



Planning and Development Department Case Information

Case Number: Z25-0327

Meeting Dates: Planning Commission 11-06-2025

Board of Commissioners 12-02-2025

Applicant/Owner:

Kim Crowe
1490 Bradley Gin Road
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 2.28 acres from A1 to R1 to create a 1-acre buildable lot.

Address: 3707 Tom Brewer Road, Loganville, Georgia 30052

Map Number/Site Area: C0470010 – 2.28 acres

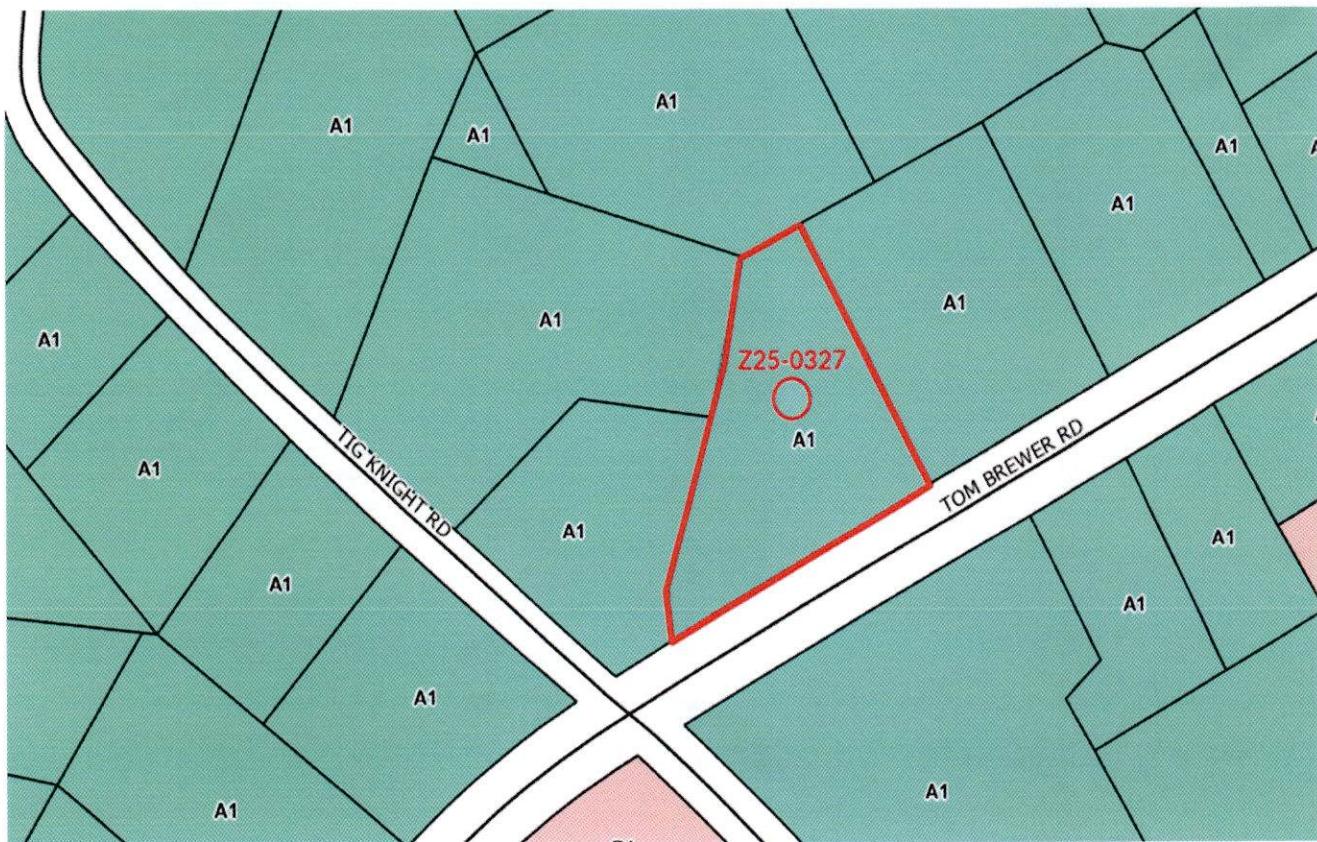
Character Area: Suburban

District 2 Commissioner- Pete Myers Planning Commission–Chris Alexander

Existing Site Conditions: Property consists of a house and a barn.

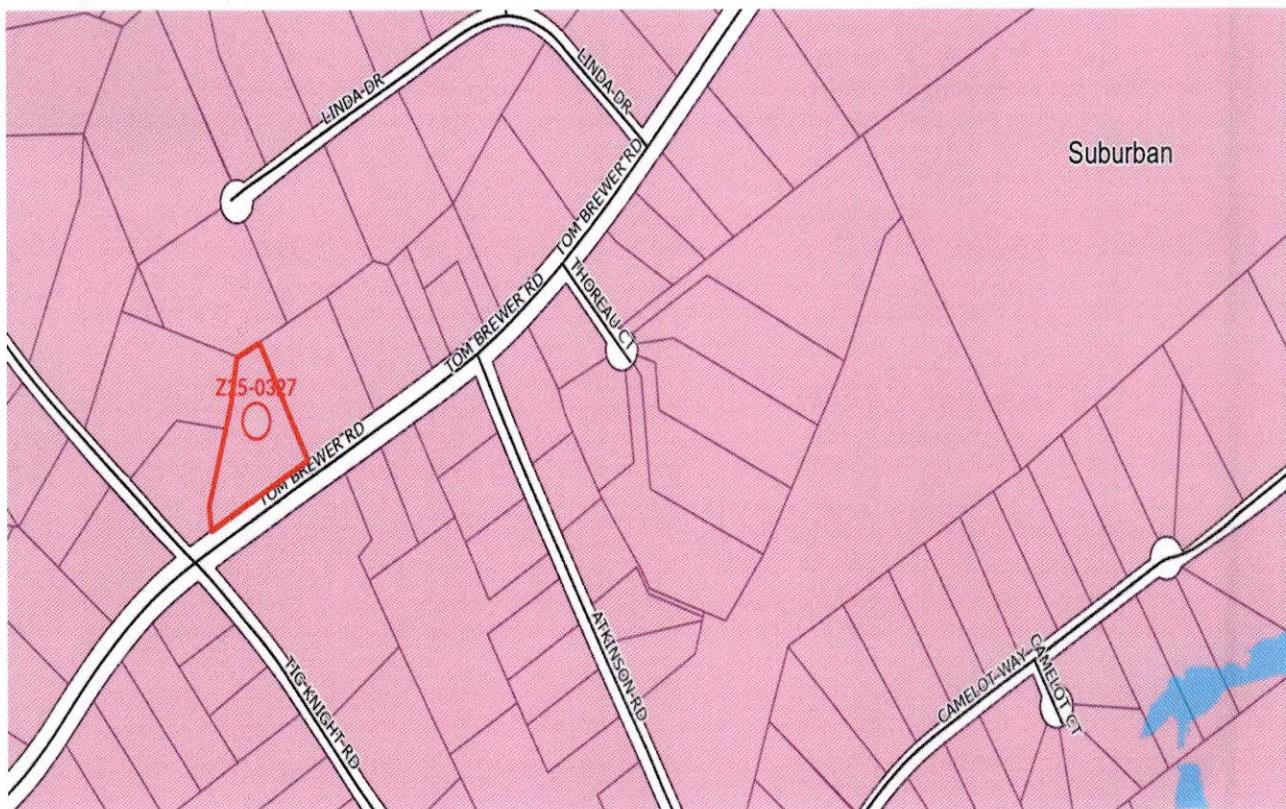


The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Z25-0327 – Rezone 2.28 acres from A1 to R1 to create a buildable lot – Applicant/Owner: Kim Crowe – property located at 3707 Tom Brewer Road – Map/Parcel C0470010 - District 2

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

Sheriff's Department: No Issues

Water Authority: This area is served by an existing 6" & 10" diameter water mains along Tom Brewer Road. (static pressure: 50 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No comments

Board of Education: No issues.

GDOT: No comments, not fronting state R/W.

City of Monroe: No comment received.

PC Action 11/6/2025:

Z25-0327- Rezone 2.28 acres from A1 to R1 to create a buildable lot – Applicant/Owner: Kim Crowe – property located at 3707 Tom Brewer Road – Map/Parcel C0470010 – District 2

Presentation: Kim Crowe represented the case and her address is 1490 Bradley Gin Road. She purchased this property and would like to split it into 2 lots. The house will be on 1 acre and she needs the zoning changed to R1 so she can build a house on the other 1.28 acres.

Public Comment: None

Recommendation: Motion by Chris Alexander to recommend approval as submitted with a second by John Pringle. The motion passed unanimously.

Walton County Planning and Development

SUBMITTAL CHECKLIST for REZONING APPLICATION

- Application must be completely filled out.
- Name, address and phone number of all owners of the property.
(If more than one owner-attach as exhibit)
- Recorded Deed of property
- Recorded Plat of property
- Campaign contribution form
- Authorization to file if applicant is not the owner.
(Must be notarized)
- Article 4, Part 4, Section 160 (A) - Provide written documentation addressing statements 1-6 (attached)
- 1 reduced copy of site plan (11X17)
- Letter of intent with any conditions.
- Proof of property taxes paid on property

3707 Tom Brewer

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NOTICE: Due to file size, not all application materials are attached.
Full documents are available for review upon request by contacting
the Walton County Planning Department,
126 Court Street, Monroe, GA 30655.

Rezone Application # Z25-0327
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-6-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-2-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0470010

Applicant Name/Address/Phone #

Kim Crowe
1490 Bradley Gin Rd
Monroe, GA 30656

E-mail address: _____

Phone # 404-788-1564

Location: 3707 Tim Brewer Rd. Requested Zoning R-1 Acreage 2.28

Existing Use of Property: one acre has house / one acre vacant

Existing Structures: home + barn

The purpose of this rezone is splitting one acre to build
new home

Property is serviced by the following:

Public Water: Provider: Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

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

Kim Crowe 9-29-25 \$ 400.00
Signature Date Fee Paid

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 West A1

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

Commission District: 2-Pete Myers Watershed: TMP

I hereby withdraw the above application _____ Date _____

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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

All properties are residential

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

I want a 1 acre building lot

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

No effect to property values

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

No effects.

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

The one acre lot is suitable to build a house.

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

The lot has been part of an existing house lot. I want to divide the property into 2 - one acre lots

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

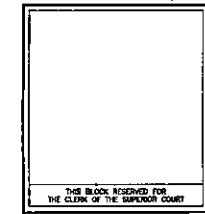
Check one: Owner Agent _____

September 29, 2025

The property is 2 acres with a home currently zoned A-1. I want to change the zoning to R-1 so I can divide the property into two one-acre tracts. I want to build a new home on the empty one acre tract. This is a wide piece of property so it can meet all specifications to dividing it into two tracts.

Thanks,

Kim Crowe
(404)788-1564



SCALE : 1" = 30'

0° 10° 20° 30° 40° 50° 60°

PURPOSE AND INTENT:
BALTON COUNTY MINOR SURVEY

TRACT 1 AREA
1.072 ACRES
46,735 'SQ. FEET

TRACT 2 AREA
1.204 ACRES
52,454 SQ. FEET
OVERALL AREA
2.277 ACRES
99,190 SQ. FEET

CURRENT ZONING:
ZONING PER WALTON COUNTY, GA
ZONED A-1 (RURAL) ESTATE
BUILDING SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 15'
REAR - 40'
ZONING INFORMATION EXPAND HEREON
TAKEN FROM ZONING MAPS AND
MUNICIPAL CODE ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS SURVEY.

ZONING AND SETBACKS SHALL BE
CONFIRMED AND VERIFIED BY PLANNING
AND ZONING DEPARTMENT TO DESIGN OR
CONSTRUCTION ACTIVITIES.

| | |
|---|--|
| FLOOD HAZARD STATEMENT: | |
| THIS PROPERTY DOES NOT LIE WITHIN THE 100 ANNUAL FLOOD (<100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13287C 012356 DATE: 12/8/2016 | |
| THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FARM 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 PERSONS NAMED
HEREON. NO DEDRESS OR APPEAL THEREFROM
SHALL BE ALLOWED. THE INFORMATION CONTAINED
HEREIN IS TO BE EXTENDED TO ANY PERSON
OR ENTITY OTHER THAN JUST PEGGY HERZ.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH BY IN CHAPTER 190-7 OF THE RULES
OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND IS SET FORTH
IN THE GEORGIA PLAT ACT, D.C.G.A. 13-6-6-67.

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A LEICA ROBOTIC TS15 2 SECOND

THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 56,155 FEET
AND AN ANGULAR ERROR OF 03 SECONDS;
PER ANGULAR POINT AND WAS ADJUSTED BY
LEAST SQUARES.

THE MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE INACCURATE WITHIN ONE FOOT IN 27,937.91 FEET. TRACT 2

THE MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE INACCURATE WITHIN ONE FOOT IN 1,215.236 FEET.

THE MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE INACCURATE WITHIN FEET IN 27,937.91 FEET. ALL IRON SETS ARE 1/2 INCH REBAR WITH 1/2 INCH COATED IRON SETS.

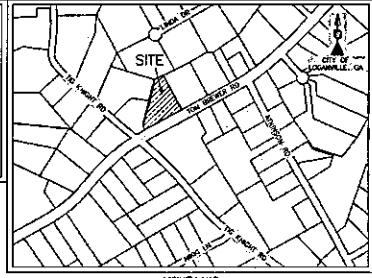
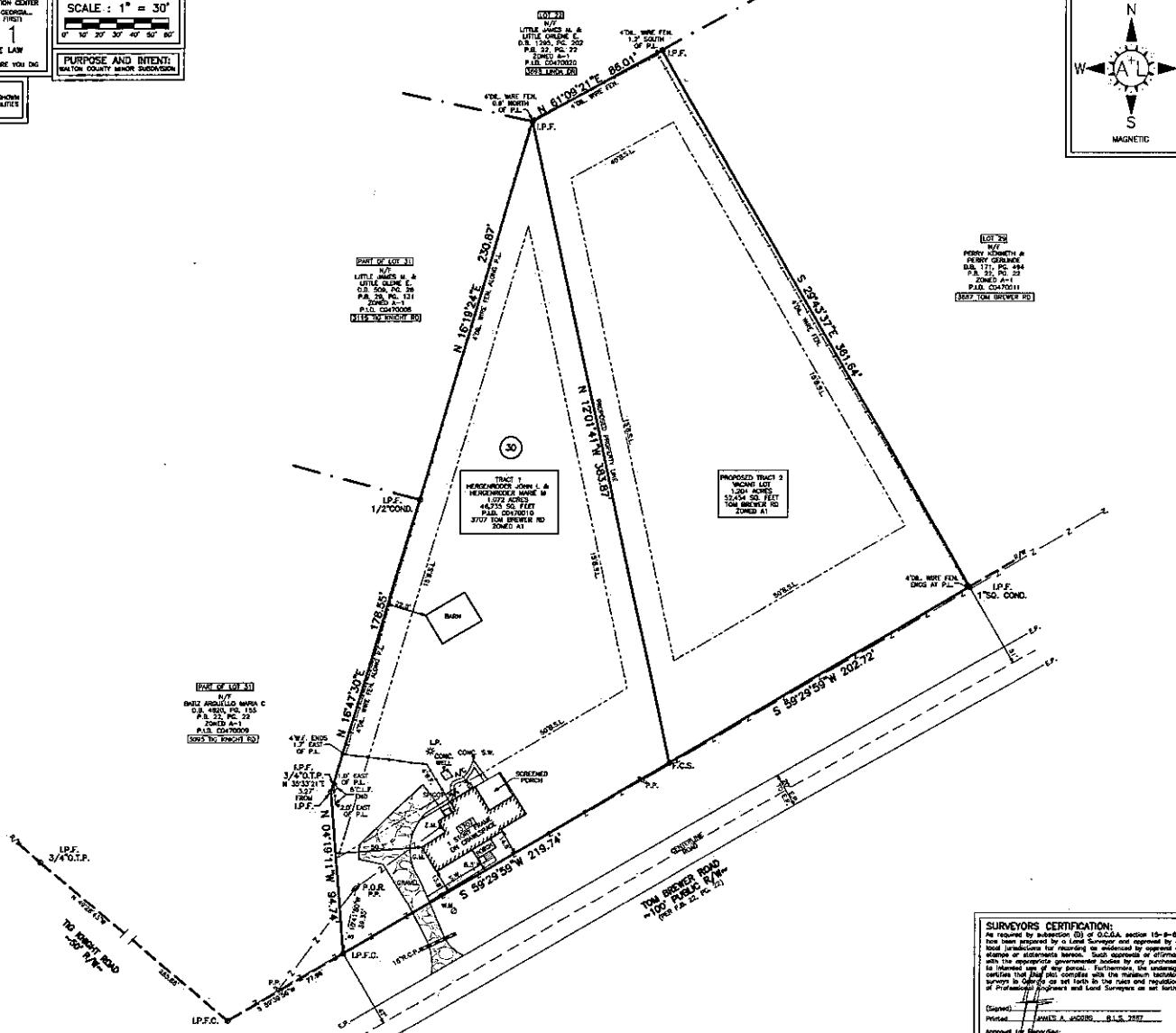
THE INFORMATION REGARDING THE REPTED PRESENCE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES IS NOT ACCURATE. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION AND IT IS CONSIDERED TO BE PROVIDED BY THESE BEING THE ONLY INFORMATION PROVIDED. THE LOCATION AND AMOUNT OF EXISTING UTILITIES AND CONSTRUCTION OF EXISTING UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. CONTRACTORS SHALL HEREBY DILIGENTLY UNDERSTAND, KNOW AND AGREE THAT THE CONTRACTOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION SHOWN HEREON.

| | |
|---|-----------------------|
| LOT DESCRIPTION | MINOR SUBDIVISION FOR |
| KIM CROWE | |
| 3707 TOM BREWER ROAD, LOCHMELLE, GEORGIA, 30337 | |
| C O WERNMONT ESTATES SUBDIVISION - BLOCK A | |
| Y. WALTON | DISTRICT: 41N |

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com COA-1574000717

| | | |
|---------------------------------|---------|-------------------|
| LEGAL REFERENCES | | OFFICE: 09/25 |
| 57, PG. 328 | BY: KGD | FILED: 07/29/2000 |
| 22, PG. 22 | BY: GHD | 1ST: 30 |
| 20, PG. 151 | | SCALE: 1"=30' |
| 127, PG. 82 | | SHRFT: # 1 OF 1 |
| LEGAL REFERENCES AS ILLUSTRATED | | 2 |

The image shows the official seal of the state of Georgia. It is circular with a double-lined border. The outer ring contains the word "GEORGIA" at the top and "THE HAWAIIAN ISLANDS" at the bottom. The inner circle features a central shield with a plow, a sheaf of wheat, and a cotton plant. Above the shield is a crest depicting a Native American holding a bow and arrow. The date "1865" is at the bottom of the shield, and "THE UNION" is written across the bottom of the inner circle.



LEGEND

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

| | |
|--|------------|
| SURVEYORS' CERTIFICATION | |
| As required by subsection (D) of D.C.C.L. section 15-B-87, this plot has been prepared by a Land Surveyor and approved by an applica- tion for a zoning or building permit. The surveyor certifies that the information contained in this plot is true, accurate, and complete, to the best of his knowledge, information, and belief, and that it is not false or misleading as to any material fact. Such affidavits or statements should be confirmed by the surveyor's signature and by the surveyor's name and license number. This plot is to be used only for the purpose as indicated on my personal, or otherwise, application for a zoning or building permit. Furthermore, the undersigned Land Surveyor certifies that the surveyor has been a member in good standing of the District of Columbia Board of Surveyors and Engineers, the Surveyors' Council of the District of Columbia, and the Board of Professional Engineers and Land Surveyors as set forth in D.C.C.L. section 15-B-87. | |
| Given at <u>11 AMCS A. J. WOODS</u> | 07/25/2025 |
| Printed <u>11 AMCS A. J. WOODS B.L.S. 2027</u> | Date |
| Approved for Record: The following Governmental Bodies Have Approved this Plot, Map, or Plan for Filing: | |
| Weton County Planning and Development | Date |

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