

Planning and Development Department Case Information

Case Number: Z26-0072

Meeting Dates: Planning Commission 04-02-2026

Board of Commissioners 05-05-2026

Applicant/Owner:

Gloria Linton
5611 NW 43rd Way
Coconut Creek, Florida 33073

Current Zoning: The current zoning is B2 and M1.

Request: Rezone 2.00 acres from B2 and M1 to M1 to allow outside storage of his personal commercial trucks.

Address: 2149 Highway 78, Loganville, Georgia 30052

Map Number/Site Area: C0610133B00 – 2.00 acres

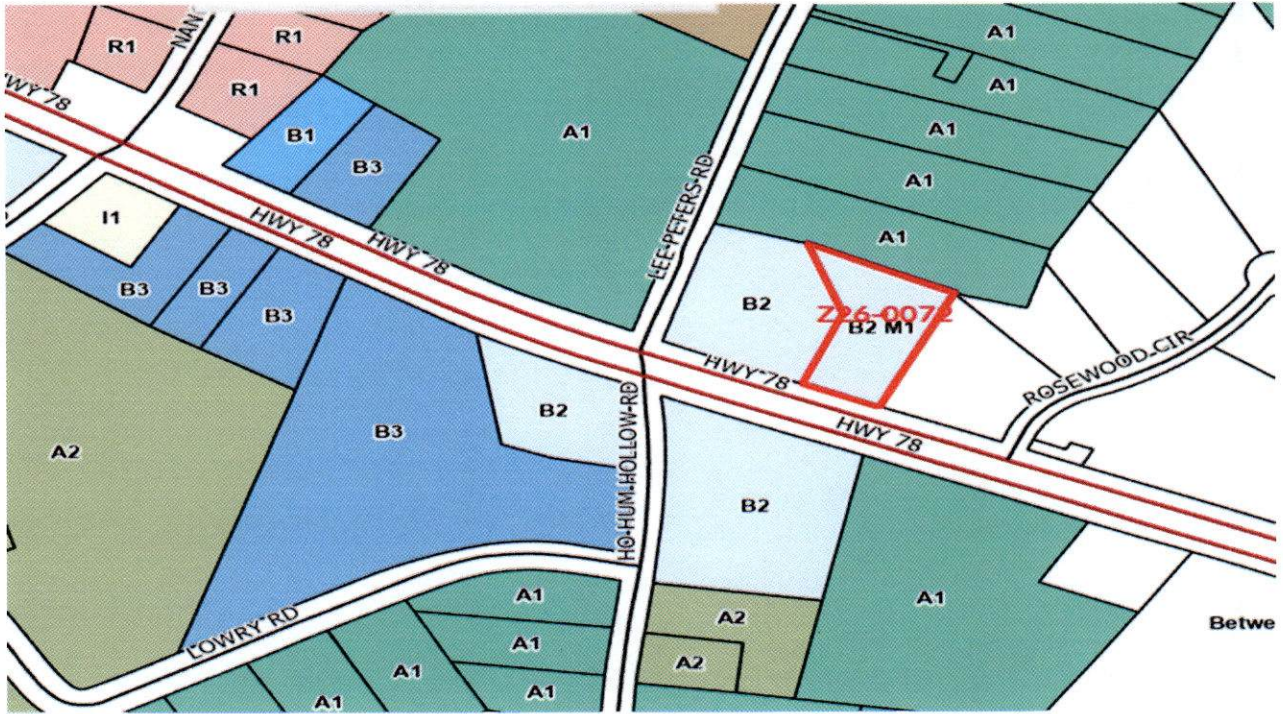
Character Area: Highway Corridor

District 1 Commissioner- Amarie Warren Planning Commission–Josh Ferguson

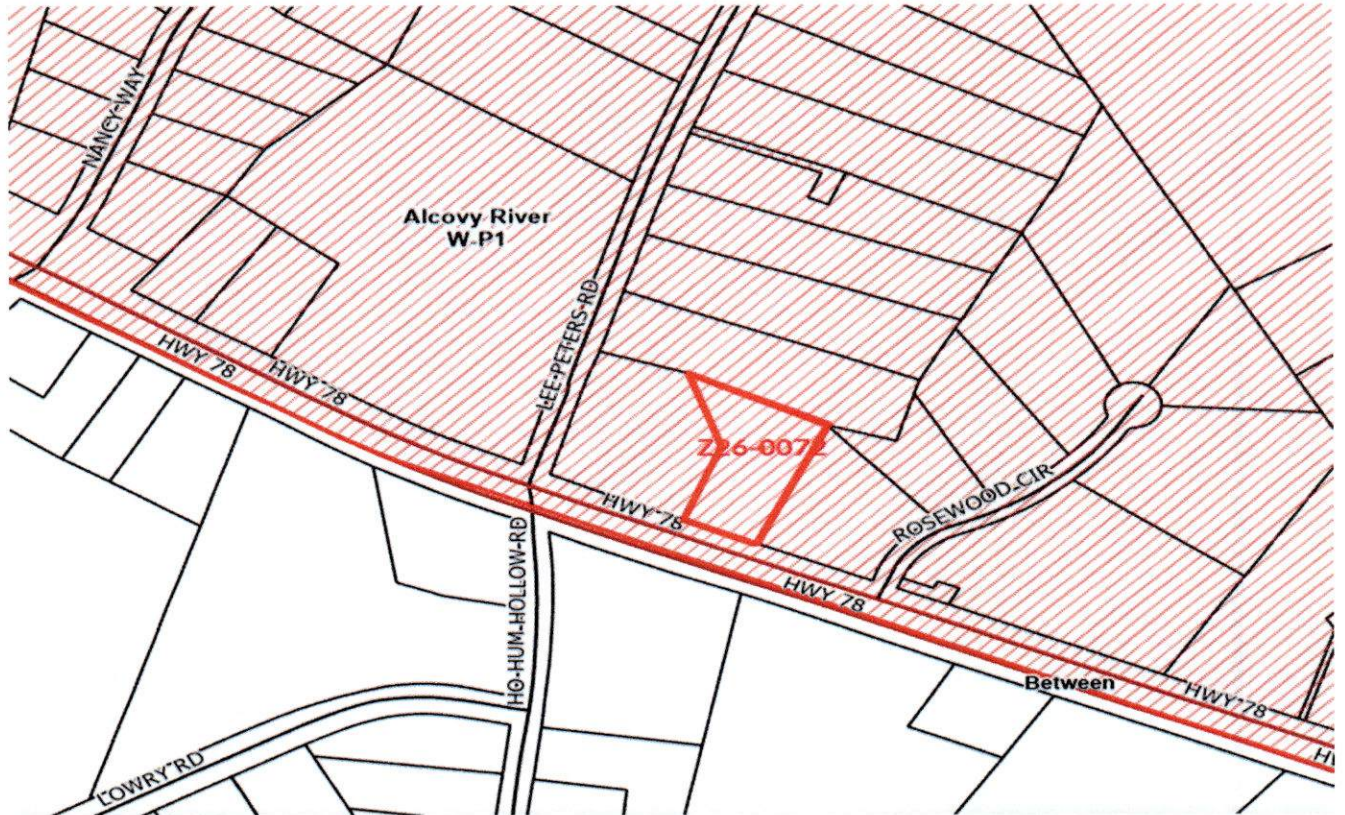
Existing Site Conditions: Property is vacant.



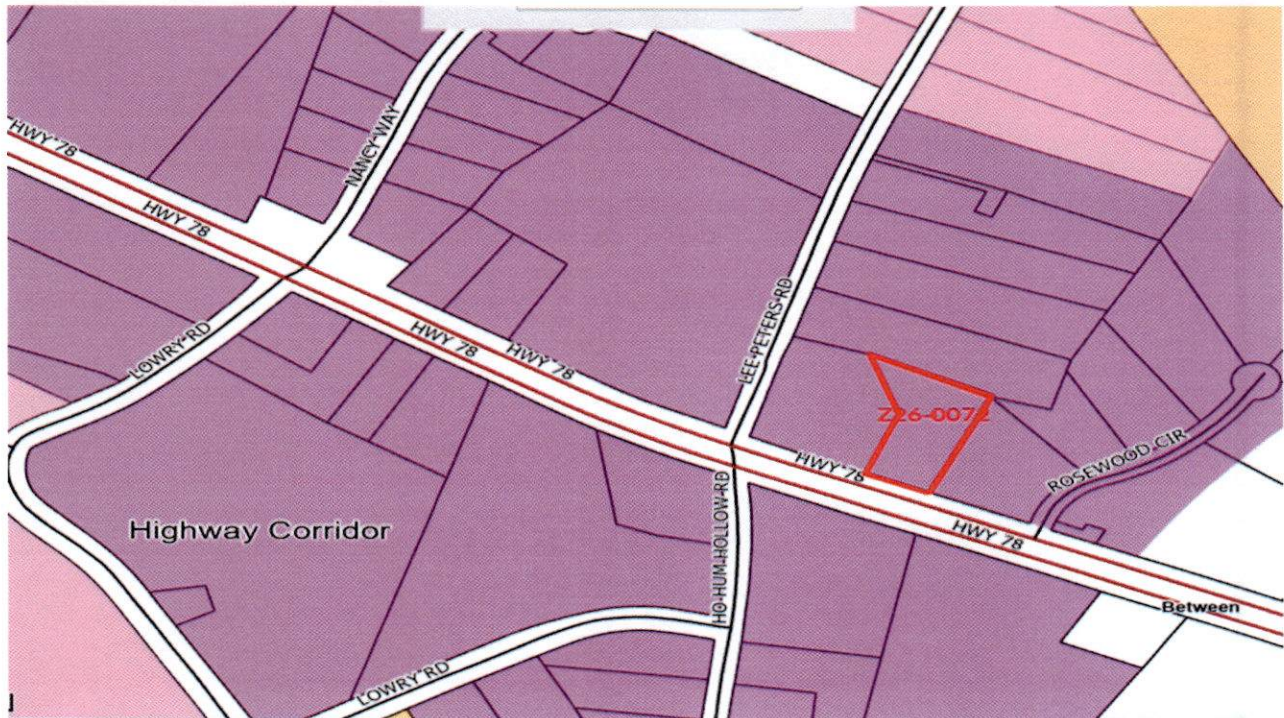
The surrounding properties are zoned A1, B2 and City of Between.



The property is in the Alcovy River Watershed Protection Area.



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



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 outdoor storage of commercial vehicles.

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

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 10" diameter water mains along Highway 78 (static pressure: 50 psi, Estimated fire flow: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: 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: Possible Increase fire response risk with truck parking

Board of Education: This will not affect Transportation.

GDOT: Will need to coordinate with GDOT. Need to coordinate if there is any grading or drainage work being proposed on GDOT R/W.

City of Monroe: No issues or concerns from City of Monroe Utilities on these three cases.

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, florescent, 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 # Z26-0072

Planning Comm. Meeting Date 4-2-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 5-5-2026 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C0610133B00

Applicant Name/Address/Phone # GLORIA LINTON
5611 NW 43RD WAY
COCONUT CREEK, FL 33073
Property Owner Name/Address/Phone SAME AS APPLICANT

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

Phone # 470-478-8873 Phone # _____

Location: 2149 HWY 78 Requested Zoning M-1 Acreage 2.00 ACRES

Existing Use of Property: VACANT

Existing Structures: NONE

The purpose of this rezone is Requesting a change of zoning from M-1 AND B-2 to M-1 to allow outside storage of personal trucks but eventually would like to have a truck sales lot and possibly maintenance of the trucks.

Property is serviced by:

Public Water: Provider: Walton County Water Department 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.

Gloria Linton 3/5/2026 \$ 650.00
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 B2 & M1 Surrounding Zoning: North A1 South B2
East Between West B2
Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N
Commission District: 1-Amanickoren Watershed: Alcovy River

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:

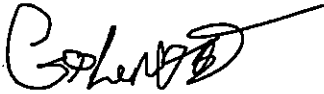
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes 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.



03/02/26

Signature of Applicant/Date

Check one: Owner Agent _____

PROJECT: 2.0 ACRES AT 2149 HWY 78

ANALYSIS OF ZONING MAP AMENDMENT IMPACT

1. The existing uses and zoning of nearby property.

The existing uses of nearby property are B-2 to the West, A-1 to the North and PBD to the East and B-2 to the south directly across from the site on Hwy 78.

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

The owner cannot develop their land to meet their current business demand.

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

The proposed facility on the property will be similar to existing business currently in operations along this stretch of Hwy 78.

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

If rezoned, the property will be developed in accordance to the M-1 zoning standard, which will create additional jobs, promote growth of this region, and better meet the demand for commercial services of this region.

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

The proposed zoning is consistent with the current usage of nearby properties.

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 has been in its current state, which is commercial/light industrial, for the past 19 years.

TO: Walton County Planning and Development
Suite 98
126 Court St.
Monroe, GA 30655

March 2, 2026

SUBJECT: Letter of Intent, 2149 Hwy 78 Zoning Amendment

To Whom It May Concern,

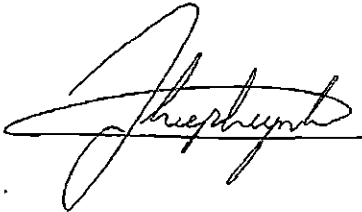
A rezone of 2.0 acres is requested for the subject project, currently shown as Parcels C0610133B00 on the Walton County Tax Records.

The property is currently zoned B-2 and M1. The proposed rezoning request is for M-1 to allow outside storage of personal trucks but eventually would like to have a truck sales lot and possibly maintenance of the trucks.

We look forward to developing this project in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

For questions or further information please contact me at 770-466-4002.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thiep Huynh', written over a horizontal line.

Thiep Huynh, PE
Consultant

TOTAL SITE AREA - 2.00 ACRES
TOTAL DISTURBED AREA - ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPRONA SITE VISIT. THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.



REZONE REQUEST: CURRENTLY ZONED B-2 AND M-1
REQUESTING M-1 ZONING DISTRICT
TOTAL SITE AREA = 2.0 ± ACRES

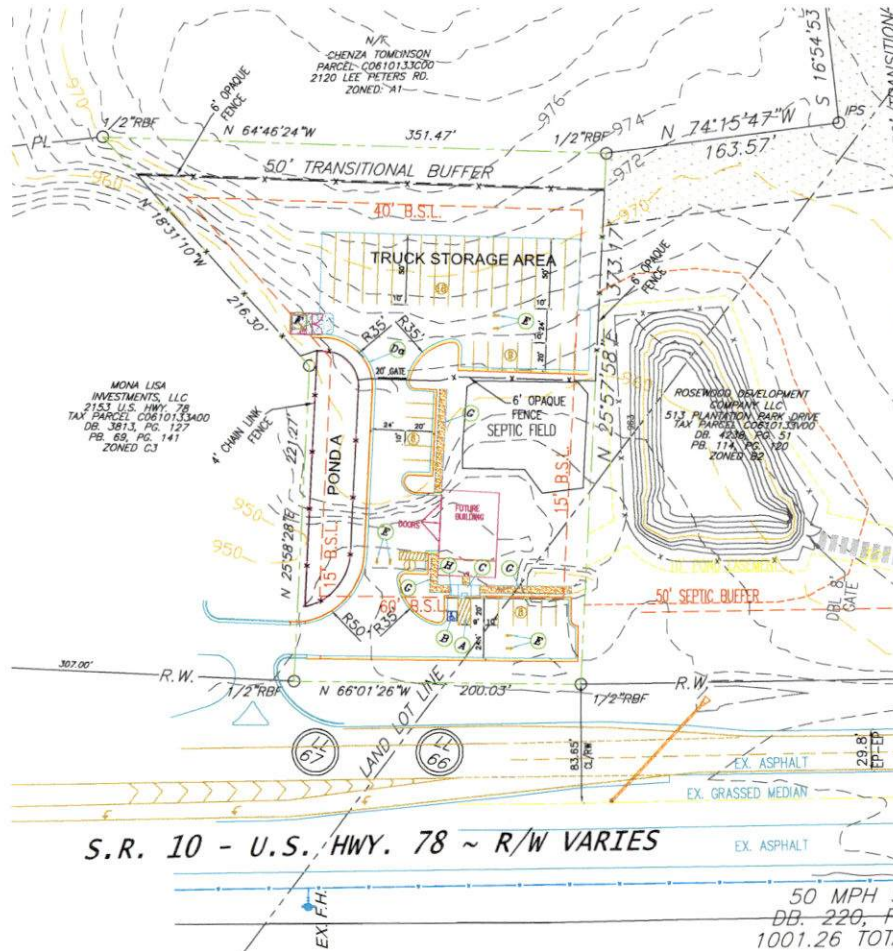
PROPOSED USE = OUTSIDE STORAGE OF PERSONAL TRUCKS.

NOTES:

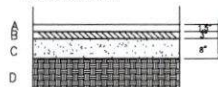
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY DJ BAGGETT LAND SURVEYING, DATED 1/20/2003.
- THERE NO NWI WETLAND ON THE SITE.
- THERE ARE NO STATE WATER ON SITE.
- NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 1329700125E DATED DEC. 8, 2016

SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH 2INX4"ACAP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (DB) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) CONCRETE DUMPER PAD.
- (G) 5' CONCRETE SIDEWALK
- (H) HANDCAP SIGN. SEE DETAIL SHEET.
- (I) CROSS WALK



- A. 1.5 INCH ASPHALT TOPPING - TYPE "1" OR "2"
- B. 3 INCH ASPHALT BINDER - TYPE "1"
- C. 8.0 INCHES OF CRUSHED STONE BASE COURSE
- D. STABILIZED SUBGRADE



A.C.E.
ALCOVY CONSULTING ENGINEERING
AND ASSOCIATES, L.L.C.
P.O. C. TUP HUYNH, P.E.
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Oxford, Georgia 30054
Phone: 770-466-4002
tpace@ac@gmail.com

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CONCEPTUAL PLAN

PROPOSED RAT HEAVY DUTY

PARCEL: C0610133800
LAND LOT: 66-67
DISTRICT: 4TH
2149 HWY 78
WALTON COUNTY, GA

DATE: 2/19/26
SCALE: 1"=40'

OWNER / PRIMARY PERMITTEE

GLORIA LINTON
5611 NW 43RD WAY
COCONUT CREEK, FL 33073
REUBEN THOMAS
470-478-8873
rat.heavyduty@gmail.com

24 HOUR - EMERGENCY CONTACT
REUBEN THOMAS
470-478-8873
rat.heavyduty@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 18-004THOMAS

C-1

