

# WALTON COUNTY BOARD OF APPEALS

March 18, 2025

Members Present: Henry Kines, William Malcom, Mariellen Barnes, Jim Cleveland, and Billy Mitchell

Members Absent: Harold Moon, Jr. and Chris Lammey.

Planning and Development officials: Charna Parker & Tracie Malcom

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Chairman Henry Kines called the meeting to order.

Invocation: Henry Kines

"The Pledge of Allegiance" to the flag.

Roll Call: All the members were present except Harold Moon, Jr. and Chris Lammey.

The minutes to the February 18, 2025, meeting. Billy Mitchell made a motion to approve the minutes with a second by Jim Cleveland. The minutes were approved unanimously.

Old Business: None

## **New Business:**

### **1. V25-0004- Variance to have a 2<sup>nd</sup> driveway-Applicant: Anthony Enos/Owners: Anthony & Michelle Enos-Property located at 5174 Johnson Spur/Johnson Rd-Map/Parcel N010D017-District 2**

Presentation: Anthony Enos represented the case. He would like to put a culvert on the south side of his property. He has a large camper that is sitting in the driveway right now and he would like to have the second driveway to have access to the back of the property to put the camper.

Billy Mitchell asked if there was an HOA and Mr. Enos stated that there was not.

Henry Kines verified that it was on the opposite side of the house and what the distance was between the driveways and Mr. Enos stated his main driveway is on Johnson Spur, but this driveway would be on Johnson Road. Mr. Enos went on to state that the reason he is asking for the second driveway is he has no way to pull the camper to the back due to the ditch.

William Malcom verified he is just requesting a second driveway in order to have an opening in the back of the property and Mr. Enos stated that was correct.

Jim Cleveland asked if he was going to pave the driveway and Mr. Enos stated no that he would be using shell rock.

Speaking: No one

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

**2. V25-0057- Appeal to have accessory building in front yard-Applicant: Keith Thompson/Owners: Keith & Danette Thompson-Property located at 1242 Dean Hill Rd-Map/Parcel N103E008-District 4**

Presentation: Keith Thompson represented the case. He lives on 3 ½ acres and the lot is long, narrow and downhill. He would like to put an accessory building in the front yard. It would be about 100 ft. from the road and his house is 500 ft. from the road.

William Malcom asked if there were other lots with houses and Mr. Thompson stated that there are, and they are about 500 ft. off the road.

Mr. Thompson stated that all the trees on the property were pretty much still there. Mr. Thompson stated that the building is going to be about 20 x 40. He has a 2-car garage that is full, and his wife said all the stuff needed to get out of the garage.

Jim Cleveland asked if the accessory building was going to be metal and Mr. Thompson stated yes that it would have a black roof, rock around the bottom and it will conform to the house and the neighborhood.

Speaking: No one

Motion: William Malcom made a motion to approve the request with a second by Jim Cleveland. The motion carried unanimously.

**3. V25-0060- Variance to have a 2,400 sq. ft accessory building in an R1 Zoning-Applicant: Rusty Eggers/Owners: Russell & Dana Eggers-Property located at 3643 Saddlebrook Dr-Map/Parcel N050A016-District 1**

Presentation: Rusty Eggers represented the case. He moved here from Gwinnett County 11 months ago. He would like to build a 2,400 sq. ft. building and put it in the back of his property. He said he was 1 year from retiring and his wife said he can keep his toys as long as she can't see them. He stated he has an RV; a pontoon boat, motorcycle, lawnmower and other things and he would like to put them in the building.

Mr. Eggers stated that the back half of his property is pasture and the left property to the rear behind has lean to's. There is wooded area between the neighbor and his property site.

Jim Cleveland said that the property next door to Mr. Eggers has 3 riding lawnmowers and a pontoon boat in the front and Mr. Eggers stated that the pontoon boat has been moved.

Jim Cleveland asked about the roof pitch, and he stated that it would be about 3:12 and 18 ft at the center of the roof and there would be 14 ft. walls, and he needs it that tall in order to put his RV there. Mr. Eggers stated that he just wants to be a good neighbor and have a place to hide his toys.

He was asked if there was an HOA, and he stated that there is no HOA and there are no covenants for the subdivision.

Jim Cleveland advised Mr. Eggers that you need to have 5 acres or more for a 2,000 sq. ft. building.

Mr. Eggers stated that he told his real estate agent and his lawyer what he wanted as far as the property and after he bought the house, he finds out it was a problem to put the accessory building on the property.

Mr. Eggers said that it was a sad shock when he was told that he couldn't do what he wanted to about putting up an accessory building on the property.

Billy Mitchell asked would Mr. Eggers have to adhere to the setbacks if he put the accessory building on the property and Charna Parker with Walton County Planning & Development advised that he would.

Speaking: No one

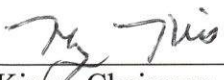
Motion: Billy Mitchell made a motion to approve the request with a second by William Malcom. Jim Cleveland voted against. The motion carried 4 to 1.

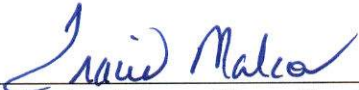
PUBLIC COMMENT – None

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