

## Planning and Development Department Case Information

Case Number: Z25-0148 and PJ25-0147

Meeting Dates: Planning Commission 05-01-2025

Board of Commissioners 06-03-2025

Applicant:

Jody Whitlock  
5045 Fawn Drive  
Loganville, Georgia 30052

Owner:

Jody & Ted Whitlock  
5045 Fawn Drive  
Loganville, Georgia 30052

Current Zoning: The current zoning is A2.

Request: Rezone 2.00 acres from A2 to B3 to be combined with 0.93 acres that was already rezoned on 5/9/2017 to B3 for a wrecker service/impound lot.

Address: 3275 Broadnax Mill Road, Loganville, Georgia 30052

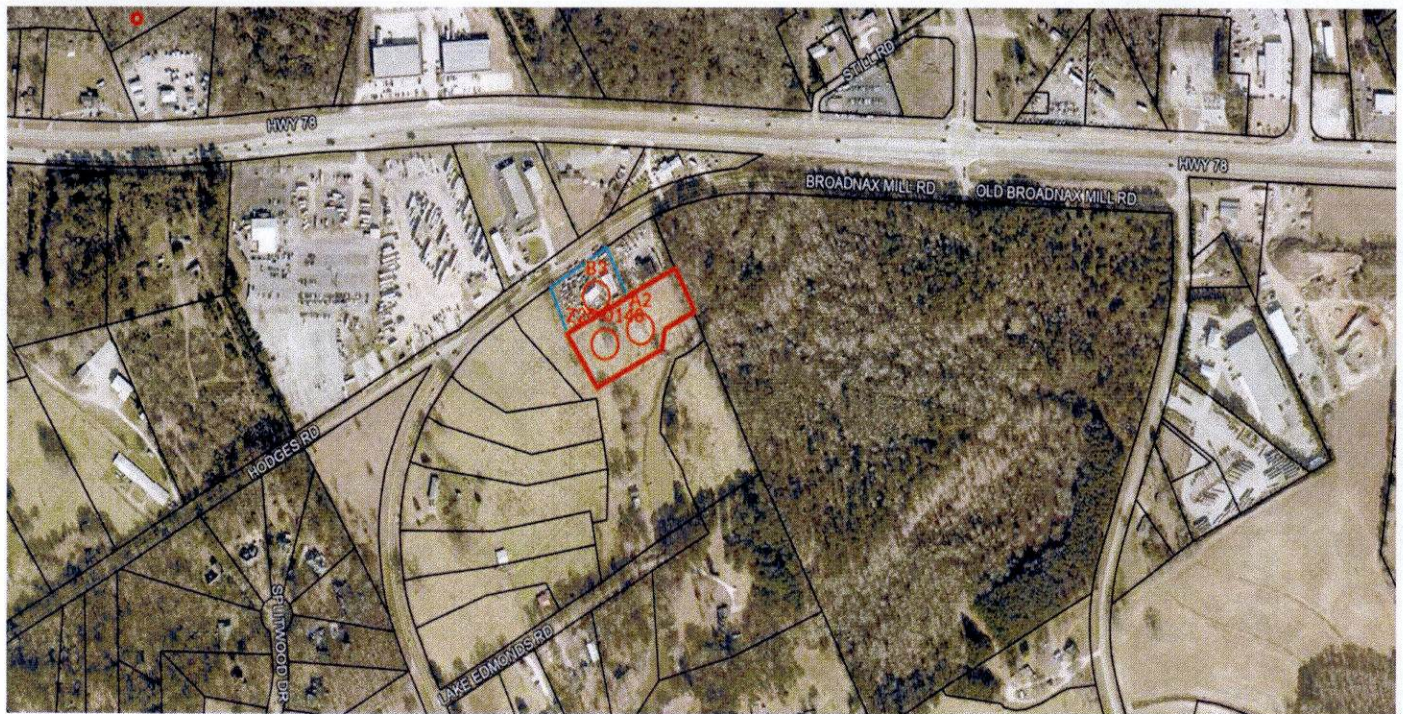
Map Number/Site Area: C0440003

Character Area: Highway Corridor

District 1 Commissioner-Bo Warren

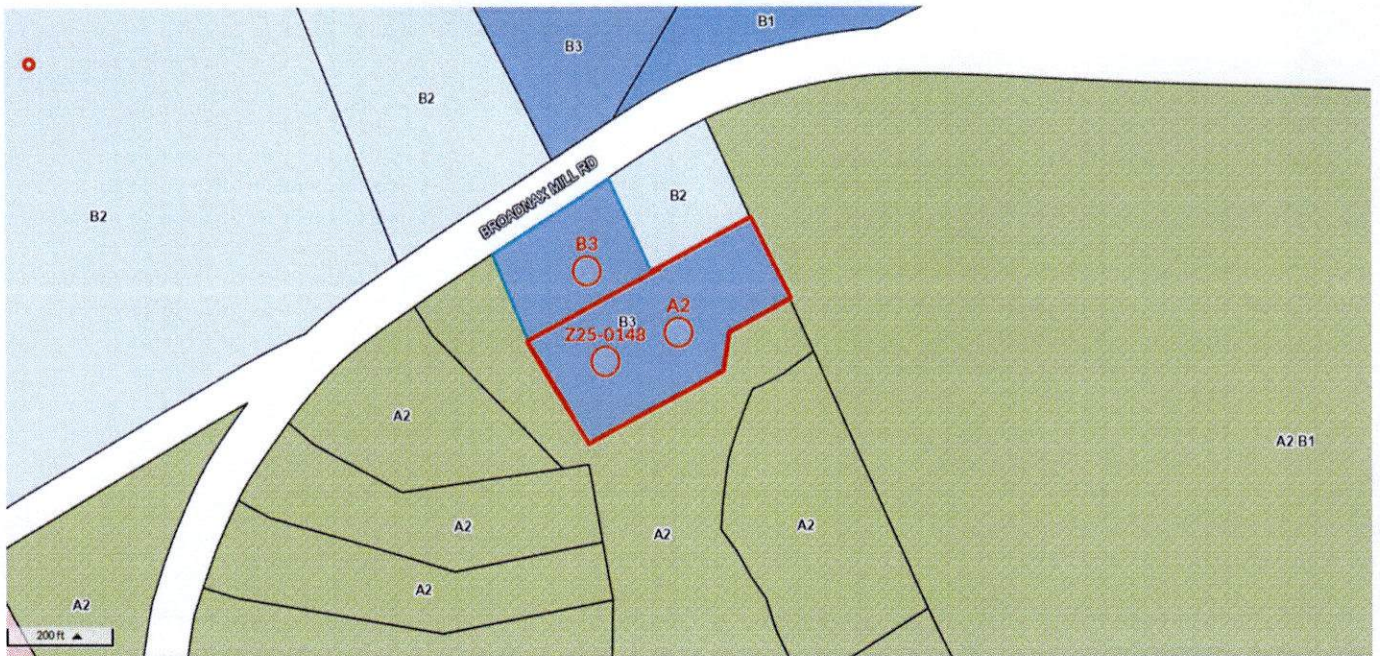
Planning Commission-Josh Ferguson

Existing Site Conditions: Property containing 2.00 acres is vacant.





The surrounding properties are zoned B3, B2 and A2.



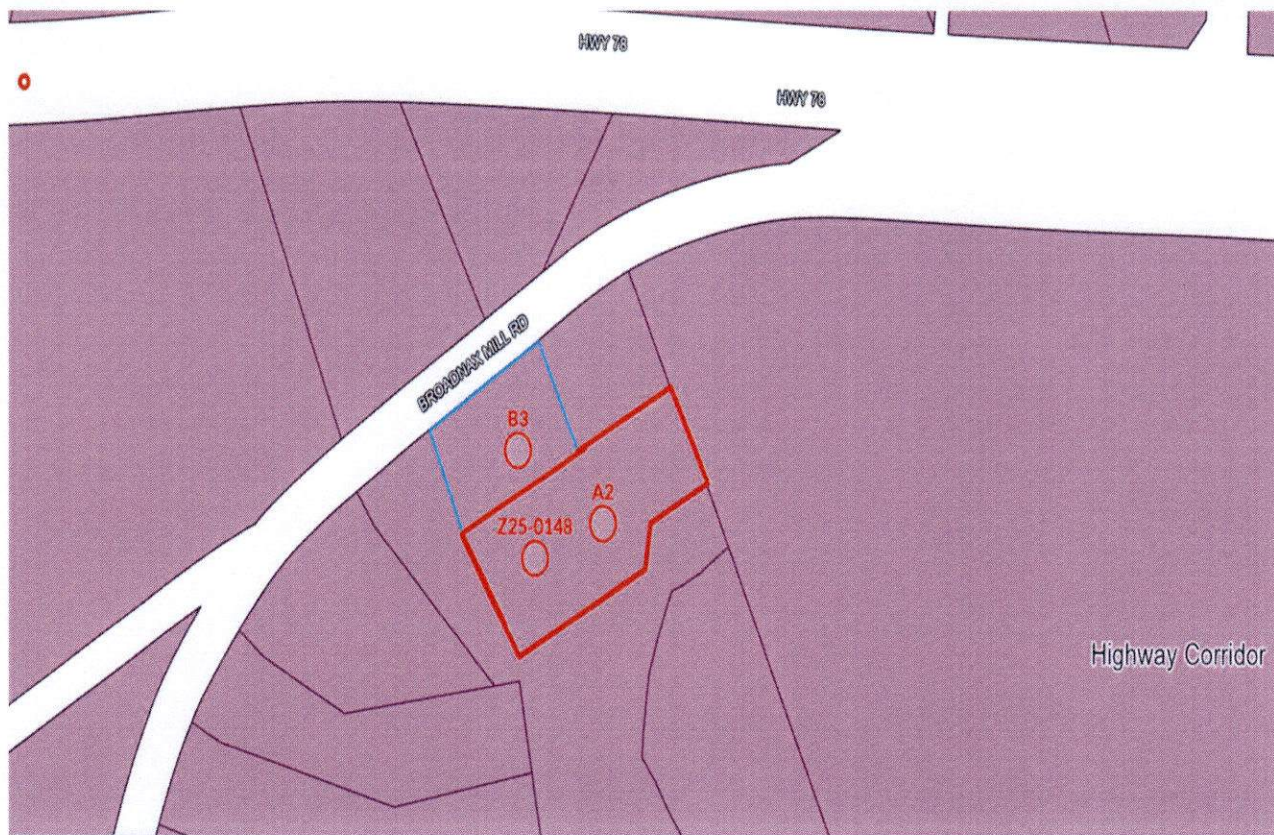
Subdivisions surrounding property:





The property is not in a Watershed.

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



**History:**

17020011	Richard J Garner	Rezone from B1 to B3 wrecker service/holding lot	C044-30 3275 Broadnax Mill Road 0.93 acres	Approved
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**Staff Comments/Concerns:** The front property 0.93 acres was approved for rezone to B3 on May 9, 2017 for a wrecker service/impound lot. Ted Whitlock Towing LLC has been in business since 2017. Mr. Whitlock recently purchased 2.00 acres in the back of his property to be combined with the 0.93 acres to have more acres for his business. This will make a total of 2.93 acres. The 2.00 acres is being requested to be rezoned to B3.

## **Comments and Recommendations from various Agencies:**

**Z25-0148-Rezone 2.00 acres from A2 to B3 for towing company & vehicle storage-  
Applicant: Jody Whitlock/Owner: Ted Whitlock Towing LLC located on 3275 Broadnax  
Mill Rd/Parcel C0440003-District 1.**

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

**Sheriffs' Department:** No comment received.

**Water Authority:** This area is served by an existing 6" diameter water main along Broadnax Mill Road. (static pressure: 65 psi, Estimated fire flow available: 450 gpm @ 20 psi). No system impacts anticipated.

**Fire Marshal Review:** No comments for outside storage. Should they add a building on the property it 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:** No comment

**Board of Education:** Will have no affect on Walton County Schools.

**GDOT:** Will not require coordination with Georgia DOT.

**City of Monroe:** No issues from City of Monroe standpoint.

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### **Section 6-1-600 Outdoor Storage (20)**

- A. Outdoor storage yards shall be set back at least fifteen (15) feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.

**PC ACTION 5/1/2025:**

1. **Z25-0148-Rezone 2.00 acres from A2 to B3 for towing company & vehicle storage- Applicant: Jody Whitlock/Owner: Jody & Ted Whitlock located on 3275 Broadnax Mill Rd/Parcel C0440003-District 1.**

**Presentation:** Ted & Jody Whitlock represented the case. Mr. Whitlock stated that Mr. Ayers had a farm behind Mr. Whitlock's property, and he passed away and Mr. Whitlock purchased 2 acres from him to expand his business. He runs a private property impound lot and he gets some vehicles from the Sheriff's Office, and this is for holding only.

Tim Hinton asked if it was storage only and there was no repair and Mr. Whitlock stated it would be for storage only. Mr. Whitlock stated that he takes in wrecked vehicles until the insurance company comes and hauls them off to Co-part or other places.

Tim Hinton asked so you serve police jurisdictions and Mr. Whitlock stated that was correct. Tim Hinton stated that Josh Ferguson, who is the appointed person for this district, was not able to be present but he did talk with him and Mr. Ferguson wanted evergreens planted. Mr. Hinton asked if there would be a problem with evergreen plantings around the property. Mr. Whitlock stated he has an 8 ft. fence, but he has no problem with the evergreen plantings around the property.

**Speaking:** No one

**Recommendation:** Tim Hinton made a motion to recommend approval with a condition of evergreen plantings around the perimeter and was seconded by Timothy Kemp. The Motion carried unanimously.



**Rezone Application #** 225-0148  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 5-1-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 6-3-2025 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C0440003

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Jody Whitlock  
3275 Broadmax Mill Rd.  
678-993-8537 Loganville, Ga. 30052

Jody + Ted Whitlock  
3275 Broadmax Mill Rd.  
678-993-8537 Loganville, Ga. 30052

E-mail address: jodywhitlocksc@gmail.com

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

Phone # 678-993-8537

Phone # 678-993-8537

Location: behind our property Requested Zoning B3 Acreage 2.00

Existing Use of Property: farming & agricultural

Existing Structures: No structures

The purpose of this rezone is Vehicle storage - Towing

This property was combined with 0.93 acres that was rezoned 5/9/2017 for wrecker service.

Property is serviced by the following:

Public Water: NO Provider: NO Well: NO

Public Sewer: NO Provider: NO Septic Tank: NO

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 Jody Whitlock Date 3-23-2025 Fee Paid \$ 450.00

**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 A2 Surrounding Zoning: North B3 & B2 South A2  
East A2 West A2

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

Commission District: 1-Bowen Watershed:    TMP   

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_



**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: Jody & Ted Whitlock DBA Whitlock Towing  
Address: ~~3275 Broad~~ 5045 Fawn Valley Dr. Loganville, GA. 30052  
Telephone: 678-993-8537  
Location of Property: 3275 Broadmax Mill Road  
Loganville, GA. 30052  
Map/Parcel Number: C0440003  
Current Zoning: B-3 Requested Zoning: B-3  
Jody Whitlock Ted Whitlock  
Property Owner Signature Property Owner Signature  
Print Name: Jody Whitlock Print Name: Ted Whitlock  
Address: 5045 Fawn Valley Dr. Address: 5045 Fawn Valley Dr.  
Phone #: 678-993-8537 Phone #: 770-480-7129

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.

Tracie S. Malcom  
Notary Public

3/28/2025  
Date





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;

Granite Counter, mechanics,  
truck storage, storage buildings  
Atlanta East Auto Auction

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

NONE

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

NONE

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

NONE > It's a storage  
facility for vehicles of doing  
police calls.

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

It's an extra storage to  
store vehicles while working  
with the police department.

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

It was vacant since  
December of 2023. I purchased  
the 20 acres in December of  
2024.







**Walton County  
Planning and Development**

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655  
Phone: 7702671485

**OCCUPATIONAL TAX CERTIFICATE**

**BUSINESS LICENSE NUMBER : 62066**

Pursuant to the provisions of the Walton County Comprehensive Land Development Ordinance

**JODY MARIE WHITLOCK DBA WHITLOCK TOWING  
3275 BROADNAX MILL RD, LOGANVILLE**

Has been duly licensed by the County of Walton to engage in the business of:  
Transportation  
Towing

Description, Limitations, Notes: TOWING COMPANY

The Issuance of an Occupational Tax Certificate shall not be interpreted that such business is in compliance with State or Federal Statutes and Regulations or Deed Covenants.

**\*\*\*POST THIS CERTIFICATE IN A CONSPICUOUS LOCATION\*\*\*  
THIS LICENSE IS NOT TRANSFERABLE AND IS SUBJECT TO BE REVOKED IF ABUSED**

**CONNIE CHASTAIN  
Permit Tech**



**EFFECTIVE DATE  
December 20, 2017**

**EXPIRATION DATE  
December 31, 2025**



March 28, 2025

I would like the 2.00 acres I bought in the back to be added to my property in order to expand my business.

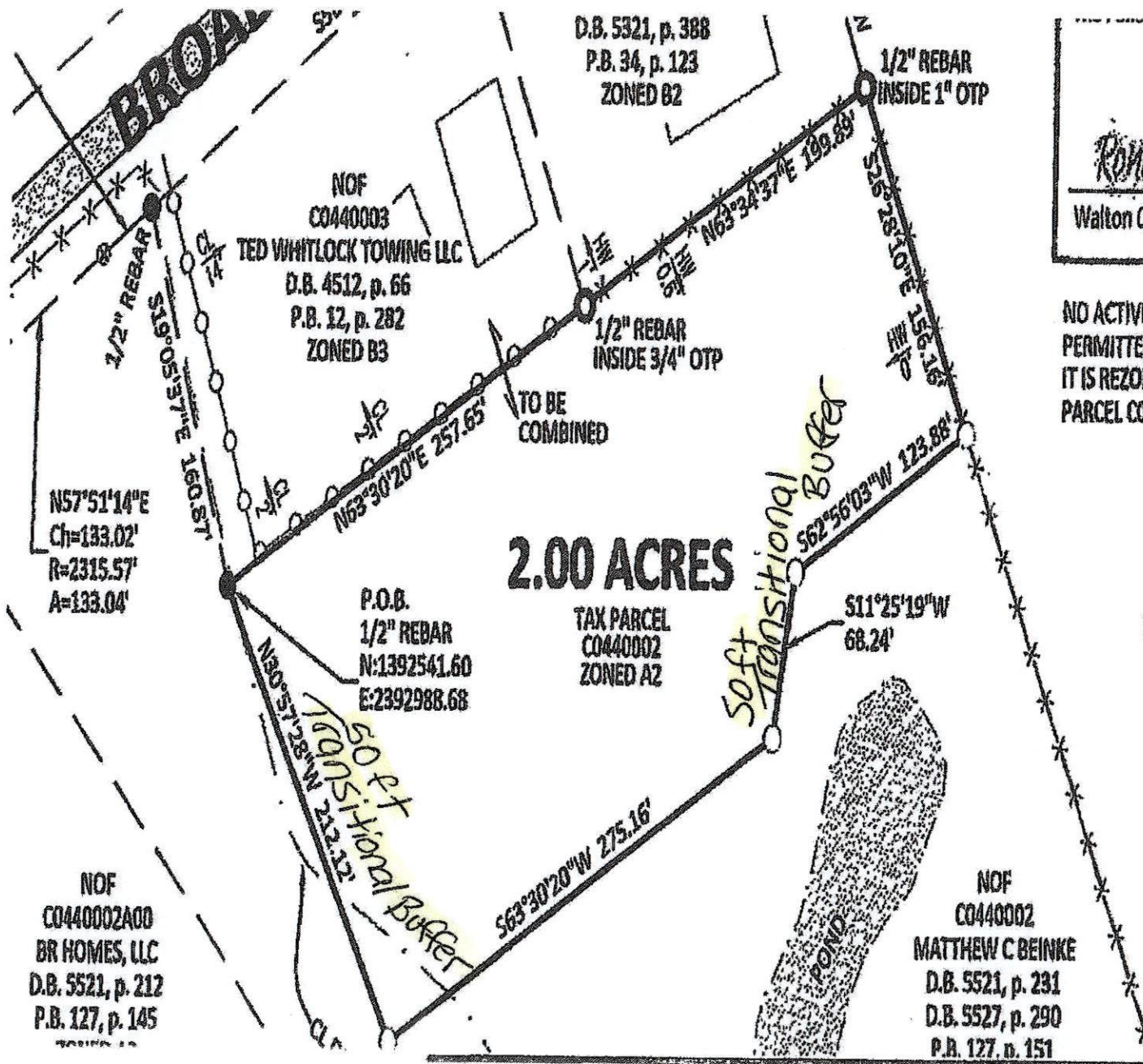
The front part of the property 0.93 has been zoned B3 but the 2.00 acres I bought November 2024 is still residential.

The 0.93 acres was zoned to B3 for a wrecker service/holding lot in 2017.

I have been in business since December 2017.

Thank you

Ted Whitlock



*Ronald C. Smith*  
Walton County Planning & Development

NO ACTIVITY OR LAND DISTURBANCE IS PERMITTED ON THE SUBJECT PROPERTY IT IS REZONED TO B3 AND COMBINED V PARCEL C0440003.



**BK:128 PG:2-2**  
Filed and Recorded  
Oct-21-2024 04:53 PM  
DOC# 2024 - 000287  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA  
Participant ID: 3412495247

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

*Robert O. Jordan*  
Robert O. Jordan, GA RLS 2902

**SUBJECT PROPERTY INFORMATION:**  
CURRENT OWNER: MATTHEW C BEINKE  
DEED RECORD: D.B. 5521, p. 231 AND D.B. 5527, p. 290  
PLAT RECORD: P.B. 127, p. 151  
TAX RECORD: PARCEL C0440002

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 274,708 FEET.

FIELD DATA WAS COLLECTED USING A TOPCON GM52 TOTAL STATION AND A JAVAD TRIUMPH-LS+ DUAL-FREQUENCY RTK GNSS RECEIVER REFERRING THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN OCTOBER 2024.

THE PROPERTY SHOWN HEREON IS LOCATED IN FEMA ZONE X, AN AREA WITH MINIMAL FLOOD HAZARD, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13297C0105E FOR WALTON COUNTY, GEORGIA DATED 12-08-16.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL COORDINATES SHOWN HEREON REFERENCE GEORGIA STATE PLANE, WEST ZONE, NAD83(2011) IN US SURVEY FEET.

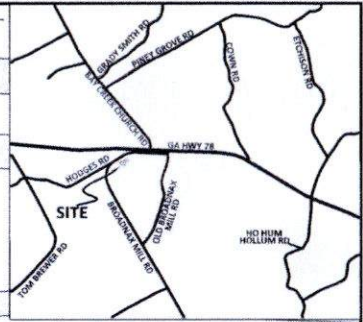
PARCEL DIVISION SURVEY FOR  
**JODY AND TED WHITLOCK  
DBA WHITLOCK TOWING**  
LAND LOT 111, DISTRICT 4  
GEORGIA MILITIA DISTRICT 417  
WALTON COUNTY, GEORGIA

0' 100' 200' 300'  
SCALE 1" = 100' OCTOBER 18, 2024

**US HWY 78**

**LEGEND**

- |                               |                             |
|-------------------------------|-----------------------------|
| ○ OPEN-TOP PIPE FOUND         | P.O.B. POINT OF BEGINNING   |
| ● SOLID ROD (REBAR) FOUND     | P.O.R. POINT OF REFERENCE   |
| ⊠ CONCRETE MONUMENT FOUND     | NOF NOW OR FORMERLY         |
| ○ 1/2" SOLID ROD (REBAR) SET  | D.B. DEED BOOK              |
| ⊗ BEARING CHANGE (NO PIN SET) | P.B. PLAT BOOK              |
| ⊙ SURVEYOR'S PK NAIL SET      | LL LAND LOT                 |
| ○ POWER POLE                  | OTP OPEN-TOP PIPE           |
|                               | CMF CONCRETE MON FOUND      |
| ---                           | SUBJECT PROPERTY BOUNDARY   |
| ---                           | ADJOINING PROPERTY BOUNDARY |
| ---                           | EASEMENT                    |
| ---CHP---                     | OVERHEAD POWER              |
| ---                           | CREEK OR SHORELINE          |
| ---X---X---X---               | WIRE FENCE                  |
| ---                           | APPROX. TREELINE            |
| ---                           | EDGE OF GRAVEL/DIRT         |
|                               | STRUCTURE                   |
|                               | CONCRETE                    |
|                               | SURFACE WATER               |
|                               | ASPHALT                     |



**VICINITY MAP**

**NOTE "A"**

It is the responsibility of the individual builders to provide drainage away from the house on each lot, in compliance with IRC R401.3 Drainage. All created swales shall direct water to existing drainage swales/ditches, or the roadside ditch provided.

The current zoning of this property is "A2 Rural Estate." The setbacks in this zone are as follows:

Front BSL: 50 FEET  
Side BSL: 15 FEET  
Rear BSL: 40 FEET

**Approval for Recording:**

The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

*Ronald C Smith*  
Walton County Planning & Development

10/21/2024  
Date

NO ACTIVITY OR LAND DISTURBANCE IS PERMITTED ON THE SUBJECT PROPERTY UNTIL IT IS REZONED TO B3 AND COMBINED WITH PARCEL C0440003.

NOF C0440005  
KENNETH R & JOANN PATTERSON NASH  
D.B. 2869, p. 359  
P.B. 3, p. 91  
ZONED A2 B1



Corporate License No. LSF 000768

**JORDAN**  
ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31064  
(706) 468-8999 www.jordan-eng.com

Engineering • Surveying • Soils • UAV Mapping



Z25-0148 - 3275 Broadnax Mill Road

