Walton County Planning and Development Department
Board of Appeals Case Summary

Case Number: SP26-0312
Board of Appeals Meeting Date: December 15, 2026

Applicant:
James Giorella
2144 Marion Ivey Road
Good Hope, Georgia 30641

Owners:
James & Evaughn Giorella
2144 Marion Ivey Road
Good Hope, Georgia 30641

Property Information:

- **Address:** 2144 Marion Ivey Road, Good Hope, Georgia 30641
- **Map Number:** C1820031C00
- **Site Area:** 2.081 acres
- **Current Zoning:** A1 (Rural Residential)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

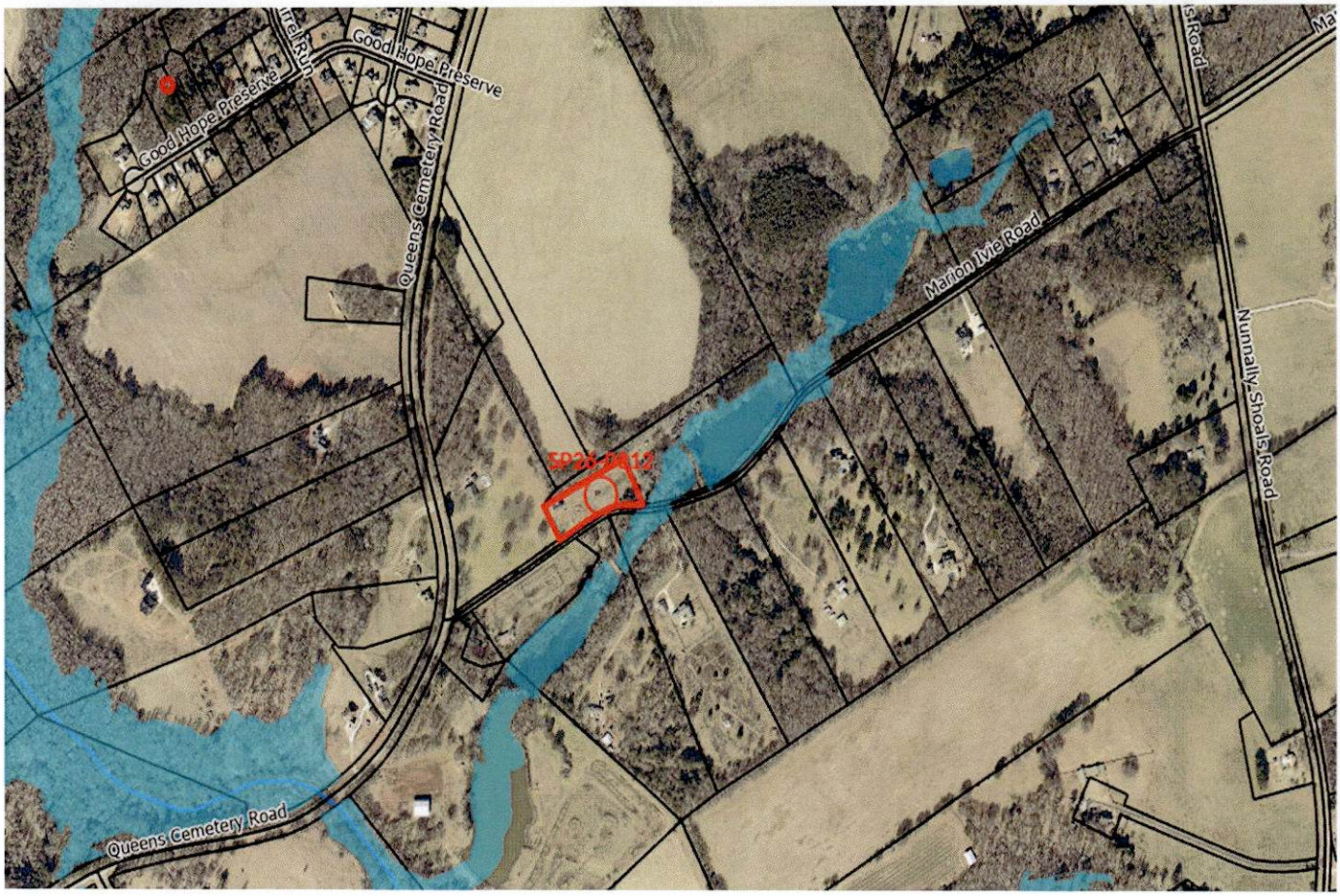
- **Commissioner (District 4)**: Lee Bradford
- **Board of Appeals Member**: William Malcom

Request: Requesting extension of the Special Exception to live in the guest house while the main house is being built.

Existing Site Conditions: The surrounding properties are zoned A1.

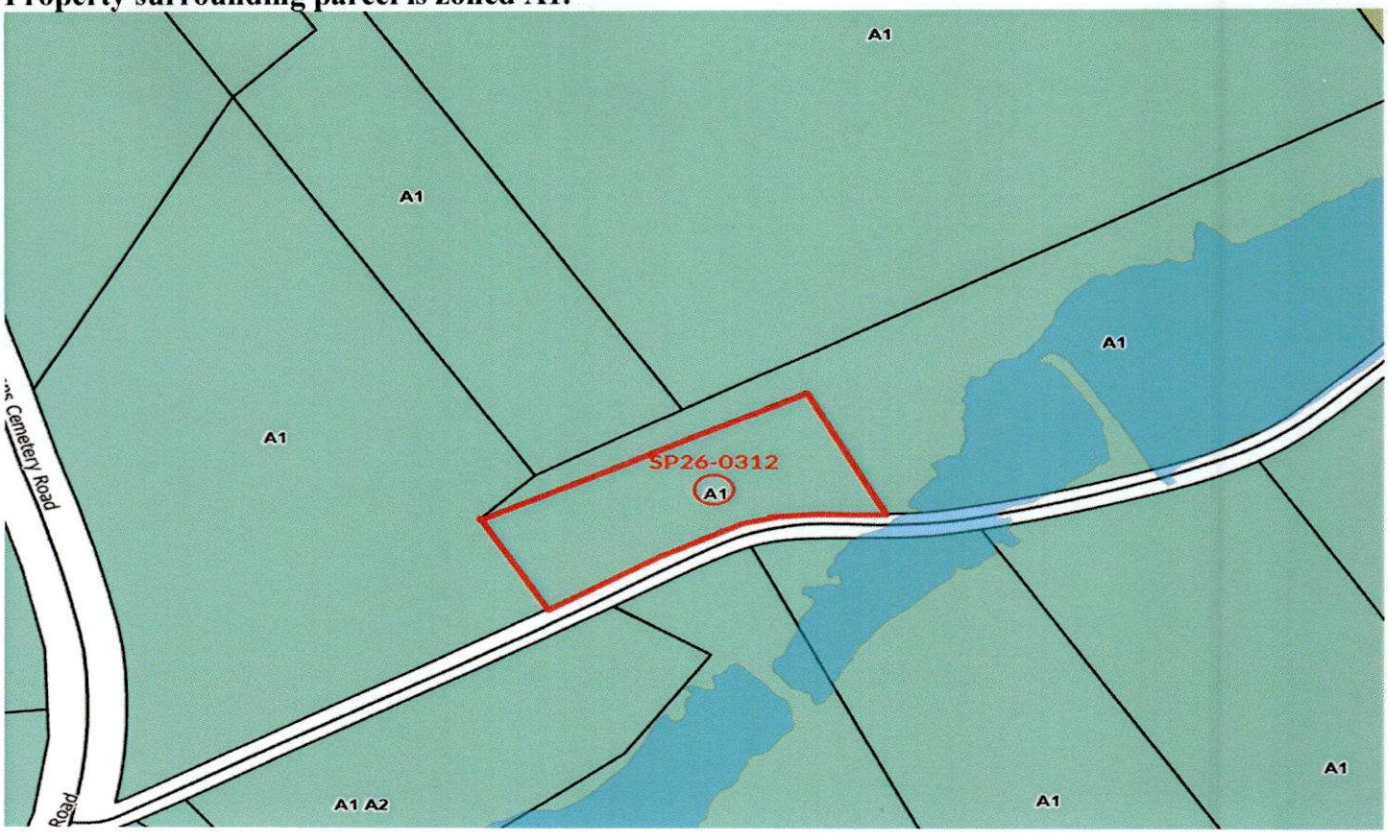
Property History:

SP24070008	Evaughn Giorella	Live in Camper while building their house	C1820031C00 2144 Marion Ivie Road	Approved
SP25-0348	James Giorella	Special Exception to live in Guest House while building house	C1820031C00 2144 Mariovey Road	Approved w/ Con.

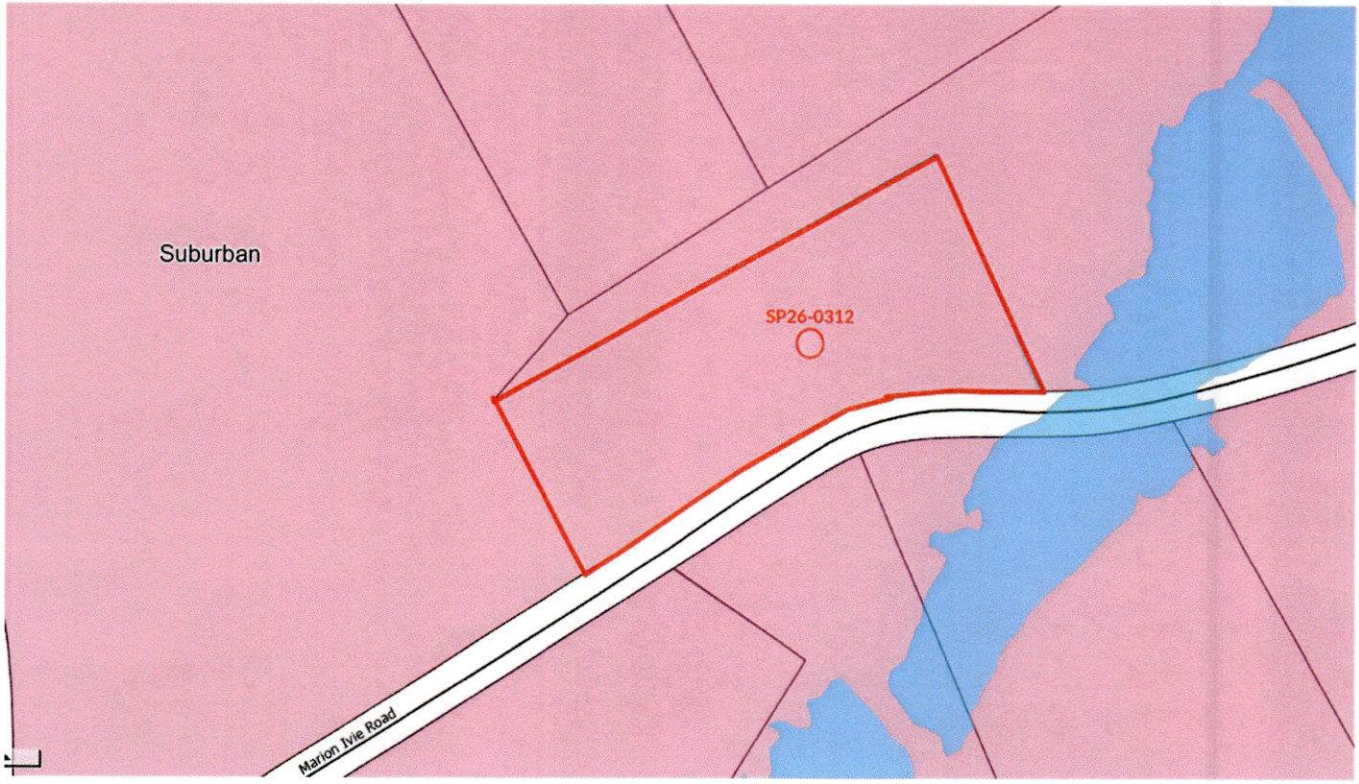

Good Hope Preserve
Good Hope Preserve
Queens Cemetery Road
Marion Ivie Road
Nunnally Shoals Road
SP26-0312
Queens Cemetery Road


SP26-0312
Marion Ivie Road

Property surrounding parcel is zoned A1.



Future Land Use is Suburban.



Staff Comments: Applicant purchased house permit #24070135 on July 26, 2024 (See attached Exhibit A).

Applicant went before the Board to request approval to live in a camper while building their house and was given one year to have the house completed #SP24070008 (See attached Exhibit B). House was to be completed by July 26, 2025.

Building permit expired so Applicant purchased a new house permit #25-1396. (See attached Exhibit C).

In the meantime, when Applicant purchased the house permit, he also permitted a Guest House and Applicant received a Certificate of Occupancy from the County. A copy is attached as Exhibit D.

Applicant filed for an extension #SP25-0348 to live in the guest house that was completed first on December 16, 2025, and was given until October 27, 2026, to have house completed. (See attached Exhibit E)

House has not been completed but Applicant had an inspection on 9/29/2026 which extends the building permit for 6 months which means the permit will expire March 2027.

If approved, Staff would request conditions:
1. House to be completed by March, 2027 unless an inspection extends the permit.
2. If house is not completed, Applicant will need to come back before the Board to get an extension to live in the guest house.

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*****

Variance/Special Exception/Appeal # SP26-0312

Board of Appeals Meeting Date 12-15-2026 **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 C1820031C00 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

James Giorella
2144 Marion Ivie Rd
Good Hope Ga 30641

Property Owner Name/Address/Phone

James J Evaughn Giorella
2144 Marion Ivie Rd.
Good Hope, GA. 30641

Type Request: _____ **VARIANCE** ✓ **SPECIAL EXCEPTION** _____ **APPEAL**

Property Location 2144 Marion Ivie Rd Acreage 2.1 (2.081)

Describe Variance/Special Exception/Appeal: Extention to live in Guest House. while building home.

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 _____ Date 10/27/26 Fee Paid:$ 500 =

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ **Date** _____

W A L T O N C O U N T Y

Planning & Development
303 S. Hammond Drive Suite 98
Monroe, GA 30655
770-267-1485 FAX 770-267-1407

R E S I D E N T I A L P E R M I T

Permit#: 24070135
Parcel: 2144 MARION IVIE RD

Application Date: 07/26/2024
Par ID: C182000000031C00

Landowner: GIORELLA EVAUGHN & JAMES
2144 MARION IVIE RD
GOOD HOPE, GA 30641

Telephone: 7706013033

Contractor: GIORELLA EVAUGHN & JAMES
2144 MARION IVIE RD
GOOD HOPE, GA 30641

Telephone: (678) 231-6708

Lot# : 3
FEMA Panel#: 13297C165D
1st Floor Elevation: NA
R O W: VARIES
SETBACKS:
Front: 85 Rear: 40 Left: 15 Right 15
TYPE OF WORK: SFD

Subdivision:
Date: 12/08/2016
Zoning: A1
Total Acreage: 2.08

Description of Proposed Use and Other Structures on Property:
TR#3/1STY/3BRM/3F1HBA/5OTH/720UNFNBNSRM/2800HTSQFT

Total Heated SQ FT: 2800
Basement Height P/B: NA
Bedrms: 3 Bathrms: 3F 1HALF
Garage: 720
Truss: ROOF

Unheated SQ FT: 720
Slab/Crawl Space: CRAWL
# of Stories: 1
Fireplace: 1PREFAB
Frame: STICK

Permit Fee: $1,924.01

Estimated Cost: $140000

Application is hereby made according to the laws and ordinances of Walton County for a permit to erect/alter and use a structure as described above, and if same is granted, agree to conform to all laws and ordinances regulating same.
Permit expires 12 months from date of issue unless an approved required inpsection has been obtained. Permit also expires if an approved required inspection is not obtained in any 6 month period after first 6 months.

Signature of Applicant

7/26/24
Date

Exhibit A

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

1. **SP24070008- Variance to live in a camper while building a house Applicant: Evaughn Giorella/Owners: Evaughn & James Giorella Property located at 2144 Marion Ivie Rd/Parcel C1820031C00 – District 4**

Special Exception was duly advertised by published notice thereon in the Walton Tribune, by posted notice, and by written mail notice, 30 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said notices the public has been notified that the Board of Appeals would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Board of Appeals conducted a public hearing on said petition on **September 17, 2024.** The Board having listened to evidence both from those in favor of said variance and from those in opposition of said variance hereby order that the petition for a **Special Exception** has hereby been Approved with conditions under the provision of the Walton County Land

1. **House to be completed one year from the date of the building permit 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.**

Development Ordinance adopted December 3, 2002 as amended.

Article 14 Board of Appeals, Section 100 appeals, 110 variances; Section 120 special exception

Any person or persons aggrieved by any decision of the board of appeals may petition in the Walton County Superior Court for a writ of certiorari as provided by O.C.G.A. CH. 5-4 within 30 days of the date of the board's decision. Since any decision is subject to this petition, if you proceed with construction using any approval, you will be proceeding at your own risk. In the event no petition is filed within 30 days, such decision will be final.

THIS DECISION RENDERED THE **17th DAY OF September, 2024** WALTON COUNTY BOARD OF APPEALS

Attest: _____ Date: SEPTEMBER 17, 2024
Chairman, WC Board of Appeals

7/26/2024 Date of House Permit

Exhibit B

m 9/19/2024

Walton County

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

Building Permit

Permit #: 25-1396

Permit Type : Residential - Single Family Dwelling

Parcel: C1820031C00
Description of Work: 2144 MARION IVIE -TR#3 - MAIN HOUSE /1STY/3BRM/2.5BA/3OTH/2450HTSQFT- RENEWED PERMIT #24070135
PACL WITH GUEST HOUSE 24070136

Date Applied: October 27, 2025
Permit Address: 2144 MARION IVIE RD

Owner Info: GIORELLA EVAUGHN & 2144 MARION IVIE ROAD, GOOD HOPE, GA, 30641	**Owner Phone:** Not Provided **Owner Email:** Not Provided
Applicant Info: GIORELLA EVAUGHN & JAMES 2144 MARION IVIE ROAD GOOD HOPE GA 30641	**Applicant Phone:** 770-601-3003 **Applicant Email:**
Contractor: GIORELLA EVAUGHN & GIORELLA JAMES J GOOD HOPE, GA 30641	**Contractor Phone:** Not Provided **Contractor Email:** Not Provided

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
October 27, 2025	Residential - Single Family Dwelling (SFD)		$857.50		
	TOTAL: Permit Fees		$857.50		$857.50
	Credit/Debit Card 3950 Payment Successful	October 27, 2025		$857.50	$0.00

Connie G. Chastain

CONNIE CHASTAIN
Permit Tech

Exhibit C

Walton County

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

Certificate of Occupancy

ISSUED TO: GIORELLA EVAUGHN & JAMES

CERTIFICATE NUMBER:25-0136

This certificate issued pursuant to the laws governing construction in the state of Georgia certifying that at the time of issuance this structure was in compliance with the Walton County Construction Code regulating building construction and/or use

Property Address: 2144 MARION IVIE RD **Parcel Number:** C1820031C00 **Permit Number:** 24070136 **Purpose:** **10-28-24 CHANGE TO STICK FRAME**/PACL/W/ELEC/840UNHSQFT/GUEST HOUSE/1BDRM/1F 1HBA/ 1OTH/510THTSQFT/1350TSQFT	**Certificate Type:** Occupancy **Effective Date:** March 11, 2025
CLASSIFICATION Type of Constructions: Use and Occupancy Classification: R-3 Residential, one- and two-family additions	

Austin Knight
Building Inspector

Brian Adcock
Building Official

Exhibit D

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

SP25-0348 – Special Exception to live in guest house while building house – Applicant – James Giorella/Owners: James & Evaughn Giorella – Property located at 2144 Marion Ivey Road - Parcel C1820031C00 - District 4

Variance was duly advertised by published notice thereon in the Walton Tribune, by posted notice, and by written mail notice, 30 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said notices the public has been notified that the Board of Appeals would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Board of Appeals conducted a public hearing on said petition on **December 16, 2025.** The Board having listened to evidence both from those in favor of said variance and from those in opposition of said variance hereby order that the petition for a **Special Exception** has hereby been Approved under the provision of the Walton County Land

1. House to be completed by October 27, 2026, 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 guest house.
3. Sixty days from the date of the CO, the guest house will cease to be used as the primary residence.

Development Ordinance adopted December 3, 2002 as amended.

Article 14 Board of Appeals, Section 100 appeals, 110 variances; Section 120 special exception

Any person or persons aggrieved by any decision of the board of appeals may petition in the Walton County Superior Court for a writ of certiorari as provided by O.C.G.A. CH. 5-4 within 30 days of the date of the board's decision. Since any decision is subject to this petition, if you proceed with construction using any approval, you will be proceeding at your own risk. In the event no petition is filed within 30 days, such decision will be final.

THIS DECISION RENDERED THE **16th day of December, 2025** WALTON COUNTY BOARD OF APPEALS

Attest: _____ Date: December 16, 2025
Chairman, WC Board of Appeals

Exhibit E