**WALTON COUNTY BOARD OF APPEALS**
**Meeting Minutes**
**Date:** October 20, 2026

**Members Present:**

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

**Members Absent: All were present except Josh Parker.**

**Planning and Development Officials Present:**

- 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 Josh Parker.

## Approval of Minutes

- **Date of Previous Meeting:** September 15, 2026
  **Motion:** Mariellen Barnes made a motion to approve the minutes.
  **Second:** Jim Cleveland
  **Result:** The minutes were approved unanimously.

## Old Business: None

**New Business:** (Due to the computer not working – the meeting could not be recorded).

1. A26-0236 – Appeal Ordinance on lot width requesting reduction of lot width on 5.00 acres to create 2 buildable lots with Lot 2 being 3.50 acres with 125.10' lot width in lieu of the required 150' with an existing house and Lot 1 being 1.50 acres with a lot width of 150' – Applicant: Jerry Bruce Doster/Owners: Jerry Bruce & Cathy M. Doster – Property located at 2090 Wall Road, NW – Map/Parcel C1640009 - District 6

   Presentation: Bruce Doster, who lives at 2090 Wall Road, and owns the property presented the case. He stated that he is requesting a variance for a 25ft lot width reduction for his daughter and son-in-law to build a house on their property. He stated that his property will be 3.50 acres with 125.10' lot width in lieu of the required 150' making him short 25' and his daughter will have 1.50 acres with the correct 150' lot width.

   Billy Mitchell asked how long Mr. Doster has lived at this address and Mr. Doster stated he and his wife have lived on this property for 32 years.

   William Malcom asked if the front section of the property goes to his daughter and then the big section in the back will remain his and Mr. Doster stated yes that was correct.

   Public Comment: None

   Rebuttal: None

   Motion: William Malcom made a motion to approve with a second by Billy Mitchell. Motion carried unanimously.

2. SP26-0258 – Special Exception to live in camper while building house – Applicant/Owner: Arceli Salgado Miranda – Property located on Barton Bridge Road – Map/Parcel C1840023C00 - District 4

   Presentation: Arceli Salgado presented the case. She is asking for a special exception to live in a camper while building her home.

Henry Kines asked if she has any plans or anything currently on the lot and Ms. Salgado stated that she does have house plans and a house permit, but nothing is on the lot yet.

Henry Kines asked how long she would be living in the camper and Ms. Salgado stated maybe for 6 months or as soon as her current house is sold.

Henry Kines stated that typically they give people a year to live in the camper and a year to have the house built and did she have a problem with that, and Ms. Salgado stated she had no problem with that.

Public Comment: None.

Rebuttal: None

Motion: Jim Cleveland made a motion to approve with a second by William Malcolm. Motion carried unanimously.

3. A26-0261 – Appeal Ordinance on Manufactured Homes as to roof pitch and siding – Applicant/Owner: Dawson Queen – Property located on Social Circle Fairplay Road – Map/Parcel C1700022B00 - District 4

Presentation: Dawson Queen represented the case. He is wanting to purchase a Manufactured Home with a 3.12 roof pitch instead of the required 5.12 roof pitch. Mr. Queen also wants to have vinyl siding instead of the required hardy plank siding due to not being able to afford the hardy siding. He and his wife got approved for $255,000 while the Manufactured Home they found is $215,000. If they were to have the 5.12 roof pitch it would be a $25,000 difference plus 6 to 7 thousand more for hardy plank siding.

Billy Mitchell asked when Mr. Queen went to the manufactured home place, did they say anything about the Walton County's requirements and Mr. Queen stated that he went to Comfort Homes in Athens, Ga and they had told him they had sold a few Manufactured Homes to Walton County residents in the past and they mentioned that the people had to get a variance.

William Malcom asked about the surrounding properties and were the surrounding properties owned by family and Mr. Queen stated that it's all family. His father, uncles, and aunts all live on the surrounding properties.

**Public Comment: Matt Queen, father to Dawson Queen, stated that he is for this Appeal. He stated that his son, Dawson Queen, had purchased 2 house plans, thinking this would all be more affordable, but it has still ended up being super expensive. He stated that the property is wooded so the house wouldn't really be seen. The house would be in the middle of the pasture. Mr. Queen stated that the trees would stay along with the fence line where the cows are and there would probably be another fence added.**

**Rebuttal: None**

**Motion: William Malcom made a motion to approve with a second by Jim Cleveland. Motion carried 4 to 2 with William Malcom, Jim Cleveland, Mariellen Barnes and Harold Moon, Jr. voting to approve and Henry Kines and Billy Mitchell voting to deny.**

**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**