



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

Case Number: V25-0266

Board of Appeals Meeting Date: September 16, 2025

Applicant:

William Brown
8 Lancaster Place
Oxford, Georgia 30054

Owner:

Douglas Brown
4600 Atha Circle
Loganville, Georgia 30052

Property Information:

- **Address:** 4600 Atha Circle, Loganville, Georgia 30052
- **Map Number:** C0520008
- **Site Area:** 33.67 acres
- **Current Zoning:** A1 (Agricultural)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

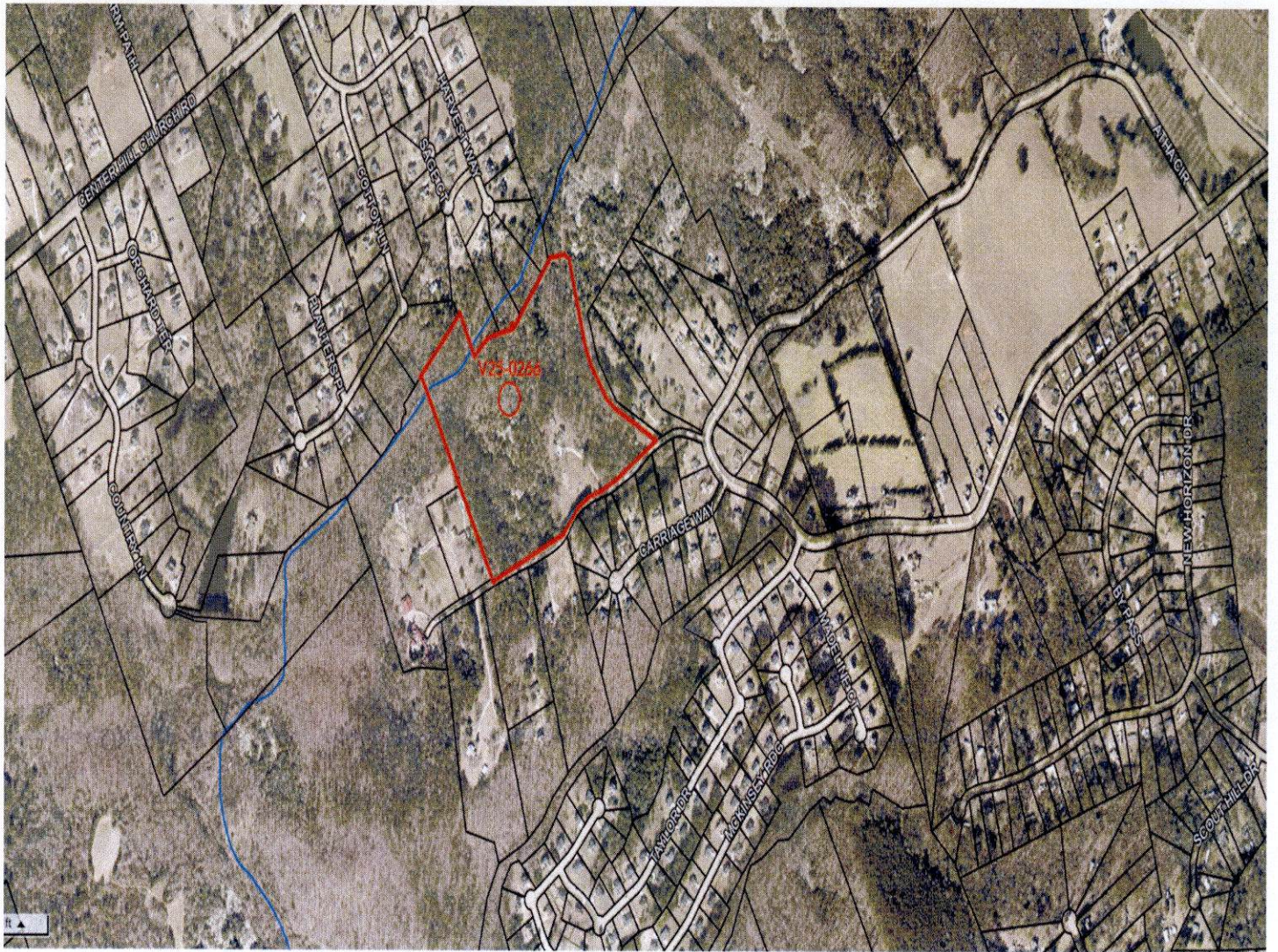
- **Commissioner (District 3):** Timmy Shelnett
- **Board of Appeals Member:** Henry Kines

Request: Variance to create a 2.00-acre buildable lot off an existing easement.

Existing Site Conditions: The property currently includes a primary residence and a pole barn. The surrounding properties are A1 and R1. The easement predates the December 6, 1983 date as outlined in the Land Development Ordinance.

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.

The Board of Appeals is expressly authorized to review and grant variances where it deems it appropriate to allow the issuance of building permits for the renovation or construction of a structure on a tract or parcel of land that lacks the requisite road frontage under Article 4 Part 3 Section 160 of the ordinance provided the following conditions exist:

The tract or parcel of land existed in such condition prior to initial adoption of the Ordinance (March 6, 1973) or has been created of record by a survey, deed or other written instrument recorded in the real estate records of the Clerk's Office, Walton Superior Court, prior to December 6, 1983, and such tract or parcel (although not abutting a public road) has a legally established and clearly defined access to an existing public road; or

A structure (in the case of renovation or replacement) on such tract or parcel which was constructed prior to the adoption of the Ordinance (March 6, 1973) or where the structure was constructed since that date with a building permit issued by the Walton County Code Enforcement Office prior to December 6, 1983.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0266

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 C0520008 Zoning District: A1 Commission District: J-Timmy Shelnutt

Applicant Name/Address/Phone #

William Brown

8 Landcaster Place

Oxford GA 30054

Phone # 770-865-2693

E-mail: will.brown.wc@gmail.com

Property Owner Name/Address/Phone

Douglas Brown

4600 Atha Circle

Loganville GA 30052

Phone # 678-858-4932

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 4600 Atha Circle Loganville GA 30052 Acreage 33.67

Describe Variance/Special Exception/Appeal: We would like to survey off 2.0 acres of the 33.67 acres

and create a 2.0 acre buildable track off of an existing easement so that we are able

to build a single family structure next my parents home.

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

This request is to create a 2.0 acre buildable track off an existing easement.

We believe a literal enforcement of this provision would create a practical difficulty

and so we are requesting a variance because we believe this will not in any way be contrary to the public interest.

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 7-16-25

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: William Brown

Address: 8 Landcaster Place Oxford GA 30054

Telephone: 770-865-2693

Location of Property: 4600 Atha Circle Loganville GA 30052

Map/Parcel Number: C0520008

Douglas S. Brown
Property Owner Signature

Print Name: Douglas Brown

Address: 4600 Atha Circle Loganville GA 30052

Phone #: 678-858-4932

Property Owner Signature

Print Name: _____

Address: _____

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.

Gretchen Brockmann Thurmond
Notary Public

7/16/2025
Date



