



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

Case Number: SP26-0258

Board of Appeals Meeting Date: October 20, 2026

Applicant/Owner:

Arceli Salgado Miranda
794 Ellington Road
Oxford, Georgia 30054

Property Information:

- **Address:** Barton Bridge Road, Monroe, Georgia 30655
- **Map Number:** C1840023C00
- **Site Area:** 3.046 acres
- **Current Zoning:** A1 (Rural Residential)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

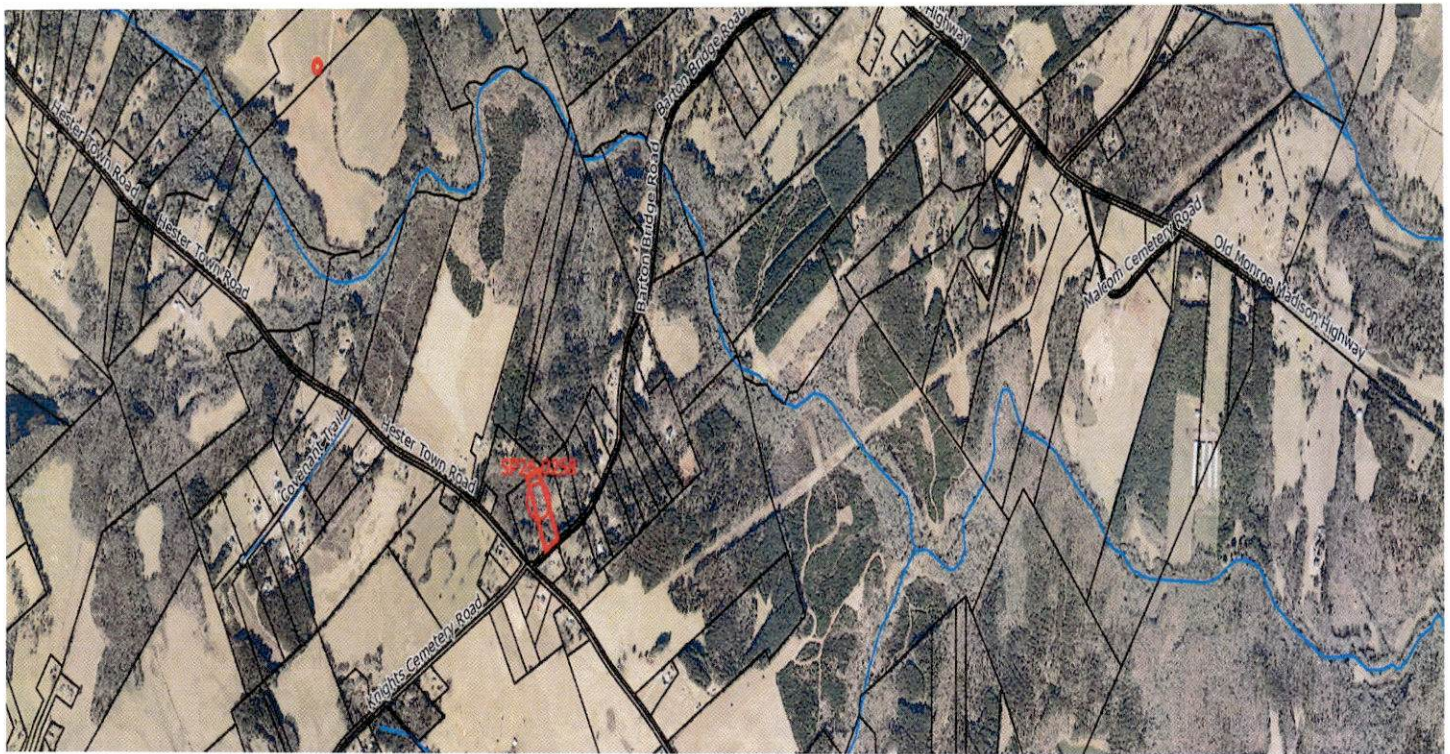
- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

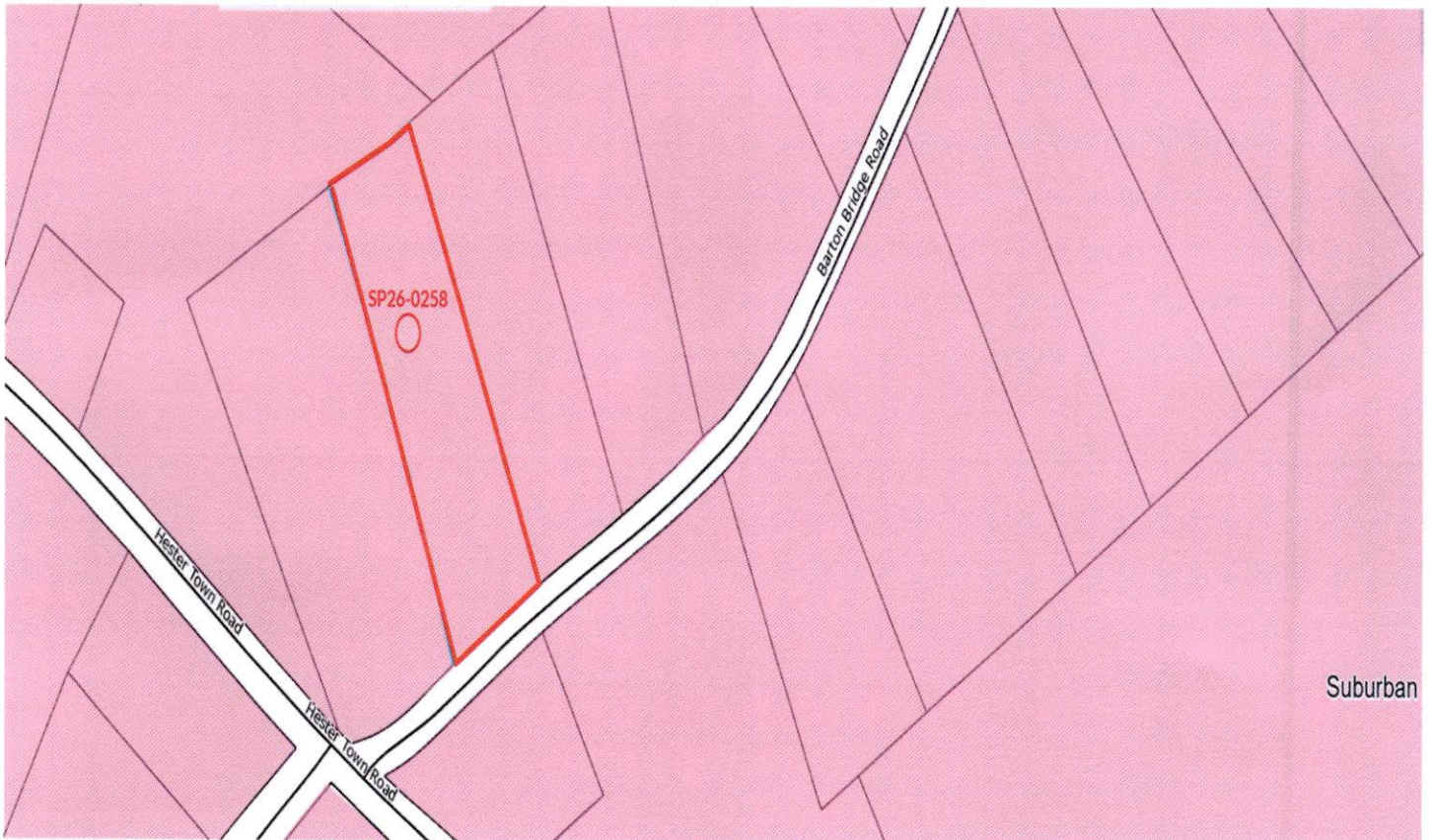
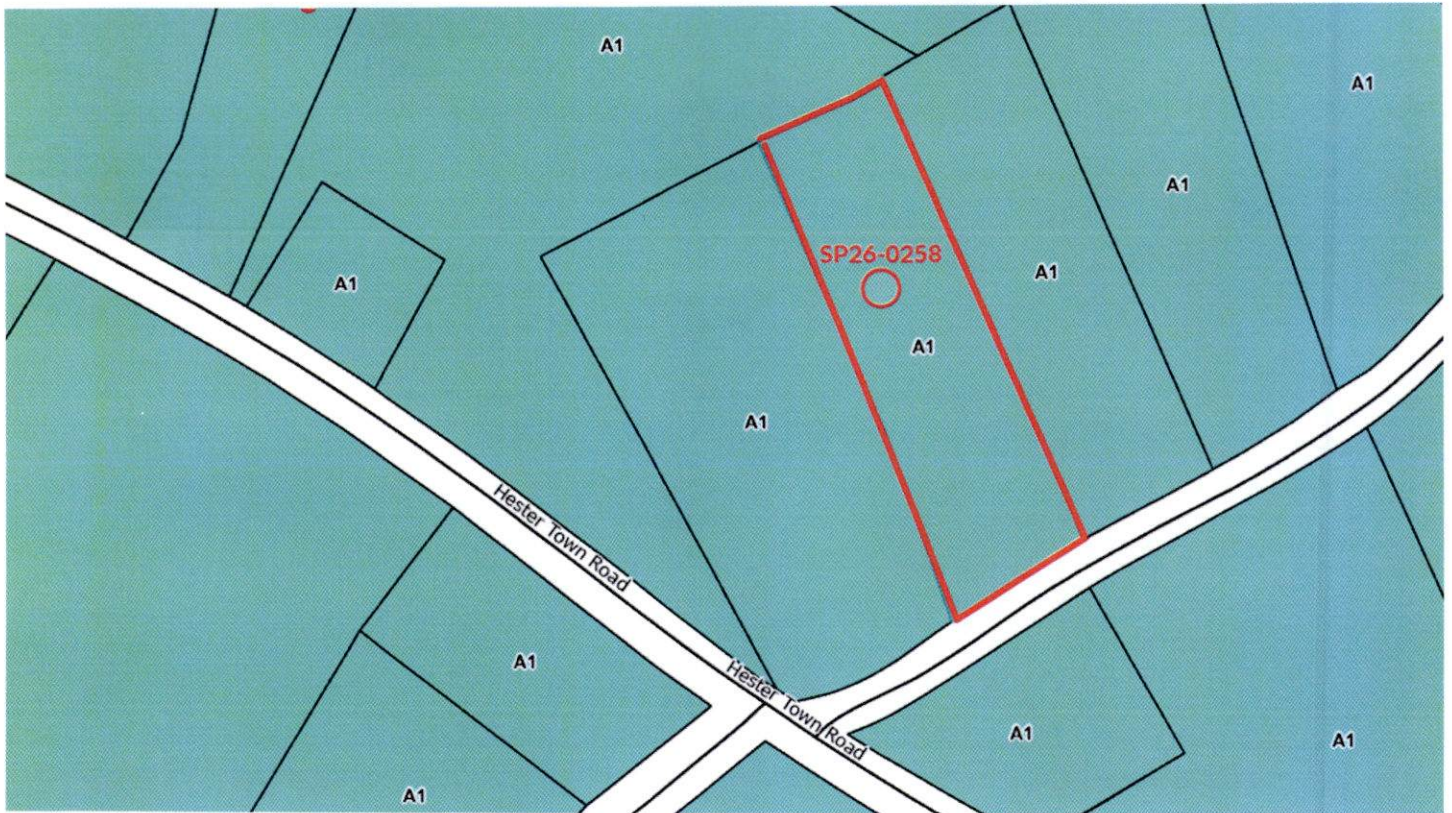
Request: Requesting Special Exception to live in a camper while house is being built.

Existing Site Conditions: The surrounding properties are A1 and property is vacant.

Property History:

No prior variance or zoning history on record.





Staff Comments: Applicant purchased house permit on September 8, 2026 (See attached)

If approved, Staff would request conditions:

- 1. House to be completed by September 8, 2027 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.**

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 # SP 26-0258

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 C184002300 Zoning District: A1 Commission District: 4 Lee Bradford

Applicant Name/Address/Phone #

Arceli Salgado Miranda
794 Ellington Rd, Oxford, GA
706 3803647 30054

Property Owner Name/Address/Phone

Arceli Salgado Miranda
794 Ellington Rd, Oxford, GA
706 3803647 30054

Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐

Property Location Barton Bridge Rd, Monroe, GA Acreage 3.04

Describe Variance/Special Exception/Appeal: live in camper while
house is being built

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 Arceli Salgado Date 9-8-26 Fee Paid: \$ 500.00 ☒

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____



Walton County

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

Building Permit

Permit #: 26-1249

Permit Type : Residential - Single Family Dwelling

Parcel: C1840023C00

Description of Work: TRACT 1 BARTON BRIDGE RD/2STRY/
4BDRM/ 3BATH/ 1-OTR/ 2153FSTFL/ 648 SEC FL/ 2801
THTDSQFT/ GARAGE 530/ 1 PREFAB FIREPLACE/ SLAB/ WELL/
NO GAS/ WEMC

Date Applied: September 8, 2026

Permit Address: 0 BARTON BRIDGE RD MONROE GA 30655

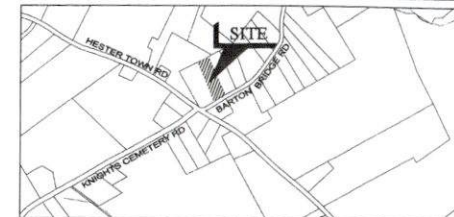
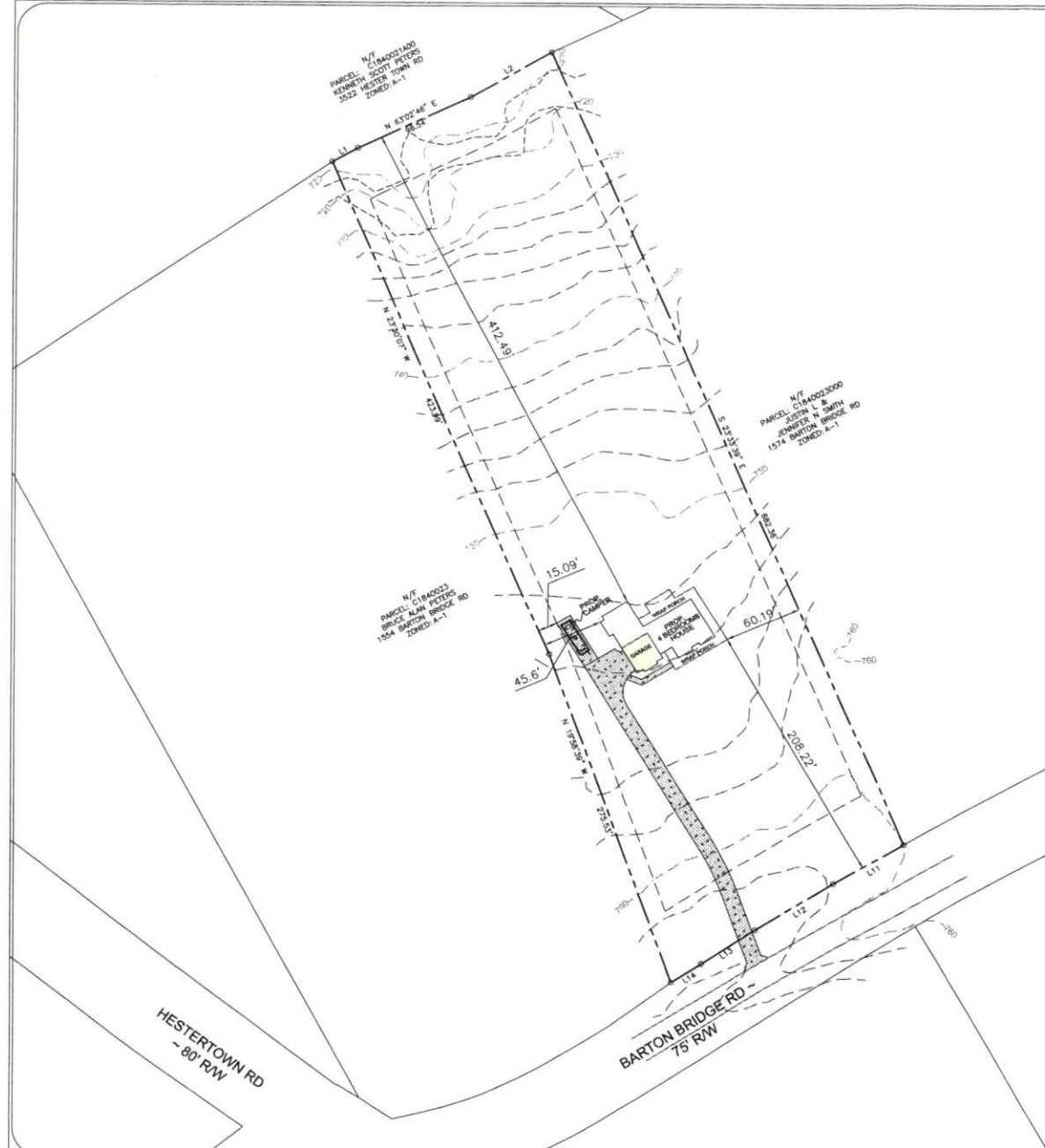
Owner Info: ARCELI SALGADO MIRANDA 794 ELLINGTON RD OXFORD GA 30054	Owner Phone: 706-380-3647 Owner Email: ARCELISALGADO21@GMAIL.COM
Applicant Info: ARCELI SALGADO MIRANDA 794 ELLINGTON RD OXFORD GA 30054	Applicant Phone: 706-380-3647 Applicant Email: ARCELISALGADO21@GMAIL.COM
Contractor: ARCELI SALGADO MIRANDA 794 ELLINGTON RD OXFORD GA 30054	Contractor Phone: 706-380-3647 Contractor Email: ARCELISALGADO21@GMAIL.COM

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
September 8, 2026	Residential - Single Family Dwelling - Impact Fee (SFD)		\$3,635.57		
September 8, 2026	Residential - Single Family Dwelling (SFD)		\$980.35		
	TOTAL: Permit Fees		\$4,615.92		\$4,615.92
	Check 1484 PAYOR J VEGA PAINTING AND CONTRACTING LLC CK#1484	September 8, 2026		\$4,615.92	\$0.00

Cheryl Willard

Cheryl Willard
Permit Tech



VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 3.046 ACRES

PARCEL: C1840023000 ZONED: A1

VARIANCE TO ALLOW FOR USE OF CAMPER WHILE HOUSE IS BEING CONSTRUCTED.

TOTAL SITE AREA = 3.046 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 W&A ENGINEERING, DATED DEC. 10, 2024.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE NO STATE WATER ON SITE, LIMIT SHOWN.
4. THE PROJECT IS SERVED BY WALTON COUNTY WATER.
5. THE PROJECT IS SERVED BY SEPTIC SYSTEM.

TOTAL SITE AREA = 3.046 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE STATE WATERS ON THE SITE.
THERE ARE NO WETLAND ON SITE.



GEORGIA811
www.Georgia811.com

A.C.E.
ALCONY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.
P.O. BOX 1070
485 EDWARDS RD.
OXFORD, GEORGIA 30054
PHONE: 706-380-3647

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**VARIANCE
REQUEST**

**PROPOSED
SALGADO'S
RESIDENCE**

PARCEL: C1840023000

LAND LOT: 131

DISTRICT: 2ND

BARTON BRIDGE RD

WALTON COUNTY, GA

DATE: 9/02/2026

SCALE: 1"=40'

**OWNER / DEVELOPER/
PRIMARY PERMITTEE**

BRUCE ALAN PETERS
484 MT VERNON RD
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT
ARCELJ SALGADO
PHONE: 706-380-3647

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 26-054

C-1