



## Planning and Development Department Case Information

Case Number: V25-0243

Board of Appeals Meeting Date: 08-19-2025

Applicant:

David Sparks  
3025 Wood Valley Court  
Loganville, Georgia 30052

Owner:

Bobbie Mac Investments LLC  
3025 Wood Valley Court  
Loganville, Georgia 30052

Current Zoning: B1

Request: Variance to request house on property to be classified as a caretaker house with 1,020 sq. ft. in lieu of the maximum 800 sq. ft. and also allow a caretaker house in a B1 zoning.

Address: 3540 Highway 78, Loganville, Georgia 30052

Map Number: C0430032

Site Area: Property is 6.94 acres.

Character Area: Highway Corridor

District 2: Commissioner – Pete Myers

Board of Appeals – Mariellen Barnes

Existing Site Conditions: The property consists of 6.94 acres and contains a house, 2 commercial buildings and a barn.



**Staff Comments:**

**Guest House, Caretaker House (2)**

Guest Houses are allowed by right in the A, A1, A2 and R-1 properties that are 1.2 acres in size or larger with county water and 2.4 acres in size or larger with well. (1-4-2022)

Guest houses are an accessory use to the primary residence.

Caretaker Houses are allowed by right in the B-2, B-3, TC, MUBP, M-1 and M-2 zonings.  
9-1-2020

**B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet.**

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 A, B2 and City of Loganville.

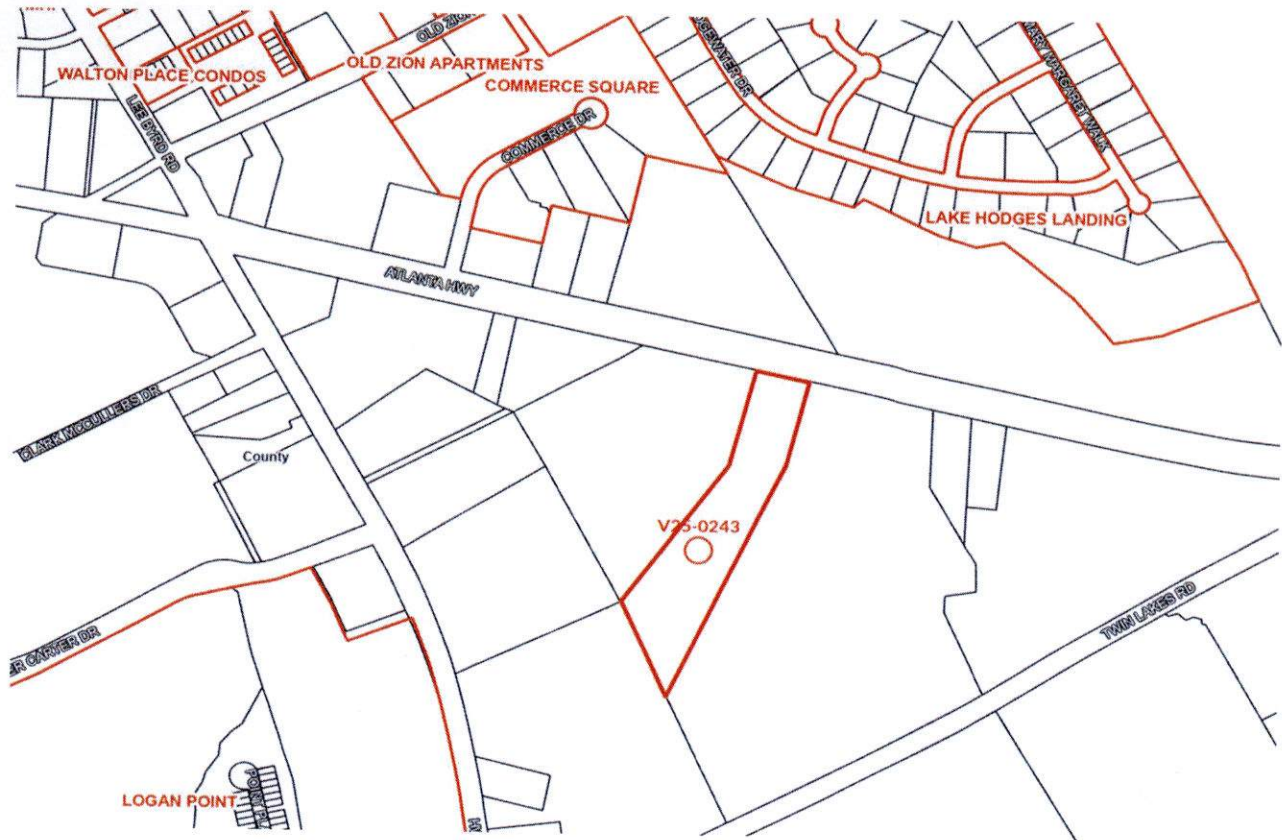


The Future Land Use Map for this property is Highway Corridor. Property is located on Highway 78.



The property is not in a Watershed Protection Area.

**Surrounding Subdivisions:**



**History:**

V02100031	McConnell Family LLC	B-1 20ft to 17.5ft Dist. Between Buildings	C043-32 3540 Highway 78	Approved
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Walton County Board of Appeals Application

\*\*\*Please Type or Print Legibly\*\*\*

Variance/Special Exception/Appeal # V25-0243

Board of Appeals Meeting Date 8-19-2025 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

Q public photo

Map/Parcel C0430032 Zoning District: C4-Commercial B1 Commission District: 04 2 Pete Myers

Applicant Name/Address/Phone #

David Sparks  
3025 Wood Valley Ct  
Loganville GA 30052

Phone # 404-725-4960

E-mail: sparksjr1965@yahoo.com

Property Owner Name/Address/Phone

Bobbie Mac Investments LLC  
3025 Wood Valley Ct  
Loganville GA 30052

Phone # 404-725-4960

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 3540 Hwy 78, Loganville, GA Acreage 6.94

Describe Variance/Special Exception/Appeal: Property is C-4 Commercial I want to bring the Existing House into Compliance & list it as Caretakers Residence

Also change the Required 800' to the Existing size of 1,020'  
Always used as a caretaker Home & allowing a B zoning.

I have 2 Commercial Buildings on site, A Caretakers House,  
1/2 acre pond, Barn & pasture. I want to Hire A Caretaker &  
let them stay on site to manage the property

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 [Signature] Date 6/18/25 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: David Sparks  
Address: 3025 Wood Valley Ct, Loganville GA 30052  
Telephone: 404-725-4960  
Location of Property: 3540 US Hwy 78,  
Loganville GA 30052  
Map/Parcel Number: C0430032

  
Property Owner Signature

Print Name: Bobbie Mac Intyre, Inc.  
Address: 3540 Hwy 78, Suite 201  
Loganville GA  
Phone #: 404-725-4960

\_\_\_\_\_  
Property Owner Signature  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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.

 6/19/25  
Notary Public Date





3540 Hwy 78, Loganville

