

Planning and Development Department Case Information

Case Number: Z25-0373

Meeting Dates: Planning Commission 01-08/2026

Board of Commissioners 02-10-2026

Applicants:

Huston & Hunter Morris
249 Covington Street
Loganville, Georgia 30052

Owner:

Paschal Myers
5100 Kent Rock Road
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 1.00-acre from a 25.05-acre tract on Kent Rock Road from A1 to R1 to create a buildable lot .

Address: 5100 Kent Rock Road & Center Hill Church Road, Loganville, Georgia 30052

Map Number/Site Area: C0290094

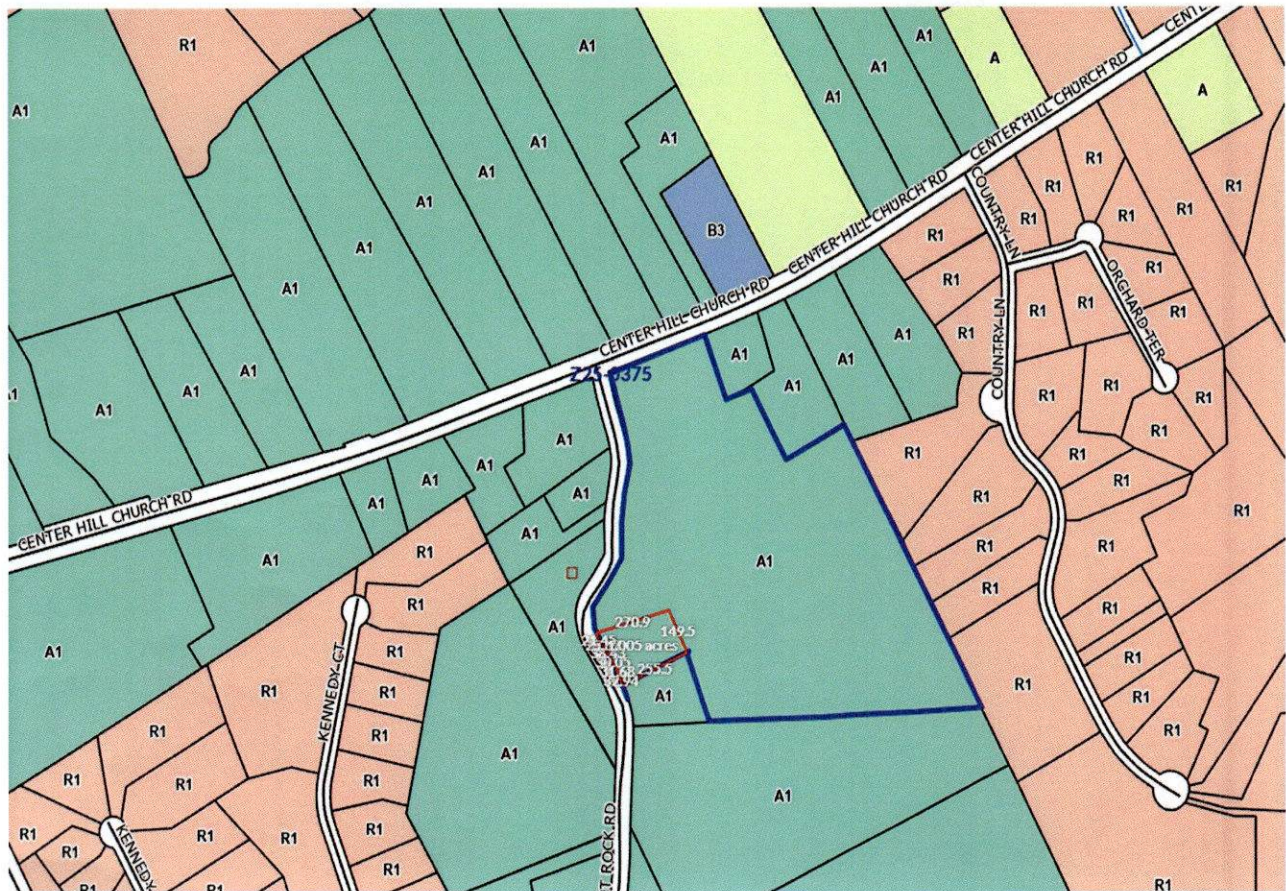
Character Area: Suburban

District 3 Commissioner-Timmy Shelnett Planning Commission—John Pringle

Existing Site Conditions: Property consists of a house.

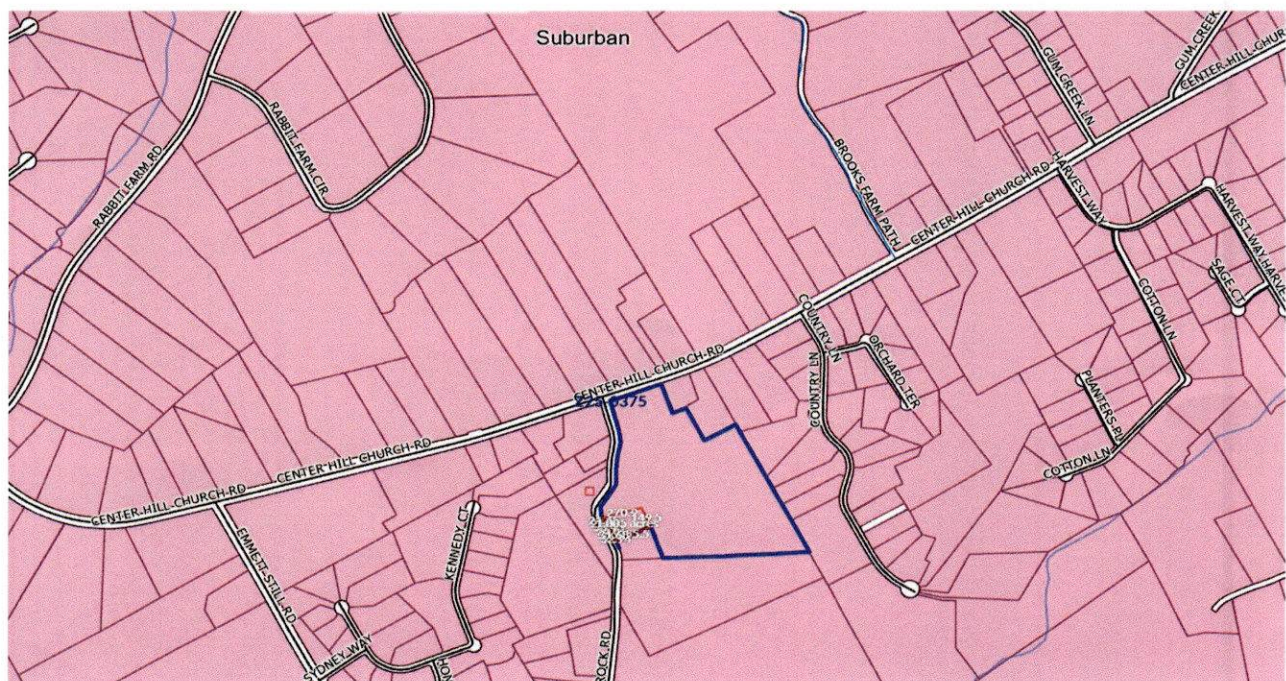


The surrounding properties are zoned A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

V05100011	Pascal Myers	300' to 50' 150' to 120' Driveway Dist Minimum lot width	C029-94spl 5100 Kent Rock Road	Approved
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Staff Comments/Concerns:**Comments and Recommendations from various Agencies:**

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

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 2" diameter water main along Kent Rock Road, with the nearest hydrant located over 1000' feet away at the intersection of Center Hill Church Road (static pressure: 75 psi, Estimated fire flow available at the intersection of Kent Rock Road and Center Hill Church Road: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comments

Fire Department Review: No comments

Board of Education: Will have no affect on the School System.

GDOT: No comment received.

City of Monroe: No comment received.

PC Action 1/8/2026:

Z25-0373 – Rezone 1.00 acre from a 25.05 acres tract from A1 to R1 to create a buildable lot- Applicant: Huston & Hunter Morris/Owner: Paschal Myers- property located at 5100 Kent Rock Road & Center Hill Church Road- Map/Parcel C0290094- District 3

Presentation: Hunter Morris represented the case, requesting a zoning change from A1 to R1 for 1.00 acre of her grandfather's 25.05-acre property. The purpose of the request is to permit the construction of a single-family home.

Public Comment: None

Recommendation: Motion by John Pringle to recommend approval as submitted with a second by Josh Ferguson. The motion was carried by all.

Rezone Application # Z25-0373

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

Planning Comm. Meeting Date 01/08/26 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 02/10/2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel CO290094

Applicant Name/Address/Phone #

Huston Morris

Hunter Morris

249 Covington St Loganville, GA 30052

Property Owner Name/Address/Phone

Paschal Myers

5100 Kent Rock rd

Loganville, GA. 30052

more than one owner. attach Exhibit "A"

Location: 5100 Kent rock rd Requested Zoning R1 Acreage 1.00

Existing Use of Property: Family land/no use (25.05 Total acreage)

Existing Structures: House on 25 acfe tract, none on proposed 1.00

The purpose of this rezone is To build a house on it after rezone and gifting land

Property is serviced by the following:

Public Water: yes Provider: Walton county Well: X

Public Sewer: no 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 Paschal Myers Date 11-23 Fee Paid \$ 400.00

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 A1 Surrounding Zoning: North A1 South A1
East A1+R1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y ✓ N ✓

Commission District: 3- Timmy Shelburt Watershed: ✓ TMP ✓

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____yes ☒ no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.


Signature of Applicant/Date

Check one: Owner ☒ Agent _____

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;

no use for existing property, surrounding property is zoned R1, A1 and R2.

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

They will not diminish, They will increase

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

There will be some tree removal in order to build a house, but a Walton County raised family will be building there.

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

Walton County grown family moves in.

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

The property is suited well for a
home build

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

53 years vacant 1 acre lot

**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: Hunter Morris

Address: _____

Telephone: 770-865-6681

Location of Property: 5100 Kent Rock Rd
Loganville, Ga 30052

Map/Parcel Number: C0290094

Current Zoning: A1

Requested Zoning: R1

Hunter Morris
Property Owner Signature

Pascal Myler
Property Owner Signature

Print Name: Hunter Morris

Print Name: _____

Address: _____

Address: _____

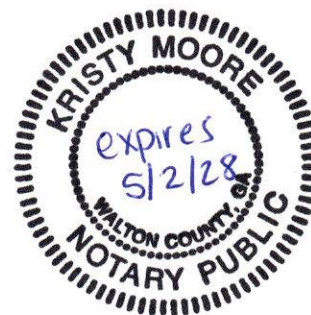
Phone #: 770-865-6681

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.

Kristy Moore
Notary Public

11/24/25
Date



****LETTER OF INTENT**

Rezoning Request for 1 Acre for Construction of a Single-Family Home**

Dear Planning Staff and Commissioners:

I am respectfully submitting this Letter of Intent as part of my application to rezone approximately **one (1) acre** of family-owned property from **A1** to **R1**. The purpose of this rezoning request is to allow the construction of a **single-family home** for my personal use.

The subject property is part of land that has been in my family for many years. The proposed one-acre parcel has been surveyed and subdivided from the parent tract in accordance with Walton County subdivision and zoning regulations. The new parcel will meet or exceed all minimum lot size, frontage, and setback requirements for the requested zoning district.

Proposed Use

The intended use is the construction of a **single-family detached residence** that is consistent with surrounding rural residential development. No commercial activities are proposed. The home will be served by **public water** and **septic**, subject to approval by the appropriate agencies.

Compatibility and Community Impact

The requested rezoning is compatible with the character of the surrounding area, which consists primarily of residential and agricultural properties. The proposed use will not generate significant traffic, noise, or environmental impact. The home will maintain the rural and family-oriented nature of the community and will not place undue burden on county services.

Reason for Request

The purpose of this rezoning is to allow a family member to live on family land while continuing the long-standing tradition of keeping the property within our family. This use aligns with the intent of the zoning district and with Walton County's Comprehensive Land Use Plan for low-density residential development in this area.

Conclusion

For these reasons, I respectfully request approval of the rezoning of one acre of the parent parcel to allow construction of a single-family home. I appreciate your consideration and am available to answer any questions or provide additional information as needed.

Thank you for your time and attention. – Hunter Morris

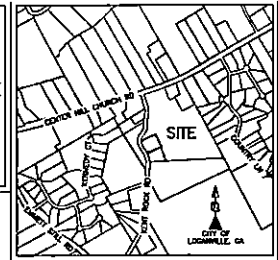
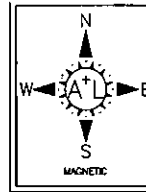
AREA
1.000 ACRES
43,560 SQ. FEET

PURPOSE AND INTENT:
REZONING AND SUBDIVISION

SCALE: 1" = 30'

BOUNDARY CALL CHART			
Course	Bearing	Distance	
L1	N 35°16'48" W	29.73'	
L2	N 35°16'48" W	17.80'	

BOUNDARY CURVE CALL CHART				
Curve	Radius	Length	Chord	Chord Bear.
C1	269.39'	44.75'	44.70'	N 32°54'17" W



THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



IF YOU DIG GEORGIA...
CALL US FIRST!

811
IT'S THE LAW

THREE WORKING DAYS BEFORE YOU DIG

UTILITIES NOTE:
ABOVE GROUND UTILITIES ARE SHOWN
HEREON. NO UNDERGROUND UTILITIES
WERE MARKED OR LOCATED.

LEGEND

R/W	RIGHT-OF-WAY
A.S.D.	ADJOINING OWNERSHIP
B.S.L.	BUILDING SETBACK LINE
C.M.P.	CORRUGATED METAL PIPE
C.O.M.	TELECOMMUNICATIONS SERVICE
C.P.V.	CALCULATED POINT
E.P.	EDGE OF PAVEMENT
F.C.S.	FUTURE CORNER SET
G.W.	GUY WIRE
L.P.F.	1/2" REBAR FOUND
P.L.	PROPERTY LINE
P.P.	POWER POLE
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.C.	PLAT CORNER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
S.L.	STORM LINE
T.P.	TELEPHONE PEDESTAL
TYP.	TYPICAL
V.M.	VAULT
W.M.	WATER METER
U.L.	OVERHEAD UTILITY LINES
T	TREE

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE
1% ANNUAL FLOOD (100-YEAR FLOOD)
FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13247C D005E
DATE: 12/8/2018

ENTIRE SITE IN ZONE "X"
THIS DETERMINATION WAS MADE BY
GRAPHICALLY DETERMINING THE POSITION
OF THE SITE ON SAID F.F.H.A. MAPS UNLESS
OTHERWISE NOTED.

NOTES:
IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

THIS SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED
HEREON. NO EXPRESS OR IMPLIED WARRANTIES
WITH RESPECT TO THE INFORMATION SHOWN
HEREON IS TO BE EXTENDED TO ANY PERSONS
OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN CHAPTER 150-2 OF THE RULES OF THE
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PURSUANT TO RULE 150-2-29 OF THE GEORGIA
STATE BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS, THE TERM
"CERTIFIED" OR "CERTIFICATION" MEANS TO DECLARE
A PROFESSIONAL OPINION REGARDING THOSE FACTS
OR FINDINGS DOES NOT CONSTITUTE A WARRANTY
OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A LEICA ROBOTIC TS13 2 SECOND
TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED WAS A CLOSURE
PRECISION OF ONE FOOT IN 40,101 FEET
AND AN ANGULAR ERROR OF 04 SECONDS
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 87,523 FEET.
ALL IRON PINS SET ARE 1/2" REBAR WITH
CAP 60-717, UNLESS NOTED.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE,
CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES
AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY
OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE
CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES
AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND
UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS
CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR
SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

NOTE

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO
PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON
EACH LOT, IN COMPLIANCE WITH IRC R401.3 DRAINAGE.
ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING
DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.

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 Professional Engineers and Land Surveyors as set forth in O.C.G.A. section 15-6-67.

(Signed) JAMES A. JACOBS 10/20/2025
Printed: JAMES A. JACOBS R.L.S. 2957 Date
Approved for Recording:
The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

Walton County Planning and Development

Date

ADAM & LEE LAND SURVEYING

5840 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandleelandsurveying.com

OLA-LSF4000717

LEGAL REFERENCES

O.C.G.A. 15-6-67	OFFER: 10/20/2025
O.C.G.A. 15-6-68	REV: 418
O.C.G.A. 15-6-69	RECEIVED: 10/20/2025
O.C.G.A. 15-6-70	FILED: 10/20/2025
O.C.G.A. 15-6-71	SCALE: 1"=30'
O.C.G.A. 15-6-72	SHEET 1 OF 1
O.C.G.A. 15-6-73	25235

ADDITIONAL REFERENCES AS ILLUSTRATED

CURRENT ZONING:
ZONING PER WALTON COUNTY, GA
ZONED A1 (RURAL ESTATE)
MINIMUM SIZE REQUIREMENT: 2 ACRES
BUILDING SETBACK REQUIREMENTS:
FRONT: 50'
SIDE: 15'
REAR: 40'
REZONING TO R-1 (SINGLE FAMILY)
MINIMUM SIZE REQUIREMENT: 1 ACRE
BUILDING SETBACK REQUIREMENTS:
FRONT: 40'
SIDE: 15'
REAR: 40'
ZONING AND SETBACKS SHALL BE
CONFIRMED AND VERIFIED BY PLANNING
AND ZONING PRIOR TO DESIGN OR
CONSTRUCTION ACTIVITIES.
ZONING INFORMATION SHOWN HEREON
TAKEN FROM ZONING MAPS AND
MUNICODOT.COM ONLINE LIBRARY.
NO ZONING PERIOD PROVIDED FOR
THIS SURVEY.
ZONING AND SETBACKS SHALL BE
CONFIRMED AND VERIFIED BY PLANNING
AND ZONING PRIOR TO DESIGN OR
CONSTRUCTION ACTIVITIES.

NOTES:

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR
STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL
ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED
BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE
DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE
UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE
DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE
EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE
SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY
EASEMENTS.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL
INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR
GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION
BY THE ADJOINERS TO THE LANDS SHOWN HEREON. NO LIABILITY IS ASSUMED
HEREON.
UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR
NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE
PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE
UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXCESS OF ANY
GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED,
AND SEALED WITH A SURVEYOR'S SEAL.

FOR METEOROLOGICAL USE ONLY

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 COMPLES
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.

SIGNATURE: JAMES A. JACOBS 10/20/2025
PRINTED NAME: JAMES A. JACOBS DATE: 10/20/2025

