

WALTON COUNTY BOARD OF APPEALS
May 20, 2025

Members Present: Henry Kines, William Malcom, Mariellen Barnes, Jim Cleveland, Chris Lammey and Harold Moon, Jr.

Members Absent: Billy Mitchell.

Planning and Development officials: Kristi Parr & Tracie Malcom

Chairman Henry Kines called the meeting to order.

Invocation: Henry Kines

“The Pledge of Allegiance” to the flag.

Roll Call: All the members were present except Billy Mitchell.

The minutes to the April 15, 2025, meeting. Harold Moon, Jr. made a motion to approve the minutes with a second by Mariellen Barnes. The minutes were approved unanimously.

Old Business: None

New Business:

1. SP25-0128- Request extension to live in camper while building house-
Applicants/Owners: Keith & Andrea Aikens-Property located at 614 Stock
Gap Rd/Parcel C0720013-District 5

Presentation: Keith Aikens represented the case. He is requesting an extension to live in the camper while he finishes his house. He stated that the house is coming along that the sheet rock is up, cabinets have been installed, the floors completed, and the walls have been painted. They are working on the tile in the bathrooms right now. The outside is pretty much done except they need to do the steps and rails on the porch and finish the driveway.

Henry Kines asked if 6 months would be enough time for him to have the house completed and Mr. Aikens said that would be good.

Speaking: No one

Motion: Jim Cleveland made a motion to approved with the following conditions:

1. House to be completed by November 20, 2025, and if not completed, Applicant will need to come back and get an extension on the building permit.
2. If house is not completed, Applicant will need to come back before the Board to get an extension to live in the camper.
3. Sixty days from the date of the CO then the camper shall cease to be used as a residence.

with a second by William Malcom. The motion carried unanimously.

2. V25-0152- Request Variance for size of guest house-Applicant: Hi Paknik/Owner: Chandrowtie Dhanra-Property located at 3805 Creekwood Ct & Hwy 20/Parcel N006B113-District 2

Presentation: Hi Paknik and his wife, Chandrowtie Dhanra represented the case. They live on 2 ½ acres on Creekwood Court. There was a shed on the property when they bought the property in 2021. The shed is about several hundred feet, and they are using it for storage, but they would like to demo and take this shed down and replace it with a guest house. He stated he understood that if he was asking for more on the guest house than the maximum 800 sq. ft. that he needed to come before this Board and that is why he is here. He would like a 1,000 sq. ft. guest house with 2 bathrooms. Mr. Paknik stated that they did renovate the shed and touched it up some and he feels that they have done an outstanding job on getting the property to look good. He stated his wife's mother is in her 80's and they also have a daughter and grandson living with them and it is crowded in their home right now. He went on to state that if his wife's mother needs care then she will be right there for them to take care of her.

Henry Kines reminded Mr. Paknik that you cannot rent out the guest house and Mr. Paknik stated that was not his intention. He said that this would be just for family that it is our culture that family stay close.

It was brought up that a guest house cannot have more than 1 ½ bathrooms and if he is requesting 2 bathrooms then the Board will need to vote on that as well.

Jim Cleveland asked if Mr. Paknik was going to have the guest house match the house on the property and Mr. Paknik stated yes.

Speaking: No one

Motion: Jim Cleveland made a motion to approve the Variance with a maximum of 1,000 sq. ft. for the guest house and 2 full bathrooms with a second by William Malcom. The motion carried unanimously.

PUBLIC COMMENT – None

ADJOURNMENT

With no further business, the meeting was adjourned.

Respectfully Submitted,

Henry Kines, Chairman
Walton County Board of Appeals

Tracie Malcom, Executive Secretary
Walton County Board of Appeals