



BOARD OF APPEALS REGULAR MEETING

Tuesday, August 19, 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. V25-0235-Variance requesting guest house to be 1,193 sq. ft. in lieu of maximum 800 sq. ft.-Applicant: Claude Hicks/Owners: Claude E & Jacqueline April Hicks-Property located at 1551 Gratis Rd/Parcel N121C004 -District 6
- 4.2. V25-0242-Variance to reduce lot width to create 4 buildable lots with 3 with the required 200' with an existing house and 1 with a lot width of 80.5'-Applicant: David Sparks/Owners: John David Sparks & Bobby Joe Sparks-Property located at 3779 Old Braswell Rd & Old Braswell Rd/Parcels C0710063 & C0710064-District 5
- 4.3. V25-0243-Variance to list home as a caretaker home requesting 1,020 sq. ft. on existing home in lieu of the maximum 800 sq. ft. and allow in a B1 zoning-Applicant: David Sparks/Owner: Bobbie Mac Investments LLC-Property located at 3540 Hwy 78/Parcel C0430032-District 2
- 4.4. V25-0246-Variance to reduce lot width to create 2 buildable lots with 1 with 30.84' with an existing house and 1 with 31.02' in lieu of the required 200' -Applicant: Robert J Miller, Jr./Owners: Robert J Miller & Betty S Miller-Property located at 1465 Greendale Rd/Parcel C0800001-District 4

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.