

WALTON COUNTY BOARD OF APPEALS

Meeting Minutes

Date: September 15, 2026

Members Present:

- Henry Kines- Chairperson
- Jim Cleveland
- Harold Moon, Jr.
- William Malcom
- Mariellen Barnes
- Billy Mitchell
- Josh Parker

Members Absent: All were present.

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.

Approval of Minutes

- **Date of Previous Meeting:** August 18, 2026
Motion: Harold Moon, Jr. made a motion to approve the minutes.
Second: Mariellen Barnes
Result: The minutes were approved unanimously.

Old Business: None

New Business:

1. **V26-0205 – Variance to use existing easement to build a house on five acres – Applicant: Kevin Harris/Owners: Kevin & Tiffany Harris – Property located at 2987 Clegg Farm Road – Map/Parcel C1090013 - District 4**

Presentation: Kevin Harris, who lives at 2987 Clegg Farm Road, represented the case. Mr. Harris stated that he has lived on this property since 1987 and a double-wide was put on the five acres about 20 years ago. His dad passed away and the property is going to be split between him and his brother. Mr. Harris said right now he owns all the property.

Henry Kines asked if he wanted to build a house where the square is on the site plan and Mr. Harris stated no that is where the double-wide is, but he wants to build on the thirteen acres.

Henry Kines verified it was okay that we change Mr. Harris' request to thirteen acres instead of five acres and Kristi Parr stated that it would be okay.

Billy Mitchell asked if they have been using the driveway that is currently there and if they will continue to use the same driveway after they build the house and Mr. Harris stated that they will continue to use the existing driveway. He stated that they have owned the property close to 40 years.

Josh Parker asked if they were going to build only one house and Mr. Harris stated yes.

Henry Kines verified that it would be one house on thirteen acres and Mr. Harris stated that was correct.

Public Comment: None

Rebuttal: None

Motion: William Malcom made a motion to approve with a second by Harold Moon, Jr. Motion carried unanimously.

- 2. A26-0215 – Appeal Ordinance on Manufactured Home requirements – Applicant: Cheryl L Reeves/Owners: Andre & Cheryl Reeves – Property located at 1708 Thompson Mill Road – Map/Parcel C0620044 - District 3**

Presentation: Cheryl Reeves, who owns 1708 Thompson Mill Rd, represented the case. She is requesting to change the requirements for a manufactured home. She is requesting to reduce the roof pitch and to not have hardy plank siding. The manufactured home will be for her son. Ms. Reeves stated that her son is a first-time home buyer and wants to be able to buy but everything is so expensive.

Henry Kines asked if they had priced it both ways and Ms. Reeves stated that they have and it is about \$100,000 more for a 5:12 roof pitch and hardy plank siding.

Harold Moon, Jr. asked what kind of siding they are requesting and Ms. Reeves stated vinyl. She stated that she, her husband, and other family members that live on the road have a manufactured home that has vinyl siding.

William Malcom asked if they already had one home on the property and Ms. Reeves stated that they own the 3+ acres, but the property is vacant.

William Malcom asked if there were already four homes on the property and Ms. Reeves stated that there are about four manufactured homes that have vinyl siding that are on their own property but there will only be one manufactured home on this property.

Jim Cleveland asked if they wanted to put a 5th home on the property and Ms. Reeves stated no that she was just stating that there are other manufactured homes on surrounding property that have the vinyl siding but they are only going to put 1 manufactured home on this property.

Jim Cleveland asked how many acres each home has, and Ms. Reeves stated each one has at least four acres.

Ms. Reeves stated that this development was done in the early 80's and each lot has been approved, and the plat has been recorded.

Josh Parker stated that the housing business is not cheap and not everyone can live in a three hundred thousand plus house, not everyone can afford that.

Billy Mitchell asked when they realized that they could not put vinyl on the home.

Ms. Reeves stated that a lot of Manufacture home businesses do not want to deal with Walton County due to the requirements.

Billy Mitchell asked when she went to Planning and Development, did they explain to her why she could not do vinyl siding and a lower roof pitch and Ms. Reeves said yes.

Billy Mitchell stated that they are the Board of Appeals and he wanted to make sure that Planning and Development made the Code clear because there is a reason for the roof pitch and siding. When you put those two in, they increase the assessment of the property. He verified Ms. Reeves understood that and Ms. Reeves stated she understood.

Public Comment: James Thompson, who lives at 1703 Thompson Mill Road, stated that he bought his house in 1994 and they have a community over there where he lives. He stated that Keith Sargent was one of the people that helped them draw up the plat and they had to go through a lot of stuff then to get their property like it is. Mr. Thompson stated that he thinks a while ago someone tried to buy the property for a subdivision, but they were allowed to purchase the property and split it up. He stated that they are the ones living there and they have no issue with approval of this Appeal. He said these kids just want a house, but it is expensive and old folks cannot even get a house these days.

Rebuttal: None

Motion: Josh Parker made a motion to approve the Appeal with a second by Jim Cleveland. Billy Mitchell voted to deny the request. Motion carried 6-1.

- 3. V26-0224 – Variance to replace existing billboard – Applicant/Owner: Verge Commercial Properties, LLC – Property located at 429 Highway 11 & Frost Road – Map/Parcel C1390016 - District 4**

Presentation: Taylor Morris represented the case. She stated that Mr. Verge purchased this property 2 years ago. The billboard has been on this property since 1998 and is 30 years old. Mr. Verge is wanting to replace it. He is wanting to replace it in the same spot with stone or brick to make it a little more modern.

Billy Mitchell asked if this would be an improvement with modern technology.

Mr. Morris stated that he would like to replace the billboard with the same size and will put the billboard in the same place.

Billy Mitchell asked if they were looking into digital and Ms. Morris stated that companies are trying to push digital, but Mr. Verge has not decided whether they will go digital or not.

Josh Parker stated that this may be a question for Kristi Parr but is this grandfathered in or legal non-conforming.

Kristi Parr, Director of Walton County Planning & Development, stated that it is, but they must come before the Board to get approval to replace it. If they went digital, it would most likely be bigger and they are limited to the size. Also, they would need approval from GDOT.

William Malcom asked if GDOT would have to check and approve and Ms. Parr stated that they would have to get GDOT approval.

Public Comment: None

Rebuttal: None

Motion: Josh Parker made a motion to approve subject to GDOT approval with a second by William Malcom. Motion carried unanimously.

- 4. A26-0228 – Appeal to have a 2,400 sq. ft. building in a R1 zoning – Applicant: Jack Grimes/Owners: Cheryl & Timothy Weldon, Sr. – Property located at 2469 Smith Drive – Map/Parcel N051A009 – District 2**

Presentation: Jack Grimes of Morton Buildings represented the case. He stated that Mr. & Mrs. Weldon have owned their 6.86 acres property for 33 years and now would like to put a garage on the back part of their property.

Henry Kines asked if any of the buildings on the property were going to be removed and he stated that they were removing a shed but that the dog kennel was staying.

Josh Parker asked if there would be any water put in the building and Mr. Grimes stated there would be no water, but they do plan to install electricity.

Henry Kines asked if there would be living quarters in the building and Mr. Grimes stated that there would be nobody living there.

Public Comment: None

Rebuttal: None

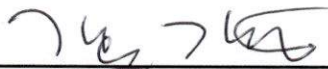
Motion: Billy Mitchell made a motion to approve with a second by Mariellen Barnes. Motion carried unanimously.

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