



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

**Case Number:** V25-0375

**Board of Appeals Meeting Date:** January 20, 2026

**Applicant:**

Bill Hollenback  
3084 Spring Hill Drive  
Monroe, Georgia 30656

**Owners:**

William W Hollenback, Jr. &  
Corazon D. Hollenback  
3084 Spring Hill Drive  
Monroe, Georgia 30656

**Property Information:**

- **Address:** 3084 Spring Hill Drive
- **Map Number:** N085A011
- **Site Area:** 2.10 acres
- **Current Zoning:** A1
- **Character Area:** Conservation
- **Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Beaverdam Creek

**District Representation:**

- **Commissioner (District 5):** Jeremy Adams
- **Board of Appeals Member:** Chris Lammey

**Request:** Variance to allow an accessory building in the front yard on less than 5 acres.

**Existing Site Conditions:** The property currently includes a house and 2 accessory buildings. The surrounding properties are A1.

**Property History:** No History







**Staff Comments:**

**Part 2                      Accessory Uses**  
**Section 100              General Standards**

A. All accessory buildings, structures, and uses of land, including off-street parking, shall be located on the same lot as the principal building(s) to which they are accessory.

1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.

**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 # V25-0375

Board of Appeals Meeting Date 01-20-2024 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2<sup>nd</sup> Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes ☒

\*\*Drawn by Design Professional

Map/Parcel N085A011 Zoning District: A1 Commission District: 5-Jeremy Adams

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

BILL HOLLENBACK

CORA HOLLENBACK

3084 SPRING HILL DR

3084 SPRING HILL DR

MONROE GA 30656

MONROE GA 30656

Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐

Property Location 3084 SPRING HILL DR Acreage 2.1

Describe Variance/Special Exception/Appeal: REQUESTING ACCESSORY  
BUILDING TO BE IN FRONT YARD ON LESS THAN  
5 ACRES

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

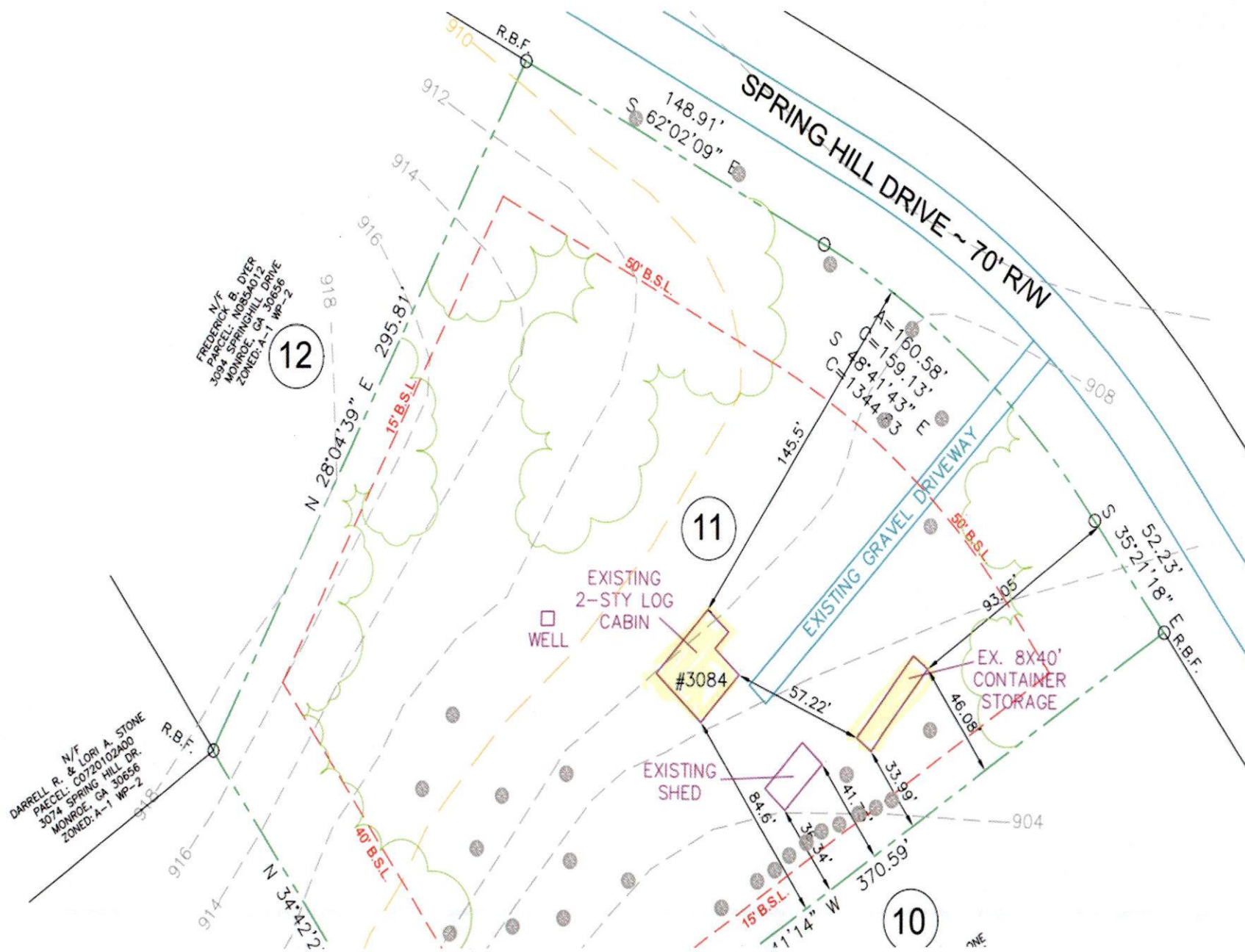
Public Water: \_\_\_\_\_ Well: ☒ Public Sewer: \_\_\_\_\_ Septic Tank: ☒

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.

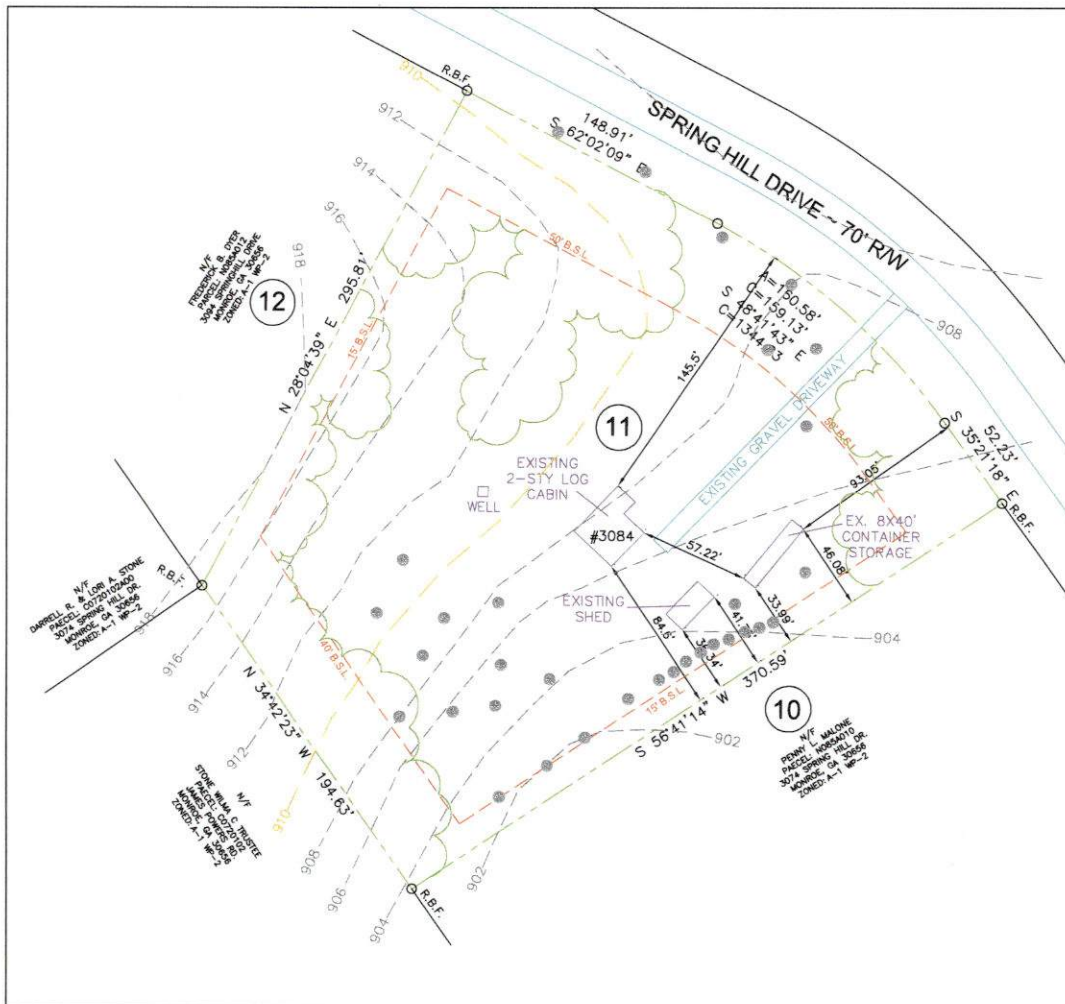
Signature [Signature] Date 12225 Fee Paid: \$ 500.00

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

I HEREBY WITHDRAW THE ABOVE APPLICATION \_\_\_\_\_ Date \_\_\_\_\_







VICINITY MAP  
N.T.S.

**"NOT FOR FINAL RECORDING"**  
**TOTAL AREA = 2.10 ACRES**

PARCEL: N085A011 ZONED: A-1 WP-2

REQUESTING A VARIANCE TO ALLOW FOR A CONTAINER STORAGE UTILITY STRUCTURE IN THE FRONT YARD FOR LOT LESS THAN 5 ACRES.

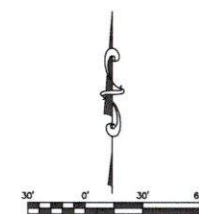
APPLICABLE ORDINANCE:  
PART 2 ACCESSORY USES  
SECTION 100 GENERAL STANDARDS

A. ALL ACCESSORY BUILDINGS, STRUCTURES, AND USES OF LAND, INCLUDING OFF-STREET PARKING, SHALL BE LOCATED ON THE SAME LOT AS THE PRINCIPAL BUILDING(S) TO WHICH THEY ARE ACCESSORY.

1. ALL ACCESSORY BUILDINGS OR STRUCTURES SHALL BE LOCATED IN THE REAR YARD OR IN THE SIDE YARD BEHIND THE FRONT YARD SETBACK LINE. EXCLUDED ARE TRACTS OF LAND 5 ACRES OR GREATER. WHEREAS ACCESSORY USES SHALL NOT BE LOCATED IN THE MINIMUM REQUIRED FRONT YARD SETBACK.

**NOTES:**

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY SURVEY CONCEPT INC., DATED AUG./13/1988.
2. THERE ARE WETLAND ON THE SITE LIMIT SHOWN.
3. NO STATE WATER ON OR WITHIN 200' OF THE SITE.
4. NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL132870010F DATED DEC. 15, 2022.
5. THE PROJECT WILL BE SERVED BY PRIVATE WELL.
6. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.



**GEORGIA811**  
www.Georgia811.com

**A.C.E.**  
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**SITE PLAN**

**PROPOSED  
HOLLENBACK'S  
RESIDENCE**

PARCEL: N085A011

LAND LOT: 56

DISTRICT: 3rd

3084 SPRING HILL DRIVE

WALTON COUNTY, GA

DATE: 11/25/2025

SCALE: 1" = 30'

**OWNER/DEVELOPER**

WILLIAM W. JR. &  
CORAZON D. HOLLENBACK  
3084 SPRING HILL DRIVE  
MONROE, GA 30656

24 HOUR - EMERGENCY CONTACT  
BILL HOLLENBACK  
404-276-0083

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. # 25-095

C-1







