

**Walton County Planning and Development Department
Board of Appeals Case Summary**

Case Number: V25-0267

Board of Appeals Meeting Date: September 16, 2025

Applicant:

Charles M. Powell
1449 Palmer Drive
Monroe, Georgia 30656

Owners:

Charles Michael Powell & Paula Johnson Powell
1449 Palmer Drive
Monroe, Georgia 30656

Property Information:

- **Address:** 1449 Palmer Drive & Bunk Tillman Road, Monroe, Georgia 30656
- **Map Number:** N178A013
- **Site Area:** 1.01 acres
- **Current Zoning:** A2 (agricultural)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

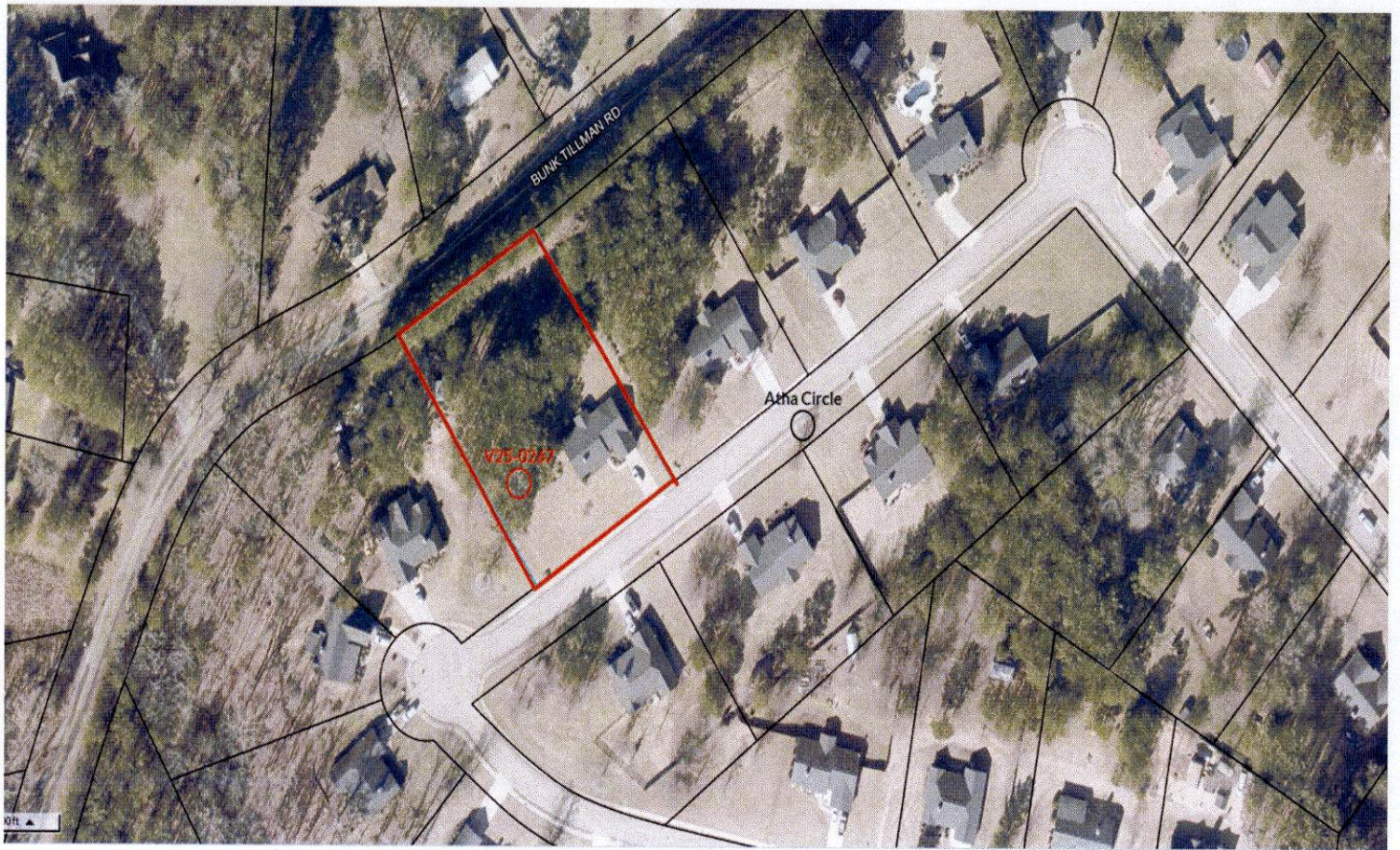
- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

Request: Variance to put an accessory building 50 ft. in the 100 ft. non-buildable buffer.

Existing Site Conditions: The property currently includes a primary residence.
The surrounding properties are A2.

Property History:

No prior variance or zoning history on record.



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 # A25-0278 (V25-0267)

Board of Appeals Meeting Date 9-16-2025 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 N178A013 Zoning District: A2 Commission District: 4-LeeBradford

Applicant Name/Address/Phone #

Charles M. Powell

1449 Palmer Dr

Monroe, GA 30656

Phone # 405-204-8877

E-mail: Charles.Powell@uss.salvationarmy.org

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 1449 Palmer Dr Acreage 1.1 Acres

Describe Variance/Special Exception/Appeal: Request VARIANCE to allow placement of a portable shed on gravel pad soft inside a 100ft non-buildable buffer on our property.

State Reason for request and how these reasons satisfy Article 14 Standards of Review: 1. Due to topography, placing the shed outside the buffer requires significant removal of trees and significant financial cost to owners. 2. Proposed site is clear with less environmental disruption 3. No negative impact on community or neighbors 4. Shed is portable, no permanent foundation, and less long term environmental impact.

Public Water: ☒ Well: ☐ Public Sewer: ☐ Septic Tank: ☒ not in affected area

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 _____ Date _____ 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 _____

Charles M. Powell

1449 Palmer Drive
Monroe, GA 30656
charles.powell@uss.salvationarmy.org
405-204-8877

July 9, 2025

Dear Walton County Board of Appeals:

I am writing to respectfully request a variance to allow the placement of a pre-built portable shed on a gravel pad within 50 feet of a designated 100-foot non-build buffer on my property located at 1449 Palmer Drive, Monroe, GA 30656 (lot 13).

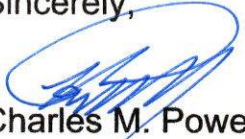
The proposed shed location is situated in a section of the buffer that is already level and free of trees or vegetation, minimizing environmental disruption. Placing the shed in this area will preserve a significant number of mature trees located outside the buffer zone. Situating the structure outside the buffer would require substantial tree removal and land grading, resulting in both environmental loss and considerable financial hardship.

The gravel pad and shed are fully portable, and no permanent foundation is being installed, ensuring minimal long-term impact to the land.

We respectfully request consideration of this variance in order to preserve natural resources while allowing for a practical use of the property.

Thank you for your time and thoughtful consideration. Please do not hesitate to contact me if you need any further information.

Sincerely,



Charles M. Powell

LEGEND:

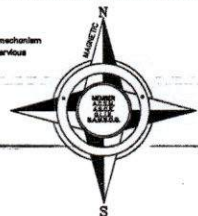
D.E. - DRAINAGE EASEMENT
 BC - BACK OF CURB
 FES - FLARED END SECTION
 HW - HEAD WALL
 CB - CATCH BASIN
 R/W - RIGHT OF WAY
 A.E. - ACCESS EASEMENT
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 RCP - REINFORCED CONCRETE PIPE
 CMP - CORRUGATED METAL PIPE
 LL - LAND LOT
 LLL - LAND LOT LINE
 C - CENTER LINE
 S - STORM STRUCTURE (SEE PIPE CHART FOR SIZE & TYPE)
 S - STORM PIPE (SEE PIPE CHART FOR SIZE & TYPE)
 F - FIRE HYDRANT
 W - 6" WATER LINE (unless noted otherwise)

NOTES:

1) ALL LOT CORNERS ARE 1/2" REBAR SET UNLESS NOTED OTHERWISE.
 2) 10' D.E. ALONG ALL PROPERTY LINES
 3) NOTE INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
 4) NOTE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEMS NOT IN THE RIGHT-OF-WAY (DETENTION FACILITIES, STORM DRAINS, DITCHES, ETC.), OPEN SPACE AND COMMON AREAS.

HEALTH DEPARTMENT LEGEND

SPHD - "SITE PLAN HEALTH DEPARTMENT" Site plan required at time of permit application.
 ATU - "AEROBIC TREATMENT UNIT" An aerobic treatment unit or other mechanism to provide for Class 1 effluent may be required if depth to impervious layer is less than 36".
 DRP - "DRIP EXHAUST SYSTEM" The repair system required for this lot will be a drip emitter system.
 DRP REPAIR - "DRIP EXHAUST SYSTEM REPAIR" The repair system required for this lot will be a drip emitter system.
 ZBR - "POSSIBLE ZBR HOUSE" This lot will only accommodate a 2 bedroom house.
 LEVEL IV - "LEVEL IV SOIL REPORT" A level IV soil report has been performed and is overlaid on this lot.
 HPEL - "High Pore Extra Liner" Soils on this lot have a higher than average pore size and will require extra drainage.
 HRO - "NO REDUCED DRAINFIELD" Due to soil conditions no reduced length drainfield will be permitted.



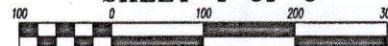
FILED AND RECORDED 3-26-07
 AT 3:26 PM
 PLAT BOOK 10 PAGE 153
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA



NOTE: To the best of my knowledge, there are no functioning wells located on or within 100' of the subject property.

THE LOTS CONTAINED IN THIS S/D HAVE BEEN DESIGNED FOR 3/4 BEDROOM HOUSES. ADDITIONAL REQUIREMENTS ARE APPLIED FOR PERMITTING LARGER HOMES.

SHEET 4 OF 6



Scale 1" = 100'

FINAL PLAT OF:

PALMER PLACE

STATE	GEORGIA	COUNTY	WALTON	CITY		U.M.M.
DISTRICT	SRD	LAND LOT	199	SCALE	1"=100'	DATE

John Brewer & Associates

Land Surveying, Land Planning,
Construction Staking107 Davis Street
Morrow, Georgia 30655
tel. (770) 267-3337
fax (770) 266-7980

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13287C01109 EFFECTIVE DATE: 2/16/1990

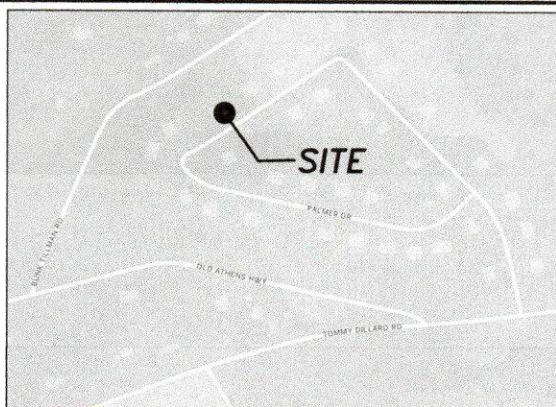
REVISIONS: 10/31/06

JOB # 06037

FILE #

SURVEYORS CERTIFICATION

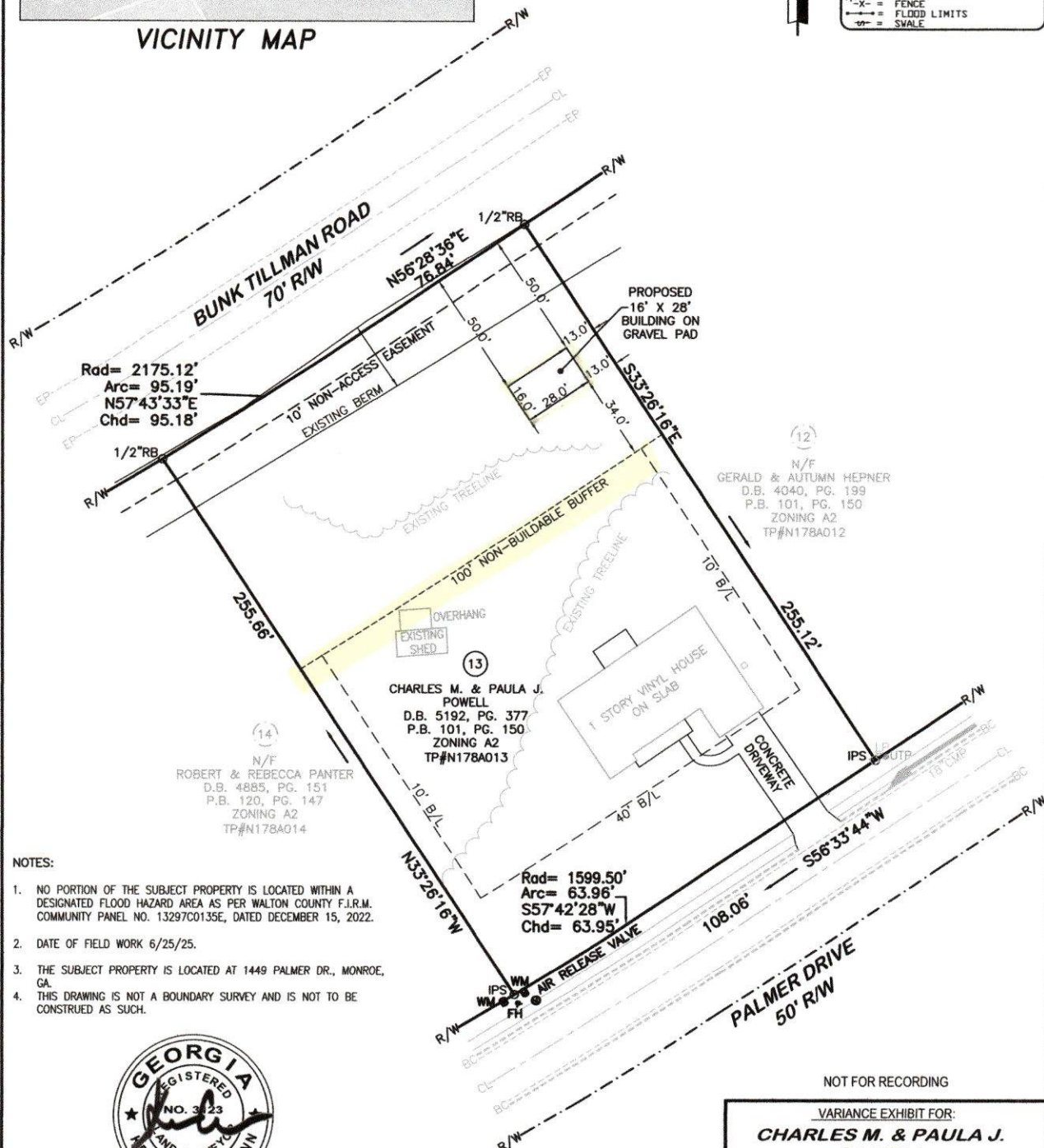
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,142 FEET AN ANGULAR ERROR OF 2.2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 185,233 FEET AND WAS ADJUSTED BY THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201.



VICINITY MAP

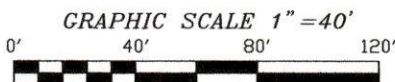


LEGEND	
B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CTP=	CRIMP TOP PIPE
DE=	DRAINAGE EASEMENT
EP=	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL=	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F=	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
RBF=	REBAR PIN FOUND
R/W=	RIGHT OF WAY
SSE=	SANITARY SEWER EASEMENT
SMH=	SANITARY SEWER MANHOLE
DWCB=	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
- - -	FLOOD LIMITS
- - -	SWALE



NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER WALTON COUNTY F.I.R.M. COMMUNITY PANEL NO. 13297C0135E, DATED DECEMBER 15, 2022.
2. DATE OF FIELD WORK 6/25/25.
3. THE SUBJECT PROPERTY IS LOCATED AT 1449 PALMER DR., MONROE, GA.
4. THIS DRAWING IS NOT A BOUNDARY SURVEY AND IS NOT TO BE CONSTRUED AS SUCH.



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

NOT FOR RECORDING

VARIANCE EXHIBIT FOR:		
CHARLES M. & PAULA J. POWELL		
NORTHEAST LAND SURVEYING, LLC A Georgia Land Surveying Firm # 1240 P.O. BOX 384 Braselton, Ga. 30517 Phone: 678-776-7494		
Date: 6/26/25	Land Lot: 199	District: 3RD
County: Walton, Ga.	Scale: 1"=40'	Sheet No.
Drawn By: KMT	Checked By: KLC	1 of 1
Date of Field Work: 6/25/25	Job #: 25-059	