

Planning and Development Department Case Information

Case Number: Z25-0333

Meeting Dates: Planning Commission 11-06-2025

Board of Commissioners 12-02-2025

Applicant/Owner:

Jose C Alvarez Salazar
1125 Highway 81
Loganville, Georgia 30052

Current Zoning: The current zoning is A2.

Request: Rezone 2.06 acres from A2 to B2 for parking of commercial vehicles and conditional use for outside storage.

Address: 1125 Highway 81 & Guthrie Cemetery Road, Loganville, Georgia 30052

Map Number/Site Area: C0520075 – 2.06 acres

Character Area: Neighborhood Residential

District 3 Commissioner- Timmy Shelnutt Planning Commission –John Pringle

Existing Site Conditions: Property consists of a trailer.



The surrounding properties are zoned A, A2 and City of Walnut Grove.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Neighborhood Residential.



History: No History

Staff Comments/Concerns: This Rezone is the result of a Code Enforcement case in which the owner was notified of the improper use of the property as parking of commercial vehicles and outside storage.

Z25-0333 – Rezone and Conditional Use on 2.06 acres from A2 to B2 for parking of commercial vehicles and conditional use for outside storage – Applicant/Owner: Jose Alvarez Salazar – property located at 1125 Highway 81 & Guthrie Cemetery Road– Map/Parcel C0520075 – District 3

Public Works: Public Works recommends ingress/egress access to be off Hwy 81 to accommodate commercial vehicle traffic.

Sheriff's Department: Suggest that the type of commercial vehicle storage be limited. There is no proper access for large commercial tractor trailers to safely enter and exit this property.

Water Authority: This area is served by an existing 12" & 8" diameter water mains along Highway 81 & Guthrie Cemetery Road. (static pressure: 70 psi, Estimated fire flow available: 2,200 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments while undeveloped: 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: No impacts

Board of Education: No issues.

GDOT: Will need to coordinate with GDOT for a commercial driveway access.

City of Monroe: No comment received.

PC ACTION 11/6/2025:

Z25-0333 – Rezone and Conditional Use on 2.06 acres from A2 to B2 for parking of commercial vehicles and conditional use for outside storage – Applicant/Owner: Jose Alvarez Salazar – property located at 1125 Highway 81 & Guthrie Cemetery Road – Map/Parcel C0520075 – District 3

Presentation: Jose Salazar who lives at 1231 Sunny Court is asking permission to rezone his property to commercial for his construction business and park his vehicles on the property.

John Pringle asked him how many vehicles and Mr. Salazar stated 3 trucks and parks them there 3 times a week. He state that he stores on lot 3 commercial trucks and a bobcat.

Tim Hinton asked if he was storing concrete or storing for anyone else and Mr. Salazar stated that he was not.

John Pringle asked what entrance was he going to use would it be the one on Guthrie Cemetery Road or Highway 81 and Mr. Salazar stated that he would use whatever entrance they tell him to.

Public Comment: Donald & Teresa Lindsey who live at 1102 Carter Drive which is on the corner of this property. They are speaking on behalf of the neighbors. They are not opposed of any person using their property for what they want to but this property is right across from the new park. He stated that if he put a car lot there then there will be police involvement and this is on the outside of the City of Walnut Grove. He stated that he had high hopes for this property but has seen little progress. It appears this is a violation issue and they are trying to rearrange the property but the violations will be an ongoing issue. This is a focal point for visitors. Walton County is a nice place and do you really want an eyesore across from the park,

Maxine McClendon spoke and stated she does not want trucks parked there.

Racheal Davis who is a Council Member for the Walnut Grove Downtown Authority spoke and stated that she took pictures at 3:00 p.m. today and handed those pictures out. She is opposed of this rezone due to the multi-million dollar park being across the street from this property. She stated that the county current has a future land use map

and she would like for them to deny the request because this is in conflict with the future land use map. There is a park close and it is a public enhancement and they really love it. She stated allowing outdoor storage will impact the safety and local businesses. The first impression matters and this is a gateway to our community. She said to turn away this eyesore.

Tim Hinton asked what is the number of residential homes on that state highway and Ms. Davis said she did not know. She stated that if approved you are pushing for commercial growth. She said something needs to be there to support the local park but not a gas station.

Rebuttal: Mr. Salazar came back for rebuttal and stated that his English is not that well but wanted them to know that he bought this property and it was full of trash and he has worked to clean it up and wants it make it look nice. He said he is not going to be here that long that he is going to retire in 2 more years and go back home. He stated he wants to landscape the front and make it look nice. He went on to say that he has taken 17 dumpsters of trash off of the property. He stated that he has been there and nobody complained until now. He stated that the neighbor next door and the neighbor in the back do not care if he parks things on this property. He stated again that he wants to make the place look nice but right now he is not doing it because he is waiting for a survey.

Kristi Parr with Walton County Planning and Development stated that this was a Code Enforcement case.

Recommendation: Motion by John Pringle to recommend denial with a second by Josh Ferguson. The motion passed unanimously.

Section 6-1-610 Outdoor Storage of Commercial Vehicles (20)

Conditional use in B2, allowed by right in B3, M1 and M2. Open storage of operational truck and/or trailers, antique cars and other vehicles shall be permitted provided the following conditions are met:

1. The site must have direct access to an arterial road.
2. All storage parking areas shall have and maintain a base with a minimum thickness of six (6) inches of #57 stone topped with three (3) inches of crusher run and shall provide a commercial driveway as required by GDOT that extends fifty (50) feet into the property in compliance with County Standard Design and Construction Details 3.15.
3. The area so designated shall be clearly delineated upon the site plan submitted for approval by the County.
4. The storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of an eight-foot-high opaque wall or fence.
5. Vehicles shall not be stored within the area set aside for minimum building setbacks.
6. No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.
7. No vehicle shall be allowed to sit and run idle from 7:00 p.m. to 7:00 a.m. unless located in an industrial park and not within one hundred (100) feet to any single-family dwelling. These regulations will not apply to the use of refrigerant compressors.
8. Outdoor lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
 - a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.
 - b. Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one (1) site.
 - c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.

(5-3-2022; Ord. No. OA24060019-9, 11-5-2024)

Rezone Application # 225-0333

Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-6-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-2-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0520075

Applicant Name/Address/Phone #

Jose Salazar

1125 Hwy 81, Loganville

pyramidconcrete@gmail.com

E-mail address: 1125 Hwy 81 / Gathrie Cemetery ed. (If more than one owner, attach Exhibit "A")

Phone # 770-670-3557

Phone # 770-670-3557

Location: C0520075 Requested Zoning B2 Acreage 2.06

Existing Use of Property: Storage

Existing Structures: trailer home

The purpose of this rezone is commercial storage of commercial vehicles for
pyramid concrete & conditional use for outside
Storage

Property is serviced by the following:

Public Water: Provider: Walton County Water Dept. 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 8/4/25 Fee Paid \$ 650.00

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 MH (A2) Surrounding Zoning: North MH (A2) South A
East City of Loganville West MH (A2)

Comprehensive Land Use: Neighborhood Residential DRI Required? Y N

Commission District 3-Timmy Shelnutt Watershed: TMP

I hereby withdraw the above application _____ 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;

Storage Use

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

Residential area wanting it to
be commercial to store
belongings

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

No health issues or morals
to public. Big area so no one
is impacted.

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

Bringing Services to the
public.

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

Perfect for Commercial Use
due to location and size.

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

I have been here 3 years. It
was vacant before me. Nearby
properties are commercial.

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 Y 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.

Jose C. Abrey
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: Jose C. Alvarez Salazar
Address: 1125 Hwy 81 Loganville GA 30052
Telephone: 770-527-4717
Location of Property: 1125 Hwy 81 Loganville
GA 30052
Map/Parcel Number: C 052 0075
Current Zoning: R3 Requested Zoning: B2

Property Owner Signature

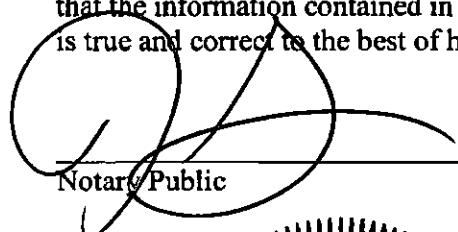
Property Owner Signature

Print Name: Jose C Alvarez Salazar Print Name: _____

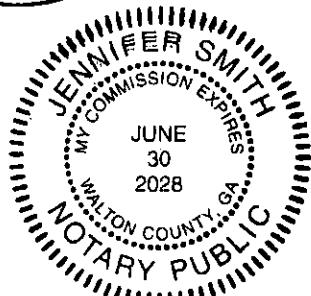
Address: 1125 Hwy 81, Loganville GA 30052 Address: _____

Phone #: 770-670-3557 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

7/31/2025
Date



10/1/2025

My name is Jose Salazar and I own the land at 1125 Hwy 81. I bought it in 2022.

I have my trucks on the property for my business.

There is a trailer on the property but nobody lives there.

I would like to keep my trucks on the property for my business Pyramid Concrete.

I also store things on the property and I am asking to have trucks and keep my things on the property.

ORGIA STATE HIGH. NO. 81

350.8

2984

COMMERCIAL

339.8

- 164 -
RESERVED
FOR

960 ACRE

1250

234.6

- 165 -

052

2950