



## Planning and Development Department Case Information

Case Number: LU25-0063 and Z25-0062

Meeting Dates: Planning Commission 03-06-2025  
Board of Commissioners 04-01-2025

Applicant:  
Angel Zurita  
80 Paden Street

Covington, Georgia 30016

Owner:  
Pablo & Maria Zurita  
80 Paden Street

Covington, Georgia 30016

Current Zoning: R1

Request: Request Land Use Change from Suburban to Highway Corridor and Rezone 7.0 acres from R1 to B2 for mini warehouses/storage facility.

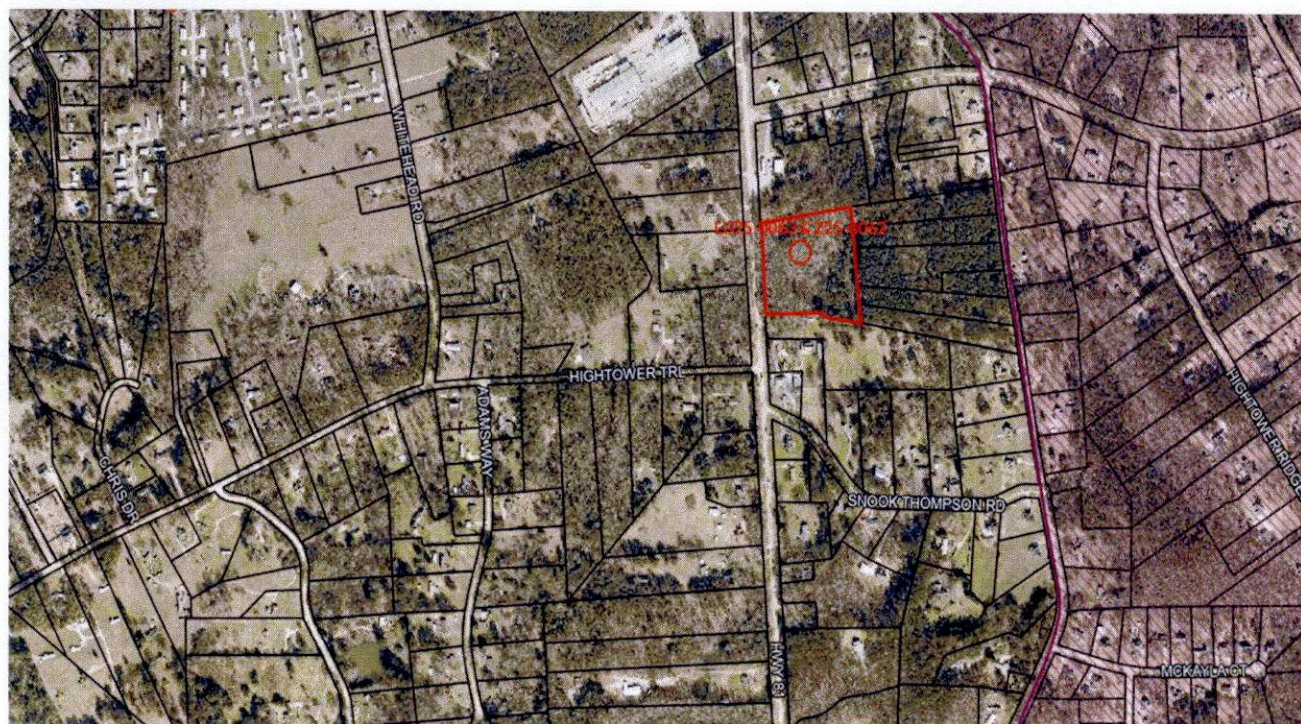
Address: 257 Highway 81, Oxford, Georgia 30054

Map Number/Site Area: C0540258

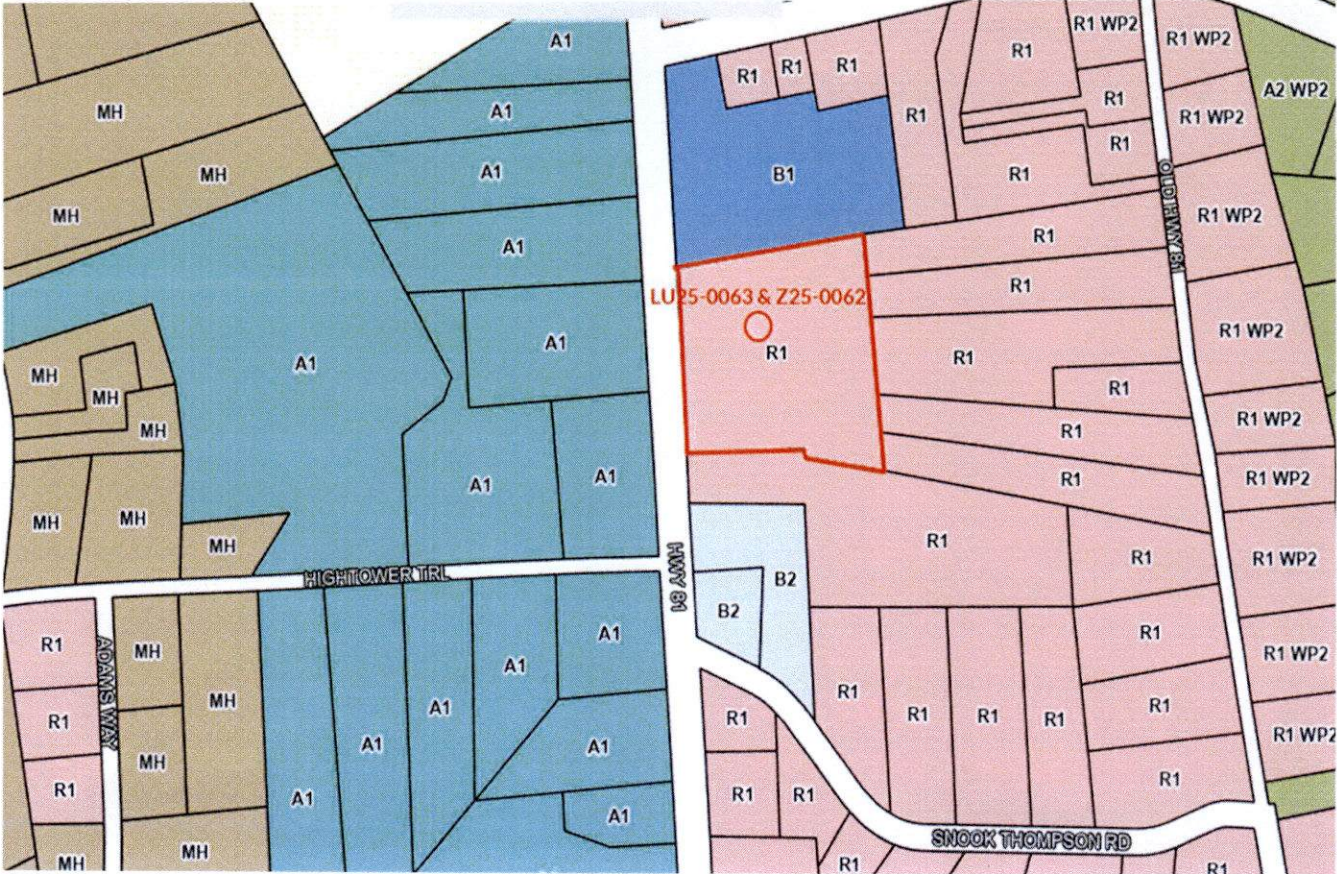
Character Area: Suburban

District 3 Commissioner-Timmy Shelnett Planning Commission-John Pringle

Existing Site Conditions: Property consists of 7.00 acres and has a barn and accessory building located on it.



The surrounding properties are zoned A1, B1 and R1.

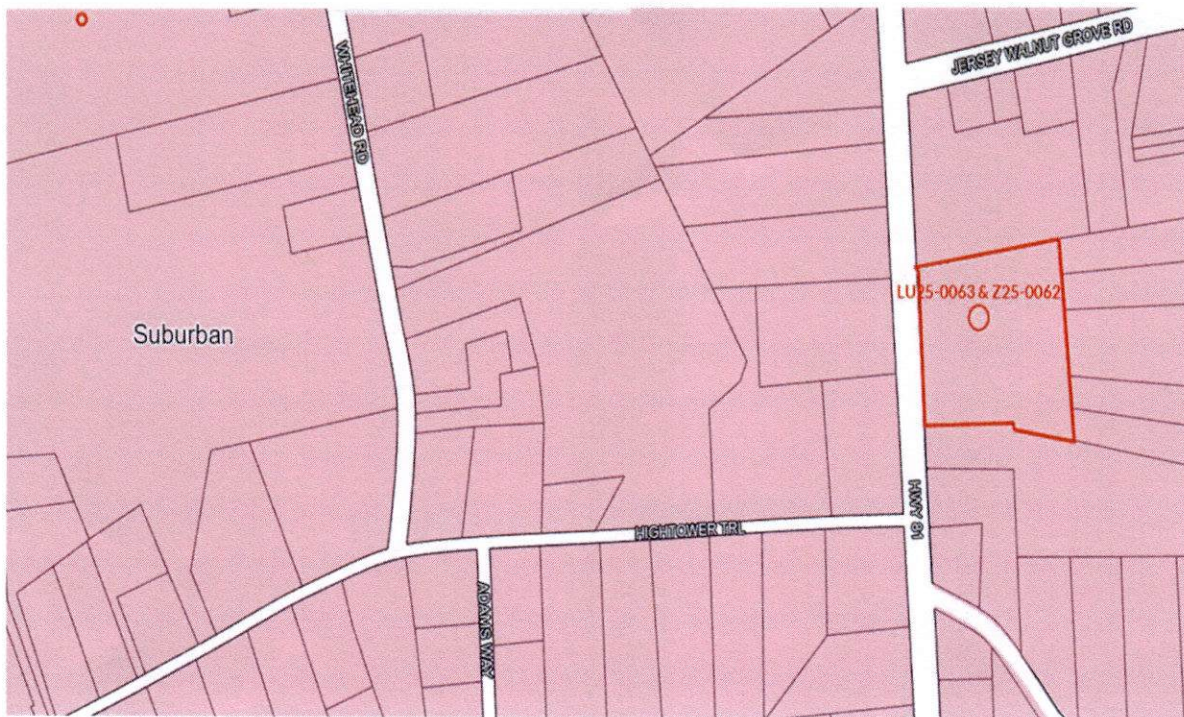


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:**

**Sheriffs' Department:**

**Water Authority:**

**Fire Marshal Review:**

**Fire Department Review:**

**Board of Education:**

**DOT Comments:**

**City of Monroe:**

# Character Area Map Amendment

Application # LU 25-0063

Planning Comm. Meeting Date 3-6-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm. Meeting Date 4-8-2025 at 6:00PM held at **WC Historical Court House**  
**You or your agent must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

Map/Parcel LD540258

Applicant Name/Address/Phone #

Angel Zurita  
80 Paden Street  
Covington, GA. 30016

Phone # 470-334-1855

E-mail Address: zuritaangel3@gmail.com

Location: 257 Highway 81 Acreage 7 acres

Existing Character Area: Suburban

Proposed Character Area: Highway Corridor

Is this a Major or Minor amendment to the plan? \_\_\_\_\_

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? \_\_\_\_\_

Proposed Development: \_\_\_ Single-family \_\_\_ Multi-family \_\_\_ Commercial \_\_\_ Industrial

Proposed Zoning: B2 Number of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_

Public Sewer:  Provider: \_\_\_\_\_ Septic Tank:

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

2/3/2025  
Date

\$ \_\_\_\_\_  
Fee Paid

**Rezone Application #** 225-0062  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 3-6-2025 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 4-8-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0540258

**Applicant Name/Address/Phone #**

ANGEL ZURITA

80 PADEN ST, COVINGTON, GA 30016

E-mail address: zuritaangel3@gmail.com

Phone # 470-334-1855

Location: 257 HWY 81, OXFORD, GA <sup>30054</sup> Requested Zoning B2 Acreage 7.0 AC

Existing Use of Property: The property is currently not in use, but it includes a barn and small shed.

Existing Structures: A 40 X 40 barn, and a small shed.

The purpose of this rezone is This rezoning will facilitate the development of a mini warehouse and storage facility.

Property is serviced by the following:

Public Water: Available Provider: Walton County Water Well:

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

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 2/3/25 Fee Paid \$ 550.00

**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 R1 Surrounding Zoning: North B1 South R1  
 East R1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y  N

Commission District: 3 - Timmy Shelnutz 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: ANGEL ZURITA

Address: 80 PADEN ST, COVINGTON, GA 30016


Telephone: 470-334-1855

Location of Property: 257 HWY 81

OXFORD, GEORGIA 30054

Map/Parcel Number: C0540258

Current Zoning: R1 Requested Zoning: B2

  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: PABLO ZURITA

Print Name: \_\_\_\_\_

Address: 80 PADEN ST,  
COVINGTON, GA 30016

Address: \_\_\_\_\_

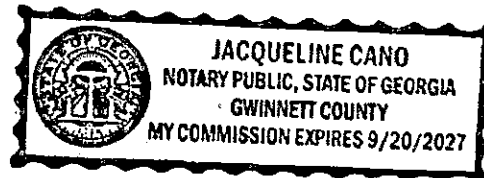
Phone #: 678-409-1106

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.

  
Notary Public

02/03/15  
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;

North - B1 gas station and convenience store.

West - A1 Agricultural/Residential.

East - R1 Residential.

South - R1 Driveway and B2 Retail and Offices.

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

The current zoning diminishes the value of the subject property by limiting development possibilities while positioned between two already commercially zoned properties.

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

It does not have much of an effect on these items because there are already two other commercial zoned properties to the north and south of the subject property.

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

If rezoned the public would gain nearby storage and potentially more business to the other businesses in the area, while in the current zoning the property owner faces reduced income potential and poor market perception of the property due to its positioning between other commercial properties.



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

Under the current zoning the property is less desirable because of the two neighboring commercial properties and frontage on a busy state highway. In this case the property is more suited for commercial zoning for the very same reasons.

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 property appears to have been vacant for at least the last 20 years with the exception of the construction of a small barn/garage. The tax assessors report shows no record of occupied structures as far back as 1900.

February 3, 2025

Walton County  
Department of Planning and Development  
303 S Hammond Dr Suite 98  
Monroe, GA 30655

**RE: LETTER OF INTENT FOR REZONING REQUEST**

To Whom it May Concern,

Please find attached an Application for Rezoning. Pablo Zurita is the current property owner of the 7.0-acre tract at address 257 Hwy 81. We, Georgia Civil, Inc. as a representative of Mr. Zurita, are proposing a Rezoning from R-1 to C-2.

Please do not hesitate to call me with any questions you may have about this application. Thank you for your consideration of this request.

Respectfully,

Georgia Civil, Inc.

**Legend**

**Special Flood Hazard Areas**

- Watershed Flood Hazard (SFHA)
- Coastal Flood Hazard (CFHA)
- High Water Table (HWT)
- Special Flood Hazard Areas (SFHAs)
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**Other Features**

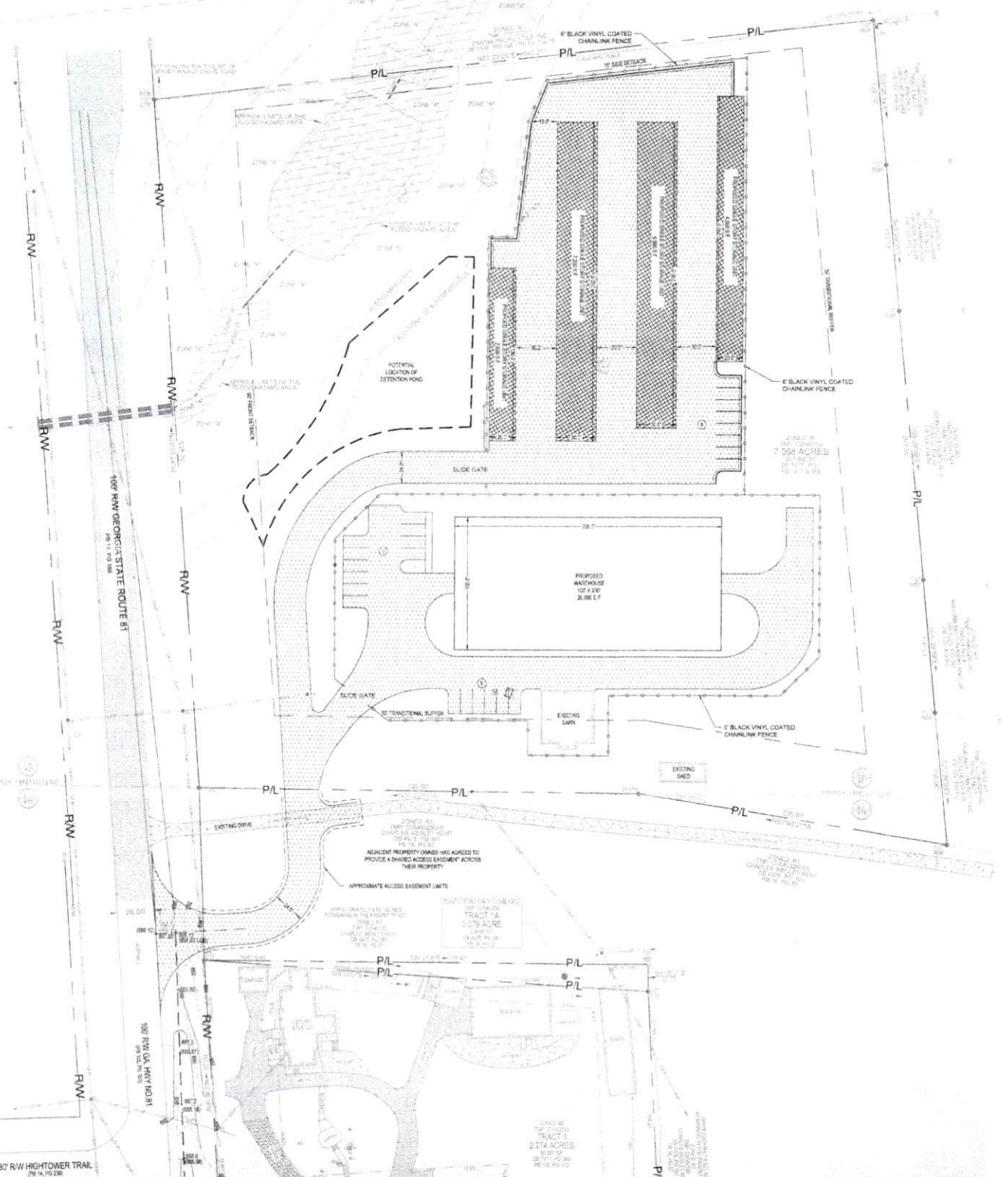
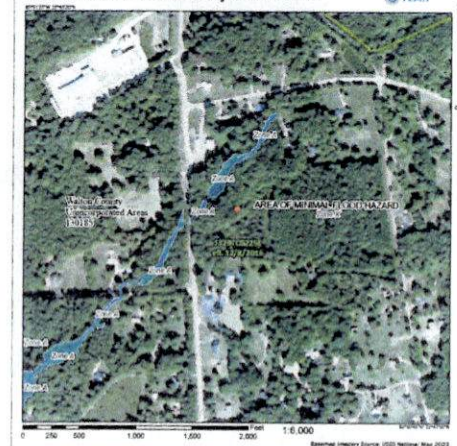
- Other Features
- Other Features
- Other Features
- Other Features
- Other Features

**Map Scale**

0 250 500 1,000 1,500 2,000

Graphic Scale: 1" = 1,000'

Graphic Scale: 1" = 40'



Walton County Ordinance Requirements for B2 Zoning

Dist. from Arterials or Collector R/W	50 FT
Dist. from all other street R/W	40 FT
Minimum side yard	15 FT
Min. rear yard	40 FT
Max height	3 STORES
Min. floor area	400 SF
Min. Lot Area	75,500 SF
Max Impervious Surface	75% CURRENTLY = 35%
Min. Lot Width	120 FT
Transitional Buffer Required	50 FT
Total Tree Density Requirement	15 units/ acre

**OWNER/DEVELOPER**  
 COMPANY: PABLO ZURITA  
 ADDRESS: 80 PADEN ST  
 CONNINGTON, GA 30616  
 PHONE: (478) 234-1833  
 CONTACT: ANGEL ZURITA  
 EMAIL: ZURITAANGELS@GMAIL.COM

**CONTRACTOR**  
 COMPANY: SUNBELT  
 ADDRESS: 1841 HIGHWAY 30  
 CONTACT: MIKE MCCORREY  
 PHONE: 404-444-2039  
 EMAIL: MIMCORREY@SUNBELTBI.COM



**SURVEYOR**  
 COMPANY: GEORGIA CIVIL, INC.  
 ADDRESS: P.O. BOX 898  
 MADISON, GA 30655  
 PHONE: 706.342.1104

**SITE DESIGNER**  
 COMPANY: GEORGIA CIVIL, INC.  
 ADDRESS: P.O. BOX 898  
 MADISON, GA 30655  
 PHONE: 706.342.1104

NOT FOR FINAL RECORDING

