

## **WALTON COUNTY BOARD OF APPEALS**

### **Meeting Minutes**

**Date:** September 16, 2025

#### **Members Present:**

- Henry Kines (Chairman)
- Jim Cleveland
- Billy Mitchell
- Chris Lammey
- Mariellen Barnes
- William Malcom

#### **Members Absent:**

- Harold Moon, Jr.

#### **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 Harold Moon, Jr.

#### **Approval of Minutes**

- **Date of Previous Meeting:** August 19, 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 – 0266 Variance Request**

**Request:** Variance requesting to create a 2-acre buildable lot off an existing easement.

**Applicant:** Will Brown

**Owner:** Douglas Brown

**Location:** 4600 Atha Circle, Loganville, Georgia 30052

**Parcel:** C0520008

**District:** 3

**Presentation:** Will Brown represented the case and would like to cut 2 acres off his father's 33+ acreage to build a house for him and his family off the existing easement.

Billy Mitchell asked was the easement on that road and Mr. Brown stated that it was correct.

**Public Comment:** Doug Brown, the father of Will Brown, spoke and stated that majority of the easement is on his property and he would like to cut off 2 acres for his son to build a house. He stated that he advised all the neighbors, and they are in favor of this.

William Malcom asked how many people live on this easement and Mr. Brown stated 5 and they share the maintenance, and the neighbors will get together and put gravel on the road and fix any potholes. They maintain the easement.

Debra Kovac spoke and stated that she is in favor of this.

Derrick Boyce, who lives at 5010 Atha Circle stated that he is the last house on the easement. He helps maintain the road. He stated that his parents and grandparents have lived here for almost 40 years. He and Doug Brown are the ones who primarily maintain the easement. For the most part they share the expense of gravel and maintenance. He feels like you can do what you want with your property within reason and support and gives his blessing to this request.

Robert Grow spoke and stated that he has a lot on 1873 Cotton Lane, and he has no problem with the Board approving this.

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

**Case V25 – 0267 Variance Request**

**Request:** Variance to put an accessory building 50 ft. in the 100 ft. non-buildable buffer.

**Applicant:** Charles M. Powell

**Owners:** Charles & Paula Powell

**Location:** 1449 Palmer Drive/Bunk Tillman Road, Monroe, Georgia 30656

**Parcel:** N178A013

**District:** 4

**Presentation:** Charles Powell and his wife, Paula Powell, represented the case and stated that they live at 1449 Palmer Drive and that he owns the property. He did not know about the non-buildable buffer until he came to the county to get a permit for the accessory building. He stated that his property backs up to Bunk Tillman Road. He would like to put the accessory building in the center which is covered by woods. He knows he will need to take down a couple of trees but not all of them. He said that he hates cutting down trees but some of the trees have already fallen. He stated that the accessory building that he wants to put on his property is portable and not going to be on a permanent foundation and this will have less impact on taking down trees. He stated that he would still maintain the 50 ft. buffer off of Bunk Tillman Road.

Chris Lammey asked how big the shed would be, and Mr. Powell stated 16x28 and if you look at the site plan it is on the left side looking where the clearing is on the upper right. The trees to the left some of them have previously been taken down.

Billy Mitchell asked how far away from the house and Mr. Powell stated that there are trees in the front but there will be no trees where the shed is placed.

William Malcom asked if there were any trees there and Mr. Powell stated that there are trees on the right and left of the house. Mr. Powell stated that there is a visual block and a 6 ft. berm in place on Bunk Tillman Road.

Jim Cleveland asked was he going to stay 50 ft. away from the 6 ft berm and Mr. Powell stated that he would.

**Public Comment:** Lynn Snyder spoke and stated that she has lived on Bunk Tillman Road for 20 years and she wants the 100 ft. buffer to stay there because that way she doesn't have to see the shed. She also does not want to see him accessing off of Bunk Tillman Road to the subdivision side and she wants to keep it that way.

John W. Odum, Jr., who lives at 3140 Bunk Tillman Road spoke and stated that his property is directly in front of this property and he wants the 100 ft. non-buildable buffer saved because he said it had to be there for a reason.

Jeanette Tillman who lives at 3180 Bunk Tillman Road spoke and stated she does not want anybody accessing Palmer Drive to Bunk Tillman Road or changing it to commercial.

Myrtis Jones, who lives at 3150 Bunk Tillman Road, was not for the subdivision being placed there in the first place and she wanted the buffer to stay because she does not want to see the building from her property.

Cristian Ardeleanu, who lives at 3190 Bunk Tillman Road said that they were there when they built Bunk Tillman Road and there were very few trees there and he sees why a buffer was put there.

**Rebuttal:** Mr. Powell came back for rebuttal and stated that he is not intending to have access to Bunk Tillman Road, and he is not going to rezone his property to commercial. He stated that there is a berm there and a stand of pine trees. He stated they just want to be good neighbors and would like to use the property that they bought.

Henry Kines asked what was the highest point for the shed and Mr. Powell stated it was 12 ft.

Jim Cleveland asked if there was nowhere else on the property, he could put the shed without taking down trees.

William Malcom asked how many trees were in the back and Mr. Powell stated he was not sure. William asked if there was not a vacant section, he could put the shed and Mr. Powell stated not in front of the tree line and the house.

Mariellen Barnes asked Mr. Powell did he not know about the buffer when he bought the house and Mr. Powell stated that he did not. He was asked if he checked with his HOA and he stated that he did.

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

**Case V25 – 0272 Variance Request**

**Request:** Variance requesting to convert existing garage into a 1,096 sq. ft. guest house and Variance on side setback from required 15' to 6'. However, guest house will be 1,008 sq. ft. instead of the 1,096 sq. ft.

**Applicant:** Mauney & Son Construction

**Owners:** Jeffery & Kimberley Dixon

**Location:** 2520 Willie Watkins Road, Monroe, Georgia 30656

**Parcel:** C1620030B00

**Districts:** 4 and 5

**Presentation:** Ken Mauney represented the case and stated that this is his sister's house. He stated he is asking to convert the existing garage into a 1,008 sq. ft. guest house since it is going over the footage for a guest house. He is also asking for a Variance since the lean to stretches out over the required setback. This will be a house where the grandchildren can stay when they come and visit. He also stated that his mother lives with them.

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

William Malcom asked if there were any plans to change the existing garage to add to it and Mr. Mauney stated no.

Jim Cleveland asked if it would have a 5:12 roof pitch and Mr. Mauney said that it does.

Mr. Mauney stated that they will be doing some work on the exterior and interior.

Mariellen Barnes asked if it would be on its own meter and have its own septic and Mr. Mauney stated it would.

**Public Comment:** None

- **Motion:** William Malcom stated that since the Applicant has no plans to change the footprint of the house, he made a motion to approve the variance.

**Second:** Chris Lammey

**Result:** Motion carried unanimously.

**Case V25 – 0273 Variance Request**

**Request:** Variance to replace existing billboard.

**Applicant:** Verge Properties, LLC

**Owner:** 81 Investment Company, LLC

**Location:** 429 Highway 11 and Frost Road, Monroe, Georgia 30655

**Parcel:** C1390016

**District:** 4

**Presentation:**

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

**Case V25 – 0277 Variance Request**

**Request:** Variance requesting to waive paved apron requirement on the driveway.

**Applicant:** Keith R. Connelly

**Owners:** Keith & Angela Connelly

**Location:** 1705 Queen Cemetery Road, Good Hope, Georgia 30641

**Parcel:** C1820038

**District:** 4

**Presentation:** Keith Connelly represented the case and stated that he is asking that the paved apron requirement on the driveway be waived.

Driveway was already there, and he has maintained it using a tractor and gravel.

He used to live in Gwinnett County, and he has good neighbors, and he wants to keep it that way.

William Malcom stated he knew where this property was, and the driveway is well established, and every house either has no paved apron, or the driveway is completely paved. He stated that the school bus actually went down this driveway.

Billy Mitchell asked if he had just built his house and did, he not know that the driveway needed to have a paved apron and Mr. Connelly stated that this is a very old driveway and didn't think he would need to do that.

**Public Comment:** None


- **Motion:** William Malcom stated that since this driveway has been existing for decades, he made a motion to approve the variance.  
**Second:** Billy Mitchell  
**Result:** Motion carried unanimously.

**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