



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 from A1 to R1 to create a buildable lot.

Address: 5100 Kent Rock Road, Loganville, Georgia 30052

Map Number/Site Area: C0290094

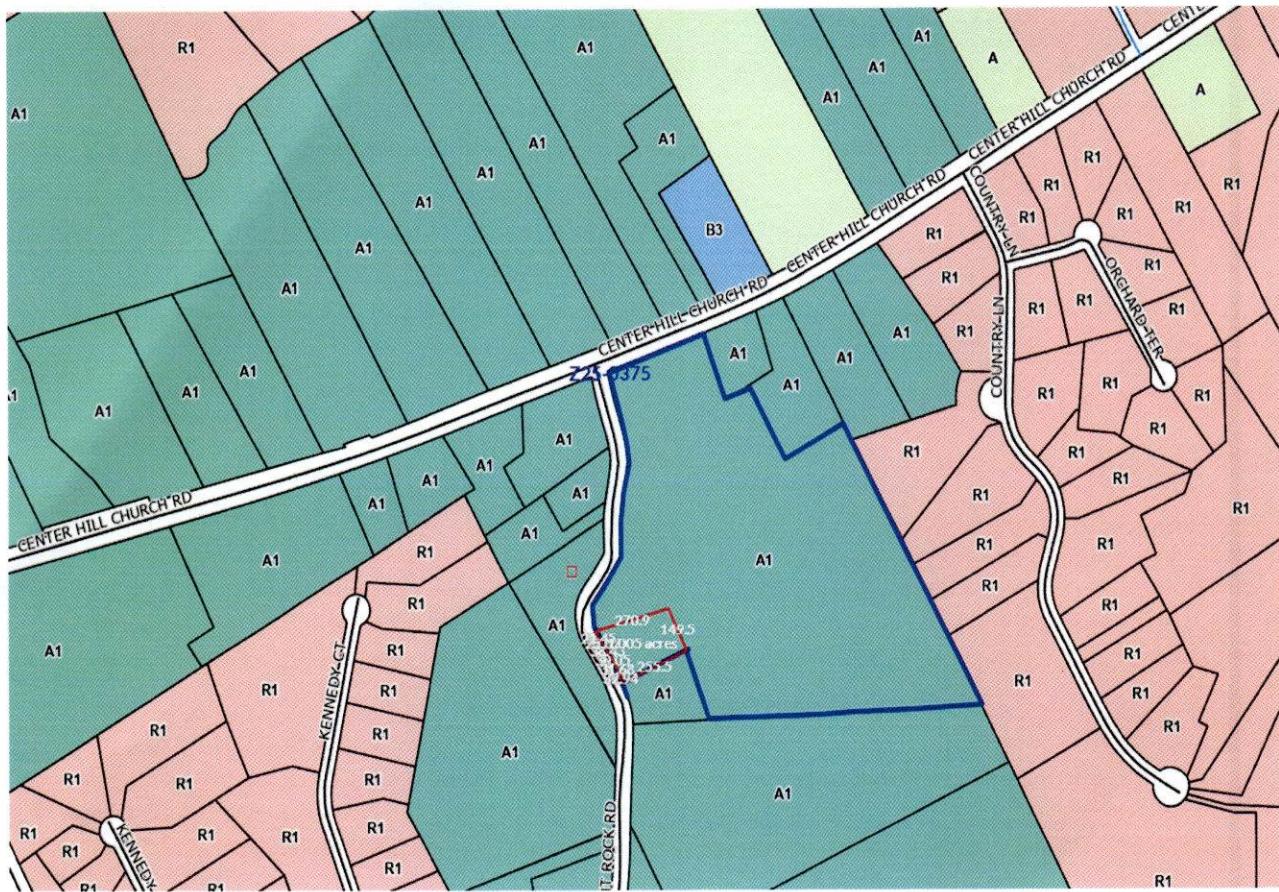
Character Area: Suburban

District 3 Commissioner-Timmy Shelnutt Planning Commission-John Pringle

Existing Site Conditions: Property consists of a house.

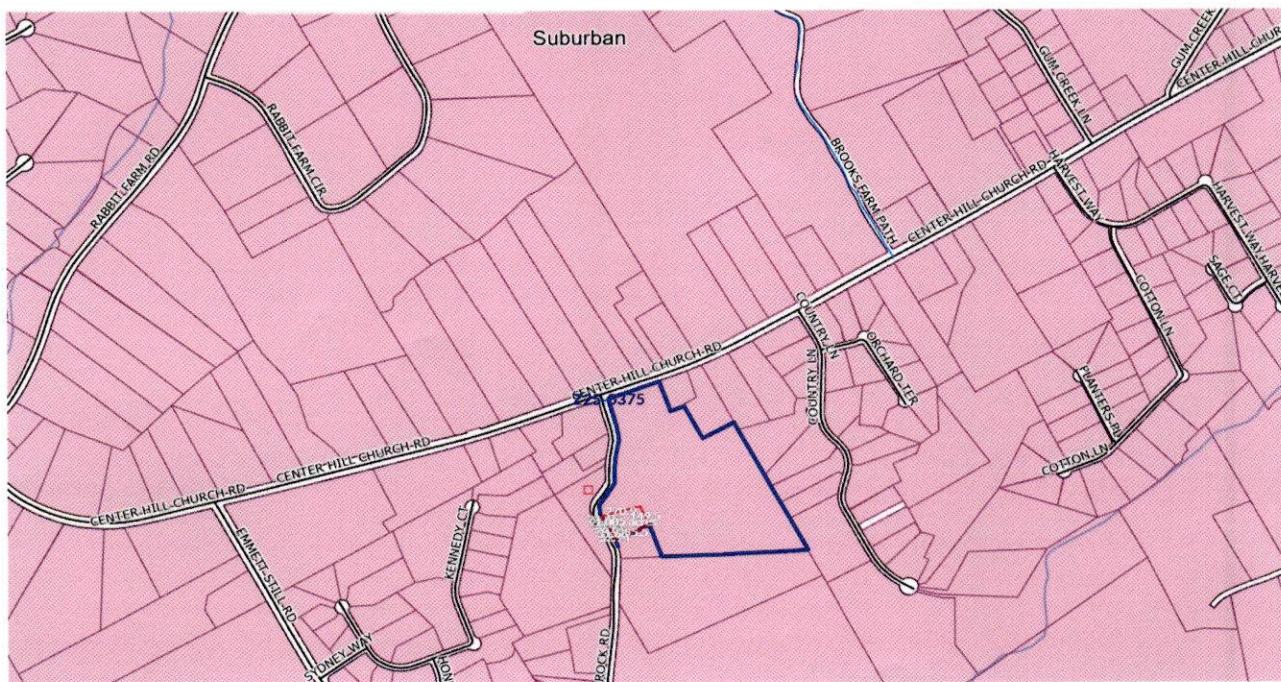


The surrounding properties are zoned A1 and R1.



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:

Sheriffs' Department:

Water Authority:

Fire Marshal Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

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 02/10/26 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C0290094

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
(25.05 Total acreage)

Existing Use of Property: Family land/no use

Existing Structures: House on 25 acre 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.

Pascal Myers 11-23 \$ 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/R1 West A1

Comprehensive Land Use: Suburban DRI Required? Y N

Commission District: 3 - Timmy Shelnutt 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.

Pascal Myre
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: 770-865-16681

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

Pasach Myers
Property Owner Signature

Print Name: Hunter Morris

Print Name: _____

Address: _____

Address: _____

Phone #: 770-865-16681

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

