

## **WALTON COUNTY BOARD OF APPEALS**

### **Meeting Minutes**

**Date:** July 15, 2025

#### **Members Present:**

- Henry Kines (Chairman)
- William Malcom
- Mariellen Barnes
- Jim Cleveland
- Billy Mitchell

#### **Members Absent:**

- Chris Lammey
- Harold Moon, Jr.

#### **Planning and Development Officials Present:**

- Charna Parker
- Kristi Parr

### **Meeting Called to Order**

Chairman Henry Kines called the meeting to order.

- **Invocation:** Delivered by Chairman Henry Kines  
**Pledge of Allegiance:** Recited by all present  
**Roll Call:** All members present except Chris Lammey and Harold Moon, Jr.

### **Approval of Minutes**

**Date of Previous Meeting:** June 17, 2025

**Motion:** William Malcom made a motion to approve the minutes.

**Second:** Billy Mitchell

**Result:** Minutes approved unanimously.

**Old Business:** None

**New Business**

**Case V25 – 0214 Variance Request**

**Request:** Variance requesting to reduce transitional buffer from 25' to 15' for a landscape business

**Applicant:** Claudia Villanueva

**Owners:** Adolfo & Claudia Villanueva

**Location:** Highway 20

**Parcel:** C0070006C00

**District:** 2

**Presentation:**

Claudia Villanueva represented the case, stating they would like a variance to reduce the transitional buffer from 25' to 15' due to the length of the property. It will make it easier for their landscape trucks to go in and out.

**Public Comment:** None

- **Motion:** Jim Cleveland made a motion to approve the variance.  
**Second:** William Malcom  
**Result:** Motion carried unanimously.

**Case SP25 – 0217 Special Exception**

**Request:** Special Exception requesting to live in camper while building house

**Applicant:** Nathan Corrora

**Owners:** Nathan Corrora

**Location:** 1200 Double Oak Drive

**Parcel:** N205A001

**District:** 4

**Presentation:**

Applicant was not present.

**Public Comment:** None

- **Motion:** William Malcom made a motion to table the variance.  
**Second:** Billy Mitchell  
  
**Result:** Motion carried unanimously.

**Case SP25 – 0220 Special Exception**

**Request:** Special Exception requesting a 2<sup>nd</sup> extension to live in a camper while building house.

**Applicant:** Joel Beltral Ledesma

**Owners:** Joel Beltral Ledesma

**Location:** 2201 Dry Pond Road

**Parcel:** C1200092A00

**District:** 6

**Presentation:**

Joel Beltral Ledesma represented the case with Patricia Ballington as his interpreter. He would like a 2<sup>nd</sup> extension to live in a camper while building his home. Due to the increase in cost he had to redo house plans. The new plan is a smaller house, and he stated that he should have it completed within 9 months.

Billy Mitchell stated that the original was requested and approved in April of 2023 over 2 years ago and this request is temporary however it looks permanent and cannot carry this on forever. Billy also stated that the cost and materials have been increasing all along. He also asked Mr. Ledesma about a start date and completion date.

Mr. Ledesma stated that they have only been living in the camper for about 8 months even though it was approved in April of 2023 and he plans to start construction within 2 to 4 weeks and be completed in 9 months.

Billy Mitchell asked if he already has a construction loan. Mr. Ledesma stated yes, and water, septic and power is all done as well.

Jim Cleveland asked can you have real construction done such as footing within 30 days. Mr. Ledesma stated that yes, he could.

**Public Comment:** None

- **Motion:** Billy Mitchell made a motion to approve the variance with conditions for 1 year, Construction to start within 30 days and camper be removed 12 months from July 15, 2025.  
**Second:** Mariellen Barnes
- **Result:** Motion carried unanimously.

**Case V25 – 0223 Variance Request**

**Request:** Variance requesting to put a 3,191 sq. ft. accessory building in an R1 zoning

**Applicant:** Patrick Cherry

**Owners:** Patrick & Deanna Cherry

**Location:** 2330 Rabbit Farm Circle

**Parcel:** N028D015

**District:** 2

**Presentation:**

Patrick Cherry represented the case. He is seeking a variance on the size requirement for his detached garage/shop with camper storage. He plans to build a 36x55 sq.ft. garage with two lean-tos. One side enclosed for tools and the other open for power equipment and storage. The building itself was 1980sq.ft. and he wasn't aware that the lean-tos of 360 sq.ft. would be added to the square footage. He stated that the building would not be able to be seen from the road and will be 80' from the back of the house.

William Malcom confirmed that the garage had only one story and Mr. Cherry affirmed.

Jim Cleveland asked if this was a metal structure and Mr. Cherry replied that it would be timber with a metal roof, brick wainscoting and board and batten to match the home.

**Public Comment:** None

**Motion:** Mariellen Barnes made a motion to approve the variance.

**Second:** Billy Mitchell

**Result:** Motion carried unanimously

**Public Comment:** None

**Adjournment**

With no further business, the meeting was adjourned.

**Respectfully Submitted,**

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**Henry Kines, Chairman**

Walton County Board of Appeals

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**Tracie Malcom, Executive Secretary**

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