



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

Case Number: V26-0205

Board of Appeals Meeting Date: September 15, 2026

Applicant:

Kevin Harris
2987 Clegg Farm Road
Social Circle, Georgia 30025

Owner:

Kevin W & Tiffany M Harris
2987 Clegg Farm Road
Social Circle, Georgia 30025

Property Information:

- **Address:** 2987 Clegg Farm Road
- **Map Number:** C1090013
- **Site Area:** 18.32 acres
- **Current Zoning:** A1
- **Character Area/Future Land Use Map Designation:** Neighborhood Residential
- **Watershed Protection Area:** Not in a Watershed

District Representation:

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

Request: Variance requesting approval to use existing easement to build a house on 5 acres.

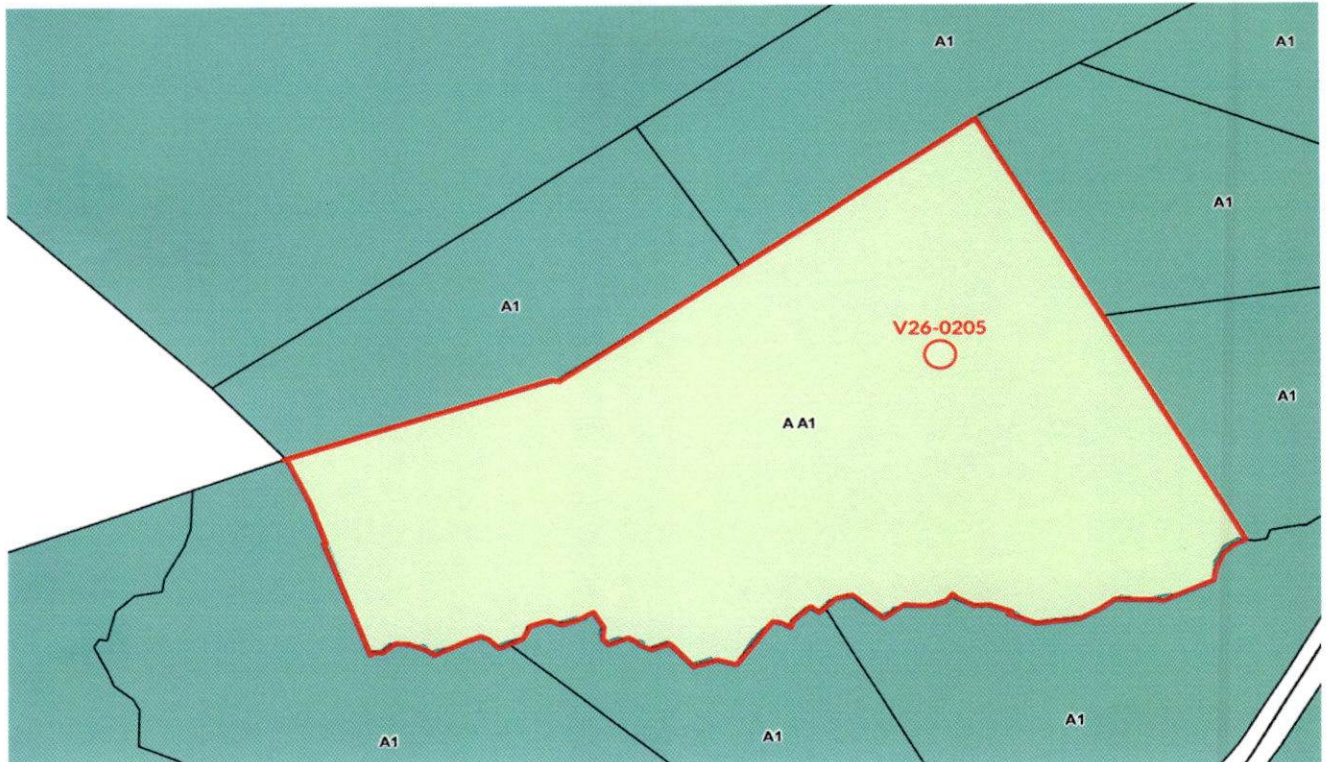
Existing Site Conditions: A house is located on the property. The surrounding properties are zoned A1.

Property History:

V95424	Gloria Harris	MH on Easement 18.32	C109-13 (W103-1) 2987 Clegg Farm Road	Approved
V95428	W.C. Grant	Private Easement Single Family Home 6.5	C0109-__ W93-37A Clegg Farm Road	Approved
Z15110002	Kevin Harris	A-1 to A Deer Processing 5.0	C0109-13 2987 Clegg Farm Road	Approved

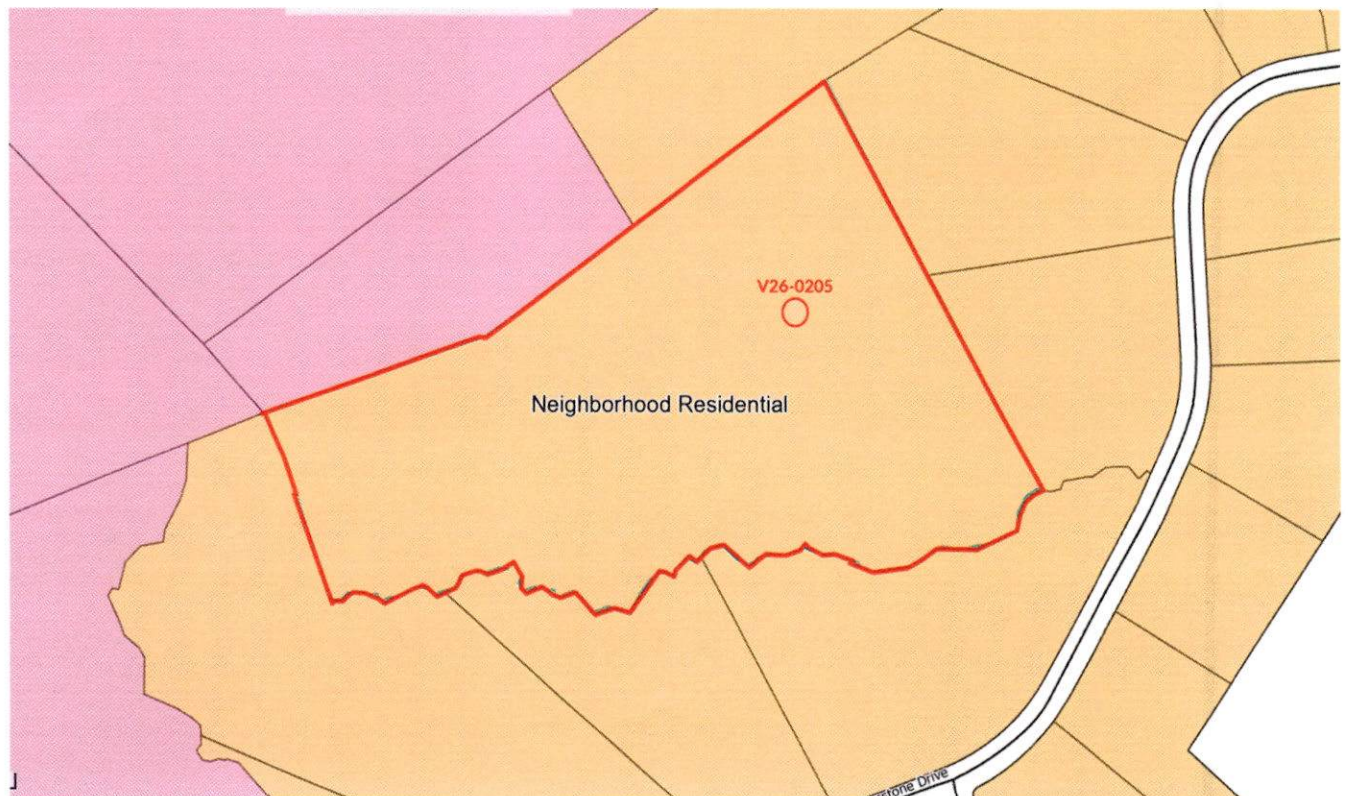


The surrounding properties are zoned A1.



The property is not in a Watershed.

The Future Land Use Map for this property is Neighborhood Residential.



Staff Comments: Applicant has attached to his application letters from the property owners that live on the easement giving them permission to use the easement to build a single family residence.

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

Variance/Special Exception/Appeal # V26-0205

Board of Appeals Meeting Date 9-15-2026 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 C1090013 Zoning District: AA1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

Kevin Harris
2987 Clegg Farm Rd
678-449-4884

Property Owner Name/Address/Phone

Kevin Harris - Tiffany Harris
2987 Clegg Farm Rd.
678-449-4884

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 2987 Clegg Farm Rd Acreage 18.32
Social Circle, GA 30023

Describe Variance/Special Exception/Appeal: to build a single family
residence on property.

State Reason for request and how these reasons satisfy Article 14 Standards of Review: approval
to use easement to be able to build house on
Property. 0

(See attached letters)

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 Kevin Harris Date 7/15/26 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

To Whom It May Concern,

DAVID E. ARMSTRONG, as owner of 2981 Clegg Farm Road, Social Circle, Ga 30025 and the easement to the property known as, 2987 Clegg Farm Road, Social Circle, Ga 30025, give full consent and permission to Kevin Harris and his proposed new home construction and any consequential traffic it may bring through the easement and property that I own, at above listed property.

Printed Name

Signature

Executed this 30 day of May, 2026

By: LaDonna Sue Smith

THE STATE OF Georgia
COUNTY OF Morgan

This instrument was acknowledged before me on this the 30 day of May,
2026, by LaDonna Sue Smith of Morgan County, Ga.



To Whom It May Concern,

I, MARILYN EDWARDS, as owner of 2975 Clegg Farm Road, Social Circle, Ga 30025 and the easement to the property known as, 2987 Clegg Farm Road, Social Circle, Ga 30025, give full consent and permission to Kevin Harris and his proposed new home construction and any consequential traffic it may bring through the easement and property that I own, at above listed property.

Printed Name: MARILYN KANDA EDWARDS

Signature: Marilyn Kanda Edwards

Executed this 27 day of May, 2026.

By: LaDonna Sue Smith

THE STATE OF Georgia
COUNTY OF Morgan

This instrument was acknowledged before me on this the 27 day of May,
2026, by LaDonna Sue Smith of Morgan County, Ga.



CLERK'S STAMP FILING BOX

Site Plan By:
John Elwin Knight,
Ga. R.L.S. 1945
P.O. Box 625
Social Circle, Ga. 30025
Ph: 770-464-4549
email: billywellborn3@gmail.com

SEE ARMSTRONG'S SIGNED EASEMENT AGREEMENT AS SHOWN INCLUDES THE EXTENSION OF THE 30' I/E EASEMENT AS NEEDED.

PROPOSED 2000 SQ. FT. HOME w/BASEMENT

NOTE: SERVED BY THE UPPER 30' I/E HOUSE ACCESS EASEMENT.
2961 C1090008
2965 C1090010 PB 68-107
2969 C1090011 PB 80-90
2975 C1090011 C1090012 DB 982-12

Margaret K. Edwards
C1090011
DB 982-12

David Eugene Armstrong
C1090012B

GRAVE DRIVE TO #2949 CLEGG FARM RD. MAP C1090005 REQUIRES NO ACCESS TO 30' INGRESS/ EGRESS EASEMENT

CLEGG FARM RD.

NOTE: SERVED BY THE UPPER 30' I/E HOUSE ACCESS EASEMENT.
2963 C1090008
2965 C1090010
2975 C1090011



SITE PLAN FOR:	
KEVIN W. HARRIS & TIFFANY M. HARRIS	
Scale: 1"=300	LAND DISTRICT 1 LAND LOT 114, 115, 117 & 118
Date: 7/3/2026	WALTON COUNTY, GEORGIA
Revised:	Drawn By: B.R.W.
Job:	Surveyor: JOHN ELWIN KNIGHT GA. R.L.S. #1945

