4. PLAT BOOK 25, PAGE 115.
5. PLAT BOOK 88, PAGE 136.
6. PLAT BOOK 113, PAGE 150.
- *OTHERS AS DETECTED ON PLAT

NOTE:

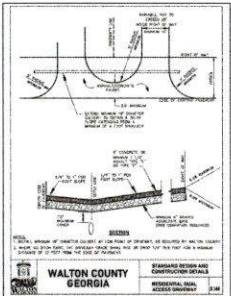
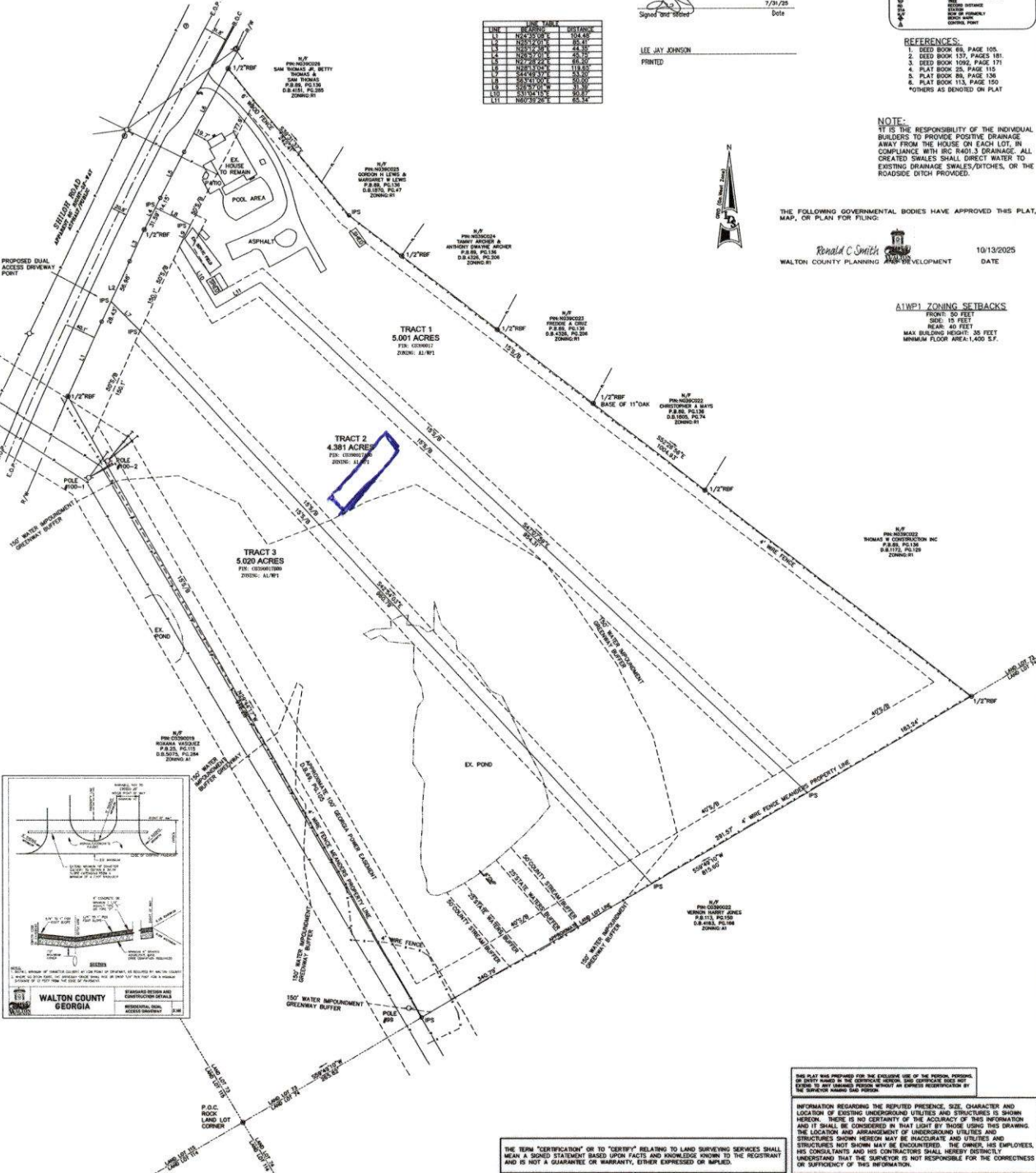
IT IS THE RESPONSIBILITY OF THE INDIVIDUAL
BUILDERS TO PROVIDE POSITIVE DRAINAGE
AWAY FROM THE HOUSE ON EACH LOT, IN
COMPLIANCE WITH IRC R401.3 DRAINAGE. ALL
EXISTING DRAINAGE SWALES/DITCHES, OR THE
ROADSIDE DITCH PROVIDED.

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

Ronald C. Smith
WALTON COUNTY PLANNING AND DEVELOPMENT
10/13/2025
DATE

AL-1P1 ZONING SETBACKS

- FRONT: 20 FEET
- SIDE: 15 FEET
- REAR: 15 FEET
- MAX BUILDING HEIGHT: 35 FEET
- MINIMUM FLOOR AREA: 1,400 SF.



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL
MEAN A SOLEMN STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN BY THE REGISTRANT
AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, FIRMS,
OR BODIES WHOSE NAMES ARE SHOWN HEREON. IT IS NOT TO BE REPRODUCED
OR COPIED IN ANY MANNER WITHOUT THE EXPRESS PERMISSION OF THE
SURVEYOR AND HIS FIRM.

INFORMATION REGARDING THE REQUIRED 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. THE OWNER, HIS EMPLOYEES,
HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISH
UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS
OR SUFFICIENCY OF THIS INFORMATION.

| | | | | |
|--|--------------|---------------------|----------------|------------------|
| 1 of 1 | | DATE 7/31/2025 | NO 6/9/2025 | DESCRIPTION 1 |
| DATE 25191 | | ADDITIONAL COMMENTS | | |
| JOB NUMBER | | | | |
| MINOR LOT PLAN FOR: | | | | |
| SHEET TITLE | | | | |
| FIELD JK | DRAWN MSF | CHECKED LJ | | |
| DOROTHY BOYD | | | | |
| PIN: CO390017 | | | | |
| 4409 SHILOH ROAD | | | | |
| LOCATED IN LAND LOT(S) 733 OF THE | | | | |
| 4TH LAND DISTRICT, WALTON COUNTY, GEORGIA | | | | |
| SCALE: 1"=60' | | | | |
| L:\CARLOS\PROJECTS\2025\25191\DWG\191-LOTS.DWG | | | | |

Land Development
Surveyors, Inc.

P.O. BOX 2050
DALLAS, GA 30019
(770) 682-8206
LDSURVEYORS2003@GMAIL.COM
COA LSF#000832

My name is Michelle Wheeler. I have 5 children; three biological children born in the 90's and adopted twin boys who blessed me through the Indiana foster care system. My parents, daughter and I moved to Loganville in July of 2025. The children attend Loganville Elementary and Loganville Middle Schools. I work at Ingles in Loganville while they are in school. We have strong ties to the community even though we haven't been here that long. Unfortunately my house in Marietta has not sold and has been on the market since July so my family of four is experiencing hardship and living in the house at 4409 Shiloh Road with my daughter and her family. We had planned to build a house on the property at 4383 Shiloh Road but due to our house not selling we can not start to build. My parents, Clarence and Dorothy Boyd plan to put a modular home next to us at 4385 Shiloh Road. The reason for us buying the property is so that we could all live next to each other. Eight years ago on January 24, 2018 I was diagnosed with terminal brain cancer and given 2 days with a maximum of 3 months to live. It affected my parents and my daughter a lot. We decided then that we would get a property and live separately in our own houses, together. I am trying so hard to make this happen. It has been a way bigger task than I ever thought it would be. My parents at 77; 78 in 2026 are living at our campground 3 hours away and traveling to see me every week. If my variance is approved we will be putting in for their variance we just want to be together and live a peaceful life full of community and family. We have volunteered at the Cofer Horse ranch across the street from our house. The children love it. To get a modular home that meets the standard roof pitch and the siding guidelines takes longer to order, longer to transport, longer to set up and more expensive on all of those items. If granted the variance we could potentially have our home ordered and delivered before spring. A variance would be both be a blessing and a dream come true for our family of 10; my parents, my daughters family and my little family of four. Thank you for your time and consideration.

WALTON COUNTY WATER DEPARTMENT

P O BOX 880
LOGANVILLE, GEORGIA 30052
770/466-4887 (Telephone) 770/466-6129 (Fax)
770/466-0267 (AUTOPHONE AT YOUR SERVICE)

APPLICATION FOR NEW WATER SERVICE

APPLICATION DATE: 12/18/2025

ACCOUNT #: 19461-TW

APPLICATION NUMBER: 058386 / 2025

OFFICE USE: BOYD, DOROTHY L.

CUSTOMER NAME: DOROTHY L. BOYD

SERVICE ADDRESS: 4383 SHILOH ROAD

MAILING ADDRESS: 4383 SHILOH RD
LOGANVILLE, GA 30052

SUBDIVISION:
LOT & BLOCK:

TELEPHONE #: (219) 455-3619

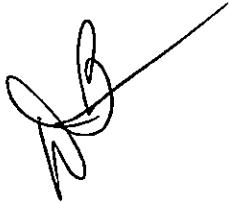
SOCIAL SECURITY #:

EMPLOYER INFORMATION:

APPLICATION TYPE: OWNER-ACTIVE

| | |
|--------------------------------|------------|
| Refundable Deposit: | \$ 0.00 |
| 3/4" Meter System Connect Fee: | \$2,950.00 |

The above information is correct, and I have received a copy of the Walton County Water & Sewerage Authority's "Water Service Accounts Policy and Procedures".



Applicants' Signature

12/18/2025
Date

For Office Use:

Taken by: _____

Date: _____

Flag: _____

Date Installed: _____

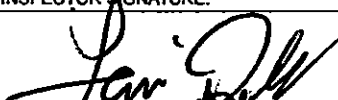
Work Order #: _____

Route: _____

Meter #: _____



Georgia Department of Public Health Construction Permit and Site Approval For On-Site Sewage Management System

| | | | |
|---|---|--|--|
| COUNTY: Walton | SUBDIVISION: | LOT NUMBER: TRACT #2/(-4.381 acres) | BLOCK: |
| PROPERTY ADDRESS: SHILOH RD LOGANVILLE, GA 30052 (4383) | | DIRECTIONS: | |
| I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system. | | | |
| PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: | | DATE COMPLETED APPLICATION RECEIVED: 10/23/2025 | |
| PROPERTY OWNER'S NAME: Kenneth Wheeler | PHONE NUMBER: (678) 477-1707 | PROPERTY OWNER'S ADDRESS: SHILOH RD LOGANVILLE, GA 30052 | |
| AUTHORIZED AGENT'S NAME: | PHONE NUMBER: | RELATIONSHIP TO OWNER: | |
| Section A - General Information | | | |
| CAN REQUIRED SETBACKS BE MET: YES | TYPE OF STRUCTURE: Single-Family Residence | | SOIL SERIES: Pacolet (Cut/Eroded) |
| DRINKING WATER SUPPLY: Public | WELL ON THE SITE: NO | WATER USAGE BY: Bedroom Numbers | PERCOLATION RATE / HYDRAULIC LOADING RATE: 45 |
| SYSTEM TYPE: New | NO. OF BEDROOMS / GPD: 4 | | RESTRICTIVE SOIL HORIZON DEPTH (inches): 72 |
| LOT SIZE (SQ FT/Acres): 4.3 | LEVEL OF PLUMBING OUTLET: Ground Level | | SOIL TEST PERFORMED BY: Phillippie, Ryan |
| Section B - Primary / Pretreatment | | | |
| PRETREATMENT: Septic Tank | GARBAGE DISPOSAL: NO | SEPTIC TANK CAPACITY (gallons): 1500 | MIN. ATU CAPACITY (gallons): 0 |
| | | DOSING TANK CAPACITY (gallons): | GREASE TRAP CAPACITY (gallons): |
| Section C - Secondary Treatment | | | |
| ABSORPTION FIELD DESIGN: Serial | | NUMBER OF TRENCHES: | TOTAL ABSORPTION FIELD LINEAR FT REQUIRED: 260 |
| | | DISTANCE B/W TRENCHES: | |
| ABSORPTION FIELD PRODUCT: Quick 4 Plus High Capacity - 14 | | DEPTH OF TRENCHES (range in inches): 24 to 36 | TOTAL ABSORPTION FIELD SQ FT REQUIRED: 780 |
| | | | |
| Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health. | | | |
| Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after final inspection by county health department, which adversely affects the function of the on-site sewage management system, may render approval void. Installation contractor is responsible for ensuring all required setbacks are met. | | | |
| Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system. | | | |
| INSPECTOR & INSPECTOR TITLE: Levi Rabun Environmental Health Specialist II | INSPECTOR SIGNATURE:  | DATE: 11/06/2025 | CONSTRUCTION PERMIT #: OSC14705188 |
| | | | STATUS: Approved |

RSP Environmental, LLC
 8475 Lanierland Farms Drive
 Gainesville, GA 30506
 470-590-1967
 ryan@rspenv.com

LEVEL 3 SOIL REPORT

| Property Information | |
|----------------------------------|------------------------|
| Address: 4409 Shiloh Road | Report Date: 10/6/2025 |
| Parcel ID: C0390017 | Job No.: SS-25130-1 |
| City, County: Loganville, Walton | Map Scale: 1:80 |

| Map Unit Properties | | | | | | |
|----------------------|---------|--|--|--|-----------------------------------|------------------|
| SOIL SERIES | SLOPE % | DEPTH TO RESTRICTIVE HORIZON OR BEDROCK (INCHES) | DEPTH TO SEASONAL HIGH OR PERCHED WATER TABLE (INCHES) | ESTIMATED ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (MIN/IN) | RECOMMENDED TRENCH DEPTH (INCHES) | SUITABILITY CODE |
| Appling | 15-25 | >72 | >72 | 65 | 30-42 | A |
| Pacolet | 10-15 | >72 | >72 | 45 | 30-42 | A |
| Pacolet (Cut/Eroded) | 10-15 | >72 | >72 | 45 | 24-36 | A |

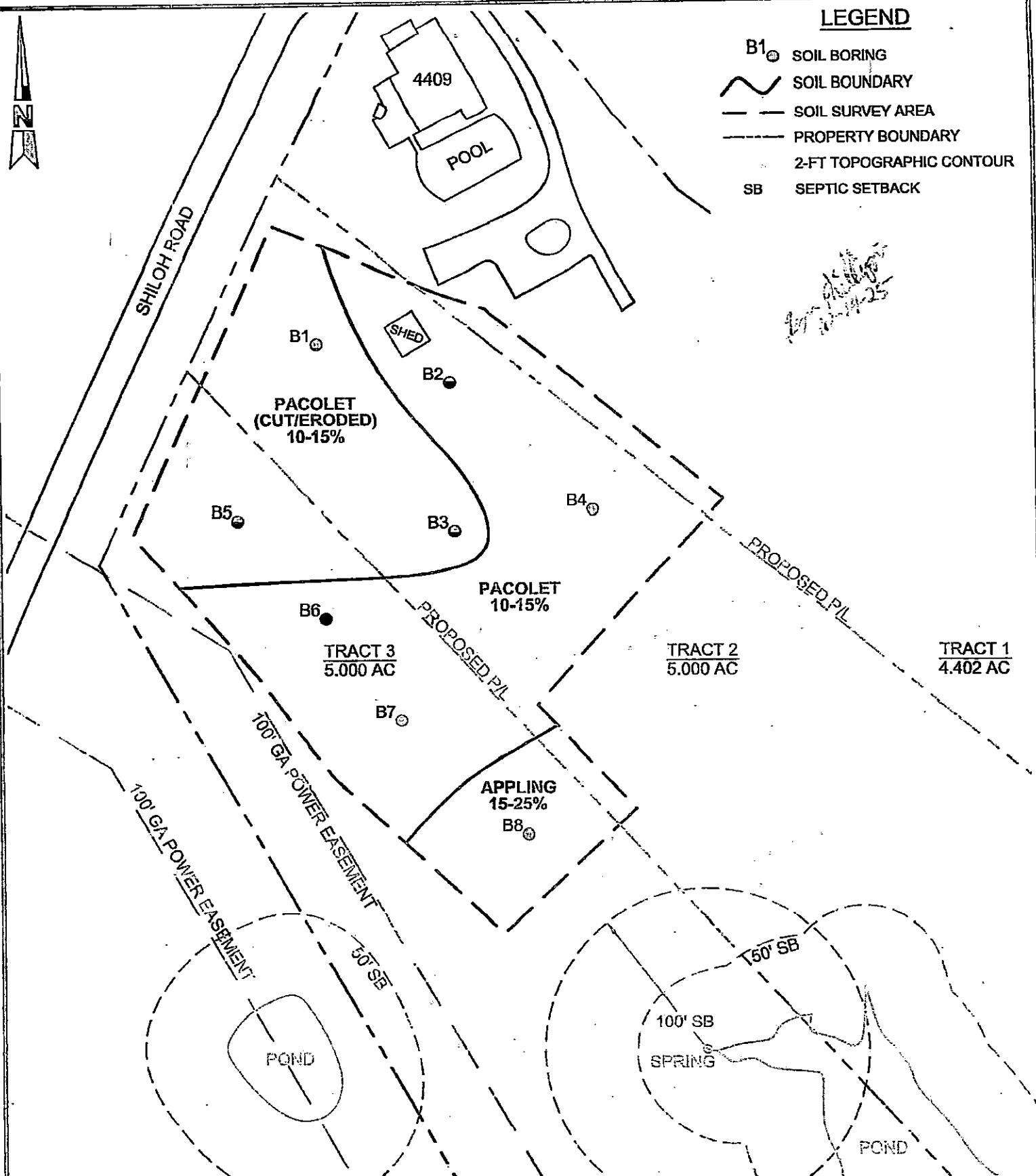
| Map Unit Suitability Codes | |
|----------------------------|---|
| A | These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation. |

| Notes |
|---|
| <ul style="list-style-type: none"> • Disturbance of soil by cutting or filling prior to drainfield installation may void the suitability of the soil. • Soil borehole locations, soil boundaries, and site features are shown on the attached Level 3 Soil Map. • Property boundaries were obtained from a minor lot plan by Land Development Surveyors, Inc. Topographic contours were generated from a USGS 1m digital elevation model (2018). • Soil boreholes were located with a ublox ZED-F9P GNSS. • Wells require a 100-ft setback. RSP will attempt to identify wells visible from the subject property and public right-of-ways, but it is the responsibility of the owner/buyer/agent to ensure there are no wells on the subject property or adjoining properties that would impact the suitability of the site for a septic system. |



LEGEND

- B1 SOIL BORING
- SOIL BOUNDARY
- SOIL SURVEY AREA
- PROPERTY BOUNDARY
- 2-FT TOPOGRAPHIC CONTOUR
- SB SEPTIC SETBACK



LEVEL 3 SOIL MAP

REPORT DATE: 10/6/2025

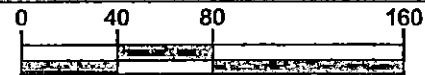
4409 SHILOH ROAD

PARCEL ID: C0390017

LOGANVILLE, WALTON COUNTY, GA

SOIL SURVEY AREA: ~2 AC

SCALE:
1 IN = 80 FT



RSP ENVIRONMENTAL, LLC

8475 LANIERLAND FARMS DRIVE

GAINESVILLE, GA 30506

470-590-1967

ryan@rspenv.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|---|--|----------------------------|--|
| PRODUCER biBERK P.O. Box 113247 Stamford, CT 06911 | CONTACT NAME: | | |
| | PHONE (A/C No. Ext): 844-472-0967 | FAX (A/C No): 203-654-3613 | |
| | E-MAIL ADDRESS: customerservice@biBERK.com | | |
| | INSURER(S) AFFORDING COVERAGE | NAIC # | |
| | INSURER A: Berkshire Hathaway Direct Insurance Company | 10391 | |
| INSURED RSP Environmental 8475 Lanierland Farms Dr Gainesville, GA 30506 | INSURER B: | | |
| | INSURER C: | | |
| | INSURER D: | | |
| | INSURER E: | | |
| | INSURER F: | | |

COVERAGES:

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|---|-----------------------------|
| | COMMERCIAL GENERAL LIABILITY | | | | | | EACH OCCURRENCE | \$ |
| | <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ |
| | | | | | | | MED EXP (Any one person) | \$ |
| | | | | | | | PERSONAL & ADV INJURY | \$ |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | \$ |
| | <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | | | | | | PRODUCTS - COMP/OP AGG | \$ |
| | OTHER: | | | | | | | \$ |
| | AUTOMOBILE LIABILITY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | \$ |
| | <input type="checkbox"/> ANY AUTO | | | | | | BODILY INJURY (Per person) | \$ |
| | <input type="checkbox"/> OWNED AUTOS ONLY | | | | | | BODILY INJURY (Per accident) | \$ |
| | <input type="checkbox"/> HIRED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | \$ |
| | <input type="checkbox"/> SCHEDULED AUTOS | | | | | | | \$ |
| | <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | | | | | \$ |
| | UMBRELLA LIAB | | | | | | EACH OCCURRENCE | \$ |
| | <input type="checkbox"/> EXCESS LIAB | | | | | | AGGREGATE | \$ |
| | <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE | | | | | | | \$ |
| | DED <input type="checkbox"/> RETENTION \$ | | | | | | | \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | | | PER STATUTE | OTH-ER |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | Y/N | | | | | E.L. EACH ACCIDENT | \$ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | N/A | | | | E.L. DISEASE - EA EMPLOYEE | \$ |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | \$ |
| A | Professional Liability (Errors & Omissions): Claims-Made | | | N9PL743415 | 04/13/2025 | 04/13/2026 | Per Occurrence/ Aggregate | \$1,000,000/ \$1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Georgia Department of Public Health
Two Peachtree Street NW 13th Floor
Atlanta, GA 30303

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John Smith



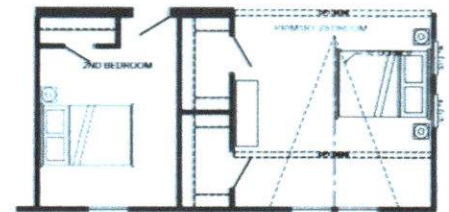
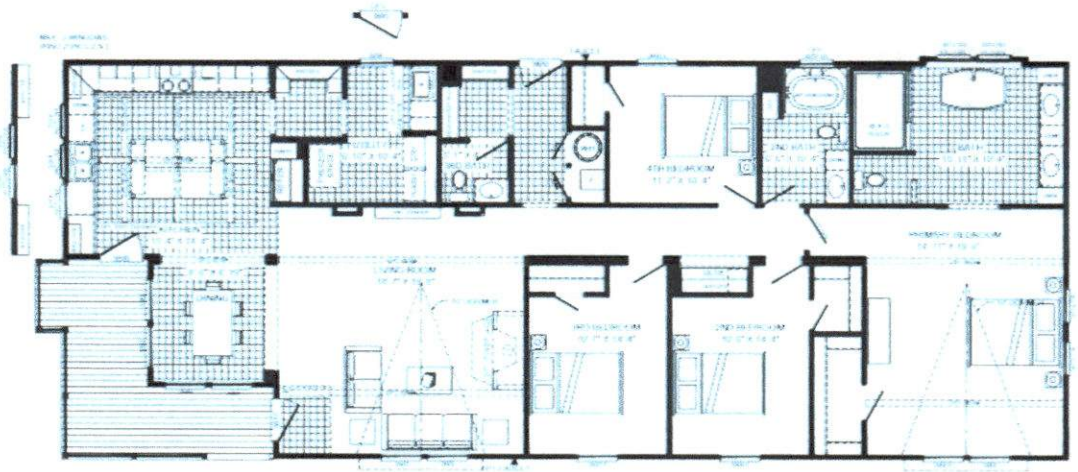
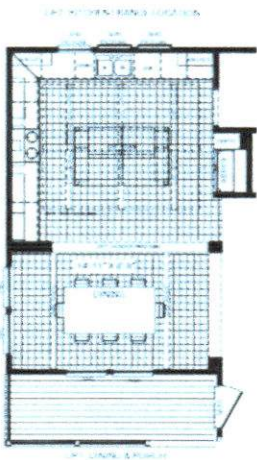
BUCCANEER
HOMES

The Lulabelle

4 beds / 2.5 baths / 2,132 sq. ft. / 32x80(76)



AMERICAN
FARM HOUSE
SERIES



The home series floor plans, photos, renderings, specifications, features, pricing materials and availability shown will vary by retailer and state, and are subject to change without notice.