



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

Case Number: V25-0277

Board of Appeals Meeting Date: September 16, 2025

Applicant:

Keith R. Connelly
1705 Queens Cemetery Road
Good Hope, Georgia 30641

Owners:

Keith R. Connelly & Angela F. Connelly
1705 Queens Cemetery Road
Good Hope, Georgia 30641

Property Information:

- **Address:** 1705 Queens Cemetery Road, Good Hope, Georgia 30641
- **Map Number:** C1820038
- **Site Area:** 20.37 acres
- **Current Zoning:** A1 (Rural Estate)
- **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 requesting to waive paved apron on the driveway.

Existing Site Conditions: The property currently includes a house and pool.
The surrounding properties are A1 and R2.

Property History:

No prior variance or zoning history on record.

Staff Comments:



Sec. 14-104. Appeals and variances.

(a) *Procedure upon denial.* Upon denial of the application for a sign permit, the applicant shall be given written notice stating the reason(s) for the denial within 15 days of the decision to deny the permit. The aggrieved party may appeal any decision as provided in board of zoning appeals procedure.

(b) *Variances.*

- (1) Variances may be granted from the provisions of this ordinance in compliance with powers of board of zoning appeals.
 - (2) Variance procedures shall apply both to signs which are nonconforming as of the effective date of this ordinance and to new signs erected thereafter.
- (Ord. of 8-6-2002, § 24)

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0277

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 C1820038 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

Keith R. Connelly
1705 Queens Cemetery Rd
Good Hope, GA 30641

Phone # 770-527-8659

E-mail: keith8659@gmail.com

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 1705 Queens Cemetery Rd, Good Hope Acreage 20.573

Describe Variance/Special Exception/Appeal:

We are requesting a Special Exception to the requirement to pave the first several feet of our driveway.

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

The driveway has been in place for over 40 years. It was a road at one point and is hand packed gravel. Belief if granted, would not cause or impair the intent of the Ordinance.

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 Keith R. Connelly Date 7-31-25 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 _____



SOIL INVESTIGATION REPORT

JORDAN ENGINEERING, INC., 144 N. WARREN ST., MONTICELLO, GA 31054
PHONE (706) 468-8999
robert@jordan-eng.com

COUNTY: **WALTON** SUBDIVISION: _____ LOT NO. _____
CLIENT/OWNER: **KEITH CONNELLY** CLIENT EMAIL: **Keith8659@gmail.com**
STREET NAME: **1705 QUEENS CEMETERY ROAD** CLIENT PHONE: **770-527-8659**

ESTIMATED SOIL PROPERTIES

SOIL SERIES	DEPTH TO OBSERVED HIGH WATER TABLE (inches)	DEPTH TO AUGER REFUSAL (inches)	DEPTH TO INDICATORS OF SEASONAL WATER TABLE (inches)	ABSORPTION RATE FOR INSTALLATION RANGE (minutes/inch)	APPROX. SLOPE (percent)	RECOMMENDED INSTALLATION DEPTH RANGE (inches)	SUITABILITY CODE	CONVENTIONAL SYSTEM NOTES
PACOLET	>72	>72	>72	50	3-5	24 - 48	A	SUITABLE
CECIL	>72	>72	>72	55	3-5	30 - 48	A	SUITABLE

1.) THIS REPORT IS VOID IN AREAS WHERE CUT OR FILL OF MORE THAN 18" OCCURS AFTER THE TIME OF THE FIELD STUDY
2.) THESE RESULTS DO NOT GUARANTEE THE PROPER PERFORMANCE OF AN ONSITE SEWAGE MANAGEMENT SYSTEM AT THIS SITE.

BORINGS SHOWN HEREON WERE
INSTALLED WITH A 77" HAND
AUGER AND MAPPED USING
A TRIMBLE SUB-METER GNSS RECEIVER

I CERTIFY THAT THIS IS A
LEVEL 3 SOIL REPORT.

DATE 5/1/24



CERTIFIED SOIL CLASSIFIER

KEY TO GEORGIA DHR SUITABILITY CODES:

- A. SOIL SERIES SHOULD HAVE THE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.
B. SOME ROCK OR STONY CONDITIONS WERE FOUND. THIS SOIL SHOULD FUNCTION AS A SUITABLE ABSORPTION FIELD PROVIDING THAT THE SYSTEM IS PUT IN FIRST TO MAKE SURE THERE WILL BE NO ROCK LIMITATIONS. HOLES HAVE BEEN AUGERED TO 72" DEEP WITHOUT REFUSAL IN THIS UNIT.
C. DUE TO WATER TABLE, FLOODING, AND DRAINAGE PROBLEMS, THERE IS A HIGH PROBABILITY OF FAILURE FOR CONVENTIONAL SYSTEMS INSTALLED IN THIS SOIL SERIES. YOUR HEALTH DEPARTMENT CAN DISCUSS WITH YOU IF AN ALTERNATIVE SYSTEM MIGHT BE AN OPTION FOR YOUR SITUATION.
D. DUE TO SURFACE DRAINAGE OR FLOODING PROBLEMS, THESE SOIL TYPES SHOULD BE AVOIDED. SITE ALTERATIONS WHICH CONTROL SURFACE AND/OR SUBSURFACE WATER MAY MAKE THESE AREAS SUITABLE. A FURTHER SOIL STUDY IS RECOMMENDED IF ALTERATIONS ARE MADE.
F. NORMALLY CONSIDERED UNSATISFACTORY FOR INSTALLATION OF CONVENTIONAL ABSORPTION FIELDS.
I. DEPTH TO BEDROCK IS GENERALLY NOT SUFFICIENT TO ACCOMMODATE A SEPTIC SYSTEM. HOWEVER, AREAS OF THIS SOIL WITH BEDROCK DEPTHS OF 36" OR DEEPER OR INCLUSIONS OF OTHER SUITABLE SOILS WITH SUFFICIENT DEPTHS TO ROCK MAY BE SUITABLE. ADDITIONAL HAND AUGER BORINGS OR BACKHOF PIT INSPECTIONS MAY REVEAL SUITABLE AREAS WITHIN THIS SERIES.
N1. THIS SOIL IS VARIABLE IN HARDNESS AND/OR DEPTH OF THE PARENT MATERIAL OR SAPROLITE. AUGER REFUSAL OCCURRED AT A DEPTH LESS THAN 48". BACKHOF PIT INSPECTIONS IN THESE SOILS MAY REVEAL CONDITIONS OR AREAS THAT ARE SUITABLE FOR CONVENTIONAL SEPTIC SYSTEM INSTALLATION.
N2. THIS SOIL IS VARIABLE IN HARDNESS AND/OR DEPTH OF THE PARENT MATERIAL OR SAPROLITE. AUGER REFUSAL OCCURRED AT A DEPTH GREATER THAN 48". SHALLOW CONVENTIONAL SEPTIC SYSTEM INSTALLATION SHOULD BE SUCCESSFUL IN THESE SOILS PROVIDED THAT THE SYSTEM IS INSPECTED DURING INSTALLATION TO DETERMINE THAT THERE ARE NO ROCK LIMITATIONS.
P. THIS SOIL SERIES HAS WATER TABLE OR DRAINAGE PROBLEMS IN THE LOWER PORTION OF THE SOIL WHICH COULD CAUSE PROBLEMS FOR CONVENTIONAL SEPTIC SYSTEMS. HOWEVER, THE DEPTH TO THE SEASONAL HIGH WATER TABLE IS SUCH THAT A SHALLOW INSTALLATION (WHICH MAINTAINS THE REQUIRED 24" SEPARATION BETWEEN THE TRENCH BOTTOM AND THE SEASONAL HIGH WATER TABLE) IS POSSIBLE AND MAY RESULT IN PROPER SYSTEM FUNCTION. J. THIS SOIL EXHIBITS SLOW PERCOLATION WHICH MAY RESULT IN SYSTEM FAILURE.

TWO-FOOT CONTOUR INTERVAL TOPOLINES
DEPICTED HERE WERE CREATED FROM 2020
NOAA USAR DATA. JORDAN ENGINEERING
HAS NOT VERIFIED THE DATA ACCURACY.

UNLESS OTHERWISE STATED, PROPERTY
BOUNDARY LINES SHOWN HEREON ARE
BASED ON TAX PARCEL INFO AND
SHOULD BE CONSIDERED APPROXIMATE.

BUILDING CONTRACTOR SHOULD DIRECT ROOT
AND SURFACE DRAINAGE AWAY FROM DRAINFIELD
AND AVOID SWALES TO PREVENT SYSTEM FAILURE















