



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

Case Number: SP26-0025

Board of Appeals Meeting Date: July 21, 2026

Applicant:

Rebecca McCart Kent
4218 Hester Town Road
Madison, Georgia 30650

Property Information:

- **Address:** 4218 Hester Town Road, Madison, Georgia 30650
- **Map Number:** C1960010A00
- **Site Area:** 2.09 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** N/A

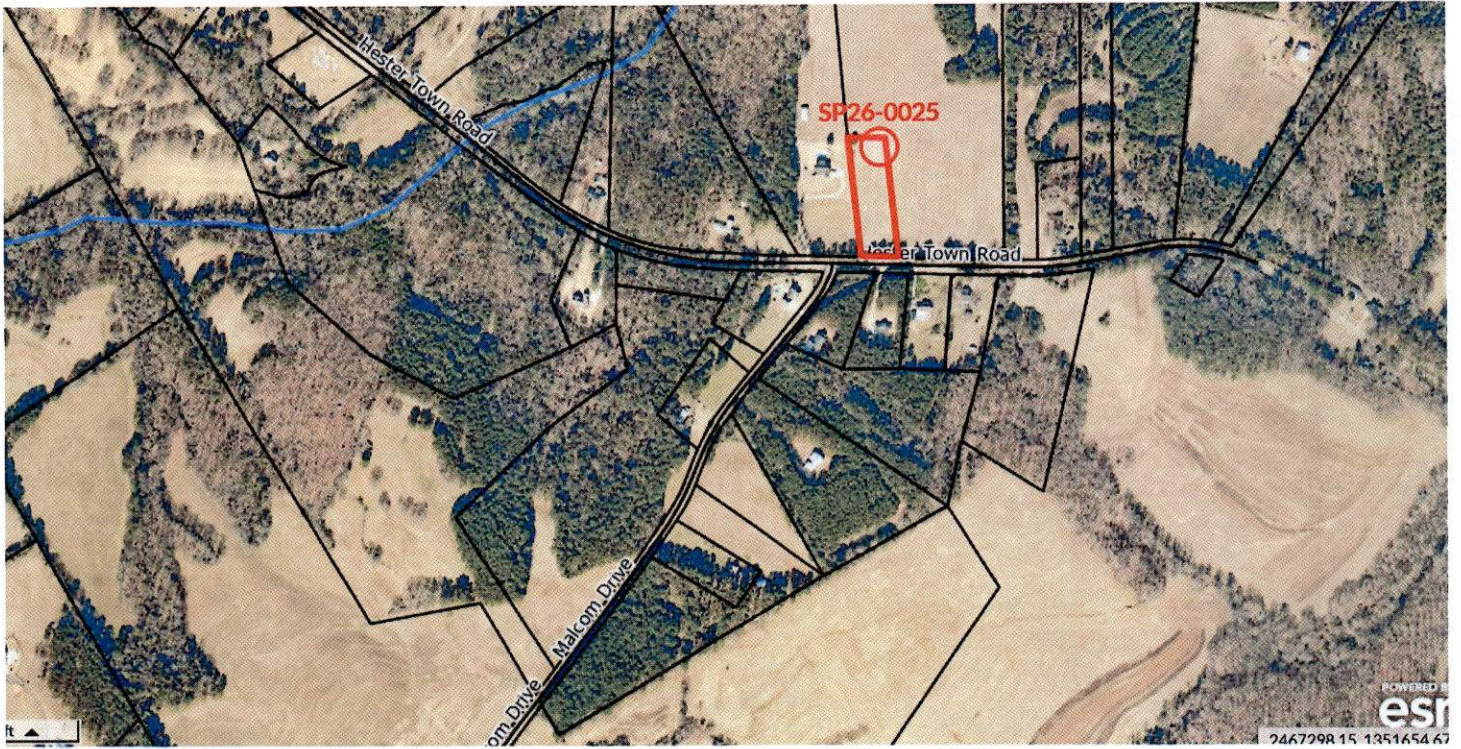
District Representation:

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

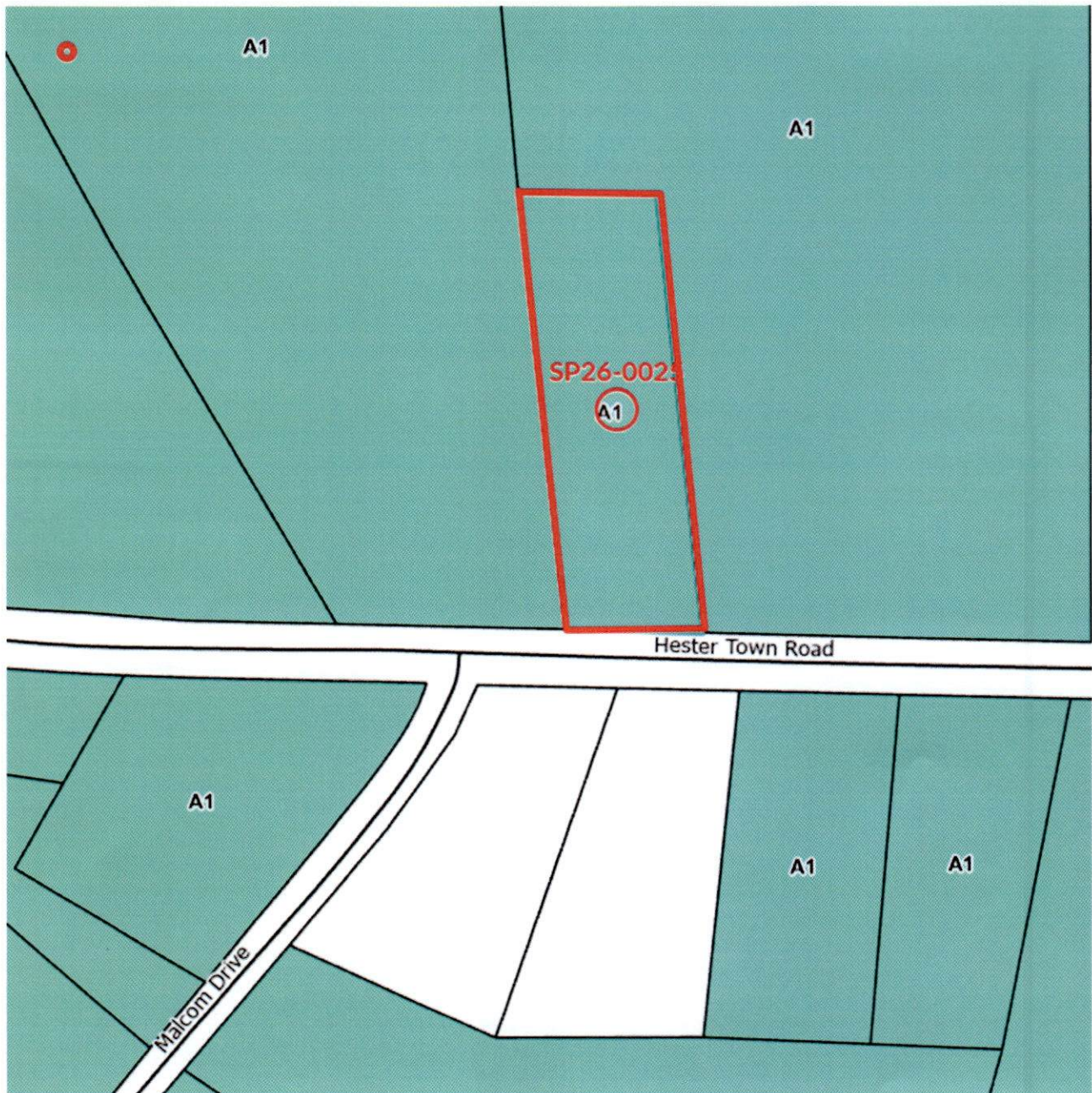
Request: Special Exception to have a one-chair hair salon as a home-based business with customer contact.

Existing Site Conditions: House newly built with surrounding properties zoned as A1.

Property History: No History

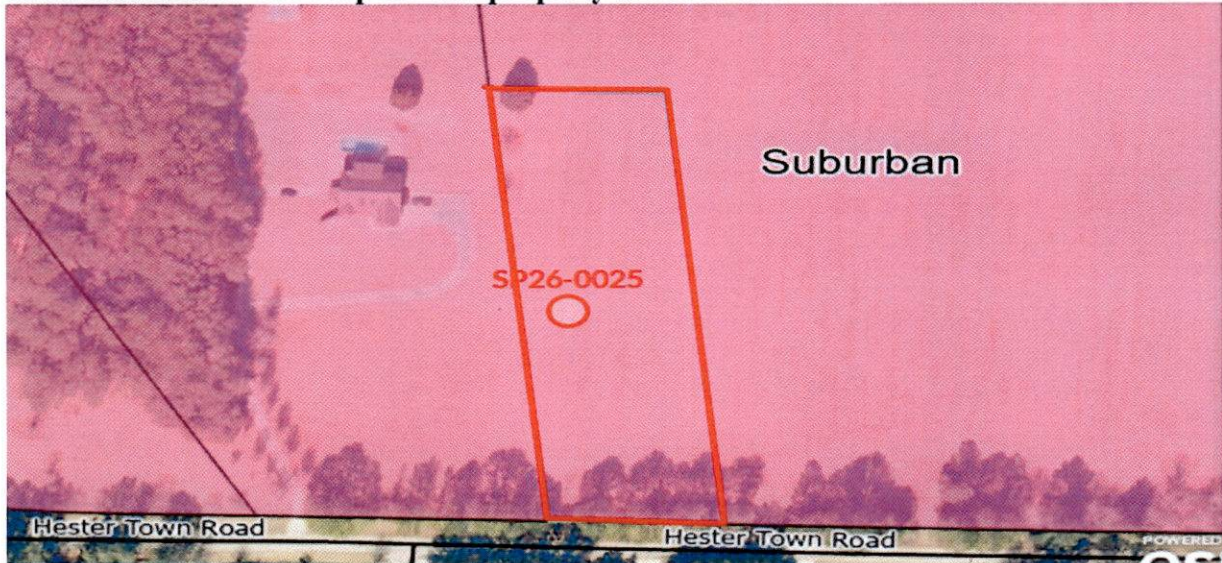


The surrounding properties are zoned A1.



The property is not in the Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments: If approved, staff would recommend that there be conditions such as:

- 1. For applicant only**
- 2. By appointment only**
- 3. No more than one client on site at a time**
- 4. No signs**

Staff Analysis: If approved, Applicant will obtain a business license at 4218 Hestertown Road, Madison, Georgia. The house is not located in a subdivision.

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 finding that all the following conditions exist:

Requests 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, ensures that adequate public services, public facilities and utilities are available to serve the special exception use.

Request if granted, ensures 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~~-0025

Board of Appeals Meeting Date 7-21-2026 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 <input checked="" type="checkbox"/>	Survey Plat <input checked="" type="checkbox"/>	Site Plan _____	Proof of Paid Property Taxes _____
**Drawn by Design Professional			

Map/Parcel C19600 Zoning District: A1 Commission District: 4-Lee Bradford
10A00

Applicant Name/Address/Phone #

Rebecca M^cCart Kent
4218 Hestertown Rd madison
GA 30650 ; 678.878.1881

Property Owner Name/Address/Phone

Rebecca Kent
3000 Hestertown Rd
monroe, GA 30655

Type Request: _____ VARIANCE SPECIAL EXCEPTION _____ APPEAL _____

Property Location 4218 Hestertown Rd Madison GA Acreage 2.09
30650

Describe Variance/Special Exception/Appeal: home salon, 1 chair

State Reason for request and how these reasons satisfy Article 14 Standards of Review: _____

Under C #1 customer contact at my home.

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 Rebecca Kent Date 1/18/2026 Fee Paid: \$ 500.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

1/28/2024

To whom it may concern I would like to have a single chair salon in my garage. I'm asking to be able to have personal contact at the salon. My purpose of building the salon in my home is to also be more available for my young children. My working hours are

9am-3pm Tuesday through Friday. I would be serving one client at a time. I have been a stylist at a salon for 15 years and another salon before for 2 years. I've had my license for 17 years.

The salon at my home would be located at 4218 Hestertown Rd. Madison Ga. 30650. My family would greatly appreciate this.

Thank You, Becky Kent



STATE OF GEORGIA

Brad Raffensperger, Secretary of State
Georgia State Board of Cosmetology and Barbers

Master Cosmetologist

LICENSE NO. - **GO107717**

Rebecca Claire Kent

Bishop, GA 30621

Expiry Date - **03/31/2028**

Status - **Active**

Issue Date - **01/27/2009**





Walton County

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

Certificate of Occupancy

ISSUED TO: REBECCA MCCART KENT

CERTIFICATE NUMBER:26-0259

This certificate issued pursuant to the laws governing construction in the state of Georgia certifying that at the time of issuance this structure was in compliance with the Walton County Construction Code regulating building construction and/or use

Property Address: 4218 HESTER TOWN RD
Parcel Number: C1960010A00
Permit Number: 25-1036
Purpose: 1-STRY/ 5BDRM/ 5BATH/ 2-OTR/ 712UNHTDBNSRM/ 3346THTDSQFT/ 1050 GRG/ 1
PREFAB FIREPLACE/ SLAB/

Certificate Type: Occupancy
Effective Date: May 15, 2026

CLASSIFICATION

Type of Constructions: IBC Building Type V-B
Use and Occupancy Classification: R-3 Residential, one- and two-family additions

Brian Adcock
Building Inspector

Brian Adcock
Building Official

OWNER:
 PARCEL C1960010A00
 REBECCA McCART KENT
 4218 HESTER TOWN ROAD
 MADISON, GA 30650
 PB.128 PG.227

PARCEL C1960010
 BOBBY A. HARREL
 VIVAN H. HARREL
 SHANNON H. MCCART
 4194 HESTER TOWN ROAD
 MADISON GA 30650
 DB.4999 PG.200
 PB.85 PG.173

PARCEL C1960010B00
 SHANNON H. MCCART
 4194 HESTER TOWN ROAD
 MADISON GA 30650
 DB.2545 PG.478
 PB.85 PG.173

PARCEL C1960010
 BOBBY A. HARREL
 VIVAN H. HARREL
 SHANNON H. MCCART
 4194 HESTER TOWN ROAD
 MADISON GA 30650
 DB.4999 PG.200
 PB.85 PG.173

UTILITY NOTE:
 PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

A CARLSON BRX7 GPS UNIT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF 0.04' FEET BASED ON REDUNDANT MEASUREMENTS AND HAS NOT BEEN ADJUSTED. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 359,661 FEET.

Note: The surveyor hereon has made no investigative or independent search for encumbrances of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

This property is in zone "X" a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13297C0255E, Dated: 12/15/2022.

RECORDING INFORMATION

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James S. Hull, Jr.
 James S. Hull, Jr. GA RLS 2876
 PARCEL C1960010A00
 PB.128 PG.227



TRANS
 □

S 88°43'56"E 170.00'

N 05°57'43"W 540.00'

PARCEL C1960010A00
 2.00 AC.

170.00'
 N 88°43'55"W

HESTER TOWN ROAD 80'R/W

RETRACEMENT SURVEY FOR:

REBECCA McCART KENT

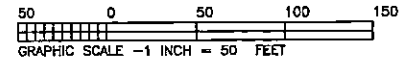
LAND LOT 150 - 2ND DISTRICT

WALTON COUNTY, GEORGIA

DATE OF FIELD WORK: 2-10-2026

DATE OF PLAT PREPARATION: 2-13-2026

EQUIPMENT USED: CARLSON BRX7



PATRICK &
 ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 928 BLACKLAWN ROAD
 CONYERS, GEORGIA 30094
 PHONE: 770-483-9745

JOB NO. 25-104
 DWG. NO. 37610

TEXT LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- RB REBAR
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- EM ELECTRIC METER
- P OVERHEAD POWER
- PP POWER POLE
- TEL P TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- WVM WATER VALVE MARKER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- B/L BUILDING LINE
- C/L CENTERLINE
- C/O CLEAN OUT
- AC AIR CONDITIONER
- R/W RIGHT-OF-WAY