



Planning and Development Department Case Information

Case Number: V25-0246

Board of Appeals Meeting Date: 08-19-2025

Applicant:

Robert J Miller, Jr.
1465 Greendale Road
Covington, Georgia 30014

Owners:

Robert J Miller, Sr. & Betty S Miller
1465 Greendale Road
Covington, Georgia 30014

Current Zoning: A1

Request: Variance to reduce required lot width of 200' to proposed 31.02' to create a 17.649-acre buildable lot (with existing house) and variance to reduce lot width from required 200' to 30.84' to create an 8.00-acre buildable lot.

Address: 1465 Greendale Road, Covington, Georgia 30014

Map Number: C0800001

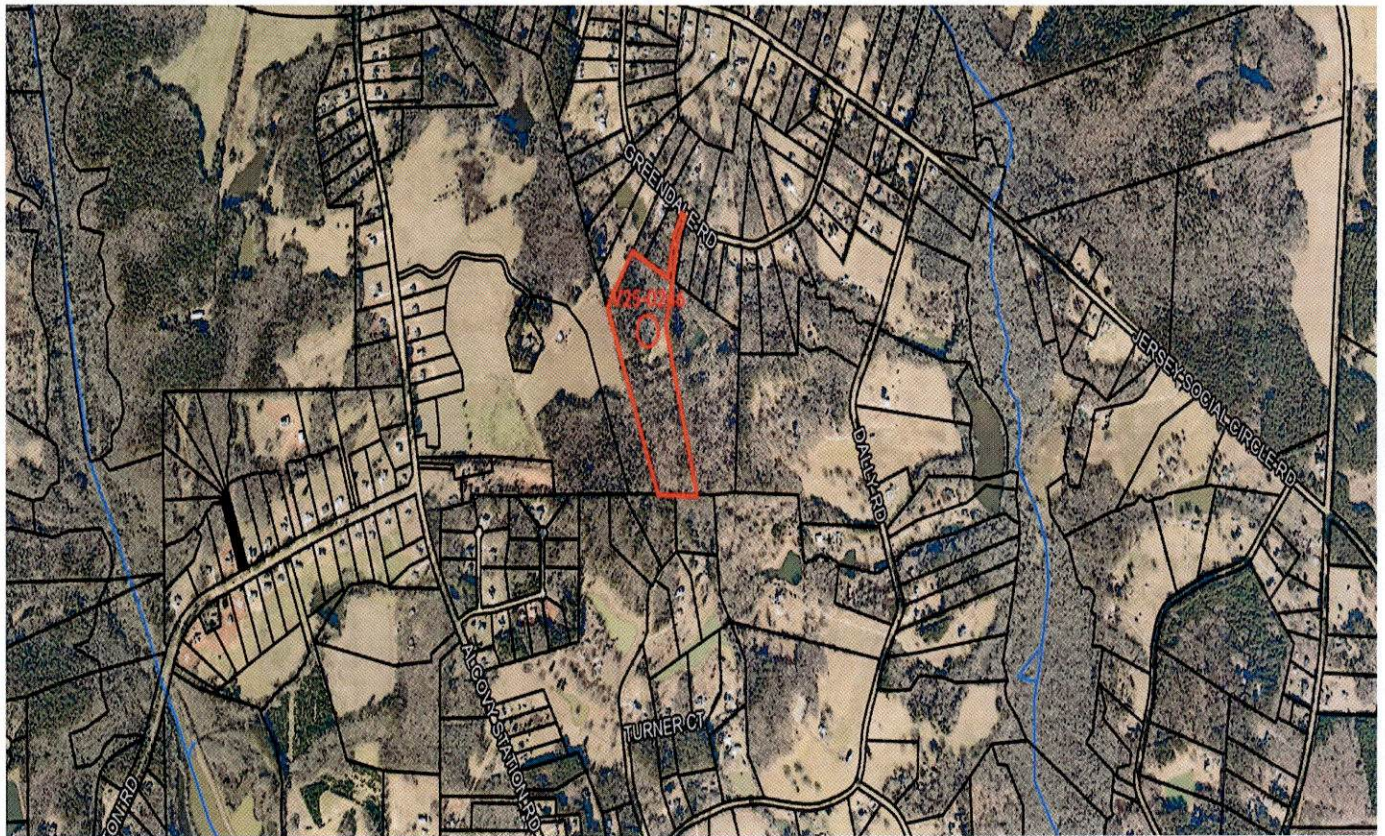
Site Area: Property is 25.65 acres.

Character Area:

District 4: Commissioner – Lee Bradford

Board of Appeals – William Malcom

Existing Site Conditions: The property consists of 25.65 acres with an existing house.

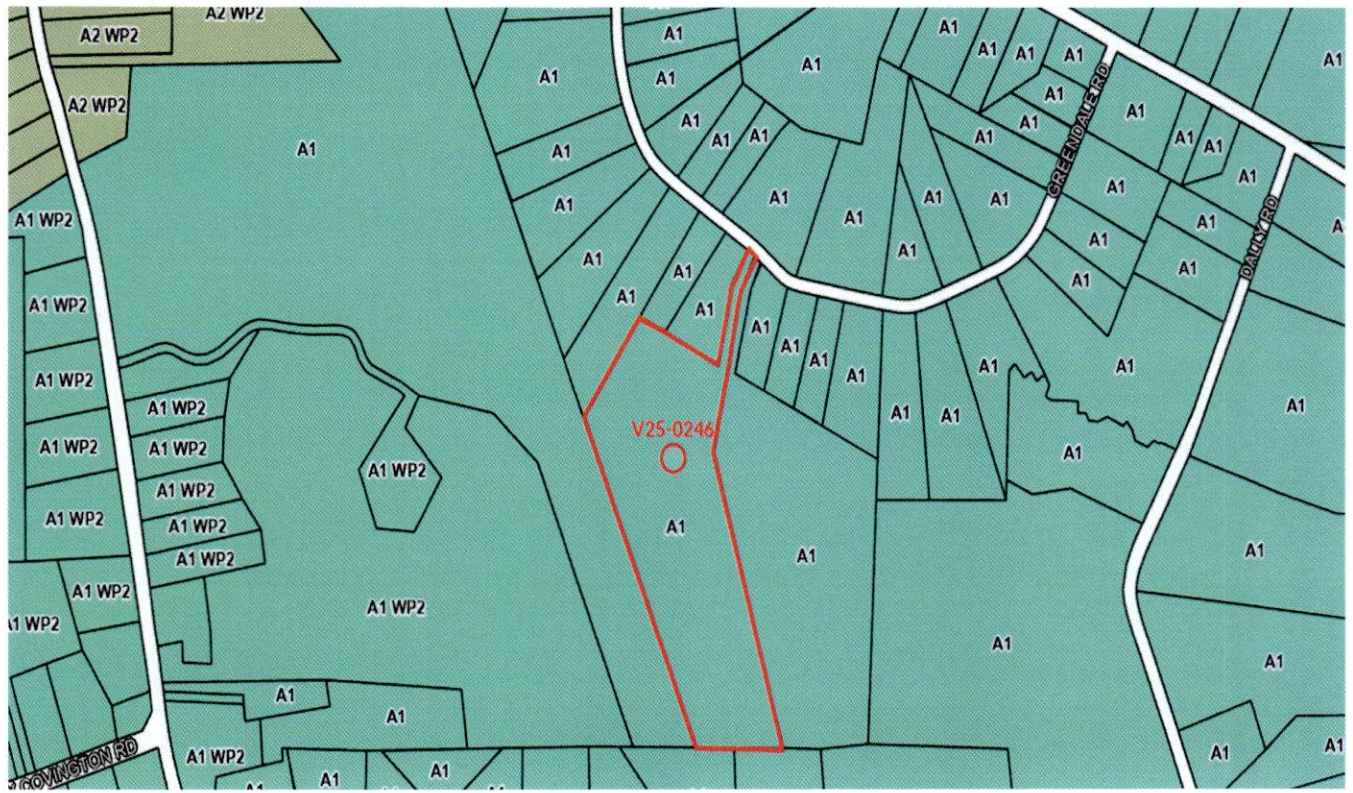


Staff Comments: Per Section 8-2-100.c.3 of the Walton County Land Development Ordinance all lots must have 40' frontage. These 2 lots will be less than 40' therefore the Variance is required.

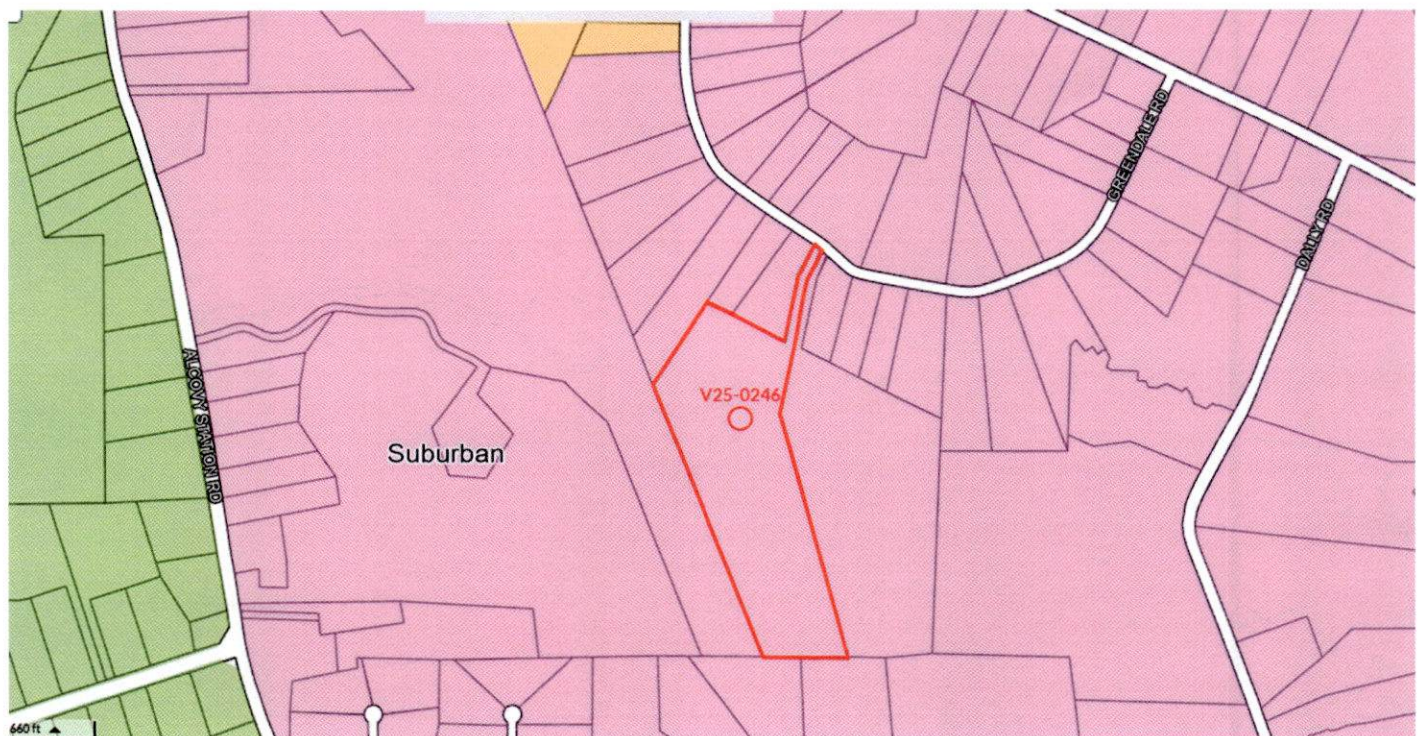
In ruling on any application for a Variance, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that 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.

The surrounding properties are zoned A1 and R1.

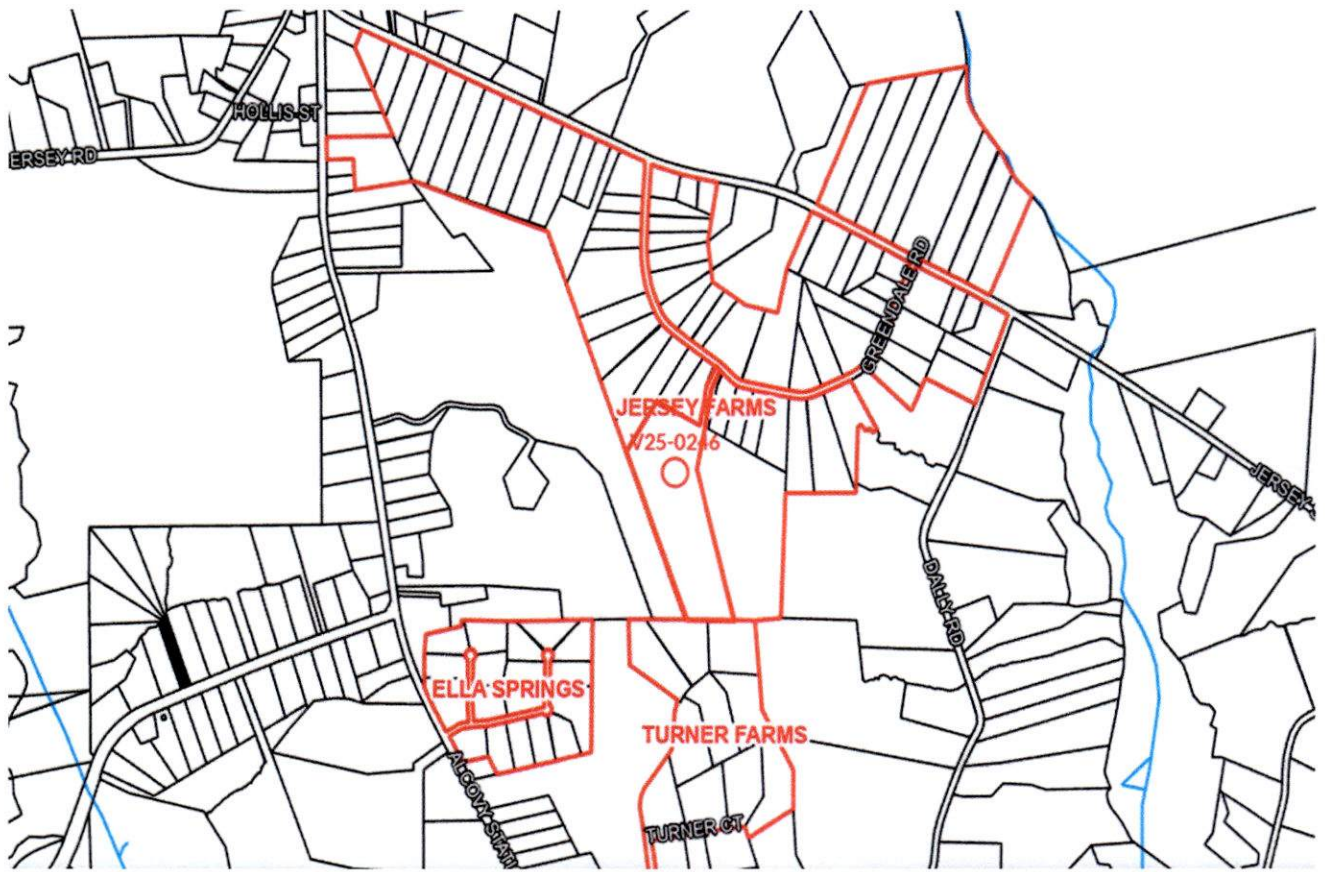


The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



History: No History

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0246

Board of Appeals Meeting Date 8-19-2025 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 C0800001 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

Robert J Miller JR
1465 Greendale Rd
Covington GA 30014

Phone # 678-972-8168

E-mail: Jody.miller308@gmail.com

Property Owner Name/Address/Phone

Robert J Miller & Betty Miller
1465 Greendale Rd
Covington GA 30014

Phone # 678-815-5827

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 1465 Greendale Rd, Covington, GA Acreage 25.6

Describe Variance/Special Exception/Appeal: Cut out 8 acre with 30.84
of Road frontage & leaving 17.649 acres with 31.02' road
frontage
with an existing house. (required road frontage is
200')

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

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 Robert J Miller Date 6-24-25 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: Robert J. Miller, Jr.
Address: 1465 Greendale Road, Covington, GA.
Telephone: 678-972-8168 30014
Location of Property: 1465 Greendale Road
Covington, Georgia 30014
Map/Parcel Number: C0800001

Robert J. Miller
Property Owner Signature

Print Name: Robert J. Miller Jr.

Address: 1465 Greendale Rd - Covington, Ga. 30014

Phone #: 678-815-5827

Beth S. Miller
Property Owner Signature

Print Name: Beth S. Miller

Address: 1465 Greendale Rd - Covington, GA. 30014

Phone #: 678-815-5827

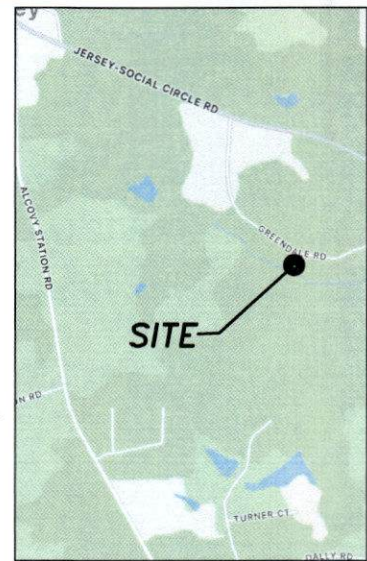
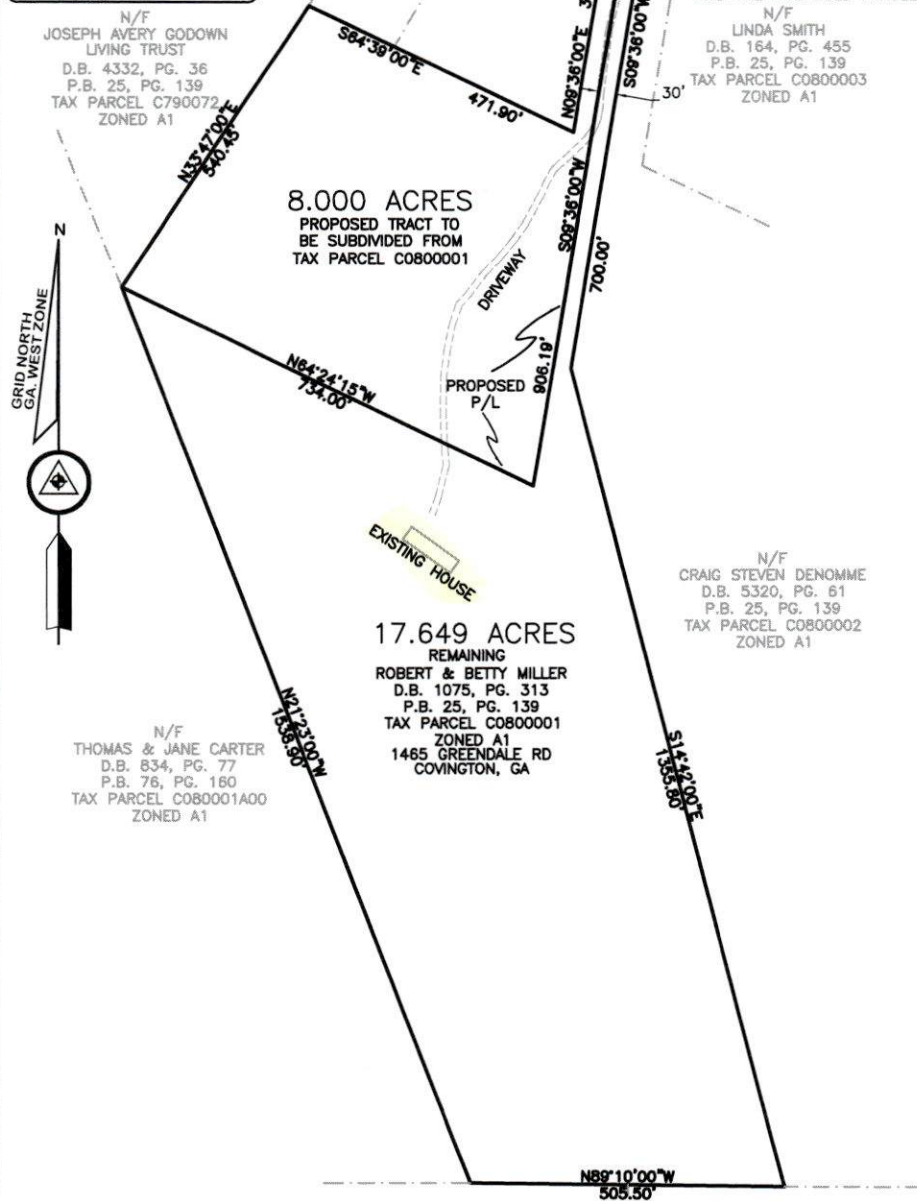
Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Travis S. Malcom
Notary Public

4/27/2025
Date



LEGEND	
B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CTP=	CRIMP TOP PIPE
DE=	DRAINAGE EASEMENT
EP=	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL=	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F=	NOT OR FORMERLY
NTS=	NOT TO SCALE
OTD=	OPEN TOP PIPE
P/L=	PROPERTY LINE
RBF=	REBAR PIN FOUND
R/W=	RIGHT OF WAY
SSE=	SANITARY SEWER EASEMENT
SMH=	SANITARY SEWER MANHOLE
SWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
DI=	DROP INLET
HW=	HEADWALL
FES=	FLARED END STRUCTURE
PP=	POWER POLE
FH=	FIRE HYDRANT
X=	FENCE
FL=	FLOOD LIMITS
SW=	SWALE



VICINITY MAP

NOTES:

- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER WALTON COUNTY F.I.R.M. PANEL NO. 13297C0225E, DATED 12/08/16.
- THE SUBJECT PROPERTY IS LOCATED AT 1465 GREENDALE RD, COVINGTON, GA
- REFERENCE IS MADE TO PLAT BOOK 25, PAGE 139.
- THE PURPOSE OF THIS DRAWING IS TO DEPICT A PROPOSED 30' ROAD FRONTAGE STRIP, LEADING TO A PROPOSED 8 ACRE TRACT, SO THAT THE WALTON COUNTY BOARD OF APPEALS WILL REVIEW AND CONSIDER GRANTING A VARIANCE FOR SAID STRIP. THIS DRAWING IS NOT A SURVEY AND IS NOT BE CONSTRUED OR USED AS SUCH. THE UNDERSIGNED LAND SURVEYOR OFFERS NO WARRANTY OR GUARANTEE AS TO THE CORRECTNESS OF THE INFORMATION SHOWN HEREON.



No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		



VARIANCE EXHIBIT FOR:

ROBERT J. MILLER, JR.

CHARLES D. NORTON
GEORGIA RLS 2872

2325 FISHER DR.
 LOGANVILLE, GA 30052
 Phone: (678) 898-7535
 charlesdavidnorton@gmail.com

Date: 06/23/25	Land Lot:	District: GMD 502
County: WALTON	Scale: 1"=200'	Sheet No.
Drawn By: CDN	Checked By: CDN	1 of 1
Date of Field Work:	Job #:	