



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).

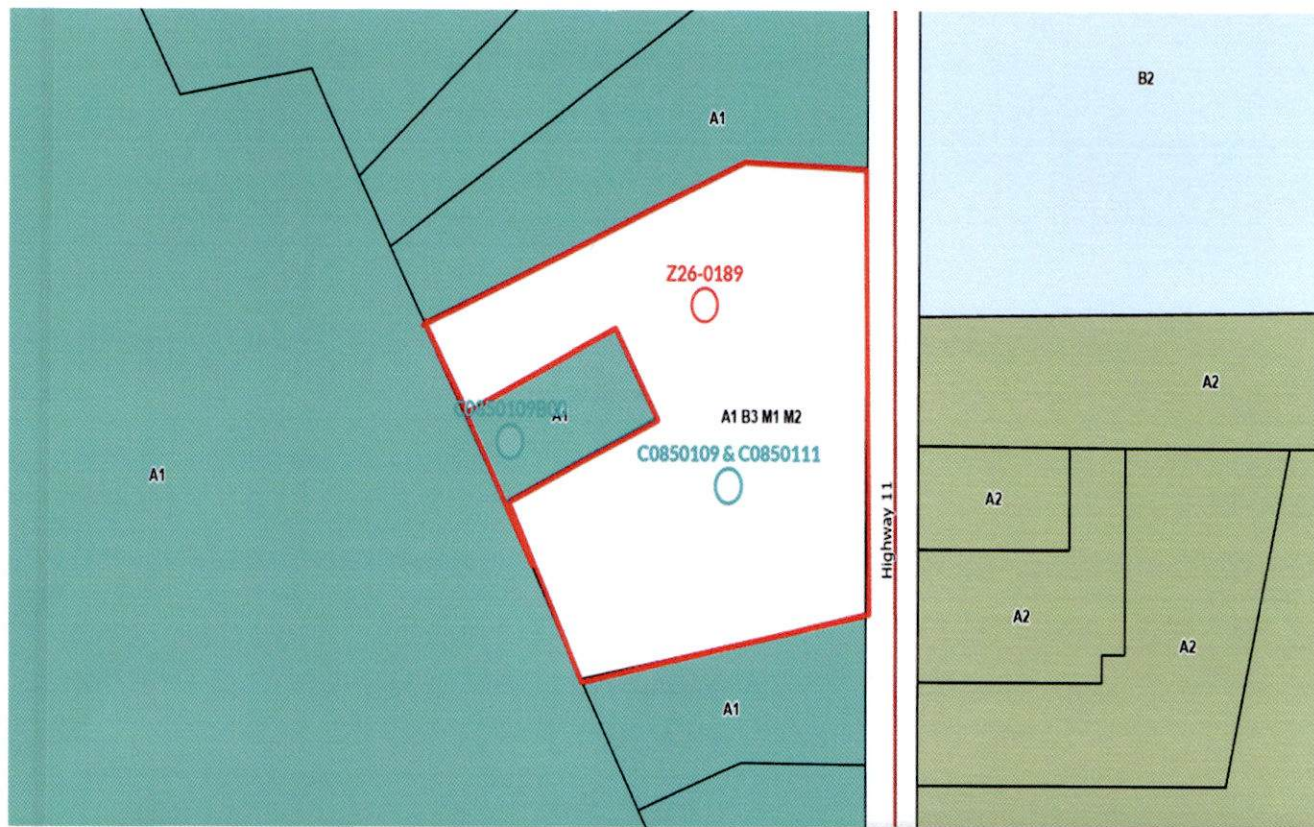
Character Area: Highway Corridor

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).

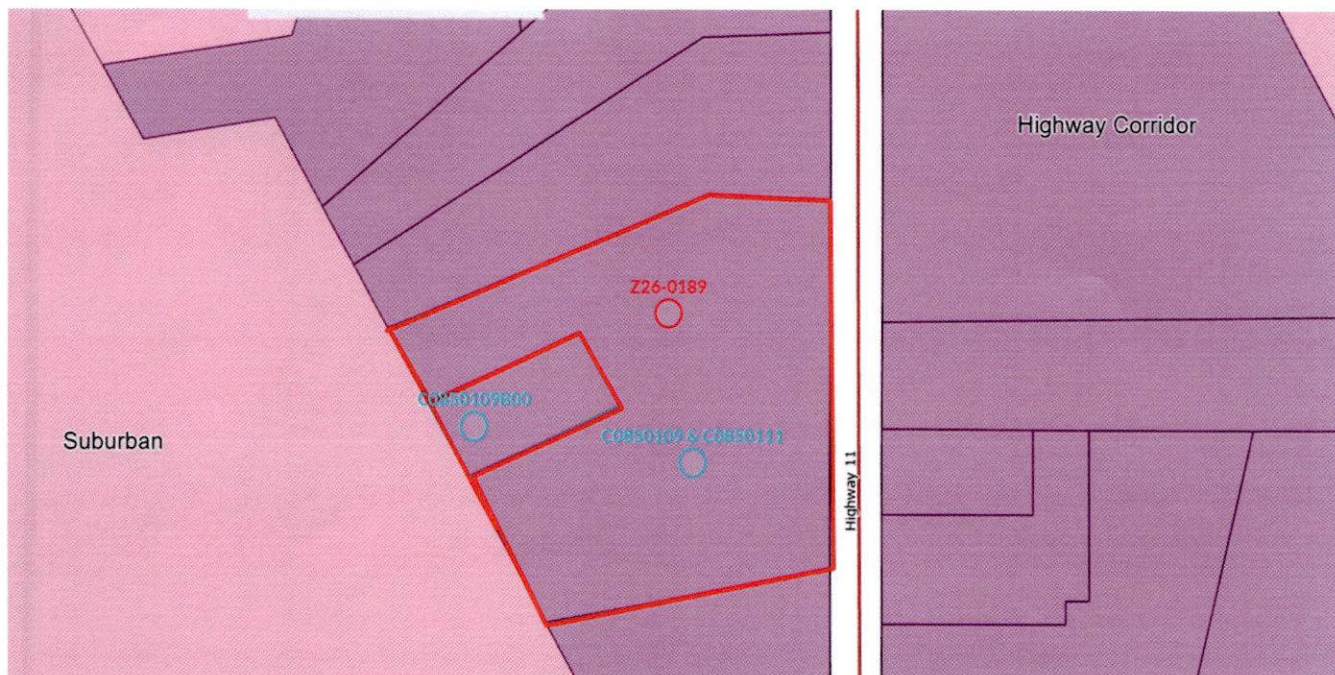


The surrounding properties are zoned A1 and B2.



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:****Sheriff's Department:****Water Authority:****Fire Marshall Review:****Fire Department Review:****Board of Education:****GDOT:****City of Monroe:****City of Social Circle:**

City of Loganville:

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.

Etha Khan 7/6/2026 \$1,400.00
Signature Date 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 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 X 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.

Edna V. H. 7/1/2006

Signature of Applicant/Date

Check one: Owner _____ Agent X

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.

Francine 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

Property Owner Signature

Print Name: Francisco Reyes

Print Name: _____

Address: 281 Maranatha Trail Lawrenceville GA Address: _____

Phone #: 770-713-2207 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

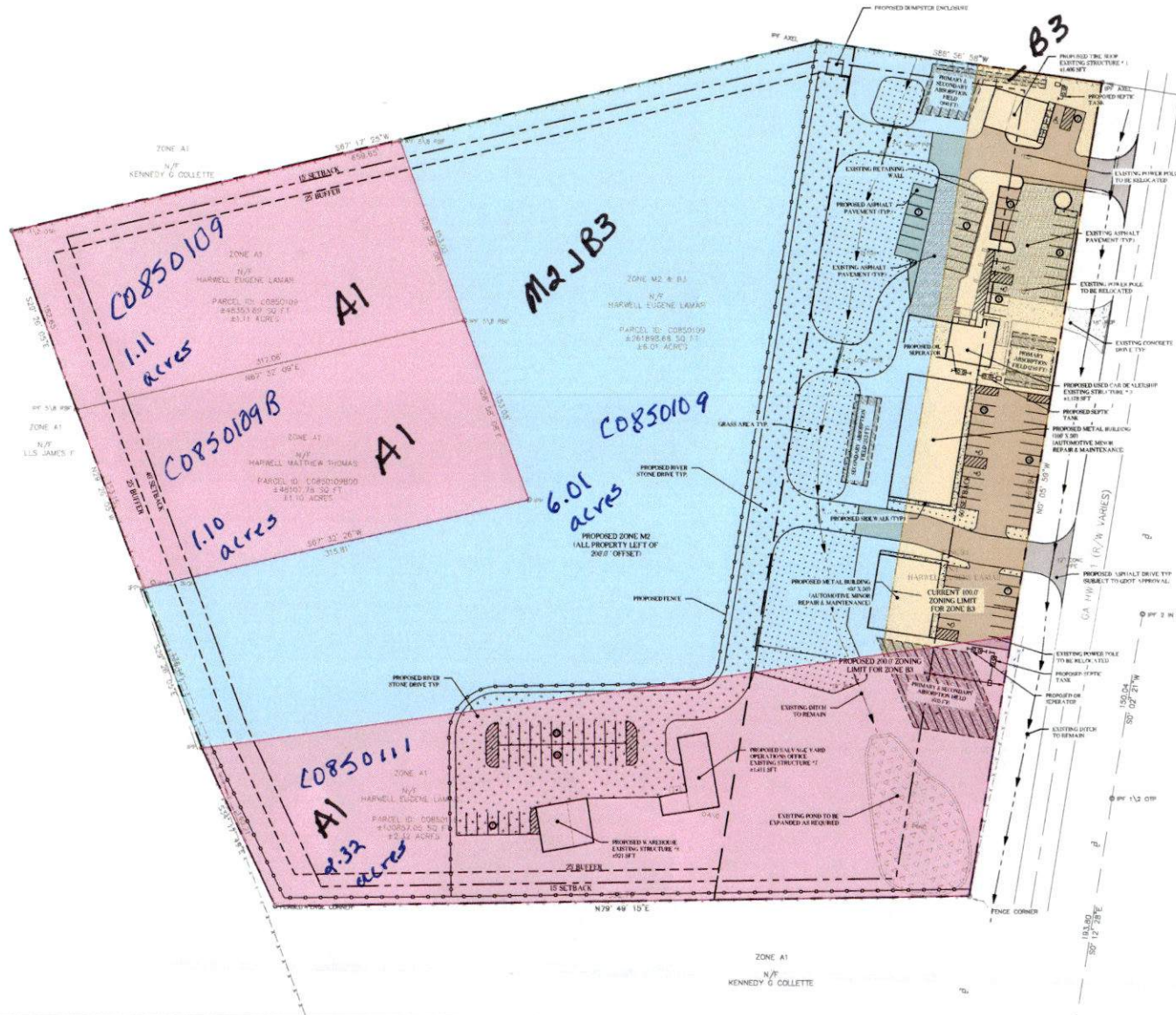


Easa Khan, PhD, PE, PTOE, PMP, GSWCC Level II
Founder and CEO

Current Zoning

LEGEND

- ZONE B3
- ZONE M2
- ZONE A1



EK ENGINEERING CONSULTANTS, LLC
 1515 NORTH MOUNT CENTER EAST, 4TH FLOOR
 ALPHARETTA, GEORGIA 30002
 (770) 907-9116

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: 05/02/2006
 JOB#: 2005.130

EXHIBIT A
 EXISTING ZONING

The map displays several land parcels with the following details:

- Parcel 1 (Top Left, Pink):**
 - Zone: A1
 - Owner: N/Y HAYWELL EUGENE LAMAR
 - Parcel ID: C080008
 - Area: 11.11 ACRES
 - Handwritten label: **A1**
- Parcel 2 (Middle Left, Pink):**
 - Zone: A1
 - Owner: N/Y HAYWELL MATTHEW THOMAS
 - Parcel ID: C08000800
 - Area: 11.10 ACRES
 - Handwritten label: **A1**
- Parcel 3 (Bottom Left, Pink):**
 - Zone: A1
 - Owner: N/Y HAYWELL EUGENE LAMAR
 - Parcel ID: C080011
 - Area: 13.22 ACRES
 - Handwritten label: **A1**
- Parcel 4 (Center, Blue):**
 - Zone: A1 & B1
 - Owner: N/Y HAYWELL EUGENE LAMAR
 - Parcel ID: C080008
 - Area: 11.10 ACRES
 - Handwritten label: **B2**
- Parcel 5 (Right, Orange):**
 - Handwritten label: **B3**

The map also includes various survey measurements, bearings, and a road labeled "CA HWY-11 (R/W VARIOUS)" on the right side.

[illegible]

1. MINIMUM LOT FRONTAGE: 140 FT
2. REQUIRED MIN SETBACKS
FRONT: 60 FT ALONG ARTERIAL/COLLECTOR STREETS, 20 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 (33, 75 FT MAX)

AUTOMOTIVE MINOR REPAIR AND MAINTENANCE / TIRE SHOP AREA: 1,400 SF
 MOTOR VEHICLE SALES / USED CAR DEALERSHIP AREA: 1,178 SF
 SALVAGE YARD OPERATIONS / AUTO AREA: 2,141 SF
 ACCESSORY STORE / PARTS AREA: 1,402 SF
 PROPOSED METAL BUILDING / AUTOMOTIVE REPAIR AND MAINTENANCE AREA: 3,000 SF
 PROPOSED METAL BUILDING / AUTOMOTIVE REPAIR AND MAINTENANCE AREA: 3,000 SF
 GROSS FLOOR AREA: 11,519 SF
 BUILDING COVERAGE: 42%
 MAXIMUM BUILDING HEIGHT: 11.4 FT

AUTOMOTIVE MINOR REPAIR AND MAINTENANCE
RATIO 3 SPACES / 1000 SF RETAIL, 3 SPACES / SERVICE BAY
AREA 4,495 SF TOTAL ASSUMED 21% RETAIL, 1292 SF - 12 SERVICE BAYS
REQUIRED PARKING 48 SPACES

MOTOR VEHICLE SALES/USED CAR DEALERSHIP
RATIO 2 SPACES / 1000 SF INDOOR SALES
AREA 1,178 SF
REQUIRED PARKING 2 SPACES

SALVAGE YARD OPERATIONS OFFICE
RATIO 25 SPACES / 1000 SF
AREA 1,411 SF
REQUIRED PARKING 3 SPACES

ACCESSORY STORAGE / WAREHOUSE BUILDING
RATIO 1 SPACE / 600 SF
AREA 921 SF
REQUIRED PARKING 2 SPACES

**TOTAL 52 REQUIRED PARKING INCLUDING 4 SPA PARKING
PROVIDED 71 PAVED PARKING SPACES INCLUDING 4 SPA PARKING**

1. REQUIRED 10 FT TRANSITIONAL BUFFER ADJACENT TO RESIDENTIAL OR AGRICULTURAL DISTRICTS PER ARTICLE 12. REQUIRED TRANSITION A BUFFERS MAY BE REDUCED TO TWENTY-FIVE (25) FEET BY THE ADDITION OF A SOLID, OPAQUE FENCE OR WALL ATLEAST SIX (6) FEET IN HEIGHT.
2. PROPOSED TRANSITIONAL BUFFERS ARE SHOWN ON THIS SHEET. WHERE A 0-FOOT TRANSITIONAL BUFFER IS DEPICTED, A TRANSITIONAL BUFFER VARIANCE IS REQUESTED.
3. MINIMUM TREE DENSITY REQUIREMENTS
15 TDU PER ACRE
10.94 ACRES SITE AREA X 15 TDU = 164.1 TDU REQUIRED

EASA KHAN
EK ENGINEERING CONSULTANTS, LLC
555 NORTH POINT CENTER EAST, 4TH FLOOR, ALPHARETTA, GA 30602
EKHAN@EKENGINEERINGCONSULTANTS.COM
(770) 307-3186

[illegible]REZONING PLAN
SHEET 1 OF 1