



BOARD OF APPEALS REGULAR MEETING

Tuesday, October 20, 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. A26-0236 – Appeal Ordinance on lot width requesting reduction of lot width on 5.00 acres to create 2 buildable lots with Lot 2 being 3.50 acres with 125.10' lot width in lieu of the required 150' with an existing house and Lot 1 being 1.50 acres with a lot width of 150' – Applicant: Jerry Bruce Doster/Owners: Jerry Bruce & Cathy M. Doster – Property located at 2090 Wall Road, NW – Map/Parcel C1640009 - District 6
- 4.2. SP26-0258 – Special Exception to live in camper while building house – Applicant/Owner: Arceli Salgado Miranda – Property located on Barton Bridge Road – Map/Parcel C1840023C00 - District 4
- 4.3. A26-0261 – Appeal Ordinance on Manufactured Homes as to roof pitch and siding – Applicant/Owner: Dawson Queen – Property located on Social Circle Fairplay Road – Map/Parcel C1700022B00 - 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: A26-0236

Board of Appeals Meeting Date: October 20, 2026

Applicant:

Jerry Bruce Doster
2090 Wall Road, NW
Monroe, Georgia 30656

Owners:

Jerry Bruce & Cathy M. Doster
2090 Wall Road, NW
Monroe, Georgia 30656

Property Information:

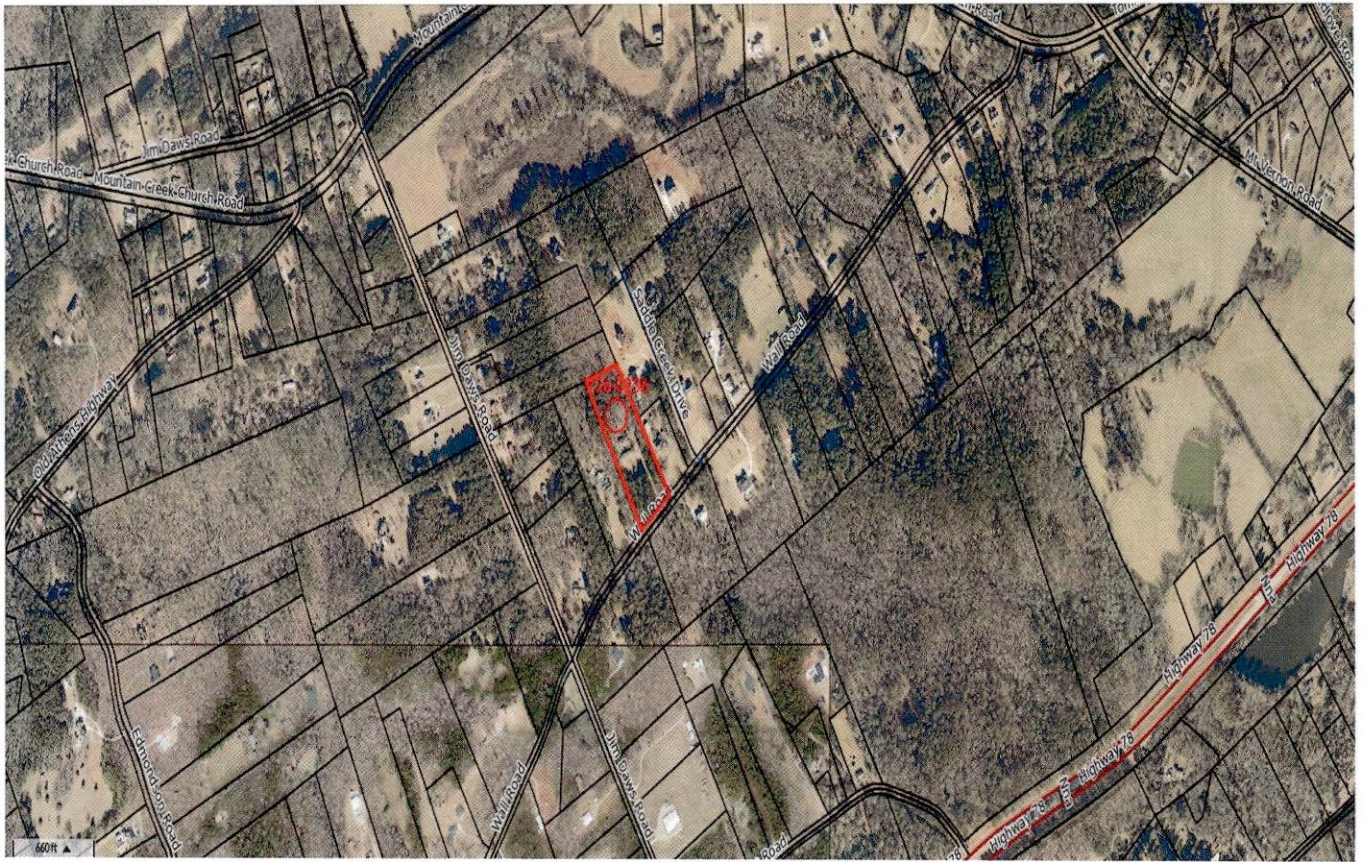
- **Address:** 2090 Wall Road, NW, Monroe, Georgia 30656
- **Map Number:** C1640009
- **Site Area:** 5.00 acres
- **Current Zoning:** A2
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Property is not in a Watershed Protection Area.

District Representation:

- **Commissioner (District 6):** Kirklyn Dixon
- **Board of Appeals Member:** Harold Moon, Jr.

Request: Appeal Ordinance on lot width requesting a reduction of lot width on 5.00 acres to create 2 buildable lots with Lot 2 being 3.50 acres with 125.10' lot width in lieu of the required 150' with an existing house and Lot 1 being 1.50 acres with a lot width of 150'.

Existing Site Conditions: The property currently has a house on the property.

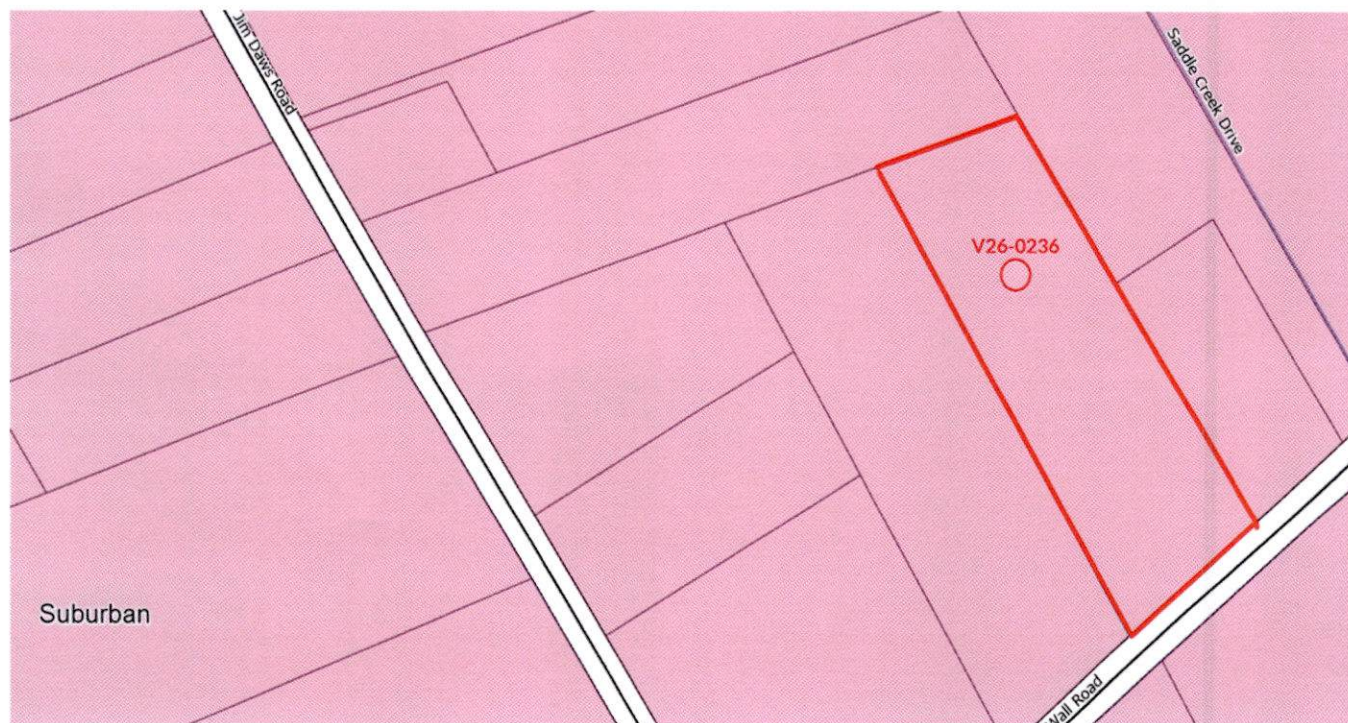


The surrounding properties are zoned A2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Property History: No History

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 4.1.

Variance/Special Exception/Appeal # V26-0236

Board of Appeals Meeting Date 10-20-2026 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 61640009 Zoning District: A2 Commission District: 6 - Kirklyn Dixon

Applicant Name/Address/Phone #

Jerry Bruce Doster
2090 Wall Rd. Monroe, GA
470-543-8333 30656

Property Owner Name/Address/Phone

Jerry Bruce & Cathy M. Doster
2090 Wall Rd. N.W.
Monroe, GA. 30656

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 2090 Wall Rd. Monroe, GA Acreage 5

Describe Variance/Special Exception/Appeal:

Variance to reduce road frontage on tract 2
from required 150' to 125' + variance on lot

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

size from required 5 acres to 3.50 acres.
To divide 1.50 acres off for my daughter to
build a house.

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 Jerry Bruce Doster Date 8/20/26 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

LEGEND	
B/L=	BUILDING LINE
C/L=	CENTERLINE
C&B=	CURB & GUTTER
CTP=	CRIMP TOP PIPE
DE=	DRAINAGE EASEMENT
EP=	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL=	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F=	NOT TO SCALE
NTS=	NOT TO SCALE
OTTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
RBF=	REBAR PIN FOUND
R/W=	RIGHT OF WAY
SSE=	SANITARY SEWER EASEMENT
SMH=	SANITARY SEWER MANHOLE
SWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
DI=	DROP INLET
HW=	HEADWALL
FES=	FLARED END STRUCTURE
PP=	POWER POLE
FH=	FIRE HYDRANT
F=	FENCE
FL=	FLOOD LIMITS
SW=	SWALE



VICINITY MAP N.T.S.

N/F
LEON & ROSA LEE POPE
D.B. 1453 PG. 58
P.B. 61 PG 174
TAX PARCEL C1640004
ZONED A2

N/F
KAT ROSE & AARON PAUL DUNCHEL
D.B. 5607 PG. 194
P.B. 120 PG 9
TAX PARCEL C1640010
ZONED A2

N/F
EVERETTE & JUDY LONG
D.B. 3767 PG. 204
P.B. 83 PG 66
TAX PARCEL C1640010A00
ZONED A2

N/F
CARLA & RICK PUCKETT
D.B. 4812 PG. 51
P.B. 74 PG 93
TAX PARCEL C1640008
ZONED A2

**TRACT TWO
3.50 ACRES**
JERRY BRUCE & CATHY M. DOSTER
D.B. 507 PG. 431
P.B. 61 PG 180
TAX PARCEL C1640009
ZONED A2

**TRACT ONE
1.50 ACRES**
PROPOSED TO BE
SUBDIVIDED FROM
TAX PARCEL C1640009
UNDER THE PROVISIONS OF
SECTION 4-1-130
RURAL ESTATE DISTRICT (A2)
OF THE WALTON COUNTY
LAND DEVELOPMENT ORDINANCE

VARIANCE REQUEST TO REDUCE
THE REMAINING FRONTAGE FROM THE
REQUIRED 150' TO 125' AT THE FRONT
BUILDING SETBACK LINE

NOTES:

- 1) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL 13297C0135E, DATED 12/15/22.
- 2) THE SUBJECT PROPERTY IS ZONED A2.
- 3) THE MINIMUM BUILDING SETBACKS ARE FRONT-50', SIDE-15', REAR-40'
- 4) THE PARENT PARCEL IS C1640009, LOCATED AT 2090 WALL RD, MONROE, GA.
- 5) THE LOTS ARE TO BE SERVED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS.
- 6) WATER PROVIDED BY WALTON COUNTY.

OWNER/SUBDIVIDER
JERRY BRUCE DOSTER
CATHY DOSTER
2090 WALL ROAD
MONROE, GA 30656



VARIANCE EXHIBIT FOR:
JERRY BRUCE DOSTER

CHARLES D. NORTON
GEORGIA RLS 2872
2325 FISHER DR.
LOGANVILLE, GA 30052



No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		

Date: 08/18/26	Land Lot: 160	District: 3RD
County: WALTON	Scale: 1"=100'	Sheet No.
Drawn By: CDN	Checked By: CDN	1 of 1
Date of Field Work:	Job #:	WALL RD



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

Case Number: SP26-0258

Board of Appeals Meeting Date: October 20, 2026

Applicant/Owner:

Arceli Salgado Miranda
794 Ellington Road
Oxford, Georgia 30054

Property Information:

- **Address:** Barton Bridge Road, Monroe, Georgia 30655
- **Map Number:** C1840023C00
- **Site Area:** 3.046 acres
- **Current Zoning:** A1 (Rural Residential)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

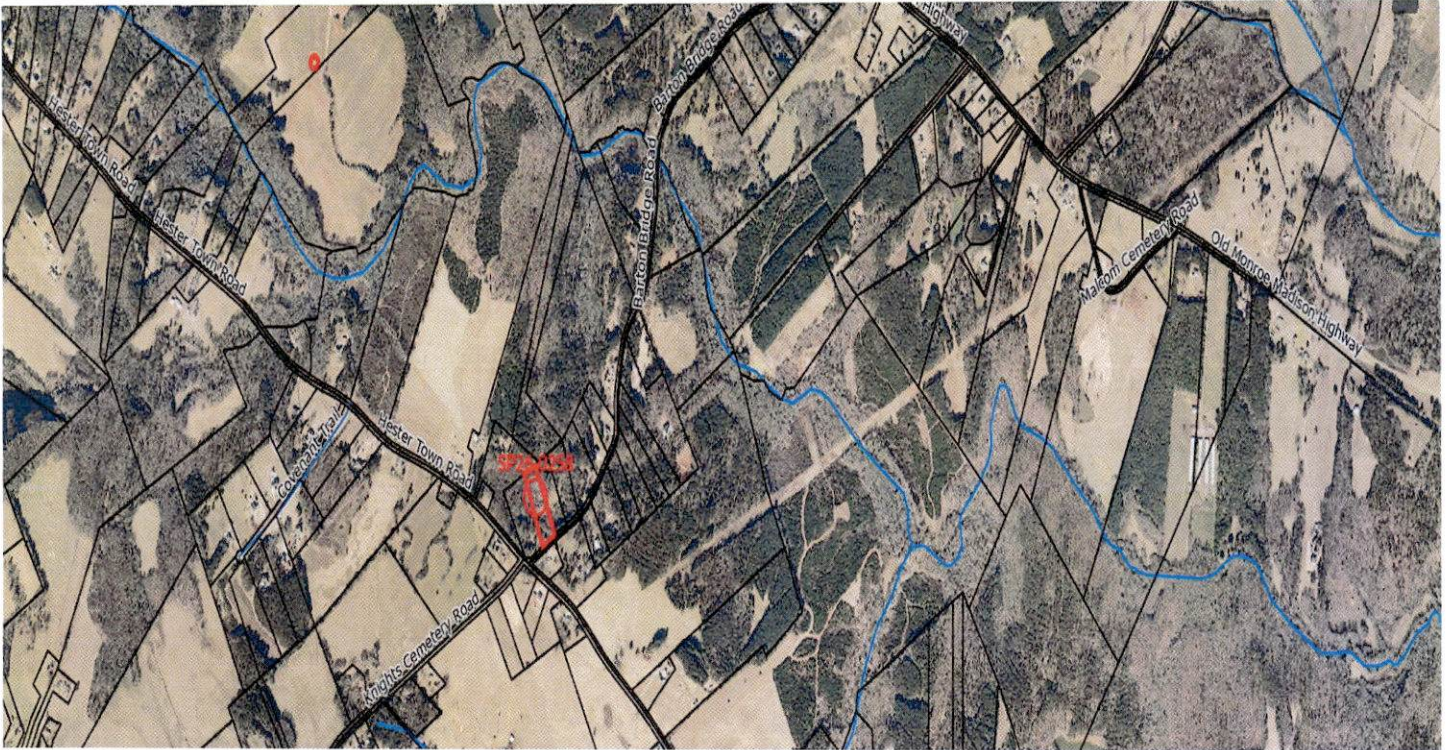
- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

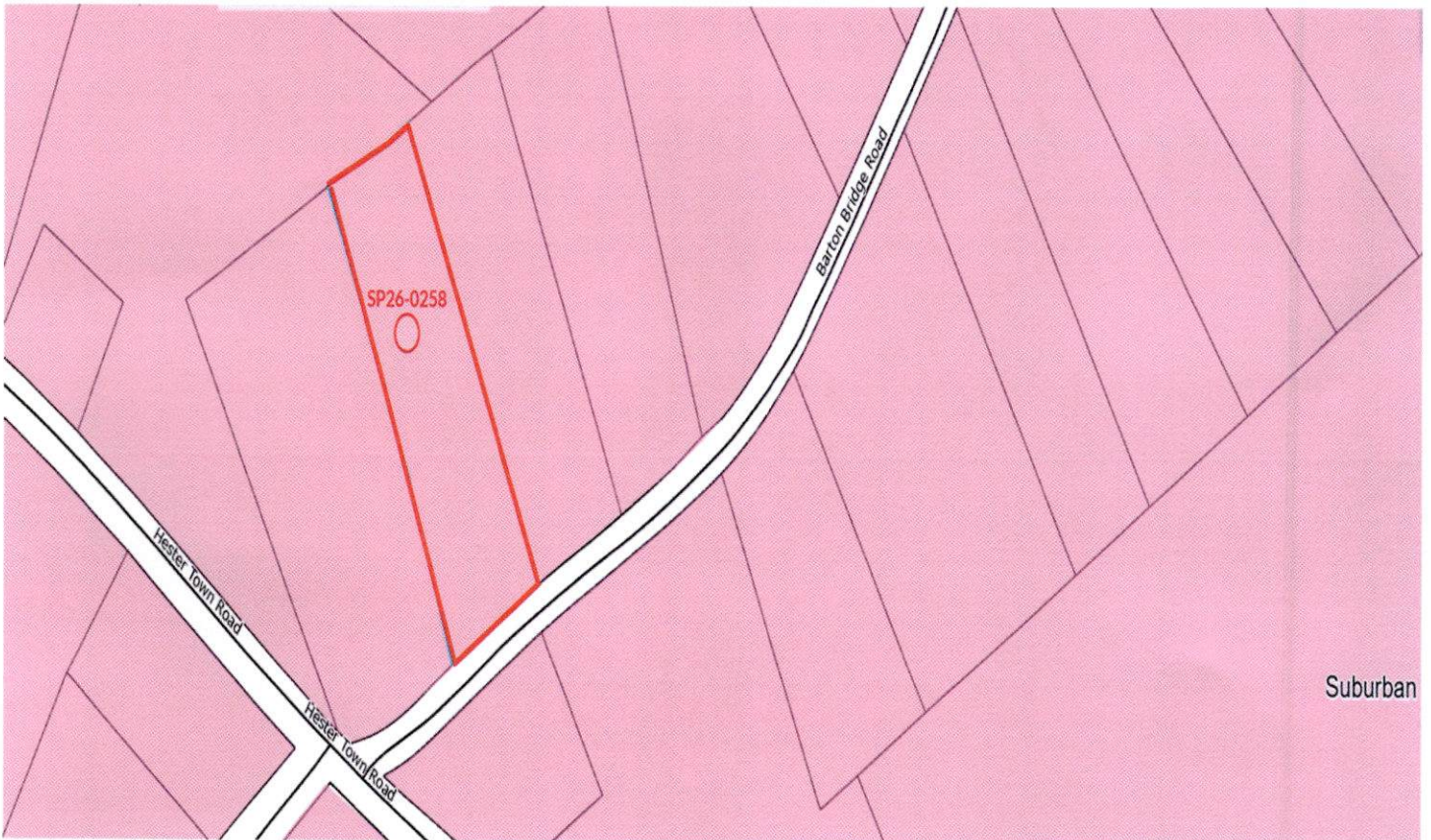
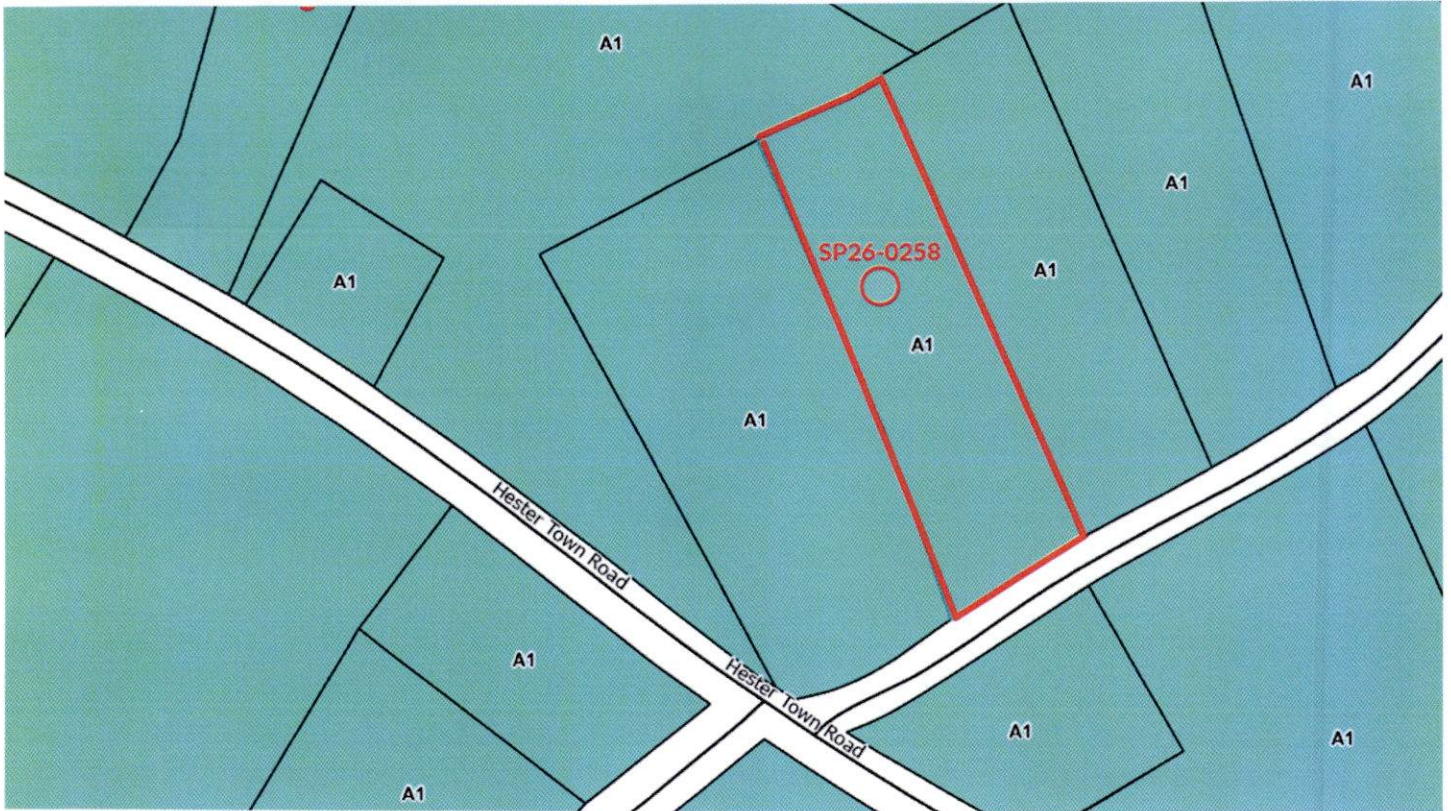
Request: Requesting Special Exception to live in a camper while house is being built.

Existing Site Conditions: The surrounding properties are A1 and property is vacant.

Property History:

No prior variance or zoning history on record.





Staff Comments: Applicant purchased house permit on September 8, 2026 (See attached)

If approved, Staff would request conditions:

- 1. House to be completed by September 8, 2027 and if not completed then Applicant will need to come back and get an extension on the building permit.**
- 2. If house is not completed, Applicant will need to come back before the Board to get an extension to live in the camper.**
- 3. Sixty days from the date of the CO then the camper shall cease to be used as a residence.**

Article 14 Section 120 Special Exception to Board of Appeals

A. Standards for Review

In ruling on any application for a special exception, the Board of Appeals shall act in the best interest of the health, safety, morals and general welfare of the county. In doing so the Board of Appeals may grant special exceptions in individual cases upon a finding that all of the following conditions exist:

Request if granted, would not cause substantial detriment to the public good, safety, or impair the purposes and intent of this ordinance.

Request if granted, will not create adverse impact upon adjoining properties by reason of noise, smoke, odor, dust, vibration, hours of operation, activity, parking, visibility or nature of operation of use.

Request if granted, will allow use that is compatible with adjacent properties uses and other property uses in immediate area.

Request if granted, insures that adequate public services, public facilities and utilities are available to serve the special exception use.

Request if granted, insures that the public street on which the special exception use will be located has sufficient traffic carrying capacity and road design so as not to unduly increase traffic and/or create congestion, and/or create traffic hazards in the area.

Walton County Board of Appeals Application

Please Type or Print Legibly

Item 4.2.

Variance/Special Exception/Appeal # SP 26-0258

Board of Appeals Meeting Date 10-20-2026 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 C184002300 Zoning District: A1 Commission District: 4 Lee Bradford

Applicant Name/Address/Phone #

Arceli Salgado Miranda
794 Ellington Rd, Oxford, GA
706 3803647 30054

Property Owner Name/Address/Phone

Arceli Salgado Miranda
794 Ellington Rd, Oxford, GA
706 3803647 30054

Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐

Property Location Barton Bridge Rd, Monroe, GA Acreage 3.04

Describe Variance/Special Exception/Appeal: live in camper while house is being built

State Reason for request and how these reasons satisfy Article 14 Standards of Review: _____

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 Arceli Salgado Date 9-8-26 Fee Paid: \$ 500.00 ☒

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____


Walton County

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

Building Permit

Permit #: 26-1249

Permit Type : Residential - Single Family Dwelling

Parcel: C1840023C00

Description of Work: TRACT 1 BARTON BRIDGE RD/2STRY/
4BDRM/ 3BATH/ 1-OTR/ 2153FSTFL/ 648 SEC FL/ 2801
THTDSQFT/ GARAGE 530/ 1 PREFAB FIREPLACE/ SLAB/ WELL/
NO GAS/ WEMC

Date Applied: September 8, 2026

Permit Address: 0 BARTON BRIDGE RD MONROE GA 30655

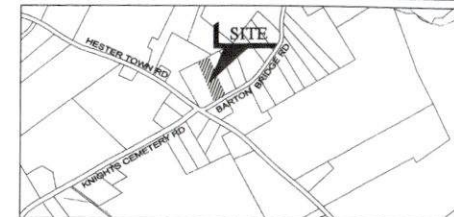
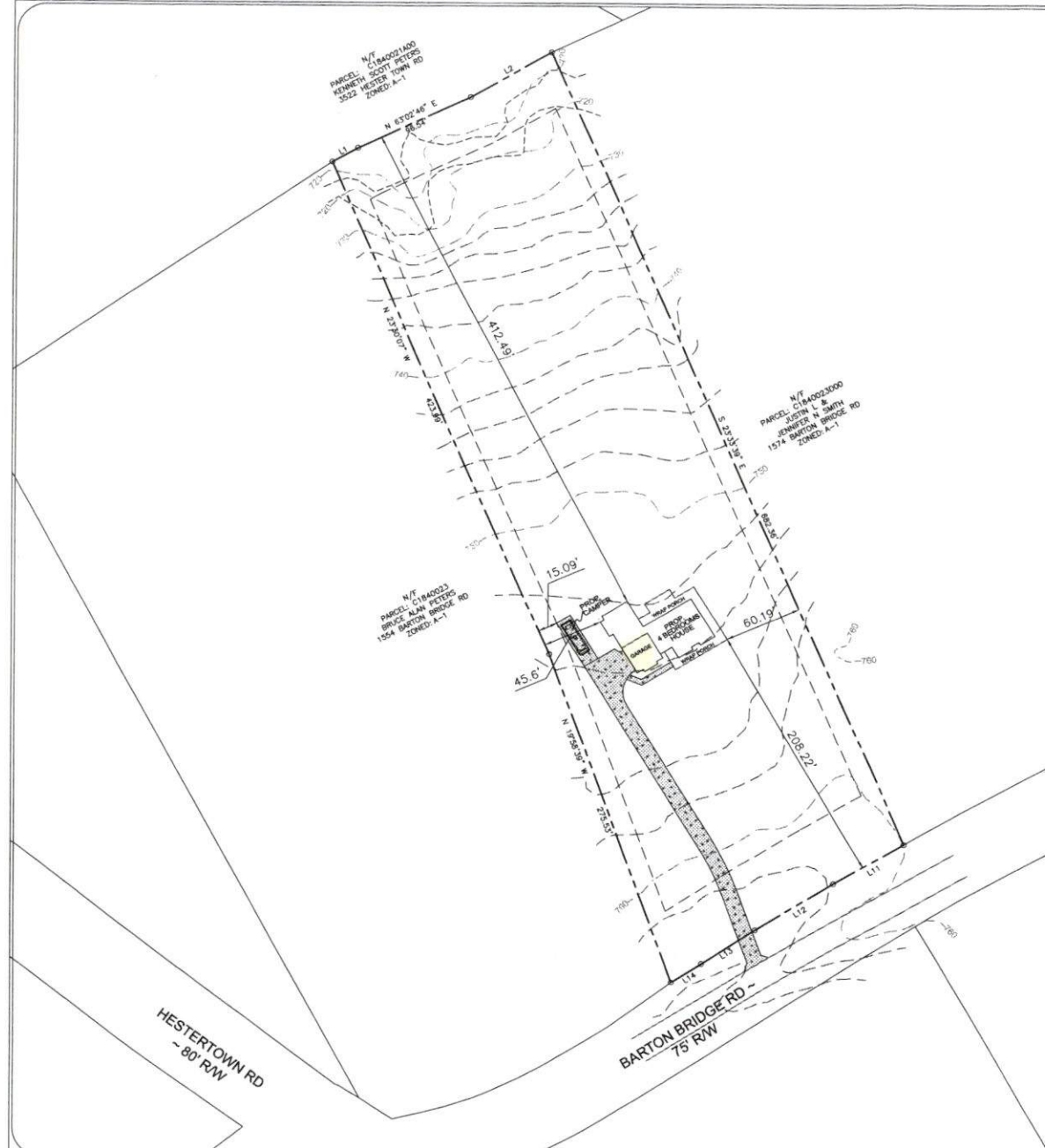
Owner Info: ARCELI SALGADO MIRANDA 794 ELLINGTON RD OXFORD GA 30054	Owner Phone: 706-380-3647 Owner Email: ARCELISALGADO21@GMAIL.COM
Applicant Info: ARCELI SALGADO MIRANDA 794 ELLINGTON RD OXFORD GA 30054	Applicant Phone: 706-380-3647 Applicant Email: ARCELISALGADO21@GMAIL.COM
Contractor: ARCELI SALGADO MIRANDA 794 ELLINGTON RD OXFORD GA 30054	Contractor Phone: 706-380-3647 Contractor Email: ARCELISALGADO21@GMAIL.COM

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
September 8, 2026	Residential - Single Family Dwelling - Impact Fee (SFD)		\$3,635.57		
September 8, 2026	Residential - Single Family Dwelling (SFD)		\$980.35		
	TOTAL: Permit Fees		\$4,615.92		\$4,615.92
	Check 1484 PAYOR J VEGA PAINTING AND CONTRACTING LLC CK#1484	September 8, 2026		\$4,615.92	\$0.00

Cheryl Willard

Cheryl Willard
Permit Tech



VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 3.046 ACRES

PARCEL: C1840023C00 ZONED: A1

VARIANCE TO ALLOW FOR USE OF CAMPER WHILE HOUSE IS BEING CONSTRUCTED.

TOTAL SITE AREA = 3.046 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:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY W&A ENGINEERING, DATED DEC. 10, 2024.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE NO STATE WATER ON SITE, LIMIT SHOWN.
4. THE PROJECT IS SERVED BY WALTON COUNTY WATER.
5. THE PROJECT IS SERVED BY SEPTIC SYSTEM.

TOTAL SITE AREA = 3.046 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE STATE WATERS ON THE SITE.
THERE ARE NO WETLAND ON SITE.



GEORGIA811
www.Georgia811.com

Item 4.2.

ALCONY CONSULTING ENGINEERING AND ASSOCIATES, LLC
P.O. BOX 1000
485 EDWARDS RD.
OXFORD, GEORGIA 30054
PHONE: 706-380-3647
© 2026
This drawing and any permitted reproductions, in whole or part, are the sole property of Alcony Consulting Engineering and Associates, LLC and shall not be reproduced or conveyed in any way without the written permission of Alcony Consulting Engineering and Associates, LLC.



VARIANCE REQUEST

PROPOSED SALGADO'S RESIDENCE

PARCEL: C1840023C00

LAND LOT: 131

DISTRICT: 2ND

BARTON BRIDGE RD

WALTON COUNTY, GA

DATE: 9/02/2026

SCALE: 1"=40'

OWNER / DEVELOPER / PRIMARY PERMITTEE

BRUCE ALAN PETERS
464 MT VERNON RD
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT
ARCELJ SALGADO
PHONE: 706-380-3647

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 26-054

C-1



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

Case Number: A26-0261

Board of Appeals Meeting Date: October 20, 2026

Applicant/Owner:

Dawson Queen
12384 Alcovy Road
Covington, Georgia 30014

Property Information:

- **Address:** Social Circle Fairplay Road, Social Circle, Georgia 30025
- **Map Number:** C1700022B00
- **Site Area:** 5.00 acres
- **Current Zoning:** A1
- **Character Area/Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** This property is in the Hard Labor Creek District.

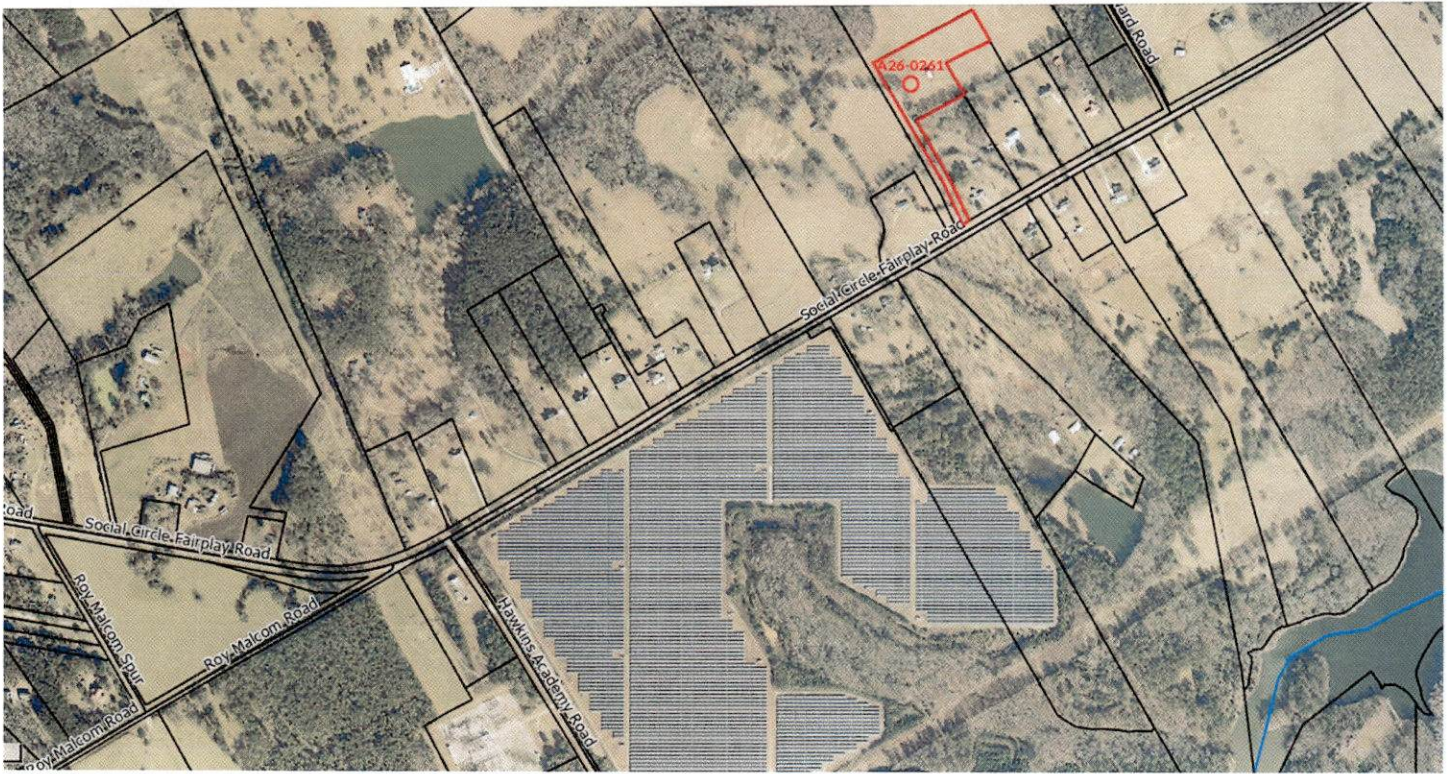
District Representation:

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

Request: Appeal Ordinance on Manufactured Homes as to the roof pitch and siding.

Existing Site Conditions: A barn is on the property.

Property History: No History



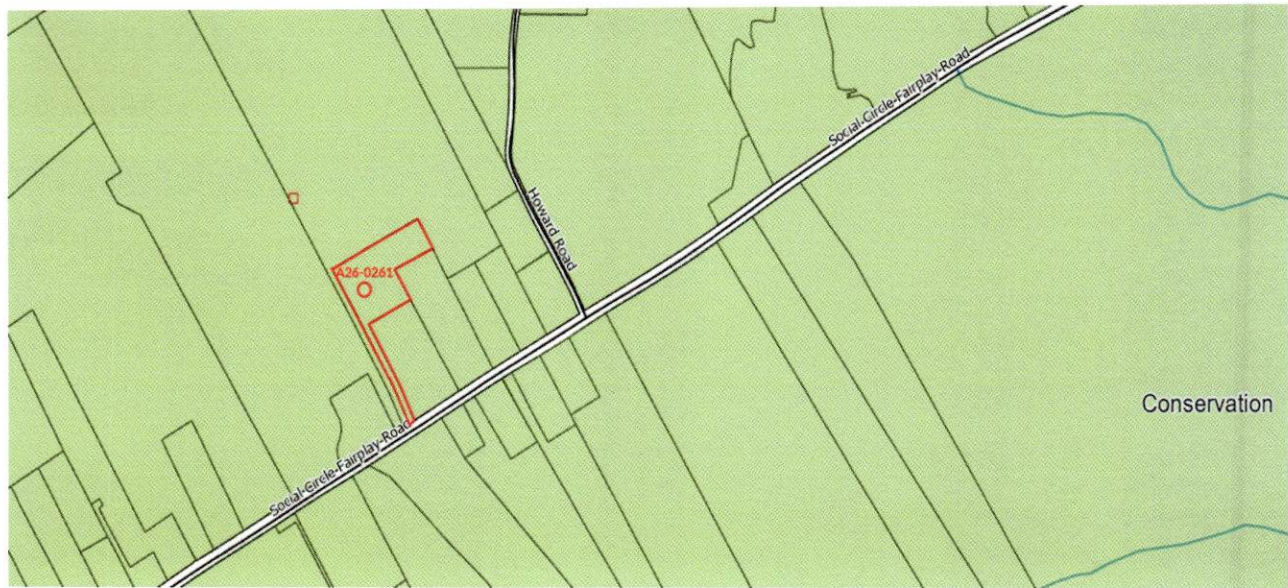
The surrounding properties are zoned A1.



The property is in the Hard Labor Creek Watershed.



The Future Land Use Map for this property is Conservation.



Staff Comments:

Section 6-1-520 Manufactured Home (2)

- A. Placement or movement of a manufactured home or industrialized home (other than flat panels or truss(es) in the County requires the applicant to submit a completed permit application form supplied by the Department that contains illustrations of the unit along with information on the dimensions, roof pitch, siding material, roofing material, skirting and landings of the home, and such other information as the Director may require denial of the permit application shall be made within ten (10) working days.
- B. When used as a principal use, a manufactured home or industrial home shall meet the following standards:
1. A minimum width in excess of twenty-four (24) feet.
 2. A minimum roof pitch of 5:12, which means having a pitch equal to at least five (5) inches of vertical height for every twelve (12) inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
 3. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
 4. Exterior materials shall consist of brick, masonry, or stone, or siding consisting of wood, hardboard, covered or painted; but in no case exceeding the reflectivity of gloss white paint.

Article 3 Part 2 Board of Appeals**Section 100 Duties and Powers of the Board of Appeals**

The Board of Appeals shall have the following powers, as well as others significantly authorized in this Ordinance:

A. Appeals

To hear and decide appeals where it is alleged there is an error in any order, requirement, permit, decision, determination or refusal made by an administrative officer in the enforcement of this Ordinance. The Board of appeals shall have additional powers as may be granted to it by any other ordinance, including, but not limited to, determination of appeals from the refusal of an administrative official to issue a license or permit. A failure to act shall not be construed to be an order, requirement or decision within the meaning of this Article.

3

within the County.

VARIANCE

APPLICANT'S PHONE # 678-906-9952APPLICANT'S E-MAIL [REDACTED]OWNER'S PHONE # 678-906-9952OWNER'S E-MAIL [REDACTED]

Walton County Board of

Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # A26-0261Board of Appeals Meeting Date 10-20-2026 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 21700022800 Zoning District: A1 Commission District: 04 - Lee Bradford

Applicant Name/Address/Phone #
Name/Address/Phone

Property Owner

Dawson Queen
12384 Alcorn rd Carington 30014
678-906-9952

Type Request: VARIANCE ✓ SPECIAL EXCEPTION ✓ APPEAL

Property Location Social circle ✓ Fairplay rd, Social Circle, GA. 30025
 Acreage 5

Describe Variance/Special

Exception/Appeal: need a Exception for a modular
home with a 3/12 roof pitch & Vinal
siding

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

A 3/12 roof pitch or vinyl siding does not harm safety or welfare. You can't see property from the road. It is by itself. Home will be enclosed by wooded property.

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 Dawson Date 9/10/2026 Fee 500.00
Paid: \$ _____

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

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date _____

☒
**AUTHORIZATION
BY PROPERTY OWNER**

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: Dawson Queen

Address: _____

Location of Property: Social circle fairplay rd

Map/Parcel Number: C1700022B00

Property Owner Signature

Property Owner Signature

Print Name: Dawson Queen

Print Name: _____

ACRE GROUP, INC.
39 W. WASHINGTON ST. | MADISON | GEORGIA 30650 | 706.431.4990

GA. NO. 83
REFERENCE BEARING:

The Mill House

- Buccaneer
- 1962 sq feet
- 3 beds, 2 baths
- This high-demand style offers customers a quality home with amazing layouts and stunning features.
- [Click here](#) for virtual tour

MORE PHOTOS COMING SOON!

