



Planning and Development Department Case Information

Case Number: LU26-0128 and Z26-0114

Meeting Dates: Planning Commission 06-04-2026

Board of Commissioners 07-07-2026

Applicant:

Kerry Roe
6341 Highway 20
Loganville, Georgia 30052

Owners:

Kerry H & Regina M Roe
6341 Highway 20
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Land Use Change from Highway Corridor to Suburban and Rezone 1.329 acres of a 4.33 acre tract from A1 to R1 to create a buildable lot.

Address: 6327 Highway 20, Loganville, Georgia 30052

Map Number/Site Area: C0090016 – 4.33 acres

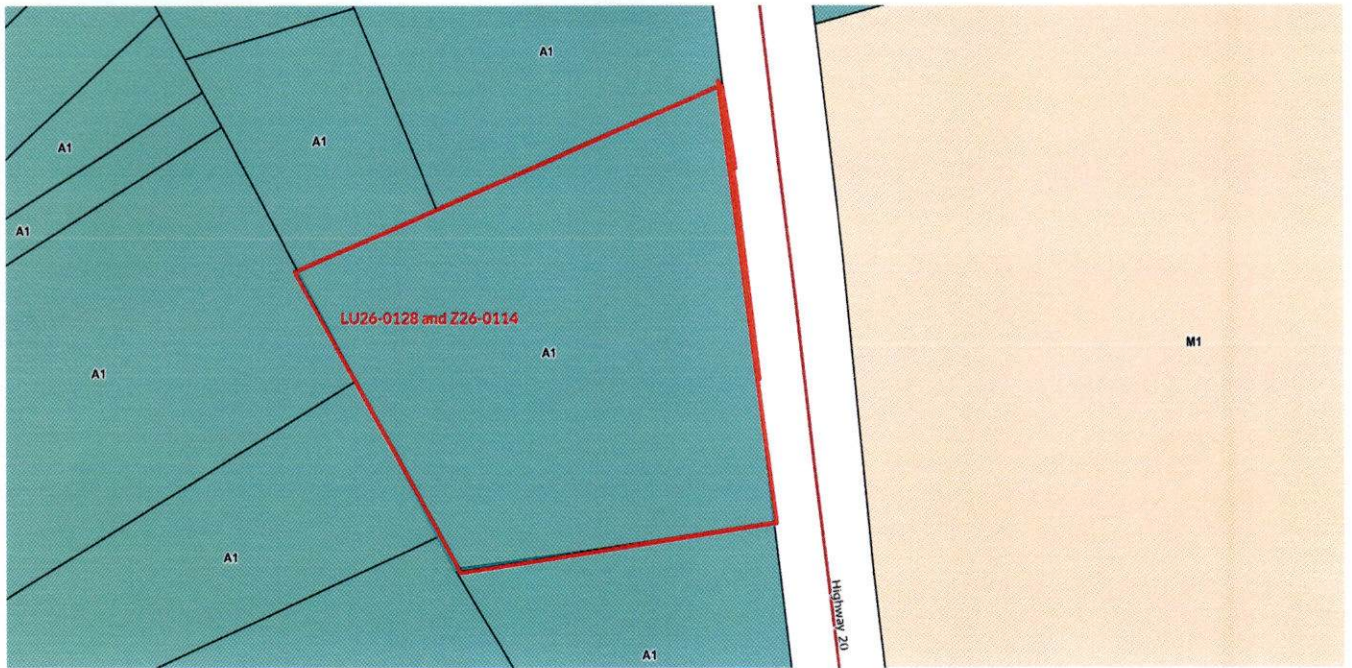
Character Area: Highway Corridor

District 2 Commissioner- Pete Myers Planning Commission – Chris Alexander

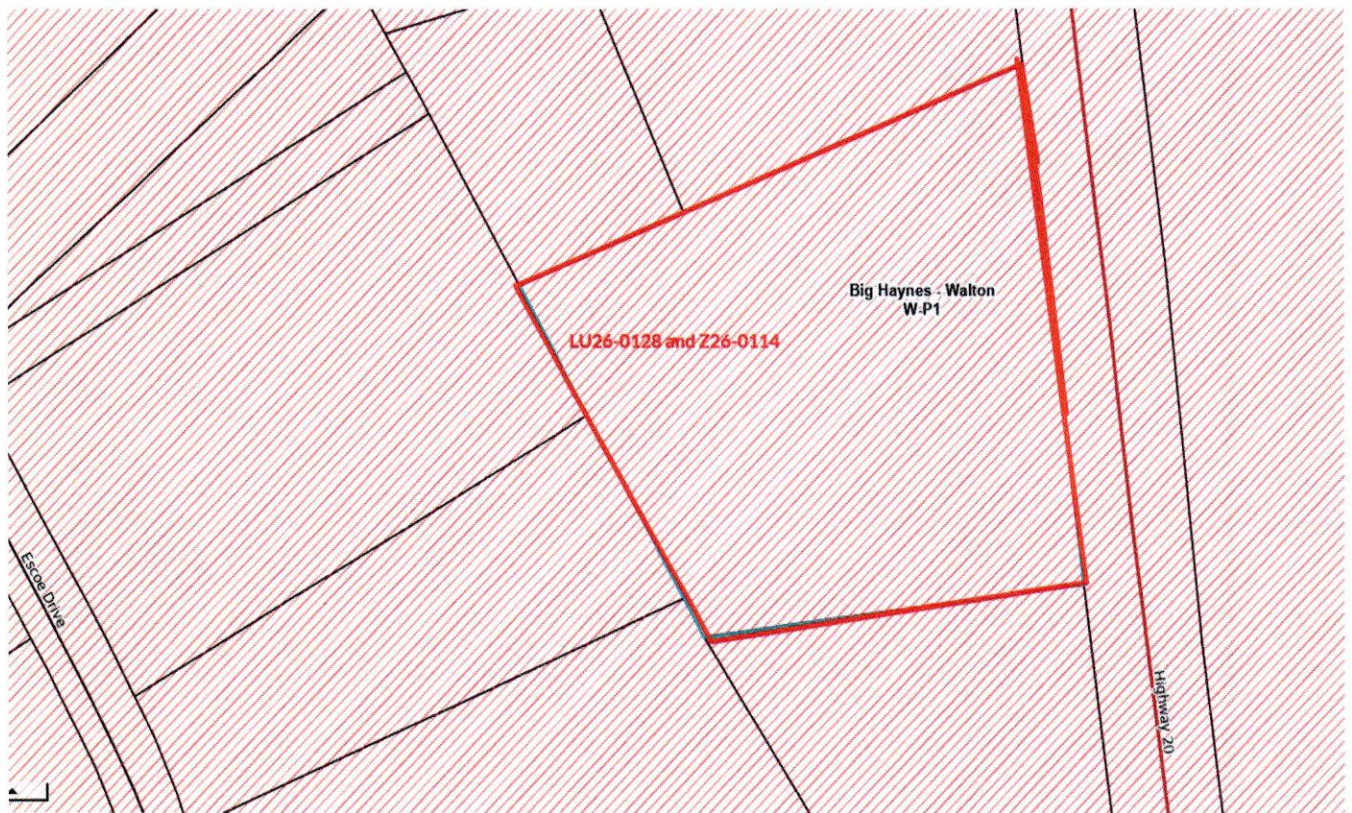
Existing Site Conditions: The property has a house.



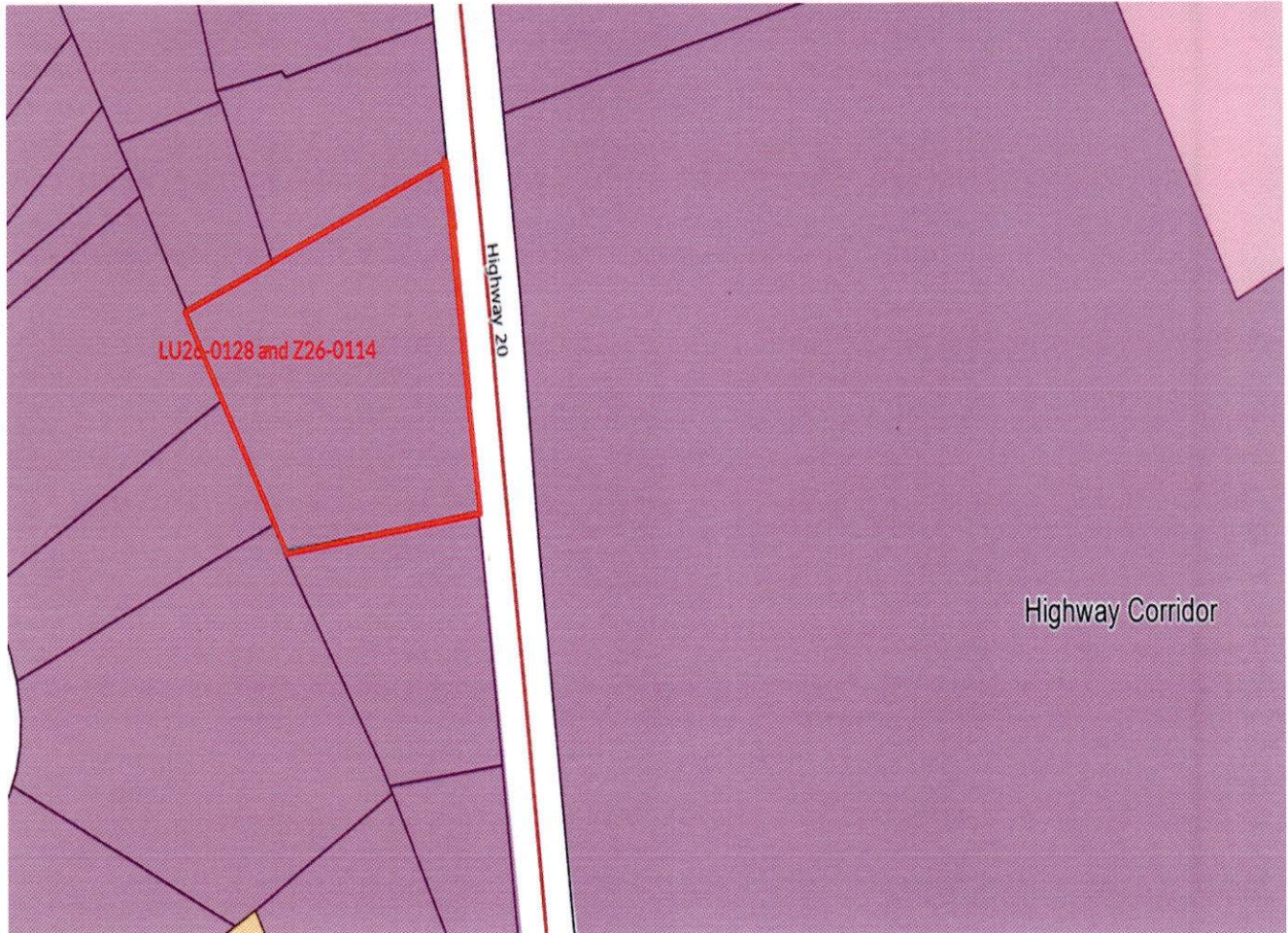
The surrounding properties are zoned A1 and M1.



The property is in the Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Highway Corridor.



History: No History

Staff Comments/Concerns: The property is 4.33 acres but only 1.329 acres is being requested to be rezoned to R1 to create a buildable lot and to change the Character Area from Highway Corridor to Suburban.

Public Works:

Sheriff's Department:

Water Authority:

Fire Marshall Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

Rezone Application # 226-0114
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 06-04-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 07-07-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0090016

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Kerry Roe

Kerry H Roe & Regina M Roe

6341 Highway 20, Loganville, GA 30052

6341 Highway 20, Loganville, GA 30052

678-409-3902

678-858-3657; 678-409-3902

(If more than one owner, attach Exhibit "A")

Location: 6327 Highway 20, Requested Zoning R1 Single Family Residential Acreage 4.33

Existing Use of Property: Single-family residence with surrounding yard/land

Existing Structures: One single-family residence and accessory metal building (shop/garage)

The purpose of this rezone is the property is currenty zoned Agricultural (A-1). The requested rezoning to R-1 will allow subdivision of a one-acre residential lot and construction of a single-family residence consistent with surrounding development along Highway 20.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Well: No

Public Sewer: No Provider: N/A 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 Kerry H Roe Date 3/30/26 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 M1 West A1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y N /

Commission District: 2-Pete Myers Watershed: Big Haynes W-P1 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:

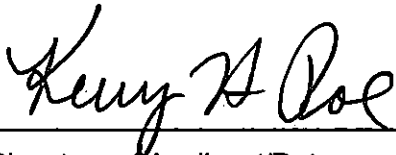
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____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.



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;
Nearby properties consist primarily of single-family residential homes on rural parcels along Highway 20. Surrounding properties are predominantly zoned A-1 (Agricultural). A commercial (M-1) property associated with a logging/forestry business is located across the road. Overall, the surrounding land uses remain primarily residential in character.

2. The extent to which property values are diminished by the particular zoning restrictions;
The current A-1 Agricultural zoning requires a larger minimum lot size for residential development, which limits the ability to create a one-acre residential lot on the property. Rezoning to R-1 would allow reasonable residential use of land consistent with surrounding development and would not negatively impact nearby property 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;
The current zoning restrictions do not significantly promote public health, safety, morals, or general welfare in a manner that outweighs the reasonable residential use of the property. Rezoning to R-1 to allow a single-family residence would be consistent with surrounding development and would not negatively affect the health, safety, or welfare of the public.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
The public gain from maintaining the current A-1 zoning on this parcel is minimal, the surrounding area is already primarily residential in character. The current zoning creates a hardship by limiting the ability to establish a one-acre resident lot for a single-family home. Rezoning to R1 would allow reasonable use of the property while remaining consistent with surrounding land uses and would not adversely affect the public interest.

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

While the property is currently zoned A-1 Agricultural, the surrounding area is primarily developed with single-family residential homes. Due to its location along Highway 20 and the existing residential character of nearby properties, the subject property is suitable for residential use. Rezoning to R-1 would allow development consistent with the surrounding 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

The property has not remained vacant, as it currently contains an existing single-family residence. The surrounding area along Highway 20 has developed primarily with residential uses on rural parcels. The requested rezoning would allow reasonable residential development consistent with the ongoing development pattern in the vicinity.

03 March 2026

Walton County Planning & Development
126 Court Street
Monroe, GA 30655

RE: Rezoning Request – 6327 Highway 20, Loganville, GA 30052

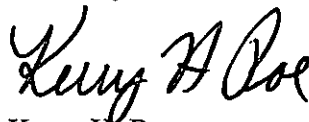
To Whom It May Concern,

This letter serves as a request to rezone the property located at 6327 Highway 20 in Loganville, Georgia from A-1 (Agricultural) to R-1 (Single-Family Residential). The purpose of this request is to allow the creation of a one-acre residential lot and the construction of a single-family home. The surrounding area along Highway 20 is primarily developed with single-family residences on rural parcels, and the requested rezoning would be consistent with the existing residential character of the area.

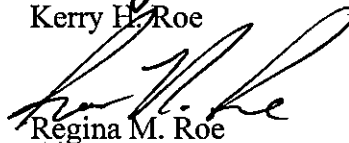
The proposed use of the property is limited to a single-family residence and customary residential accessory uses. No commercial or higher-density development is proposed. This request is intended to allow reasonable residential use of the property while remaining compatible with surrounding land uses and development patterns.

Thank you for your consideration.

Sincerely,



Kerry H. Roe



Regina M. Roe

PRELIMINARY SITE PLAN

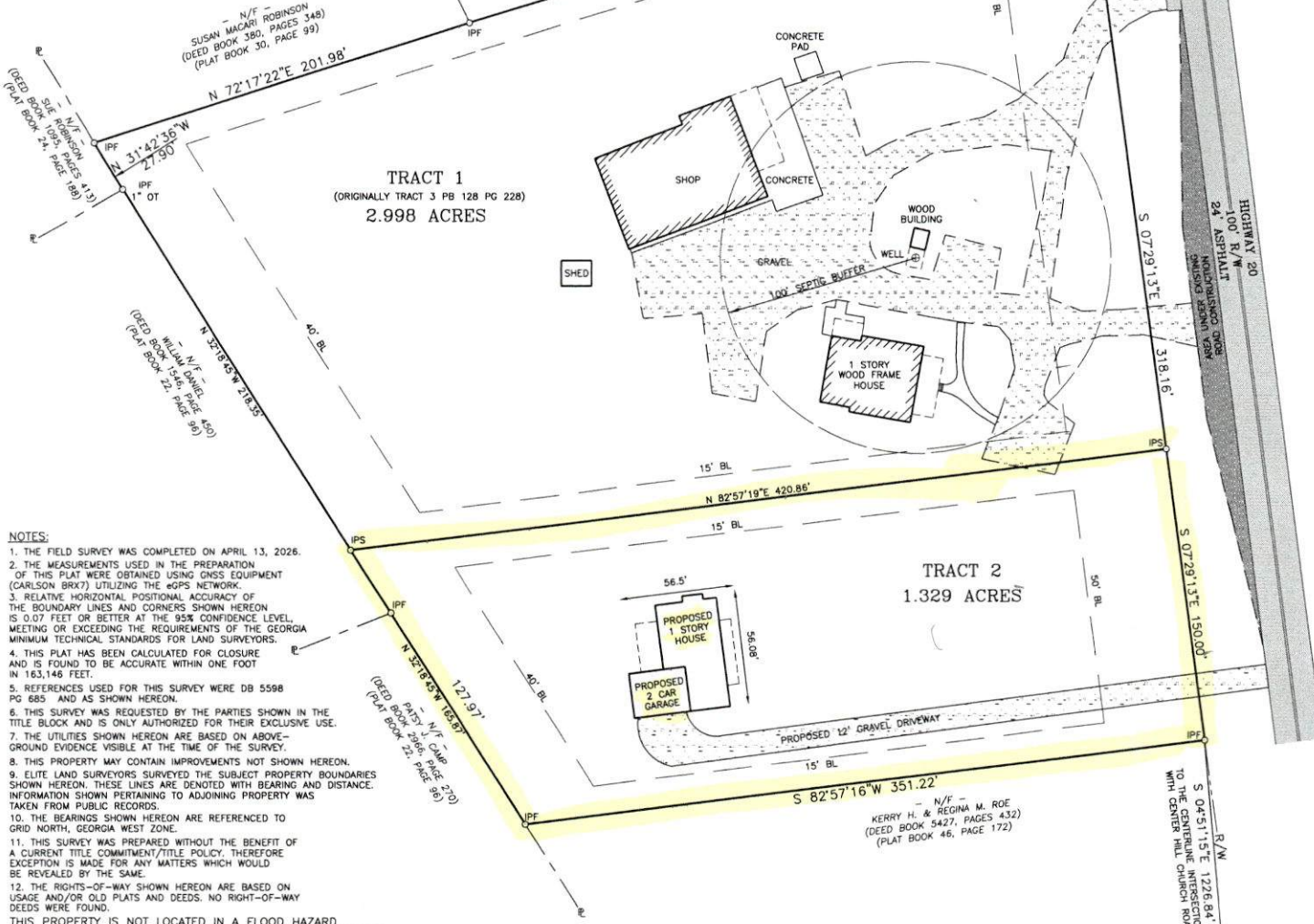
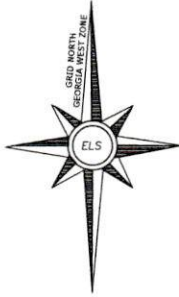
PARCEL C0090016 IS TO BECOME 2 PARCELS
 TRACT 1 & TRACT 2 AS SHOWN HEREON
 TOTAL AREA SURVEYED : 4.327 ACRES
 TRACT 3 IS CURRENTLY ZONED A-1 AND WILL REMAIN A-1
 TRACT 2 TO BE REZONED TO R-1



RESERVED FOR SUPERIOR COURT CLERK

LEGEND

- BL - BUILDING LINE
- CL - CENTERLINE
- DB - DEED BOOK
- EP - EDGE OF PAVEMENT
- EX - EXISTING
- GMD - GEORGIA MILITIA DISTRICT
- HP - IRON PIN FOUND(1/2"RB UNO)
- IPS - IRON PIN SET(1/2"RB W/CAP STAMPED "ELITE LSF001473")
- N/F - NOW OR FORMERLY
- PB - PLAT BOOK
- PG - PAGE
- PL - PROPERTY LINE
- RB - REINFORCING BAR
- R/W - RIGHT OF WAY
- R/W - RIGHT-OF-WAY MONUMENT
- UNO - UNLESS NOTED OTHERWISE



- NOTES:**
1. THE FIELD SURVEY WAS COMPLETED ON APRIL 13, 2026.
 2. THE MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING GNSS EQUIPMENT (CARLSON BRK7) UTILIZING THE GPS NETWORK.
 3. RELATIVE HORIZONTAL POSITIONAL ACCURACY OF THE BOUNDARY LINES AND CORNERS SHOWN HEREON IS 0.07 FEET OR BETTER AT THE 95% CONFIDENCE LEVEL, MEETING OR EXCEEDING THE REQUIREMENTS OF THE GEORGIA MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 163,146 FEET.
 5. REFERENCES USED FOR THIS SURVEY WERE DB 5598 PG 685 AND AS SHOWN HEREON.
 6. THIS SURVEY WAS REQUESTED BY THE PARTIES SHOWN IN THE TITLE BLOCK AND IS ONLY AUTHORIZED FOR THEIR EXCLUSIVE USE.
 7. THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY.
 8. THIS PROPERTY MAY CONTAIN IMPROVEMENTS NOT SHOWN HEREON.
 9. ELITE LAND SURVEYORS SURVEYED THE SUBJECT PROPERTY BOUNDARIES SHOWN HEREON, THESE LINES ARE DENOTED WITH BEARING AND DISTANCE. INFORMATION SHOWN PERTAINING TO ADJOINING PROPERTY WAS TAKEN FROM PUBLIC RECORDS.
 10. THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH, GEORGIA WEST ZONE.
 11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT/TITLE POLICY, THEREFORE EXCEPTION IS MADE FOR ANY MATTERS WHICH WOULD BE REVEALED BY THE SAME.
 12. THE RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON USAGE AND/OR OLD PLATS AND DEEDS. NO RIGHT-OF-WAY DEEDS WERE FOUND.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13297C0090E, FOR WALTON COUNTY, GEORGIA BEARING THE EFFECTIVE DATE OF DECEMBER 8, 2016.

SURVEYOR CERTIFICATIONS

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as set forth in any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Marcus W. Patterson
 Marcus W. Patterson GA RLS #3594

MINOR SUBDIVISION PLAT FOR PARCEL C0090016 FOR KERRY & REGINA ROE LOCATED IN LAND LOT 271.4TH DISTRICT WALTON COUNTY, GEORGIA THIS PLAT WAS PREPARED ON APRIL 23, 2026.	THIS PLAT IS VALID ONLY IF IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE ACROSS THE REGISTRANT'S CERTIFICATION. MARCUS W. PATTERSON GA RLS #3594 MY REGISTRATION EXPIRES ON DECEMBER 31, 2026. GRAPHIC SCALE 1"=40'	 PREPARED BY ELITE LAND SURVEYORS, LLC LSF001473 P.O. BOX 93 BOGART, GA 30622 (678) 920-9054 JOB NO. 26010 SHEET 1 OF 1
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This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 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. 15-6-67.