

WALTON COUNTY BOARD OF APPEALS

Meeting Minutes

Date: June 16, 2026

Members Present:

- Henry Kines- Chairperson
- Jim Cleveland
- Harold Moon, Jr.
- William Malcom
- Josh Parker

Members Absent: Mariellen Barnes & Billy Mitchell

Planning and Development Officials Present:

- Kristi Parr
- Tracie Malcom
- Hannah Davis
- Ron smith

Meeting Called to Order

Chairman Henry Kines called the meeting to order.

- **Invocation:** Henry Kines opened with prayer.
Pledge of Allegiance: Recited by all present.
Roll Call: All members were present except Mariellen Barnes & Billy Mitchell.

Approval of Minutes

- **Date of Previous Meeting:** May 19, 2026
Motion: Harold Moon Jr. made a motion to approve the minutes.
Second: William Malcom
Result: Minutes approved unanimously.

Old Business: None

New Business:

- 1. V26-0138 – Variance to request reduction of the required roof pitch of 5:12, allow vinyl/aluminum siding and waive required garage on a Manufactured Home – Applicant: Dean Thrasher/Owners: Dean & Barbara Thrasher – Property located at 5089 Watson Fain Road - Parcel C0350002 - District 1**

Presentation: Barabara and Dean Thrasher presented this case. Mr. Thrasher stated that he is requesting a variance to put a manufactured home on the back side of their property to have his son closer. He stated he had been to the board a few months ago for a variance for road frontage and now requesting to waive the required 5:12 roof pitch and required garage and allow vinyl/aluminum siding. He said that they have looked around at different manufacturers and it would cost \$15,000 to \$30,000 more to have a 5:12 roof pitch and another \$20,000 if they have to do a garage. This would put them in hardship, and this manufactured home would be for their son. He also said that there are some new manufactured homes close to them that they looked at that do not have a 5:12 roof pitch and they have vinyl siding. He also said months ago there was a manufactured home that was installed close to them and it was a hardship and they stopped and talked to the property owner.

Jim Cleveland stated that he lives close by and went out to the property again and you can hardly see their house from the road and asked if the manufactured home would be going behind their house.

Mr. Thrasher stated that yes, the manufactured house would be going behind their house and wouldn't be seen from the road.

William Malcom asked if the photographs presented were of their house.

Mr. Thrasher stated that some of the pictures were of manufactured homes in the area and one of the pictures is the manufactured home that they are looking at purchasing.

Public Comment: None.

Rebuttal: None.

Motion: Jim Cleveland made a motion to approve the variance with a second by William Malcom

2. V26-0141 – Variance to have an open-air carport in lieu of the required enclosed garage due to the architectural design of the home – Applicants/Owners: Terry Lamar & Melissa Hammond Shelnutt – Property located on Youth Jersey Road - Parcel C0640018B00 - District 3

Presentation: Melissa & Terry Shelnutt presented the case. Mrs. Shelnutt stated that they have family property on this road and they would like to be close to Mr. Shelnutt's dad. They are in the process of building their house and there is a lake behind the house, and they want to have an open-air carport to have a view of the lake. The garage siding will be Hardy Plank, and it will look like a garage but have no door. They are requesting this due to the architectural design of the home, which is a country-style home, and it will also save them money. She stated that Mr. Shelnutt's brother, who will live next to them, has an open-air carport.

Public Comment: None

Rebuttal: None

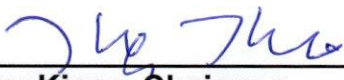
Motion: Harold Moon Jr. made a motion to approve the variance with a second by Josh Parker. Motion carried unanimously.

OTHER BUSINESS: 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