



## **BOARD OF APPEALS REGULAR MEETING**

Tuesday, October 21, 2025 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

**Phone:** 770-267-1301 | **Fax:** 770-267-1400

### **AGENDA**

#### **1. MEETING OPENING**

- 1.1. Invocation**
- 1.2. Roll Call**
- 1.3. Prayer**
- 1.4. Pledge of Allegiance**

#### **2. APPROVAL OF MINUTES**

- 2.1. Additions/Deletions**

#### **3. OLD BUSINESS**

#### **4. NEW BUSINESS**

- 4.1. V25-0281 - Variance allow 2 accessory buildings in the front yard on less than 5-acres – Applicant: Chris Fortner – Owners: Chris & Mike Fortner – Property located at 2985 Old Zion Cemetery Road - Parcel C0410017 - District 1**
- 4.2. V25-0284 - Variance to have an open-air carport in lieu of the required enclosed garage – Applicant/Owner: Roy Nunnally Roberts, Jr. – Property located at 320 Nunnally Farm Road - Parcel C0770001W00 - District 5**
- 4.3. V25-0301 - Variance to have required garage in the front yard on less than 5 acres – Applicant/Owner: Christopher Martin – Property located at 1975 Wall Road - Parcel C1640170 - District 6**
- 4.4. V25-0304 - Variance to reduce transitional buffer on west and northern property lines from 50' to 20' and reduce driveway separation from 150' to 130' at Gratis**

**Store – Applicant: Gratis Property Group, LLC – Owner: Fareed Bhanji – Property located at 3424 Shoal Creek Road and Bradley Gin Road - Parcel C1610067 - District 5**

**4.5. SP25-0308 - Special Exception to have photography as a home-based business with customer contact – Applicants/Owners: Adam & Molly Wiedenhaefer – Property located at 446 James Powers Road - Parcel C0850069C00 - District 5**

**5. DISCUSSION**

**6. PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

**7. ANNOUNCEMENTS**

**8. EXECUTIVE SESSION**

**9. ADJOURNMENT**

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.