



BOARD OF APPEALS REGULAR MEETING

Tuesday, August 18, 2026 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

AGENDA

1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

3. OLD BUSINESS

4. NEW BUSINESS

- 4.1. V26-0191 – Variance to allow an accessory building in the front yard on less than 5 acres – Applicant: Terry McCullers/Owners: Terry & Tabitha McCullers – Property located at 2660 Broach Spur – Map/Parcel C1190136M00 - District 5

- 4.2. V26-0199 – Variance to revise the easement entrance drive off of Grady Lemonds Road, and to reconfigure parcels. All parcel acreage will remain the same by the equal amount of land swapped between the parties involved – Applicant: Bobby Peters/Owners: Bobby James Peters, Jason S Peters and Timothy Joshua Peters – Property located at 1384 Grady Lemonds Road, Social Circle Fairplay Road, Grady Lemonds Road and 1378 Grady Lemonds Road – Map/Parcel C1460001, C1460007D00, C1460007B00 and C1460007C00 - District 4

5. DISCUSSION

- 6. PUBLIC COMMENT | 3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.

7. ANNOUNCEMENTS

8. EXECUTIVE SESSION

9. ADJOURNMENT

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.



**Walton County Planning and Development Department
Board of Appeals Case Summary**

Case Number: V26-0191

Board of Appeals Meeting Date: August 18, 2026

Applicant:

Terry McCullers
2660 Broach Spur
Monroe, Georgia 30656

Owner:

Terry & Tabitha McCullers
2660 Broach Spur
Monroe, Georgia 30656

Property Information:

- **Address:** 2660 Broach Spur
- **Map Number:** C1190136M00
- **Site Area:** 3.74 acres
- **Current Zoning:** A1
- **Character Area/Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Not in a Watershed

District Representation:

- **Commissioner (District 5):** Jeremy Adams
- **Board of Appeals Member:** Josh Parker

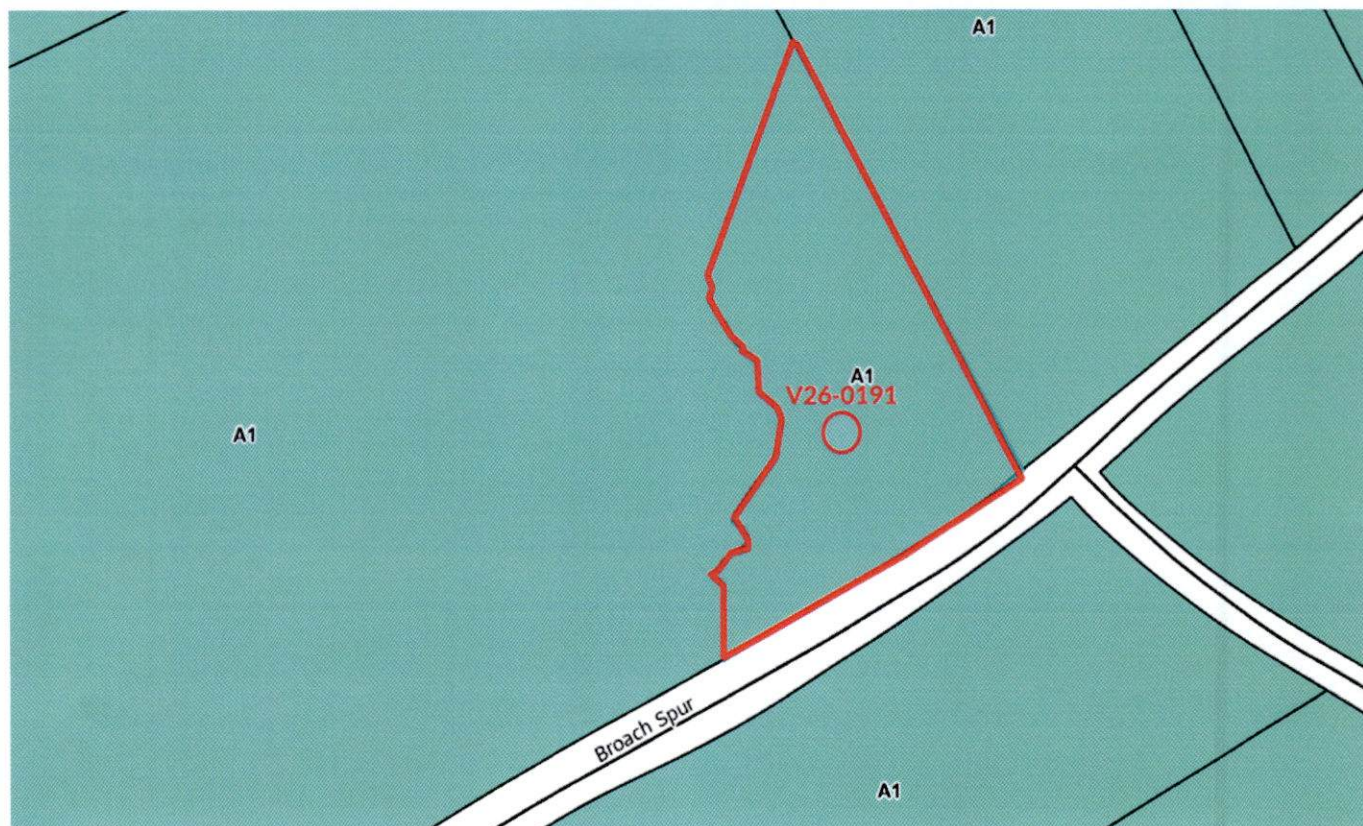
Request: Variance requesting to have a 30x40 accessory building in the front yard on less than 5 acres.

Existing Site Conditions: A house is located on the property. The surrounding properties are zoned A1.

Property History: No History



The surrounding properties are zoned A1.



The property is not in a Watershed.

The Future Land Use Map for this property is Suburban.



Staff Comments:**Part 2 Accessory Uses****Section 100 General Standards**

A. All accessory buildings, structures, and uses of land, including off-street parking, shall be located on the same lot as the principal building(s) to which they are accessory.

1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.
2. Except in A, A1 and A2 Districts no accessory building shall be utilized unless the principal structure is also occupied. (1-4-22)
3. No accessory structure shall be closer than five feet from an abutting property line.
4. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.
5. The following cumulative square footage restrictions shall apply to accessory buildings within R1 platted subdivisions: (1-4-22)

Property Size	Cumulative Area
0 to 0.499 acres	600 sq. ft.
0. 5 to 0.999 acres	900 sq. ft.
1 to 4.999 acres	1200 sq. ft.
5 or more acres	2000 sq. ft.

Sec. 14-104. Appeals and variances.

(a) *Procedure upon denial.* Upon denial of the application for a sign permit, the applicant shall be given written notice stating the reason(s) for the denial within 15 days of the decision to deny the permit. The aggrieved party may appeal any decision as provided in board of zoning appeals procedure.

(b) *Variances.*

- (1) Variances may be granted from the provisions of this ordinance in compliance with powers of board of zoning appeals.
- (2) Variance procedures shall apply both to signs which are nonconforming as of the effective date of this ordinance and to new signs erected thereafter.

(Ord. of 8-6-2002, § 24)

Walton County Board of Appeals Application

Please Type or Print Legibly

Item 4.1.

Variance/Special Exception/Appeal # V26-0191

Board of Appeals Meeting Date 8-18-2026 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes ☒

**Drawn by Design Professional

Map/Parcel C1190136 MOD Zoning District: A1 Commission District: 5 - Jeremy Adams

Applicant Name/Address/Phone #

TERRY McILHEAS

Property Owner Name/Address/Phone

TERRY McILHEAS
2660 BROACH SPUR
MONROE GA 30656

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 2660 Broach Spur Rd Acreage 3.74 Acres

Describe Variance/Special Exception/Appeal: ERECTING A PRE-FAB
30 X 40 STEEL BUILDING ON SITE. NO WATER
BUT WILL HAVE ELECTRIC POWER.

State Reason for request and how these reasons satisfy Article 14 Standards of Review: WE HAVE LESS THAN 5 ACRES 3.74 TO
BE EXACT.

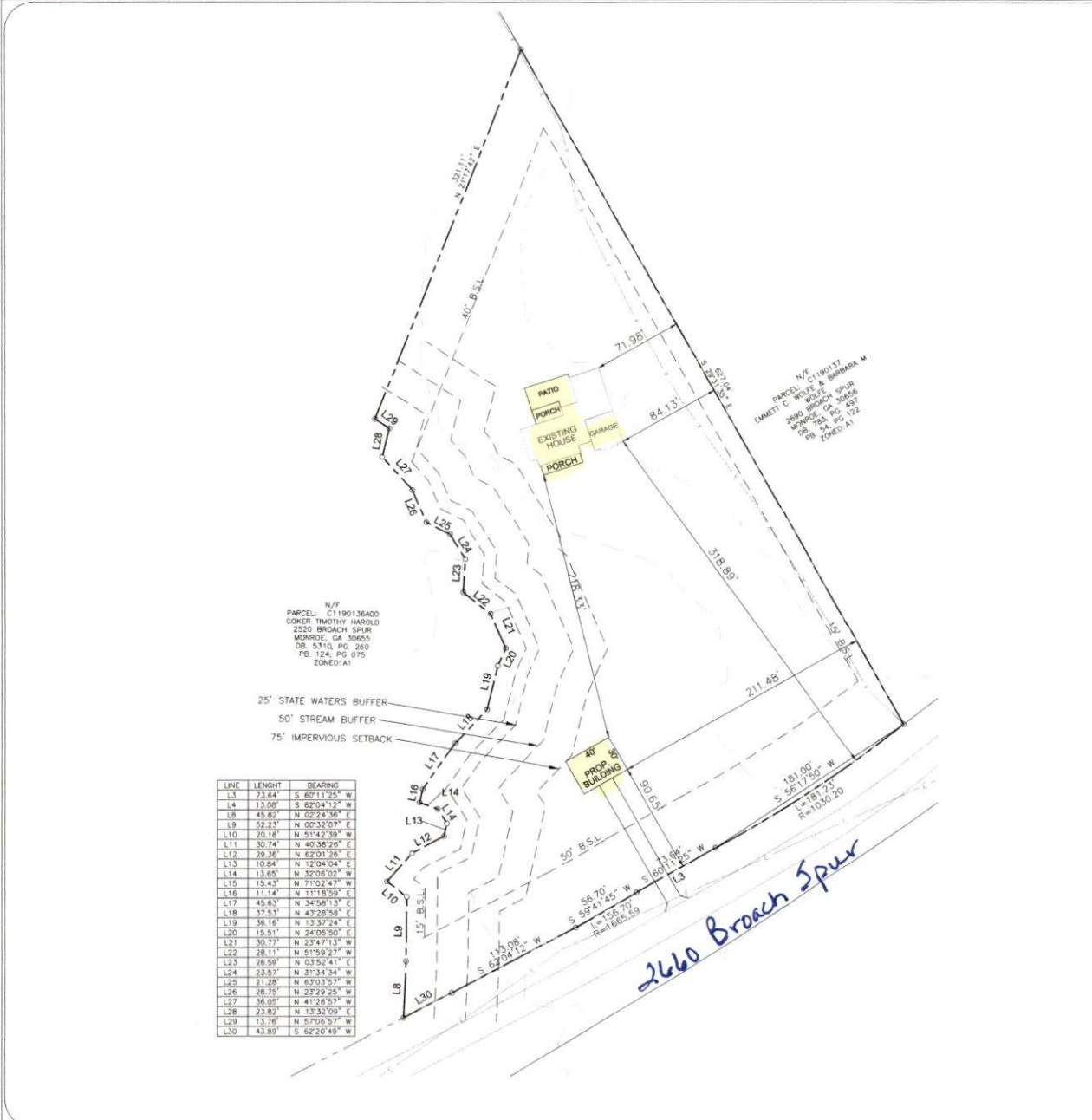
Public Water: ☐ Well: ☐ Public Sewer: ☐ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature: J. McIlheas Date: 7-1-2026 Fee Paid: \$ 500⁰⁰

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____



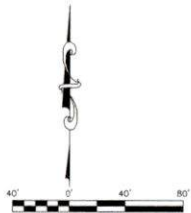
VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 3.74 ACRES

PARCEL: C1190136M00 ZONED: A1
VARIANCE TO ALLOW AN ACCESSORY BUILDING IN THE FRONT YARD ON LESS THAN FIVE ACRES SITE.
TOTAL SITE AREA = 3.74 ACRES
APPLICABLE ORDINANCE: SECTION 4-1-120
PROPERTY DEVELOPMENT STANDARDS:
1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 200 FEET.
3. MINIMUM YARD REQUIREMENTS:
a. FRONT: 50 FEET
b. SIDE: 15 FEET
c. REAR: 40 FEET
4. MAXIMUM HEIGHT: 35 FEET.

- NOTES:
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY CHRISTOPHER E. MOORE & ASSOCIATES, INC., DATED JUL. 22, 2024.
 - THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
 - THERE ARE NO STATE WATER ON SITE, LIMIT SHOWN.
 - THE PROJECT IS SERVED BY WALTON COUNTY WATER.
 - THE PROJECT IS SERVED BY SEPTIC SYSTEM.

TOTAL SITE AREA = 3.74 ACRES
TOTAL DISTURBED AREA = .0X ACRES
THERE ARE STATE WATERS ON THE SITE.
THERE ARE NO WETLAND ON SITE.



A.C.E.
ALCOY CONSULTING ENGINEERING
AND ASSOCIATES, L.L.C.
P.O.C. TERRY MCULLERS, P.E.
488 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-496-4002
tplace@acellc@gmail.com

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VARIANCE REQUEST

PROPOSED McCULLERS' STORAGE BUILDING

PARCEL: C1190136M00
LAND LOT: 177
DISTRICT: 3RD
2660 BROADCH SPUR
WALTON COUNTY, GA

DATE: 7/02/2026
SCALE: 1"=40'

OWNER / DEVELOPER / PRIMARY PERMITTEE
TERRY McCULLERS
PHONE: 770-601-1216
2660 BROADCH SPUR
MONROE, GA 30656

24 HOUR - EMERGENCY CONTACT
TERRY McCULLERS
PHONE: 770-601-1216

REVISIONS		
NO.	DATE	DESCRIPTION

JOB No. # 26-045
C-1



**Walton County Planning and Development Department
Board of Appeals Case Summary**

Case Number: V26-0199

Board of Appeals Meeting Date: August 18, 2026

Applicant:

Bobby Peters
1384 Grady Lemonds Road
Social Circle, Georgia 30025

Owner:

Owner of C1460001 – 2.00 acres
(1384 Grady Lemonds Road)
Bobby J Peters
1384 Grady Lemonds Road
Social Circle, Georgia 30025

Owner of C1460007D00 – 4.33 acres
(Social Circle Fairplay Road)
Bobby James Peters
1384 Grady Lemonds Road
Social Circle, Georgia 30025

Owner of C1460007B00 – 2.00 acres
(Grady Lemonds Road)
Jason S Peters
P.O. Box 1323
Social Circle, Georgia 30025

Owner of C1460007C00 – 4.82 acres
(1378 Grady Lemonds Road)
Timothy Joshua Peters
1371 Social Circle Fairplay Road
Social Circle, Georgia 30025

Property Information:

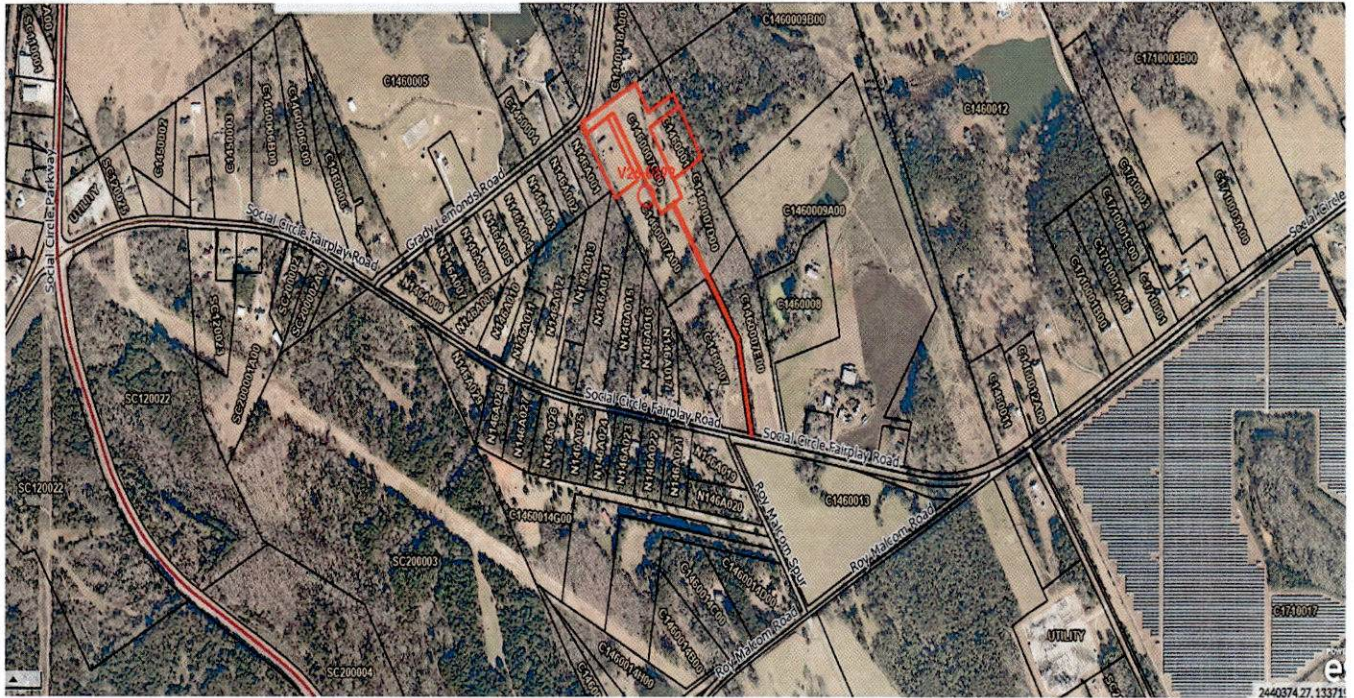
- **Address:** 1384 Grady Lemonds Road, Grady Lemonds Road, Social Circle Fairplay Road and 1378 Grady Lemonds Road, Social Circle, Georgia 30025
- **Map Number/Site Area:** C1460001 2.00 acres; C1460007D00 4.33 acres; C1460007B00 2.00 acres and C1460007C00 4.82 acres
- **Current Zoning:** A2
- **Character Area/Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Hard Labor Creek

District Representation:

- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

Request: Variance to revise the easement entrance drive off of Grady Lemonds Road, and to reconfigure Parcel C1460001, Parcel C1460007B00, Parcel C1460007C00, and Parcel C1460007D00. All parcel acreages will remain the same by the equal amount of land swapped between the parties involved.

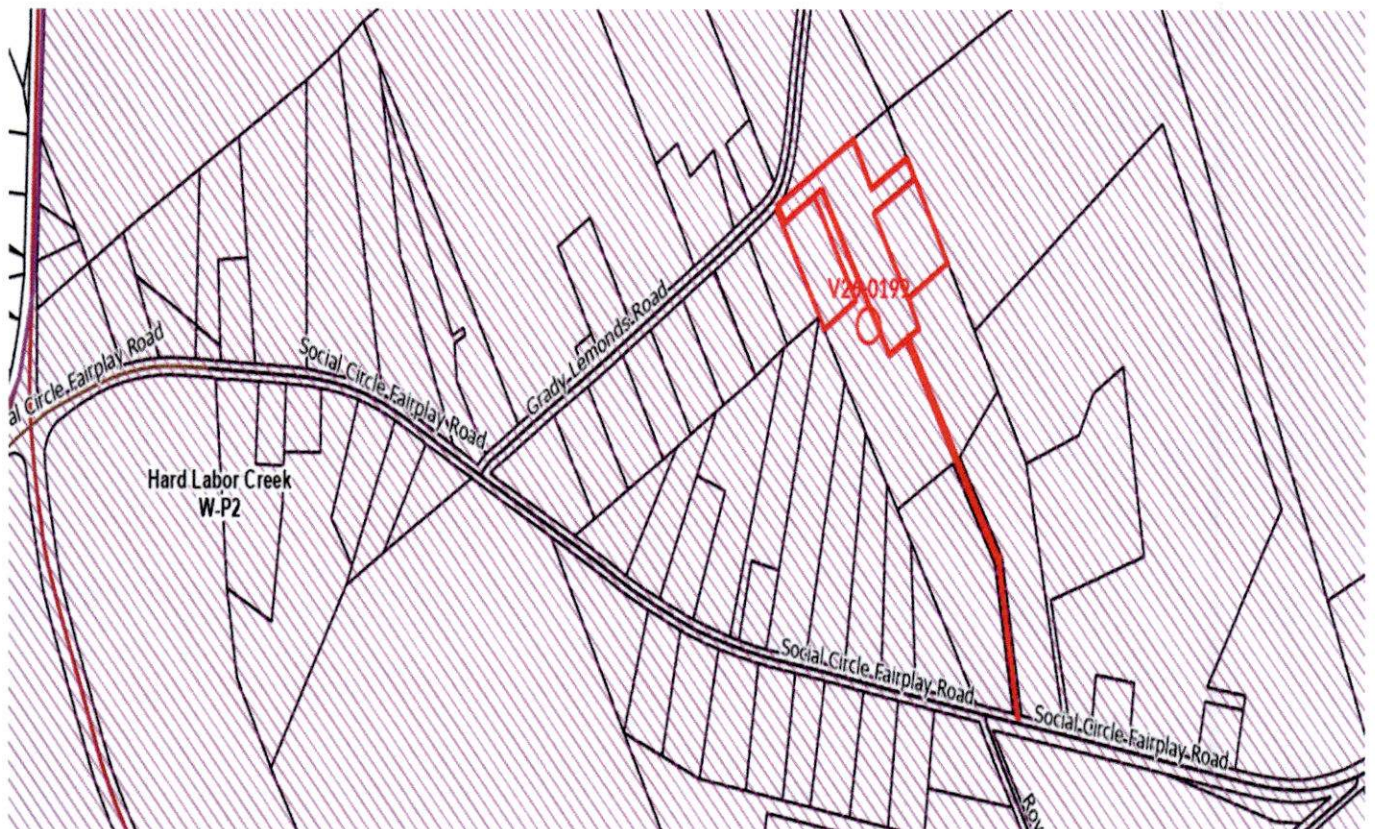
Existing Site Conditions: Some properties have houses and some vacant land.



The surrounding properties are zoned A1 and A2.



The property is in the Hard Labor Creek Watershed.



The Future Land Use Map for this property is Conservation.



Property History:

V16030003	Bobby Peters	200' to 15ft lot width 3 parcels	C0146-7split 1381 Social Circle Fairplay Road	Approved
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Staff Comments:

Sec. 14-104. Appeals and variances.

(a) *Procedure upon denial.* Upon denial of the application for a sign permit, the applicant shall be given written notice stating the reason(s) for the denial within 15 days of the decision to deny the permit. The aggrieved party may appeal any decision as provided in board of zoning appeals procedure.

(b) *Variances.*

(1) Variances may be granted from the provisions of this ordinance in compliance with powers of board of zoning appeals.

- (2) Variance procedures shall apply both to signs which are nonconforming as of the effective date of this ordinance and to new signs erected thereafter.
(Ord. of 8-6-2002, § 24)

Walton County Board of Appeals Application

Please Type or Print Legibly

Item 4.2.

Variance/Special Exception/Appeal # V26-0199Board of Appeals Meeting Date 8-18-2026 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes _____

**Drawn by Design Professional

Map/Parcel C1460001 Zoning District: A2/WP2 Commission District: _____
C1460007D00, C1460007B00 & C1460007C00
2.00 acres 4.33 acres 2.00 acres 4.82 acres

Applicant Name/Address/Phone #

Bobby Peters
1384 Grady Lemonds Rd.
Social Circle Ga.
770-549-5927

Property Owner Name/Address/Phone

Bobby Peters
1384 Grady Lemonds Rd
Social Circle Ga. 30025Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐Property Location 1384 Grady Lemonds Rd. Acreage (2.0 AC) (6.33 AC) &
Social Circle Fairplay Rd., Grady Lemonds Rd., (4.82 AC)
Describe Variance/Special Exception/Appeal: 1378 Grady Lemonds Rd.State Reason for request and how these reasons satisfy Article 14 Standards of Review: To do away with
70' easement, create 35' driveway To 1384 Grady Lemonds,
A 35' easement To 1380 Grady Lemonds, 35' driveway To 1378
Grady Lemonds, driveway To 1390 Grady Lemonds & put wall back on
1390 Grady LemondsPublic Water: _____ Well: ☒ Public Sewer: _____ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Bobby Peters Date 7-8-26 Fee Paid: \$ 500.00

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

**AUTHORIZATION
BY PROPERTY OWNER**

Item 4.2.

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Variance/Appeal Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Variance/Appeal Application.

Name of Applicant: Bobby Peters

Address: 1384 Grady Lemonds Rd, Social Circle, GA 30025

Location of Property:

1384 Grady Lemonds Rd, Social Circle Ga. 30025
1390 Grady Lemonds Rd. " "
1378 Grady Lemonds Rd. " "

Map/Parcel Number: Bobby Peters C1460007D00
Jason S. Peters C1460007B00
Timothy J. Peters C1460007C00

Bobby J. Peters
Property Owner Signature

Jason S. Peters
Property Owner Signature

Print Name: Bobby J. Peters

Print Name: Jason S. Peters

Address: 1384 Grady Lemonds Rd
Social Circle, Ga. 30025

Address: 1390 Grady Lemonds Rd.
Social Circle, GA 30025

Bobby J. Peters
Personally appeared before me and who swears
that the information contained in this authorization
is true and correct to the best of his/her knowledge.

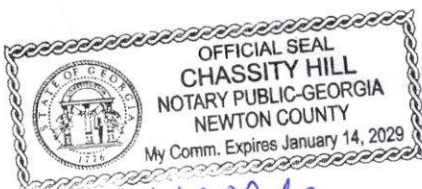
Jason S. Peters
Print Name Timothy J. Peters

Address 1378 Grady Lemonds Rd

Chassity Hill
Notary Public

7/14/2026 ^{CH}
Date 7/14/2026

Timothy J. Peters



7/14/2026

