



**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.

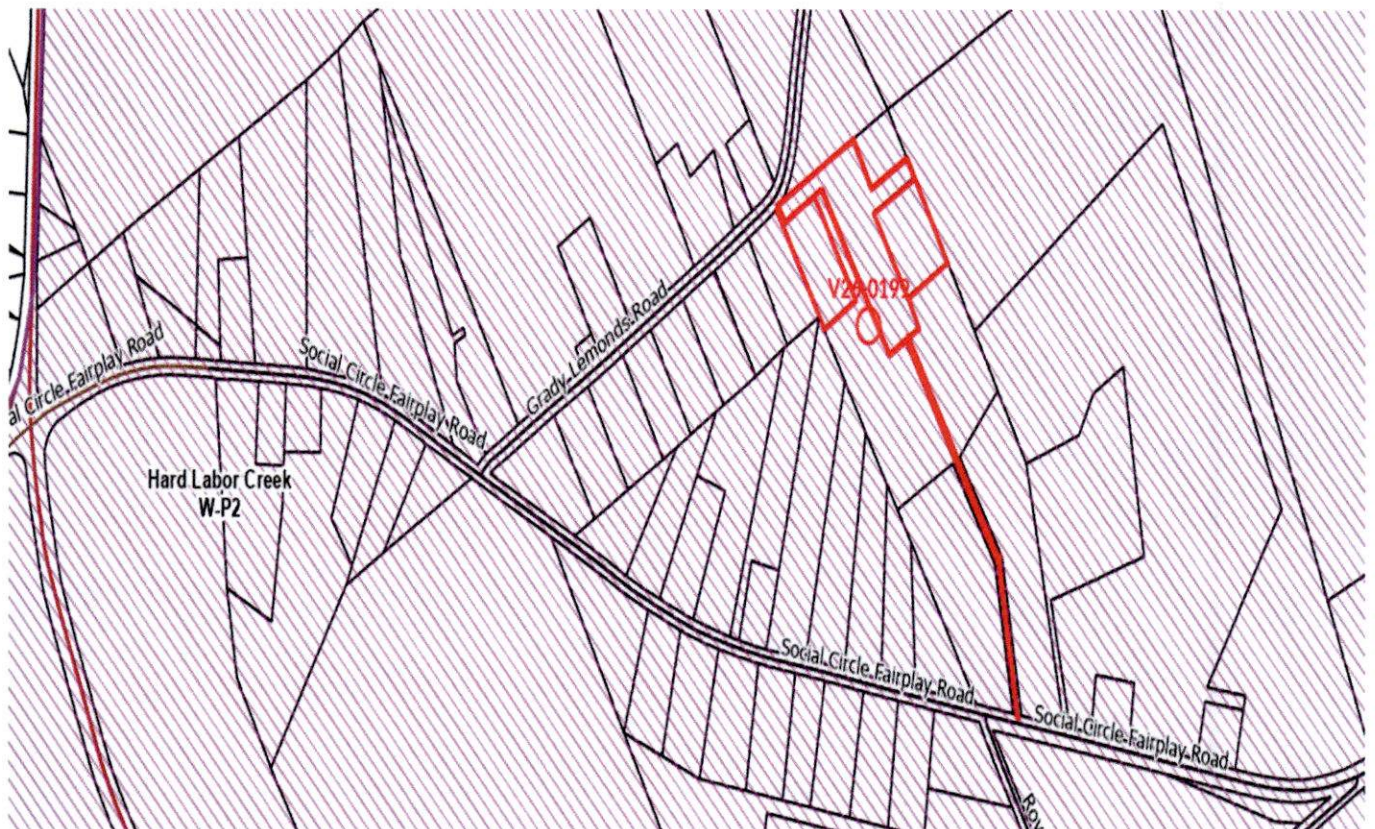
Existing Site Conditions: Some properties have houses and some vacant land.



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

Variance/Special Exception/Appeal # V26-0199

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 C1460001 Zoning District: A2/WP2 Commission District: _____
C1460007000, C1460007B00 & C1460007C00

<u>2.00 acres</u>	<u>4.33 acres</u>	<u>2.00 acres</u>	<u>4.82 acres</u>
Applicant Name/Address/Phone #		Property Owner Name/Address/Phone	
<u>Bobby Peters</u>		<u>Bobby Peters</u>	
<u>1384 Grady Lemonds Rd.</u>		<u>1384 Grady Lemonds Rd</u>	
<u>Social Circle Ga.</u>		<u>Social Circle Ga. 30025</u>	
<u>770-549-5927</u>			

Type 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 Lemonds

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 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**

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.

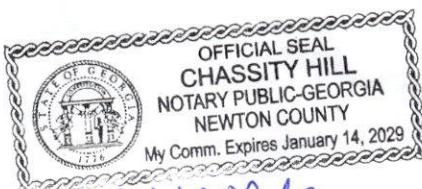
Jason S. Peters
Print Name Timothy J. Peters

Address 1378 Grady Lemonds Rd

Chassity Hill
Notary Public

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

Timothy J. Peters



7/14/2026

N/F
C1440018

N/F
C1440018A00
PROPOSED 35' INGRESS/EGRESS
EASEMENT FOR C1460002

