

Planning and Development Department Case Information

Case Number: V25-0242

Board of Appeals Meeting Date: 08-19-2025

Applicant:

David Sparks
3025 Wood Valley Court
Loganville, Georgia 30052

Owners:

John David Sparks
3025 Wood Valley Court
Loganville, Georgia 30052
and
Bobby Joe White
2640 Falcon Ridge Drive
Grayson, Georgia 30017

Current Zonings: C0710063 is R1 and C070064 is A1

Request: Variance to reduce required lot width of 200' to proposed 80.5' to create a 3.45 acre buildable lot.

Address: Old Braswell Road & 3779 Old Braswell Road, Monroe, Georgia 30656

Map Number: C0710063 zoned R1 contains 6.32 acres and C0710064 zoned A1 contains 3.17 acres

Site Area: Property is 9.49 acres.

Character Area: Suburban

District 5: Commissioner – Jeremy Adams Board of Appeals – Chris Lammey

Existing Site Conditions: The property consists of 9.49 acres total.



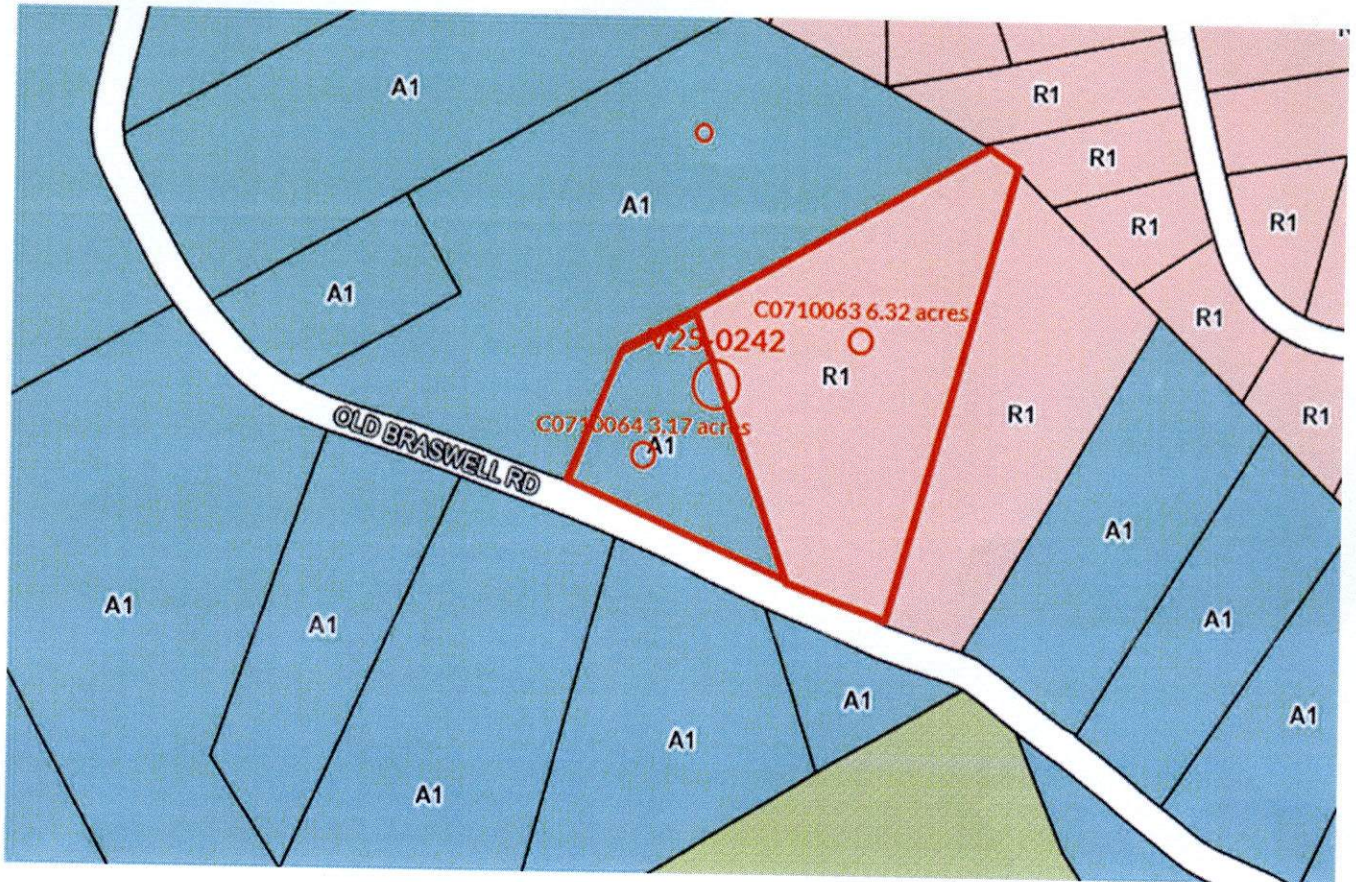
Staff Comments:

In ruling on any application for a Variance, the Board of Appeals shall act in the best interest of the health, safety,

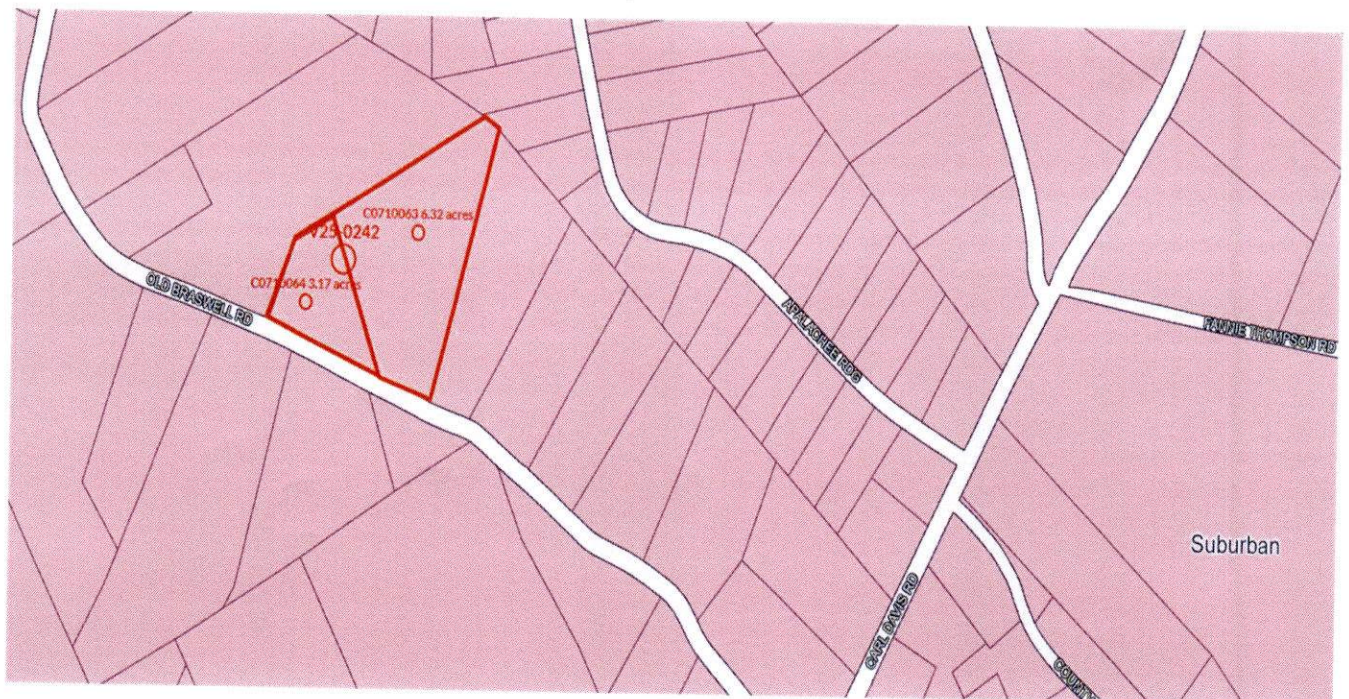
morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

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.

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

Please Type or Print Legibly

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)

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

Map/Parcel C0710063 Zoning District: C0710063-R1 Commission District: 005 - Jeremy Adams

Applicant Name/Address/Phone #
David Sparks
3025 Wood Valley Ct
Loganville, Ga. 30052
 Phone # 404-725-4960
 E-mail: sgcontractor@mail.com

Property Owner Name/Address/Phone
John David Sparks
3025 Wood Valley Ct
Loganville, Ga. 30052
 Phone # 404-725-4960

Bobby Joe White
2640 Falcon Ridge Dr
Grayson, Ga. 30017

Type Request: ☒ **VARIANCE** ☒ **SPECIAL EXCEPTION** ☐ **APPEAL**
3779 Old Braswell Rd. Monroe, GA. 30656 C0710063-6.3 acres (6.32)
 Property Location Old Braswell Rd Monroe, GA. 30656 Acreage C0710064-3.2 acres (3.17)

Describe Variance/Special Exception/Appeal: Request variance related to minimum lot width of
200 feet being required for R1 and A1 zoning (Section 4-1-120(E)(2) & Section 4-1-140(E)(2)(c)
to allow one of the proposed 4 lots to be 80.5' as shown on the included Variance Plan.

State Reason for request and how these reasons satisfy Article 14 Standards of Review:
Reason for request is unusual shape of 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 6/20/25 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.

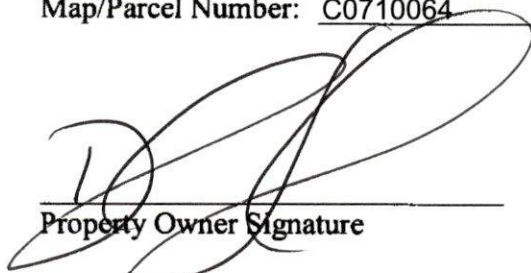
Name of Applicant: David Sparks

Address: 3025 Wood Valley Ct/Loganville, Ga. 30052

Telephone: 404-725-4960

Location of Property: Old Braswell Rd

Map/Parcel Number: C0710063
C0710064



Property Owner Signature

Print Name: David Sparks
3025 Wood Valley Ct
Address: Loganville, Ga. 30052

Phone #: 404-725-4960



Property Owner Signature

Print Name: Bobby White
2640 Falcon Ridge Dr
Address: Grayson, Ga. 30017

Phone #: 404-725-4960

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.



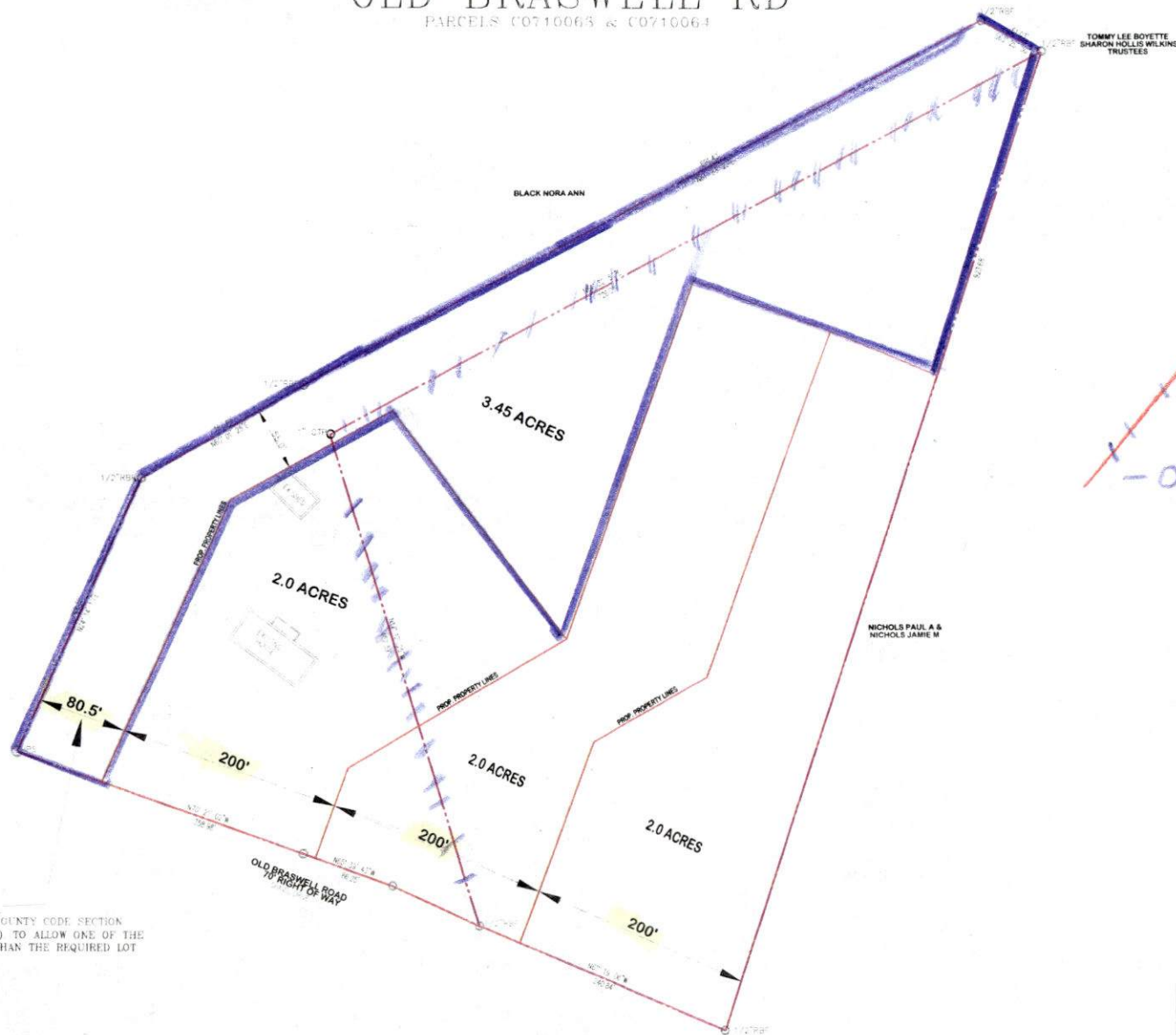
Notary Public

6-23-25
Date



CONCEPT PLAN FOR: OLD BRASWELL RD

PARCELS C0710063 & C0710064



VARIANCE REQUESTED:
ALLOW VARIANCE FROM WALTON COUNTY CODE SECTION
4-1-120(E)(2) & 4-1-120(E)(2)(C) TO ALLOW ONE OF THE
PROPOSED 4 LOTS TO BE LESS THAN THE REQUIRED LOT
WIDTH OF 200 FEET

GRAPHIC SCALE
1 INCH = 50 FT

| SITE INFORMATION | | | |
|------------------|----------------------------|-------------|--|
| PROPOSED LOT 1 | PARCEL C0710063 | 0.722 ACRES | |
| PROPOSED LOT 2 | PARCEL C0710064 | 1.778 ACRES | |
| CURRENT ZONING | PARCEL C0710063 & C0710064 | RD 22000 | |
| | PARCEL C0710064 | 47' CONVD | |

PROJECT NAME & ADDRESS: OLD BRASWELL RD
MONTGOMERY, GEORGIA 36106

BULLARD LAND PLANNING
12345 INDUSTRIAL RD 30043
LAWRENCEVILLE, GEORGIA 30043
(478) 314-1234 (770) 978-8857 FAX
bplanning@bplanning.net

PROFESSIONAL
SEALS



SCALE: AS SHOWN

JOB NUMBER

DATE
08-18-25

DRAWN BY
CHECKED BY

SHEET NUMBER
1