



Planning and Development Department Case Information

Case Number: Z25-0343

Meeting Dates: Planning Commission 12-11-2025

Board of Commissioners 01-06-2026

Applicant/Owner:

Brad Echols
Tuiley Homes, LLC
2770 Dewey Hogan Road
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 2.72 acres from A1 to R1 to create a 1.15 acre buildable lot.

Address: 3600 Mary Lane & Linda Drive, Loganville, Georgia 30052

Map Number/Site Area: C0470030 – 2.72 acres

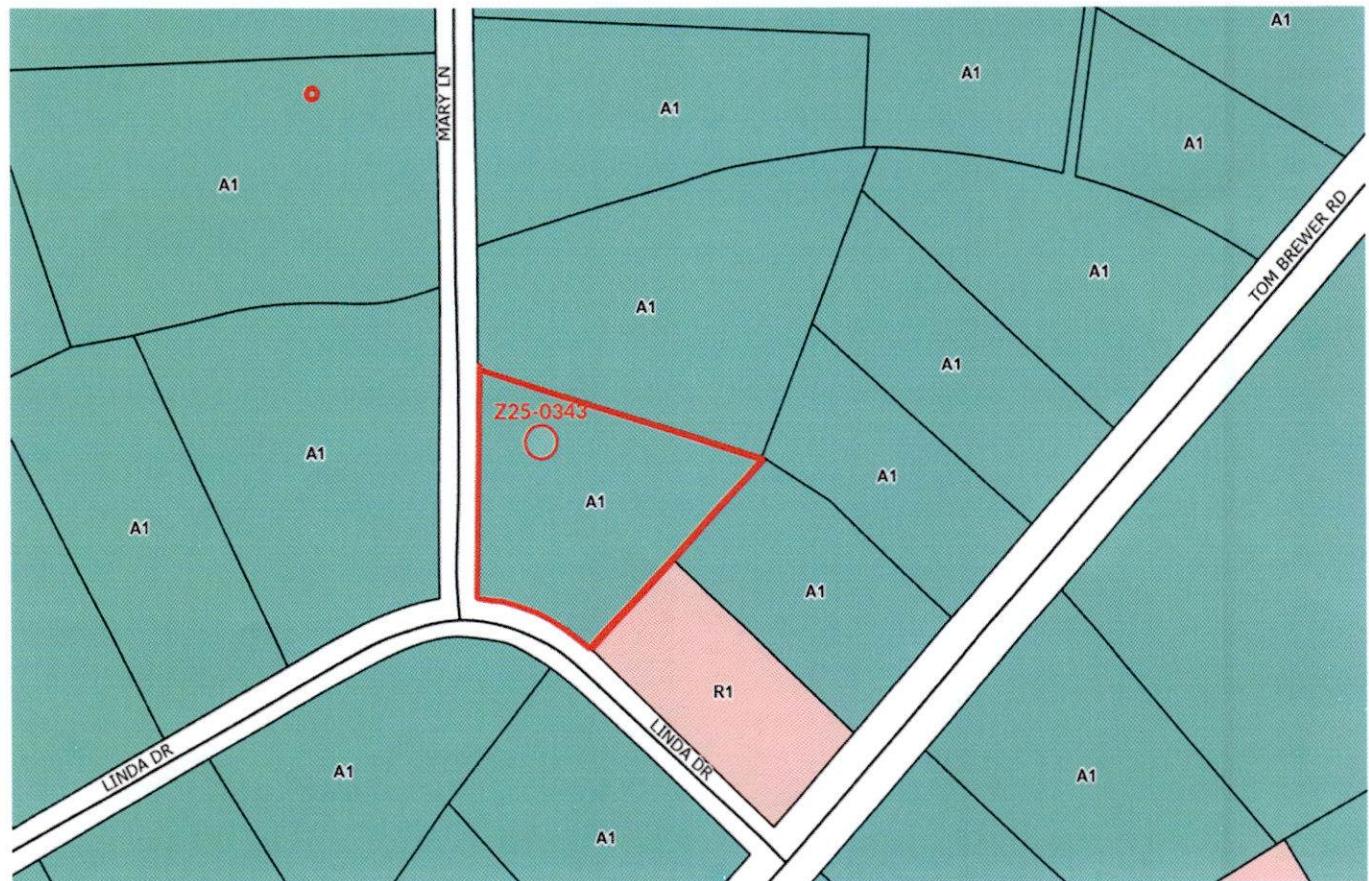
Character Area: Suburban

District 2 Commissioner- Pete Myers Planning Commission–Chris Alexander

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

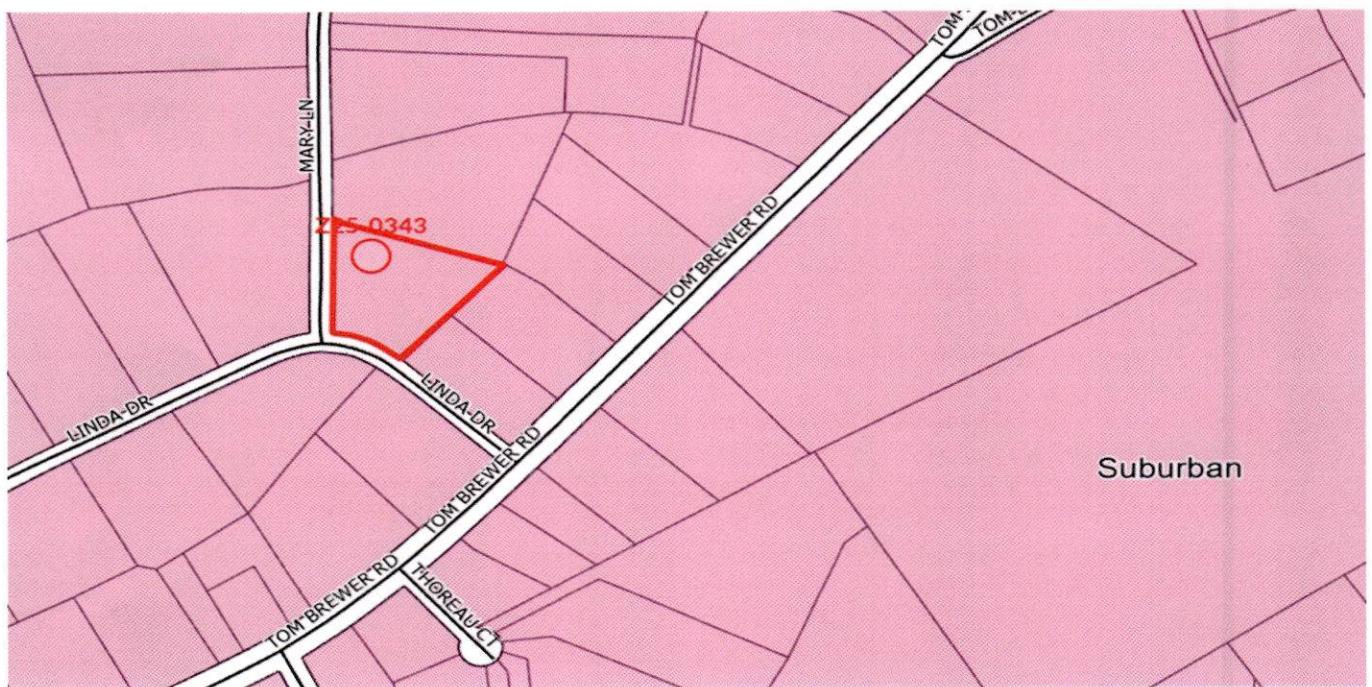


The surrounding properties are zoned A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Subdivisions:



History: No History

Staff Comments/Concerns:

Public Works: Public Works has No Issue with Approval of this Request.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Linda Drive and Mary Lane (static pressure: 48 psi, Estimated fire flow available, 2,200 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comment

Fire Department Review: No comment

Board of Education: This will have no effect on the School System.

GDOT: Will have no effect on GDOT.

City of Monroe: No comment received.

PC ACTION 12/11/2025:

Z25-0343 – Rezone 2.72 acres from A1 to R1 to create a 1.15-acre buildable lot -
Applicant/Owner: Brad Echols/Tuiley Homes, LLC – property located at 3600 Mary Lane
& Linda Drive – Map/Parcel C0470030 - District 2

Presentation: Brad Echols represented the case. He is a real estate agent, and he lives at 2770 Dewey Hogan Road. He would like to rezone this property to R1 to create a 1.5-acre buildable lot.

Chris Alexander asked if the access would be off of Mary Lane and Mr. Echols stated that was correct.

Public Comment: None

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

Rezone Application # 225-0343
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-11-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 1-6-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel CO470030 = 3600 Mary Lane Loganville, GA 30052

Applicant Name/Address/Phone # Brad Echols as Tuiley Homes, LLC **Property Owner Name/Address/Phone** Same

2770 Dewey Hogan Rd
Monroe, GA 30656

E-mail address: brad@echolsrealtyteam.com (If more than one owner, attach Exhibit "A")

Phone # 770-315-9292 Phone #

Location: 3600 Mary Ln & Linda Dr Requested Zoning R1 Acreage 1.15 2.72
Loganville, 30052

Existing Use of Property: Single family home on 2.72 Acres

Existing Structures: Single family home, detached garage, barn

The purpose of this rezone is to establish a 1.15 Acre buildable R1

Lot by subdividing existing 2.72 Acre property. Fencing +
Concrete flume in right away will be removed

Property is serviced by the following:

Public Water: X Provider: WCWSA 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.

Brad Echols 10/1/25 \$ 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 R1
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 _____

**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: Tuiley Homes, LLC
Address: 2770 Dewey Hogan Rd
Telephone: 770-315-9292
Location of Property: 3600 Mary Ln.
Map/Parcel Number: C047 0030
Current Zoning: A1 Requested Zoning: R1
Property Owner Signature: Brad Echols as Tuiley Homes LLC
Print Name: Brad Echols Property Owner Signature
Address: 2770 Dewey Hogan Rd
Phone #: 770-315-9292
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.

Justin Head
Notary Public

10/2/2025
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;

A mix of RI + AI properties. Adjoining property
3577 Linda Dr. is RI

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

Since there are already RI properties on the street + immediately next door there should be no diminished values. A new construction home will be built there which will increase values

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

New construction sold on this street will improve the look + values of the area.

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

Increased values is the gain.
I no longer have the ability or desire to ~~no longer~~ maintain all 2.72 Acres so not subdividing it will likely create an over grown area not properly maintained.

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

It is suitable with adequate road frontage + utilities.

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.

Not Vacant

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 X 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.

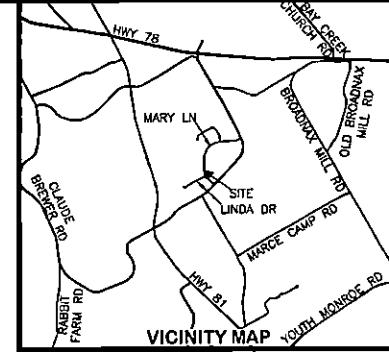
Brad Echols 10.125

Signature of Applicant/Date

Check one: Owner X Agent _____

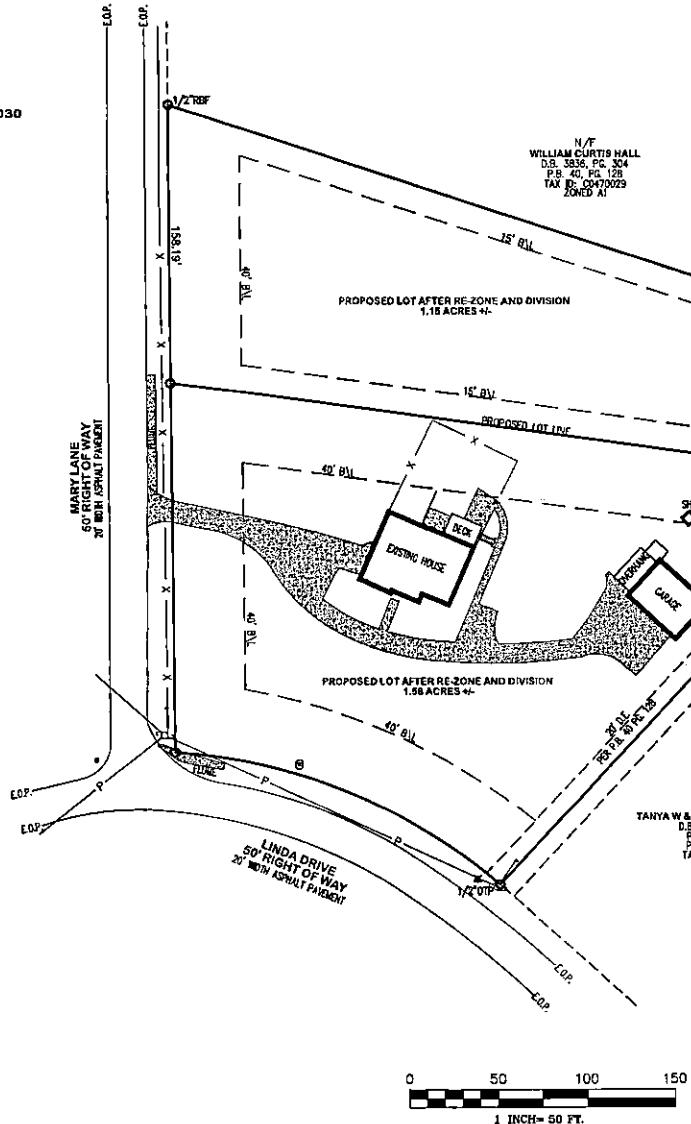
**CONCEPT PLAN FOR POSSIBLE RE-ZONING
PARENT TAX PARCEL: C0470030**

**PARENT PARCEL ZONED A1
PROPOSED R1 ZONING TO ALLOW 1 ACRE MINIMUM LOT SIZE**



TULLNEY HOMES LLC

CURRENT OWNER OF TAX PARCEL C0470030
TULLEY HOMES LLC
2270 DEWEY HOGAN RD
MONROE, GA 30655



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DATE: 05/13/2025 SCALE: 1=50' DRAWN BY: A. HEMINGWAY
JOB NUMBER: 25-946

ACRE GROUP, INC.
139 W. WASHINGTON ST. | NAPERVILLE, ILLINOIS 60560 | 708.431.4950
PROFESSIONAL SURVEYORS
LAND DEVELOPMENT SURVEYING AND MAPPING

TEXT LEGEND

| | |
|------|--------------------------|
| C/L | CENTERLINE |
| C&G | CURB & GUTTER |
| DB | DEED BOOK |
| RCP | REINFORCED CONCRETE PIPE |
| CMP | CONCRETE MANHOLE PIPE |
| EP | EDGE OF PAVEMENT |
| FFE | FINISHED FLOOR ELEVATION |
| IE | INVERT ELEVATION |
| RBF | REBAR PIN FOUND |
| IPS | IRON PIPE SET |
| CM | CONCRETE MONUMENT FOUND |
| LL | LAND LOT |
| N/F | NOW OR FORMERLY |
| PL | PROPERTY LINE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| R/W | RIGHT OF WAY |
| DI | DROP INLET |
| WA | WATER |
| WV | WATER VALVE |
| FES | FLARED END STRUCTURE |
| SSMH | SANITARY SEWER MANHOLE |
| UTP | UNDERGROUND TRUNK PIPE |
| MP | MANHOLE PEG |

SYMBOL LEGEND

- ■ IRON PIN FOUND/SET
- ■ CALCULATED POINT
- ■ POWER POLE
- ■ LIGHT POLE
- ■ TELEPHONE PEDESTAL
- ■ GAS MARKER
- ■ WATER VALVE
- ■ FIRE HYDRANT
- ■ SEWER MANHOLE
- ■ CLEAN-OUT
- ■ SEWER LINE
- X ■ FENCE LINE
- P ■ OVERHEAD POWER



Tracie Malcom <tracie.malcom@co.walton.ga.us>

Re: 3600 Mary Lane Loganville

1 message

Brad Echols <brad@echolsrealtyteam.com>

Wed, Oct 15, 2025 at 4:35 PM

To: Tracie Malcom <tracie.malcom@co.walton.ga.us>, Brad Echols <brad@echolsrealtyteam.com>

Is it OK if I just write it in the body of this email? If so, here you go....

My plan is to create a residential buildable lot that in the next 1-2 years I will build a home on it. As part of this approval, I will also be removing the fence and the concrete flume from the right away.

Thank You,



Brad Echols | FOUNDER/REALTOR®

EXTOL Realty Group

Cell: 770-315-9292

www.EcholsRealtyTeam.com

EXTOL REALTY

"Every day I will praise you and EXTOL your name for ever and ever" Psalms 145:2

Book a Meeting with Brad [MEETING LINK](#)

"I have not verified any of the information contained in those documents that were prepared by other people. You will never receive wire instructions or changes to previously provided wire instructions from myself or my team".

On Tue, Oct 14, 2025 at 3:49 PM Tracie Malcom <tracie.malcom@co.walton.ga.us> wrote:

As I was putting your file together - I noticed that we did not have a letter of intent. It doesn't need to be long - only what is the reason you are requesting the rezone.

You can e-mail that to me.

I pulled the recorded plat so you are good there.

On Tue, Oct 14, 2025 at 3:35 PM Tracie Malcom <tracie.malcom@co.walton.ga.us> wrote:

Mr. Echols: It was nice meeting you today.

Attached is a copy of the front page of the Rezone Application showing your Case #Z25-0343.

Your meeting dates are 12/11/2025 at 6:00 p.m. at the Walton County Historic Courthouse, 2nd Floor. You will come to the meeting, sign in and pick up an agenda. When your case is called you will go to the microphone and state your name and what you are requesting. The Planning Commission will make a