



**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

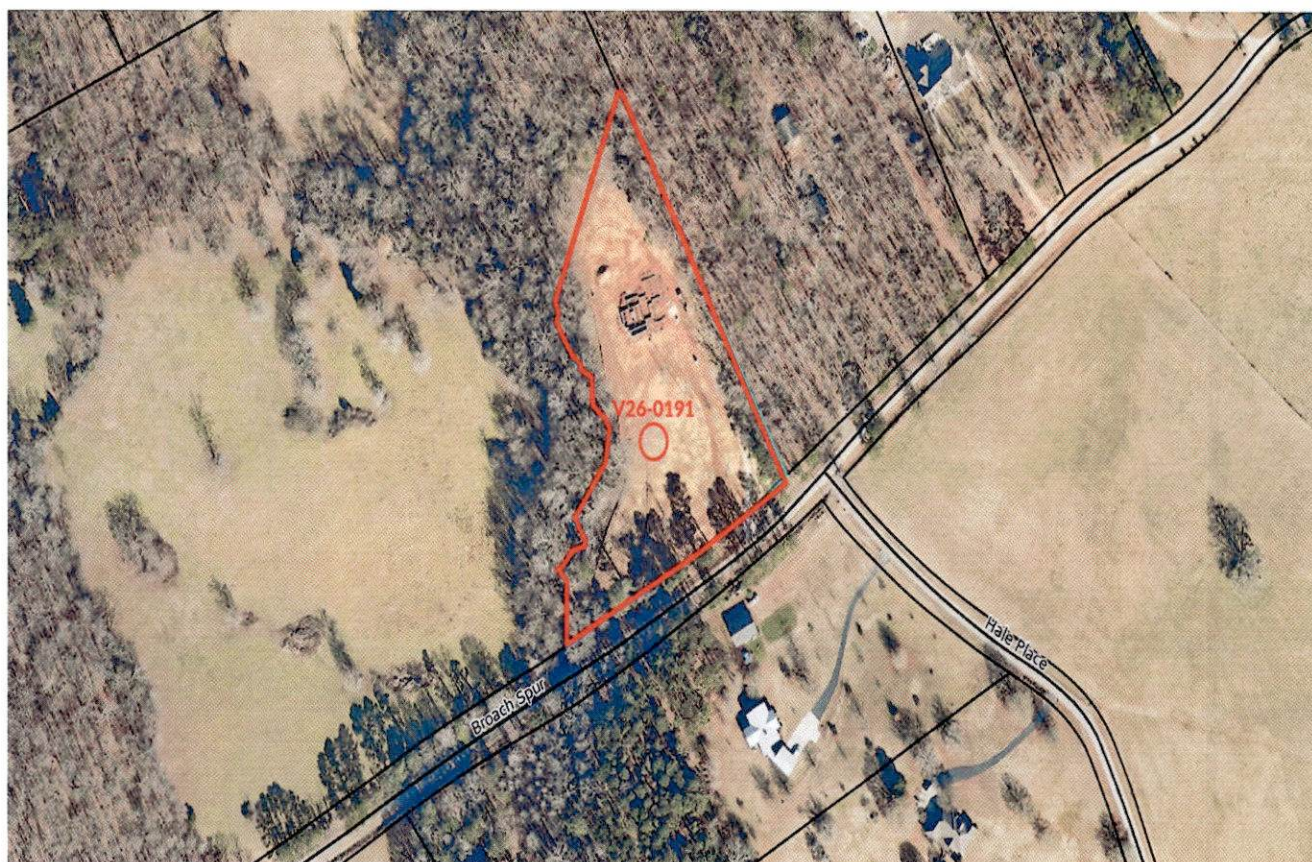
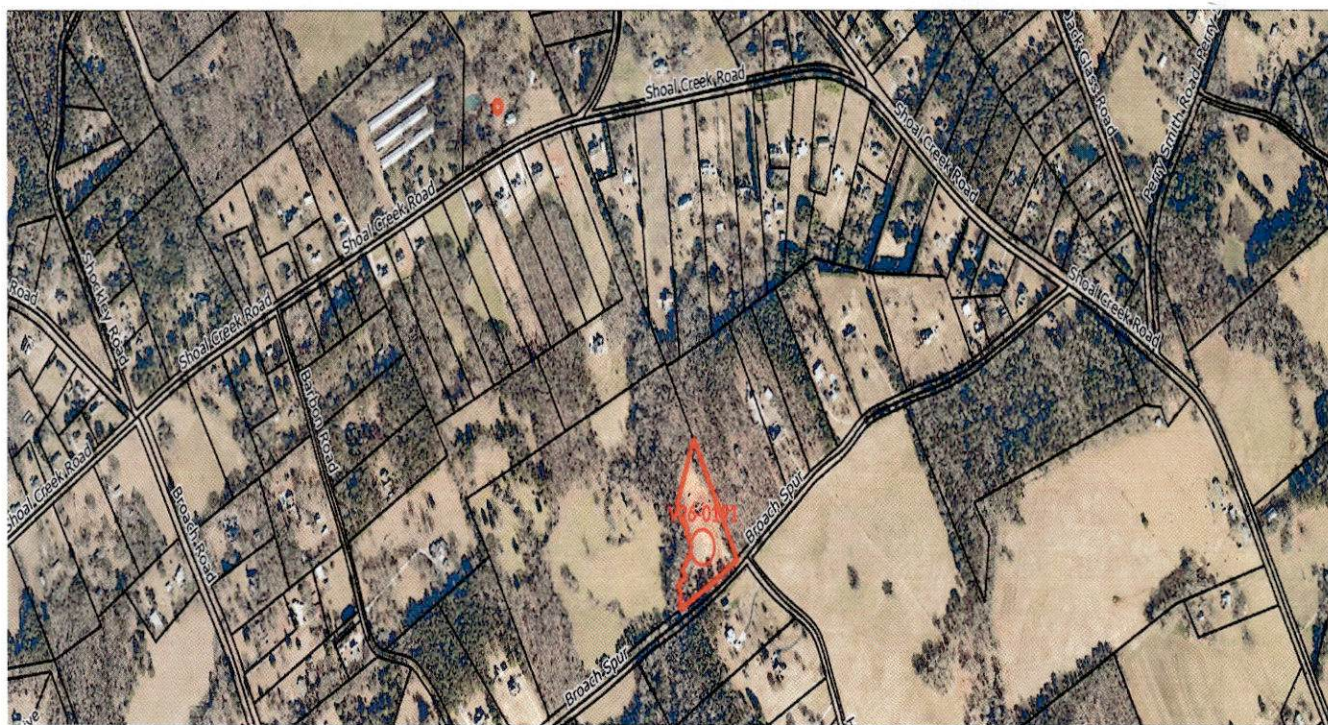
District Representation:

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

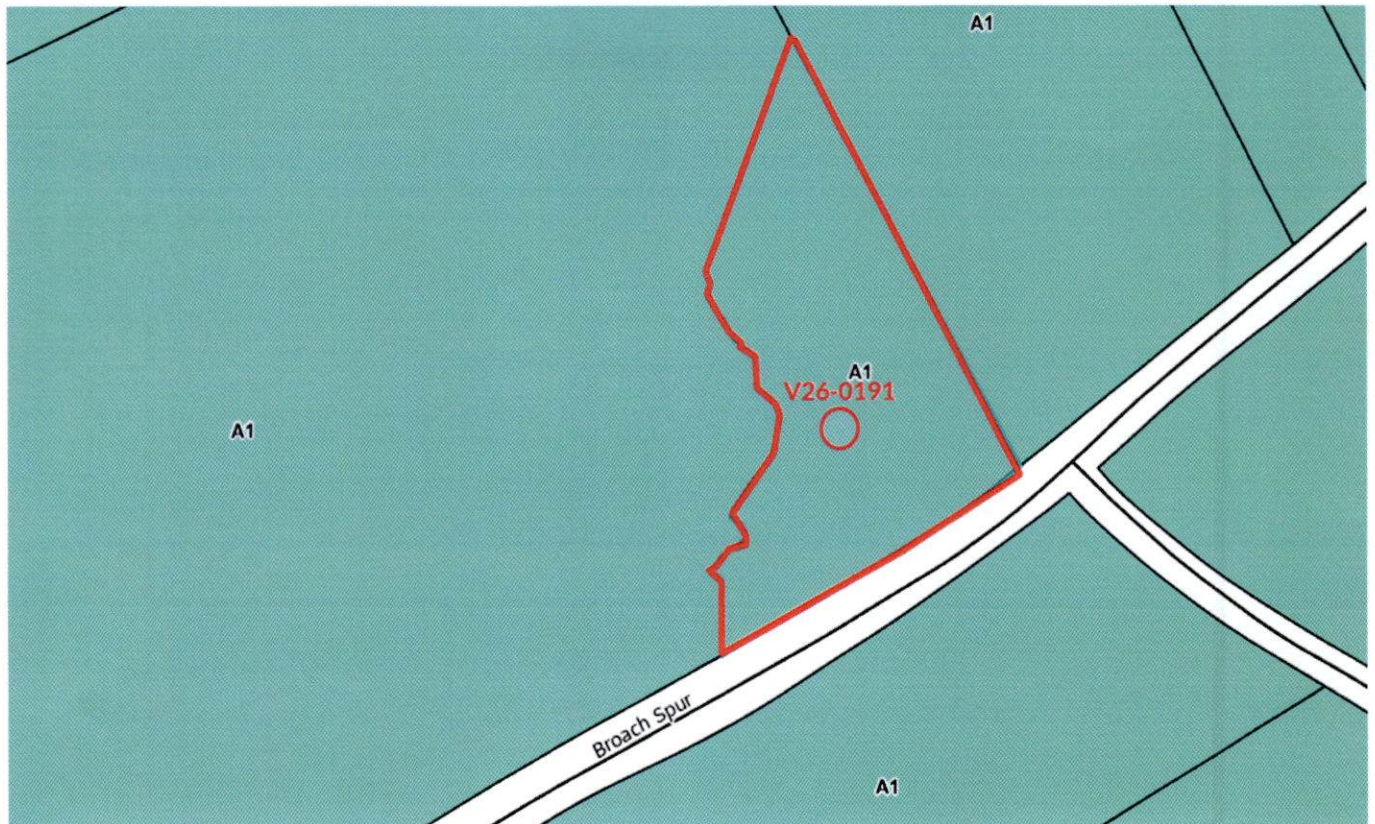
Request: Variance requesting to have a 30x40 accessory building in the front yard on less than 5 acres.

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

Property History: No History

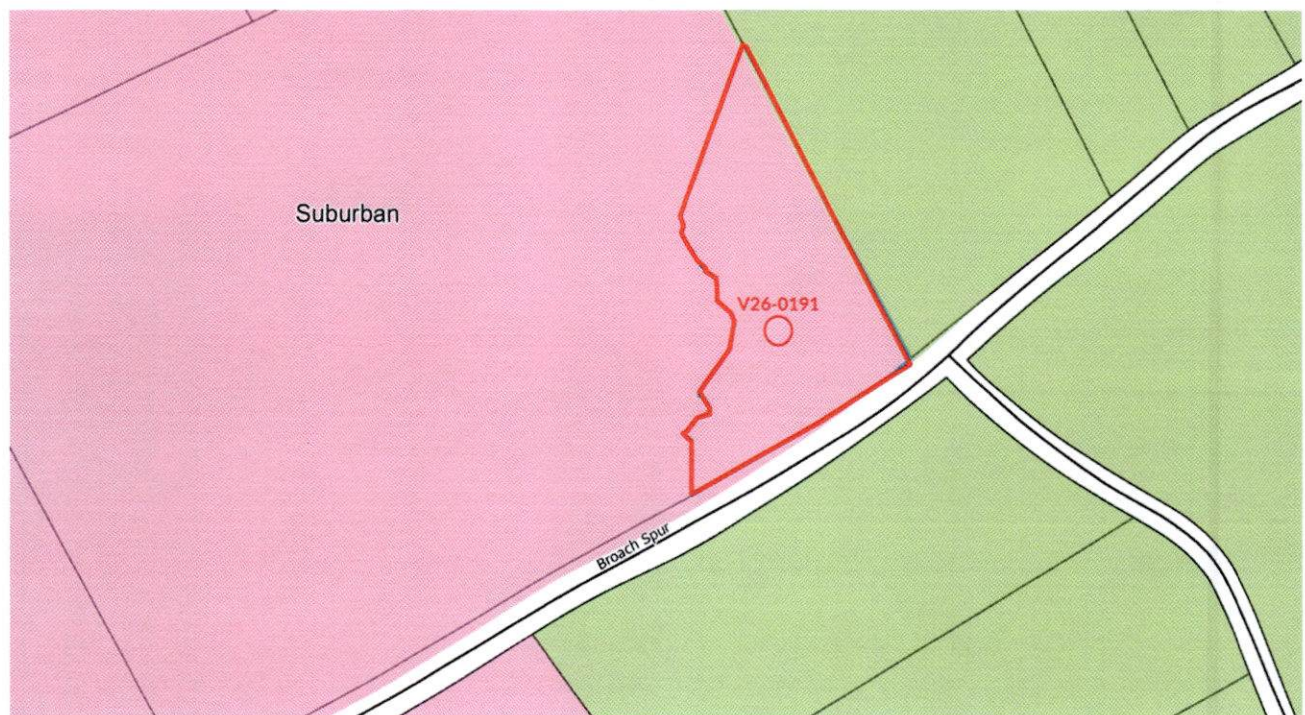


The surrounding properties are zoned A1.



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

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.

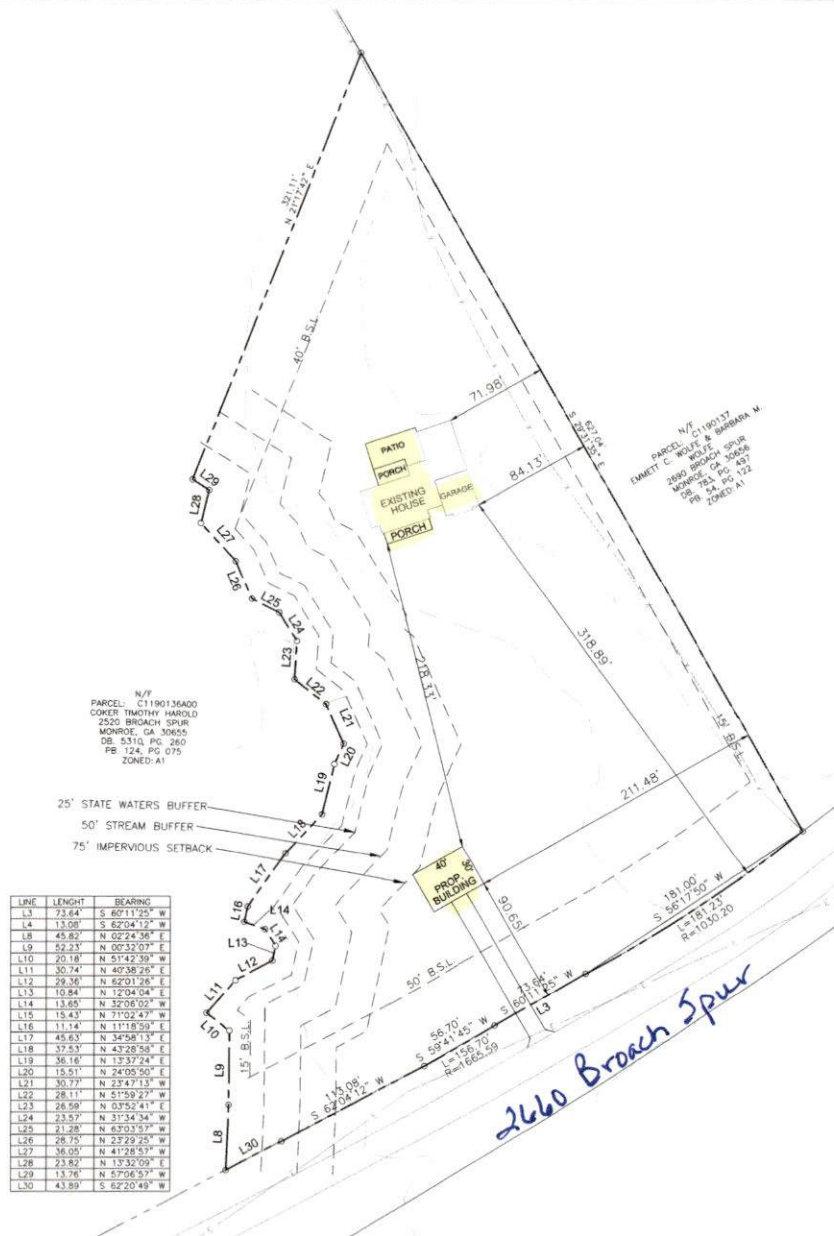
Public Water: ☐ Well: ☐ Public Sewer: ☐ Septic Tank: ☒

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

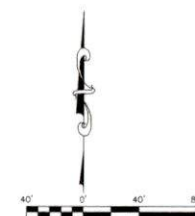
PROPERTY DEVELOPMENT STANDARDS:

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:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY CHRISTOPHER E. MOORE & ASSOCIATES, INC., DATED JUL. 22, 2024.
2. THERE ARE NO WETLANDS ON THE SITE LIMIT SHOWN.
3. THERE ARE NO STATE WATERS ON SITE, LIMIT SHOWN.
4. THE PROJECT IS SERVED BY WALTON COUNTY WATER.
5. THE PROJECT IS SERVED BY SEPTIC SYSTEM.

TOTAL SITE AREA = 3.74 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE STATE WATERS ON THE SITE
THERE ARE NO WETLANDS ON SITE



GEORGIA811
www.Georgia811.com

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VARIANCE
REQUEST

PROPOSED
McCULLERS'
STORAGE
BUILDING

PARCEL: C1190136M00

LAND LOT: 177

DISTRICT: 3RD

2660 BROACH SPUR

WALTON COUNTY, GA

DATE: 7/02/2026

SCALE: 1"=40'

OWNER / DEVELOPER/
PRIMARY PERMITTEE

TERRY McCULLERS
PHONE: 770-601-1216
2660 BROACH SPUR
MONROE, GA 30656

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

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO. # 26-045

C-1