



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

Case Number: V25-0273

Board of Appeals Meeting Date: September 16, 2025

Applicant:

Verge Properties, LLC
4795 Snows Mill Road
Monroe, Georgia 30655

CASE WAS WITHDRAWN ON 8/18/2025

Owner:

81 Investment Company
P.O. Box 2655
Loganville, Georgia 30052

Property Information:

- **Address:** 429 Highway 11 & Frost Road, Monroe, Georgia 30655
- **Map Number:** C1390016
- **Site Area:** 0.96 acres
- **Current Zoning:** B2 (Highway Business–Light to medium commercial use)
- **Character Area:** Conservation
- **Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Hard Labor Creek

District Representation:

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

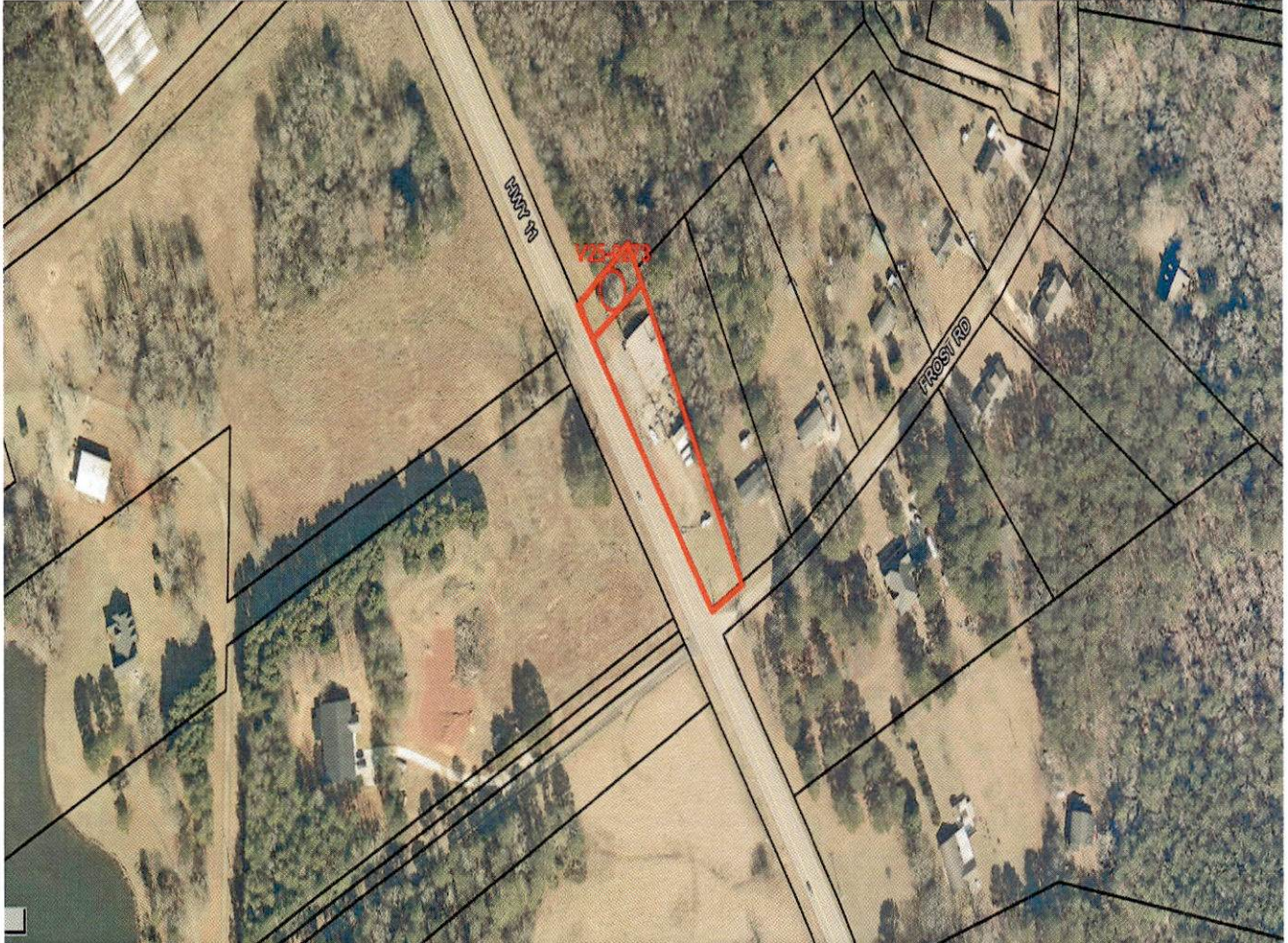
Request: Variance requesting to replace billboard.

Existing Site Conditions: The property currently includes an existing billboard.
The surrounding properties are A1 and B2

Property History:

V01110003	Stamey's Equipment	B1 LNCU Building Addition .96	C0139-16 429 Hwy 11 South	Approved
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Z14040008	Richard Holden	B-1 to B-2	C0139-16	Approved
		Boat Repair .96	429 Ga Hwy 11	



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)

Sec. 9-24. Nonconforming signs.

- (a) Signs which were legally erected on the effective date of the ordinance from which this chapter is derived and maintained under previous ordinances, or which become nonconforming with respect to the requirements of this chapter, may continue in existence so long as the size of the sign is not increased beyond that existing on the effective date of the ordinance from which this chapter is derived or any change thereto is made in conformance with this chapter.
- (b) A nonconforming sign shall not be replaced by another sign except in accordance with the provisions of this chapter.
- (c) The substitution or interchange of poster panels or painted boards on nonconforming signs shall be permitted.
- (d) Minor repairs and maintenance of nonconforming signs such as repainting, electrical repairs and neon tubing shall be permitted. However, no structural repairs or changes in the size or shape of the sign shall be permitted except to make the sign comply with the requirements of this chapter.
- (e) Each nonconforming sign shall be registered as required by this chapter by the owner. The owner shall provide the height, exact dimensions, area, location, and number of sides of the sign. If the sign is determined to be legally erected under the requirements of prior ordinances and resolutions, a sign permit shall be issued to the sign owner, and the sign so marked with the permit number and the name of the owner. No permit fees shall be 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.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0273

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 C1390016 Zoning District: B2-WP2 Commission District: 04- Bradford

Applicant Name/Address/Phone #

Verge Properties LLC

4795 Snows Mill Road

Monroe, GA 30655

Phone # 770-480-1268

E-mail: _____

Property Owner Name/Address/Phone

81 Investment Company LLC

PO Box 2655

Loganville, GA 30052

Phone # 770-715-2800

Type Request: ☒ **VARIANCE** ☐ **SPECIAL EXCEPTION** ☐ **APPEAL**

Property Location 429 Hwy 11 Monroe GA 4 Frost Rd Acreage 0.958

Describe Variance/Special Exception/Appeal: Request to be able to replace the
existing billboard onsite at the same location it is currently
located. Sign will remain the same size.

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

The billboard is 25 years old and we would like to replace it.

The code has changed since this was installed and therefore
we can not replace the sign we currently have.

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 7/25/2025 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: Verge properties LLC

Address: 4795 Snows Mill Road Monroe, GA 30655

Telephone: _____

Location of Property: 429 Hwy 11

Monroe, GA 30655

Map/Parcel Number: C1390016

 vp

Property Owner Signature
81 Investment Company, LLC

Print Name: NED BUTLER, Vice President

Property Owner Signature

Print Name: _____

Address: PO Box 2655 Loganville, GA 30052 Address: _____

Phone #: 678.373.0536

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.

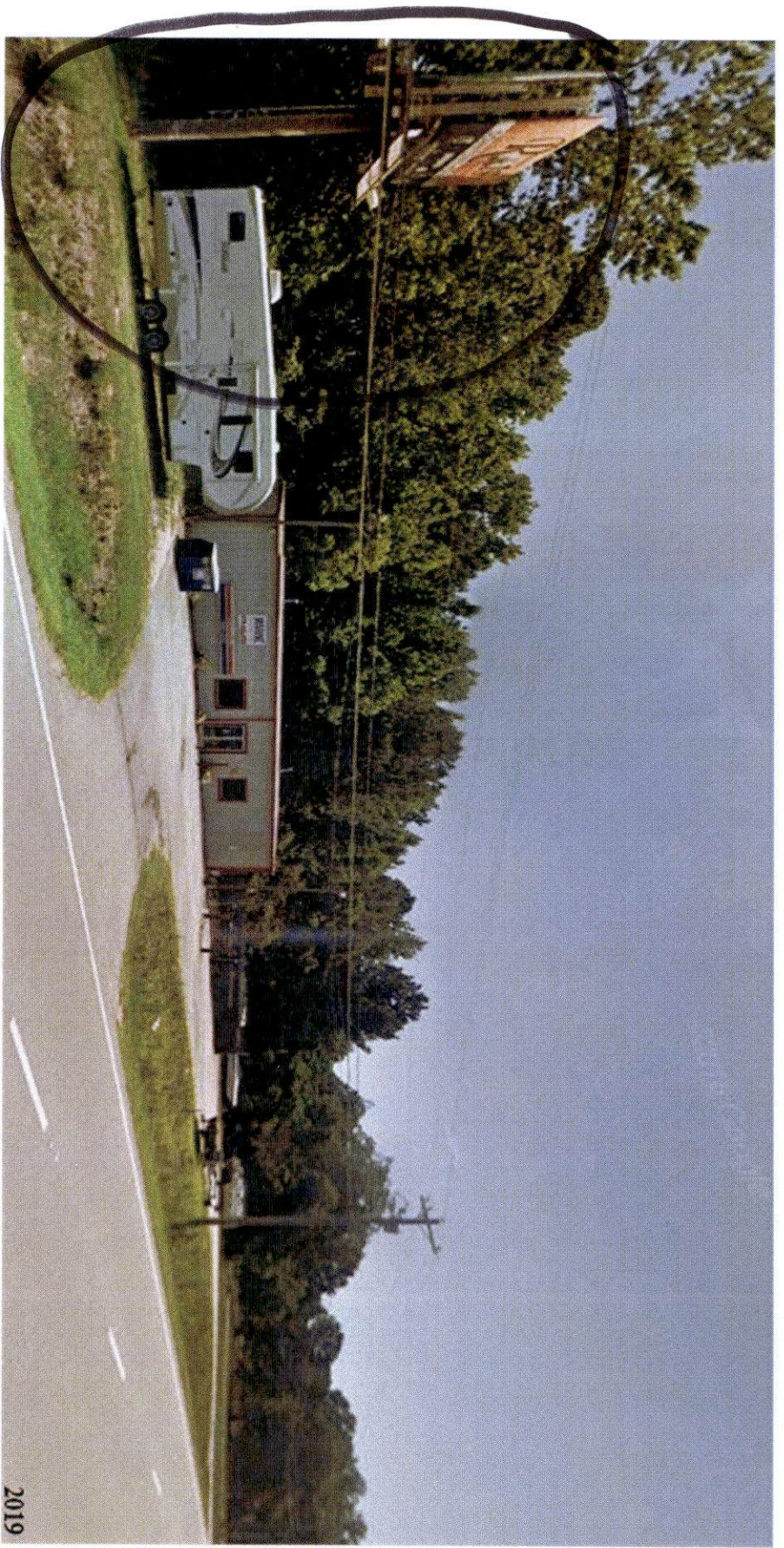


Notary Public

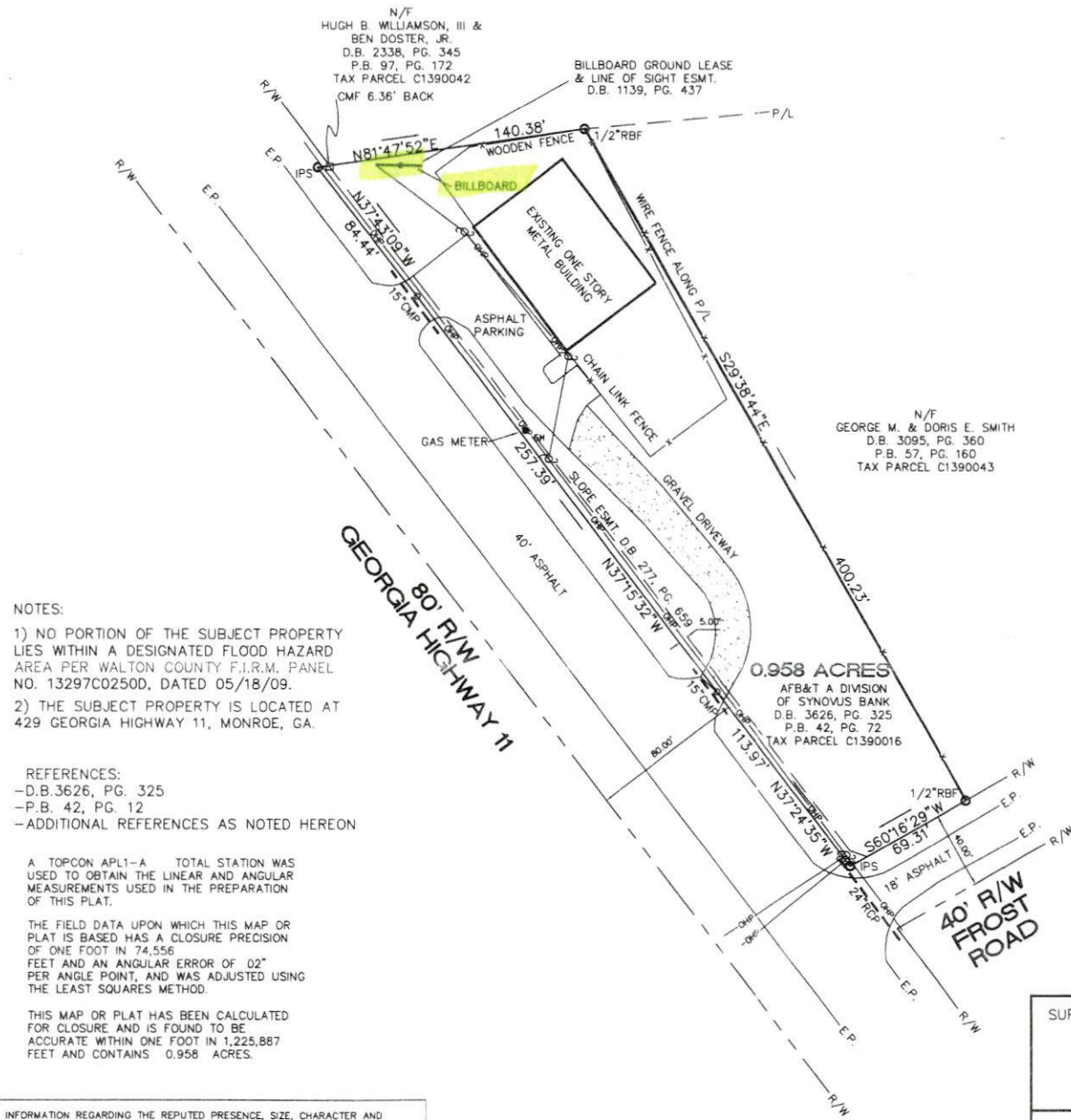
7/25/2025

Date





2019



NOTES:

- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL NO. 13297C02500, DATED 05/18/09.
- 2) THE SUBJECT PROPERTY IS LOCATED AT 429 GEORGIA HIGHWAY 11, MONROE, GA.

REFERENCES:

- D.B.3626, PG. 325
- P.B. 42, PG. 12
- ADDITIONAL REFERENCES AS NOTED HEREON

A TOPCON APL1-A TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,556 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,225,887 FEET AND CONTAINS 0.958 ACRES.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



NO.	DATE:	REVISION:



LEGEND	
B/L	BUILDING LINE
C/L	CENTER LINE
CMF	CONCRETE MONUMENT FOUND
CMF	CONCRETE METAL PIPE
CTP	CEILING TOP PIPE
DE	DEED BOOK
DP	DUCTILE IRON PIPE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR ELEVATION
GM	GEORGIA MATH DISTRICT
IE	INVERT ELEVATION
IPF	IRON PIN FOUND
IPS	IRON PIN SET
LL	LAND LOT
LL	LAND LOT LINE
MTF	MINIMUM FINISHED FLOOR ELEV.
MT	NOT TO SCALE
OTF	OPEN TOP PIPE
P/L	PROPERTY LINE
P&B	P&B BOOK
P.O.B.	POINT OF BEGINNING
PO	POINT ON LINE
RF	REBAR PIN FOUND
RF	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
ST	STATION
SE	SANITARY SEWER EASEMENT
TR	TEMPORARY BOUNDARY
T.P.O.B.	TRUE POINT OF BEGINNING
UTP	UNDERGROUND TELEPHONE PEDESTAL
UP	UTILITY POLE
UP	UTILITY POLE OR UTILITY POLE
US	SANITARY SEWER MANHOLE
US	DOUBLE VING CATCH BASIN
US	SINGLE VING CATCH BASIN
US	JUNCTION BOX
US	OUTLET STRUCTURE
US	WEIR INLET
US	HEADWALL
US	DROP INLET
US	FLARED END STRUCTURE
US	FIRE HYDRANT
US	WATER VALVE
US	WATER METER
US	GAS VALVE
US	TRUNK
US	OVERHEAD POWER LINE
US	UNDERGROUND POWER
US	OVERHEAD TELEPHONE LINE
US	UNDERGROUND TELEPHONE LINE
US	GAS LINE
US	CABLE T.V. LINE
US	UNDERGROUND CABLE T.V. LINE
US	SANITARY SEWER LINE
US	WATER LINE
US	FENCE
US	FLOOD LINE
US	TRAIL
US	UNDERGROUND TELEPHONE PEDESTAL



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

SURVEY FOR:

GRP INVESTMENTS, LLC

APALACHEE
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
P.O. BOX 2147
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720
www.apalacheelandsurveying.com

DATE: 03/24/14	LAND LOT: 4	DISTRICT: 1ST. WHATLEY'S
COUNTY: WALTON	SCALE: 1"=50'	GMD 1675
DRAWN BY: CDN	CHECKED BY: CDN	Sheet No.
JOB NUMBER: 14010	DATE OF FIELD WORK: 03/24/14	