



Planning and Development Department Case Information

Case Number: V25-0113

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

Applicant:
Sherri McKelvey (Premier Pools & Spas)
9 Pine Grove Road
Locust Grove, Georgia 30248

Owners:
Peter & Tonya Booth
2208 Golf View Court
Monroe, Georgia 30655

Current Zoning: R1

Request: Variance to reduce rear setback from 15' to 10.2 for an inground pool.

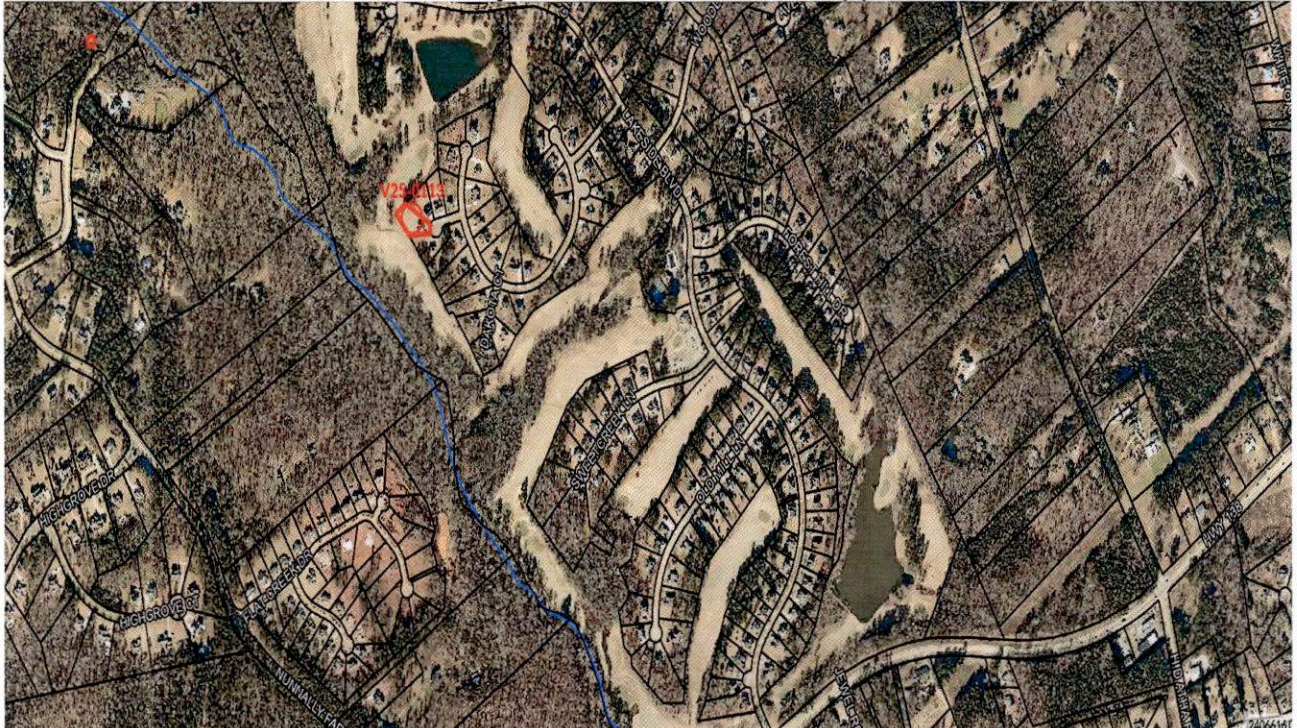
Address: 2208 Golf View Court, Monroe, Georgia 30655

Map Number: N076A281

Site Area: Property is 0.61 acres.

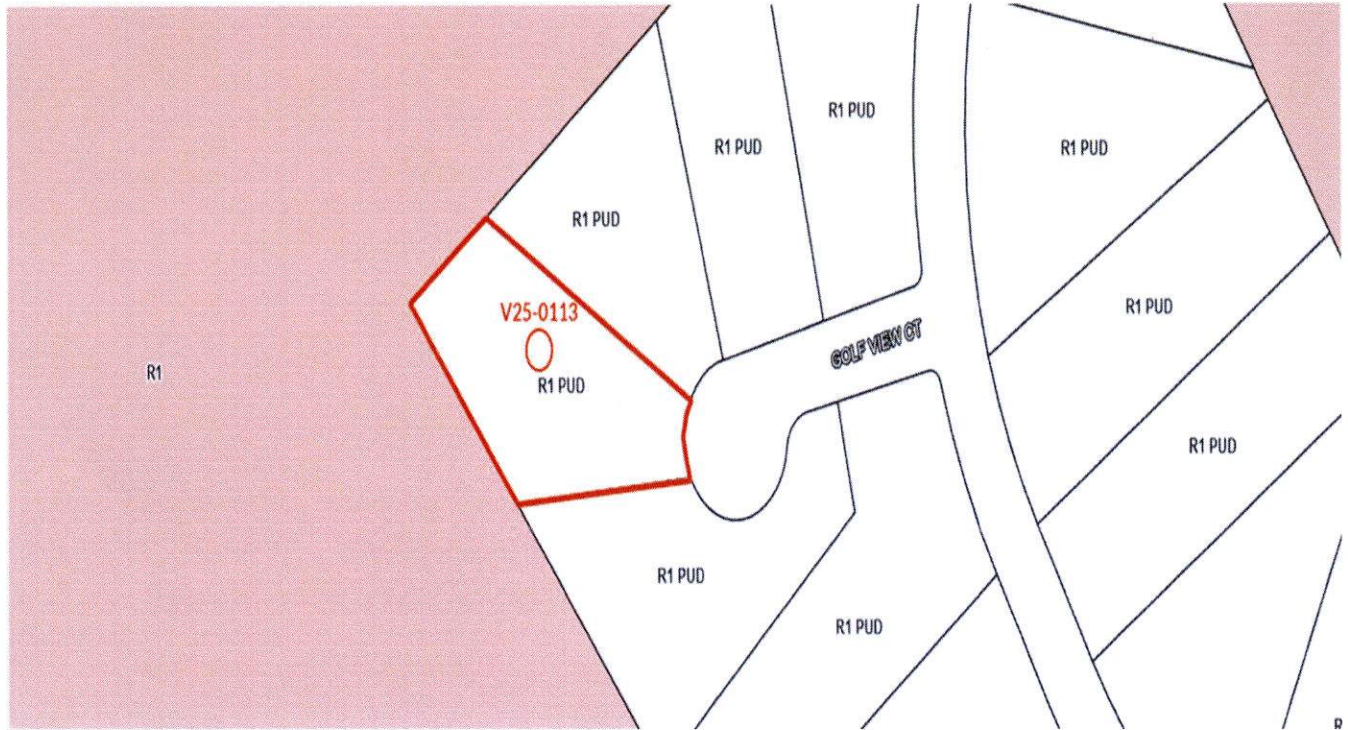
Character Area: Suburban

District 3: Commissioner – Timmy Shelnett Board of Appeals – Henry Kines

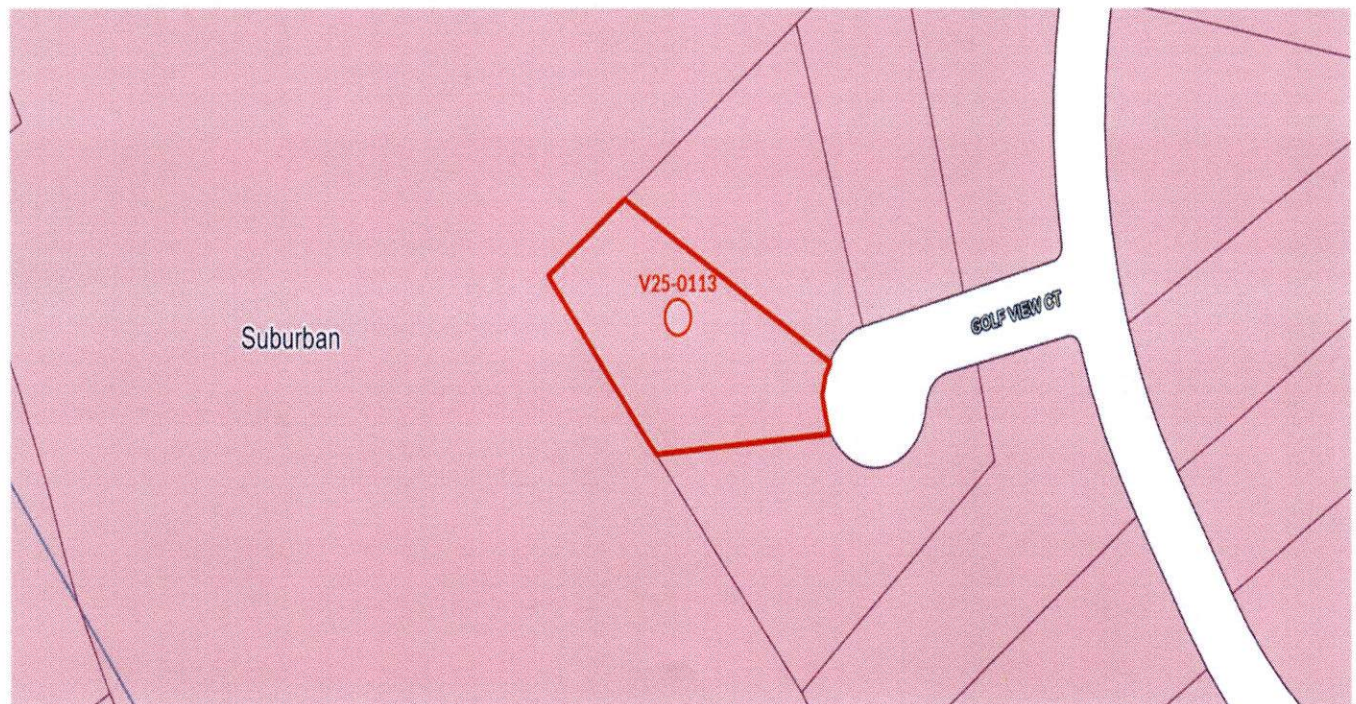


Existing Site Conditions: The property is in Woodlake Subdivision and has a house on the property.

The surrounding properties are zoned R1 and R1PUD.



The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



History: No History

Staff Comments:

In ruling on any application for a **Variance**, 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 variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

Walton County Board of Appeals Application
Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0113

Board of Appeals Meeting Date 04/15/25 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 <input checked="" type="checkbox"/>	Survey Plat <input checked="" type="checkbox"/>	Site Plan <input checked="" type="checkbox"/>	Proof of Paid Property Taxes <input checked="" type="checkbox"/>
**Drawn by Design Professional			

Map/Parcel N076A281 Zoning District: R1PUD Commission District: 3 - Timmy Shelnett

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Shem McKelvey (Premier Pools & Spas)</u> <u>9 Pine Grove Rd.</u> <u>Locust Grove, GA 30248</u> <u>smckelvey@ppas.com</u> Phone # <u>678-782-6899</u> E-mail: <u>smckelvey@ppas.com</u>	<u>Peter Allen Booth Jr.; Tonya Lee Booth</u> <u>2208 Golf View Ct</u> <u>Monroe, GA 30655</u> Phone # <u>401-487-1116; 401-297-4700</u>

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 2208 Golf View Ct. Acreage .61

Describe Variance/Special Exception/Appeal: We are requesting that 4'8" of the corner of the inground pool be allowed to encroach into the 15' setback from property line.

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

We request permission for encroachment into setback to avoid septic lines in the back yard. There was not a nother suitable position to place the pool that satisfied Requirements by Environmental Health.

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: Shem McKelvey Date: 2/28/25 Fee Paid: \$ _____

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: Sherril McKelvey (Premier Pools & Spas)
Address: 9 Pine Grove Rd, Locust Grove, GA 30248
Telephone: 678-782-6899
Location of Property: 2208 Golf View Ct.
Monroe, GA 30655
Map/Parcel Number: N 076 A281

Signed by:

A7091F845E7C4B0
Property Owner Signature

Print Name: Peter Booth
Address: 2208 Golf view ct
Phone #: 4014871116

DocuSigned by:

E1F8F6E008143D
Property Owner Signature

Print Name: Tonya Booth
Address: 2208 Golf view ct
Phone #: 4012974700

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.

Savannah Womack
Notary Public

2-28-25
Date





South Atlanta Pools & Spas
9 Pine Grove Road
Locust Grove, GA 30248
678-782-6899

March 3, 2025

Walton County Planning & Development
303 S. Hammond Drive
Suite 98
Monroe, GA 30655

Re: VARIANCE APPLICATION TO WALTON COUNTY BOARD OF APPEALS FOR
2208 GOLF VIEW CT

To Whom it May Concern:

We are applying for Variance Approval to place a pool at the aforementioned address partially within the 15' pool setback (Code Section 6-1-920 – Swimming Pool, Home (18) A). When we first applied for approval with Environmental Health, we were instructed to move the pool closer to the property line to maintain proper setbacks from the septic lines. Once we received the approval from Environmental Health for the relocated pool, we inadvertently sent the original plans when applying for the pool permit with Walton County Planning & Development. This was an unintentional error on our part, but ultimately we would have sought variance approval for the pool to move partially into the 15' pool setback.

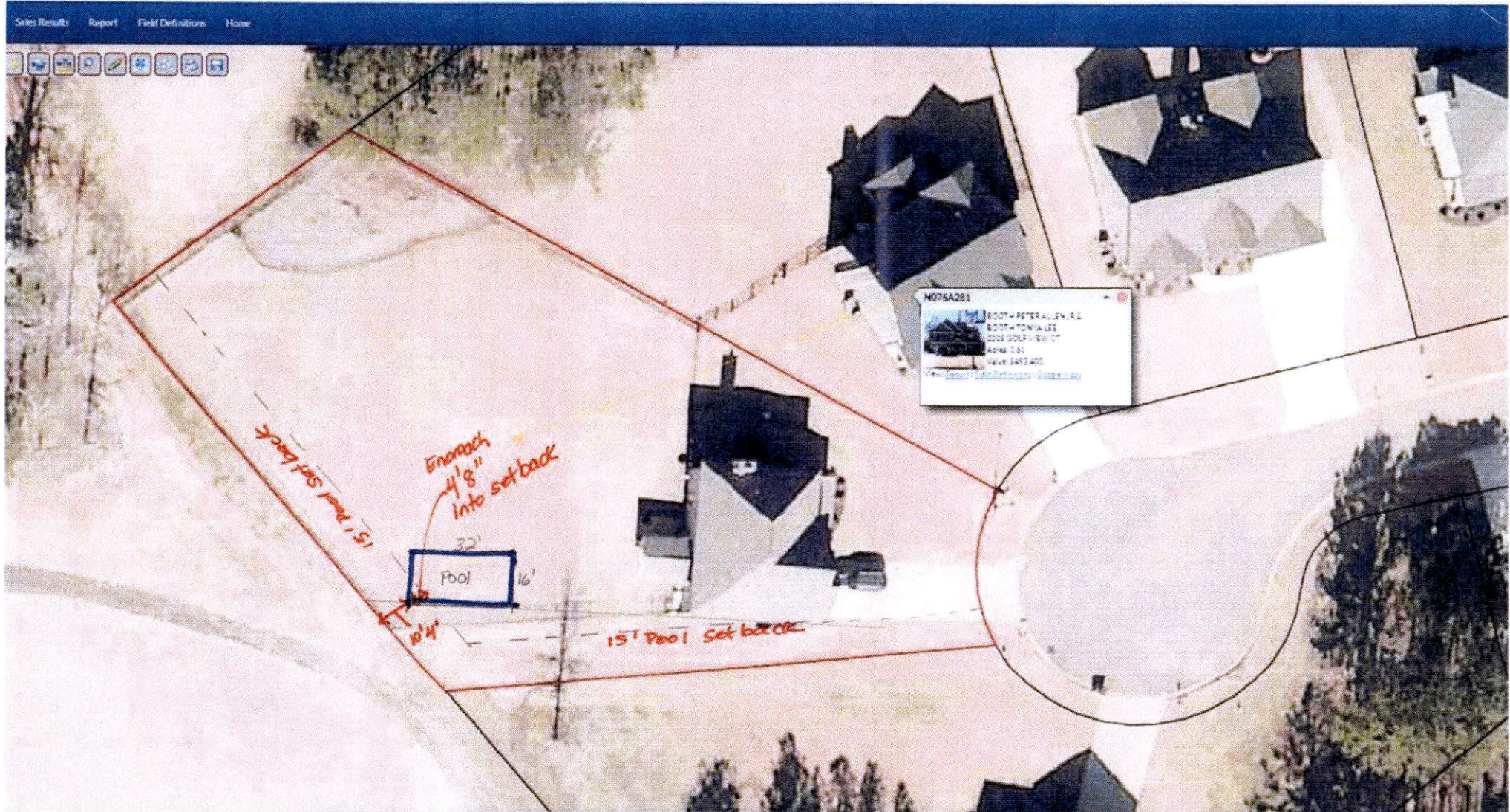
Our construction crew was given the revised plans (not the ones approved by Planning & Development) and they placed the pool where it encroached 4'8" into the 15' pool setback. The corner of the pool is 10'4" from the property line. The rear of the property is surrounded by the Bear Creek Golf Club, and also where a cart path runs.

We are asking that permission be granted so that the pool can remain where it has been partially installed (excavated with concrete base poured and pool walls installed) and where the pool does not infringe on the septic line setbacks.

Sincerely,

A handwritten signature in blue ink that reads "Sherri Mckelvey".

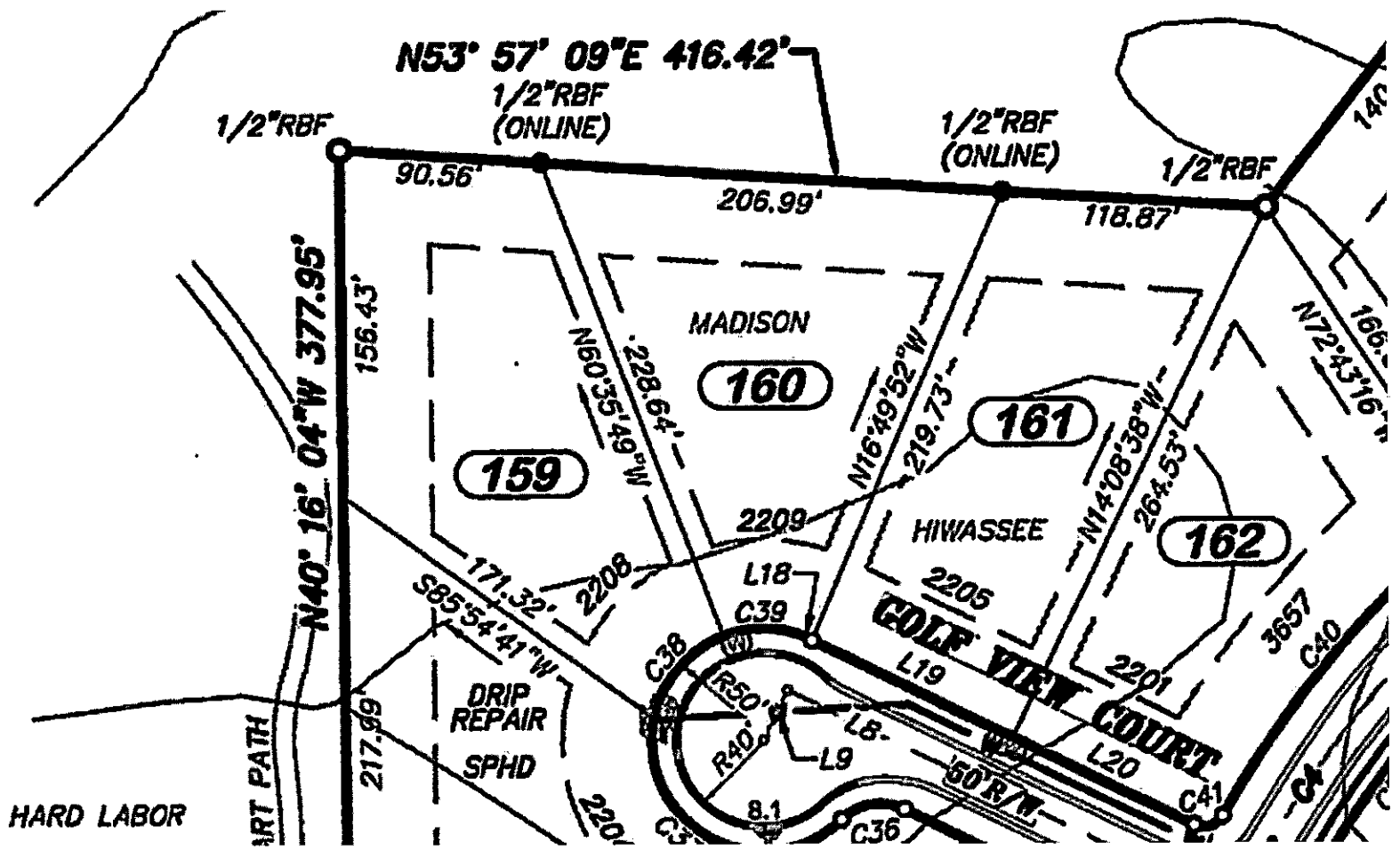
Sherri Mckelvey, Permits Department



N076A281
 BOOTH PETER ALLEN JR &
 BOOTH TONYA LEE
 2208 GOLF VIEW CT
 MONROE, GA
 Value \$492,400
[View Record](#) [Add Remarks](#) [Delete Record](#)

Owner BOOTH PETER ALLEN JR &
 BOOTH TONYA LEE
 2208 GOLF VIEW CT
 MONROE, GA 30655
 Physical Address 2208 GOLF VIEW CT
 Appraised Value Value \$492,400

Last: 11/6/2012



N53° 57' 09" E 416.42'

1/2" RBF
(ONLINE)

1/2" RBF
(ONLINE)

1/2" RBF

1/2" RBF

90.56'

206.99'

118.87'

N40° 16' 04" W 377.95'

156.43'

MADISON

160

159

161

162

HIWASSEE

GOLF VIEW COURT

N60° 35' 14" W
228.64'

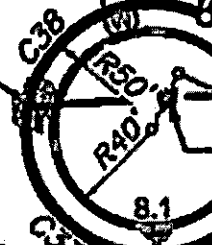
N16° 49' 52" W
219.73'

N14° 08' 38" W
264.53'

N72° 43' 16" W
166.2'

S85° 54' 41" W
171.32'

DRIP REPAIR
SPHD



ART PATH

HARD LABOR

217.99'

L18

C39

C38

C35

C36

R50

R40

L8

L9

8.1

50' R/W

L20

C41

L19

L20

L20

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Georgia Department of Public Health ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

CONSTRUCTION PERMIT NUMBER

78610

COUNTY <i>Walton</i>	COUNTY CODE	HEALTH DISTRICT	MONTH <i>05</i>	DAY <i>24</i>	YEAR <i>19</i>
SUBDIVISION: <i>Woodlake</i>		LOT <i>159</i>	PROPERTY OWNER: <i>O'Conor Prime Holdings</i>		
PROPERTY LOCATION / ADDRESS: <i>2208 Golf View Ct.</i>			SEWAGE CONTRACTOR: <i>Alan Smith</i>		
			CONTRACTOR LICENSE:		

ALL ITEMS: (BLANK) = Not Applicable (0) = Unknown *ITEMS (1) = Yes (2) = No

Section A - General	Section B - Primary / Pretreatment	Section C - Secondary Treatment
1. WATER SUPPLY: (1) Public (2) Private (3) Community	1. DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	1. ABSORPTION FIELD DESIGN (1) Level (2) Serial (3) Drip (4) Bed (5) Distribution box (6) Mound (7) Other:
2. ** TYPE OF STRUCTURE: (see below)	2. SEPTIC TANK: a. Capacity (gals):	2. ABSORPTION FIELD: a. Total square feet:
3. STRUCTURE AGE: (1) New (2) <1 year (3) >1 year	b. Material: (1) Concrete (2) Polyethylene (3) Fiberglass (4) Poured (5) Other:	b. Total linear feet:
4. SEWAGE SYSTEM: (1) New (2) Repair (3) Addition	c. Distance from (feet): (1) Well: (2) Building: (3) Lake/Stream: (4) Nearest property line:	c. Number of trenches:
5. AGE OF SYSTEM (repairs): (1) <1 (2) 1-5 (3) 6-10 (4) 11-20 (5) 21-30 (6) 31-40 (7) >40	d. Manufacturer: <i>McDanelo</i>	d. Length trenches (feet):
6. * IN SUBDIVISION?:	3. FILTER MANUFACTURER/ MODEL:	e. Distance between trenches (feet):
7. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	4. AEROBIC UNIT: a. Treatment capacity: b. Manufacturer:	f. Depth of trenches (range in inches):
8. NO. OF BEDROOMS/ GALLONS PER DAY:	5. DOSING TANK CAP. (gals):	g. * Aggregate proper size:
9. LOT SIZE:	6. GREASE TRAP CAP. (gals):	h. * Aggregate proper depth:
10. PERCOLATION RATE/ LOADING RATE:		i. Distance from (feet): (1) Well: (2) Building: (3) Lake/Stream: (4) Nearest property line:
11. SOIL CLASSIFIER: <i>1. Machie</i>		j. Nearest property line: (1) Right (2) Left (3) Front (4) Rear
12. SOIL SERIES: <i>Madison</i>		k. Product used: <i>ARC36H</i>

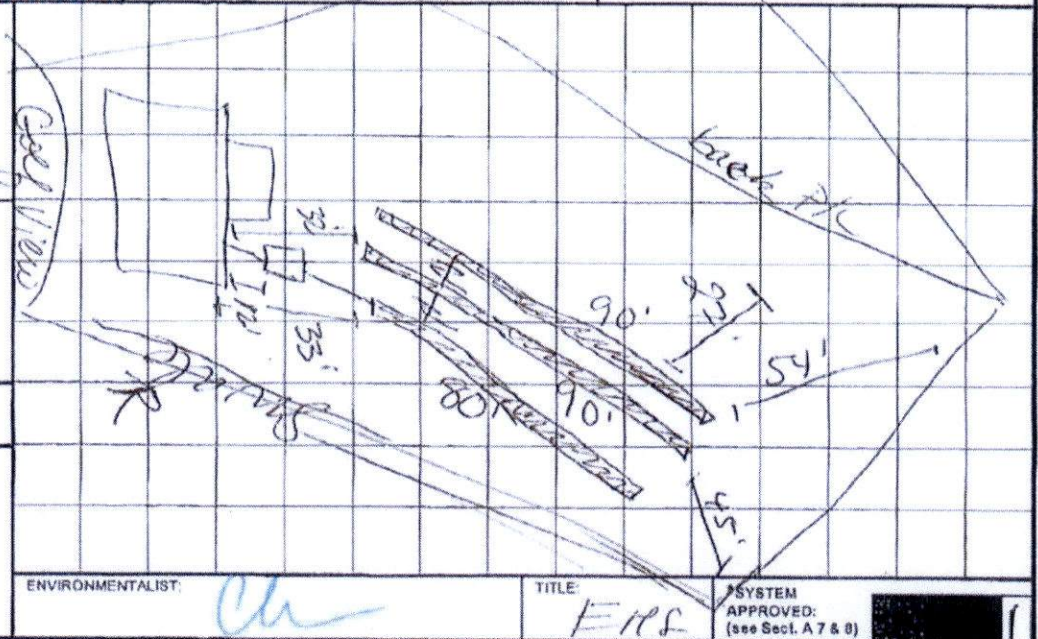
** TYPE OF FACILITY

(1) Single-Family Residence
(2) Multi-Family Residence
(3) Commercial ≤2000
(4) Commercial ≥2000
(5) Restaurant
(6) Mobile Home Park
(7) Other (specify)

REMARKS:

Drawing not to scale.

Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the 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 representatives do not, by any action taken in affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.



ENVIRONMENTALIST: <i>Ch</i>	TITLE: <i>ERS</i>	SYSTEM APPROVED: (see Sect. A 7 & 8)
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8/8/19