

WALTON COUNTY BOARD OF APPEALS
Meeting Minutes
Date: August 18, 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:** July 21, 2026
Motion: Jim Cleveland made a motion to approve the minutes.
Second: William Malcom
Result: The minutes were approved unanimously.

Old Business: None

New Business:

1. **V26-0191 – Variance to allow an accessory building in the front yard on less than 5 acres – Applicant: Terry McCullers/Owners: Terry & Tabitha McCullers – Property located at 2660 Broach Spur – Map/Parcel C1190136M00 - District 5**

Presentation: Terry McCullers, who lives at 2660 Broach Spur, presented the case. Mr. McCullers is applying for a variance to allow a 1200 sq. ft steel building in his front yard on less than 5 acres. He stated that he would be adding electrical to the building and this is where he is going to store his tractors and equipment.

William Malcom asked so you want to put the 1,200 sq. ft steel building in your front yard and Mr. McCullers stated that is correct.

Jim Cleveland asked how far from the road will the building be and Mr. McCullers stated that it would be 110 ft. from the edge of the road to the front door.

Public Comment: None

Rebuttal: None

Motion: Mariellen Barnes made a motion to approve with a second by William Malcom. Motion carried unanimously.

2. **V26-0199 – Variance to revise the easement entrance drive off of Grady Lemonds Road, and to reconfigure parcels. All parcel acreage will remain the same by the equal amount of land swapped between the parties involved – Applicant: Bobby Peters/Owners: Bobby James Peters, Jason S Peters and Timothy Joshua Peters – Property located at 1384 Grady Lemonds Road, Social Circle Fairplay Road, Grady Lemonds Road and 1378 Grady Lemonds**

Road – Map/Parcel C1460001, C1460007D00, C1460007B00 and C1460007C00 - District 4

Presentation: Bobby Peters, who lives at 1384 Grady Lemonds Road, presented the case. Mr. Peters stated that they are requesting a Variance to revise the 70 ft. easement that was approved in 1973 or 1974 by Gerald Malcom who was the code officer at that time. Mr. Peters stated that his sister lives on the easement.

When their father passed away the property was split up between everyone and his sister Mary Ann sold the property to Josh Peters. When the property was divided between everyone part of Jason Peter's well is on Timothy Josh Peters property. Timothy Josh Peters will have 35 ft. going to his property and they will share the entrance.

On the preliminary site plan, it shows 36 ft. on Grady Lemonds Road and if they divide this equally will mean that they will each have 12 ft. of frontage and then their property will split off from there.

Timothy Josh Peters stated that they would have one entry off the road and each one of them would have their own driveway and his sister would have an easement.

Henry Kines asked if they wanted to move the sister's house on the right corner and Mr. Peters stated that his sister would use the easement.

Josh Parker said, just to confirm, there is 1 driveway going to the road.

Mr. Peters said yes, then each of us would have our own driveway.

Jim Cleveland asked if the sister was okay with this and Mr. Peters stated that she was okay with this.

Timothy Josh Peters stated that he was the landowner. Mr. Peters stated that Jason's well is on his land and he is going to trade land from the back part of the land to make the land the same acreage and this will do away with the 70 ft. entrance. He stated that this has been an uproar since the property has been split up. He and his family have gotten into a couple arguments over whose property is whose and he is just looking for a logical way to get this fixed so all can be in harmony.

Jason Peters came to the stand and stated that he is good with what needs to be fixed and to make things right.

Bobby Peters came back to the stand and stated that everything was going to stay the same, but they had to come up with something to make it all right.

Timothy Josh Peters stated that he owns 2 of the 15ft driveways and part of the land at the back that he can't have a bridge there because it would be too expensive and it can't be a driveway because of the tremendous creek there. He will use this for farmland.

Ron Smith, Assistant Director of Walton County Planning and Development, came up to the stand. He stated that the recorded plat shows 40 ft, but the preliminary plat says 36 ft but also says entrance line is 12 ft, 12ft, 12ft plus or minus. Mr. Smith is not sure if the surveyor went by what other plats were stating or if he went out and surveyed the property. He stated that he did not want the board to put a condition on the Resolution that makes it 12 ft, 12 ft, 12 ft, since there is a 12 ft plus or minus and not the exact footage.

Timothy Josh Peters stated that it was 21 ft on the old plat.

Jason Peters stated that it was 15 ft. driveway to enter their land.

Josh Parker asked if the driveway was gravel and Mr. Peters stated no that it was paved with a 70 ft right of way.

Ron Smith stated that to cover the driveway we don't want it to be + or –

Kristi Parr, Planning and Development Director, stated that all we can do is go by what the surveyor put down.

Josh Parker asked when the survey is sent to the Walton County Planning & Development Department does these get approved by Ron Smith and Ron stated yes, but he's not sure what will be put on the survey since there are different amounts.

Jason Peters stated that he sent word to the neighbor who has issues with the frontage and he knew there was a meeting tonight, but he did not show up. Bobby Peters stated that he had offered to meet with him but also sent word to him that he would sit with him and he had not called Mr. Peters.

Josh Parker said so if we do approve it, the final approval of the + or – will go through Ron.

Jim Cleveland asked can they not make a motion that it be split into three 12 ft. entrances.

Josh Parker said that this is a mess and understands that this was approved years ago.

Bobby Peters said that if they can get approval then they can get the surveyor to survey the property. The surveyor said that he would come back out and drive pins after this meeting.

Public Comment: None

Rebuttal: None

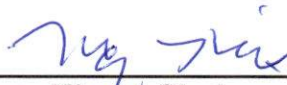
Motion: Jim Cleveland made a motion to approve the variance with condition that frontage on Grady Lemonds Road be split 3 equal ways with a second by Josh Parker. Motion carried unanimously.

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