



Planning and Development Department Case Information

Case Number: CU25-0095

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant:

John B Crouch
880 Royal Park Drive
Monroe, Georgia 30656

Owner:

EDK Realty Holdings LLC
2424 Lance Court
Loganville, Georgia 30052

Current Zoning: B2

Request: Conditional use for outside storage.

Address: 2424 Lance Court, Loganville, Georgia 30052

Map Number/Site Area: C0070005F00

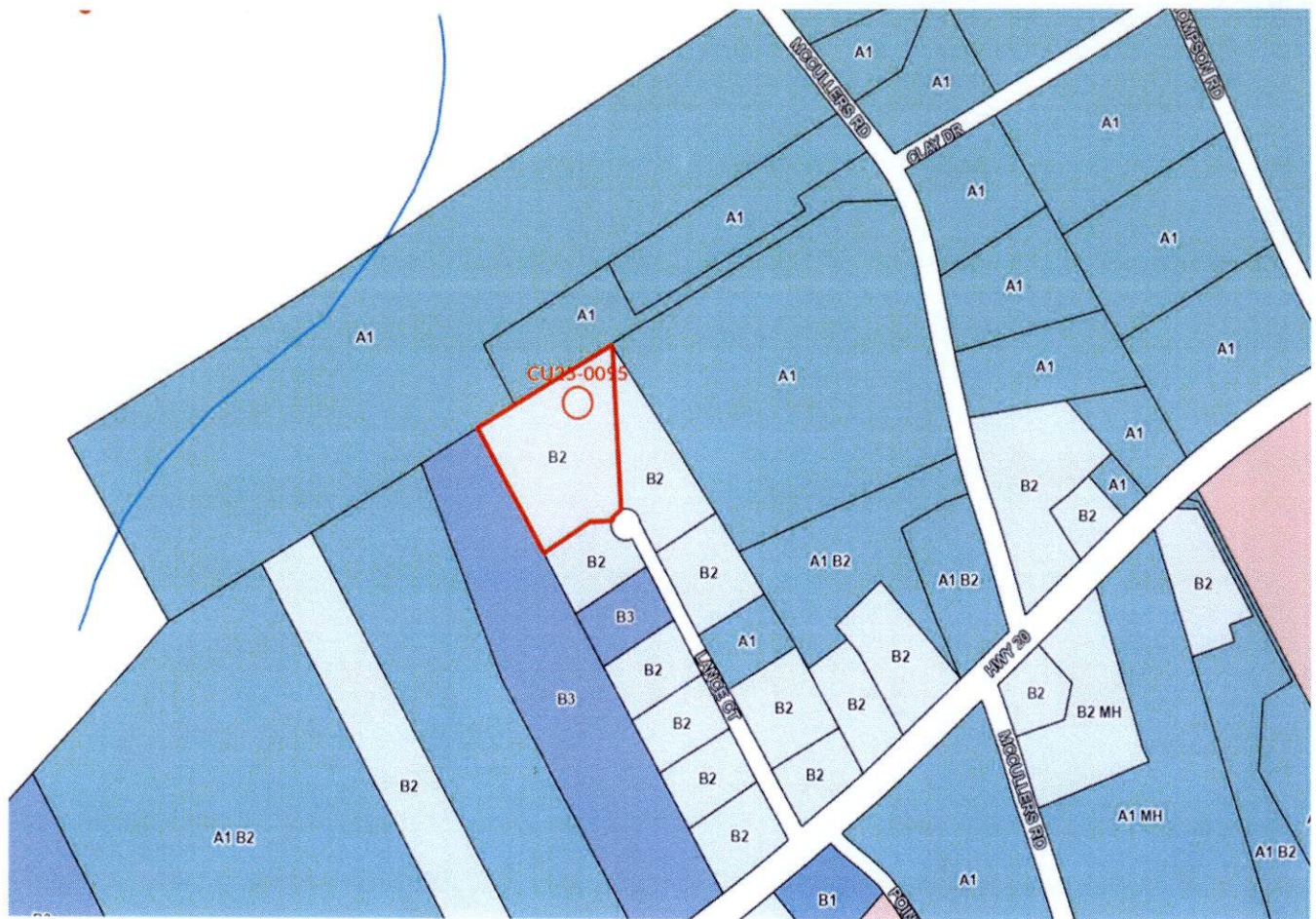
Character Area: Neighborhood Residential

District 2 Commissioner-Pete Myers Planning Commission—Chris Alexander

Existing Site Conditions: Property consists of 5.00 acres.



The surrounding properties are zoned A1, B2 and B3.



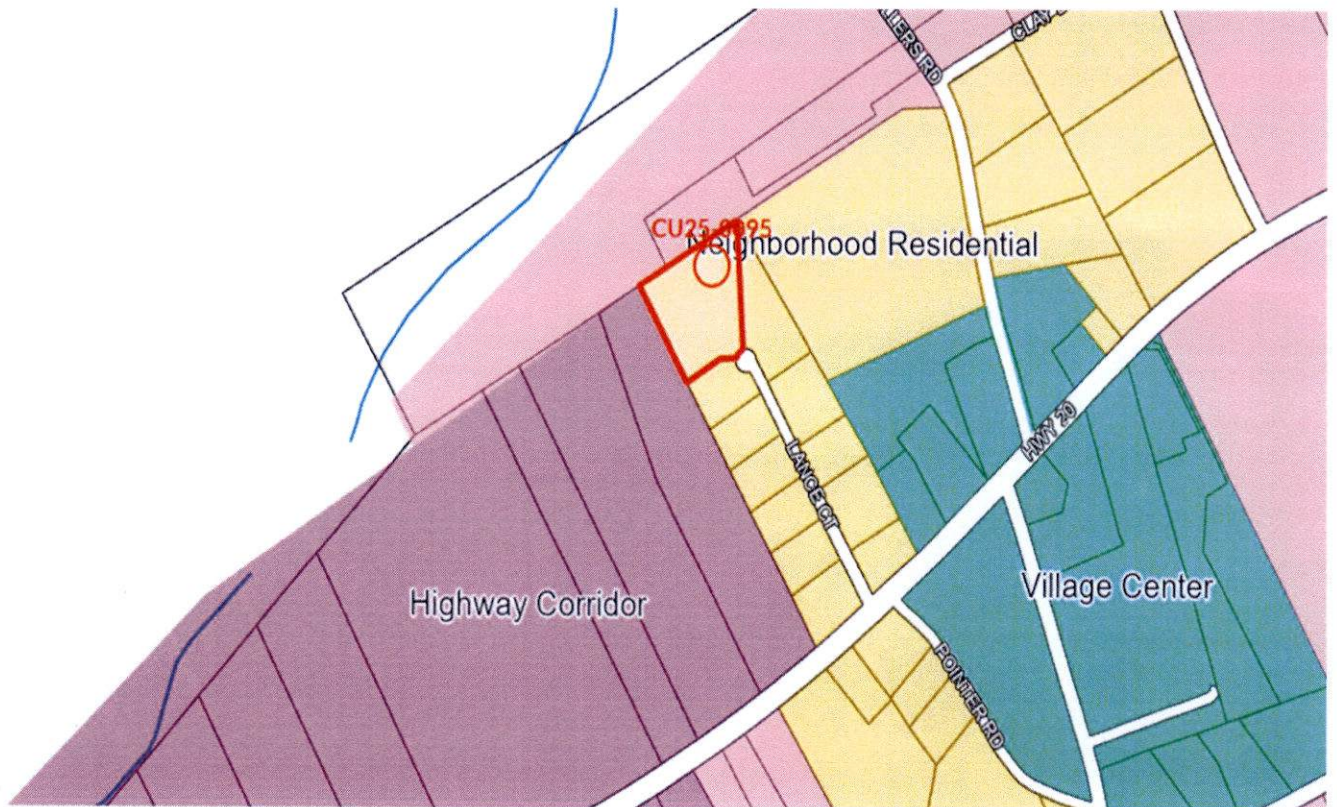
Subdivisions surrounding property:



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Neighborhood Residential.



History: No History

Staff Comments/Concerns: Outdoor storage will require an 8' screening fence.

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval for this request.

Sheriffs' Department: No issues.

Water Authority: This area is served by an existing 8" diameter water main along Lance Court. (static pressure: 50 psi, Estimated fire flow available: 1,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Existing building shall be in compliance.

Fire Department Review: Fire suppression may be impacted due to location and amount of storage.

Board of Education: No impact for the Walton County School System.

GDOT: Will require coordination with Georgia DOT. Minor improvements to the intersection of SR20 and Lance Ct may be needed. This intersection also falls inside PI 0016386 which is constructing a roundabout at the intersection of SR20 and McCullers Rd.

PC ACTION 4/3/2025:

CU25-0095-Conditional Use for outside storage-Applicant: John B Crouch/Owner: EDK Realty Holdings LLC located on 2424 Lance Ct/Map/Parcel C0070005F00-District 2.

Presentation: Brad Crouch who lives at 5040 Northside Drive in Atlanta represented the case. As far as the business he is doing it is similar to the business that was there before. He is doing something in a similar manner and would like to request outside storage. He has a landscape business and will be storing material and rocks in different bays and maybe some equipment outside. He is not changing the zoning and no configuration of the property.

Josh Ferguson said he saw in the letter that he operates an Environmental Service Business and will be using the warehouse for storage. Mr. Crouch stated that they do have a Stormwater Management Business. They do swales, clean out catch basins, water run-off, underground and detention pond repair.

Chris Alexander asked if they stored any debris on the property and Mr. Crouch said no and if there was then they would use a roll-off container and take it to the land fill to be disposed of but no long-term storage.

Speaking: No one

Recommendation: Chris Alexander made a motion to recommend approval as submitted with no conditions and was seconded by Josh Ferguson. The Motion carried unanimously.

Conditional Use Application # CU25-0095

Planning Comm. Meeting Date 4-3-2025 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 5-6-2025 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0070005F00

Applicant Name/Address/Phone #

John B. Crouch

880 Royal Park D

Monroe Ga 30656

E-mail: brndc@stormsystemserves.com

Phone # 404-219-6833

Property Owner Name/Address/Phone

EDK Realty Holdings LLC

2424 Lance Court

Loganville GA. 30052

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

Phone # 678-725-3000

Location 2424 Lance Ct Present Zoning B2 Acreage 5.00±

Existing Use of Property: None

Existing Structures: 8900 sqft building

Property is serviced by:

Public Water: ☒ Provider: _____ Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: ☒

The purpose of this conditional use is: Outside Storage

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

2/4/25
Date

\$350.00
Fee Paid

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 B2 Surrounding Zoning: North A1 South B2
East A1 West B3

Comprehensive Land Use Neighborhood Residential

Commission District: 2-Pete Myers Watershed: Big Haynes

**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: Bruce Crouch

Address: 880 Royal Park Dr

Telephone: 404-219-6833

Location of Property: 2424 Laurie Ct
Logansville Ga

Map/Parcel Number: _____

Current Zoning: B-2 Requested Zoning: B-3

Edward Kistler
Property Owner Signature

Property Owner Signature

Print Name: EDWARD KISTLER

Print Name: _____

Address: 503 Stonecreek Pond

Address: _____

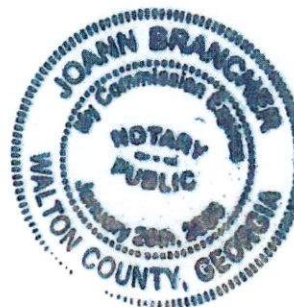
Phone #: 678-725-3000

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.

[Signature]
Notary Public

2/5/25
Date



Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors. *Property does not have storage close to adjacent properties and current site is used for outside storage only.*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
Correct
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.
Correct
4. Public facilities and utilities are capable of adequately serving the proposed use.
Correct
5. The proposed use will not adversely affect the level of property values or general character of the area.
Correct

Letter of Intent


2/21/2025

2424 Lance Ct

Walton County Zoning Variance

As the potential operator of the property at 2424 Lance ct our business plans to use the property in the same manner as it has been used in the past. We will operate an Environmental services business using the warehouse for storage and the offices to conduct the administrative operations of the business and the outside storage area to park equipment and store supplies and materials used in the business operations.

Brad Crouch

A handwritten signature in black ink, appearing to read 'Brad Crouch', with a stylized, flowing script.

N.T.S.

NOT FOR FINAL RECORDING.
THIS LOT IS SUBJECT TO APPROVAL FROM THE WALTON
COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEM.

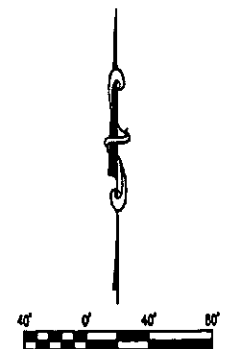
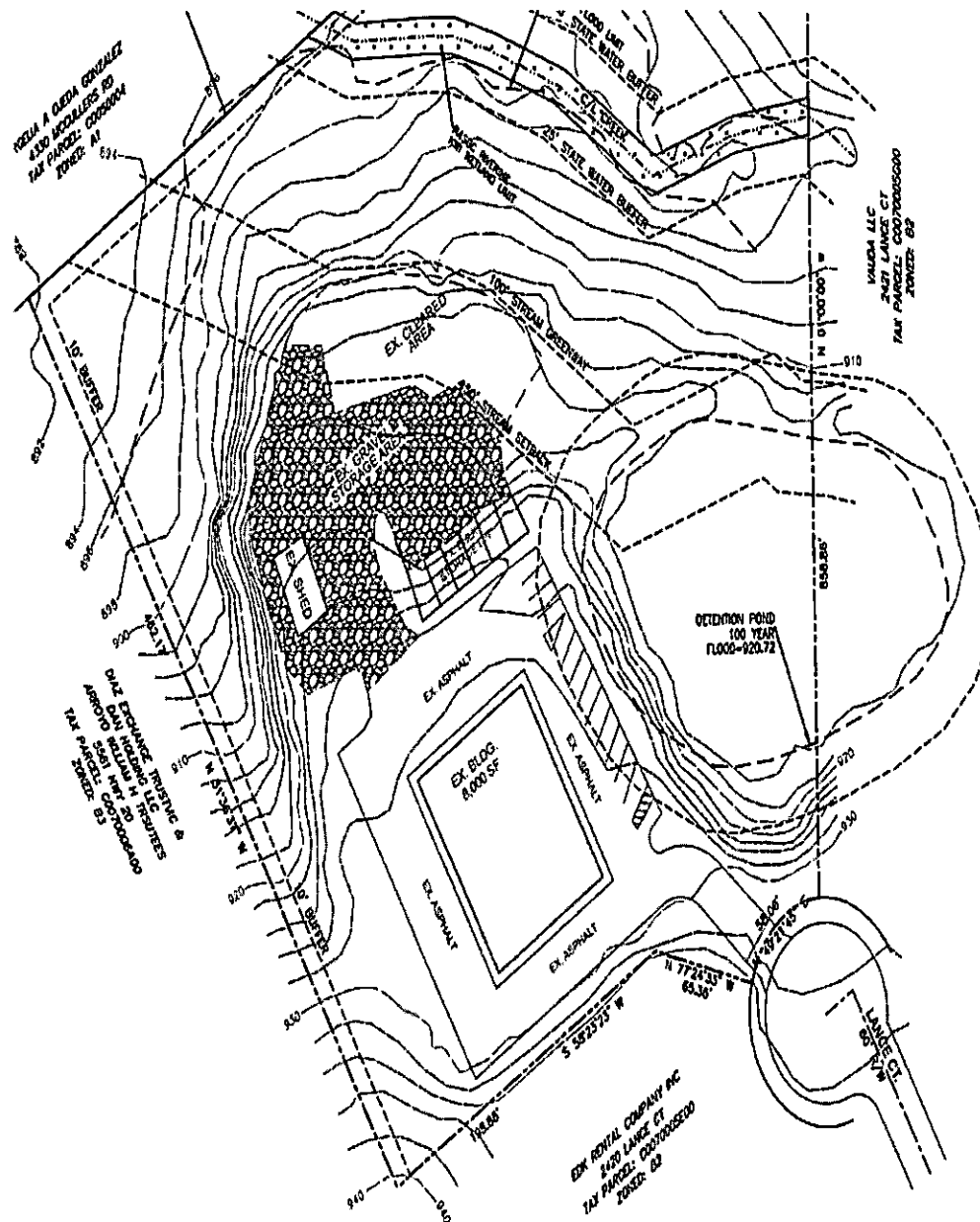
VARIANCE REQUEST: REQUESTING A CONDITIONAL
VARIANCE FOR OUTSIDE STORAGE

TOTAL SITE AREA = 5.003 ± ACRES

PROPOSED USE - OFFICE WAREHOUSE FOR S3
ENVIRONMENTAL OFFICE..

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY EAST METRO SURVEYING AND ENGINEERING.
2. THERE ARE NWI WETLAND ON THE SITE.
3. THERE ARE STATE WATER ON SITE.
4. A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER FIRM PANEL 1329700680E DATED DEC. 8, 2016.
5. SITE SHALL COMPLY WITH ART. 4 PART 1 SECT. 200 OF ILLINOIS COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE.

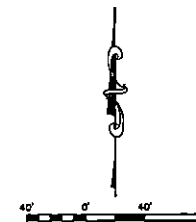


GEORGIA811
www.Georgia811.com 



NOT FOR FINAL RECORDING.
THIS LOT IS SUBJECT TO APPROVAL FROM THE BALTO
COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEM.

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY EAST METRO SURVEYING AND ENGINEERING.
2. THERE ARE NINE WETLAND ON THE SITE.
3. THERE ARE STATE WATER ON SITE.
4. A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.L.R.M. PANEL 15297C0080E DATED DEC. 8, 2015.
5. SITE SHALL COMPLY WITH ART. 4 PART I SECT. 200 OF WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE.



GEORGIA811
www.Georgia811.com 

© 2025
McGraw-Hill Construction, Inc. All Rights Reserved

This drawing and any permitted reproductions, in whole or part, are the sole property of McGraw-Hill Construction, Inc. and shall not be reproduced or conveyed in any way without the written permission of McGraw-Hill Construction, Inc.



C-1