



BOARD OF APPEALS REGULAR MEETING

Tuesday, October 21, 2025 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

AGENDA

1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

3. OLD BUSINESS

4. NEW BUSINESS

4.1. V25-0281 - Variance allow 2 accessory buildings in the front yard on less than 5-acres – Applicant: Chris Fortner – Owners: Chris & Mike Fortner – Property located at 2985 Old Zion Cemetery Road - Parcel C0410017 - District 1

4.2. V25-0284 - Variance to have an open-air carport in lieu of the required enclosed garage – Applicant/Owner: Roy Nunnally Roberts, Jr. – Property located at 320 Nunnally Farm Road - Parcel C0770001W00 - District 5

4.3. V25-0301 - Variance to have required garage in the front yard on less than 5 acres – Applicant/Owner: Christopher Martin – Property located at 1975 Wall Road - Parcel C1640170 - District 6

4.4. V25-0304 - Variance to reduce transitional buffer on west and northern property lines from 50' to 20' and reduce driveway separation from 150' to 130' at Gratis

Store – Applicant: Gratis Property Group, LLC – Owner: Fareed Bhanji – Property located at 3424 Shoal Creek Road and Bradley Gin Road - Parcel C1610067 - District 5

4.5. SP25-0308 - Special Exception to have photography as a home-based business with customer contact – Applicants/Owners: Adam & Molly Wiedenhaefer – Property located at 446 James Powers Road - Parcel C0850069C00 - District 5

5. DISCUSSION

6. PUBLIC COMMENT | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

7. ANNOUNCEMENTS

8. EXECUTIVE SESSION

9. ADJOURNMENT

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.



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

Case Number: V25-0281

Board of Appeals Meeting Date: October 21, 2025

Applicant:

Chris Fortner
2985 Old Zion Cemetery Road
Loganville, Georgia 30052

Owners:

Chris & Mike Fortner
2985 Old Zion Cemetery Road
Loganville, Georgia 30052

Property Information:

- **Address:** 2985 Old Zion Cemetery Road
- **Map Number:** C0410017
- **Site Area:** 2.88 acres
- **Current Zoning:** A2 (Rural Estate)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

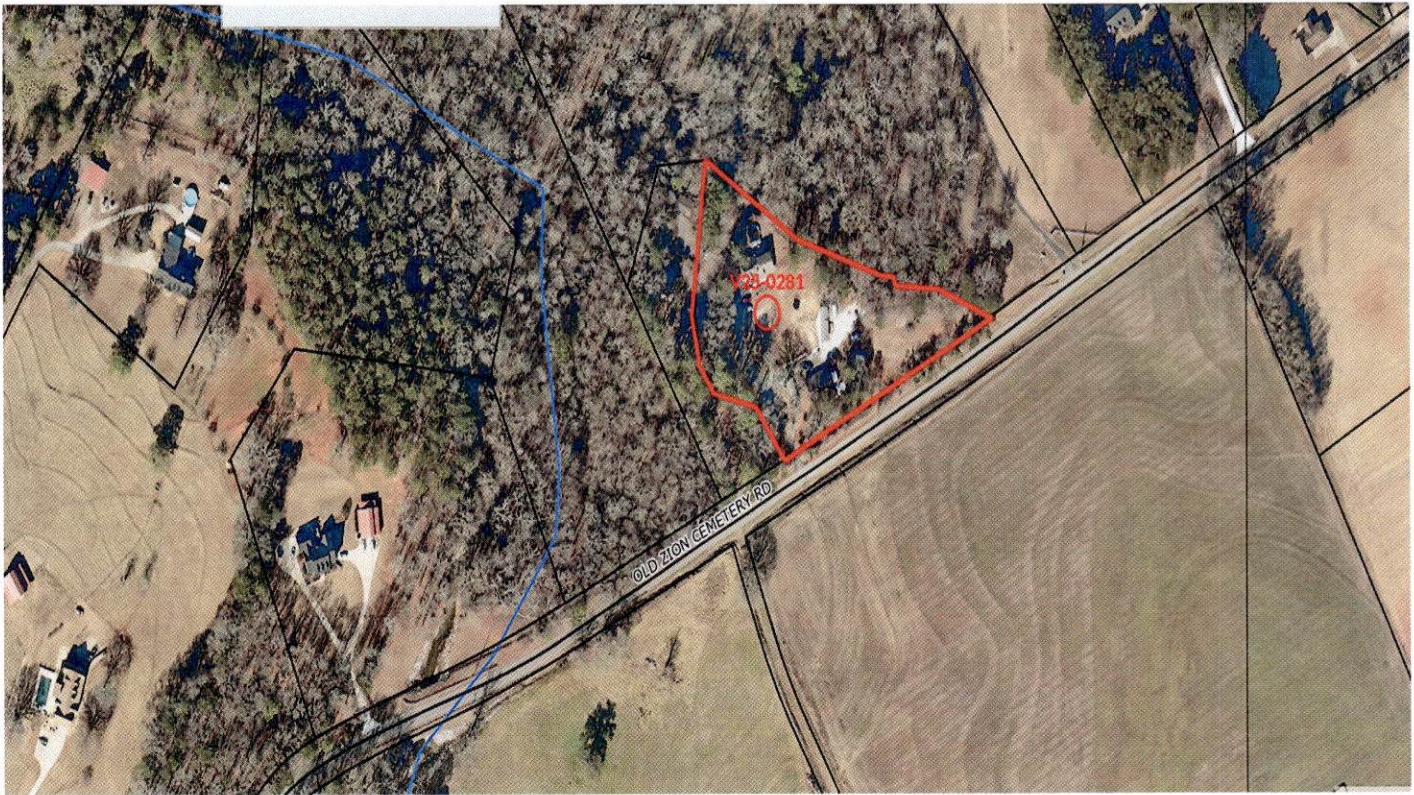
- **Commissioner (District 1):** Bo Warren
- **Board of Appeals Member:** Jim Cleveland

Request: Variance requesting to have 2 storage buildings in front yard on less than 5 acres.

Existing Site Conditions: The property currently includes a house, shop and barn.
The surrounding properties are A1 and A2.

Property History:

17050003	Bronson Tyler Gray	Conditional Use for Taxidermy shop	C041-17 2985 Old Zion Cemetery Rd	Approved
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Staff Comments: This Variance is the result of a code enforcement case in which the Owner was made aware that the buildings were in the front yard on a lot less than 5 acres and to apply to be in compliance with the code. If approved, the Owner will need to obtain permits for the 2 storage buildings.

(See attached Code Enforcement notes)

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 # V25-0281

Board of Appeals Meeting Date 10-21-2025 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 C0410017 Zoning District: A2 Commission District: 1-Bol Warren

Applicant Name/Address/Phone #

Chris Fortner
2985 Old Zion Cem Rd
Logansville GA 30052

Phone # 770-480-5241

E-mail: fortnertax@logansville.com

Property Owner Name/Address/Phone

Chris Fortner = Mike
2985 Old Zion Cem Rd
Logansville GA 30052

Phone # 770-480-5241

Type Request: ☒ **VARIANCE** ☐ **SPECIAL EXCEPTION** ☐ **APPEAL**

Property Location 2985 Old Zion Cem Rd Acreage 2.878

Describe Variance/Special Exception/Appeal: Storage

Request to have 2 storage buildings in front
yard on less than 5 acres.

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

Storage

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 Chris Date 7-29-25 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 _____

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: Chris Fortner
 Address: 2985 Old Zion Cemetery Rd. Loganville GA 30052
 Telephone: 770-480-5241
 Location of Property: 2985 Old Zion Cemetery Rd. Loganville GA 30052
 Map/Parcel Number: _____


 Property Owner Signature

Print Name: Chris Fortner

Address: 2985 Old Zion Cem Rd

Phone #: 770-480-5241

 Property Owner Signature

Print Name: _____

Address: _____

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.

 Notary Public

 Date



Reporting System

Violation Information

Violation Number	25-0111	Location	2985 OLD ZION CEMETERY RD
Tax Parcel #	C0410017	Inspector	Josh Prophett
Owner Name	FORTNER CHRIS & FORTNER MIKE	Email	fortnertaxi1@yahoo.com
Owner Address	2985 OLD ZION CEMETERY ROAD LOGANVILLE, GA, 30052	Phone	770-480-5241
Safety Issue	No	Reason	
Description	5/7/2025 Complaint from neighbor, that the owner of the property located at 2985 old Zion cemetery road, brought in 2 mobile homes. Arrived on site and noted 2 large prebuilt sheds, spoke with property owner and made him aware that any building brought in or built would need a permit and the the two building appear to be in the front yard and would possibly need a variance. Property owner stated he would come into planning and development and discuss permitting.		
Violation Type	Building Violation	Status	Verbal Warning



5/7/25 10:59 AM
Old Zion Cemetery Rd, Loganville, GA

7-4
18

Campbell & Brannon, LLC
One Buckhead Plaza
3060 Peachtree Road, Suite 1735
Atlanta, GA 30305
File No.: B171667
(Phone No.: (404)504-8700)

Recorded 06/12/2017 03:16PM Deed
KATHY K. TROST Doc: WD
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$290.00
Bk04084 Pg 0336-0337

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 5th day of June, 2017, between

Bronson Tyler Gray

(hereinafter referred to as "Grantor") and

**Chris Fortner and Mike Fortner
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,



See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness



Bronson Tyler Gray

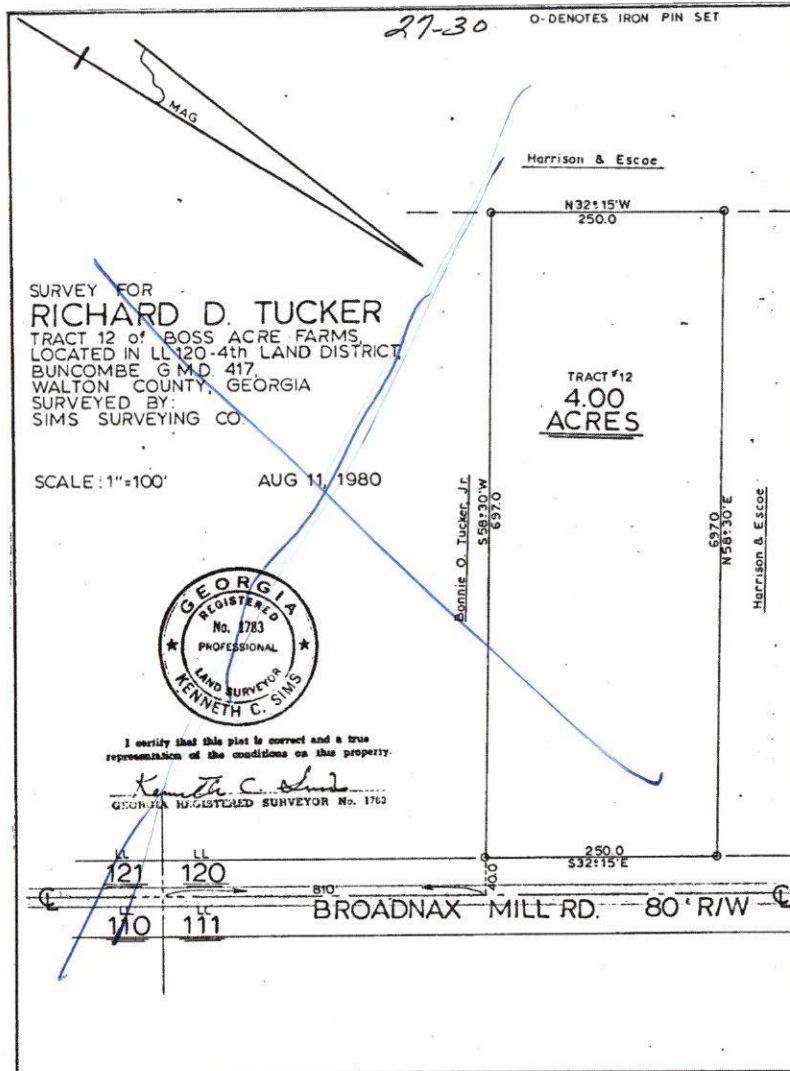
Notary Public
My Commission Expires: _____
[Attach Notary Seal]



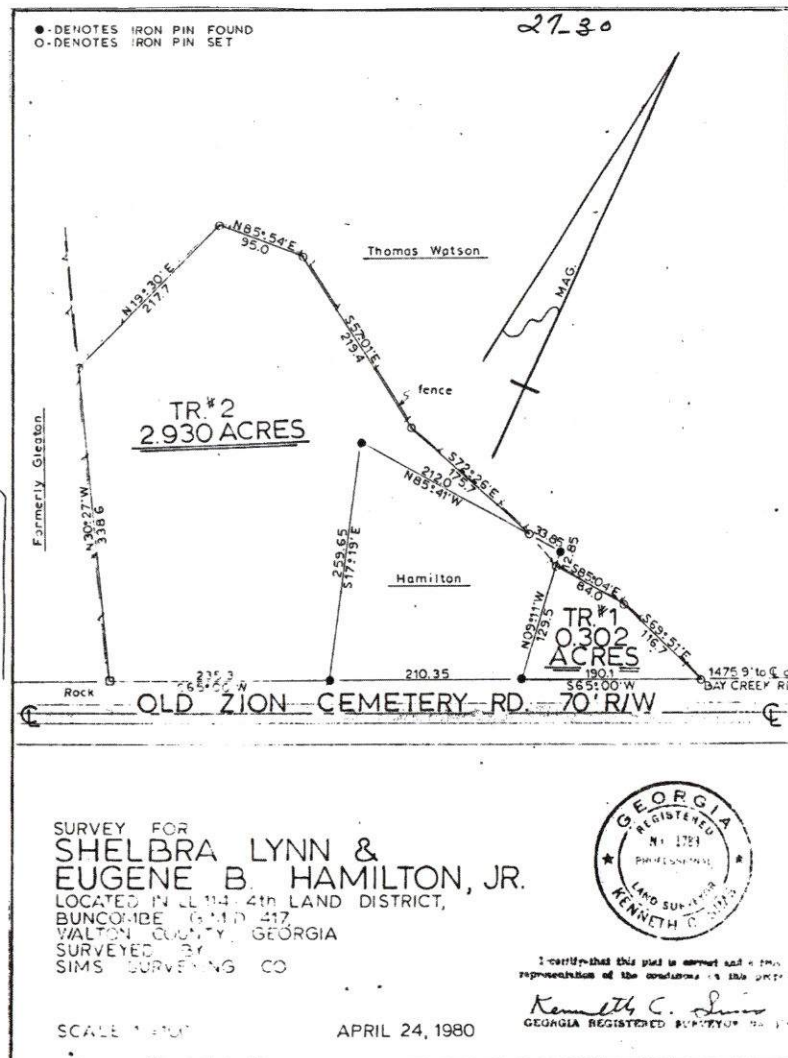
SEAL AFFIXED

EXHIBIT "A" **LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 114 of the 4th District, Buncombe G.M.D. #417, Walton County, Georgia, containing approximately 2.876 acres of land and being partially shown and identified on survey For Shelbra Lynn & Eugene B. Hamilton, Jr., per plat and survey recorded in Plat Book 27, Page 30, Walton County records, which plat is hereby incorporated and made a part herein, being more particularly described as follows: BEGINNING at a point on the northerly side of the right of way of Old Zion Cemetery Road, said point of beginning being located 1475.9 feet southwesterly from the point of intersection of the center line of Bay Creek Road and the northerly line of the right of way of Old Zion Cemetery Road; as measured along said northerly side of the right of way of Old Zion Cemetery Road; Thence running S 65° 00' W along the right of way of Old Zion Cemetery Road, distance of 479.19 feet to a point; running thence N 35° 13' 46" W a distance of 81.36 feet to a point; running thence N 75° 25' 51" W a distance of 91.73 feet to a point; running thence N 33° 08' 02" W a distance of 53.83 feet to a point; running thence N 11° 16' 22" W a distance of 70.42 feet to a point; running thence N 07° 49' 40" E a distance of 236.16 feet to a point; running thence S 57° 01' E a distance of 219.4 feet to a point; running thence S 72° 26' E a distance of 175.7 feet to a point; running thence S 85° 41" E a distance of 33.85 feet to a point; running thence S 09° 11" E a distance of 12.85 feet; running thence S 85° 04" E a distance of 84.0 feet to a point; running thence S 69° 51" E a distance of 116.7 feet to a point on the northerly side of Old Zion Cemetery Road and the point of beginning.



RECORDED
This 23 day of Aug, 1980
Thomas S. Batchelor
Clerk, Walton Superior Court



RECORDED
This 18 day of Aug, 1980
Thomas S. Batchelor
Clerk, Walton Superior Court

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

FORTNER CHRIS &
2985 OLD ZION CEMETERY ROAD
LOGANVILLE, GA 30052

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
2024-12648	11/15/2024	\$0.00	\$2,963.29	\$0.00	Paid 2024-11-13

Item 4.1.

Map: C0410017

Printed: 08/01/2025

Location: 2985 OLD ZION CEMETERY 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: FORTNER CHRIS &
Map Code: C0410017 Real
Description: 2.88AC
Location: 2985 OLD ZION CEMETERY RD
Bill No: 2024-12648
District: 04 COUNTY

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
241,220.00	77,900.00	2.8800	\$319,120.00	11/15/2024	08/01/2025		28, S1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$319,120	\$127,648	\$-107,459	\$20,189	0.000000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$319,120	\$127,648	\$-61,320	\$66,328	10.413000	\$690.67	\$0.00	\$690.67
COUNTY SCHOOL M&O	\$319,120	\$127,648	\$-2,000	\$125,648	16.176000	\$2,032.48	\$0.00	\$2,032.48
SCHOOL BOND	\$319,120	\$127,648	\$0	\$127,648	0.790000	\$100.85	\$0.00	\$100.85
FIRE DISTRICT	\$319,120	\$127,648	\$-61,320	\$66,328	2.100000	\$139.29	\$0.00	\$139.29
TOTALS					29.479000	\$2,963.29	\$0.00	\$2,963.29

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

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.

Current Due	\$2,963.29
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,963.29
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	2024-11-13



**Walton County
Planning and Development**

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

OCCUPATIONAL TAX CERTIFICATE

BUSINESS LICENSE NUMBER : 61941-01

Pursuant to the provisions of the Walton County Comprehensive Land Development Ordinance

FORTNER TAXIDERMY

2985 OLD ZION CEMETERY RD, LOGANVILLE

Has been duly licensed by the County of Walton to engage in the business of:
Animal Services
Taxidermy

Description, Limitations, Notes: TAXIDERMY SERVICES

The Issuance of an Occupational Tax Certificate shall not be interpreted that such business is in compliance with State or Federal Statutes and Regulations or Deed Covenants.

*****POST THIS CERTIFICATE IN A CONSPICUOUS LOCATION*****
THIS LICENSE IS NOT TRANSFERABLE AND IS SUBJECT TO BE REVOKED IF ABUSED

A handwritten signature in cursive script, reading "Rose Bryan".

ROSE BRYAN
Permit Tech



EFFECTIVE DATE
February 5, 2025

EXPIRATION DATE
February 5, 2026



**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
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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 # V25-0284Board of Appeals Meeting Date 10-21-2025 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 ProfessionalMap/Parcel C0770001600 Zoning District: A1 Commission District: S- Jeremy Adams

Applicant Name/Address/Phone #

Roy Roberts Jr
320 Nunnally Farm Rd
Monroe, GA 30655Phone # 770-843-7030E-mail: Roy.Roberts@stifel.com

Property Owner Name/Address/Phone

Roy Nunnally Roberts, Jr.
320 Nunnally Farm Rd
Monroe, GA 30655Phone # 770-843-7030Type Request: ☒ VARIANCE _____ SPECIAL EXCEPTION _____ APPEALProperty Location 320 Nunnally Farm Rd Acreage 6.44Describe 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 abovePublic 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.

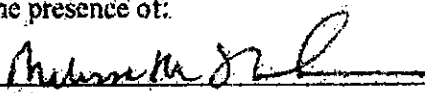
TO HAVE AND TO HOLD said Property unto the said Grantee, so that neither Grantor nor his successors or assigns nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the said Property or its appurtenances.


BK-4862 PG:118

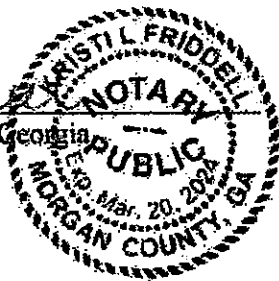
IN WITNESS WHEREOF, Grantor has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed, and delivered
in the presence of:

GRANTOR:


Unofficial Witness


Notary Public, State of Georgia



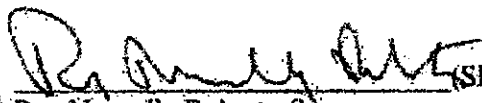
 (SEAL)
Roy Nunnally Roberts, Sr.

EXHIBIT A**TRACT 1**

All that tract or parcel of land lying and being in Land Lots 87 and 101, 4th 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, 4th 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

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
TOTALS					29.479000	\$1,168.55	\$0.00	\$1,168.55

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

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.

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

*Suburban
No Watershed*



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

Case Number: V25-0301

Board of Appeals Meeting Date: October 21, 2025

Applicant/Owner:

Christopher Martin
1975 Wall Road
Monroe, Georgia 30656

Property Information:

- **Address:** 1975 Wall Road
- **Map Number:** C1640170
- **Site Area:** 2.11 acres
- **Current Zoning:** A1 (Rural Estate)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

- **Commissioner (District 6):** Kirklyn Dixon
- **Board of Appeals Member:** Harold Moon, Jr.

Request: Variance requesting to have garage in the front yard on less than 5 acres.

Existing Site Conditions: The property currently is in the process of having a house built.

The surrounding properties are A1.

Property History:

No prior variance or zoning history on record.



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 # V25-0301Board of Appeals Meeting Date 10-21-2025 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 ProfessionalMap/Parcel C1640170 Zoning District: A1 Commission District: 6 - Kirklyn Dixon

Applicant Name/Address/Phone #

Christopher Martin
1975 Wall Rd
Monroe GA. 30656Phone # 706-208-7669E-mail: cmartin@jess.us

Property Owner Name/Address/Phone

Christopher Martin
1975 Wall Rd.
Monroe GA. 30656Phone # 706-208-7669Type Request: ☒ VARIANCE _____ SPECIAL EXCEPTION _____ APPEALProperty Location 1975 Wall Rd. Acreage 2.12Describe Variance/Special Exception/Appeal: We would like to put the
Garage to the front right of the house because
of the way the land is layed out.

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

The topography of the property was such as the
house needed to be at the highest elevation which
Left no room to build Garage behind the house.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 8-22-25 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 _____

**Walton County
Planning and Development**

Item 4.3.

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

INSPECTION CARD

Permit #: 25-1029

Permit Type : Residential - Accessory PACL

SetBacks: Front: 50 Rear: 5 Right: 5 Left: 5

Address: 1975 WALL RD

Property: 2.11

Owner: MARTIN CHRISTOPHER

Description of Work: PACL/ 30X40/ ELECTRICAL/
1271SQFT/ REQUIRED GARAGE FOR PERMIT 25-1028 /
NO BUSINESS/NO LIVING QUARTERS/ NO COMMERCIAL
USE-- REQUIRED GARQAGE FOR HOUSE PERMIT 25-
1028

Expiration Date: August 6, 2026
Contractor: CLASSIC CITY BUILDING & REMODELING
MICHAEL C HOLCOMB

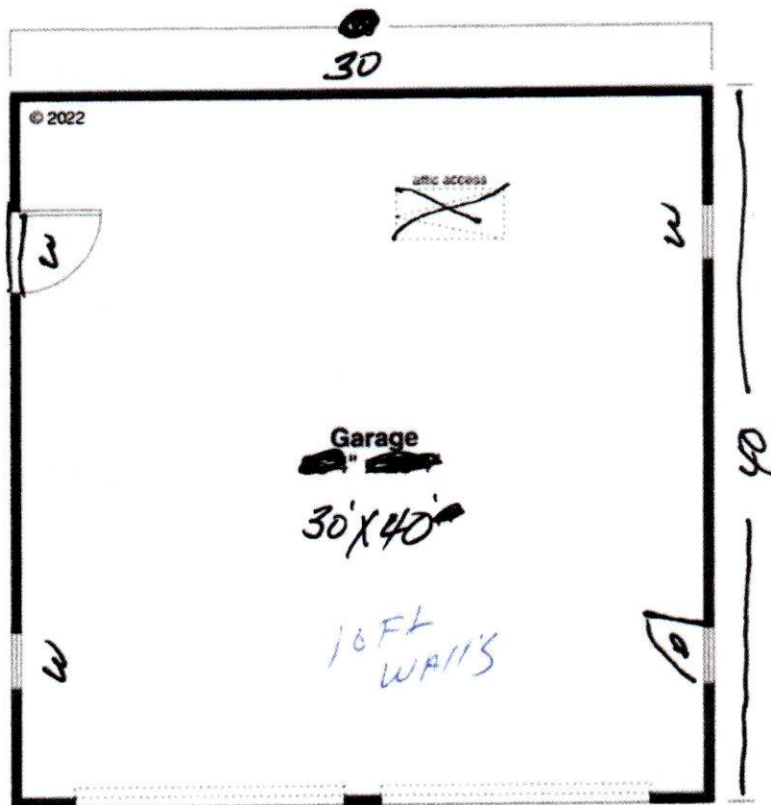
Please provide the above information for inspections. A minimum 48 hrs. notice required for inspections.

INSPECTOR MUST SIGN APPROPRIATE PLACE.

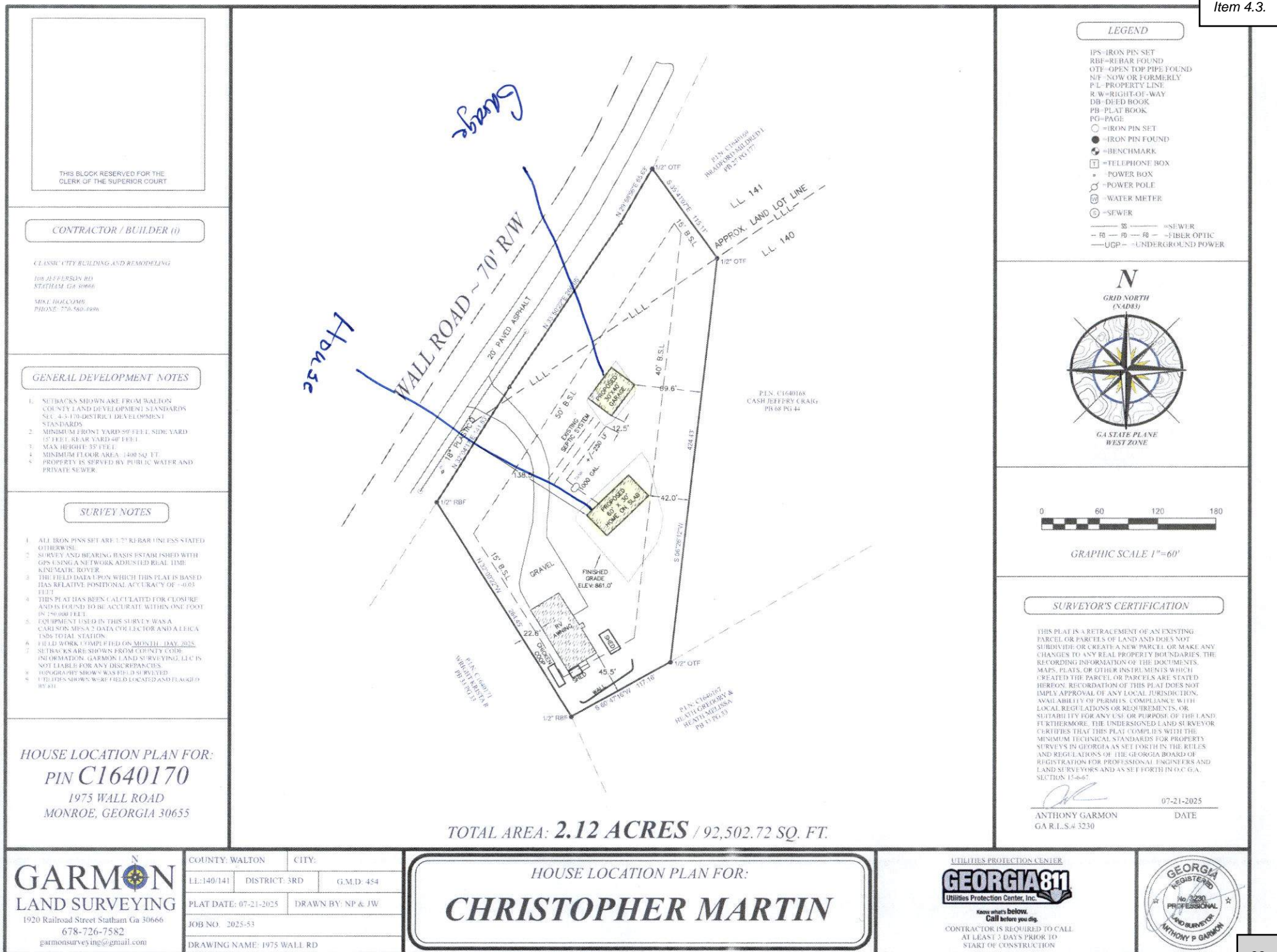
Building Inspection	Inspector Signature	Comment
Culvert		
E&S		
Eslab		
Pslab		
Footing		
Piers		
Rough Electrical		
Reinspect Plumbing		
Reinspect Mechanical		
Rough Gas		
Framing		
Final Gas		
Perm Power		
Final Drive		
Final		
Site		
Elevation Certificated before roughs		
Combination Roughs		

Final inspections to be signed on front of card to close out the inspection. Partial and preliminary inspections to be documented on the back of this card. Attach pre-construction third-party inspection agreement to this card.

DO NOT OCCUPY PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY THIS CARD & PLANS MUST BE ACCESSIBLE DURING ALL INSPECTIONS







BK: 4875 PG: 231
 Filed and Recorded
 May-26-2021 03:53:22PM
 DOC#: D2021-009603
 Real Estate Transfer Tax Paid \$47.00
 1472021002391

After Recording Return To:
 Beau Kaye & Associates, LLC
 258 North Broad Street,
 Winder, Georgia 30680
 FILE NO. 21W0597K

Karen P. David
 CLERK OF SUPERIOR COURT Walton County GA.

STATE OF GEORGIA
 COUNTY OF BARROW

LIMITED WARRANTY DEED

This Indenture made this 21st day of May, in the year Two Thousand Twenty-One, between Tori M. Clay, of Walton, as party or parties of the first part, hereinafter called Grantor, and Christopher Martin, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 140 and 141 of the 3rd Land District of Walton County, Georgia, Mountain GMD 454, containing 2.113 acres, more or less, and described as Tract 1 in a plat of survey entitled "Survey for Jeffrey C. Cash", dated June 21, 1995, prepared by Gregg & Associates, Inc., certified by Wm. J. Gregg, Sr., RLS in Georgia No. 1438, and recorded in Plat Book 68, Page 44, Walton County, Georgia, Records, reference to which survey and the record thereof is hereby made for a more particular description of the property conveyed and for the purpose of incorporating the same herein.

THIS CONVEYANCE is subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Tori M. Clay (Seal)
 Tori M. Clay

Signed, sealed and delivered this 21st day of
 May, 2021 in the presence of:

[Signature]
 Unofficial Witness

[Signature]
 Notary Public



LOCATED IN LAND LOTS 140 & 141
3RD LAND DISTRICT
MOUNTAIN G.M.D. 454
WALTON COUNTY, GEORGIA

SCALE 1" = 80' JUNE 21, 1995

SURVEYED BY
GREGG & ASSOC.
709 E. SPRING ST.
MONROE, GEORGIA
(404) 267-2466

GAUSS

• IRON PIN SET - 1/2" CONDUIT

W. RIGHT OF WAY
CENTERLINE

...L. LEAD NOT LIVE
...F. NOW OR FORMERLY

REFERENCES:

உதயசுந்தரி

RECEIVED
JAN 19 1964

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN
 HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND
 DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA,
 AND HAS BEEN APPROVED BY THE WALTON COUNTY
 PLANNING COMMISSION AS RECORDED IN THE OFFICE
 OF THE CLERK OF SUPERIOR COURT OF WALTON
 COUNTY, GEORGIA.
 DATE 11-10-95
Joe Allen
 CHAIRMAN, WALTON COUNTY PLANNING COMMISSION

000 005 006 007 008 009

GRAPHIC SCALE

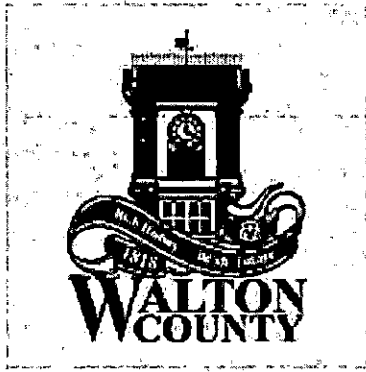
.. PLAT CERTIFICATION NOTICE ..
This plat was prepared for the exclusive use of the person, persons, or entity named herein.
(This plat does not extend to any unnamed person, persons, or entity without express recital, notice
by the surveyor naming said person, persons, or entity.)

I HAVE CONSULTED THE HUD-PLA FLOOD MAP-
AND BOUNDARY MAP, AND THE ABOVE DESCRIBED
PROPERTY IS NOT IN A DESIGNATED FLOOD HAZ-
ARD AREA.

RECORDED: NOV 15 1995
KATHY K. KESSE, CLERK

REC'D - 11-10-95
FBI - 89-11-17

68-44

**Walton County**

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

Building Permit

Permit #: 25-1028

Permit Type : Residential - Single Family Dwelling

Parcel: C1640170

Description of Work: 1STRY/3BDRM/2BATH/2-OTR/
1800HTDSQFT/ 1PREFAB FIREPLACE/ SLAB /DETACHED
GARAGE REQUIRED PERMIT 25-1029

Date Applied: August 7, 2025
Permit Address: 1975 WALL RD

Owner Info: MARTIN CHRISTOPHER 1975 WALL RD MONROE, GA, 30655	Owner Phone: Owner Email:
Applicant Info: CLASSIC CITY BUILDING & REMODELING MICHAEL C HOLCOMB 108 JEFFERSON RD, STATHAM, GA 30666	Applicant Phone: 770-560-4996 Applicant Email: CLASSICCITYBUILDING@YAHOO.COM
Contractor: CLASSIC CITY BUILDING & REMODELING MICHAEL C HOLCOMB 108 JEFFERSON RD, STATHAM, GA 30666	Contractor Phone: 770-560-4996 Contractor Email: CLASSICCITYBUILDING@YAHOO.COM

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
August 7, 2025	Residential - Single Family Dwelling (SFD)		\$450.00		
	TOTAL Permit Fees		\$450.00		\$450.00
	Check 13407 CHECK TOTAL 627.10	August 7, 2025		\$450.00	\$0.00

A handwritten signature in cursive script that reads "Cheryl Willard".

Cheryl Willard
Permit Tech

RESIDENTIAL BUILDING PERMIT APPLICATION

Original house permit
21070151

BUILDING PERMIT NUMBER:

25-1028

SECTION 1 CONSTRUCTION SITE

Subdivision: A14 Lot/Block: _____ Building No: _____
 Site Address: 1975 WALL RD. MURFRE GA 30656 City/State: MURFRE GA Zip: GA 30656
 Land District: _____ Parcel: _____ Zoning: _____ Permit Type: ***Please Circle***
☒ Single Family Dwelling ☐ Addition ☐ Accessory ☐ Barndominium ☐ Driveway ☐ Deck ☐ Demolition ☐ Electrical ☐ Evaluation ☐ Gas ☐ Guest House ☐ Mechanical ☐
☐ Mobile Home ☐ Modular ☐ Pool ☐ Plumbing ☐ Remodel ☐ Roof

SECTION 2 OWNER

Owner Name: CHRISTOPHER TODD MARTIN
 Owner Address: 1975 WALL RD City/State: MURFRE GA Zip: 30656
 Owner Email: _____ Home Phone: _____ Mobile Phone: _____

SECTION 3 CONTRACTOR

Contractor (Company Name): MICHAEL HEKOMB D-B-A CLASSIC CITY BUILDING
 Contractor Address: 108 50th Ave SW City/State: STATHAM GA Zip: 30666
 Contractor Email: CLASSICCITYBUILDING@GMAIL.COM Office Phone #: 770 5604996 Mobile Phone #: 770 5604996
 Business License #: _____ Issuing Jurisdiction: GA Expiration Date (MM-DD-YY): _____
 State License #: RBT 006111 Expiration Date (MM-DD-YY): _____

SECTION 4 SUBCONTRACTOR

Subcontractor Affidavit _____ Name of License Holder (Electrical): Michael McFhvin
 Business License #: BAR 2020 Issuing Jurisdiction: BAR 2020 Expiration Date (MM-DD-YY): 12-31-25
 State License #: EN216261 Expiration Date (MM-DD-YY): 6-30-2026
 Subcontractor Affidavit _____ Name of License Holder (HVAC/Mech): Joseph James McNeely
 Business License #: HVAC 24-2937 Issuing Jurisdiction: HALL CO Expiration Date (MM-DD-YY): 01-08-2024
 State License #: CR 109591 Expiration Date (MM-DD-YY): 11-30-2026
 Subcontractor Affidavit _____ Name of License Holder (Plumbing): Shawn Miles
 Business License #: 4665 Issuing Jurisdiction: BANKS CO Expiration Date (MM-DD-YY): 12-31-2026
 State License #: MP 208102 Expiration Date (MM-DD-YY): 11-30-26
 Subcontractor Affidavit _____ Name of License Holder (Gas): _____
 Business License #: _____ Issuing Jurisdiction: _____ Expiration Date (MM-DD-YY): _____
 State License #: _____ Expiration Date (MM-DD-YY): _____

SECTION 5 SCOPE OF WORK

Describe Scope of Work: NEW CONSTRUCTION SINGLE FAMILY
 Roof Pitch: 8 Construction Includes: Structural: ☒ Yes ☐ No Plumbing: ☒ Yes ☐ No HVAC: ☒ Yes ☐ No Electrical: ☒ Yes ☐ No Gas: ☐ Yes ☒ No
 Energy Code System: _____ Building Width: 60 Building Depth: 30 Building Height: 9 #Stories: 1
 Basement Wall Height: N/A Basement Wall Type: ☐ Block ☐ Poured ☐ Basement Floor Area (SF): Heated: N/A Unheated: _____
 Bonus Room Floor Area (SF): Heated: _____ Unheated: _____ Floor Type: ☐ Truss ☒ Stick Roof Type: ☒ Truss ☐ Stick
 Total Heated Floor Area (SF): 1800 Total Unheated Floor Area (SF): 224 Total Floor Area: 2024
 Garage (SF): _____ # of Fireplaces: 1 ☐ Masonry ☒ Prefab
 Exterior Finish: Hardy Cement #Bathrooms: 2 #Bedrooms: 3 Total # Rooms: 2
 Foundation Type: ☒ Slab ☐ Basement ☐ Crawlspace Crawlspace Area: _____ MISC Floor Area (SF): Deck: _____ Patio: 224
 Type of Heating: ☐ GAS ☒ ELEC Gas Company: _____ Power Company: Walton Electric Power Release: ☐ Yes ☐ No Gas Release: ☐ Yes ☐ No

SECTION 6 APPLICANT CERTIFICATION

As the contractor, builder, owner or authorized agent, I hereby apply for a permit to construct/modify the structure as described herein and to ensure the following:

1. Locate the structure in compliance with all applicable plans and minimum setback distances from property lines
2. Construct in accordance with the applicable regulations, codes, and ordinances of Walton County
3. Use of the structure, system, or space associated with this building permit is authorized only upon issuance of a Certificate of Occupancy/Completion by the Department of Planning and Development
4. Applicant must hold a valid Occupational Tax Certificate (business license) for the type of construction authorized by the permit (EXCEPTION: Occupational Tax Certificate is not required for a homeowner to construct/modify his/her primary residence limited to construction of one new primary residence every two years)

I hereby certify that I am the property owner or the authorized agent of the property owner and that all information contained herein is true and accurate

Applicant Signature: Michael Hekomb Printed Name of Applicant: Michael Hekomb
 Applicant Title: owner Date Signed: _____
 P & D Staff Signature: Cheryl Willard Date of Permit Issuance: 8/7/25



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

Case Number: V25-0304

Board of Appeals Meeting Date: October 21, 2025

Applicant:

Gratis Property Group, LLC
3424 Shoal Creek Road
Monroe, Georgia 30656

Owner:

Fareed Bhanji
38 Sherwood Lane, SE
Marietta, Georgia 30067

Property Information:

- **Address:** 3424 Shoal Creek Road
- **Map Number:** C1610067
- **Site Area:** 0.60 acres
- **Current Zoning:** B1 (Neighborhood Business District)
- **Character Area:** Village Center
- **Future Land Use Map Designation:** Village Center
- **Watershed Protection Area:** No

District Representation:

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

Request: Variance requesting to reduce transitional buffer on west and northern property lines from 50" to 20" and to reduce the minimum driveway setback from 150' to 130' in order to do renovations on the store and the property.

Existing Site Conditions: The property currently is a convenience store with a pump canopy and shed. The surrounding properties are A1 and R1.

Property History:

BZ92122	Hazel Allen	R-1 to B-1 Comm. 1.0	C0161-67 3424 Shoal Creek 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 # V25-0304

Board of Appeals Meeting Date 10-21-2025 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 C1610067 Zoning District: B1 Commission District: 5-Jeremy Adams

Applicant Name/Address/Phone #

Gratis Property Group LLC

3424 Shoal Creek Rd

Monroe, GA 30656

Phone # 678-635-0696

E-mail: sinamconstruction@gmail.com

Property Owner Name/Address/Phone

Fareed Bhanji

38 Sherwood Ln SE

Marietta, GA 30067

Phone # 404-933-6786

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 3424 Shoal Creek Rd, Monroe, GA 30656 1 Bradley Gin Rd
acreage 0.6

Describe Variance/Special Exception/Appeal: Request to reduce the transitional buffer on the west and northern property lines from 50' to 20'. Request to reduce the minimum driveway setback at intersections from 150' to 130'.

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

There is an existing canopy and pavement at the intersection of Shoal Creek Rd and Gratis Rd.

This request is to remove the canopy and pavement area at the intersection and provide more driveways as far as reasonably possible from the intersection in line with Sec 9-1-110.D.3

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 8/25/2025 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 _____

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.

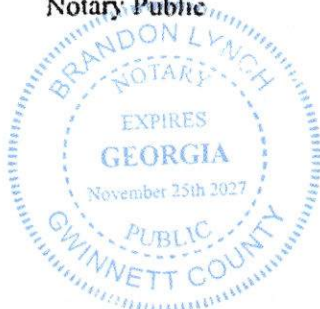
I authorize the named below to act as Applicant in the pursuit of a Petition for Variance/Appeal Application.

Name of Applicant: GRATIS PROPERTY GROUP, LLC
 Address: 3424 SHOAL CREEK RD, MONROE, GA 30656
 Telephone: 678-635-0696
 Location of Property: _____
 Map/Parcel Number: C1610067

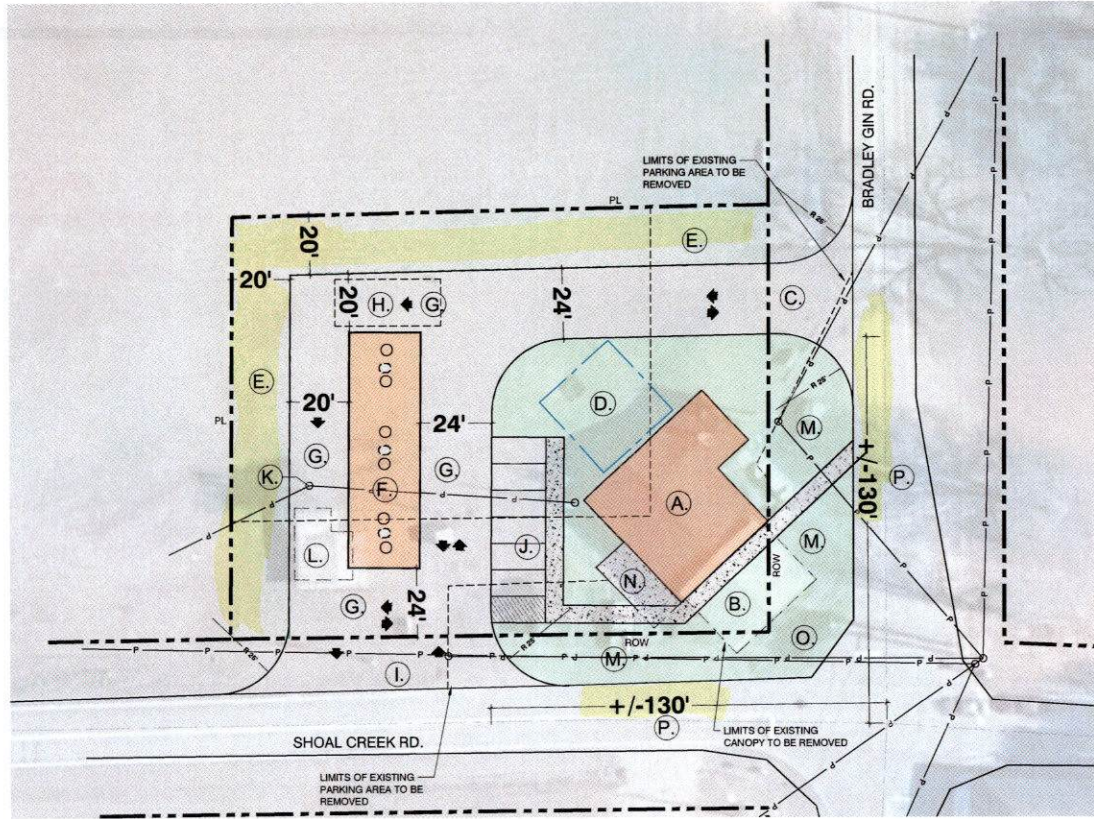
<u><i>[Signature]</i></u> Property Owner Signature	<u><i>[Signature]</i></u> Property Owner Signature
Print Name: <u>FAREED BHANJI</u>	Print Name: _____
Address: <u>38 SHERWOOD LN SE, MARIETTA, GA 30067</u>	Address: _____
Phone #: <u>404-933-6786</u>	Phone #: _____

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.

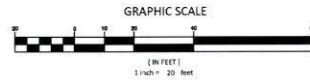
[Signature] 08/22/2025
 Notary Public Date



Boundary Survey information provided by
John F Brewer & Associates, dated 9/6/201



1 CONCEPT PLAN



DISCLAIMER: CONCEPTUAL PLAN IS FOR GRAPHIC PURPOSES ONLY.
FULL CIVIL ENGINEERING PLANS ARE REQUIRED.

- A. EXISTING BUILDING TO REMAIN AND BE REFURBISHED. +/-2300SF
- B. EXISTING CANOPY TO BE REMOVED AND AREA TO BE LANDSCAPED.
- C. NEW 24' WD 2 WAY DRIVE LANE ADDED TO THE NORTH OF THE STORE OFF OF BRADLEY GIN ROAD.
- D. EXISTING SEPTIC SYSTEM NEEDS TO BE LOCATED IN THE BACK OF THE EXISTING BUILDING. THIS IS JUST A GUESS TO LOCATION AND SIZE.
- E. 50' BUFFER ALONG THE NORTH AND WEST SIDES REDUCED TO 20' - SEE GREEN HATCH.
- F. 6 PUMP CANOPY GAS PUMP LOCATION WITH ONE WAY AROUND NORTH WEST SIDE ONLY.
- G. 20' CLEARANCE AROUND NORTH AND WEST SIDE, 24' CLEARANCE ON SOUTH AND EAST.
- H. UNDERGROUND TANK LOCATION
- I. LARGE ENTRY AND EXIT ACCESS ALONG SHOAL CREEK ROAD.
- J. 6 PARKING SPACES SHOWN TO THE WEST OF THE STORE WITH HANDICAP ACCESS PARKING AND SIDEWALK ACCESS TO THE STORE. CODE REQUIRES 1 / 600SF - SEE BELOW.
- K. RELOCATE EXISTING POWER POLES AND LINES.
- L. REMOVE EXISTING SHED.
- M. REMOVED EXISTING PARKING AREAS AND RESEED WITH GRASS.
- N. UTILIZE EXISTING PATIO WITH NEW REFURBISHED BUILDING. TIE SIDEWALK TO THIS PATIO.
- O. NEW SIGN TO BE ADDED.
- P. APPROXIMATE DISTANCES FROM CENTER LINE OF INTERSECTION TO THE ENTRY DRIVE CURB CUTS IN BOTH DIRECTIONS.

COMMERCIAL:*	Unless otherwise specifically provided for, commercial land uses shall provide a minimum of: 3 spaces per 1,000 sq. ft. of gross floor area
Places of public assembly, including but not limited to: churches and places of worship, community center, conference or convention hall, courtroom or meeting facility, funeral and interment establishments, theaters-indoor	1 space for each full-time employee AND 1 space per 5 persons of occupancy as noted on the Certificate of Occupancy of the primary assembly room of the facility
Community associations/clubs, country clubs, health clubs and/or fitness center	1 space per 6 active members
Educational facilities/ schools, Child-care center, pre-school/after-school programs	1 space per 6 seats in the main assembly hall OR 1 space for each employee AND 1 space per 6 student occupancy
Financial institutions, government offices, professional offices	1 space per 500 sq. ft. of floor area
Health facilities, except group personal care homes	1 space per 4 beds AND 1 space per 2 employees
Libraries and museums	1 space per 500 sq. ft. of gross floor area
Lodging	1 space per guest room
Recreational facilities: Except campgrounds, RV parks and Country clubs	1 space per 1,000 sq. ft. of floor area OR 1 space per 2,000 sq. ft. of lot area
Restaurants	1 space per 300 sq. ft. of gross floor area
Retail establishments	1 space per 600 sq. ft. of gross floor area
INDUSTRIAL:	Unless otherwise specifically provided for, industrial

3424 SHOAL CREEK RD CONCEPT PLAN

FOR:
Sinam Construction LLC
3424 SHOAL CREEK ROAD
MONROE, GA



No.	Revision/Issue	Date

RASK
CIVIL ENGINEERING
PO BOX 1390
JASPER, GA 30143
(404) 226-6795

OWNER/DEVELOPER:
GRATIS PROPERTY GROUP LLC
3424 SHOAL CREEK RD
MONROE, GA 30666
CONTACT:
ALEX NOORANI
(214) 762-8830

Project: 2025-0729
Date: 8-19-2025
Scale: 1"=20'
Sheet: CP.1

NOT ISSUED FOR CONSTRUCTION

Return Recorded Document to:
 STELL, SMITH & MATTISON, P.C.
 P.O. Box 644
 Winder, GA 30680

**FILE #: R23-580 - Gratis Property Group, LLC
 LIMITED
 WARRANTY DEED**

STATE OF GEORGIA
 COUNTY OF WALTON

THIS INDENTURE made this 2nd day of October, 2023, between **M&A Real Estate, LLC** of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Gratis Property Group, LLC** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 203 of the 3rd District of Walton County, Georgia, and being more particularly described as follows: Beginning at the intersection of the northwesterly right-of-way line of Bradley Gin Road (80 foot right-of-way) and the northeasterly right-of-way of Shoal Creek Road (60 foot right-of-way) and run thence along the northeasterly right-of-way of Shoal Creek Road North 29 degrees 22 minutes 52 seconds West 31.96 feet to a point; thence continuing along the northeasterly right-of-way of Shoal Creek Road 31 degrees 17 minutes 35 seconds West 149.87 feet to a 1/2 inch rebar set; thence leaving said right of way and running North 60 degrees 03 minutes 05 seconds East 142.67 feet to a 1/2 inch rebar set; run thence South 31 degrees 44 minutes 36 seconds East 180.62 feet to a 1/2 inch rebar set located on the northwesterly right of way line of Bradley Gin Road; run thence along the northwesterly right of way line of Bradley Gin Road South 59 degrees 33 minutes 18 seconds West 145.13 feet to the Point of Beginning.

Said parcel containing .597 acres as depicted on Survey for Hazel Allen Living Trust, by John F. Brewer, Georgia Registered Land Surveyor No. 2905, dated September 6, 2017, and recorded in Plat Book 113, Page 98, Clerk's Office, Walton Superior Court. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description of the property conveyed.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

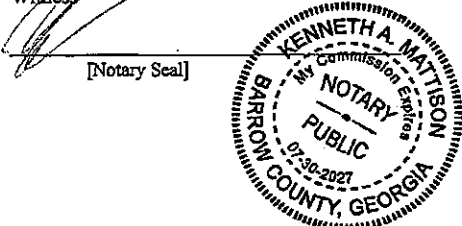
Signed, sealed and delivered in presence of:

M&A Real Estate, LLC


 Witness

By  (SEAL)
 Ashiq Hussain, Sole Member

Notary Public



Printed: 08/25/2025 11:52:33 AM



Official Tax Receipt
Walton County, GA
303 S. Hammond Dr, Suite 100
Monroe, 30655
--Online Receipt--

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-14361	C1610067		\$3,306.37	\$0.00 Fees: \$0.00	\$0.00	\$3,306.37	\$0.00
Totals:			\$3,306.37	\$0.00	\$0.00	\$3,306.37	\$0.00

Charge Amount: \$3,306.37

GRATIS PROPERTY GROUP LLC



Scan this code with your
mobile phone to view this
bill

Plat Doc: PLAT
Recorded 09/14/2017 08:45AM
KATHY K. TROST
Clerk Superior Court, WALTON
County, Ga.
Bk 00113 Pg 0098
Participants: 9566767899

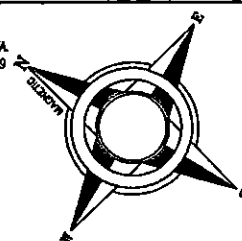
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

WALTON COUNTY

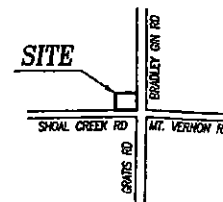
DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C01450 EFFECTIVE DATE: 5/18/2008



NUMBER	DIRECTION	DISTANCE
LT	N 29°22'52" W	31.96'



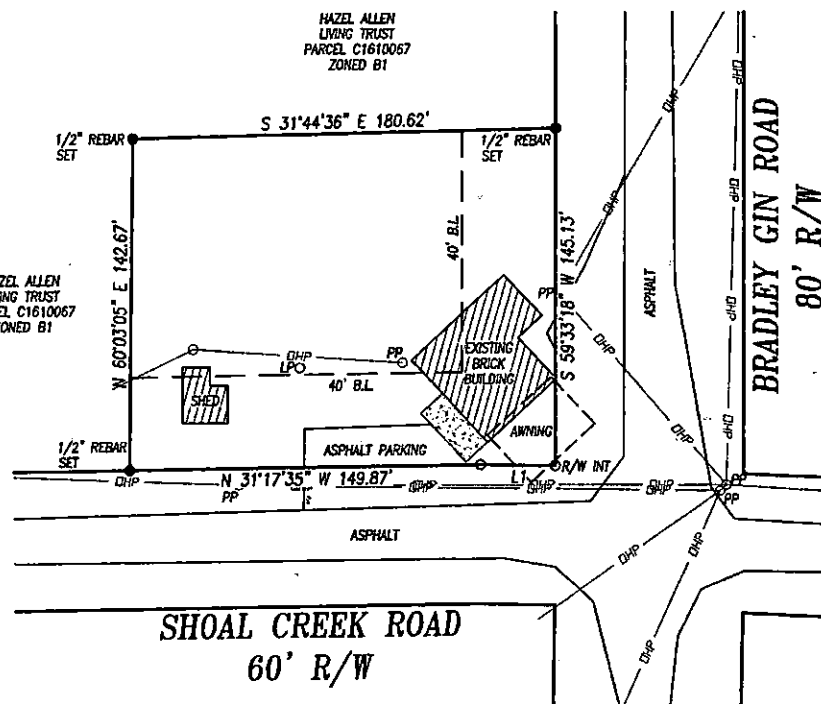
LOCATION MAP
(NO SCALE)

LEGEND:

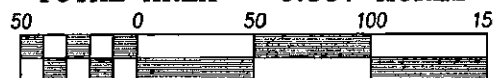
- INT. - INTERSECTION
- BC - BACK OF CURB
- S.E. - SANITARY SEWER EASEMENT
- H.W. - HEAD WALL
- C.B. - CATCH BASIN
- R/W - RIGHT OF WAY
- D.E. - DRAINAGE EASEMENT
- B.L. - BUILDING LINE
- R. - RADIUS
- UP - LIGHT POLE
- PP - POWER POLE
- LL - LAND LOT
- LL.L. - LAND LOT LINE
- C.L. - CENTER LINE
- SSWH - SANITARY SEWER MANHOLE
- PH - FIRE HYDRANT
- M - WATER VALVE
- B.M.P. - EROSION CONTROL DEVICE
- L&B - SOIL TYPE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.



BEING A PORTION OF PARCEL C1610067 ZONED B1
TOTAL AREA = 0.597 ACRES



Scale: 1" = 50'

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL. THE REMAINING PORTION OF PARCEL C1610067 TO BE COMBINED WITH PARCEL C1610063.

REFERENCES:

- PLAT BOOK 50 PAGE 14
- DEED 854 PAGE 414

OWNER OF RECORD:
HAZEL ALLEN LIVING TRUST
P O BOX 1255
MONROE, GA 30655

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

JOHN F. BREWER, II RLS#2905

9/06/2017
DATE

SURVEY FOR **HAZEL ALLEN LIVING TRUST**

STATE OF GEORGIA
WALTON COUNTY
LAND LOT 203
3RD DISTRICT
DATE OF SURVEY 8/28/2017
DATE OF PLAT 9/6/2017
SCALE 1"=50'
JOB #17045-ALLEN
REVISIONS

SURVEYORS CERTIFICATE
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,632 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.

2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 228,401 FEET AND WAS ADJUSTED BY USING THE COFFMAN RULE.

3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON OPT 300S..

JOHN F. BREWER & ASSOCIATES

LAND SURVEYING
LAND PLANNING
DEVELOPMENT SUPERVISION
115 FORD STREET
MONROE, GEORGIA 30655
TEL. (770) 267-4703
EMAIL: INFO@GASURVEYING.COM



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

Case Number: SP25-0308

Board of Appeals Meeting Date: October 21, 2025

Applicants/Owners:

Adam & Molly Wiedenhaefer
446 James Powers Road
Monroe, Georgia 30656

Property Information:

- **Address:** 446 James Powers Road
- **Map Number:** C0850069C00
- **Site Area:** 10.80 acres
- **Current Zoning:** A1 (Rural Residential)
- **Character Area:** Conservation
- **Future Land Use Map Designation:** Conservation
- **Watershed Protection Area:** Beaverdam Creek

District Representation:

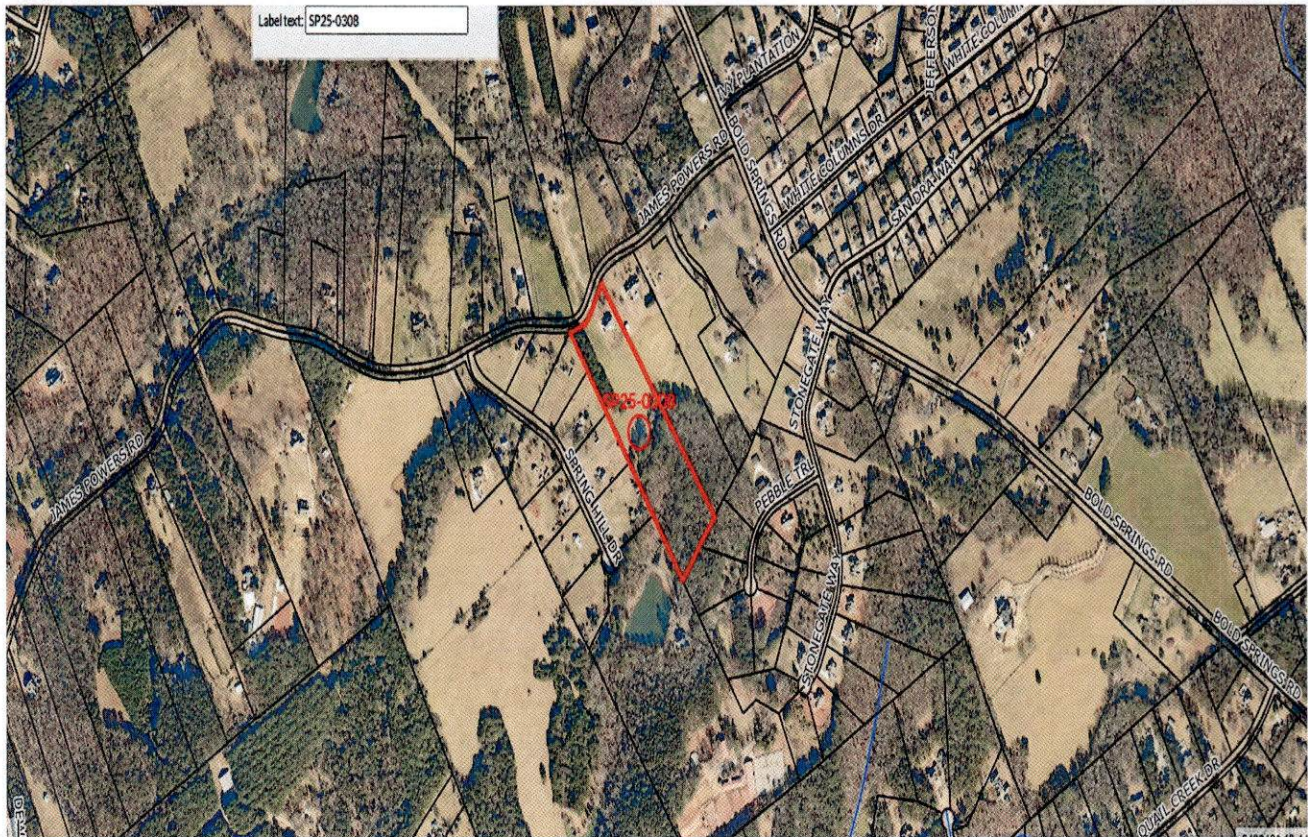
- **Commissioner (District 5):** Jeremy Adams
- **Board of Appeals Member:** Chris Lammey

Request: Requesting Special Exception to have photography as a home-based business with customer contact.

Existing Site Conditions: The property currently has a house on it.
The surrounding properties are A1.

Property History:

No prior variance or zoning history on record.



Staff Comments:

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 # SP25-0308Board of Appeals Meeting Date 10-21-2025 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 ProfessionalMap/Parcel C0850069C00 Zoning District: A1 Commission District: 5-Jeremy Adams

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Molly + Adam Wiedenhäfer
446 James Powers Rd
Monroe, GA ~~30606~~ 30656

same

Phone # 678-640-8884

Phone # _____

E-mail: mollywied15@gmail.comType Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐Property Location 446 James Powers Road Acreage 10.8Describe Variance/Special Exception/Appeal: Would like to create a small venue for photography shoots. See letter for more details. (See attached letter)

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 [Signature] Date 8-28-2025 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 _____

8/28/2025

To Whom It May Concern:

Property Location: 446 James Powers Rd, Monroe, GA

Proposed Use: A small photography venue

Operational Details:

- **Clients:** Photographers would be our direct clients. They would bring their own clients to the property for photo shoots.
- **Schedule:** The venue would be open on select weekends only (Friday, Saturday and/or Sunday evenings) during the spring, summer, fall, and holiday seasons.
- **Frequency:** We would host one photographer per evening. The schedule would be flexible, depending on our availability and weather permitting.
- **Session Length:** Each photographer would typically book a session for one or two hours, with photo shoots happening every 20 minutes. At the most, there would be 3 clients per hour.
- **Parking:** Our driveway and/or our field

Please let us know if you have any additional questions. We appreciate your consideration in this matter.

Sincerely,

Molly & Adam Wiedenhaefer

BK: 5584 PG: 1012-10

Filed and Recorded

04-07-2025 10:19 AM

DOC# D2025-003208

Karen P. David

KAREN P. DAVID

CLERK OF SUPERIOR COURT

Walton COUNTY

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 147-2025-001049

After Recording Return To:
 Adam and Molly Wiedenhaefer
 446 James Powers Road
 Monroe, GA 30656

Order No.: MON-GA-250176-OTH
Deed Prep Only - No Title Certification
Property Appraiser's Parcel I.D. Number:
 C0860 00000 089 C00

TRUSTEE'S DEED

STATE OF GEORGIA
 COUNTY OF WALTON

THIS INDENTURE made this 4th day of April, 2025, between

**Adam J. Wiedenhaefer, Trustee of the Adam J. Wiedenhaefer Revocable Trust, dated
 March 19, 2012**

as party or parties of the first part, hereinafter called Grantor, and

**Molly R. Wiedenhaefer (and successors thereto), Trustee U/A Molly R. Wiedenhaefer,
 dated March 19, 2012**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in that certain Trust Agreement known as **Adam J. Wiedenhaefer Revocable Trust, dated March 19, 2012** (hereinafter referred to the "Trust"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee A **ONE-HALF INTEREST** to all that tract or parcel of land lying and being described as follows:

All that tract or parcel of land lying and being in the State of Georgia County of Walton, 3rd Land District, Land Lots 56 and 57, known as Tract 1, consisting of 10.797 acres according to a plat of Survey for John Bagley, dated 08/26/2003 surveyed by Brewer and Dudley, LLC a registered surveyor by the State of Georgia, RLN 2905 John F. Brewer III, recorded at the Clerk of Superior Court, Walton County Georgia, in Plat Book 93, Page 64 and made for reference a part of this legal description.

TO HAVE AND TO HOLD the said tract of parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee in as full and ample a manner as the same was held, possessed and enjoyed, or might have held, possessed and enjoyed, by the said Grantors as Trustees.

THIS CONVEYANCE is executed by Grantors solely as Trustee and not personally. No warranties of title or otherwise are made under this indenture. No personal liability shall be asserted or be enforceable against Grantor by reason of any statements or representations contained in this indenture.

This conveyance is made subject to that certain security deed from Adam Wiedenhaefer and Molly Wiedenhaefer to Fairway Independent Mortgage Corporation, dated April 30, 2024, in the original amount of \$556,000.00 and recorded in Walton County, Georgia records.

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

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature] [Signature]
Notary Public

My Commission Expires: 7/31/27

BY:

[Signature]
Adam J. Wiedenhaefer, Trustee
of the Adam J. Wiedenhaefer Revocable Trust,
dated March 19, 2012



After Recording Return To:
McMichael & Gray, P.C.
 2055 N. Brown Road, Suite 250
 Lawrenceville, GA 30043

Order No.: MON-GA-240295-PUR

Property Appraiser's Parcel I.D. Number:
 C0850 00000 069 C00

BK:5469 PG:275-276

Filed and Recorded
 Apr-30-2024 02:58 PM
 DOC# 2024 - 004608
 Real Estate Transfer Tax
 Paid: \$ 0.00
 1472024001741
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA
 Participant ID: 7339863107

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 30th day of April, 2024, between

Adam Wiedenhaefer and Molly Wiedenhaefer

as party or parties of the first part, hereinafter called Grantor, and

**Adam J. Wiedenhaefer, Trustee of the Adam J. Wiedenhaefer Revocable
 Trust, dated March 19, 2012**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in the State of Georgia County of Walton, 3rd Land District, Land Lots 56 and 57, known as Tract 1, consisting of 10.797 acres according to a plat of Survey for John Bagley, dated 08/28/2003 surveyed by Brewer and Dudley, LLC a registered surveyor by the State of Georgia, RLN 2905 John F. Brewer III, recorded at the Clerk of Superior Court, Walton County Georgia, in Plat Book 93, Page 64 and made for reference a part of this legal description.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

This conveyance is made subject to that certain security deed from Adam Wiedenhaefer and Molly Wiedenhaefer to Fairway Independent Mortgage Corporation, dated April 30, 2024, in the original amount of \$556,000.00 and recorded simultaneously herewith, Walton County, Georgia records.

BK:5469 PG:276

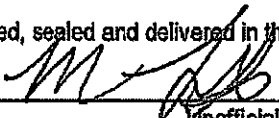
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-8-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with rights of survivorship and not as tenants in common.

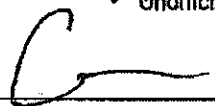
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:




Unofficial Witness



Notary Public

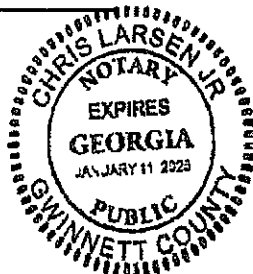


Adam Wiedenhaefer (SEAL)



Molly Wiedenhaefer (SEAL)

My Commission Expires: _____



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

KUPRONIS CHRISTOPHER W &
446 JAMES POWERS ROAD
MONROE, GA 30656

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due
2024-21118	11/15/2024	\$0.00	\$6,965.11	\$0.00	Paid 2024-11-13

Item 4.5.

Map: C0850069C00

Printed: 09/03/2025

Location: 446 JAMES POWERS 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.

RETURN THIS PORTION WITH PAYMENT

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

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: KUPRONIS CHRISTOPHER W &
Map Code: C0850069C00 Real
Description: TR#1 10.80AC
Location: 446 JAMES POWERS RD
Bill No: 2024-21118
District: 04 COUNTY

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
517,500.00	203,300.00	10.8000	\$720,800.00	11/15/2024	09/03/2025		28, S1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$720,800	\$288,320	\$-216,530	\$71,790	0.000000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$720,800	\$288,320	\$-120,028	\$168,292	10.413000	\$1,752.42	\$0.00	\$1,752.42
COUNTY SCHOOL M&O	\$720,800	\$288,320	\$-2,000	\$286,320	16.176000	\$4,631.51	\$0.00	\$4,631.51
SCHOOL BOND	\$720,800	\$288,320	\$0	\$288,320	0.790000	\$227.77	\$0.00	\$227.77
FIRE DISTRICT	\$720,800	\$288,320	\$-120,028	\$168,292	2.100000	\$353.41	\$0.00	\$353.41
TOTALS					29.479000	\$6,965.11	\$0.00	\$6,965.11

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

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.

Current Due	\$6,965.11
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$6,965.11
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	2024-11-13