



Planning and Development Department Case Information

Case Number: Z22060009

Meeting Dates: Planning Commission 07-07-2022
Board of Commissioners 08-02-2022

Current Zoning: A

Request: Rezone 3 acres to A2 to create 2 buildable lots

Address: 550 Nunnally Farm Road, Hwy 138/ Monroe, Georgia 30655

Map Number: C0770001

Site Area: 3.00 acres

Character Area: Highway Corridor/Suburban

District 5: Commissioner Jeremy Adams Planning Commission – Tim Hinton

Applicant:
Roy Nunnally Roberts, Jr.
550 Nunnally Farm Road
Monroe, Georgia 30655

Owner:
Roy Nunnally Roberts (Deceased)
Anne Knox Hodges (Executor)
550 Nunnally Farm Road
Monroe, Georgia 30655



Existing Site Conditions: This 3.00 acres is a part of a parcel of land totaling 42.19. The applicant would like to take this 3 acres and create 2 buildable lots of 1.50 acres each.

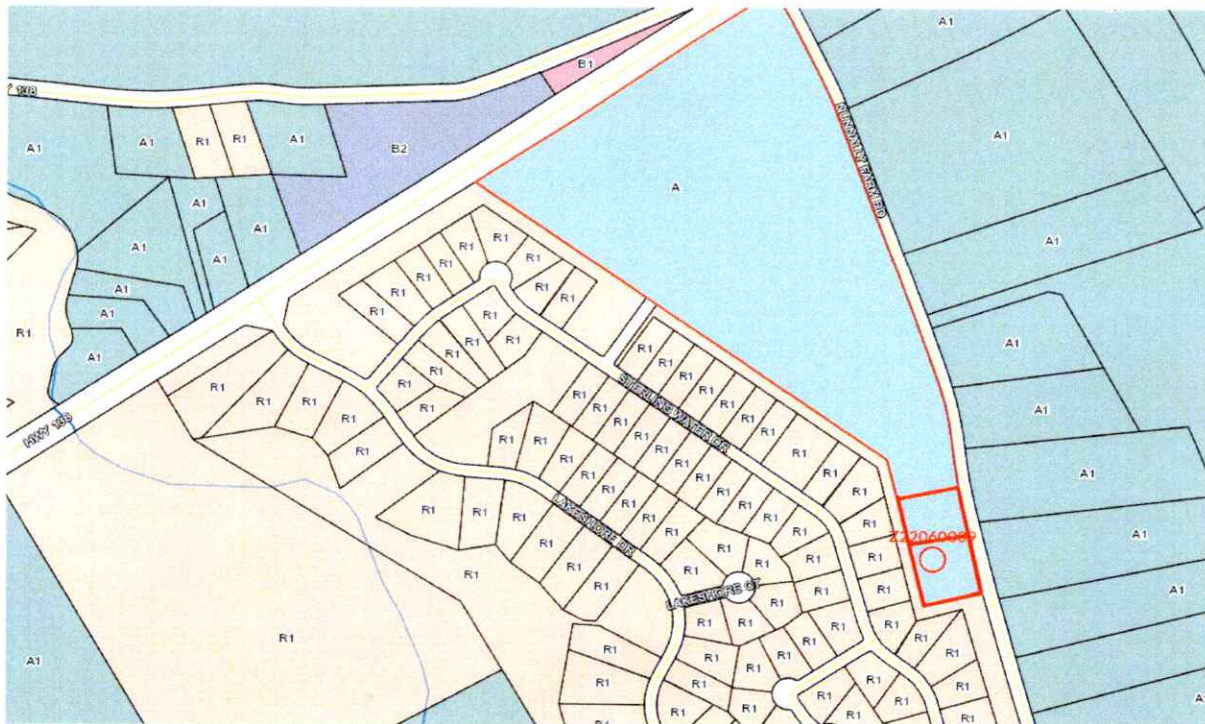
Surrounding Zoning:

North – A Vacant land Rezoned to A to participate in Conservation Program

South - R1 OSC Lake Shore Estates Subdivision

East – A1 Single Family Residences

West – R1 OSC Lake Shore Estates



Staff Comments/Concerns – None

Zoning History:

Z03030012 Rezone from R1 to A1 for Conservation use. Property was rezoned to A rather than A1.

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: Any increase to population will increase the service demand of the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 8" diameter water main along Nunnally Farm Road. (static pressure: 115 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No comment

Fire Code Specialist: No comments

Board of Education: Will have no effect on the Walton County School System.

Development Inspector: No comment received.

DOT Comments: Will require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 07/07/2022:

1. Rezone – Z22060009 – Rezone 3.00 acres from A to A2 to create 2 buildable lots - Applicant: Roy Nunnally Roberts Jr/Owner: Roy Nunnally Roberts -Property located on Hwy 138/550 Nunnally Farm Rd-Map/Parcel C0770001 – District 5.

Presentation: Roy Nunnally Roberts, Jr. represented the case. He stated he would like to split off 3 acres of his property to make two buildable lots for a cousin and a couple of close friends.

Speaking: David Roach spoke and stated that he is concerned where the lots are going to be.

Nita Anderson also wanted to know where the lots were going to be and she was not sure if it was going to be close to the farmhouse.

Emily Brandon spoke and stated that she is a Social Worker. She has 10 acres across from this property. The 3-acre lot once was used to rotate cows. Her home is 100 ft. off the road and most homes there are on a 10 plus acre parcel. It is very peaceful in this area and she would like to urge them to preserve and protect what is there.

Roy Roberts, Jr. came back for rebuttal and stated that he is only splitting off 3 acres and there will still be cows in the pasture.

Recommendation: Brad Bettis made a motion to recommend approval with a second by Pete Myers. The motion carried unanimously.

Rezone Application # Z22060009
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-7-2022 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-2-2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0770001

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Roy Nunnally Roberts Jr.

Roy Nunnally Roberts

550 Nunnally Farm Road

550 Nunnally Farm Road

Monroe, GA 30655

Monroe, GA 30655

E-mail address: roy.robertsjr@wfadvisors.com

(If more than one owner, attach Exhibit "A")

Phone # 770-843-7030

Phone # _____

Location: 550 Nunnally Farm Rd Requested Zoning A2 Acreage 3+/- acres

Existing Use of Property: vacant

Existing Structures: none on portion of the property to be rezoned

The purpose of this rezone is 2 buildable lots

Property is serviced by the following:

Public Water: Provider: WCWD Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature]

Date 6/3/22

Fee Paid \$ 300.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A Surrounding Zoning: North A1 South R1
 East A1 West B2

Comprehensive Land Use Highway Corridor/Suburban **DRI Required?** Y _____ N

Commission District: 5-Adams Watershed: ✓ TMP

I hereby withdraw the above application _____ Date _____

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

A1 to the North and East

R1 subdivision located to West and East

2. The extent to which property values are diminished by the particular zoning restrictions;

Property values are not anticipated to be
diminished by the proposed zoning.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

The proposed zoning will provide two building lots
for the local area with no anticipated
destruction of surrounding property values.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

The proposed zoning will provide additional
housing and tax basis to the public.

5. The suitability of the subject property for the zoned purposes; and

The proposed use is for a residential use that
coincides with the surrounding uses.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

The property has been owned by the owner and
vacant since 1979.

**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 Rezoning/Conditional Use 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 Rezoning/Conditional Use Application.

Name of Applicant: Roy Nunnally Roberts Jr

Address: 550 Nunnally Farm Road Monroe, GA 30655

Telephone: 770-843-7030

Location of Property: 550 Nunnally Farm Road

Monroe, GA 30655

Map/Parcel Number: C0770001

Current Zoning: A Requested Zoning: A2

Anne Knox Hodges
Property Owner Signature -executive

Property Owner Signature

Print Name: Anne Knox Hodges, executive

Print Name: _____

308 South Smith St Sandersville GA 31082
Address: _____

Address: _____

Phone #: 478-278-4822

Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Jessica L Adams
Notary Public

6-3-2022
Date



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BY PROPERTY OWNER**

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Address: 550 Nunnally Farm Road Monroe, GA 30655
Telephone: 770-843-7030
Location of Property: 550 Nunnally Farm Road
Monroe, GA 30655
Map/Parcel Number: C0770001

Current Zoning: A Requested Zoning: A2

James Robert
Property Owner Signature
Print Name: JAMES ROBERT

Property Owner Signature
Print Name: _____

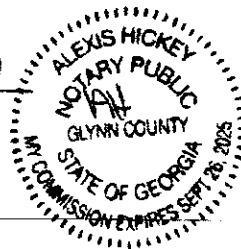
308 South Smith St Sandersville GA 31082
Address: _____
Phone #: 478-278-4822

Address: 216 Broadway St St Simons Isl GA 31522
Phone #: 912-638-7942

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Alexis Hickey
Notary Public

6/3/22
Date



CERTIFIED COPY
IN FULL FORCE AND EFFECT
THIS 12th DAY OF April, 2022
Sherrie H. Beall
JUDGE/CLERK
PROBATE COURT
WALTON COUNTY, GEORGIA



STATE OF GEORGIA
COUNTY OF WALTON

LETTERS TESTAMENTARY

By Bruce E. Wright, Judge of the Probate Court of Walton County:
KNOW ALL WHOM IT MAY CONCERN:

At regular term of the Probate Court, the Last Will and Testament dated July 31st, 2002, (and codicil(s) dated August 3rd, 2021, of

ROY NUNNALLY ROBERTS, SR. AKA ROY N. ROBERTS, SR.

Deceased, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the Decedent's Will and was admitted to record by order, and it was further ordered that, **ANNE KNOX HODGES**, named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

Therefore, the said, **ANNE KNOX HODGES**, Executor having taken the oath of office and complied with all the necessary prerequisites of the law, are legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, this 12th day of April, 2022.



Sherrie H. Beall
Sherrie H. Beall, Associate Judge
Walton County Probate Court

June 3, 2022

Walton County Planning Department
Attention: Charna Parker
303 S. Hammond Drive
Monroe, GA 30655

Mrs. Parker,

I, Roy Nunnally Roberts Jr, am requesting to rezone a portion of parcel C0770001 located on Nunnally Farm Road in Monroe, GA Walton County. The request rezone the 3 acres from A to A2 to be able to subdivided two 1.5 acre building lots as shown on the attached plat.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Roy Nunnally Roberts Jr.", written in a cursive style.

Roy Nunnally Roberts Jr.

