

WALTON COUNTY BOARD OF APPEALS

Meeting Minutes

Date: July 21, 2026

Members Present:

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

Members Absent: Josh Parker

Planning and Development Officials Present:

- Kristi Parr
- Tracie Malcom
- Hannah Davis

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:** June 16, 2026
Motion: Harold Moon Jr. made a motion to approve the minutes.
Second: Mariellen Barnes
Result: The minutes were approved unanimously.

Old Business: None

New Business:

1. SP26-0025 – Special Exception to have a one chair hair salon as a home-based business with customer contact – Applicant/Owner: Rebecca McCart Kent – Property located at 4218 Hester Town Road - Parcel C1960010A00 - District 4

Presentation: Rebecca McCart Kent represented the case. Ms. Kent is requesting to open a one-chair hair salon in her garage for part-time clients and to be closer to her family.

Harold Moon Jr. asked what Ms. Kent's hours of operation will be.

Ms. Kent stated that it would be 9:00 a.m. to 2:30 p.m. maybe 2 to 3 days a week. She stated that it will be flexible due to her also working in Watkinsville.

Mariellen Barnes asked if the house was in a subdivision and Ms. Kent stated it was not.

Billy Mitchell asked how it's going to go in the garage and Ms. Kent stated that they have a 3-car garage with one bay being closed off for the salon and a cubby for a bathroom.

Henry Kines stated if this were approved there would be conditions like no sign and no more than one client there at a time and Ms. Kent stated she was fine with that.

Public Comment: None

Rebuttal: None

Motion: William Malcom made a motion to approve with the following conditions: 1) For applicant only; 2) By appointment only; 3) No more than one client on site at a time; 3) No signs on the property with a second by Harold Moon Jr. Motion carried unanimously.

2. **V26-0166 – Variance to allow a pool within the 50-foot stream buffer area and within the 25-foot impervious surface setback - Applicant/Owner: J Scott Baize – Property located at 3240 Stewart Lake Road - Parcel N063D038 - District 3**

Presentation: Andrea Gray represented the case. Mr. Baize is requesting a variance to allow his pool within the 50-foot stream buffer area and within the 25-foot impervious surface setback. The property is lake front property on 5.3 acres. The house on the property is approximately 2500 sq. ft. that was built in 1994. Mr. Baize purchased this property in January, 2026 and has made improvements. He contracted with a pool company to have a 16X30 pool put in for his grandbabies so they can swim and spend time together. When he contracted with the pool company they had proposed a 4 ft. concrete flat area directly across from the driveway. Mr. Baize had the Department of Health come out and they issued a permit on April 14, 2026. Walton County Planning & Development also issued them a permit. He had the property graded and the pool re-barred and construction already in line with the back of the house having re-barred and forms for the pool. Mr. Baize thought everything was fine until his neighbor pointed out that he was building within the stream buffer. He realized a third of his home was already built within the buffer. When his house was built in 1994 these things were allowed but as of today, they are not. Mr. Baize built the pool in the most logical area. He plans to litigate the area and install a pool filter that is self-contained with no back washing, and this will reduce run-off. He has already spent over \$13,000 dollars on the pool and if he is asked to move it then that would require more grading and cost thousands more.

Henry Kines asked Kristi Parr, Director of Walton County Planning & Development, if the full site plan was not required when applying for a permit and Ms. Parr stated it was not.

Kristi Parr stated that the house was built in 1994 prior to the WP1 watershed and it was not picked up that the property is currently in the WP1 Watershed zone. Once Mr. Baize was notified by the County, he stopped construction immediately and stabilized the area the best he could and contacted an engineer.

William Malcom asked if the stream behind the house feeds into the pond.

Scott Baize, who is the property owner, stepped up to the microphone and stated that he does not think they feed into each other. He believes that the stream goes around the pond. There currently is no settlement but he had planned to add a diffuser to slow down the water. Ron Smith with Walton County came out and stated he was not telling Mr. Baize what to do but he thinks that would be a good idea.

Jim Cleveland asked in the event of future flooding would he sign an agreement that in the event there is flooding that the county will not be responsible.

Mrs. Gray stated yes, Mr. Baize is willing to sign an agreement.

Public Comment: None

Rebuttal: None

Motion: Jim Cleveland made a motion to approve the variance with the condition of an agreement signed stating the homeowner is responsible for any flooding and will not hold the county responsible for any flooding on the property with a second by William Malcom. 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