



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

Case Number: V25-0272

Board of Appeals Meeting Date: September 16, 2025

Applicant:

Mauney & Son Construction
741 Chimney Trace
Monroe, Georgia 30656

Owner:

Thomas Jeffrey Dixon & Kimberley Mauney Dixon
2520 Willie Watkins Road
Monroe, Georgia 30656

Property Information:

- **Address:** 2520 Willie Watkins Road, Monroe, Georgia 30656
- **Map Number:** C1620030B00
- **Site Area:** 6.21 acres
- **Current Zoning:** A1 (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
- **Commissioner (District 5):** Jeremy Adams
- **Board of Appeals Member:** Chris Lammey

Request: Variance to convert existing garage into a 1,096 sq. ft. guest house and Variance on side setback from regular 15' to 6'.

Existing Site Conditions: The property currently includes a primary residence and a detached garage. The surrounding properties are A1.

Property History:

No prior variance or zoning history on record.

Staff Comments: Applicant had an evaluation done by the Building Official of Walton County Planning & Development and was advised to proceed with guest house.



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

- A. The use must maintain a residential appearance and shall produce no impacts in appearance, noise, light, and traffic that are detrimental to adjacent properties.

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

C. The rental or lease of a guesthouse shall be prohibited.

D. Specific Regulations for Residential Units- Units shall have the following additional requirements:
(7-6-2021)

- a. A minimum roof pitch of 5:12, which means having a pitch equal to at least five (5) inches of vertical height for every twelve (12) inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
- b. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
- c. Exterior materials shall consist of wood, brick, stone or other masonry type product, fiber cement siding and other similar material is permitted. Vinyl and aluminum siding is prohibited.
- d. All primary roof overhang for exterior walls shall be no less than 12 inches for brick sided and 12 inches shall apply to gable ends as well as exterior walls supporting rafters.
- e. No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- f. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the IRC Building Code.
- g. All residential structures shall have a minimum 6 ft. by 8 ft. front porch, patio or deck. The structure shall include steps, which lead to ground level, and both landing, and steps shall meet the requirements of the IRC Building Code. (1-4-2022)
- h. All lot grading for residential dwellings shall not exceed 3:1 slope. Exceptions to this requirement shall be at the discretion of the Development Director on a case-by-case basis.

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 # V25-0272

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

Map/Parcel C1620030B00 Zoning District: A1 Commission District: 4 - Lee Bradford
5 - Jeremy Adams

Applicant Name/Address/Phone #

Mauvey & Son
741 Chimney Trace
Monroe GA 30656

Phone # 678 859 6470

E-mail: KenMCT22@r-rail.com

Type Request: X VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL

Property Location 2520 Willie Watkins Rd Acreage 6.21

Describe Variance/Special Exception/Appeal: Convert ^{Existing} GARAGE to 2 bedroom
guest house 1096 sq. ft. 1 Variance on side
setback from required 15' to 6'.

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

Finish guest house for when family
& friends visit

Public Water: X Well: _____ Public Sewer: _____ Septic Tank: X

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 7-18-25 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: Jeff & Kim Dixon
Address: 2520 Willie Watkins Rd
Telephone: 404-543-2061
Location of Property: 2520 Willie Watkins Rd
Monroe GA 30656
Map/Parcel Number: 1C1620030B00

[Signature]
Property Owner Signature

Print Name: Thomas Jeffrey Dixon
Address: 2520 Willie Watkins Rd
Phone #: 678-283-4795

[Signature]
Property Owner Signature

Print Name: Kimberly Dixon
Address: 2520 Willie Watkins Rd
Phone #: 404-543-2061

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.

[Signature]
BEATRICA B. MOORE
Notary Public, Georgia
Gwinnett County
My Commission Expires
October 07, 2025

1/18/2025
Date

QUESTIONS
IN ORDER OF
NUMBER OF
MORALITY
DEVIL'S E. MORRIS



Evaluation Permit

1 of 1

1

Start At

07/10/2025

10

40

AM

Inspection End At

07/10/2025

11

05

AM

☐ Notify Flag

Requestor Email

Canned Response

Select Response

Contractor Name

Select Contractor

☐ Status Value (Uncheck this if you do not want to automatically determine pass/fail status to this inspection as per checklist answers.)

☐ Final Flag (Check this if this is the FINAL inspection. It can be checked only when status is PASS i.e. for successful inspections.)

Comments

KEN MAUNEY 678-859-6470

OK to proceed with guest house per BA.

Documents

O.K. to proceed with guest house per BA.

Checklist(s)

Applicant Property Structure Contractors Inspections Insurance Contacts Affidavits Certificates Fees Documents Related permits Status Conditions

Forms Additional Fields

Permit Inspections

Inspection #	Type	Date	Status	Inspector	Actions
25-4315	Evaluation	July 10, 2025	Pass	Brian Adcock	Details

Inspection Details

Inspection #

25-4315

Inspection Type

Evaluation

Status

Pass

Assigned Inspector

Brian Adcock - Building Official

Signatory Title

Building Inspector

Secondary Inspector -

Josh Amabile - Building Inspector

Josh Proffitt - Code Enforcement Officer

Keith Sargent - Plan Review/Comm Building Inspector

Kenneth Youngblood - Sr. Building Inspector

Kisha Michael - GIS Analyst

Kristi Parr - Assistant Director

of Units

1

Start At

07/10/2025

10

40

AM

Inspection End At

07/10/2025

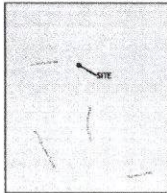
11

05

AM

BLK 117 PG 187-188
Plan and Subdivision
Filed 05/16/06
Docket 0501-000072
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 4758715137

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



VICINITY MAP
N.T.S.

LEGEND	
1/4"	1/4" = 100'
1/8"	1/8" = 100'
1/16"	1/16" = 100'
1/32"	1/32" = 100'
1/64"	1/64" = 100'
1/128"	1/128" = 100'
1/256"	1/256" = 100'
1/512"	1/512" = 100'
1/1024"	1/1024" = 100'
1/2048"	1/2048" = 100'
1/4096"	1/4096" = 100'
1/8192"	1/8192" = 100'
1/16384"	1/16384" = 100'
1/32768"	1/32768" = 100'
1/65536"	1/65536" = 100'
1/131072"	1/131072" = 100'
1/262144"	1/262144" = 100'
1/524288"	1/524288" = 100'
1/1048576"	1/1048576" = 100'
1/2097152"	1/2097152" = 100'
1/4194304"	1/4194304" = 100'
1/8388608"	1/8388608" = 100'
1/16777216"	1/16777216" = 100'
1/33554432"	1/33554432" = 100'
1/67108864"	1/67108864" = 100'
1/134217728"	1/134217728" = 100'
1/268435456"	1/268435456" = 100'
1/536870912"	1/536870912" = 100'
1/1073741824"	1/1073741824" = 100'
1/2147483648"	1/2147483648" = 100'
1/4294967296"	1/4294967296" = 100'
1/8589934592"	1/8589934592" = 100'
1/17179869184"	1/17179869184" = 100'
1/34359738368"	1/34359738368" = 100'
1/68719476736"	1/68719476736" = 100'
1/137438953472"	1/137438953472" = 100'
1/274877906944"	1/274877906944" = 100'
1/549755813888"	1/549755813888" = 100'
1/1099511627776"	1/1099511627776" = 100'
1/2199023255552"	1/2199023255552" = 100'
1/4398046511104"	1/4398046511104" = 100'
1/8796093022208"	1/8796093022208" = 100'
1/17592186044416"	1/17592186044416" = 100'
1/35184372088832"	1/35184372088832" = 100'
1/70368744177664"	1/70368744177664" = 100'
1/140737488355328"	1/140737488355328" = 100'
1/281474976710656"	1/281474976710656" = 100'
1/562949953421312"	1/562949953421312" = 100'
1/1125899906842624"	1/1125899906842624" = 100'
1/2251799813685248"	1/2251799813685248" = 100'
1/4503599627370496"	1/4503599627370496" = 100'
1/9007199254740992"	1/9007199254740992" = 100'
1/18014398509481984"	1/18014398509481984" = 100'
1/36028797018963968"	1/36028797018963968" = 100'
1/72057594037927936"	1/72057594037927936" = 100'
1/144115188075855872"	1/144115188075855872" = 100'
1/288230376151711744"	1/288230376151711744" = 100'
1/576460752303423488"	1/576460752303423488" = 100'
1/1152921504606846976"	1/1152921504606846976" = 100'
1/2305843009213693952"	1/2305843009213693952" = 100'
1/4611686018427387904"	1/4611686018427387904" = 100'
1/9223372036854775808"	1/9223372036854775808" = 100'
1/18446744073709551616"	1/18446744073709551616" = 100'
1/36893488147419103232"	1/36893488147419103232" = 100'
1/73786976294838206464"	1/73786976294838206464" = 100'
1/147573952589676412928"	1/147573952589676412928" = 100'
1/295147905179352825856"	1/295147905179352825856" = 100'
1/590295810358705651712"	1/590295810358705651712" = 100'
1/1180591620717411303424"	1/1180591620717411303424" = 100'
1/2361183241434822606848"	1/2361183241434822606848" = 100'
1/4722366482869645213696"	1/4722366482869645213696" = 100'
1/9444732965739290427392"	1/9444732965739290427392" = 100'
1/18889465931478580854784"	1/18889465931478580854784" = 100'
1/37778931862957161709568"	1/37778931862957161709568" = 100'
1/75557863725914323419136"	1/75557863725914323419136" = 100'
1/151115727451828646838272"	1/151115727451828646838272" = 100'
1/302231454903657293676544"	1/302231454903657293676544" = 100'
1/604462909807314587353088"	1/604462909807314587353088" = 100'
1/1208925819614629174706176"	1/1208925819614629174706176" = 100'
1/2417851639229258349412352"	1/2417851639229258349412352" = 100'
1/4835703278458516698824704"	1/4835703278458516698824704" = 100'
1/9671406556917033397649408"	1/9671406556917033397649408" = 100'
1/19342813113834066795298816"	1/19342813113834066795298816" = 100'
1/38685626227668133590597632"	1/38685626227668133590597632" = 100'
1/77371252455336267181195264"	1/77371252455336267181195264" = 100'
1/154742504910672534362390528"	1/154742504910672534362390528" = 100'
1/309485009821345068724781056"	1/309485009821345068724781056" = 100'
1/618970019642690137449562112"	1/618970019642690137449562112" = 100'
1/1237940039285380274899124224"	1/1237940039285380274899124224" = 100'
1/2475880078570760549798248448"	1/2475880078570760549798248448" = 100'
1/4951760157141521099596496896"	1/4951760157141521099596496896" = 100'
1/9903520314283042199192993792"	1/9903520314283042199192993792" = 100'
1/19807040628566084398385987584"	1/19807040628566084398385987584" = 100'
1/39614081257132168796771975168"	1/39614081257132168796771975168" = 100'
1/79228162514264337593543950336"	1/79228162514264337593543950336" = 100'
1/158456325028528675187087900672"	1/158456325028528675187087900672" = 100'
1/316912650057057350374175801344"	1/316912650057057350374175801344" = 100'
1/633825300114114700748351602688"	1/633825300114114700748351602688" = 100'
1/1267650600228229401496703205376"	1/1267650600228229401496703205376" = 100'
1/2535301200456458802993406410752"	1/2535301200456458802993406410752" = 100'
1/5070602400912917605986812821504"	1/5070602400912917605986812821504" = 100'
1/10141204801825835211973625643008"	1/10141204801825835211973625643008" = 100'
1/20282409603651670423947251286016"	1/20282409603651670423947251286016" = 100'
1/40564819207303340847894502572032"	1/40564819207303340847894502572032" = 100'
1/81129638414606681695789005144064"	1/81129638414606681695789005144064" = 100'
1/162259276292133363391778010288128"	1/162259276292133363391778010288128" = 100'
1/324518552584266726783556020576256"	1/324518552584266726783556020576256" = 100'
1/649037105168533453567112041152512"	1/649037105168533453567112041152512" = 100'
1/1298074210337066907134224022305024"	1/1298074210337066907134224022305024" = 100'
1/2596148420674133814268448044610048"	1/2596148420674133814268448044610048" = 100'
1/5192296841348267628536896089220096"	1/5192296841348267628536896089220096" = 100'
1/10384593682736535257073792178440192"	1/10384593682736535257073792178440192" = 100'
1/20769187365473070514147584356880384"	1/20769187365473070514147584356880384" = 100'
1/41538374730946141028295168713760768"	1/41538374730946141028295168713760768" = 100'
1/83076749461892282056590337427521536"	1/83076749461892282056590337427521536" = 100'
1/16615349892378456411318067485504288"	1/16615349892378456411318067485504288" = 100'
1/33230699784756912822636134971008576"	1/33230699784756912822636134971008576" = 100'
1/66461399569513825645272269942017152"	1/66461399569513825645272269942017152" = 100'
1/132922799139027651290544539884034304"	1/132922799139027651290544539884034304" = 100'
1/265845598278055302581089079768068608"	1/265845598278055302581089079768068608" = 100'
1/531691196556110605162178159536137216"	1/531691196556110605162178159536137216" = 100'
1/1063382393112221210324356319072274432"	1/1063382393112221210324356319072274432" = 100'
1/2126764786224442420648712638144548864"	1/2126764786224442420648712638144548864" = 100'
1/4253529572448884841297425276289097728"	1/4253529572448884841297425276289097728" = 100'
1/8507059144897769682594850552578195456"	1/8507059144897769682594850552578195456" = 100'
1/17014118289795539365189701105156390912"	1/17014118289795539365189701105156390912" = 100'
1/34028236579591078730379402210312781824"	1/34028236579591078730379402210312781824" = 100'
1/68056473159182157460758804420625563648"	1/68056473159182157460758804420625563648" = 100'
1/136112946318364314921517608841251127296"	1/136112946318364314921517608841251127296" = 100'
1/272225892636728629843035217682502254592"	1/272225892636728629843035217682502254592" = 100'
1/544451785273457259686070435365004509184"	1/544451785273457259686070435365004509184" = 100'
1/1088903570546914519372140870730009018368"	1/1088903570546914519372140870730009018368" = 100'
1/2177807141093829038744281741460018036736"	1/2177807141093829038744281741460018036736" = 100'
1/4355614282187658077488563482920036073472"	1/4355614282187658077488563482920036073472" = 100'
1/8711228564375316154977126965840072146944"	1/8711228564375316154977126965840072146944" = 100'
1/1742245712875063230995425393168014433888"	1/1742245712875063230995425393168014433888" = 100'
1/3484491425750126461990850786336028867776"	1/3484491425750126461990850786336028867776" = 100'
1/6968982851500252923981701572672057735552"	1/6968982851500252923981701572672057735552" = 100'
1/13937965703000505847963403145344115411104"	1/13937965703000505847963403145344115411104" = 100'
1/27875931406001011695926806290688230822208"	1/27875931406001011695926806290688230822208" = 100'
1/55751862812002023391853612581376461444416"	1/55751862812002023391853612581376461444416" = 100'
1/11150372562400404678370722516272922888832"	1/11150372562400404678370722516272922888832" = 100'
1/22300745124800809356741445032545845777664"	1/22300745124800809356741445032545845777664" = 100'
1/44601490249601618713482890065091691555328"	1/44601490249601618713482890065091691555328" = 100'
1/89202980499203237426965780130183383110656"	1/89202980499203237426965780130183383110656" = 100'
1/178405960998406474853931562260366766221312"	1/178405960998406474853931562260366766221312" = 100'
1/356811921996812949707863124520733532442624"	1/356811921996812949707863124520733532442624" = 100'
1/713623843993625899415726249041467064885248"	1/713623843993625899415726249041467064885248" = 100'
1/1427247687987251798831445298082934129770496"	1/1427247687987251798831445298082934129770496" = 100'
1/2854495375974503597662890596165868259540992"	1/2854495375974503597662890596165868259540992" = 100'
1/5708990751949007195325781192331736519081984"	1/5708990751949007195325781192331736519081984" = 100'
1/1141798150389801439065156238466347303816384"	1/1141798150389801439065156238466347303816384" = 100'
1/2283596300779602878130312476932694607632768"	1/2283596300779602878130312476932694607632768" = 100'
1/4567192601559205756260624953865389215265536"	1/4567192601559205756260624953865389215265536" = 100'
1/9134385203118411512521249907730778430531072"	1/9134385203118411512521249907730778430531072" = 100'
1/18268770406236823025042498815461556861062144"	1/18268770406236823025042498815461556861062144" = 100'
1/365375408124736460500849976309231137221248"	1/365375408124736460500849976309231137221248" = 100'
1/730750816249472921001699952618462274442496"	1/730750816249472921001699952618462274442496" = 100'
1/146150163249894584200338990523692448884992"	1/146150163249894584200338990523692448884992" = 100'
1/29230032649978916840067798104738489777984"	1/29230032649978916840067798104738489777984" = 100'
1/58460065299957833680135596209476979555968"	1/58460065299957833680135596209476979555968" = 100'
1/116920130599915667360271192418953959111936"	1/116920130599915667360271192418953959111936" = 100'
1/233840261199831334720542384837907918223872"	1/233840261199831334720542384837907918223872" = 100'
1/467680522399662669441084769675815836447744"	1/467680522399662669441084769675815836447744" = 100'
1/935361044799	