



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.

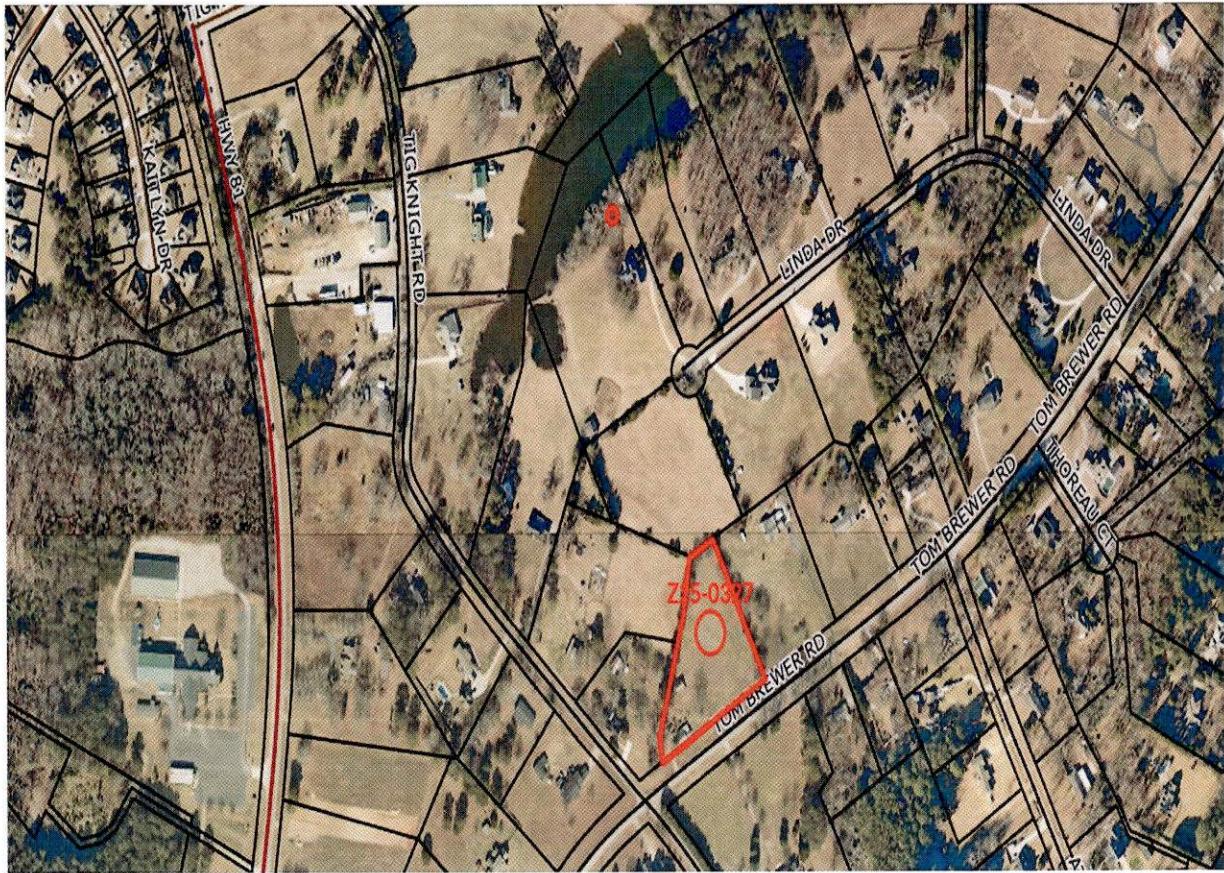
Address: 3707 Tom Brewer Road, Loganville, Georgia 30052

Map Number/Site Area: C0470010 – 2.28 acres

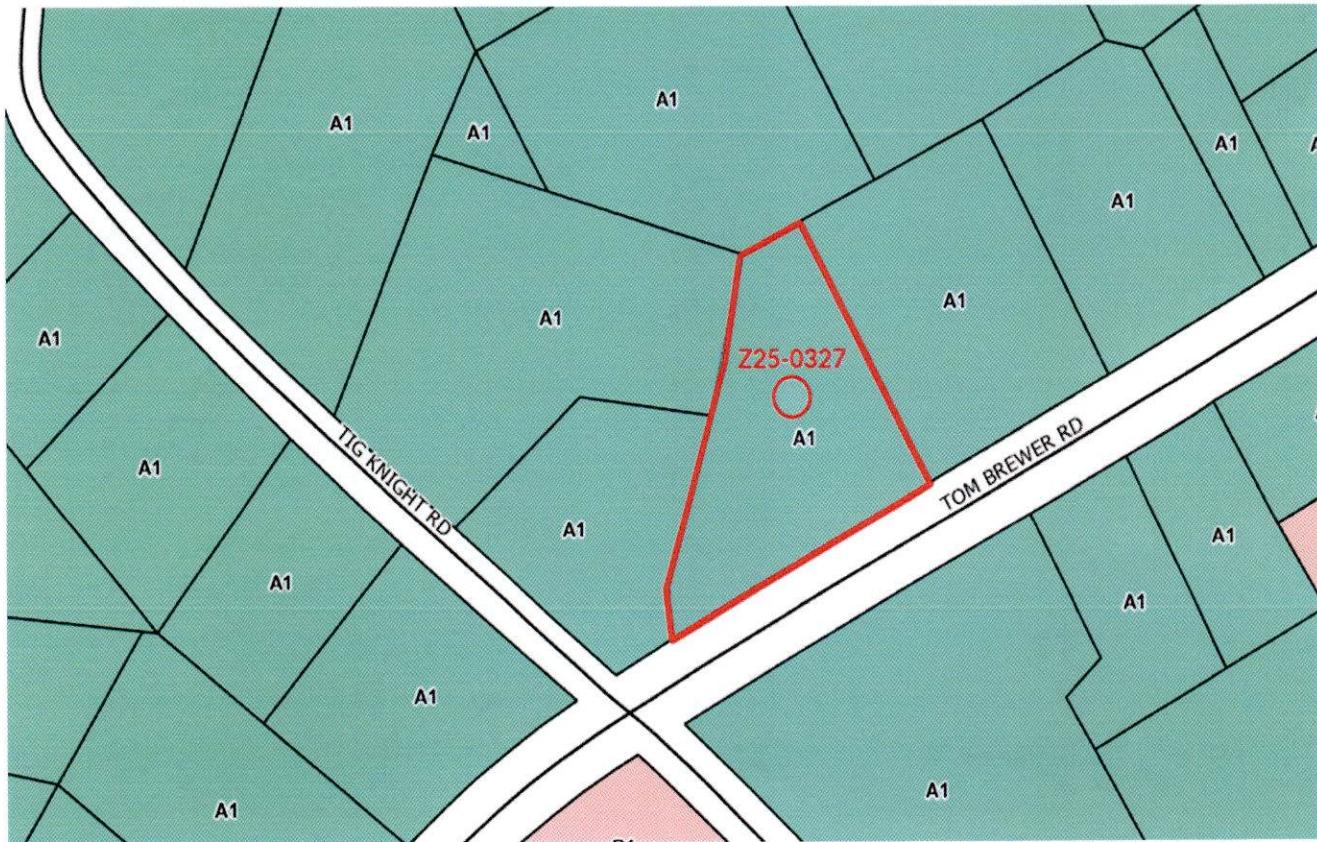
Character Area: Suburban

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:

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 # 404-788-1514

Location: 3707 Tom 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

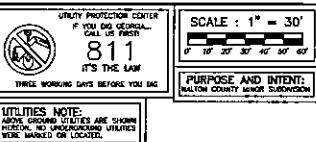
Check one: Owner Agent _____

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



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 SANTA CLARA, CA
MUNICIPAL CODE
BUILDING SETBACK REQUIREMENTS:
FRONT - 10'
SIDE - 5'
REAR - 40'

TOPOGRAPHIC INFORMATION: SOUTHERN HORIZON
TAKEN FROM ZONING MAPS AND
MUNICODE.COM ONLINE LIBRARY.
NOT A SURVEY, NOT A PROJECTION PROVIDED FOR
THIS SURVEY.

EDIMENTS AND SETBACKS SHALL BE
CONFIRMED AND VERIFIED BY PLANNING
AND ZONING PRIOR 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 DETERMINED BY 44 CFR 31.7070, 01/23/96	
DATE: 12/18/2014	
THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FLOOD 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 ENTITIES NAME
HEREON, AND NO EXPRESS OR IMPLIED WARRANTIES
WITH RESPECT TO THE SURVEY ARE MADE.
THIS SURVEY IS TO BE EXTENDED TO ANY SURVEY
OR PLATTING OTHER THAN THOSE LISTED HEREIN.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN CHAPTER 150-8.0 OF THE RULES
THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH
THE GEORGIA PLAT ACT (CGA) 150-8-87.

PURSUANT TO RULE 150-8.0(B) OF THE GEORGIA
STATE BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS, THE TERM
TOLERANCE OR COMMISSION MEANS TO DECLINE
AN ALLOWABLE ERROR IN A SURVEY.

THE INFORMATION CONTAINED
HEREIN IS PROVIDED FOR
REFERENCE PURPOSES ONLY.
THE INFORMATION IS
NOT PROVIDED AS AN
EXHAUSTIVE STATEMENT
OF THE FEATURES
OR FINDINGS OF THE
ITEMS TESTED.
THE INFORMATION
DOES NOT CONSTITUTE A
WARRANTY
OR GUARANTEE, EITHER
EXPRESSED OR IMPLIED.

NOTES:

TOTAL STATION.
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 0.3 SECONDS
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 193,791 FEET
TRACT 2

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,215,236 FT OVERALL.
THIS MAP OR PLAT HAS BEEN CALCULATED

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 278,512 FEET.
ALL IRON PINS SET ARE 1/2" REBAR WITH
CAR CO. 212 LINER AND
CAR CO. 212 LINER AND

INFORMATION REGARDING THE REPUTED PRESENT
CHARACTER AND LOCATION OF [REDACTED] UNDER
AND STRUCTURES IS SHOWN HEREON. THERE
ARE FIVE (5) PAGES OF INFORMATION.

OF THE ACCURACY OF THIS INFORMATION AND
CONSIDERED IN THAT LIGHT BY THOSE USING
THE LOCATION AND ARRANGEMENT OF UNDER
AND STRUCTURES SHOWN HEREON MAY BE *

UTILITIES AND STRUCTURES NOT SHOWN MAY
THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS
CONTRACTORS SHALL HEREBY DISTINCTLY UNDERTAKE.
SURVEYOR IS NOT RESPONSIBLE FOR THE COST

SUFFICIENCY OF THIS INFORMATION SHOWN

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Page 1 of 1

PROPERTY DESCRIPTION: MINOR SUBDIVISION FOR
KIM CROWE
3707 TOM BROWN ROAD, LOGANVILLE, GEORGIA, 30052
30% OF MURKIN ESTATES SUBDIVISION - BLOCK A
N12° 54' 50" E107° 45' 00" DISTRICT: 41H

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com C01-LS4000714

CERTIFICATION:	
I, the undersigned, declare that the property described in G.C.R.A. section 15-8-67, this plat, was surveyed by a Local Surveyor and approved by an appropriate authority for recording. Such surveyor and appropriate authority are listed on the back of this plat. Such郊approvals and signatures should be confirmed by the governmental bodies by any purchaser or user of the land or property described in this plat. This plat complies with the minimum technical standards for property surveys as set forth in the rules and regulations of the Georgia Board of Land Surveyors and an attestation is made in G.C.R.A. section 15-8-67.	
09/25/2025	
MIS. A. JONES	B.I.S. 1957
Date	
I, the undersigned, declare that this Plat, Map, or Plan for Filing Governmental Bodies Have Approved this Plat, Map, or Plan for Filing	
Date	

SIGNATURE	PRINTED NAME	DATE
075		
025		
202		