



Planning and Development Department Case Information

Case Number: Z26-0288

Meeting Dates: Planning Commission 11-05-2026

Board of Commissioners 12-01-2026

Applicant:

K and M Home Builders, LLC
5072 Bristol Industrial Way, Suite A
Buford, Georgia 30518

Owner:

Pleasant Valley Developers, LLC
5072 Bristol Industrial Way, Suite A
Buford, Georgia 30518

Current Zoning: The current zoning is A2OSC.

Request: Rezone 86.83 acres from A2OSC to R1OSC to create a 71-lot residential subdivision.

Address: Pleasant Vally Road, Monroe, Georgia 30655

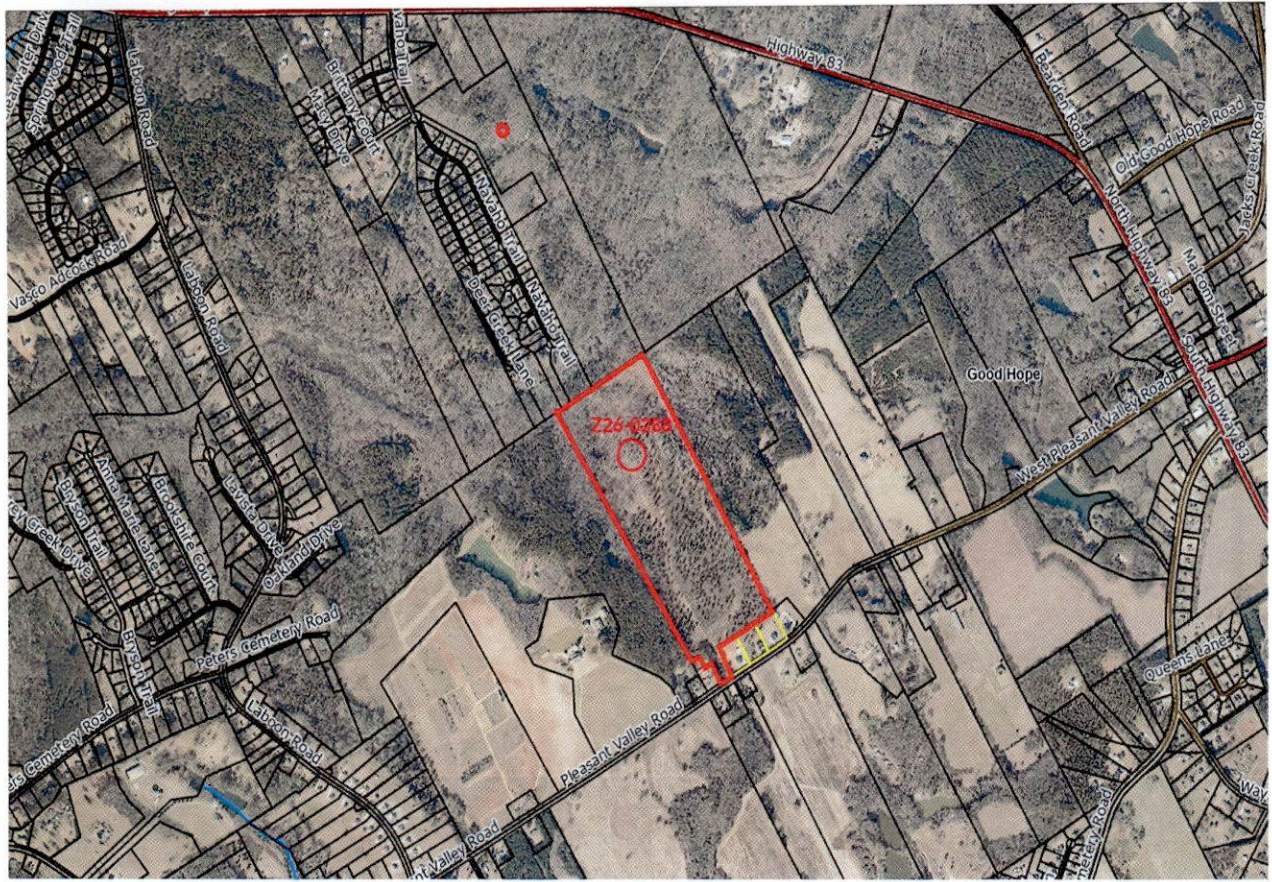
Map Number/Site Area: C1810021 – 86.83 acres

Character Area: Suburban

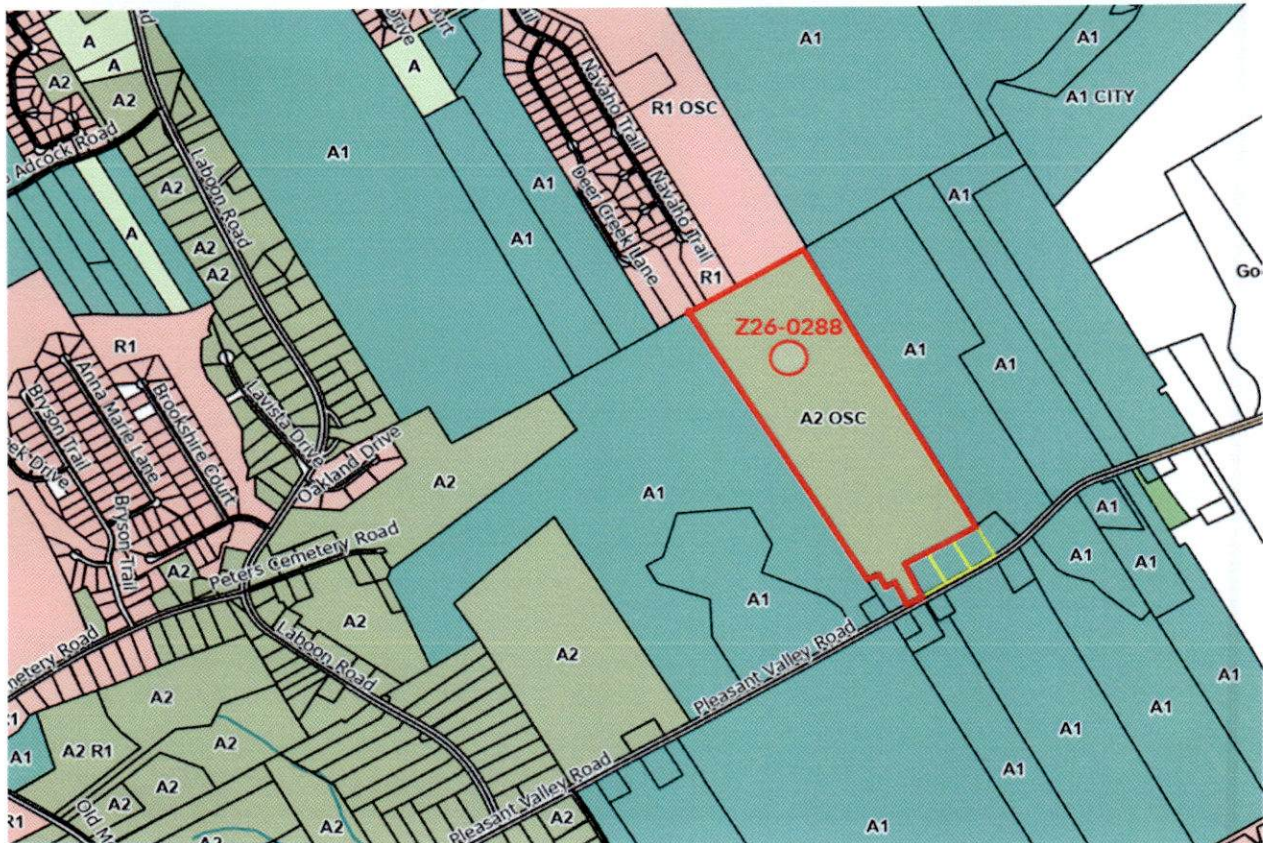
District 6 Commissioner- Kirklyn Dixon

Planning Commission–Timothy J Kemp

Existing Site Conditions: Property is vacant.

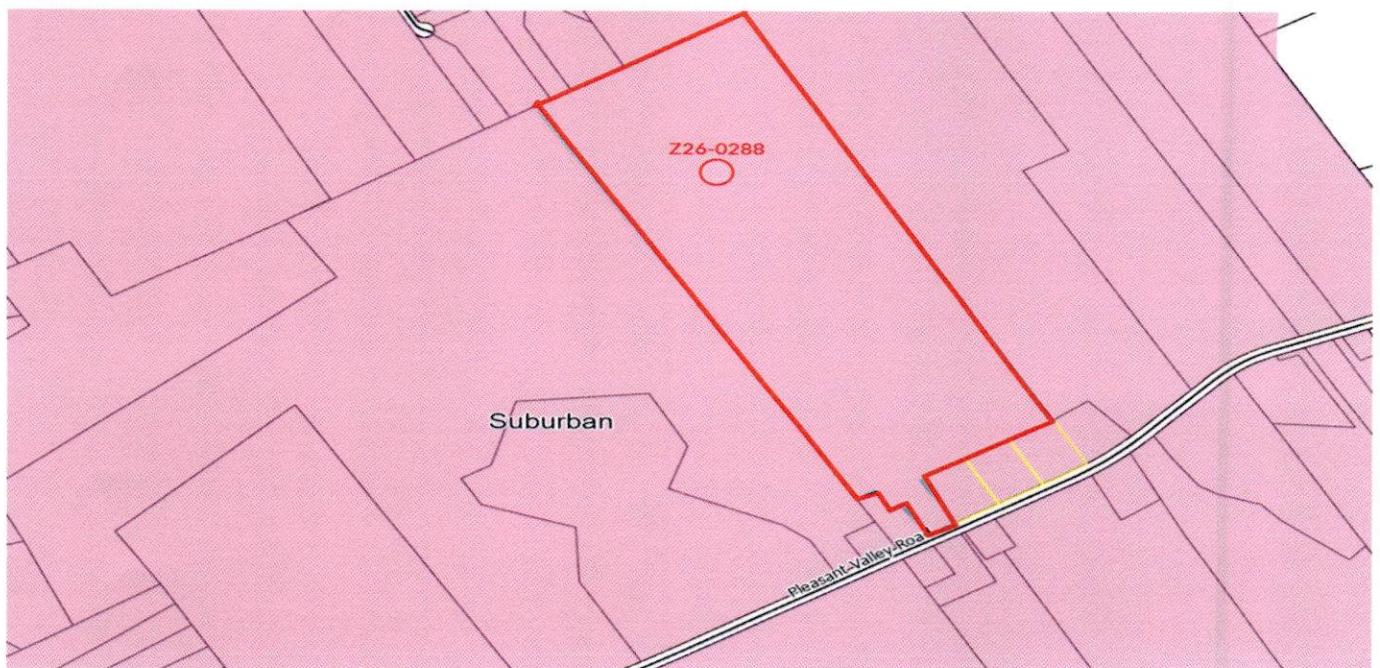


The surrounding properties are zoned A1, R1 and R1OSC.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

Z23060002	Freeman Berrong Properties, LLC	Residential Subdivision & Variance to reduce street width from 24' back to curb to back to curb	C1810021 Pleasant Valley Road	Approved w/conditions
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Conditions: Approved the zoning of A2OSC so it says agriculture, with a maximum of 56 lots and density of 1.52 houses per acre which is 13 lots more than A1 but 16 lots less than the developer is asking for and with the conditions presented:

1. Minimum sq. ft. on single story lots to be 2,300;
2. Minimum sq. ft. on two-story lots to be 2,800;
3. Roads will not be stubbed into adjoining properties;
4. Roads will be curb and gutter;
5. Facades to include cement siding with some combination of brick, stone, board and batten or shake accents;
6. Front yards to be sodded; and
7. Mandatory HOA with HOA managing the open space.

Staff Comments/Concerns:**Public Works:****Sheriff's Department:****Water Authority:****Fire Marshall Review:****Fire Department Review:****Board of Education:****GDOT:****City of Loganville:**

City of Social Circle:

City of Monroe:

Rezone Application # 226-0288

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

Planning Comm. Meeting Date 11/5/26 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12/1/26 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1810021

Applicant Name/Address/Phone #

KandM Homebuilders LLC
5072 Bristol Industrial Way
Suite A
Buford GA 30518

Property Owner Name/Address/Phone

Pleasant Valley Developers LLC
5072 Bristol Industrial Way
Suite A
(If more than one owner, attach Exhibit "A")
Buford GA 30518

Location: Pleasant Valley Rd Requested Zoning R1 OSC Acreage 86.83

Existing Use of Property: VACANT LAND UNDEVELOPED

Existing Structures: NONE

The purpose of this rezone is DEVELOP A COMMUNITY OF 71 R1 OSC
LOTS FOR RESIDENTIAL USE.

Property is serviced by the following:

Public Water: ☒ Provider: WALTON COUNTY WATER Well: N/A

Public Sewer: N/A Provider: _____ Septic Tank: YES

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 [Signature]

Date 30 SEPT 2026

Fee Paid \$1200⁰⁰

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 A2 OSC Surrounding Zoning: North R1 South A1
East A1 West A1

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

Commission District: 6-Kirklyn Dixon 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 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.



30 SEPT 2020

Signature of Applicant/Date

Check one: Owner X Agent _____

**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: Pleasant Valley Developers LLC

Address: 5072 Bristol Industrial Way, Suite A, Buford GA 30518

Location of Property: 0 Pleasant Valley Rd

Map/Parcel Number: C1810021

Current Zoning: A20SC Requested Zoning: R10SC


Property Owner Signature

Property Owner Signature

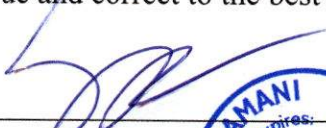
Print Name: Keith Boeckman

Print Name: _____

Address: 5072 Bristol Ind Way, Buford GA 30518

Address: _____

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.


Notary Public



30 SEP 2024
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;

C181002414 PARCEL TO SW ZONED A1
PARCEL TO NW ARE ZONED R1 AND R1 OSC
C1810018 PARCEL TO NE ZONED A1
ADJACENT 3 RES PARCELS TO SE ARE ZONED A1 (FRONT ON P. VALLEY)

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

THE PROPOSED ZONING REQUEST SHOULD NOT HAVE ANY NEGATIVE OR DIMINISHING IMPACT TO ANY PROPERTIES IN THE AREA

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

THE PROPOSED ZONING PROVIDES ADDITIONAL RES HOUSING FOR THE AREA. THERE IS NO ANTICIPATED DESTRUCTION OF SURROUNDING PROPERTY VALUES EXPECTED

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

THE PUBLIC WILL BENEFIT THROUGH ADDITIONAL PROPERTY TAXES GENERATED AS COMPARED TO CURRENT ZONING OF A2 OSC. ADDITIONALLY ADDITIONAL HOMESITES WILL ASSIST IN REDUCING PER LOT DEVELOPMENT COST.

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

THE PROPOSED REQUEST FALLS WITHIN PARAMETERS
PER LAND USE MAP, WITH COMPLIANCE TO THE
SUBURBAN CHARACTER AREA

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

THIS PROPERTY HAS NOT OCCUPIED AS ZONED
SINCE AUGUST 2023.

Letter of Intent

September 30, 2026

Ms. Parr,

Pleasant Valley Developers LLC is requesting to rezone 86.83 acres being parcel C181000000021000, located on Pleasant Valley Road in Good Hope GA. The applicant is requesting to rezone to R1OSC designation for a residential community containing 71 Lots. The proposed homes will have a minimum of 2200 sq ft for ranch style homes and 2400 sq ft for two story homes. We propose a recreation area to include 2 pickle ball courts and the Mail Kiosk.

Roads are to have 60' of R/W with 28' width BOC and 24' width EOP.

Thank you!

Gary Gettis

404 569 4221

PINE VALLEY FOREST SUBDIVISION

National Flood Hazard Layer (NFHL) Map



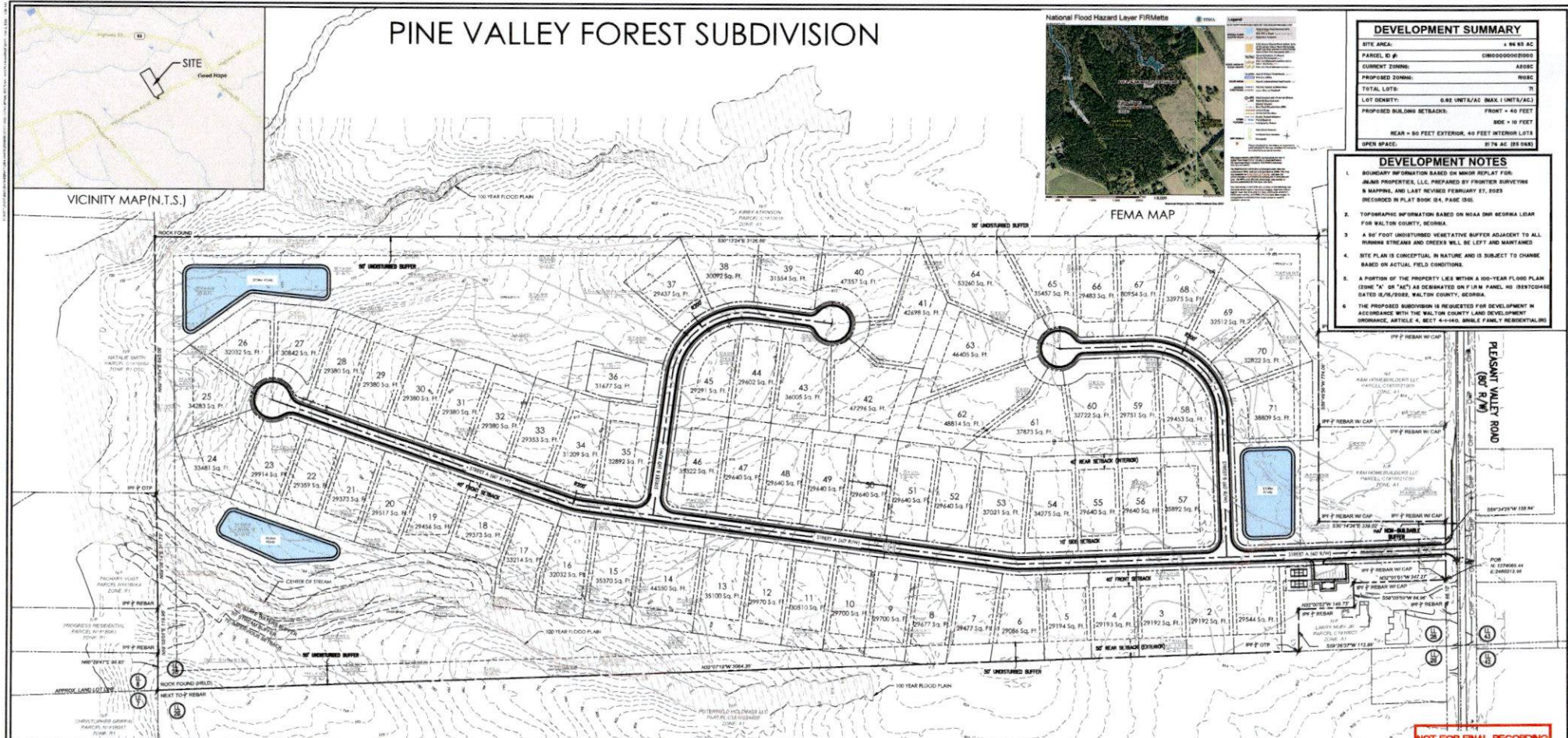
FEMA MAP

DEVELOPMENT SUMMARY	
SITE AREA:	4.86 AC
PANEL ID #:	C0000000000000
CURRENT ZONING:	AR00C
PROPOSED ZONING:	NR00C
TOTAL LOTS:	71
LOT DENSITY:	0.82 UNITS/AC (MAX: 1 UNIT/AC)
PROPOSED BUILDING SETBACK:	FRONT - 40 FEET SIDE - 10 FEET REAR - 50 FEET EXTERIOR, 40 FEET INTERIOR LOTS
OPEN SPACE:	8176 AC (85.08%)

DEVELOPMENT NOTES

- BOUNDARY INFORMATION BASED ON AERIAL PHOTOGRAPHY. JAMES PROPERTIES, LLC, PREPARED BY FORTRESS SURVEYING & MAPPING, AND LAST REVISED FEBRUARY 27, 2023. RECORDED IN PLAT BOOK 24, PAGE 050.
- TOPOGRAPHIC INFORMATION BASED ON NOAA 10M GEOTIFF DATA FOR WALTON COUNTY, GEORGIA.
- A 50 FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
- SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
- A PORTION OF THE PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN (ZONE "A" OR "A1") AS DEMONSTRATED ON FIRM PANEL NO. 02070040000000000000. WALTON COUNTY, GEORGIA.
- THE PROPOSED SUBDIVISION IS REQUESTED FOR DEVELOPMENT IN ACCORDANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, ARTICLE 6, SECTION 6-14-00, SINGLE-FAMILY RESIDENTIAL (SFR).

VICINITY MAP (N.T.S.)



SUITABLE SOIL LOT AREA TABLE

LOT NUMBER	TOTAL AREA (SF)	SUITABLE AREA (SF)	LOT WIDTH (SF)	LOT NUMBER	TOTAL AREA (SF)	SUITABLE AREA (SF)	LOT WIDTH (SF)	LOT NUMBER	TOTAL AREA (SF)	SUITABLE AREA (SF)	LOT WIDTH (SF)	LOT NUMBER	TOTAL AREA (SF)	SUITABLE AREA (SF)	LOT WIDTH (SF)
1	28,444	26,060	128.94	31	28,373	25,780	127.83	41	42,686	34,793	153.44	61	37,873	28,144	170.75
2	29,362	25,729	127.82	32	28,369	25,714	127.83	42	47,286	34,793	153.44	62	48,864	34,688	170.75
3	29,362	25,729	127.82	33	28,364	25,706	127.83	43	34,000	32,860	137.47	63	44,408	34,444	170.75
4	29,362	25,729	127.82	34	28,364	25,706	127.83	44	29,802	28,876	124.54	64	35,260	28,740	170.75
5	29,362	25,729	127.82	35	28,364	25,706	127.83	45	29,802	28,876	124.54	65	35,260	28,740	170.75
6	29,362	25,729	127.82	36	28,364	25,706	127.83	46	29,802	28,876	124.54	66	35,260	28,740	170.75
7	29,362	25,729	127.82	37	28,364	25,706	127.83	47	29,802	28,876	124.54	67	35,260	28,740	170.75
8	29,362	25,729	127.82	38	28,364	25,706	127.83	48	29,802	28,876	124.54	68	35,260	28,740	170.75
9	29,362	25,729	127.82	39	28,364	25,706	127.83	49	29,802	28,876	124.54	69	35,260	28,740	170.75
10	29,362	25,729	127.82	40	28,364	25,706	127.83	50	29,802	28,876	124.54	70	35,260	28,740	170.75
11	30,860	26,864	133.83	41	28,364	25,706	127.83	51	29,802	28,876	124.54	71	35,260	28,740	170.75
12	29,370	26,864	133.83	42	28,364	25,706	127.83	52	29,802	28,876	124.54				
13	29,370	26,864	133.83	43	28,364	25,706	127.83	53	29,802	28,876	124.54				
14	29,370	26,864	133.83	44	28,364	25,706	127.83	54	29,802	28,876	124.54				
15	29,370	26,864	133.83	45	28,364	25,706	127.83	55	29,802	28,876	124.54				
16	29,370	26,864	133.83	46	28,364	25,706	127.83	56	29,802	28,876	124.54				
17	29,370	26,864	133.83	47	28,364	25,706	127.83	57	29,802	28,876	124.54				
18	29,370	26,864	133.83	48	28,364	25,706	127.83	58	29,802	28,876	124.54				
19	29,370	26,864	133.83	49	28,364	25,706	127.83	59	29,802	28,876	124.54				
20	29,370	26,864	133.83	50	28,364	25,706	127.83	60	29,802	28,876	124.54				

SOIL MAP KEY

	NR00C SOIL CLASSIFICATION
	LEVEL 3 SOIL BOUNDARY
	DITCH & 50' SETBACK
	UNSUITABLE SOIL PATCH

OWNER/DEVELOPER:

PLEASANT VALLEY DEVELOPERS, LLC
5072 BRISTOL
INDUSTRIAL SUITE A
BUDORF, GA 30518

CONCEPTUAL REZONING
EXHIBIT
PLEASANT VALLEY
WALTON COUNTY, GA

PREPARED FOR:
PLEASANT VALLEY DEVELOPERS, LLC

PREPARED BY:
THOMAS HARTMAN

10/10/2023
10/10/2023
10/10/2023



DATE: 10/10/2023	SCALE: 1" = 120'
DRAWN: JPH	CHECKED: JPH