



## Planning and Development Department Case Information

Case Number: SP25-0070

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

Applicant:  
Patrick Bentley  
1587 Gratis Road  
Monroe, Georgia 30656

Owner:  
Debra, Patrick & Peyton Bentley  
1587 Gratis Road  
Monroe, Georgia 30656

Current Zoning: A1

Request: Request 2<sup>nd</sup> extension to live in camper while building their house.

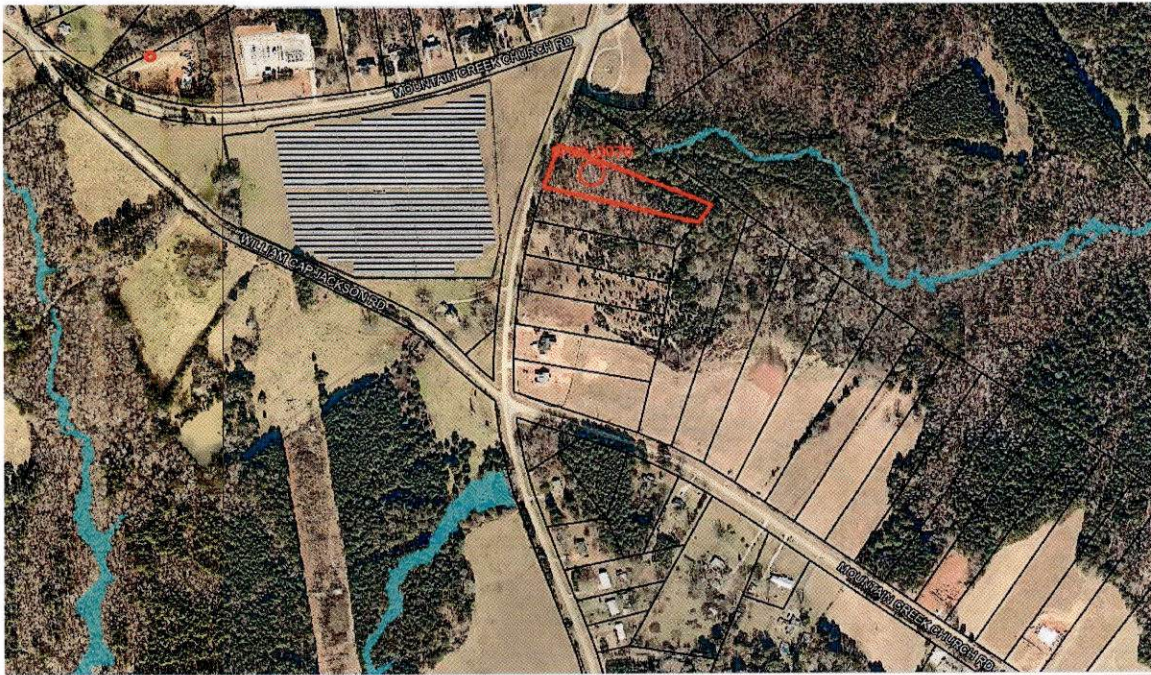
Address: 1587 Gratis Road, Monroe, Georgia 30656

Map Number: N121C002

Site Area: Property is 2.12 acres.

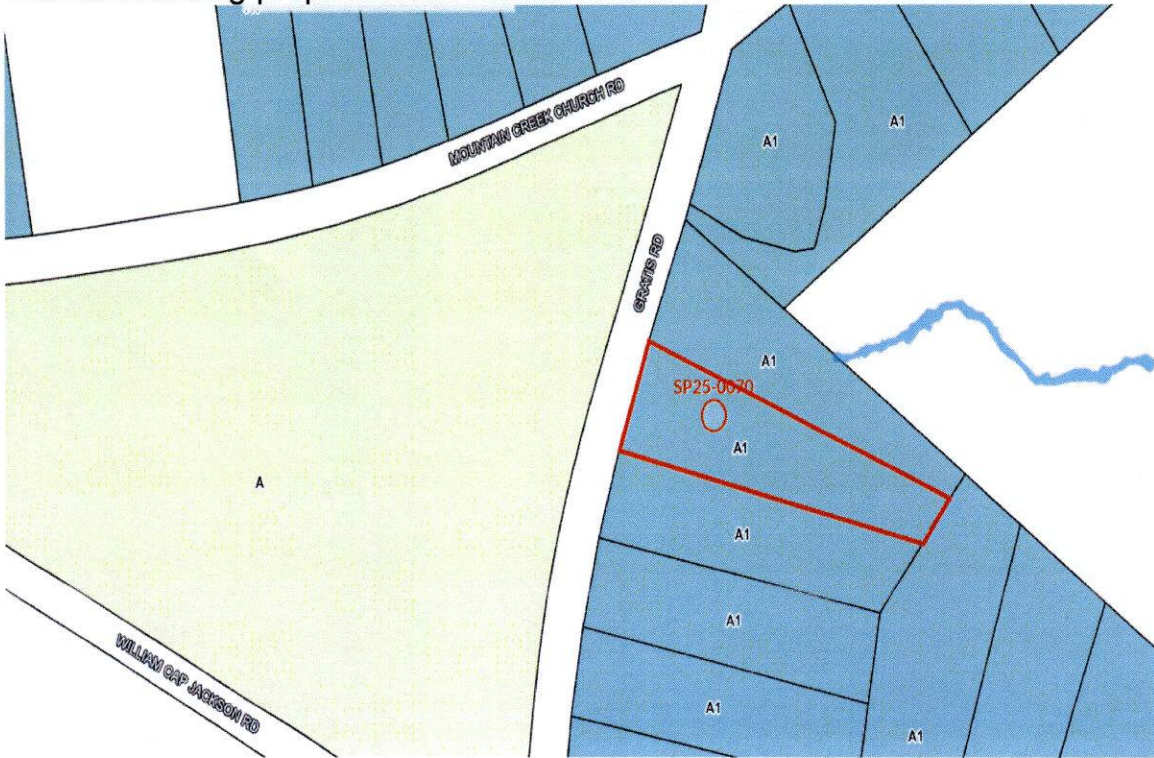
Character Area: Suburban

District 6: Commissioner-Kirklyn Dixon Board of Appeals-Harold Moon, Jr.

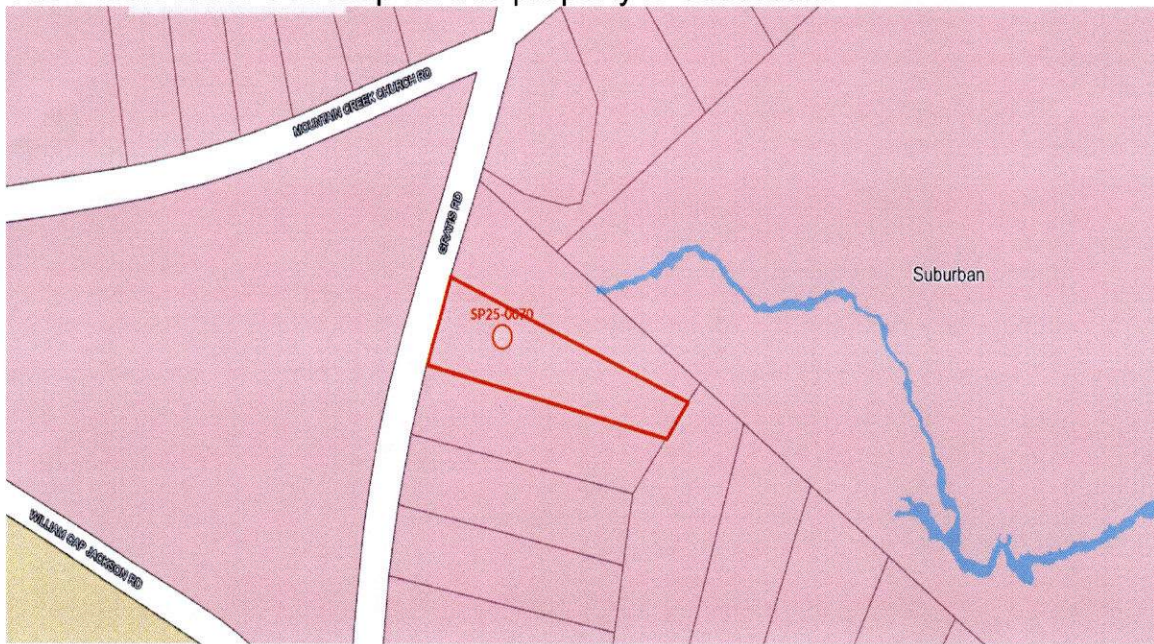


Existing Site Conditions: The property consists of 2.12 acres.

The surrounding properties are zoned A1 and A.

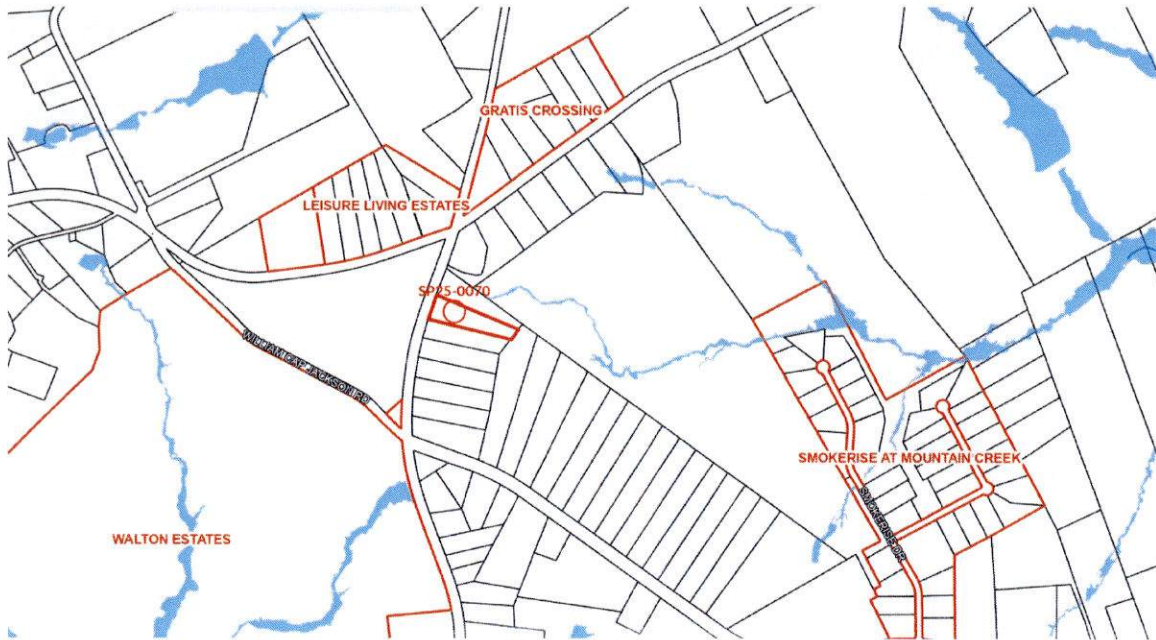


The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

**Surrounding Subdivisions:**



**History:**

SP23030023	Patrick & Debra Bentley	Live in camper while house is being built	N121C002 1587 Gratis Road	Approved w/conditions
SP24010004	Patrick & Debra Bentley	Live in camper while house is being built	N121C002 1587 Gratis Road	Approved w/conditions

**Conditions were:**

1. House permit was purchased August 10, 2022. Applicant came before the Board on May 16, 2023 and was approved to live in the camper for one year. Applicant is requesting another extension.
2. House to be completed one year from renewal of building permit of February 6, 2024.
3. Sixty days from the date of the CO then the camper shall cease to be used as a residence.

**Staff Comments:**

**Article 14 Section 120 Special Exception to Board of Appeals**

A. Standards for Review

In ruling on any application for a special exception, the Board of Appeals shall act in the best interest of the health, safety, morals and general welfare of the county. In

doing so the Board of Appeals may grant special exceptions in individual cases upon a finding that all of the following conditions exist:

Request if granted, would not cause substantial detriment to the public good, safety, or impair the purposes and intent of this ordinance.

Request if granted, will not create adverse impact upon adjoining properties by reason of noise, smoke, odor, dust, vibration, hours of operation, activity, parking, visibility or nature of operation of use.

Request if granted, will allow use that is compatible with adjacent properties uses and other property uses in immediate area.

Request if granted, insures that adequate public services, public facilities and utilities are available to serve the special exception use.

Request if granted, insures that the public street on which the special exception use will be located has sufficient traffic carrying capacity and road design so as not to unduly increase traffic and/or create congestion, and/or create traffic hazards in the area.

Walton County Board of Appeals Application  
\*\*\*Please Type or Print Legibly\*\*\*

Variance/Special Exception/Appeal # SP25-0070

Board of Appeals Meeting Date 4-15-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2<sup>nd</sup> Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed  Survey Plat  Site Plan \_\_\_\_\_ Proof of Paid Property Taxes   
\*\*Drawn by Design Professional

Map/Parcel N121C002 Zoning District: A1 Commission District: 6 - Kirklyn Dixon

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Patrick Bentley</u> <u>1587 Gratis Road</u> <u>Monroe, Ga 30656</u> Phone # <u>404-940-6160</u> E-mail: <u>rbentley3391@gmail.com</u>	<u>Debra &amp; Patrick Bentley &amp; Peyton</u> <u>1587 Gratis Rd.</u> <u>Monroe, GA. 30656</u> Phone # <u>404-940-6160</u>
Type Request: <input type="checkbox"/> VARIANCE <input checked="" type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	
Property Location <u>1587 Gratis Rd.</u>	Acreage <u>2.12</u>
Describe Variance/Special Exception/Appeal: <u>request extension for living in camper while building house</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: _____ _____	
Public Water: <input checked="" type="checkbox"/> Well: _____ Public Sewer: _____ Septic Tank: <input checked="" type="checkbox"/>	
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 <u>[Signature]</u> Date <u>2-7-25</u> Fee Paid: \$ <u>200.00</u>	
<b>PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P &amp; D OFFICE</b>	
Administrative Variance granted per Article 14 Section 180	
P & D Official: _____	Date: _____
I HEREBY WITHDRAW THE ABOVE APPLICATION	Date _____

# RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

- 1. SP24010004- Special Exception for extension to live in camper while building house-Applicants/Owners: Patrick & Debra Bentley-Property located at 1587 Gratis Rd-Map/Parcel N121C002 - District 6**

**Special Exception** was duly advertised by published notice thereon in the Walton Tribune, by posted notice, and by written mail notice, 30 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said notices the public has been notified that the Board of Appeals would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Board of Appeals conducted a public hearing on said petition on **February 20, 2024**. The Board having listened to evidence both from those in favor of said variance and from those in opposition of said variance hereby order that the petition for a **Special Exception** has hereby been Approved under the provision of the Walton County Land

House permit was purchased August 10, 2022. Applicant came before the Board on May 16, 2023 and was approved to live in the camper for one year. Applicant is requesting another extension.

1. House to be completed one year from renewal of building permit - 2/6/2024
2. Sixty days from the date of the CO then the camper shall cease to be used as a residence. renewed

Development Ordinance adopted December 3, 2002 as amended.

Article 14 Board of Appeals, Section 100 appeals, 110 variances; Section 120 special exception

Any person or persons aggrieved by any decision of the board of appeals may petition in the Walton County Superior Court for a writ of certiorari as provided by O.C.G.A. CH. 5-4 within 30 days of the date of the board's decision. Since any decision is subject to this petition, if you proceed with construction using any approval, you will be proceeding at your own risk. In the event no petition is filed within 30 days, such decision will be final.

THIS DECISION RENDERED THE 20th day of February, 2024 WALTON COUNTY BOARD OF APPEALS

Attest: 7/2 This  
Chairman, WC Board of Appeals

Date: 2/20/2024