



**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.

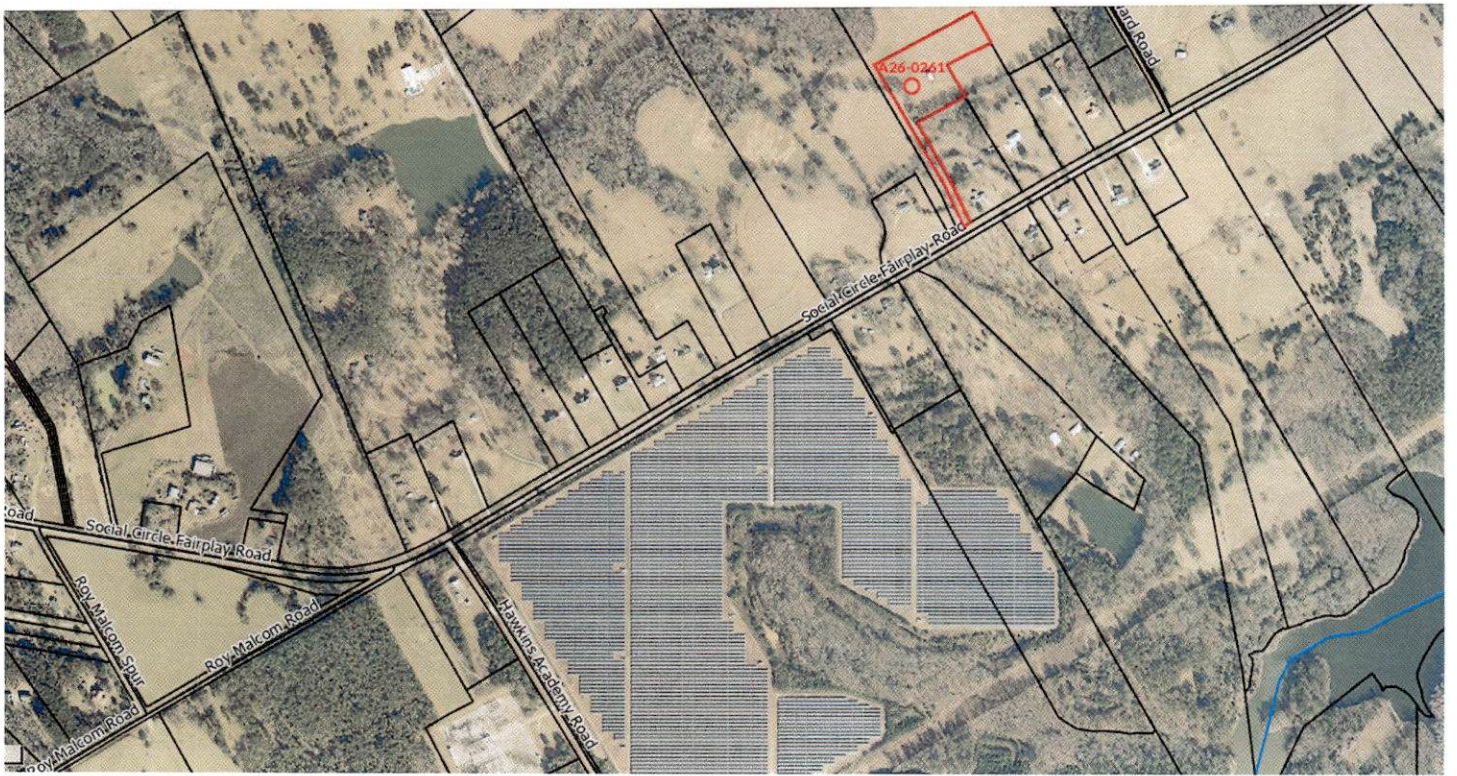
District Representation:

- **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



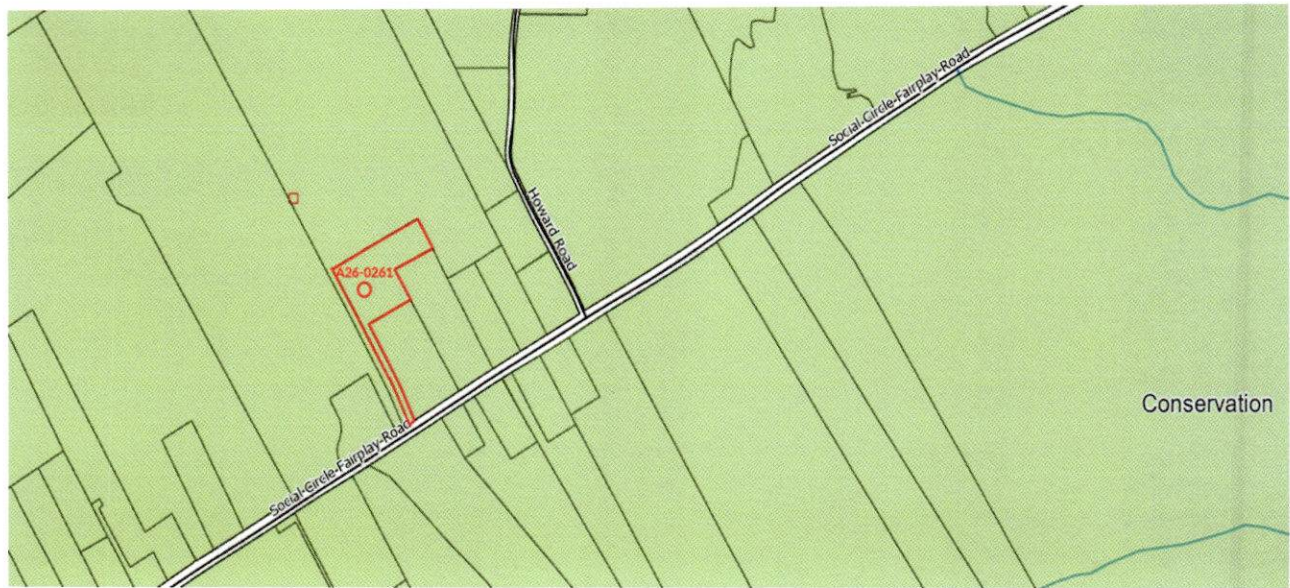
The surrounding properties are zoned A1.



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.

within the County.

VARIANCE

APPLICANT'S PHONE # 678-906-9952

APPLICANT'S E-MAIL [REDACTED]

OWNER'S PHONE # 678-906-9952

OWNER'S E-MAIL [REDACTED]

Walton County Board of

Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # A26-0261

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 21700022800 Zoning District: A1 Commission District: 04 - Lee Bradford

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

Property Owner

Dawson Queen
12384 Alcorn rd Carington 3014
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 & Vinyl
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

Dawson
Property Owner Signature

Property Owner Signature

Print Name: Dawson Queen

Print Name: _____

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!

