



## 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

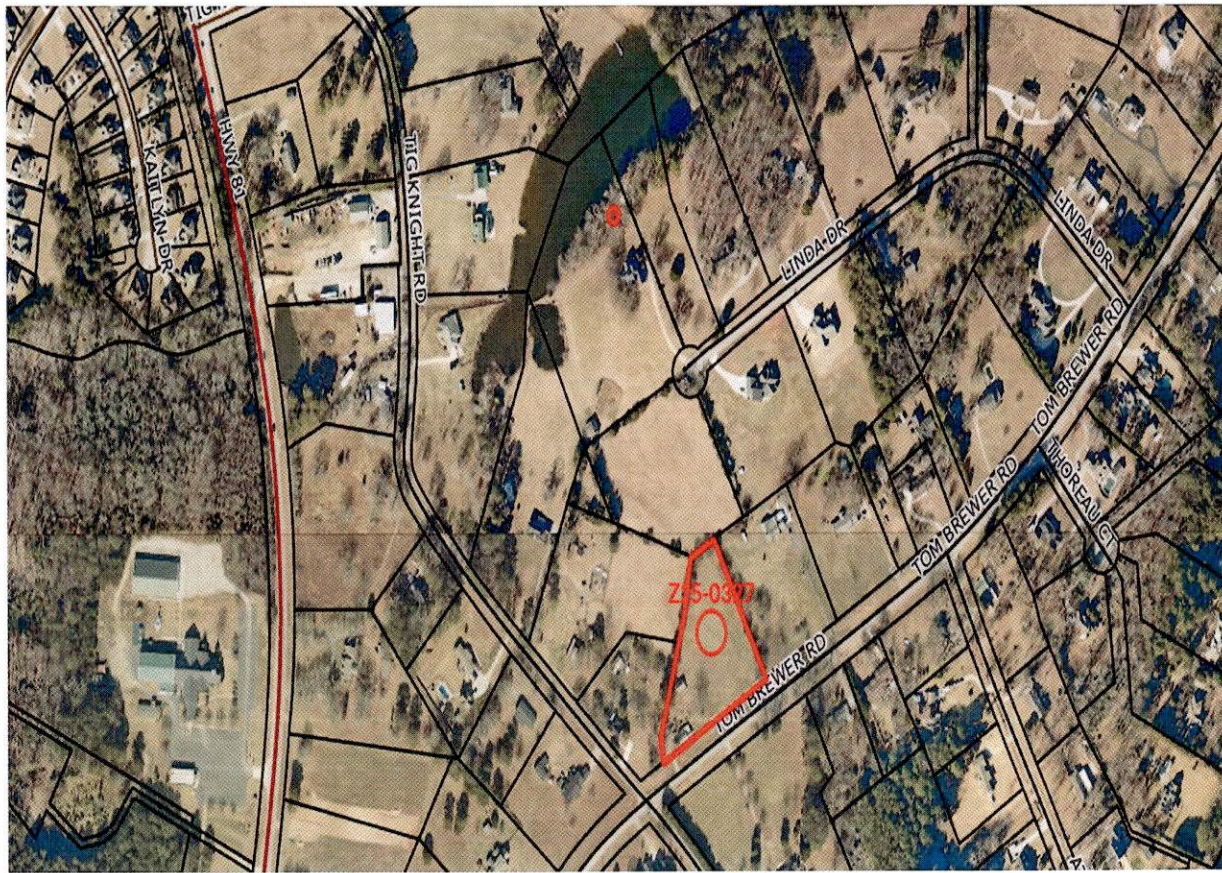
Map Number/Site Area: C0470010 – 2.28 acres

Character Area: Suburban

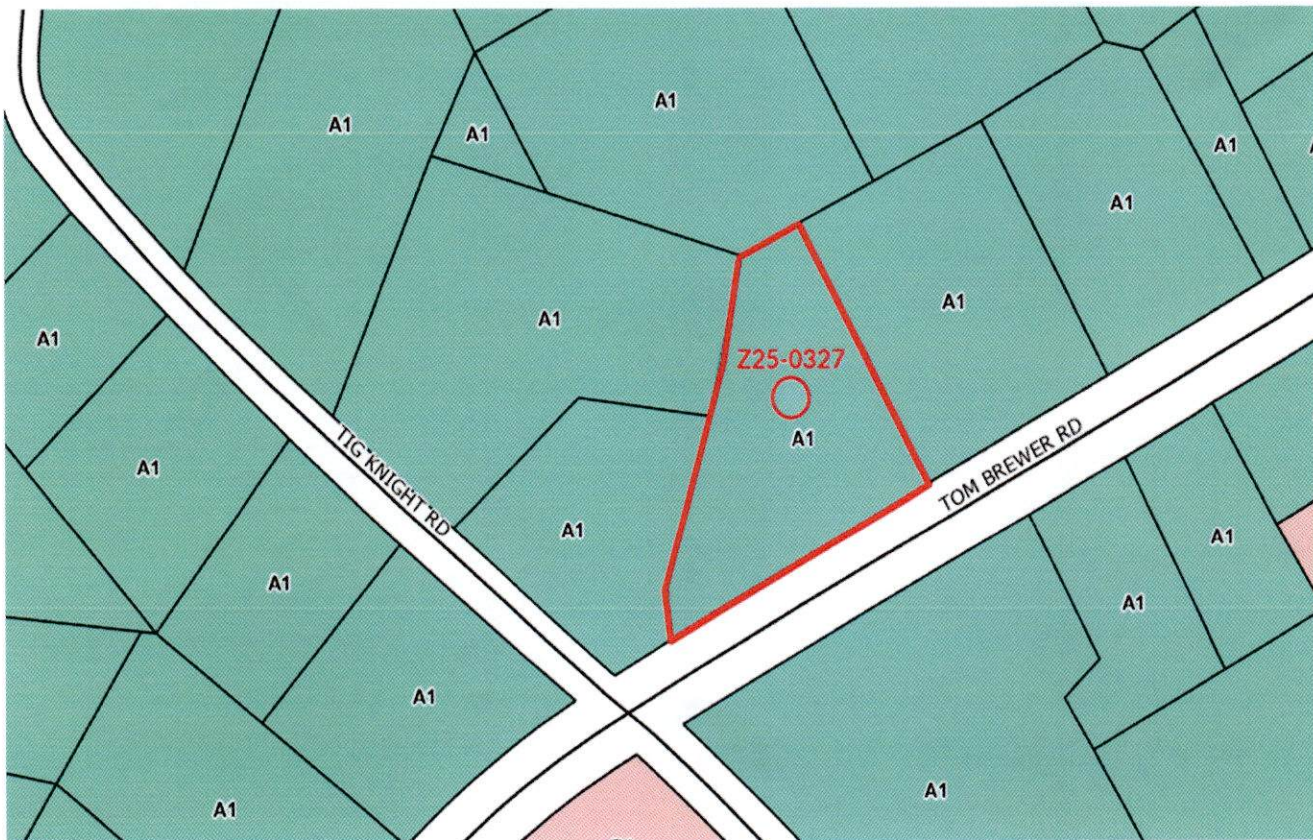
District 2 Commissioner- Pete Myers      Planning Commission—Chris Alexander

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





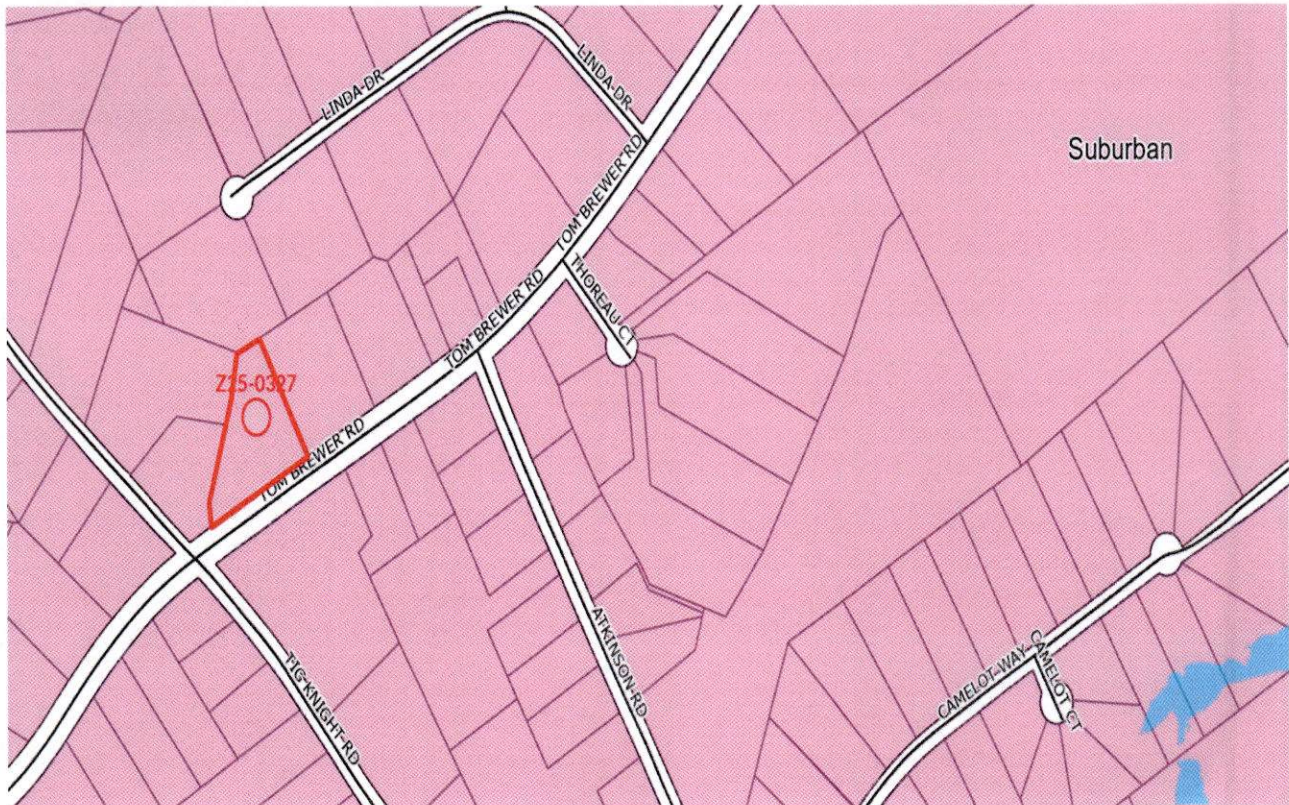
The surrounding properties are zoned A1.





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 (2<sup>nd</sup> 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

**Property Owner Name/Address/Phone**

Kim Crowe  
1490 Bradley Gin Rd  
Monroe

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

Phone # Same

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: X Provider: Walton County Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: X

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 K Crowe Date 9-29-25 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 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:

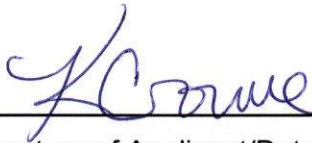
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

\_\_\_\_\_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



## 25202