



## 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

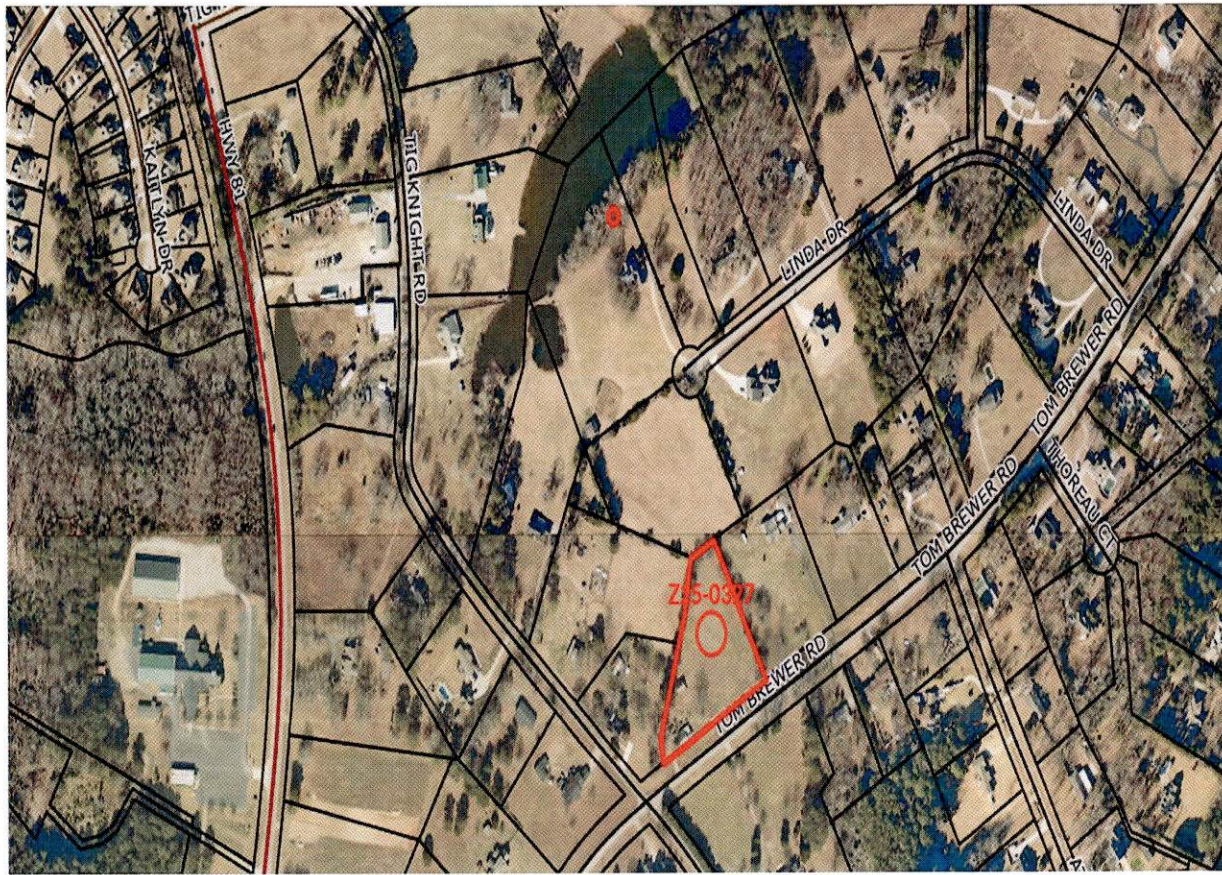
Map Number/Site Area: C0470010 – 2.28 acres

Character Area: Suburban

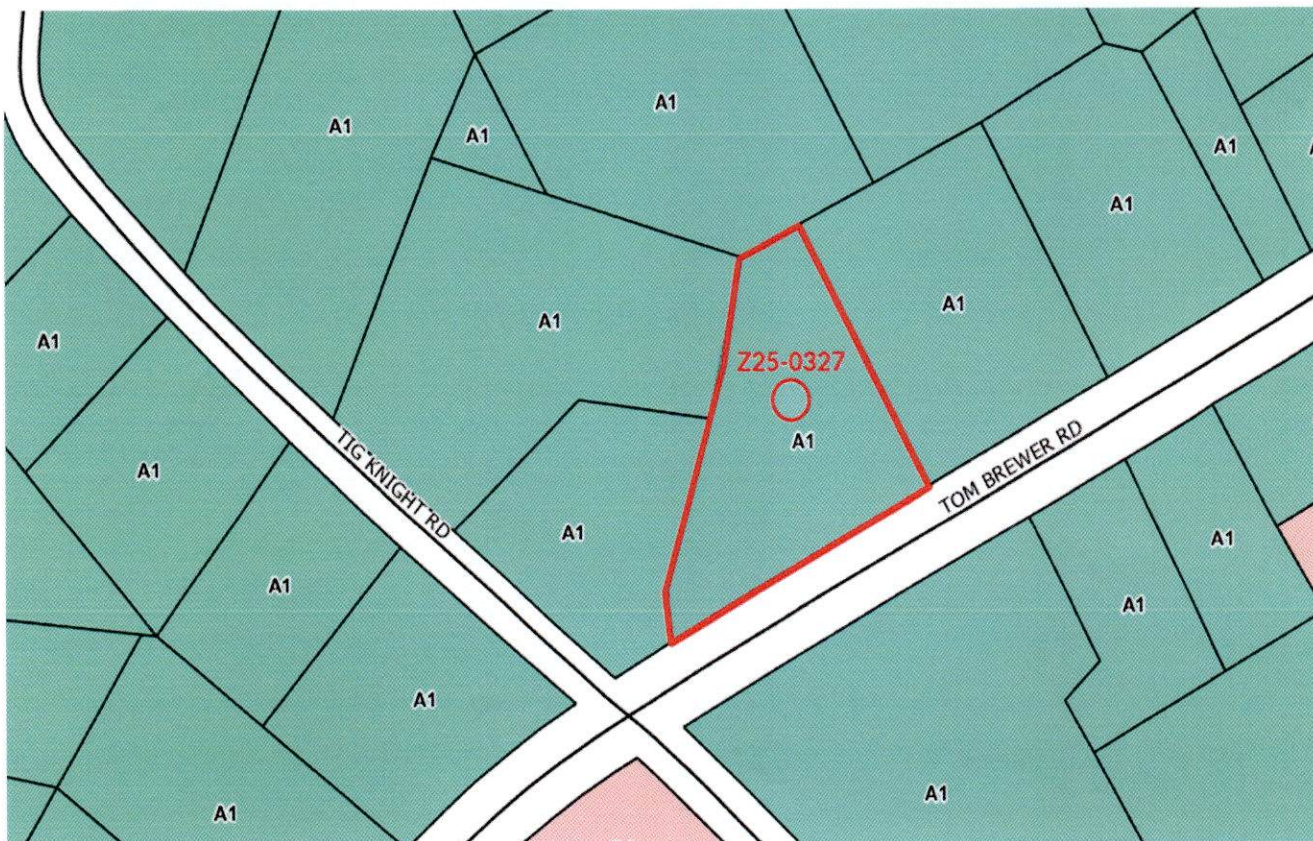
District 2 Commissioner- Pete Myers      Planning Commission—Chris Alexander

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





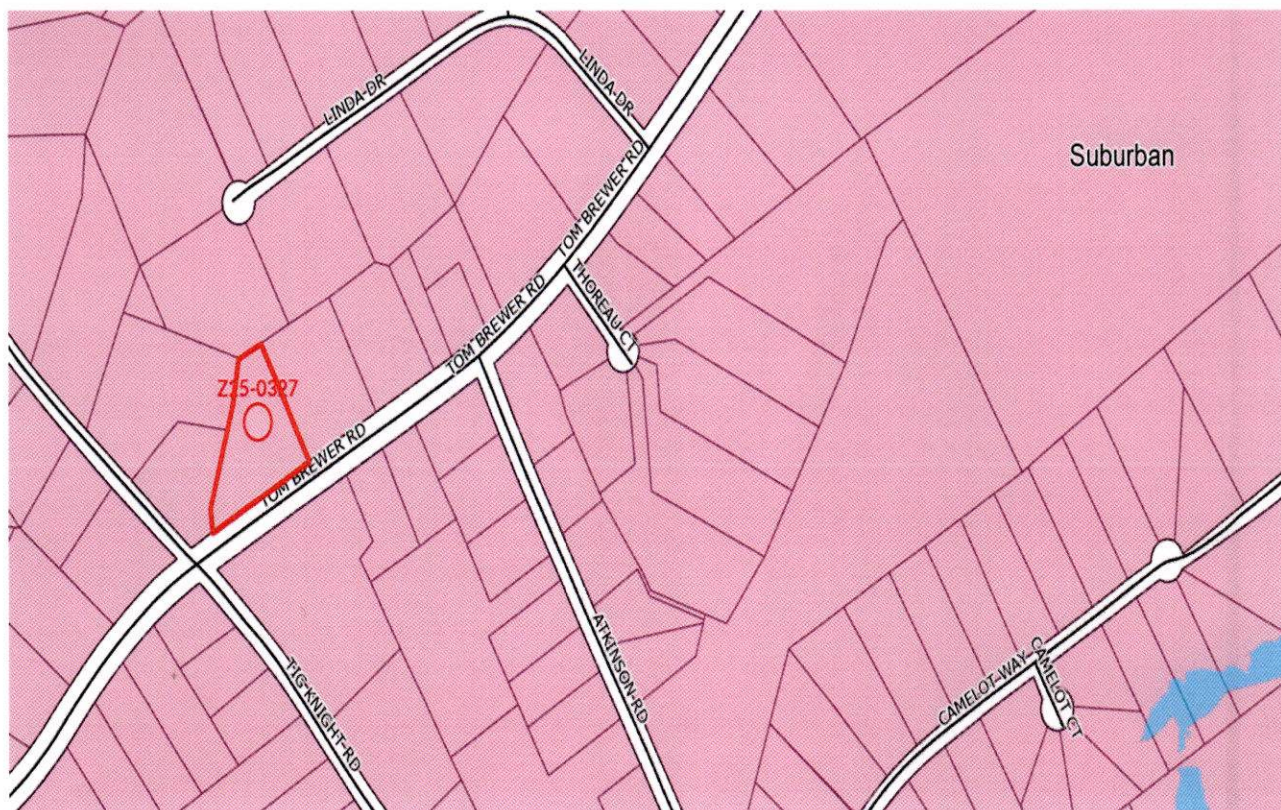
The surrounding properties are zoned A1.





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 #** 225-0327  
**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 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: 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 \_\_\_\_\_

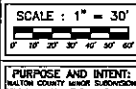


September 29, 2025

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



THIS BLOCK RESERVED FOR  
THE CLERK OF THE SUPERIOR COURT

OVERALL AREA  
2.277 ACRES  
99,190 SQ. FEET

**FLOOD HAZARD STATEMENT:**  
THIS PROPERTY DOES NOT LIE WITHIN THE  
1% ANNUAL FLOOD (100-YEAR FLOOD)  
FEDERAL FLOOD HAZARD AREA AS  
PER PANEL NO. 13267C 0123C  
DATE: 12/8/2018

THIS DETERMINATION WAS MADE BY  
GRAPHICALLY DETERMINING THE POSITION  
OF THE SITE ON S&D FLOOD MAPS UNLESS  
OTHERWISE NOTED.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 140-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-87.

PURSUANT TO RULE 180-8-01 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFIES" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

**NOTES:**  
FIELD INFORMATION FOR THIS SURVEY WAS  
OBTAINED WITH A LEICA ROBOTIC TS13 2 SECOND  
TOTAL STATION.  
THE FIELD DATA UPON WHICH THIS MAP  
OR PLAN IS BASED HAS A CLOSURE  
PRECISION OF ONE FOOT IN 50,155 FEET  
AND AN ANGULAR ERROR OF 03 SECONDS(S)  
PER ANGLE POINT AND WAS ADJUSTED BY  
LEAST SQUARES.

TRACT 1  
THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURES AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 163,791 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 FEET.

OVERALL  
THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURES AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 279,512 FEET.

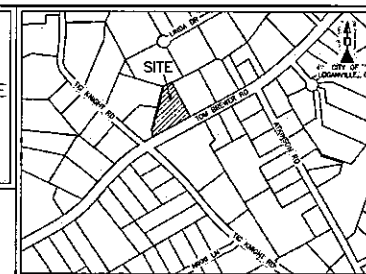
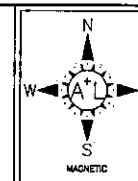
ALL RANGES HAS SET ARE 1/2" BEARS WITH  
CAP CODE-712, UNLESS NOTED.

INFORMATION REGARDING THE REQUIRED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND THE CONTRACTORS SHALL NECESSARILY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

REVISING		PROJECT DESCRIPTION:
		LOT 30 OF MEASUREMENT COUNTY: WALTON DIST. OF: FLA.

5640 GA. HWY. 20 S.  
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlwe.com COA-LSP#000717



VICINITY MAP  
(N.T.S.)

LOT 29  
 N/F  
 PERRY KENNETH &  
 PERRY GERLONE  
 D.B. 171, PG. 494  
 P.B. 22, PG. 22  
 ZONED A-1  
 P.L.D. CD470011  
 3687 TOM BROWER HO

A/C	AIR CONDITIONING
B/O	BRIGHT
N/T	ACQUAINCE OWNERSHIP
E.O.	BUILDING SITTER LINE
C.C.	CONCRETE
COAL	COMBUST
COAR	CORNER
D.M.	DILANCED
E.P.	ELECTRICITY METER
F.U.	ELECT OF MOVEMENT
G.S.	FUTURE POWER SET
P.M.	GAS METER
L.F.	17/2' FLOOR
I.P.C.	17/2' REBAR FOUND W/
L.P.	LIGHT POLE
O.P.	OPEN CONC PACE
P.L.	PROPERTY LINE
P.P.	POWER POLE
R.D.	DEED BOOK
R.A.	PLAN
R.B.	PAVE
P.R.	POINT OF REFERENCE
R.C.P.	PROPERTY
R.H.	REINFORCED CONCRETE PP
S.O.	SQUARE
T.M.	TRUCK LINES
H.W.	WOOD FENCE
W.F.	WOOD FENCE
W.M.	WATER METER
Z.M.	UTILITY LINES

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH IRC R401.3 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.

**NOTES:**  
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS  
STRUCTURES THEREON WHICH ARE READILY APPARENT FROM A CASUAL  
ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED  
BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF  
EASEMENT NOT DISCOVERED FROM A CASUAL ABOVE GROUND VIEW  
OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED BY BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTIES. THIS PLAN OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR SEARCH WAS PERFORMED TO DETERMINE THE EXISTENCE OF

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO MARGINAL NOTES OR REVISIONS TO THE EXISTING ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON, UNLESS STATED OTHERWISE, CONVEYMENT JURISDICTIONAL AFFECTING THE PROPERTY HEREON, OR ANY INTEREST THEREIN, OR ANY PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PRESENT REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, OR SEALED WITH A SURVEYOR'S SEAL.

As required by subsection (2) of C.G.S.A. section 36-18-87, this plan has been prepared by a Land Surveyor and approved by all appropriate local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the plat as required by subsection (3) of C.G.S.A. section 36-18-87. This is a Land Surveyor's certificate that this plat complies with the minimum requirements for property surveys in Georgia as set forth in the rules and regulations of the Board of Professional Engineers and Land Surveyors as set forth in C.G.S.A. section 36-18-87.

(Signed) \_\_\_\_\_ 09/25/2025  
 Printed: JAMES A. JACOBSON P.L.S. 1887 Date \_\_\_\_\_  
 Approved for Recording:  
 The following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:  
 \_\_\_\_\_  
 Station County Planning and Development Date \_\_\_\_\_

W.B. 572, PG. 108	REV: KRS
P.B. 22, PG. 22	FIELD: 07/25/2024
P.B. 25, PG. 131	BY: GNG
P.B. 127, PG. 92	SCALE: 1"=30'
ADDITIONAL REFERENCES AS ILLUSTRATED	SHEET: 1 OF 1
	25202

