



Planning and Development Department Case Information

Case Number: A25-0114

Meeting Date: Board of Appeals: 04-15-2025

Applicant:
Johnathan Henson
545 Indian Creek Trail
Rutledge, Georgia 30663

Owner:
Global Real Estate Equity Inc.
1250 Scenic Hwy S – Suite 1701-282
Lawrenceville, Georgia 30045

Current Zoning: A2

Request: Appeal Manufactured Home Guidelines for roof pitch, siding and required garage.

Address: Hancock Drive, Social Circle, Georgia 30025

Map Number: C1580044

Site Area: Property is 1.80 acres.

Character Area: Employment Center

District 4: Commissioner – Lee Bradford Board of Appeals – William Malcom

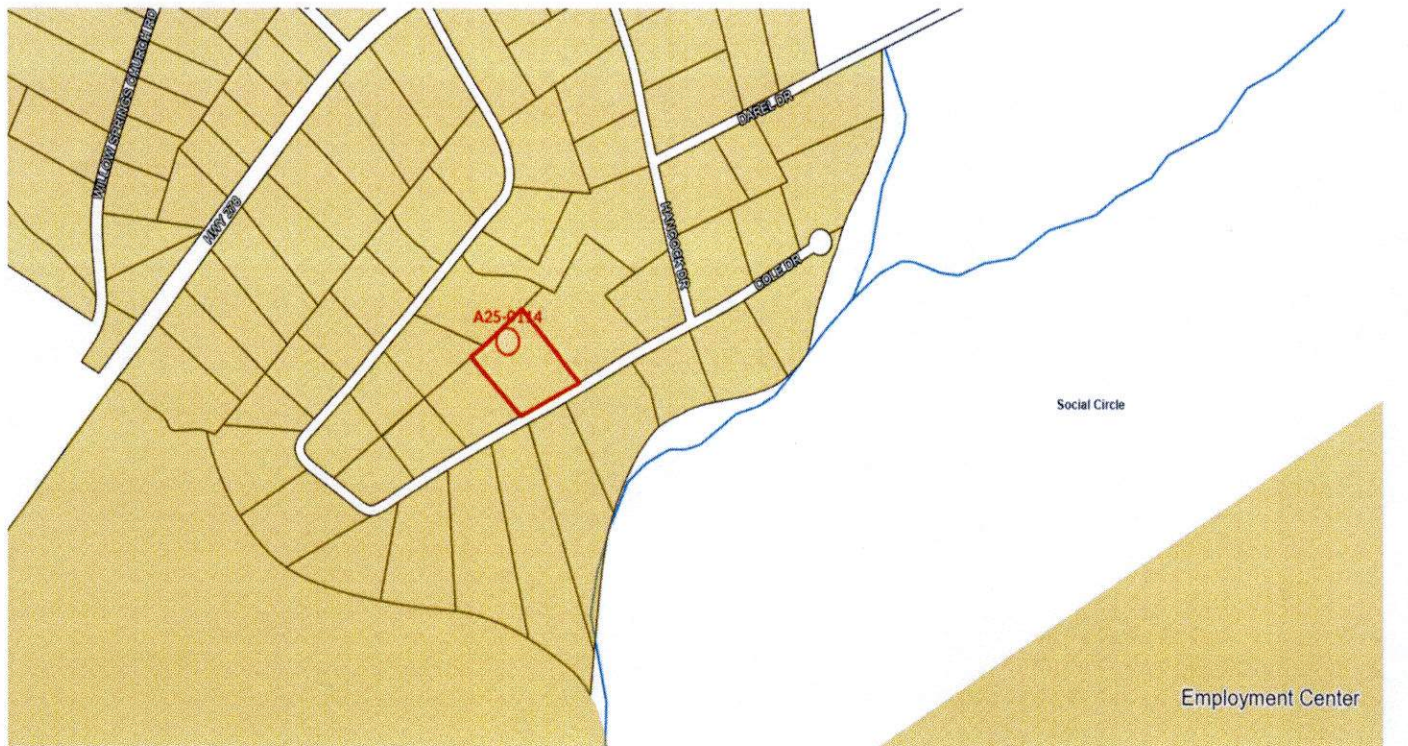


Existing Site Conditions: The property consists of 1.80 acres and is vacant land.

The surrounding properties are zoned MH which is A2.



The Future Land Use Map for this property is Suburban.



The property is no in a Watershed Protection Area.

Surrounding Subdivisions:



History: No History

Staff Comments:

Part 2 Accessory Uses

Section 100 General Standards

A. All accessory buildings, structures, and uses of land, including off-street parking, shall be located on the same lot as the principal building(s) to which they are accessory.

1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.

Article 3 Part 2 Board of Appeals

Section 100 Duties and Powers of the Board of Appeals

The Board of Appeals shall have the following powers, as well as others significantly authorized in this Ordinance:

A. Appeals

To hear and decide appeals where it is alleged there is an error in any order, requirement, permit, decision, determination or refusal made by an administrative officer in the enforcement of this Ordinance. The Board of appeals shall have additional powers as may be granted to it by any other ordinance, including, but not limited to, determination of appeals from the refusal of an administrative official to issue a license or permit. A failure to act shall not be construed to be an order, requirement or decision within the meaning of this Article.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # A25-0114

Board of Appeals Meeting Date 4-15-2025 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 C1580044 Zoning District: A2 Commission District: Walton County 4-Lec Bradford

Applicant Name/Address/Phone #
Johnathan Henson
545 Indian Creek Trail
Rutledge, GA, 30063
Phone # 404-638-9915
E-mail: johnathanhenson525a@icloud.com

Property Owner Name/Address/Phone
Global Real Estate Equity Inc.
1250 Scenic Hwy S - Ste 1701-282
Lawrenceville, GA. 30045
Phone # _____

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location Hancock Dr, Social Circle, 30025 Acreage 1.8

Describe Variance/Special Exception/Appeal:
Variance for the roof pitch, two-car Garage, and vinyl siding.

State Reason for request and how these reasons satisfy Article 14 Standards of Review:
Other homes built in the same neighborhood was able to get a variance for this and also to be able to put our home within our special needs

Public Water: _____ Well: _____ Public Sewer: _____ Septic Tank: SOP program for CDH Regional Program

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 [Signature] Date 3/3/25 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: Jonathan Henson

Address: _____

Telephone: _____

Location of Property: 0 Hancock Drive

legal description 1.80/#81A

Map/Parcel Number: C1980-044

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: Global Real Estate Equity Print Name: _____
by Sherin Watts, president

Address: 1250 Scenic Hwy S. Address: _____
#1701-282 Lawrenceville GA 30045

Phone #: 404-436-8421 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.

[Signature]
Notary Public

3-6-2025
Date

