



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

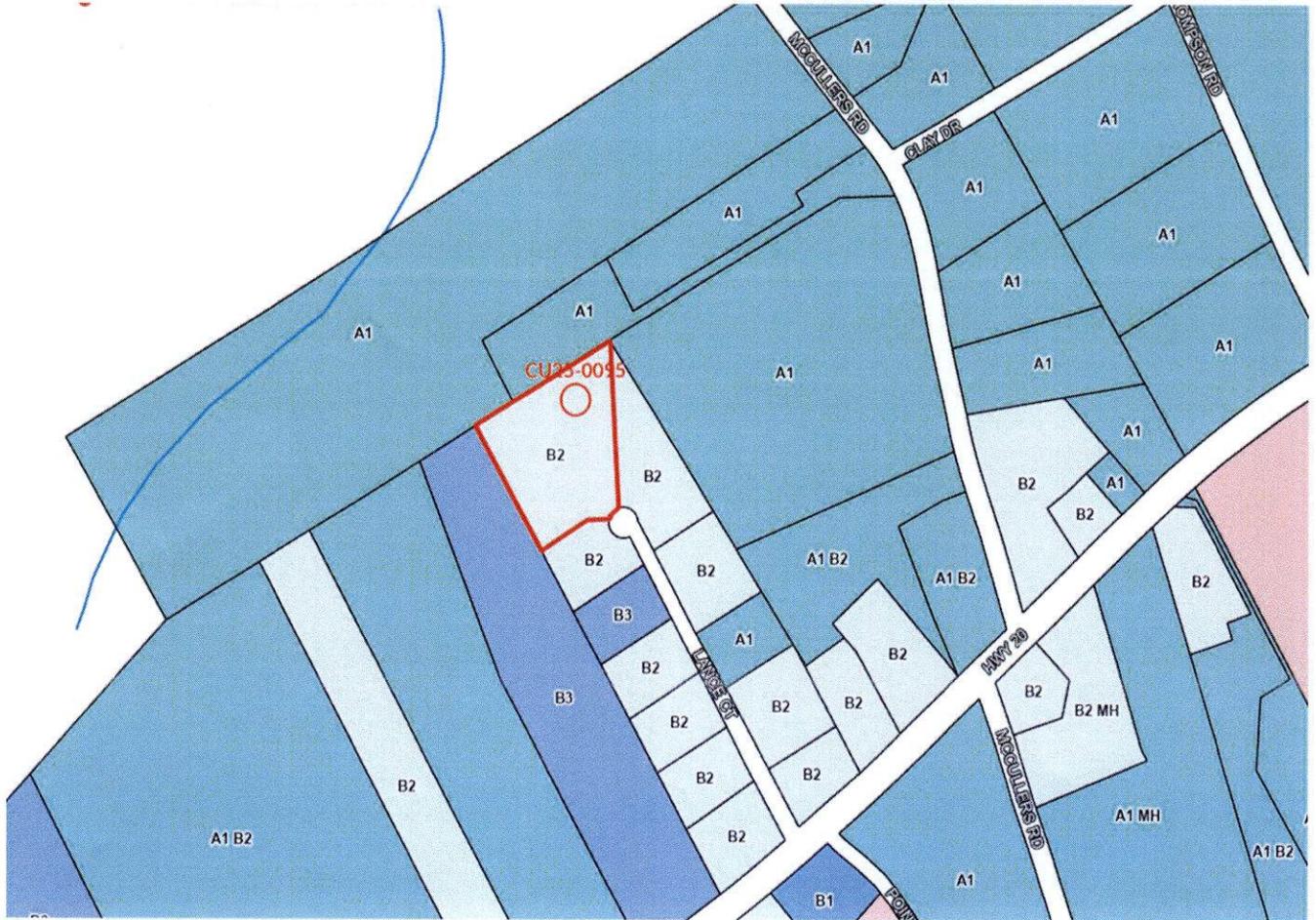
Character Area: Neighborhood Residential

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.



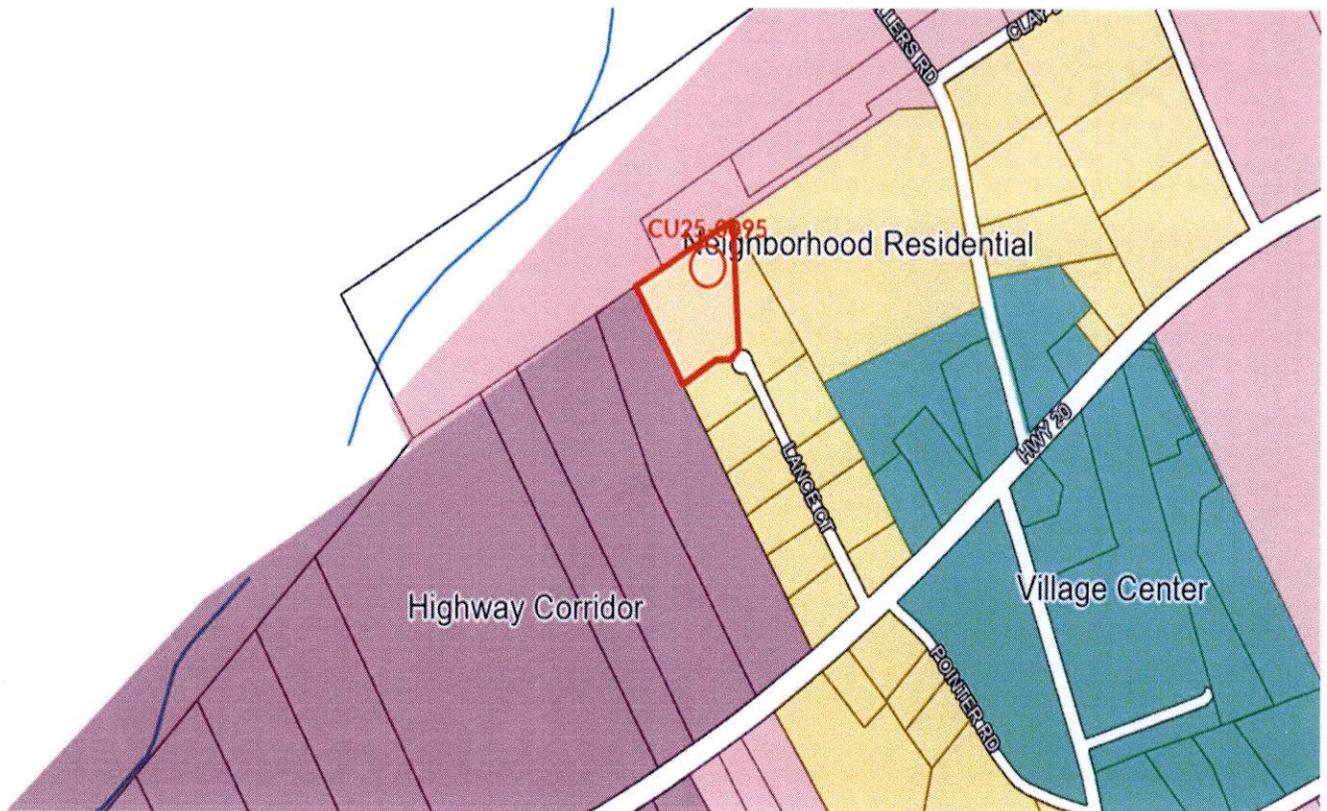
Subdivisions surrounding property:



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:

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

Location 2424 Lance Ct

Existing Use of Property: None

Existing Structures: 8000 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] Date 2/4/25 Fee Paid \$350.00

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

Comprehensive Land Use Neighborhood Residential

Commission District 2-Pete Myers Watershed: Big Haynes

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: Brynd Crouch

Address: 880 Royal Park Dr

Telephone: 404-219-6833

Location of Property: 2424 Lawrence Ct
Logansville GA

Map/Parcel Number: _____

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

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: EDWARD KISTLER

Print Name: _____

Address: 503 STONECREEK Bend

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

2/15/25
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

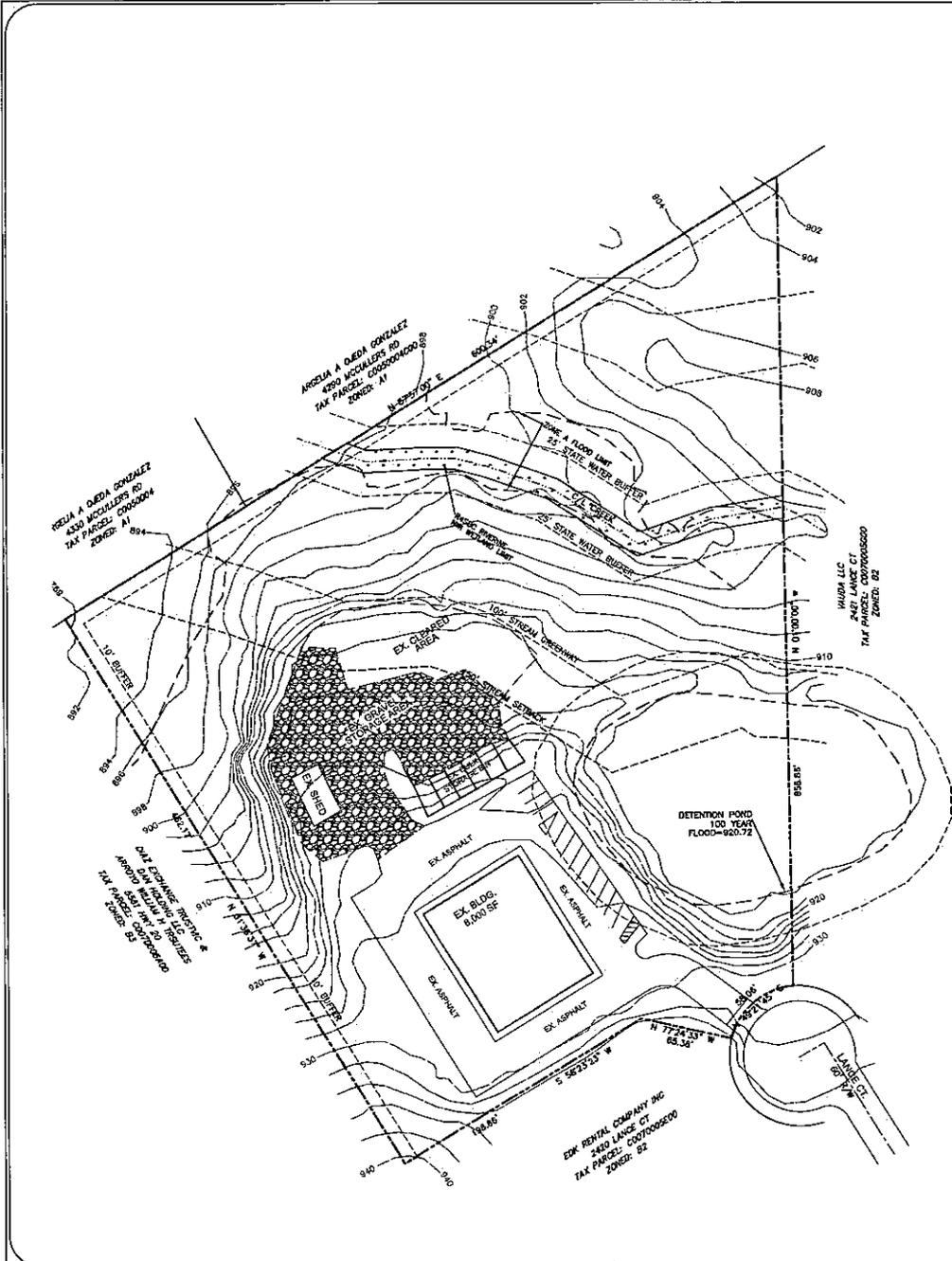
2424 Lance Ct

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 long, sweeping horizontal line extending to the right.



VICINITY MAP
N.T.S.

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

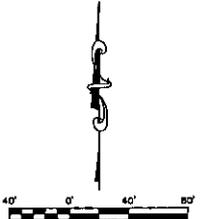
VARIANCE REQUEST: REQUESTING A CONDITIONAL
VARIANCE FOR OUTSIDE STORAGE

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 NW 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.I.R.M. PANEL 13287C00806 DATED DEC. 8, 2016.
5. SITE SHALL COMPLY WITH ART. 4 PART 1 SECT. 200 OF WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE.



GEORGIA811
www.Georgia811.com

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SITE PLAN
**S3 ENVIRONMENTAL
STORM SYSTEM
SERVICES**

PARCEL: C0070005F00
LAND LOT: 245
DISTRICT: 4th
2424 LANCE CT
WALTON COUNTY, GA

DATE: 2/13/2025
SCALE: 1"=40'

OWNER
EDK REALTY HOLDINGS LLC
2424 LANCE CT
LOGANVILLE, GA 30052
ED KISTLER
PHONE: 678-725-3000

24 HOUR - EMERGENCY CONTACT
BRAD CROUCH
PHONE: 404-215-8833
bradc@stormsystems-services.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 25-010
C-1