

Planning and Development Department Case Information

Case Number: Z26-0189

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 9-01-2026

Applicant:

EK Engineering Consultants, LLC
555 North Point Center East, 4th Floor
Alpharetta, Georgia 30022

Owner:

Reyes Autos & Trucks, LLC
157 Scenic Highway
Lawrenceville, Georgia 30046

Current Zoning: The current zonings are A1, B3, M1 & M2.

Request: Rezone 5.70 acres to M2 and B3 for Motor Vehicle Sales, Major & Minor Auto Repair, Salvage Yard, Office, Warehouse and Screened Outdoor Storage and Variances on buffer requirements, setbacks and eliminate the 10 ft. landscape strip along Highway 11.

Address: 2412 Highway 11, Monroe, Georgia 30656

Map Number/Site Area: C0850109 & C0850111 (9.45 acres) and C0850109B00 (1.11 acres).

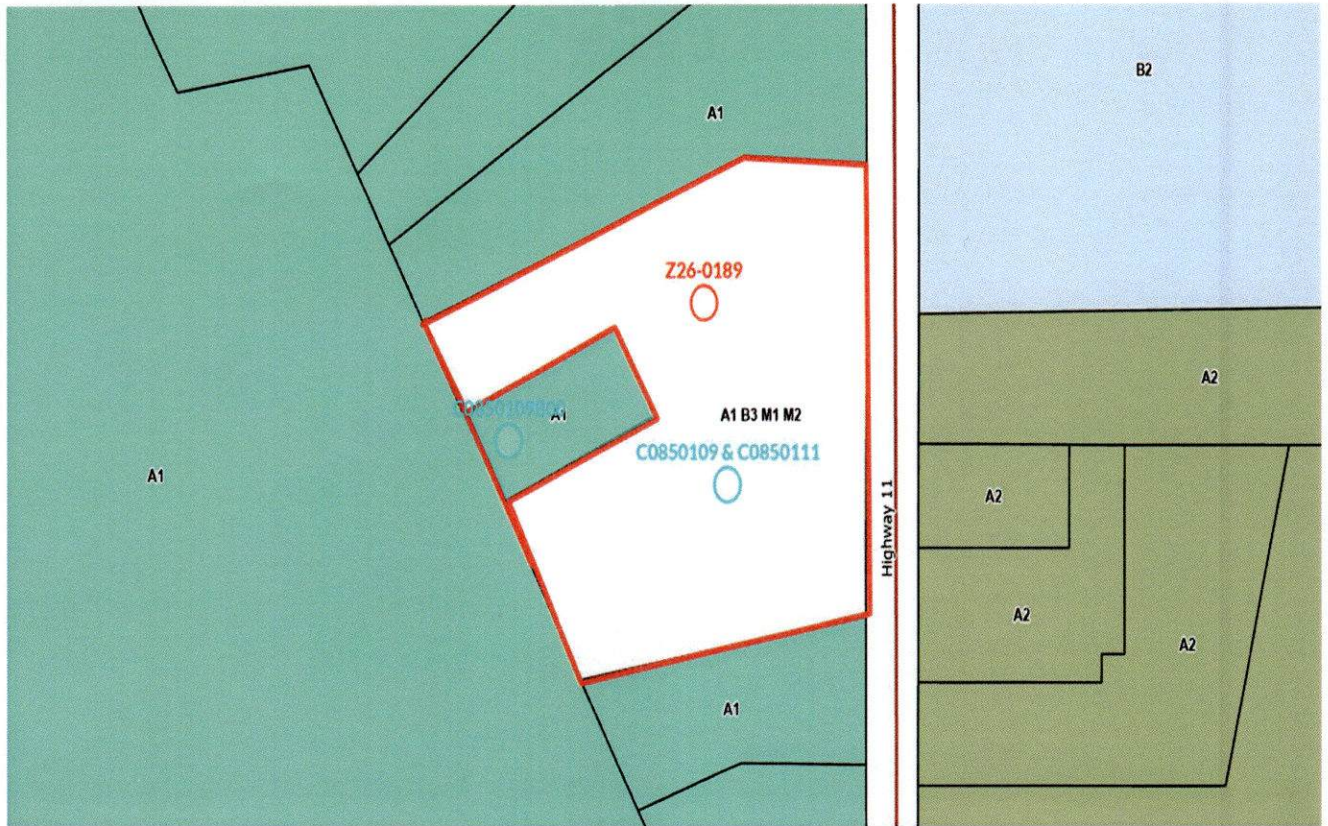
Character Area: Highway Corridor

District 5 Commissioner- Jeremy Adams Planning Commission – Tim Hinton

Existing Site Conditions: The property has a house and multiple buildings (some are either going to be eliminated or renovated).

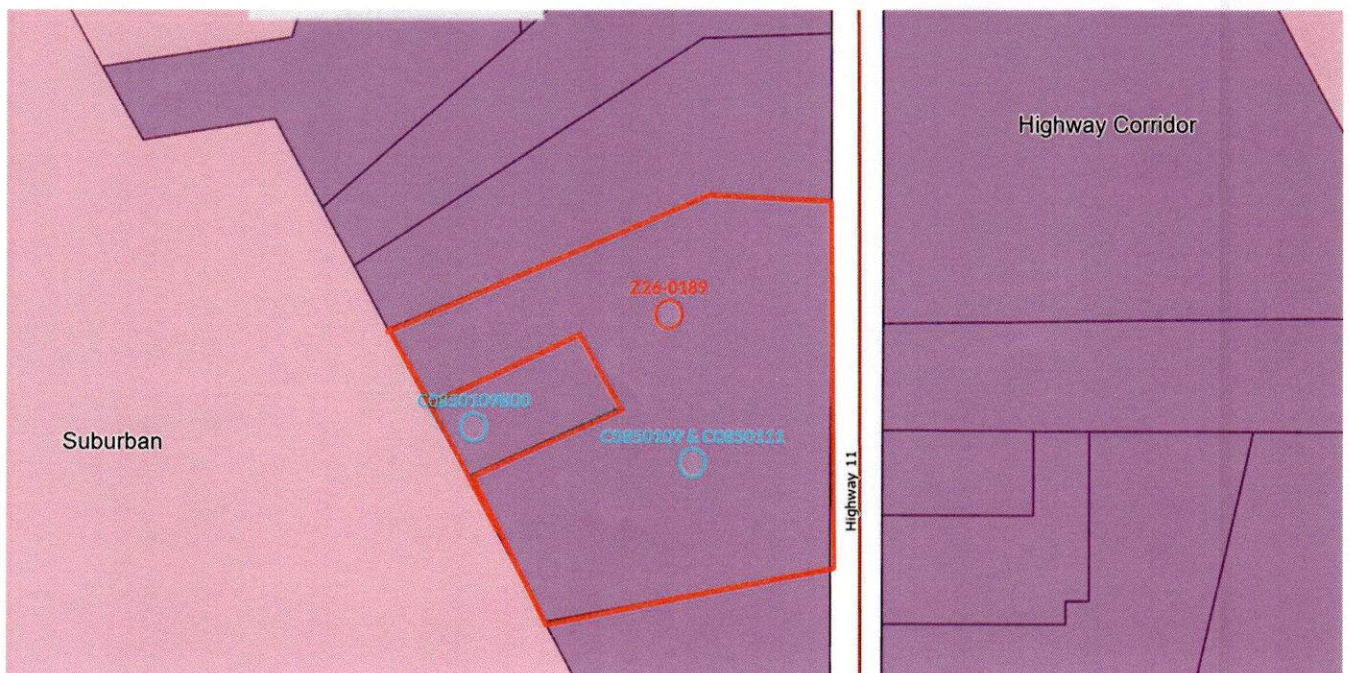


The surrounding properties are zoned A1 and B2.



The property is not in a Watershed Protection Area.

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



History:

BZ93177	Harwell Used Cars	A-2 to B-2 Bus. 2.5	C085-100 2412 Ga Hwy 11 N	Approved
Z12010001	Eugene Lamar Harwell	B-2/A-2 to B-3/M-2 Wrecker Service/Salvage 1.10 B-3 4.97 M-2	C085-109, 109C 2412 Highway 11	Approved

Staff Comments/Concerns:

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

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Highway 11 (static pressure: 105 psi, Estimated fire flow: 835 gpm @ 20 psi). Available fire flow below 1,000 GPM. Commercial uses may require the owner to install a private booster pump for fire suppression systems, if required by code.

Fire Marshall Review: 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 response for Haz-mat, Fire and EMS demand.

Board of Education: Will have no affect on the school system.

GDOT: Will need to permit with our office. We're not sure that many access points will be necessary.

will be necessary.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No comment received.

PC ACTION 8/6/2026:

Z26-0189 – Rezone 5.70 acres from A1/B3/M1/M2 to M2 & B3 for Motor Vehicle Sales, Auto Repair & Maintenance, Salvage Yard, Warehouse and outdoor storage and Variances on setbacks, buffers and eliminate the 10 ft landscape strip along Highway 11 –

Applicant/Owner: Reyes Autos & Trucks, LLC – property located at 2412 Highway 11 – Map/Parcels C0850109, C0850109B00 & C0850111 - District 5

Presentation: Mr. Kahn represented the case on behalf of Reyes Autos & Trucks, LLC. There are 10.4 acres, but they would like to only rezone for a salvage yard and vehicle storage. They are planning on doing motor vehicles sales, minor and major maintenance on cars on the property that is to be rezoned to B3 and the M2 will be for the salvage yard and a warehouse. The surrounding properties are zoned A1 and there is commercial B2 across the street. The property is in the Highway Corridor, and it is consistent with the Future Land Use Map. The current zonings are A1, B3, M1 and M2 and they are going to B3. Proposed zoning for motor vehicles sales and minor and major automobile repair. The remaining property will be zoned M2 for warehouse and salvage yard. The property in the front is proposed for a building and parking. The driveway will be removed, and a driveway will be modified subject to GDOT approval. They will need a buffer reduction where it is B3 on the north side and south side. The buffer was an easement before. They are making improvements to the south B3 zoning buffer on the existing barn. Those that are requesting not to have the buffers will put up a fence. 50 ft from the property line there are 2 existing properties.

They are also requesting to do away with the 10 ft landscape strip on Highway 11. They also have an existing detention pond.

Existing zoning conditions are consistent with the Walton County Land Use Map.

They are requesting the Board approve the zoning.

Tim Hinton asked in the back if it is M2 what is the proposed use and Mr. Kahn stated it will be screened storage area for salvage vehicles. Mr. Kahn was asked if they would be inoperable vehicles and the reply was yes.

Mr. Hinton asked if he sought GDOT approval and if they had given him the 2 entrances.

The entrance they talked to GDOT is the 2 entry points and Mr. Kahn stated GDOT has not given them approval. The existing building will be for tire repair, car dealership and auto repair.

Tim Hinton asked if they were asking for major and minor auto repair and what type of vehicles they repair and they answered regular vehicles and salvage vehicles.

Mark Banks asked if they were doing a wrecker service and they stated yes. Mr. Banks asked if it was going to be 24-hour call and they stated that it would just be during working hours.

Robert Post asked if the A1 in the back is now M2. Salvage vehicles are already on this property.

Tim Hinton asked if this was a code enforcement case. Kristi Parr stated that it is a result of code enforcement to get the property in compliance. In A1 they have acquired how to bring the property up to code.

The warehouse office is in the existing building with office space and a salvage portion.

Josh Ferguson asked if the M1 was the salvage yard and Kristi Parr stated that its pre-dates the ordinance and when Mr. Harwell came in earlier about the property, he was advised that if he intended to use the property then he needed to bring it into compliance and the salvage yard had previously been approved.

Tim Hinton stated that he understands that they are requesting that the landscape strip be removed but Mr. Hinton stated that there is a purpose for a landscape strip. Southside of the property is the existing detention pond. Site plan or detention pond may not be good for the future, and the owner will need to prove that. Where the tire repair is going is what the zoning of the adjacent property to the north is. A1 is the piece of property last building existing tire asking for a zero buffer.

Speaking: No one

Recommendation: Tim Hinton made a motion to recommend approval with the following conditions: On the southside of the property where the current retention is, any area being shown that is in the color brown on the site plan because the back portion says screened salvage so therefore there is a line that circles around the warehouses and office area that is not within the portion that would be deemed as screened salvage so anything from where the retention pond does not intersect the adjoining property anything from that point all the way back past the warehouses will be screened in the same manner as the salvage storage in the rear that would be at a minimum of a 6 ft opaque fence along the whole south boundary back to what they have already indicated as screened storage will also need to be screened with a 6ft opaque fence. The portion on the north end where that is indicated as a tire repair there would be a 6 ft opaque fence to go from the section showing as salvage storage screening all the way to that abutment up at Highway 11 and all behind that building. On the front of the property a portion being used and identified as a car dealership showing parking spaces out near the street that section and that section alone, I am recommending that the landscape strip requirement be removed for the part

there where the car dealership is identified and only that portion. Any other portion fronting Highway 11 for auto repair, tire repair, the required landscape strip would have to be maintained as the code has identified with a second by Michelle Trammel. The motion passed unanimously.

Rezone Application # Z26-0189
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0850109, C0850109B00, C0850111

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

EK Engineering Consultants, LLC

Reyes Autos & Trucks, LLC

555 North Point Center East

157 Scenic Hwy

4th Floor, Alpharetta, GA 30022

Lawrenceville, GA 30046

E-mail address

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

Phone # (574) 307-3116

Phone # (770) 713-2207

Location: 2412 Highway 11 Requested Zoning M2, B3 Acreage +/- 5.7

Existing Use of Property: Residential, Salvage Operation, and Junk Yard

Existing Structures: Residential, Commercial, and Accessory use (Proposed to be renovated or demolished)

The purpose of this rezone is to extend the existing commercial and industrial zoning to the remaining

A1-zoned portions of the subject properties, creating a unified zoning pattern that will allow for the coordinated development and operation of the overall site. In conjunction with the rezoning request, the Applicant also requests transitional buffer variances, as well as a front setback variance for the two existing buildings proposed to remain. The Applicant further requests a variance to eliminate the required 10-foot landscape strip along Highway 11.

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 Etha Khan Date 7/6/2026 Fee Paid \$1,400.00

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 A1B3, M1, M2 Surrounding Zoning: North A1 South A1
East A2-B2 West A1

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

Commission District: 5-Jeremy Adams Watershed: _____ 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.

Easa Khan 7/11/2026

Signature of Applicant/Date

Check one: Owner _____ Agent ☒

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.

Francis Lopez 06/30/2026
Signature of Applicant/Date

Check one: Owner ☐ Agent ☒

**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: EK Engineering Consultants, LLC

Address: 555 North Point Center East, 4th Floor, Alpharetta, GA 30022

Telephone: (574) 307-3116

Location of Property: 2412 Highway 11, Monroe, GA 30656

Map/Parcel Number: C0850109, C0850109B00, C0850111

Current Zoning: A1, M2, B3 Requested Zoning: M2, B3

Francisco Reyes
Property Owner Signature

Print Name: Francisco Reyes

Address: 281 Maranatha Trail Lawrenceville GA

Phone #: 770-713-2207

Property Owner Signature

Print Name: _____

Address: _____

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.

Ingrid Alvarado
Notary Public

June 30 2026
Date

Ingrid Alvarado
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 12/13/2026

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;

The Subject Properties consist of Parcels C0850109, C0850109B00, and C0850111 located along Highway 11 in Walton County, Georgia. The properties currently contain a combination of A1, B3, and M2 zoning classifications. Portions of the properties have historically been utilized for residential use, vehicle storage, and salvage-related activities with limited internal access and circulation.

The surrounding area is characterized by a mixture of residential and commercial land uses. Properties immediately north, south, and west of the Subject Properties are primarily zoned A1 Rural Estate and are currently developed with single-family residences on large-acreage lots. Across Highway 11 to the east is a B2 Commercial property occupied by Pike Corporation, together with nearby A2 Rural Estate properties that are also developed with single-family residences.

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

The existing split-zoning configuration restricts the coordinated development and use of the subject properties by limiting efficient site planning, internal circulation, access management, and the ability to develop the property as a unified project. Rezoning the remaining A1-zoned portions will eliminate these constraints and allow the property to function as a unified development.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

Maintaining the isolated A1-zoned portions of the Subject Properties does not provide an additional benefit to the public health, safety, or general welfare beyond that already achieved by the existing B3 and M2 zoning established on the remainder of the site.

The proposed rezoning will facilitate coordinated redevelopment of the Subject Properties through improved site planning and circulation. Existing structures will be renovated for continued use or removed, as necessary, to accommodate the proposed development. Site access will be consolidated by removing the existing residential driveway and reducing the number of driveway connections along Highway 11, thereby improving traffic operations, site circulation, and overall site safety. The proposed development will also incorporate improved internal circulation, stormwater management, opaque fencing, landscape buffers, and screening of operational areas from public view.

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

The proposed rezoning provides a greater overall benefit to the public than the hardship imposed on the Property Owner under the existing split-zoning configuration. The proposed redevelopment will improve the overall appearance and functionality of the site through coordinated site planning, renovation or replacement of existing structures, improved internal circulation, enhanced access management, landscape buffers, screening of operational areas, and stormwater management. The project will also reduce the number of driveway connections along Highway 11, improve traffic operations and site safety, enhance the visual appearance of

the property along Highway 11, generate additional tax revenue for Walton County, and provide automobile sales, tire, and vehicle repair services to the surrounding community.

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

The Subject Properties are well suited for the requested zoning due to their location along Highway 11, the existing combination of B3 and M2 zoning on the site, and direct access to a principal transportation corridor. The proposed B3 and M2 zoning is consistent with the Walton County 2022 Future Land Use Map, which designates the Subject Properties within the Highway Corridor character area.

The proposed rezoning will unify the remaining A1-zoned portions with the existing B3 and M2 zoning already established on the site, allowing the property to function as a single, integrated development. Existing structures will be renovated or removed, as appropriate, and new buildings are proposed to support the planned redevelopment in accordance with the proposed site plan.

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 Properties contain existing structures but also include vacant areas within the existing A1-zoned portions that have remained underutilized under the current split-zoning configuration. Existing structures on the site were originally constructed in the 1970s and earlier and have undergone only minor renovations through the 2000s. The surrounding area is characterized by established residential and commercial development, with most surrounding residences constructed between the 1940s and 1990s and the commercial property across Highway 11 developed in the 1980s.

Requested Variances and Modifications

As part of this application, the Applicant requests approval of the following:

- **Front Setback Variance** – A front setback variance for the existing buildings proposed to remain, allowing the existing front setback in lieu of the required 60-foot front setback, as shown on the proposed concept plan. This variance applies only to the existing buildings proposed to remain. All proposed new buildings will comply with the applicable front setback requirements.
- **M2 Transitional Buffer Modification** – A proposed 25-foot transitional buffer adjacent to the proposed M2 zoning areas with the required opaque screening, where permitted by the Walton County Land Development Ordinance.
- **B3 Transitional Buffer Variance** – A 0-foot transitional buffer variance along the north and south sides of the proposed 200-foot-wide B3 zoning area, in lieu of the required transitional buffer, with the required opaque screening. Along the north side, the existing 40-foot access easement was originally established to provide access to the rear parcels. Upon approval of the proposed rezoning, the rear parcels will be incorporated into a single coordinated development, eliminating the need for the existing access easement and allowing the area to accommodate the proposed septic system, ADA parking, and ADA-compliant pedestrian access to Existing Building #1. Along the south side, the existing pond occupies a substantial portion of the required buffer area and is proposed to remain and be expanded, as necessary, for stormwater management.

- **Front Landscape Strip Variance** – A variance to eliminate the required 10-foot landscape strip along the Highway 11 frontage to accommodate the proposed site layout, including the parking layout, the existing pond, and other associated site improvements, as shown on the proposed concept plan.

July 6, 2026

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

**RE: Rezoning Request
Parcels C0850109, C0850109B00, and C0850111
2412 Highway 11, Monroe, GA**

To Whom It May Concern:

On behalf of the Property Owner, EK Engineering Consultants respectfully submits this Letter of Intent in support of the proposed rezoning of Parcels C0850109, C0850109B00, and C0850111. The Subject Properties currently consist of a combination of A1, B3, and M2 zoning classifications. The proposed rezoning will replace the remaining A1-zoned portions with B3 and M2 zoning, expand the B3 frontage along Highway 11 from approximately 100 feet to 200 feet on Parcel C0850109, and establish a 200-foot-wide B3 frontage on Parcel C0850111, with the remaining area proposed as M2. These changes will create a unified zoning pattern that is consistent with the Walton County 2022 Future Land Use Map, which designates the Subject Properties within the Highway Corridor character area.

The proposed redevelopment includes renovation of selected existing buildings, removal of obsolete structures, addition of new buildings, and associated site improvements, as shown on the proposed concept plan.

As part of this application, the Applicant requests a front setback variance for the existing buildings proposed to remain, allowing the existing front setback in lieu of the required 60-foot front setback, as shown on the proposed concept plan. The Applicant also proposes a 25-foot transitional buffer adjacent to the proposed M2 zoning areas, where permitted by the Walton County Land Development Ordinance, and requests a 0-foot transitional buffer variance along the north and south sides of the proposed 200-foot-wide B3 zoning area, in lieu of the required transitional buffer, with the required opaque screening. The Applicant further requests a variance to eliminate the required 10-foot landscape strip along Highway 11.

Thank you for your consideration of this request.

Respectfully submitted,

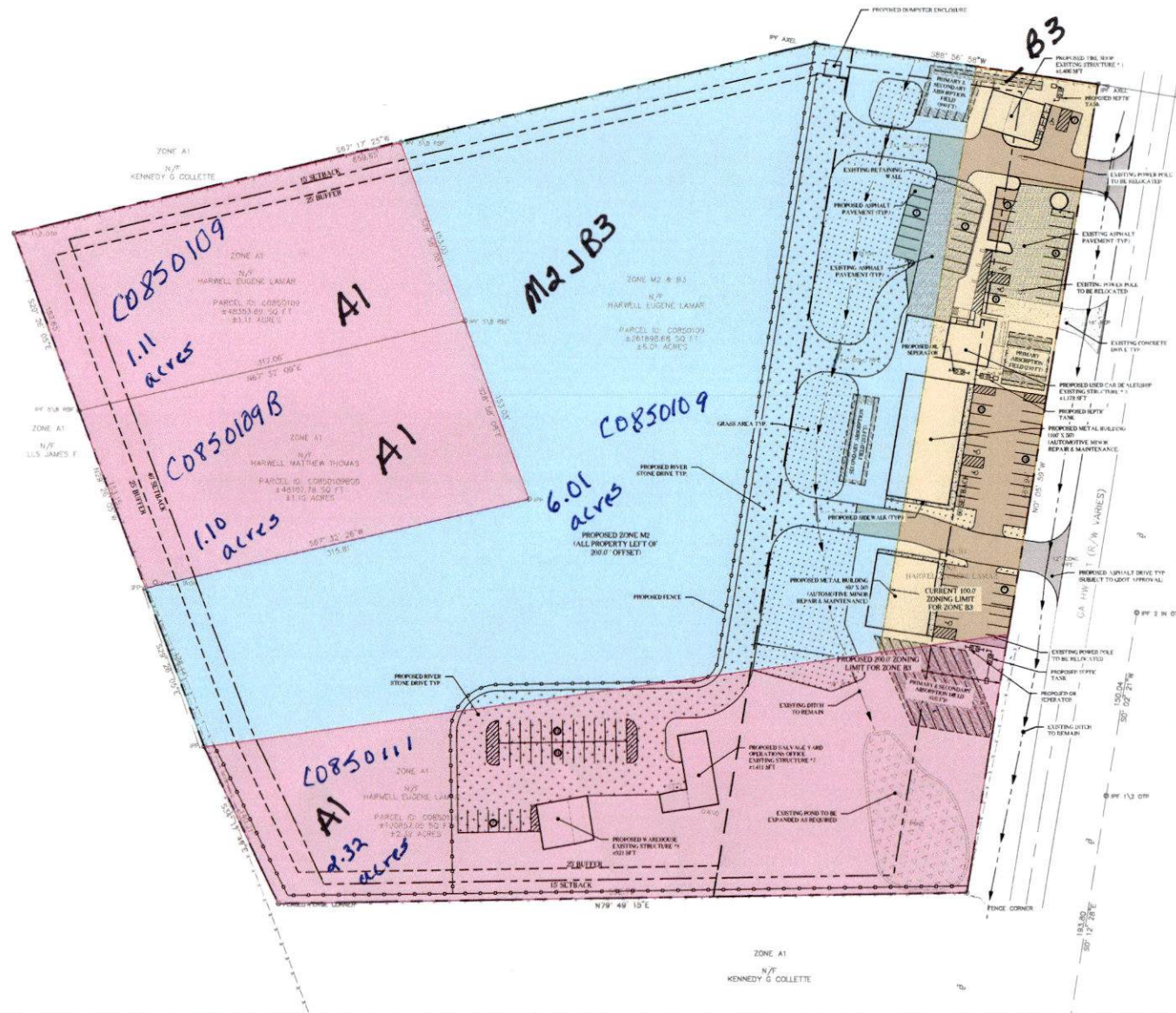
EK ENGINEERING CONSULTANTS, LLC



Easa Khan, PhD, PE, PTOE, PMP, GSWCC Level II
Founder and CEO

Current Zoning

LEGEND



BEK ENGINEERING CONSULTANTS, LLC
550 NORTH POINT CENTER EAST, 4TH FLOOR
ALPHARETTA, GEORGIA 30422
404.481.1116

CONCEPT PLAN
PREPARED FOR:
REYES AUTOS & TRUCKS, LLC
2417 GEORGIA HIGHWAY 11
MONROE, GEORGIA 30655
WALTON COUNTY
LAND LOT 115, DISTRICT 3



Know what's below
Call before you dig

PROJECT REVISIONS

DATE	BY	REVISION DESCRIPTION

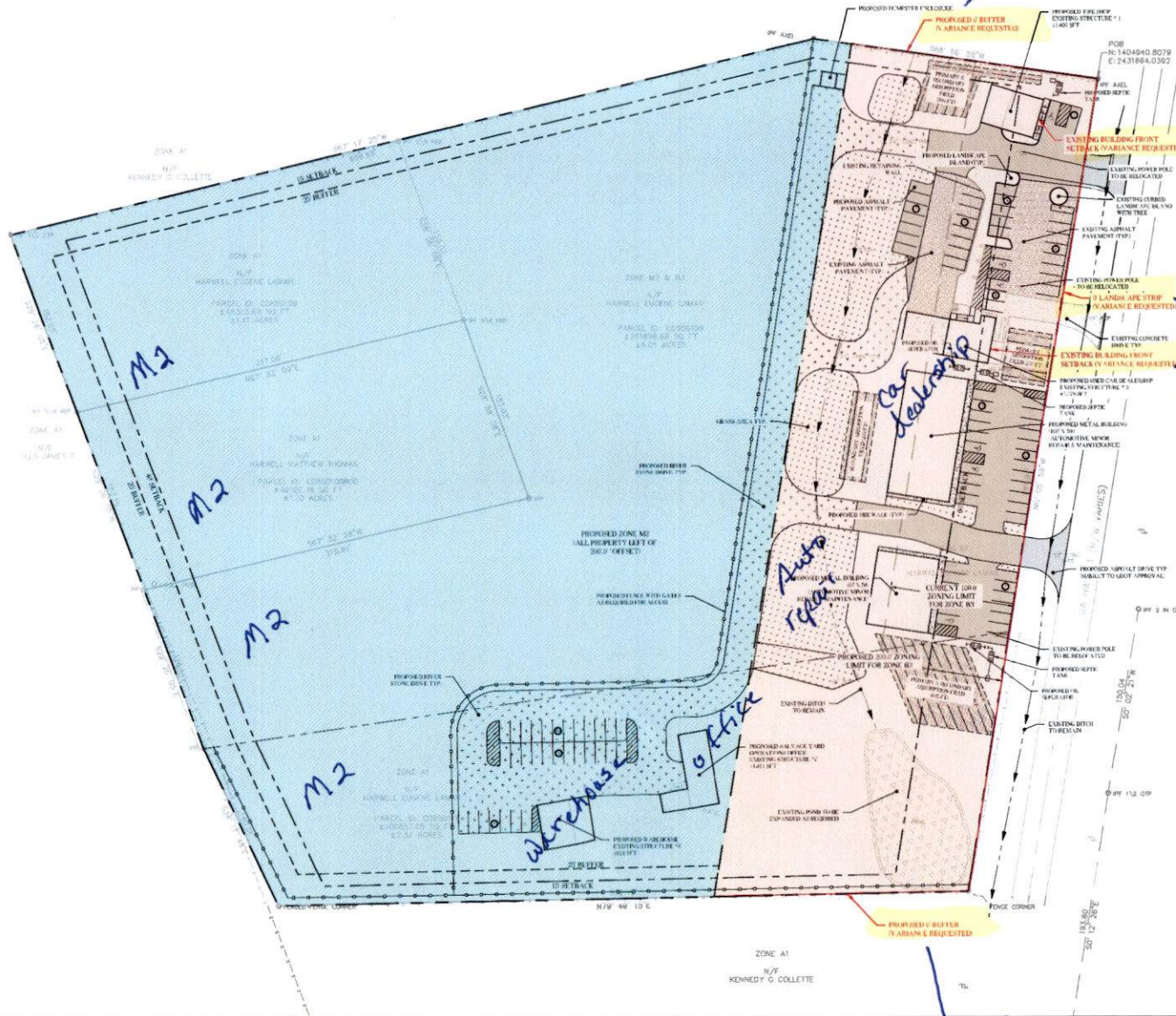
DESIGNED BY: **DK**
REVIEWED BY: **DK**
DATE: **10/30/2015**
JOB#: **2015.157**

EXHIBIT A
EXISTING ZONING

Proposed Zoning

LEGEND

- PROPOSED ZONING- B3 GENERAL BUSINESS DISTRICT
- PROPOSED ZONING- M2 HEAVY INDUSTRIAL DISTRICT



EK ENGINEERING CONSULTANTS, LLC
 500 NORTH POINT CENTER EAST, 4TH FLOOR
 ALPHARETTA, GEORGIA 30022
 404.885.0518

CONCEPT PLAN
 PREPARED FOR:
REYES AUTOS & TRUCKS, LLC
 2412 GEORGIA HIGHWAY 11
 MONROE, GEORGIA 30056
 WALTON COUNTY
 LAND LOT 115, DISTRICT 3

811
 Know what's below
 Call before you dig

PROJECT REVISIONS

DATE	BY	REVISION DESCRIPTION

DESIGNED BY: **EK**
 REVIEWED BY: **EK**
 DATE: 12/16/2006
 JOB#: 2005.129

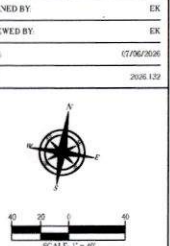


EXHIBIT 2
 PROPOSED ZONING

Buffer Requested

Setback Variance

Setback Variance

Setback Variance

Landscaping strip requested

Buffer Variance

SITE DATA:

1. PARCEL IDENTIFICATION NUMBER: C080109, C080109B0 & C080111
2. TOTAL SITE AREA: 10.54 ACRES
3. EXISTING LAND USE: RESIDENTIAL, VEHICLE STORAGE, AND AUTOMOTIVE SALVAGE-RELATED ACTIVITIES
4. PROPOSED LAND USE: USED CAR DEALERSHIP, AUTOMOTIVE MINOR REPAIR AND MAINTENANCE, SALVAGE YARD OPERATIONS OFFICE, WAREHOUSE, AND SCREENED OUTDOOR SALVAGE STORAGE
5. CURRENT ZONING CLASSIFICATION: A1 - RURAL ESTATE DISTRICT
6. PROPOSED ZONING CLASSIFICATION: B3 - GENERAL BUSINESS DISTRICT
7. OVERLAY DISTRICT: NA
8. PROPERTY LOCAL JURISDICTION: WALTON COUNTY
9. FLOOD ZONE CLASSIFICATION: UNSHADED ZONE X PER FEMA MAP 15207C103F
10. 1215122 - PROPERTY IS NOT IN FLOOD ZONE
11. BOUNDARY SURVEY PROVIDED BY: SAWHNEY & ASSOCIATES, 320 HASTINGS WAY, JONESBORO, GEORGIA 30208
12. SEWER INFORMATION: TO BE DETERMINED FOR USE IN SEPTIC SYSTEM DESIGN
13. SEWAGE DISPOSAL: SERVED BY PROPOSED SEPTIC

PROPERTY DEVELOPMENT STANDARDS (SECTION 4-1-210-GENERAL BUSINESS DISTRICT (B3) & SECTION 4-1-260-HEAVY INDUSTRIAL DISTRICT (M2))

1. MINIMUM LOT FRONTAGE: 140 FT
2. REQUIRED MIN. SETBACKS:
FRONT: 60 FT ALONG ARTERIAL/COLLECTOR STREETS, 30 FT OTHERWISE
SIDE: 15 FT
REAR: 40 FT
PROPOSED MINIMUM SETBACKS ARE DEPICTED ON PLAN VIEW; THIS SHEET
3. MINIMUM LOT FRONTAGE: 15,000 SF WITH PUBLIC WATER & SEWER, 25,000 SF OTHERWISE
4. MINIMUM FLOOR AREA: 400 SF
5. MAXIMUM IMPERVIOUS SURFACE: 75%
6. MAXIMUM BUILDING HEIGHT: 3 STORIES (B3), 7.5 FT (M2)

BUILDING DATA:

AUTOMOTIVE MINOR REPAIR AND MAINTENANCE: TIRE SHOP AREA: 1,400 SF
MOTOR VEHICLE SALES/USED CAR DEALERSHIP AREA: 4,175 SF
SALVAGE YARD OPERATIONS OFFICE AREA: 4,175 SF
ACCESSORY STORAGE / WAREHOUSE AREA: 492 SF
PROPOSED METAL BUILDING (AUTOMOTIVE REPAIR AND MAINTENANCE) AREA: 5,000 SF
PROPOSED METAL BUILDING (AUTOMOTIVE REPAIR AND MAINTENANCE) AREA: 3,000 SF
GROSS FLOOR AREA: 12,215 SF
BUILDING COVERAGE: 42%
MAXIMUM BUILDING HEIGHT: 14 FT

PROPOSED PARKING DATA:

AUTOMOTIVE MINOR REPAIR AND MAINTENANCE:
RATIO: 3 SPACES / 1,000 SF RETAIL + 2 SPACES / SERVICE BAY
AREA: 8,400 SF TOTAL, ASSUME 25% RETAIL, 2,052 SF + 12 SERVICE BAYS
REQUIRED PARKING: 48 SPACES

MOTOR VEHICLE SALES/USED CAR DEALERSHIP:
RATIO: 2 SPACES / 1,000 SF INDOOR SALES
AREA: 1,175 SF
REQUIRED PARKING: 3 SPACES

SALVAGE YARD OPERATIONS OFFICE:
RATIO: 2.5 SPACES / 1,000 SF
AREA: 1,411 SF
REQUIRED PARKING: 3 SPACES

ACCESSORY STORAGE / WAREHOUSE BUILDING:
RATIO: 1 SPACE / 600 SF
AREA: 92 SF
REQUIRED PARKING: 2 SPACES

TOTAL 52 REQUIRED PARKING INCLUDING 3 ADA PARKING
PROVIDED 71 PAVED PARKING SPACES INCLUDING 5 ADA PARKING

REQUIRED OFF-STREET PARKING CALCULATIONS ARE BASED ON WALTON COUNTY LAND DEVELOPMENT ORDINANCE SECTION 7-1-16. FOR CONCEPT PLAN PURPOSES OFFICE/RETAIL AREA FOR AUTOMOTIVE REPAIR / TIRE SHOP USES IS ASSUMED TO BE 25% OF THE TOTAL AUTOMOTIVE REPAIR / TIRE SHOP BUILDING AREA. FINAL PARKING REQUIREMENTS SHALL BE VERIFIED BASED ON FINAL BUILDING LAYOUT AND NUMBER OF SERVICE BAYS, DISPLAY VEHICLE SPACES, STORAGE VEHICLE SPACES, AND SALVAGE VEHICLE STORAGE AREAS SHALL NOT COUNT TOWARD REQUIRED PARKING CUSTOMER AND EMPLOYEE PARKING.

BUFFER REQUIREMENTS:

1. REQUIRED 50 FT TRANSITIONAL BUFFER ADJACENT TO RESIDENTIAL OR AGRICULTURAL DISTRICTS PER ARTICLE 12. REQUIRED TRANSITIONAL BUFFERS MAY BE REDUCED TO TWENTY-FIVE (25) FEET BY THE ADDITION OF A SOLID, OPAQUE FENCE OR WALL AT LEAST SIX (6) FEET IN HEIGHT.
2. PROPOSED TRANSITIONAL BUFFERS ARE SHOWN ON THIS SHEET. WHERE A 5-FOOT TRANSITIONAL BUFFER IS DEPICTED, A TRANSITIONAL BUFFER VARIANCE IS REQUESTED.
3. MINIMUM TREE DENSITY REQUIREMENTS: 15 TDU PER ACRE
10.54 ACRES SITE AREA X 15 TDU = 158.1 TDU REQUIRED

OWNER/DEVELOPER:

FRANCISCO REYES
REYES AUTOS & TRUCKS, LLC
157 SCENE HIGHWAY, LAWRENCEVILLE, GEORGIA 30046
FRANCISCO@REYESAUTOS.COM
770-713-2207

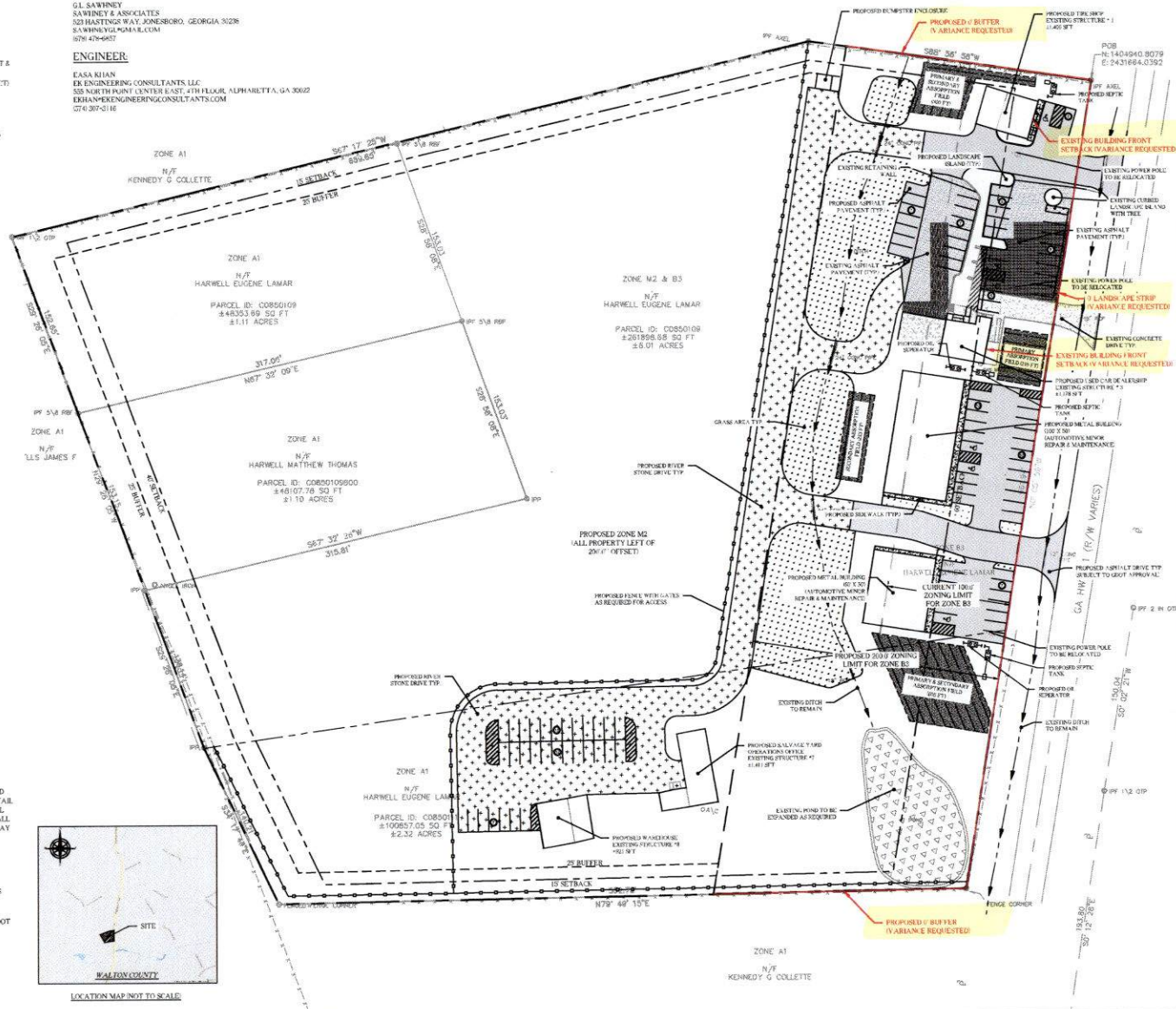
SURVEYOR:

G.L. SAWHNEY
SAWHNEY & ASSOCIATES
320 HASTINGS WAY, JONESBORO, GEORGIA 30208
SAWHNEY@GMAIL.COM
678-424-6657

ENGINEER:

EASA KHAN
EK ENGINEERING CONSULTANTS, LLC
555 NORTH POINT CENTER EAST, 4TH FLOOR, ALPHARETTA, GA 30602
EK@EKENGINEERINGCONSULTANTS.COM
576-897-5116

NOT FOR RECORDING



REK ENGINEERING CONSULTANTS, LLC
555 NORTH POINT CENTER EAST, 4TH FLOOR
ALPHARETTA, GEORGIA 30602
576-307-0116

CONCEPT PLAN
PREPARED FOR:
REYES AUTOS & TRUCKS, LLC
2412 GEORGIA HIGHWAY 11
MONROE, GEORGIA 30656
WALTON COUNTY
LAND LOT 115, DISTRICT 3



Know what's below
Call before you dig

PROJECT REVISIONS		
DATE	BY	REVISION DESCRIPTION
DESIGNED BY:		EK
REVIEWED BY:		EK
DATE:		07/06/2025
JOB#:		2025-125



SCALE: 1" = 40'

REZONING PLAN
SHEET 1 OF 1