

WALTON COUNTY BOARD OF APPEALS

Meeting Minutes

Date: October 21, 2025

Members Present:

- Mariellen Barnes (Co-Chair)
- Jim Cleveland
- Billy Mitchell
- Harold Moon, Jr.
- William Malcom

Members Absent:

- Henry Kines and Chris Lammey

Planning and Development Officials Present:

- Charna Parker
- Kristi Parr
- Tracie Malcom

Meeting Called to Order

Co-chair Mariellen Barnes called the meeting to order.

- **Invocation:** Reciting The Lord's Prayer
Pledge of Allegiance: Recited by all present
Roll Call: All members were present except Henry Kines & Chris Lammey.

Approval of Minutes

- **Date of Previous Meeting:** September 16, 2025
Motion: Billy Mitchell made a motion to approve the minutes.
Second: William Malcom
Result: Minutes approved unanimously.

Old Business: None

New Business

Case V25 – 0281 Variance Request

Request: Variance requesting to allow 2 accessory buildings in the front yard on less than 5 acres.

Applicant: Chris Fortner

Owner: Chris & Mike Fortner

Location: 2985 Old Zion Cemetery Road, Loganville, Georgia 30052

Parcel: C0410017

District: 1

Presentation: Shauna Fortner represented the case and would like to have two accessory buildings in the front yard. She stated they are for storage only and are also climate controlled. She stated that they are side by side and about 50 ft. long.

Mariellen Barnes asked if anyone lived in them and Ms. Fortner stated that it was for storage for the taxidermy business.

Jim Cleveland stated there is a row of trees in front of the property and you cannot see the house or anything from the road. He also stated that there are two other buildings that are larger that are closer to the road. He stated that the two new buildings were approximately 20' to 24' wide and 40' to 50' long.

Public Comment: None

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

Case V25 – 0284 Variance Request

Request: Variance to have an open-air carport in lieu of the required enclosed garage.

Applicant/Owner: Roy Nunnally Roberts, Jr.

Location: 320 Nunnally Farm Road, Monroe, Georgia 30655

Parcel: C0770001W00

District: 5

Presentation: Roy Roberts, Jr., represented the case and stated that he would like to have an open-air carport instead of the enclosed garage. He stated that his property is about 1,000 feet off Nunnally Farm Road and you cannot see his house from the road, and it is not visible from any direction. He wants to see through the carport so he can look through it and see the lake in the back and he wanted it to match the aesthetics of the home.

Jim Cleveland asked if the picture that was given to them was a picture of the carport and Mr. Nunnally stated that it would look something like that.

Billy Mitchell asked if the pictures of the house that was sent to them were of his house. Mr. Nunnally stated that the house is complete. He stated that when he built his house that he got a Variance stating that he could build his garage after the house was completed.

Public Comment: None

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

Case V25 – 0301 Variance Request

Request: Variance requesting to have garage in the front yard on less than 5 acres.

Applicant/Owner: Christopher Martin

Location: 1975 Wall Road, Monroe, Georgia 30656

Parcel: C1640170

District: 6

Presentation: Christopher Martin represented the case and stated that he would like to have a garage in the front yard. It will be located on the right corner of the house and needs to put it there because the property is not deep and also due to the shape of the property.

Jim Cleveland verified that the building was 30x40 and had a 5:12 roof pitch and Mr. Martin stated that it was correct.

Public Comment: None

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

Case V25 – 0304 Variance Request

Request: Variance requesting to reduce buffer on west and northern property lines from 50' to 20' and reduce driveway separation from 150' to 130' at the Gratis Store.

Applicant: Gratis Property Group, LLC

Owner: Fareed Bhanji

Location: 3424 Shoal Creek Road and Bradley Gin Road, Monroe, Georgia 30656

Parcel: C1610067

District: 5

Presentation: Alex Nooren represented the case and would like to extend their parking lot and their canopy.

Mariellen Barnes asked was the parking lot going to be in the front of the store and Mr. Nooren said no.

Mr. Nooren also said he is asking for a distance reduction on the driveway separation.

William Malcom asked if there was going to be a driveway in the back and he stated it was.

Billy Mitchell asked if they were going to rearrange the gas pumps and he stated that they were, and they would be putting grass over the existing pumps and Mr. Mitchell advised it would be lots of grading and asked about the storm drains.

Mr. Nooren said that he had talked to the neighbors and advised them that he will be putting up an 8 ft. privacy fence. He said without the Variance he cannot go any further with his plans.

William Malcom verified what side the gas pumps would be on.

Billy Mitchell asked if plans were going to be submitted to the county for approval and Kristi Parr, Assistant Director, advised that the plans will need to be submitted and reviewed by the county.

Public Comment: Blake Davis who lives at 3384 Shoal Creek Road, Monroe, Georgia 30656 stated that his property is adjacent to the Gratis Store. He said he was neither in favor nor in opposition to the request. He stated that rainwater runs through his yard, and he is concerned about the water runoff. He stated that the irrigation and 8 ft. privacy fence is fine, and he would like as much buffer as possible. Billy Mitchell addressed his concerns about water runoff and advised that he cannot locate more water runoff than what was there. Mr. Davis stated that they talked about an 8 ft. privacy fence, and the owner has rights to have his own business.

- **Motion:** Harold Moon, Jr. made a motion to approve the variance with a condition to put up the 8 ft. fence on side along Blake Davis property and rear.
Second: William Malcom
Result: Motion carried unanimously.

Case SP25 – 0308 Special Exception Request: Special Exception to have photography as a home-based business with customer contact.

Applicants/Owners: Adam & Molly Wiedenhaefer

Location: 446 James Powers Road, Monroe, Georgia 30656

Parcel: C0850069C00

District: 5

Presentation: Adam Wiedenhaefer represented the case and stated that they are asking for a special exception for a home-based business with customer contact because his wife would like to do a photograph venue for families to use for photographs. They will be cleaning up the property but not changing the property or adding anything. They would have a contract with other photographers so that they can take photographic photos on their property. He gave a presentation that showed the Board what their plans were going to be. They would like to take different sections of their property and fix it up as photo props. They live next to a Transcontinental Pipeline. Their property has an old pasture, and his wife takes family pictures there. They also have an old pickup that people can get their picture with. They have natural pines in a row that would be a good place to take photos, but they need to do some clean up.

Billy Mitchell asked if they would do this on select weekends and Mr. Wiedenhaefer stated only on Friday, Saturday and Sunday. There would be one photographer for each session, and they would have a 2-hour time slot and could schedule appointments every 20 minutes but there would not be multiple people at the home.

Billy Mitchell verified again that there would not be crowds of people and Mr. Wiedenhaefer said no.

Jim Cleveland asked what if they had a 100 people coming with them and Mr. Wiedenhaefer stated that would not happen. He said the neighborhood is zoned A1 and is rural and he does not want the traffic.

Jim Cleveland said what about 20 people and Mr. Wiedenhaefer stated that they will let the photographer know that it would not be acceptable because he does not want that many people there and does not want people to park on the road. He stated that there will be a limit because this is their home.

Mrs. Wiedenhaefer stated it may only be twice a month.

Jim Cleveland said so you are basically renting to the photographer, and she stated that it was

correct. Mrs. Widenhaefer said that the photographers will basically do families with kids, graduation or engagement pictures and things of that nature.

Public Comment: None

- **Motion:** Jim Cleveland made a motion to approve with condition that there only be one client on the property at a time.
Second: William Malcom
Result: Motion carried unanimously.

Public Comment: None

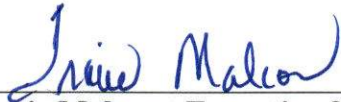
Adjournment

With no further business, the meeting was adjourned.

Respectfully Submitted,



Mariellen Barnes, Co-Chair
Walton County Board of Appeals



Tracie Malcom, Executive Secretary
Walton County Board of Appeals