

## **WALTON COUNTY BOARD OF APPEALS**

### **Meeting Minutes**

**Date:** August 19, 2025

#### **Members Present:**

- Henry Kines (Chairman)
- Jim Cleveland
- Billy Mitchell
- Chris Lammey
- Harold Moon, Jr.

#### **Members Absent:**

- Mariellen Barnes
- William Malcom

#### **Planning and Development Officials Present:**

- Kristi Parr
- Tracie Malcom

#### **Meeting Called to Order**

Chairman Henry Kines called the meeting to order.

- **Invocation:** Delivered by Chairman Henry Kines  
**Pledge of Allegiance:** Recited by all present  
**Roll Call:** All members were present except Mariellen Barnes and William Malcom.

#### **Approval of Minutes**

- **Date of Previous Meeting:** July 15, 2025  
**Motion:** Harold Moon, Jr. made a motion to approve the minutes.  
**Second:** Jim Cleveland  
**Result:** Minutes approved unanimously.

#### **Old Business: None**

## **New Business**

### **Case V25 – 0235 Variance Request**

**Request:** Variance requesting guest house to be 1,193 sq. ft. in lieu of the maximum 800 sq. ft. allowed.

**Applicant:** Claude Hicks

**Owners:** Claude E & Jacqueline April Hicks

**Location:** 1551 Gratis Road

**Parcel:** N121C004

**District:** 6

### **Presentation:**

Claude Hicks represented the case, stating they would like permission to build a guest house on their property more than the 800 sq. ft. allowed. He stated this request is made out of urgent and compassionate necessity and peace of mind, as my father n' law has recently been diagnosed with cancer and Alzheimer's. He will require daily and ongoing care. It is critical that we be close by to provide close and consistent support. We are not financially able to add a large-scale renovation or addition to our house, and this is a viable and practical solution. I do have sufficient property in the back that would allow me to build a standalone guest house for my father-in-law and are requesting the house be larger than the maximum 800 sq. ft.

Henry Kines stated that you cannot rent out a guest house and Mr. Hicks stated he understood.

Billy Mitchell asked if there was some reason that they could not follow the guidelines of a maximum of 800 sq. ft. and Mr. Hicks stated that they had looked at several plans and they could not fit everything in that was needed.

### **Public Comment:** None

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

**Case V25 - 0242 Variance Request**

**Request:** Variance to reduce lot width to create 4 buildable lots with 3 lots having the correct lot width with an existing house and 1 lot with lot width of 80'5 in lieu of 200'.

**Applicant:** David Sparks

**Owners:** John David Sparks and Bobby Joe Sparks

**Location:** 3779 Old Braswell Road/Old Braswell Road

**Parcels:** C0710063 and C0710064

**District:** 5

**Presentation:**

David Sparks represented the case. He stated there are two properties that are side by side. He would like to have a family compound. One house that has been remodeled already exists and his father n' law lives there. He stated that both sons will build in the front part of the property and the property in the back will be his house. He stated that he could have done a flag lot but there are some fruit trees that he would like to keep on the property.

Billy Mitchell asked him when did he purchase this property from Mr. Waites and he stated he did at the first of the year. He stated that his father in-law lives on the 2 acres to the left side of this property and the 3<sup>rd</sup> lot has the 80' frontage. He stated he did not know that the property was separate from the other. Billy asked him was he was aware of the zoning ordinance as to road frontage when he bought the property and he stated that he was not aware. Billy stated then you didn't do your due diligence.

Chris Lammey stated that his biggest concern was too many houses, and it being a dirt road.

Mr. Sparks stated that it was a dirt road, but he did this so that all his family would be living there.

**Public Comment:** Mike Sisson spoke and stated that the only thing is that if you are required to have 200 'lot width then why allow him to have less. He went on to state that this has always been a dirt road and the county keeps it up the best that they can. He stated that he has lived here the longest and sometimes the dirt road will get messy when it rains. He requests the Board not to approve.

- **Motion:** Jim Cleveland made a motion to approve.

**Second:** Harold Moon, Jr.

**Result:** Chris Lammey and Billy Mitchell voted against Variance. Jim Cleveland and Harold Moon, Jr. voted to approve the Variance. Due to being a tie Henry Kines, Chairman, voted to approve. Motion carried.

**Case VP25 – 0243 Variance Request**

**Request:** Variance to allow existing home to be a caretaker residence with 1,020 sq. ft. in lieu of the maximum 800 sq. ft. allowed and requesting this to be allowed in a B1 zoning.

**Applicant:** David Sparks

**Owners:** David Sparks and Bobbie Mac Investments, LLC

**Location:** 3540 Highway 78

**Parcel:** C0430032

**District:** 2

**Presentation:**

David Sparks represented the case. He stated that he purchased the property in December 2024. There are 2 buildings that are offices that he rents out and there is a house in the back with a pond. The previous owners live in Hilton Head but lived there while collecting rent. He is requesting the house to be a caretaker house as this house will be a place for this caretaker to live while he manages the property. The house has been there for close to 50 years.

Harold Moon, Jr. asked if Mr. Sparks renovated the house and he stated that the previous owner renovated the house.

Billy Mitchell asked was this allowed to be a caretaker home under an old Ordinance.

David Sparks said that the house has been renovated but has not been added to it. He went on to state that the buildings out front are commercial and this has always been a caretaker home and that they are wanting to bring this into compliance.

**Public Comment:** None

- **Motion:** Harold Moon, Jr. made a motion to approve.  
**Second:** Chris Lammey
- **Result:** Motion carried unanimously.

**Case V25 – 0246 Variance Request**

**Request:** Variance to reduce lot width to create 2 buildable lots with 1 with 30.84' with an existing house and 1 with 31.02' in lieu of the required 200.'

**Applicant:** Robert J. Miller, Jr.

**Owners:** Robert J. Miller, Jr. and Betty S. Miller

**Location:** 1465 Greendale Road

**Parcel:** C0800001

**District:** 4

**Presentation:**

Henry Kines (Chairman), advised that this case has been withdrawn and will not be heard tonight.

**Public Comment: None**

**Adjournment**

With no further business, the meeting was adjourned.

**Respectfully Submitted,**

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**Henry Kines, Chairman**  
Walton County Board of Appeals

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**Tracie Malcom, Executive Secretary**  
Walton County Board of Appeals