



Planning and Development Department Case Information

Amended Case Number: Z25-0334

Meeting Dates: Planning Commission 11-06-2025

Board of Commissioners 12-02-2025

Applicant/Owner:

E L K Holdings, LLC
2994 Old Broadnax Mill Road
Loganville, Georgia 30052

Current Zoning: The current zoning is B2 and A2.

Request: Rezone 2.00 acres of Parcel C0440007A00 and 11.13 acres of Parcel C0460034D00 from B2 and A2 to B3 for commercial vehicle parking facility with a Variance to permit use of existing driveway – currently used for truck traffic – as the access point to Highway 78.

Address: 3149 Highway 78 and Old Broadnax Mill Road, Loganville, Georgia 30052

Map Number/Site Area: C0440007A00 – 2.00 acres and C0460034D00 – 45.01 acres but will only be rezoning 11.13 acres of the parcel.

Character Area: Highway Corridor

District 1 Commissioner- Amarie Warren

Planning Commission –Josh Ferguson

Existing Site Conditions: Property on 3149 Highway 78 contains a farm market, ground cover store and Property at Old Broadnax Mill Road contains a barn.



Andrea P. Gray LLC

Attorney at Law

October 24, 2025

Charna Parker, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Updated Site Plan
Applicant: E L K Holdings, LLC
Owners: E L K Holdings, LLC
Property: 3149 Hwy 78 and Old Broadnax Mill Road, Loganville GA 30052
Tax Parcel: C0440007A00 and a portion of C0460034D00
Request: Rezone property from B2/A2 to B3 for commercial vehicle parking

Dear Ms. Parker:

E L K Holdings, LLC ("Applicant"), filed a rezoning application for the above-referenced property on October 1, 2025 for a commercial vehicle parking facility. After further review of the plan, Applicant requests to replace the site plan originally submitted with the plan attached. The new plan shows a significantly smaller footprint. The total acreage to be rezoned is now 13.13 and the total parking spaces for commercial vehicles is 206. This reduced project will have a lesser impact on the surrounding property owners and will still help meet the demands for commercial vehicle parking in the community.

Attached hereto are an updated site plan and updated location, zoning, and future land use maps. Please let me know if any additional documentation is necessary to evidence this update in the application.

Sincerely,

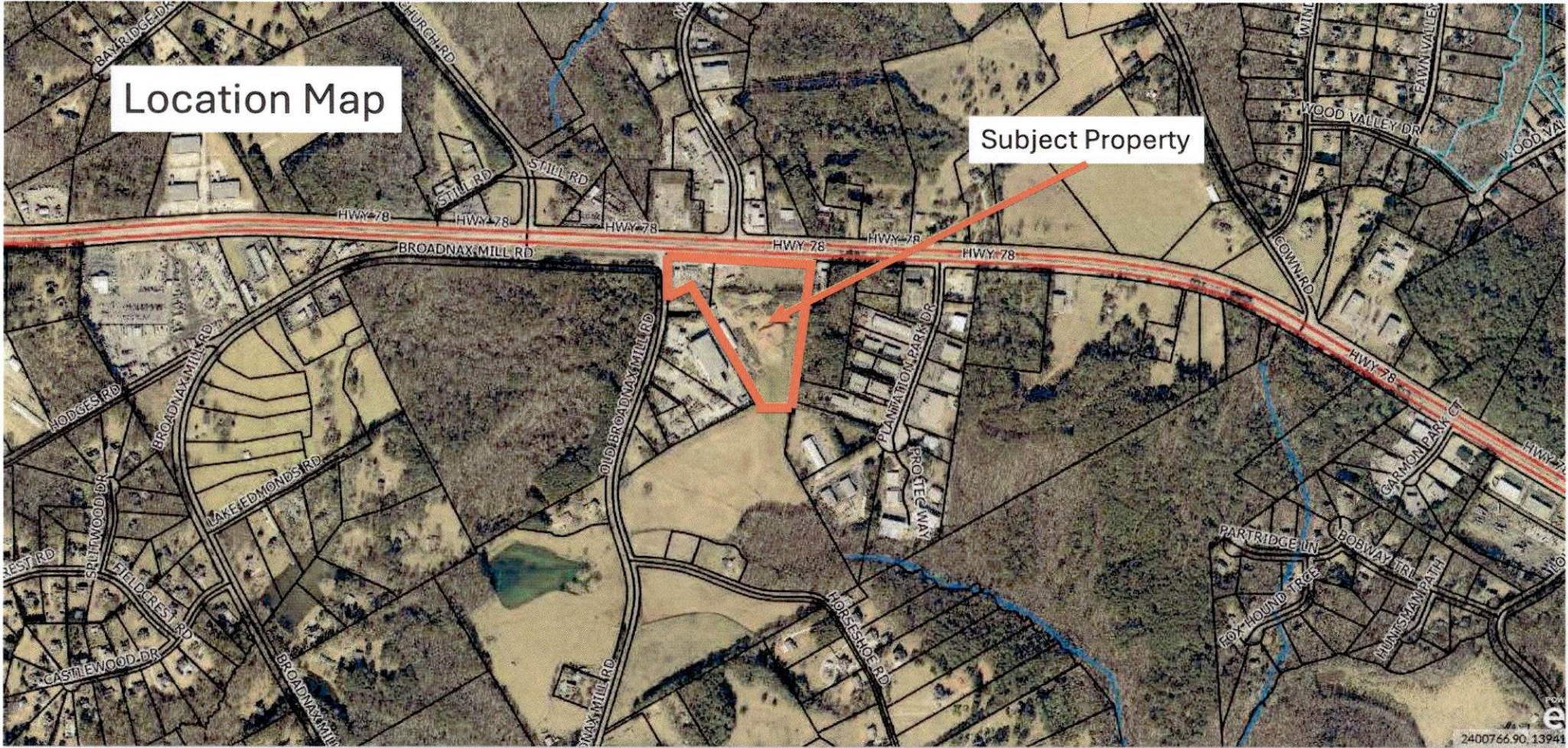
Andrea Gray
Applicant's Representative



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

Location Map

Subject Property



Zoning Map

Current Zoning: A2/B2

Requested Zoning: B3

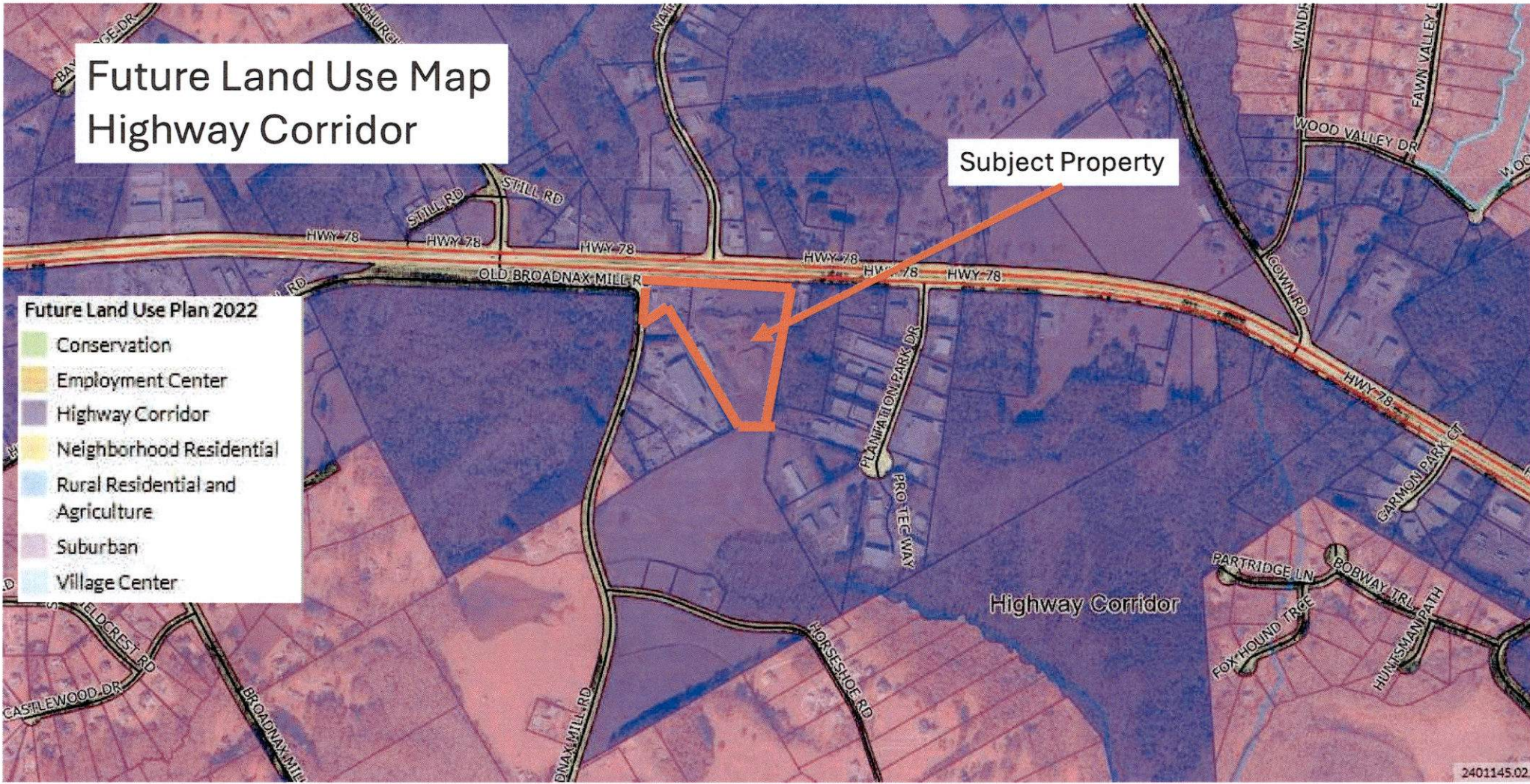
Primarily adjoined by M1

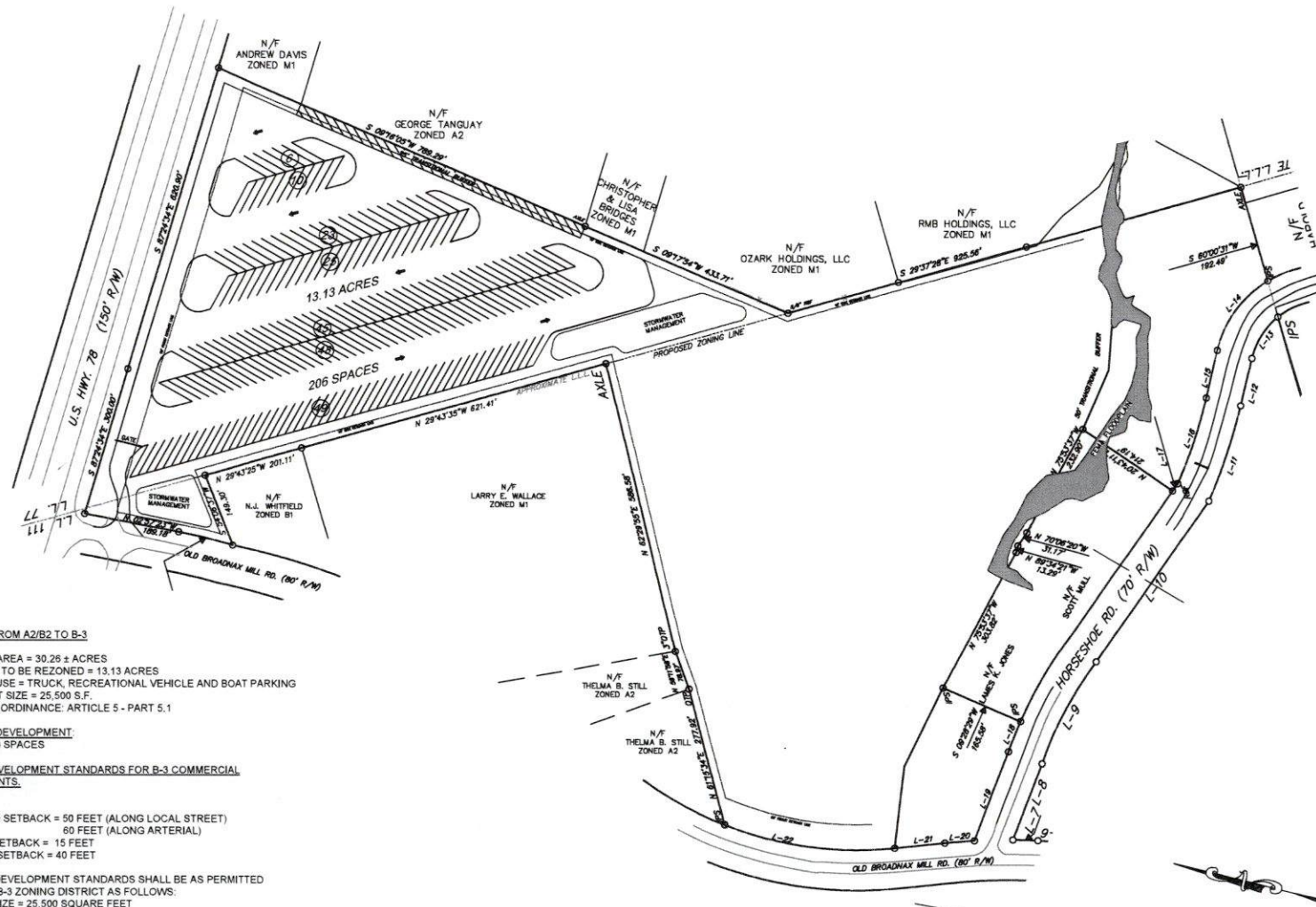


Future Land Use Map Highway Corridor

Subject Property

- Future Land Use Plan 2022
- Conservation
 - Employment Center
 - Highway Corridor
 - Neighborhood Residential
 - Rural Residential and Agriculture
 - Suburban
 - Village Center





REZONING FROM A2/B2 TO B-3

TOTAL SITE AREA = 30.26 ± ACRES
 TOTAL AREA TO BE REZONED = 13.13 ACRES
 PROPOSED USE = TRUCK, RECREATIONAL VEHICLE AND BOAT PARKING
 MINIMUM LOT SIZE = 25,500 S.F.
 APPLICABLE ORDINANCE: ARTICLE 5 - PART 5.1

PROPOSED DEVELOPMENT:
 206 PARKING SPACES

MINIMUM DEVELOPMENT STANDARDS FOR B-3 COMMERCIAL DEVELOPMENTS.

SETBACKS:
 FRONT YARD SETBACK = 50 FEET (ALONG LOCAL STREET)
 60 FEET (ALONG ARTERIAL)
 SIDE YARD SETBACK = 15 FEET
 REAR YARD SETBACK = 40 FEET

PROPERTY DEVELOPMENT STANDARDS SHALL BE AS PERMITTED UNDER THE B-3 ZONING DISTRICT AS FOLLOWS:
 1. MIN. LOT SIZE = 25,500 SQUARE FEET
 2. MIN. FRONTAGE = 100 FEET
 3. MAX. IMPERVIOUS COVERAGE = 75%

FENCING:
 ENTIRE PARKING AREA SHALL BE SCREENED WITH AN 8-FOOT TALL OPAQUE FENCE.

NOTE:
 NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0105E DATED 12-8-2016.



2025 Broadnax Mill Rd
 Loganville, GA 30052
 Phone: 404-410-0265
 Email: atg@atgcivil.com

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REZONE PLAN

E L K HOLDINGS, LLC
 2994 OLD BROADNAX MILL RD
 LOGANVILLE, GA 30052

30.26 ACRES (TOTAL)

PARCEL ID:
 CO440007A00 [2.0 AC]
 CO460034D00 - PART [28.26 AC]

LAND LOTS 77,78,111

HWY 78 & OLD BROADNAX
 MILL RD

LOGANVILLE, GEORGIA

10-23-2025

SCALE: 1" = 100'

OWNER

E L K HOLDINGS, LLC
 2994 OLD BROADNAX MILL RD
 LOGANVILLE, GA 30052

APPLICANT

E L K HOLDINGS, LLC
 2994 OLD BROADNAX MILL RD
 LOGANVILLE, GA 30052

24 HOUR - EMERGENCY CONTACT
 KEN JONES
 770-318-1962

REVISIONS

DATE	DESCRIPTION
1	
2	

JOB: HWY 78 COMMERCIAL

SHEET RZ



Planning and Development Department Case Information

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Meeting Dates: Planning Commission 11-06-2025

Board of Commissioners 12-02-2025

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2994 Old Broadnax Mill Road
Loganville, Georgia 30052

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Request: Rezone 2.00 acres of Parcel C0440007A00 and 28.26 acres of Parcel C0460034D00 from B2 and A2 to B3 for commercial vehicle parking facility with a Variance to permit use of existing driveway – currently used for truck traffic – as the access point to Highway 78.

Address: 3149 Highway 78, Old Broadnax Mill Road and Horseshoe Road,
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Map Number/Site Area: C0440007A00 – 2.00 acres and C0460034D00 – 45.01 acres but will only be rezoning 28.26 acres of the parcel.

Character Area: Highway Corridor

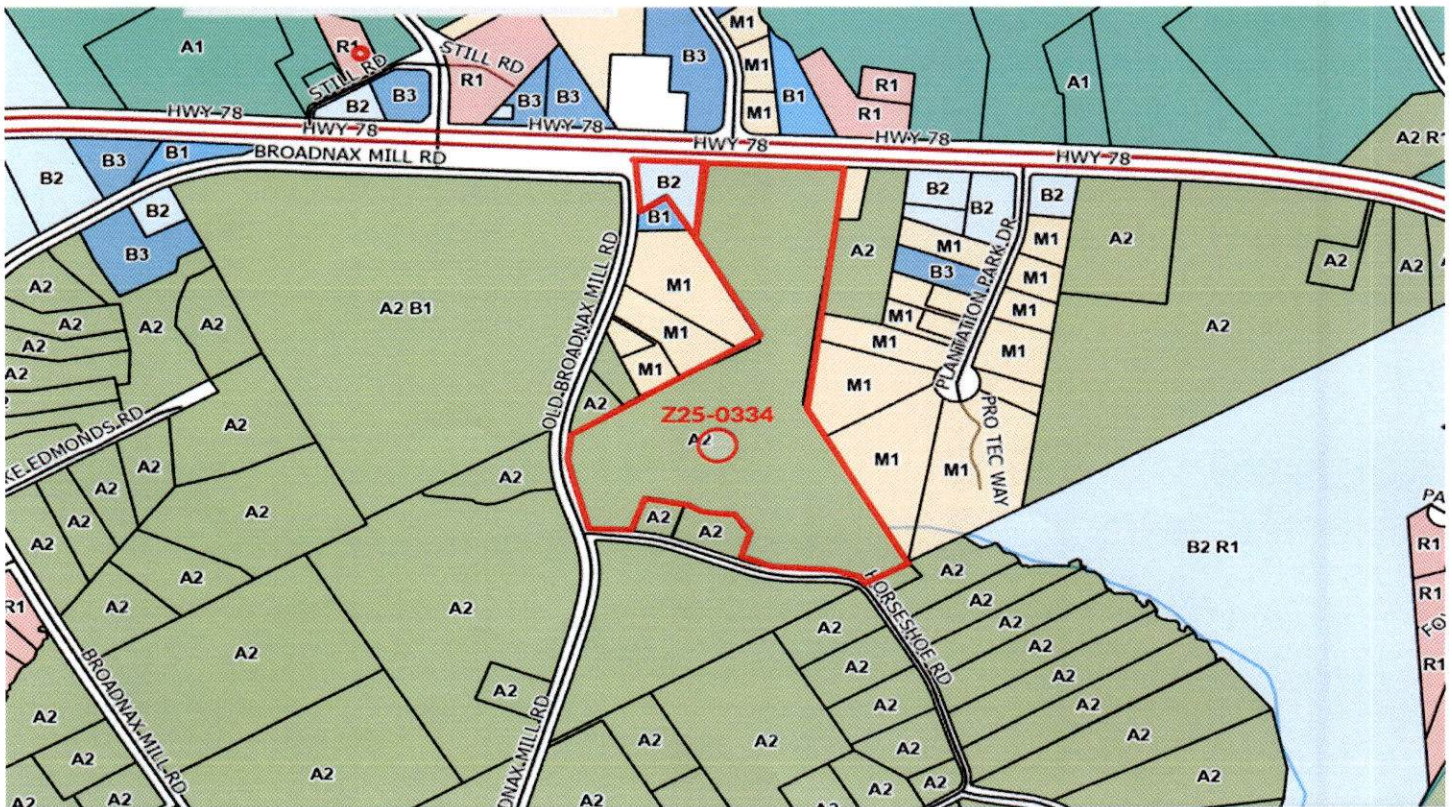
District 1 Commissioner- Amarie Warren

Planning Commission –Josh Ferguson

Existing Site Conditions: Property on 3149 Highway 78 contains a farm market, ground cover store and Property at Old Broadnax Mill Road contains a barn.

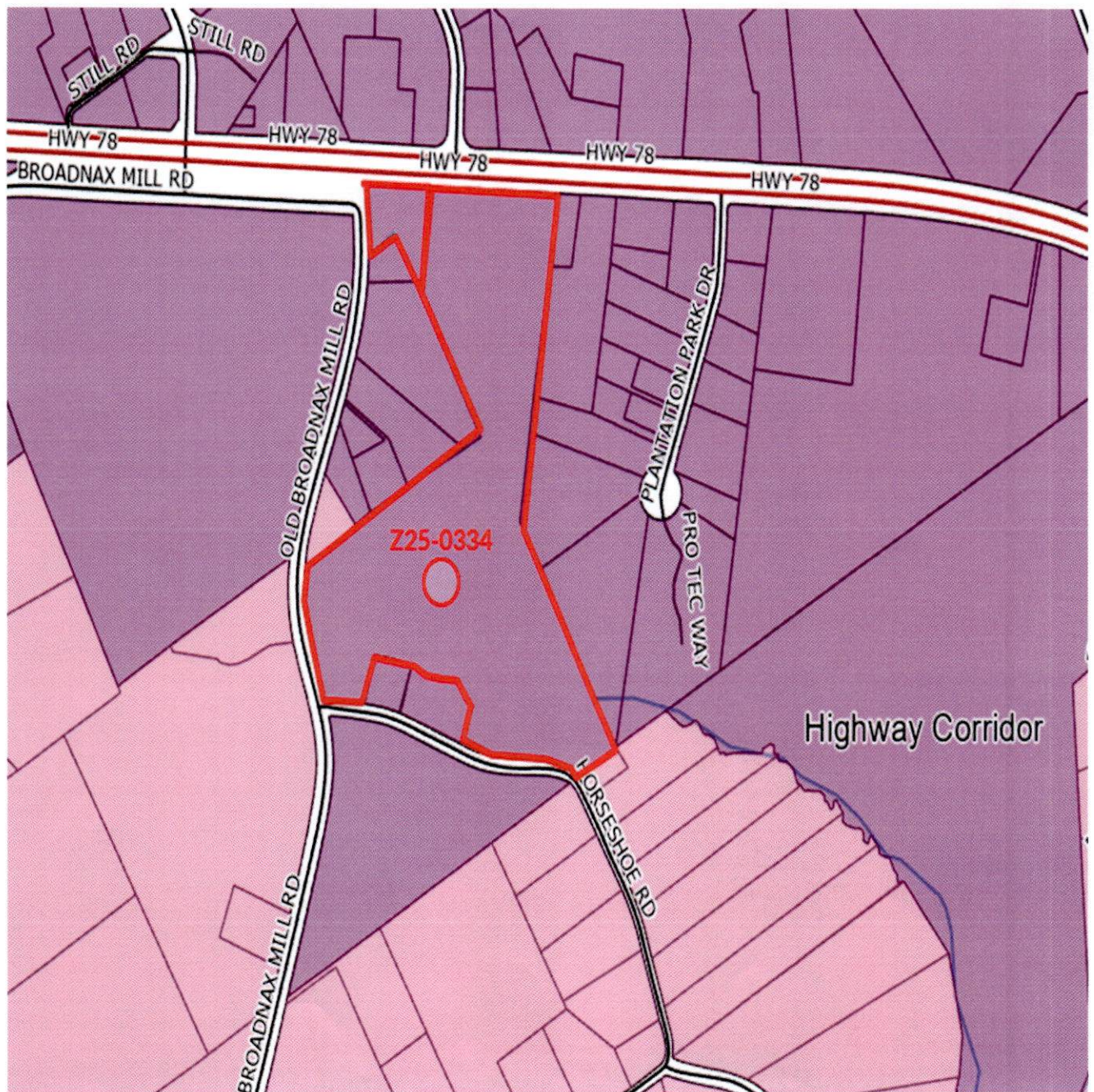


The surrounding properties are zoned A2, B1, and B3.



The property is not in a Watershed Protection Area.

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



History:

Z01100009	Kenneth Jones	A2 to B-2 Storage Yard Dirt, Rock, Sand, Mulch	C046-34 spl 78 Hwy at Old Broadnax Mill	Approved Cond.
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Staff Comments/Concerns:

Z25-0334 – Rezone 30.26 acres from B2/A2 to B3 for commercial vehicle parking facility and Variance to permit use of the existing driveway as the access of Highway 78 – Applicant/Owner: E L K Holdings, LLC – property located at 3149 Highway 78, Old Broadnax Mill Road and Horseshoe Road – Map/Parcels C0440007A00 and C0460034D00 – District 1

Public Works: Public Works recommends ingress/egress to be off Highway 78 to accommodate commercial vehicle traffic.

Sheriff's Department: If approved it is recommended the traffic flow to the existing signal. Creating a direct entrance/exit on Highway 78 would cause significant traffic issues.

Water Authority: This area is served by an existing 10" & 8" diameter water main along Highway 78, Old Broadnax Mill Road and Horseshoe Road. (static pressure: 55 psi, Estimated fire flow available: 1,000 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: Owner shall add fire hydrants for fire suppression: Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: Increased fire risk and hazard and amount of parking and vehicles.

Board of Education: No issues.

GDOT: Will need to coordinate with GDOT for any grading or construction happening inside State R/W. Will need to maintain access off Old Broadnax Mill Road.

City of Monroe: No comment received.

PC ACTION 11/6/2025:

Z25-0334 – Rezone 13.13 acres from B2/A2 to B3 for commercial vehicle parking facility and Variance to permit use of the existing driveway as the access of Highway 78 – Applicant/Owner: E L K Holdings, LLC – property located at 3149 Highway 78 and Old Broadnax Mill Road – Map/Parcels C0440007A00 and C0460034D00 – District 1

Presentation: Andrea Gray, Attorney At Law, whose office is at 300 East Church Street, represented the case on behalf of E L K Holdings, LLC. The request is to rezone 13.13 acres from B2/A2 to B3 for commercial vehicle parking facility and Variance to permit use of existing driveway. The request started with 30.26 acres but Applicant downsized so as not to abut Horseshoe Road. This property is Highway Corridor. This request is consistent with the existing Future Land Use Map. She went on to say that the parking spaces will be 75 ft. long and 12 ft. wide and will be clearly marked for boats, RV's and trucks. The property will be fully fenced and there will be an automated gate code for access. She stated that the access point will realign with Broadnax Mill Road which will be a straight access and will go out at the traffic light. There will be no view of this from Horseshoe Road. She drove down Horseshoe Road and you can't see truck parking at all and this was quite a distance minimizing view from residential. They will be putting up an opaque fence and will be completely steel painted panels and will be durable and will last for decades. In the front on Highway 78 they will be planting trees. This is not a truck stop and there will be no auto repair, no sleeping in trucks and there will be a gated access and nice organized parking.. They will follow all requirements of the Walton County Ordinance.

Public Comment: John Jessup who lives at 2834 Horseshoe Road spoke and stated that we are not opposed to this project but they have concerns. Mr. Jessup handed out a print out and stated that their main concerns are increased traffic at the interchange of Highway 78 and Broadnax Mill Road traffic light especially during rush hour, school bus traffic, teenage drivers and this could create more congestion. They would like to keep this from becoming like another truck stop. They would request future upkeep to avoid the same eyesore as the one just west on Highway 78. They would like for this to be limited to the current request with no expansion in the future. Other concerns were to minimize the appearance, noise and light pollution of the existing property owners, the negative impact of heavy equipment to our county roads and safety concerns to the nearby property owners. They would like a complete traffic study of intersection,

including a signal and turn analysis; right only turn out of parking lot or restricted hours of when tractor trailers and other big trucks could use the traffic light at the intersection; address concerns raised by the Walton County School Board as it relates to traffic safety and other impacts; design the parking lot and/or add needed dirt berms and other landscape items such as evergreen trees, decorative shrubs and even a privacy or no-see through fence screens so that vehicles in parking lot cannot be seen from Horseshoe Road and Old Broadnax Mill Road; provide something in zoning or other legal agreement to not allow any other acreage to be rezoned as commercial or light industrial; no refrigerated trucks and no sleeping in trucks; and fix/improve the roads to handle current and increased heavy weight vehicles.

Tim Hinton asked if the county does traffic studies and Charna Parker with Walton County Planning and Development stated that we do not. Mr. Hinton stated that any state highway is out of our hands and we don't have any protocol for state highways.

Andrew Davis whose property is at 2580 Highway 78 stated that Ms. Gray mentioned business. He stated that he was there before all the businesses around. He has been at this location for 32 years. At his location the elevation is 5 ft. above the cornfield and any fence of any size you will be able to see. He talked to Ken Jones about a 15 ft. berm. He stated that all trees are fine and that he and Ken are friends. His request is berm, fence and plantings and stay off 5 ft.

Deborah Miller who lives at 2989 Horseshoe Road stated the she loves the neighborhood and she moved from Decatur for quiet. She has no problem with this but what will happen in the future because you don't know what they will do with the rest of the property.

Patricia Diaz who lives at 2941 Horseshoe Road stated that she has a problem and concern with the entrance on Old Broadnax Mill Road because this would be an entrance and exit. She stated that buses go out that road and if you are talking about big truck then she does not want that because she does have kid that ride the bus. She asked if hours of operation can be requested and also the roads will not be able to handle large trucks because right now the buses are having a problem. She stated trucks will not be able to make that turn.

Mike Russell who lives at 2606 Summit Court stated that he is concerned about traffic and noise and it is going to be a mess. He stated that in the morning it is so loud and so much noise and he knows you cannot control noise but you can the traffic.

Mike Cannizzaro who lives at 2831 Carter Lane stated he bought the property about 18 years ago because of the Little Flat Creek. He stated that his concern is environmental. He is worried about 200 trucks of diesel oil, antifreeze and gas leaking into the creek and what are you go to do about the water system because some people have wells.

Dale Davis who lives at 3099 Old Broadnax Mill Road stated that the fence will back up to his yard. He is concerned about the quality of life. He stated that the noise and dust and he is 61 years old and this is his first home and he does not want the noise.

Rebuttal: Andrea Gray came back for rebuttal and stated that she appreciated input from the neighbors and there are good folks in the area including her client. She stated that they are going to a really nice entrance and that there is not going to be 200 trucks coming or going every day. People think that this is a truck stop but it is not that. Traffic Wise there is not much traffic there. Trucks are already using this and she went out with John Allman who is in charge of the Road Department. Mr. Allman stated that trucks going to the right in and right out would be sufficient and he is happy that they are aligning of the entrance with the existing road but GDOT approves Highway 78. She stated that a traffic study is not warranted because this is a lower intense use. This is not on Bay Creek Road or Horseshoe Road and the entrance will be well marked and the county can police that. As far as Mr. Andrew Davis they are fine with the 15 ft. buffer and berm and are happy to work with his request. Ms. Gray stated that right now the balance of the property is A2 and if the Applicant decides to have other property rezoned then he would have to come back and do this same process. There will be an automated gate as well as a clearly marked entrance. As far as the noise there will no idling trucks and people cannot live or sleep in the trucks. As far as contamination the EPD regulates that and to also point out that this is an industrial area and not a residential area and you can do commercial on a State highway.

Recommendation: Motion by Josh Ferguson to recommend approval with the following conditions:

1) Approval of this application shall include approval of a variance to permit the use of the existing driveway as the access to Highway 78 2) A security fence, 8 feet in height, shall be required around the entire perimeter of the project site. Fencing along the frontages of Old Broadnax Mill Road and Highway 78 shall provide an opaque

screening, constructed of R-panel steel material colored grey or brown. The remainder of the fencing, along interior property lines, can match the exterior fencing or at the applicant's choosing, may be constructed of black vinyl-coated chain-link material, 8-feet in height. A digital automated access gate, as noted in the applicant's letter of intent shall be required and operational at all times 3) Property frontage along Highway 78 shall be landscaped with evergreen trees such as Thuja 'Green Giant', Nellie R. Stevens Holly, Little Gem' Magnolia, or Cryptomeria Japonica. Trees shall be planted in a double staggered row, spaced appropriately for the species used. A minimum of 3 different species shall be used 4) Overnight stay on property shall be strictly prohibited 5) All parking spaces shall be clearly marked as shown on the amended site plan. Parking surfaces shall be maintained free of weeds or vegetation. Property shall be kept free of all trash and debris 6) On-site washing and repair of vehicles shall be prohibited 7) Junked, wrecked, salvaged, or inoperable vehicles shall not be stored on-site. Storage of vehicle parts or any other material shall be prohibited 8) All lighting shall be directed inward to the site and shall be downward directional and full cut-off shielded. Any additional Walton County lighting requirements shall be met 9) Berm installed adjacent to Eastern property line of 2580 Highway 78. Opaque fencing and landscaping to continue from Highway 78 along this property line as well with a second by John Pringle. The motion passed unanimously.

Rezone Application # 225-0334
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date <u>11-6-2025</u> at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)	
Board of Comm Meeting Date <u>12-2-2025</u> at 6:00PM held at WC Historical Court House	
You or your agent must be present at both meetings	
Map/Parcel <u>C0440007A00 and a portion of C0460034D00</u>	
Applicant Name/Address/Phone # <u>E L K Holdings, LLC</u> <u>2994 Old Broadnax Mill Rd</u> <u>Loganville, GA 30052</u>	Property Owner Name/Address/Phone <u>E L K Holdings, LLC</u> <u>2994 Old Broadnax Mill Rd</u> <u>Loganville, GA 30052</u>
E-mail address: <u>kenjonesenterprises@outlook.com</u> (If more than one owner, attach Exhibit "A")	
Phone # <u>770-318-1962</u>	Phone # <u>770-318-1962</u>
Location: <u>3149 Hwy 78 & Old Broadnax Mill Rd</u> <u>Horseshoe Rd</u> Requested Zoning <u>B3 with variance</u> Acreage <u>30.26</u> Existing	
Use of Property: <u>Farm market and ground cover store and hay pasture</u>	
Existing Structures: <u>commercial building, shed and landscape materials bays</u>	
The purpose of this rezone is: Construct a carefully planned and efficiently operated commercial vehicle parking facility strategically located in an established industrial district. The Applicant requests approval of the plan, including a variance to permit use of the existing driveway—currently used for truck traffic—as the access point to Hwy 78.	
Property is serviced by the following Public Water: <u>X</u> Provider: <u>Walton</u> Well: _____ Public Sewer: <u>NA</u> Provider: <u>NA</u> 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.	
Signature <u>[Signature]</u>	Date <u>10/1/25</u> Fee Paid \$ <u>1,400.00</u>
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 <u>B2/A2</u>	Surrounding Zoning: North <u>B3</u> South <u>B1</u> East <u>A2</u> West <u>A2/B1</u>
Comprehensive Land Use: <u>Highway Corridor</u>	DRI Required? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Commission District: <u>1-Annie Warren</u>	Watershed: _____ TMP <input checked="" type="checkbox"/>

I hereby withdraw the above application _____ Date _____

Supplemental Responses to Application

A. Article 4, Part 4, Section 160 Standard Review Questions:

1. Existing uses and zoning of nearby property.

The Subject Property is primarily surrounded by commercial (B2/B3) and industrial uses (M1) as shown in the zoning map included in this application. The industrial properties include Panel Steel, Andrews Pest Control, and the Applicant's landscape supply business and Farm Market. To the east of the property is the Plantation Park Industrial Park. The majority of the abutting properties which are not commercial/industrial are either being marketed as potential commercial, owned by the Applicant, or already surrounded by other industrial uses. Applicant thoughtfully established the property boundary to add distance from Horseshoe Rd and use its existing driveway adjacent to Hwy 78 for commercial vehicle access. The entirety of the Subject Property is designated as within the Highway Corridor character area under the Walton County Comprehensive Plan which contemplates B3 uses.

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

The current A2 zoning allows for very limited development and is not consistent with the Highway Corridor designation in the Future Land Use Plan. The Subject Property is located on Hwy 78 which is better suited for commercial development rather than agriculture. The current zoning would not allow for the development of Applicant's commercial vehicle parking which is an allowable use under the requested B3 designation. The current zoning would not allow for the majority of uses contemplated in the Highway Corridor designation. The portion of the property zoned B2 would require conditional use approval to utilize it for commercial vehicle parking. Rather than splitting the parcel zoning, Applicant desires to combine both parcels under B3. The current zoning diminishes the Subject Property's value as compared to the commercial/industrial properties surrounding the Subject Property.

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 Applicant's proposed commercial vehicle parking will be a consistent use with the surrounding industrial properties. The facility will be efficiently operated, well maintained, and secured to minimize impacts to surrounding properties. The facility provides a place for workers who use commercial vehicles for their business or their employer, including those who work in Walton County, to park their work vehicles in a safe and secure location versus in neighborhoods or other areas which are less secure and not subject to the regulations to which Applicant will be held as a part of this rezoning. This is not a truck stop and drivers will be prohibited from sleeping on premises. The flow of commercial vehicle traffic to and from the facility will be mitigated by having ample room (~160-feet) for staging trucks entering through the entry gate. The entry gate will be automated and controlled by a phone app each driver will use to open the gate once paid. Drivers will not have to get in and out of the truck to operate the gate which makes for a faster entry. The Subject Property will be fenced with an 8-foot opaque fence for safety and a visual barrier.

From a boarder community perspective, Walton County will gain new tax revenues from the Subject Property without the added burden of increased school enrollment. The project also fulfills the planned use for this area under the Comprehensive Plan as Highway Corridor.

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

The gain to the public is addressed in the response to question 3 above. If the requested B3 zoning is not approved, the Applicant will suffer a hardship for inability to use the Subject Property for uses allowed under the Highway Corridor designation and consistent with the existing industrial and commercial uses.

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

This Subject Property is of adequate size, layout, and location which makes it suitable for a B3 commercial use more so than its current agricultural designation due to its location on Hwy 78 and designation as Highway Corridor. It is also located adjacent to other industrial uses including Panel Steel, Andrews Pest Control, the Plantation Park industrial park, and Applicant's landscape supply business. It has an existing access road that Applicant and Panel Steel use to route

commercial vehicles to Hwy 78. Applicant has requested a variance to continue using this access point.

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 Subject Property consists of two parcels. Tax Parcel C0460034D00 has been used for farming uses by Applicant and Tax Parcel C0440007A00 (zoned B2) has been used by Applicant as a landscape supply and farm store business called KJ 's Farm Market and Ground Cover.

Variance Request

As part of this application, the Applicant respectfully requests a variance from Code Section 6-1-610, which requires direct access to an arterial road. Both the Applicant and several adjoining neighbors operate businesses that rely on commercial vehicles, including trucks, as an integral part of their daily operations. For decades, these trucks have safely utilized an existing driveway connecting to Hwy 78 and the segment of Old Broadnax Mill Road between the Applicant's property and Bay Creek Church Road. This long-established access has historically allowed trucks to efficiently travel east or west on Hwy 78 without attempting hazardous U-turns further along the highway.

The combination of this existing access and the extended driveway on the Applicant's property—spanning ~160 feet from the roadway to the entry gate—substantially mitigates the risk of congestion and enhances public safety. Continued use of the existing driveway and access route is therefore demonstrably safer for both commercial vehicles and the general public.

Requiring a new entrance directly on Hwy 78 would impose an exceptional hardship on the Applicant's operations. Under such a configuration, vehicles would be restricted to a right-in, right-out entrance with no direct access to the traffic light at Bay Creek Church Road. This limitation would significantly reduce the functionality, safety, and accessibility of the site,

impairing the Applicant's ability to conduct operations effectively. In contrast, maintaining the established access preserves operational efficiency while prioritizing public safety.



Andrea P. Gray LLC

Attorney at Law

October 1, 2025

Charna Parker, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant: E L K Holdings, LLC
 Owners: E L K Holdings, LLC
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 Tax Parcel: C0440007A00 and a portion of C0460034D00
 Request: Rezone property from B2/A2 to B3 for commercial vehicle parking

Dear Ms. Parker:

E L K Holdings, LLC ("Applicant"), a Walton County business, proposes to construct a carefully planned and efficiently operated commercial vehicle parking facility strategically located in an established industrial district. The project site consists of two parcels totaling 30.26 acres, located at 3149 Hwy 78 and Old Broadnax Mill Road, Loganville, Georgia (the "Subject Property"). One parcel is currently zoned B2 and operated as KJ Farm Market and Ground Cover, and the second parcel is vacant and used for hay farming. The proposed facility will accommodate approximately 477 parking spaces for commercial vehicles.

The Subject Property is in an ideal location for a commercial vehicle parking facility. It fronts on Hwy 78 and is abutted by industrial uses zoned M1 including Panel Steel and the Plantation Park industrial park. It has an entrance off an access road connecting Old Broadnax Mill Rd and Hwy 78 which is already used for truck traffic from the existing industries adjoining the Subject Property. As part of this application, the Applicant is requesting a variance from Code Section 6-1-610, which requires direct access to an arterial road. Both the Applicant and several adjoining neighbors operate businesses that rely on commercial vehicles, including trucks, as an integral part of their daily operations. For decades, these trucks have safely utilized an existing driveway connecting to Hwy 78 and the segment of Old Broadnax Mill Road between the Applicant's property and Bay Creek Church Road. This long-established access has historically allowed trucks to efficiently travel east or west on Hwy 78 without attempting hazardous U-turns further along the highway.



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

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Requiring a new entrance directly on Hwy 78 would impose an exceptional hardship on the Applicant's operations. Under such a configuration, vehicles would be restricted to a right-in, right-out entrance with no direct access to the traffic light at Bay Creek Church Road. This limitation would significantly reduce the functionality, safety, and accessibility of the site, impairing the Applicant's ability to conduct operations effectively. In contrast, maintaining the established access preserves operational efficiency while prioritizing public safety.

The facility will be operated efficiently and safely to minimize impacts to surrounding properties and roads. The facility will comply with all ordinances regarding its operations in addition to prohibiting any drivers from sleeping on premises or washing or repairing vehicles onsite. The facility is not a truck stop. Gate and reservation operations will promote efficient operations and prevent a backup of vehicles entering the site. The flow of commercial vehicle traffic to and from the facility will be mitigated by having ample room, 160-feet, for staging trucks entering through the entry gate. The entry gate will be automated and controlled by a phone app each driver will use to open the gate once paid. Drivers will not have to get in and out of the truck to operate the gate which makes for a faster entry.

The proposed parking facility will be designed in accordance with ordinance standards and to minimize impacts to nearby properties and roads. The entirety of the property will be surrounded with an 8-foot opaque fence and it will have a gated entry. Applicant will maintain the parking areas with a base with a minimum thickness of six (6) inches of #57 stone topped with three (3) inches of crusher run. Transitional buffers will be 50-feet and the buffer from Hwy 78 is 60-feet. All lighting will be downward facing in accordance with ordinance standards. Although Applicant owns both sides of Horseshoe Road, it intentionally moved the property boundary for this facility north of Horseshoe Road and north of the existing homes thereon to better buffer the residential area nearby.

From a boarder community perspective, Walton County will gain new tax revenues from the Subject Property without the added burden of increased school enrollment. The proposed facility is also well-aligned with the long-term vision for the Highway 78 corridor and the existing industrial uses surrounding the property. The Subject Property lies within the Highway Corridor area identified on the County's Future Land Use Map, making the proposed B3 zoning both appropriate and consistent.



Applicant respectfully requests that the Subject Property be rezoned from A2/B2 to B3 to allow for construction of a commercial vehicle parking facility and for a variance to use its existing driveway.

Please let me know if you have any questions.

Sincerely,



Andrea Gray
Applicant's Representative





**Request for Rezoning 30.26 acres
from B2/A2 to B3 for a commercial vehicle
parking facility**

- Applicant/Owner: E L K Holdings, LLC
- 30.26 acres
- 3149 Hwy 78 and Old Broadnax Mill Road, Loganville GA 30052
- Tax Parcel C0440007A00 and a portion of C0460034D00
- Agent: Andrea P. Gray, LLC

October 1, 2025

Zoning Map

Current Zoning: A2/B2

Requested Zoning: B3

Primarily adjoined by M1



Future Land Use Map Highway Corridor

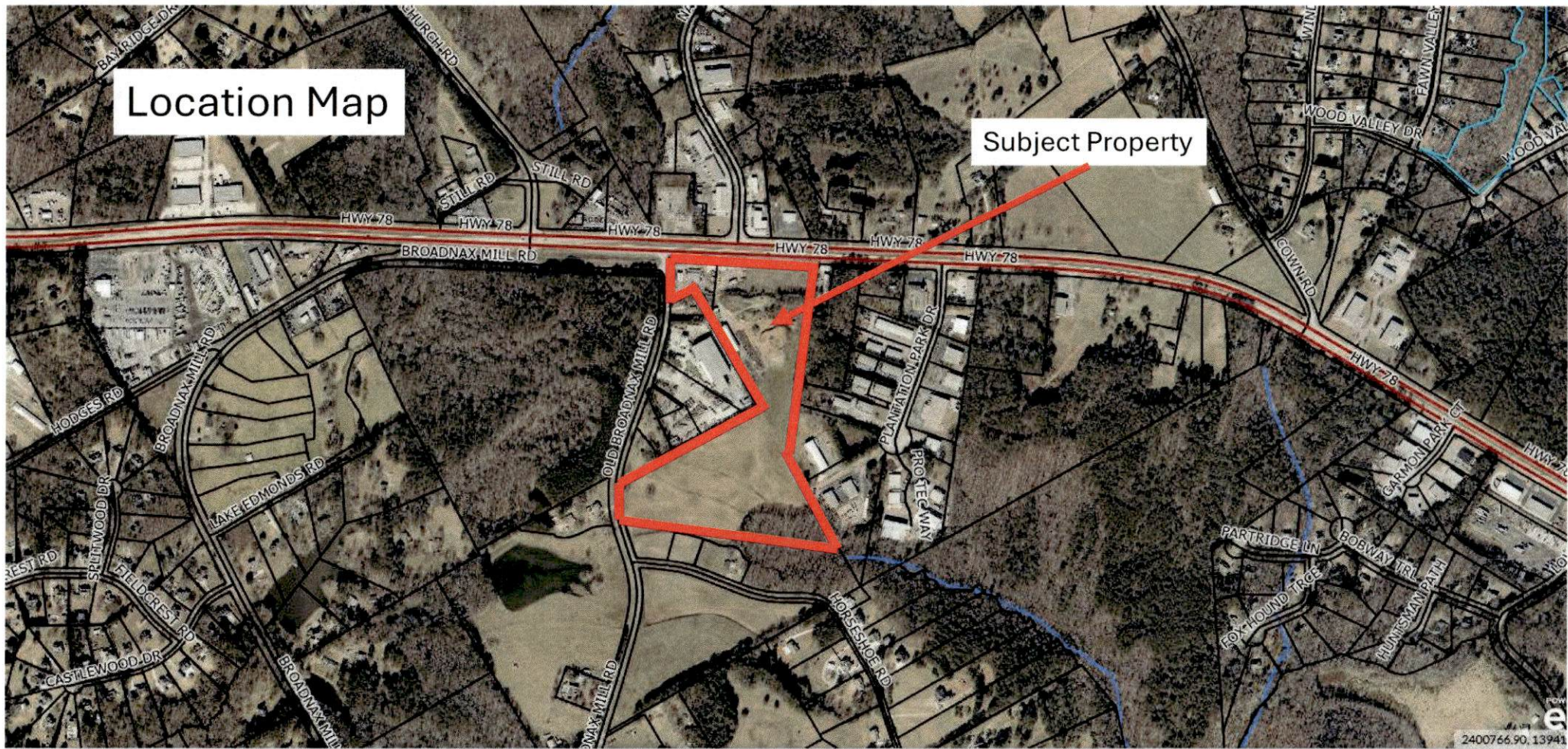
Subject Property

- Future Land Use Plan 2022
- Conservation
 - Employment Center
 - Highway Corridor
 - Neighborhood Residential
 - Rural Residential and Agriculture
 - Suburban
 - Village Center

Highway Corridor

Location Map

Subject Property



**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: E L K Holdings, LLC
Address: 2994 Old Broadnax Mill Rd., Loganville, GA 30052
Telephone: 770-318-1962
Location of Property: 3149 Hwy 78 and Old Broadnax Mill Rd, Loganville, GA 30052

Map/Parcel Number: C0440007A00 and a portion of C0460034D00

Current Zoning: A2/B2 Requested Zoning: B3


Property Owner Signature

Property Owner Signature

Print Name: same as applicant

Print Name: _____

Address: _____

Address: _____

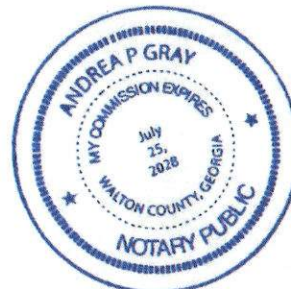
Phone #: _____

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.


Notary Public

10-1-25
Date



AGENT AUTHORIZATION

Date: 10/1/25 Tax Map and Parcel Number(s): a portion of C0460034D00 and C0440007A00

PROPERTY ADDRESS: 3149 Hwy 78 and Old Broadnax Mill Road, Loganville GA 30052

PROPERTY OWNERS: E L K Holdings, LLC
2994 Old Broadnax Mill Rd
Loganville GA 30052

APPLICANT: E L K Holdings, LLC (same as owner)

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone property from A2/B2 to B3 to allow for commercial vehicle parking

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to the action or speak on its behalf at the Planning Commission, Board of Commissioners and any related meetings regarding the request for the rezoning or other land-use authorization related to the property referenced herein. The Attorney/Agent may also sign the necessary applications on behalf of Applicant.

ATTORNEY/AGENT



BY: Andrea P. Gray


Sworn to and subscribed before me this 1 Day of October 2025


NOTARY PUBLIC



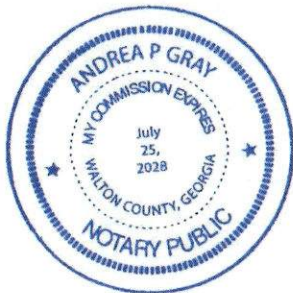
[additional signatures on following page]

APPLICANT: E L K Holdings, LLC


BY: Ken Jones

Sworn to and subscribed before me this 1st Day of October 2025


NOTARY PUBLIC



[signature page for Agent Authorization]

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.

 10/11/25

Signature of Applicant/Date

Check one: Owner ☒ Agent ☐

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 10/1/25 Tax Map and Parcel Number(s): a portion of C0460034D00 and C0440007A00

PROPERTY ADDRESS: Old Broadnax Mill Road, Loganville GA 30052

PROPERTY OWNERS: E L K Holdings, LLC
2994 Old Broadnax Mill Rd
Loganville GA 30052

Check one of the following:

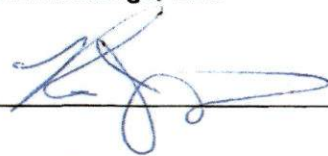
☒ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Social Circle, Georgia, as defined by O.C.G.A. 36-67A-1(5).

☐ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Social Circle, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

Describe in detail any gifts listed above (example: quantity and nature, etc.):

E L K Holdings, LLC



Sworn to and subscribed before me this 1st Day of October 2025


NOTARY PUBLIC





Andrea P. Gray LLC

Attorney at Law

October 1, 2025

Notice of Preservation of Constitutional Objections

Re: Applicant: E L K Holdings, LLC
Owners: E L K Holdings, LLC
Property: 3149 Hwy 78 and Old Broadnax Mill Road, Loganville GA 30052
Tax Parcel: C0440007A00 and a portion of C0460034D00
Request: Rezone property from B2/A2 to B3 for commercial vehicle parking with a variance for the entry driveway location

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant's assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the below and hereby incorporates all of the information and documents contained in its complete zoning application and any materials later added to the application record.

The current zoning of the Property restricts said Property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

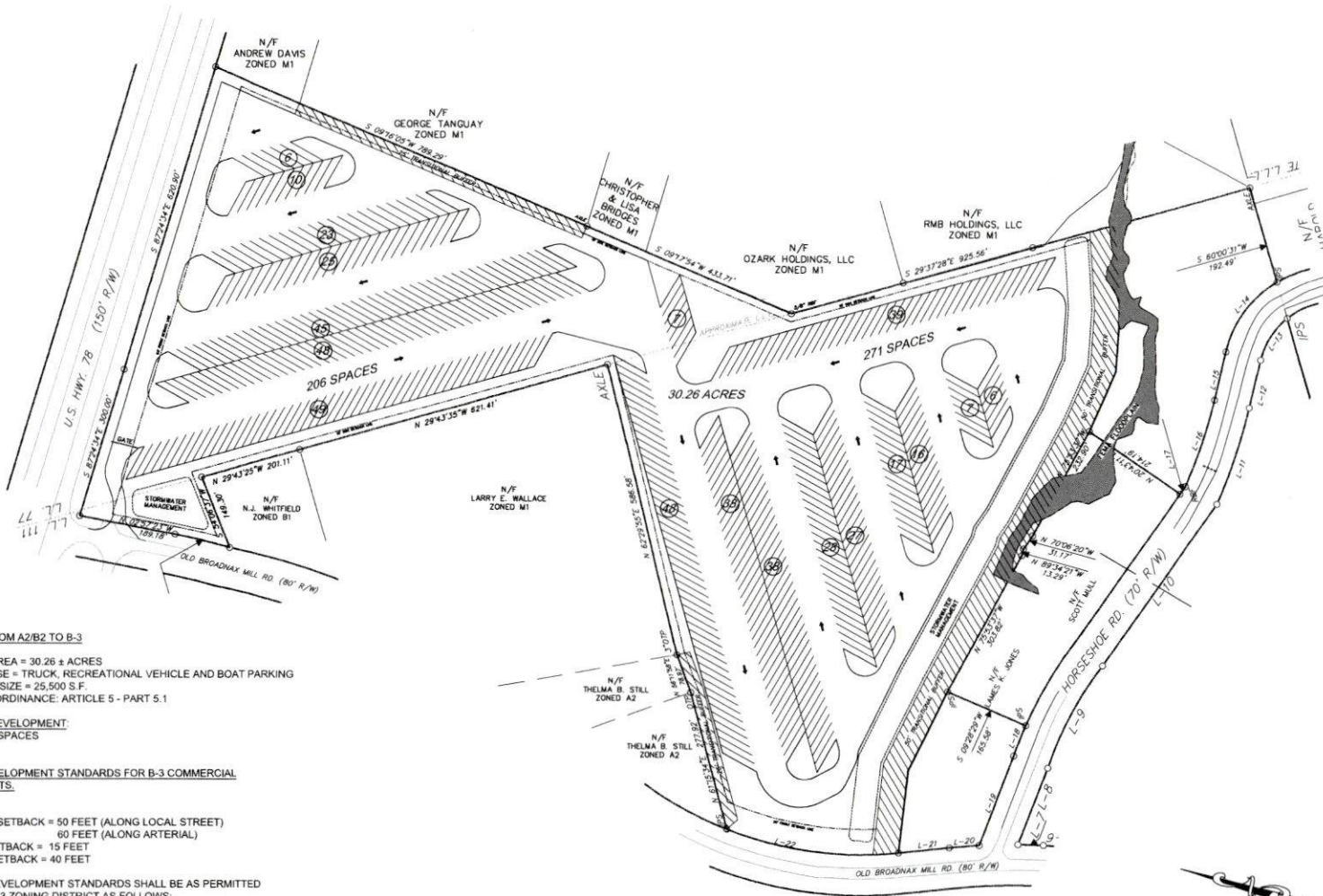
A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com



REZONING FROM A2/B2 TO B-3

TOTAL SITE AREA = 30.26 ± ACRES
 PROPOSED USE = TRUCK, RECREATIONAL VEHICLE AND BOAT PARKING
 MINIMUM LOT SIZE = 25,500 S.F.
 APPLICABLE ORDINANCE: ARTICLE 5 - PART 5.1

PROPOSED DEVELOPMENT

477 PARKING SPACES

MINIMUM DEVELOPMENT STANDARDS FOR B-3 COMMERCIAL DEVELOPMENTS

SETBACKS:
 FRONT YARD SETBACK = 50 FEET (ALONG LOCAL STREET)
 60 FEET (ALONG ARTERIAL)
 SIDE YARD SETBACK = 15 FEET
 REAR YARD SETBACK = 40 FEET

PROPERTY DEVELOPMENT STANDARDS SHALL BE AS PERMITTED UNDER THE B-3 ZONING DISTRICT AS FOLLOWS:
 1. MIN. LOT SIZE = 25,500 SQUARE FEET
 2. MIN. FRONTAGE = 100 FEET
 3. MAX. IMPERVIOUS COVERAGE = 75%

FENCING:
 ENTIRE PARKING AREA SHALL BE SCREENED WITH AN 8- FOOT TALL OPAQUE FENCE.

NOTE:
 NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0105E DATED 12-8-2016.

ATG CIVIL

2015 Bradenton 98610 Phone: 941-410-2000
 Loganville, GA 30052 garym_civil@yahoo.com

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REZONE PLAN

E L K HOLDINGS, LLC
 2994 OLD BROADNAX MILL RD
 LOGANVILLE, GA 30052

30.26 ACRES (TOTAL)

PARCEL IDS:
 CO440007A00 [2.0 AC]
 CO460034D00 - PART [28.26 AC]

LAND LOTS 77,78,111

HWY 78 & OLD BROADNAX
 MILL RD

LOGANVILLE, GEORGIA

09-30-2025

SCALE: 1" = 100'

OWNER

E L K HOLDINGS, LLC
 2994 OLD BROADNAX MILL RD
 LOGANVILLE, GA 30052

APPLICANT

E L K HOLDINGS, LLC
 2994 OLD BROADNAX MILL RD
 LOGANVILLE, GA 30052

24 HOUR - EMERGENCY CONTACT
 KEN JONES
 770-318-1962

REVISIONS

DATE	DESCRIPTION
1	
2	

JOB: HWY 78 COMMERCIAL

SHEET RZ