



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

**Case Number:** V25-0284

**Board of Appeals Meeting Date:** October 21, 2025

**Applicant/Owner:**

Roy Nunnally Roberts, Jr.  
320 Nunnally Farm Road  
Monroe, Georgia 30655

**Property Information:**

- **Address:** 320 Nunnally Farm Road
- **Map Number:** C0770001W00
- **Site Area:** 6.44 acres
- **Current Zoning:** A1 (Rural Estate)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

**District Representation:**

- **Commissioner (District 5):** Jeremy Adams
- **Board of Appeals Member:** Chris Lammey

**Request:** Variance requesting an open-air carport in lieu of the required enclosed garage due to the architectural design of the home.

**Existing Site Conditions:** The property currently includes a house and an outbuilding. The surrounding properties are A1 and A.

**Property History:**

V24010001	Roy Nunnally Roberts, Jr.	Variance for garage – wait until CO on house before building garage	C0770001W00 320 Nunnally Farm Road	Approved
-----------	---------------------------	---	---------------------------------------	----------



**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 # V25-0284

Board of Appeals Meeting Date 10-21-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2<sup>nd</sup> Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan \_\_\_\_\_ Proof of Paid Property Taxes ☒  
\*\*Drawn by Design Professional

Map/Parcel C0770001600 Zoning District: A1 Commission District: S- Jeremy Adams

Applicant Name/Address/Phone #

Roy Roberts Jr  
320 Nunnally Farm Rd  
Monroe, GA 30655

Phone # 770-843-7030

E-mail: Roy.Roberts@stifel.com

Property Owner Name/Address/Phone

Roy Nunnally Roberts, Jr.  
320 Nunnally Farm Rd  
Monroe, GA 30655

Phone # 770-843-7030

Type Request: ☒ VARIANCE \_\_\_\_\_ SPECIAL EXCEPTION \_\_\_\_\_ APPEAL

Property Location 320 Nunnally Farm Rd Acreage 6.44

Describe Variance/Special Exception/Appeal: Need an open carport versus a closed garage for aesthetic reasons. Please see attached photos

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

Same as above

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 [Signature] Date 8/5/25 Fee Paid: \$ 200.00

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

Administrative Variance granted per Article 14 Section 180

P & D Official: \_\_\_\_\_ Date: \_\_\_\_\_

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date \_\_\_\_\_



This is what the open-air carport will look like.





This is a picture of the house that was built.









This shows where the open-air carport will be built.





**BK:4862 PG:117-119**  
Filed and Recorded  
May-10-2021 04:20 PM  
DOC# 2021 - 008524  
Real Estate Transfer Tax  
Paid: \$ 0.00  
1472021002186  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA  
Participant ID: 2883083690

**RETURN TO: The Shannahan Law Firm, LLC, 1901 West Spring Street, Suite 203, Monroe, GA 30655**

STATE OF GEORGIA           §  
COUNTY OF WALTON       §

**Title not searched or certified by  
The Shannahan Law Firm, LLC**

### **QUITCLAIM DEED**

THIS INDENTURE, made this 6th day of May, 2021, between

ROY NUNNALLY ROBERTS, SR., a resident of Georgia (hereinafter called "Grantor")

and

ROY NUNNALLY ROBERTS, JR., a resident of Georgia (hereinafter called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold, and by these presents does bargain, sell, remise, release and forever QUITCLAIM unto the said Grantee, all the right, title, interest, claim, or demand, whatever the same may be, which the Grantor has or may have in and to that certain property described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE**

TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging.

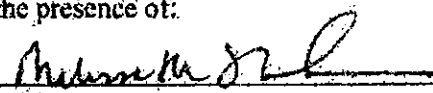
TO HAVE AND TO HOLD said Property unto the said Grantee, so that neither Grantor nor his successors or assigns nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the said Property or its appurtenances.




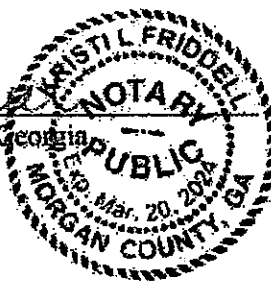
IN WITNESS WHEREOF, Grantor has hereunto set his hand and affixed his seal the day and year first above written.

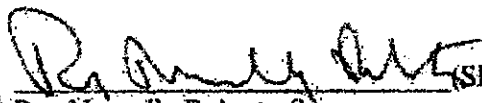
Signed, sealed, and delivered  
in the presence of:

GRANTOR:

  
Unofficial Witness

  
Notary Public, State of Georgia



 (SEAL)  
Roy Nunnally Roberts, Sr.



**EXHIBIT A****TRACT 1**

All that tract or parcel of land lying and being in Land Lots 87 and 101, 4<sup>th</sup> District, Walton County, Georgia, and consisting of 0.539 acres, more or less, and being more particularly described and delineated as "Tract 1" on that "Reconfiguration Boundary Survey for: Roy Nunnally Roberts, Jr." prepared by Alcovy Surveying and Engineering, Inc., Ronald Calvin Smith, Surveyor (RLS No. 2921), recorded in the office of the Clerk of the Superior Court of Walton County, Georgia, on June 11, 2020 at Plat Book 118, Page 83; and

**TRACT 2**

All that tract or parcel of land lying and being in Land Lots 87 and 101, 4<sup>th</sup> District, Walton County, Georgia and consisting of 5.9 acres, more or less, and being more particularly described and delineated as "Tract 2" on that "Reconfiguration Boundary Survey for: Roy Nunnally Roberts, Jr." prepared by Alcovy Surveying and Engineering, Inc., Ronald Calvin Smith, Surveyor (RLS No. 2921), recorded in the office of the Clerk of the Superior Court of Walton County, Georgia, on June 11, 2020 at Plat Book 118, Page 83



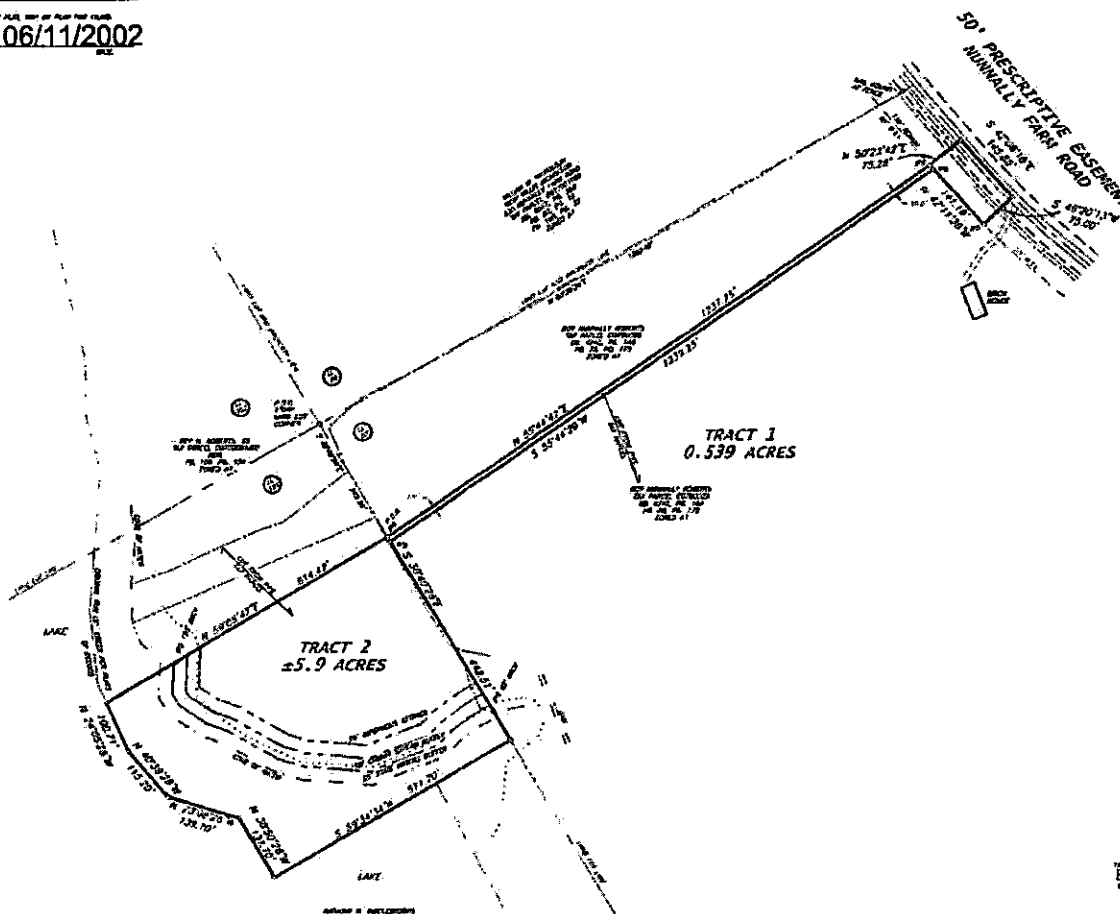
KAREN P. DAVID  
CLERK OF SUPERIOR CO.  
WALTON COUNTY, GA.  
Participant ID: 6458806574

1. Edward G. Bremer  
 2. James H. Doolittle  
 3. John Edgar Hoover  
 4. John L. Lewis  
 5. John P. Morgan  
 6. John R. Thompson  
 7. John W. Weeks  
 8. John W. Weeks  
 9. John W. Weeks  
 10. John W. Weeks  
 11. John W. Weeks  
 12. John W. Weeks  
 13. John W. Weeks  
 14. John W. Weeks  
 15. John W. Weeks  
 16. John W. Weeks  
 17. John W. Weeks  
 18. John W. Weeks  
 19. John W. Weeks  
 20. John W. Weeks  
 21. John W. Weeks  
 22. John W. Weeks  
 23. John W. Weeks  
 24. John W. Weeks  
 25. John W. Weeks  
 26. John W. Weeks  
 27. John W. Weeks  
 28. John W. Weeks  
 29. John W. Weeks  
 30. John W. Weeks  
 31. John W. Weeks  
 32. John W. Weeks  
 33. John W. Weeks  
 34. John W. Weeks  
 35. John W. Weeks  
 36. John W. Weeks  
 37. John W. Weeks  
 38. John W. Weeks  
 39. John W. Weeks  
 40. John W. Weeks  
 41. John W. Weeks  
 42. John W. Weeks  
 43. John W. Weeks  
 44. John W. Weeks  
 45. John W. Weeks  
 46. John W. Weeks  
 47. John W. Weeks  
 48. John W. Weeks  
 49. John W. Weeks  
 50. John W. Weeks  
 51. John W. Weeks  
 52. John W. Weeks  
 53. John W. Weeks  
 54. John W. Weeks  
 55. John W. Weeks  
 56. John W. Weeks  
 57. John W. Weeks  
 58. John W. Weeks  
 59. John W. Weeks  
 60. John W. Weeks  
 61. John W. Weeks  
 62. John W. Weeks  
 63. John W. Weeks  
 64. John W. Weeks  
 65. John W. Weeks  
 66. John W. Weeks  
 67. John W. Weeks  
 68. John W. Weeks  
 69. John W. Weeks  
 70. John W. Weeks  
 71. John W. Weeks  
 72. John W. Weeks  
 73. John W. Weeks  
 74. John W. Weeks  
 75. John W. Weeks  
 76. John W. Weeks  
 77. John W. Weeks  
 78. John W. Weeks  
 79. John W. Weeks  
 80. John W. Weeks  
 81. John W. Weeks  
 82. John W. Weeks  
 83. John W. Weeks  
 84. John W. Weeks  
 85. John W. Weeks  
 86. John W. Weeks  
 87. John W. Weeks  
 88. John W. Weeks  
 89. John W. Weeks  
 90. John W. Weeks  
 91. John W. Weeks  
 92. John W. Weeks  
 93. John W. Weeks  
 94. John W. Weeks  
 95. John W. Weeks  
 96. John W. Weeks  
 97. John W. Weeks  
 98. John W. Weeks  
 99. John W. Weeks  
 100. John W. Weeks  
 101. John W. Weeks  
 102. John W. Weeks  
 103. John W. Weeks  
 104. John W. Weeks  
 105. John W. Weeks  
 106. John W. Weeks  
 107. John W. Weeks  
 108. John W. Weeks  
 109. John W. Weeks  
 110. John W. Weeks  
 111. John W. Weeks  
 112. John W. Weeks  
 113. John W. Weeks  
 114. John W. Weeks  
 115. John W. Weeks  
 116. John W. Weeks  
 117. John W. Weeks  
 118. John W. Weeks  
 119. John W. Weeks  
 120. John W. Weeks  
 121. John W. Weeks  
 122. John W. Weeks  
 123. John W. Weeks  
 124. John W. Weeks  
 125. John W. Weeks  
 126. John W. Weeks  
 127. John W. Weeks  
 128. John W. Weeks  
 129. John W. Weeks  
 130. John W. Weeks  
 131. John W. Weeks  
 132. John W. Weeks  
 133. John W. Weeks  
 134. John W. Weeks  
 135. John W. Weeks  
 136. John W. Weeks  
 137. John W. Weeks  
 138. John W. Weeks  
 139. John W. Weeks  
 140. John W. Weeks  
 141. John W. Weeks  
 142. John W. Weeks  
 143. John W. Weeks  
 144. John W. Weeks  
 145. John W. Weeks  
 146. John W. Weeks  
 147. John W. Weeks  
 148. John W. Weeks  
 149. John W. Weeks  
 150. John W. Weeks  
 151. John W. Weeks  
 152. John W. Weeks  
 153. John W. Weeks  
 154. John W. Weeks  
 155. John W. Weeks  
 156. John W. Weeks  
 157. John W. Weeks  
 158. John W. Weeks  
 159. John W. Weeks  
 160. John W. Weeks  
 161. John W. Weeks  
 162. John W. Weeks  
 163. John W. Weeks  
 164. John W. Weeks  
 165. John W. Weeks  
 166. John W. Weeks  
 167. John W. Weeks  
 168. John W. Weeks  
 169. John W. Weeks  
 170. John W. Weeks  
 171. John W. Weeks  
 172. John W. Weeks  
 173. John W. Weeks  
 174. John W. Weeks  
 175. John W. Weeks  
 176. John W. Weeks  
 177. John W. Weeks  
 178. John W. Weeks  
 179. John W. Weeks  
 180. John W. Weeks  
 181. John W. Weeks  
 182. John W. Weeks  
 183. John W. Weeks  
 184. John W. Weeks  
 185. John W. Weeks  
 186. John W. Weeks  
 187. John W. Weeks  
 188. John W. Weeks  
 189. John W. Weeks  
 190. John W. Weeks  
 191. John W. Weeks  
 192. John W. Weeks  
 193. John W. Weeks  
 194. John W. Weeks  
 195. John W. Weeks  
 196. John W. Weeks  
 197. John W. Weeks  
 198. John W. Weeks  
 199. John W. Weeks  
 200. John W. Weeks  
 201. John W. Weeks  
 202. John W. Weeks  
 203. John W. Weeks  
 204. John W. Weeks  
 205. John W. Weeks  
 206. John W. Weeks  
 207. John W. Weeks  
 208. John W. Weeks  
 209. John W. Weeks  
 210. John W. Weeks  
 211. John W. Weeks  
 212. John W. Weeks  
 213. John W. Weeks  
 214. John W. Weeks  
 215. John W. Weeks  
 216. John W. Weeks  
 217. John W. Weeks  
 218. John W. Weeks  
 219. John W. Weeks  
 220. John W. Weeks  
 221. John W. Weeks  
 22

WE REQUEST THAT YOUR AGENT SIGN AND RETURN THE PAGE WITH ALL THE PAGES TO US.

*Kristi Parr* 06/11/2002

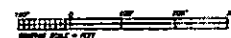
PLEASE PRINT NAME & ADDRESS DATE

[illegible][illegible]

TRACT 1  
0.539 ACRES

TRACT 2  
5.9 ACRES

**TOTAL TRACT CREATED  
±6.4 ACRES**



**THE JOURNAL OF THE**

THE PURPOSE OF THIS PLAN IS TO CREATE A BUILDABLE LARG LOT BY DIVIDING  
DAY PARCEL C07700023 AND COMBINING WITH ACCESS CUT OUT OF THE  
PARCEL C07700022.

**REGISTRATION ACCOUNT SURVEY FOR:**

ROY MUNNALLY ROBERTS, JR.

NO PHOTO COPIES FOR 9 CHECKED, PAGES 41

FIELD WORK DATE 6/4/2020	DATE OF PLAT PREPARATION 6/5/2020
LAND 10155 87 & 101	8TH DISTRICT
WALTON COUNTY, GEORGIA	
ALCOY SURVEYING AND ENGINEERING, INC.	
SCALE: 1" = 100'	
2250 HWY. 81 S. LAWRENCE, GA. 30545	
TEL: 404-875-1400 FAX: 404-875-1401	
JDO NO. 20-043	

FOR CHARTERED BUS OPERATIONS  
PLEASEY LINEUP FOR BUS STOP  
NOT NEARBY STOP. IN  
AN EMERGENCY CALL 911  
OR 311.

NOTE: A portion of the information shown above is a summary of the information contained in the original document. The original document is available for review at the National Archives and Records Administration.

THIS IS A SUMMARY OF THE INFORMATION OBTAINED FROM THE  
IN A REPORTING PERIOD ENDING APRIL  
ATTENDING TO THE CASE AND INFORMATION  
DATE 11/20/67

A SPECIAL 25 PAGE PAPER ON THE  
IS OBTAIN THE LATEST AND MOST  
RELIABLE INFO ON THE PROGRESS  
OF THE PLAN.

THE FIELD BIRD GROUP WHICH HAS ONE OF  
PLATINUM SPONSORS IS A CREATIVE PRODUCT  
OF THE FORD MOTOR COMPANY.  
THEY ARE AN AMERICAN GROUP OF 11  
MEN AND WOMEN, AND ARE CURRENTLY WORKING  
ON A NEW DESIGN.

Both are not full and self-contained  
for clearing and is going to be  
discussed more & more in the future.

10550

- [illegible]



## 2024 Property Tax Statement

Tax Commissioner  
303 South Hammond Drive STE 100  
Walton County Government Building  
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

ROBERTS ROY NUNNALLY JR  
550 NUNNALLY FARM RD  
MONROE, GA 30655

### RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-32071	11/15/2024	\$0.00	\$1,168.55	\$0.00	Paid 2024-10-30

Map: C0770001W00

Printed: 08/05/2025

Location: 320 NUNNALLY FARM RD

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner  
303 South Hammond Drive STE 100  
Walton County Government Building  
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416



**Tax Payer:** ROBERTS ROY NUNNALLY JR  
**Map Code:** C0770001W00 Real  
**Description:** 6.44AC  
**Location:** 320 NUNNALLY FARM RD  
**Bill No:** 2024-32071  
**District:** 04 COUNTY

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	99,100.00	6.4400	\$99,100.00	11/15/2024	08/05/2025				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	\$99,100	\$39,640	\$0	\$39,640	0.000000	\$0.00	\$0.00	\$0.00	
COUNTY M&O	\$99,100	\$39,640	\$0	\$39,640	10.413000	\$412.77	\$0.00	\$412.77	
COUNTY SCHOOL M&O	\$99,100	\$39,640	\$0	\$39,640	16.176000	\$641.22	\$0.00	\$641.22	
SCHOOL BOND	\$99,100	\$39,640	\$0	\$39,640	0.790000	\$31.32	\$0.00	\$31.32	
FIRE DISTRICT	\$99,100	\$39,640	\$0	\$39,640	2.100000	\$83.24	\$0.00	\$83.24	
<b>TOTALS</b>					<b>29.479000</b>	<b>\$1,168.55</b>	<b>\$0.00</b>	<b>\$1,168.55</b>	

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at [www.waltoncountypay.com](http://www.waltoncountypay.com)

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

<b>Current Due</b>	\$1,168.55
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$1,168.55
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	2024-10-30

Suburban  
No Watershed