



## 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 43<sup>rd</sup> 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 but he would eventually like to have a truck sales lot and possibly maintenance of the trucks.

Address: 2149 Highway 78, Loganville, Georgia 30052

Map Number/Site Area: C0610133B00 – 2.00 acres

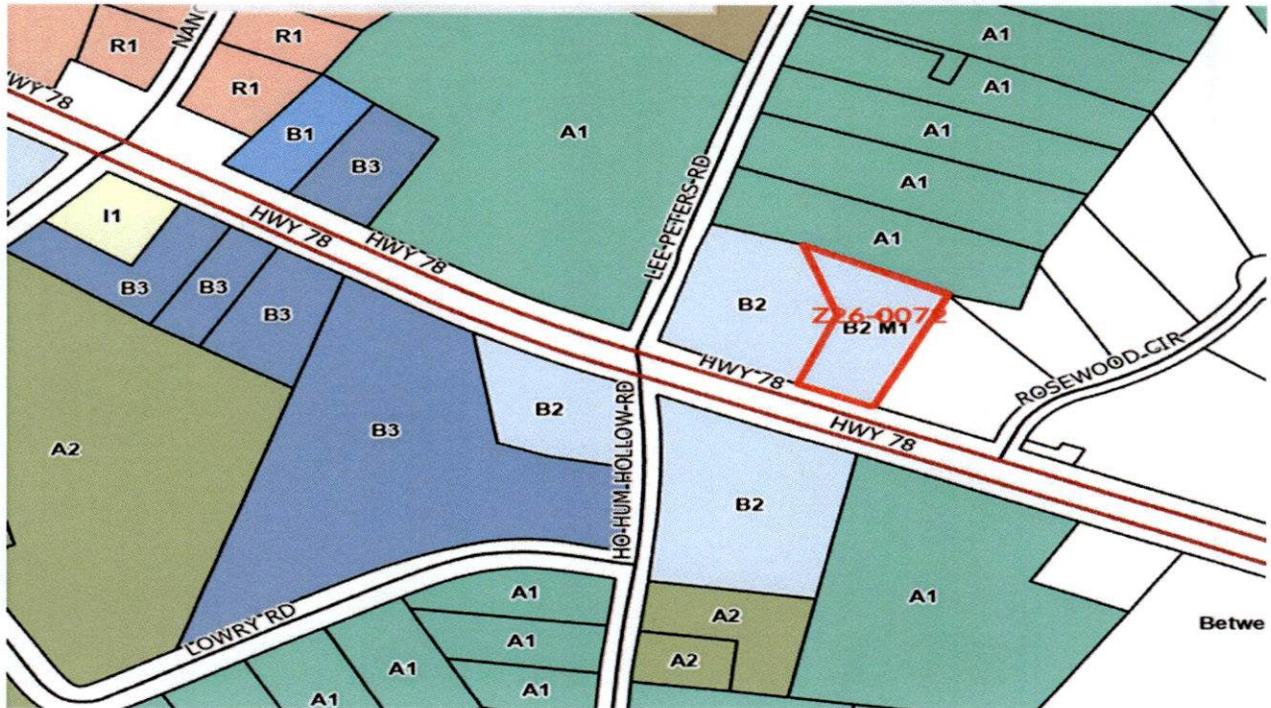
Character Area: Highway Corridor

District 1 Commissioner- Amarie Warren      Planning Commission–Josh Ferguson

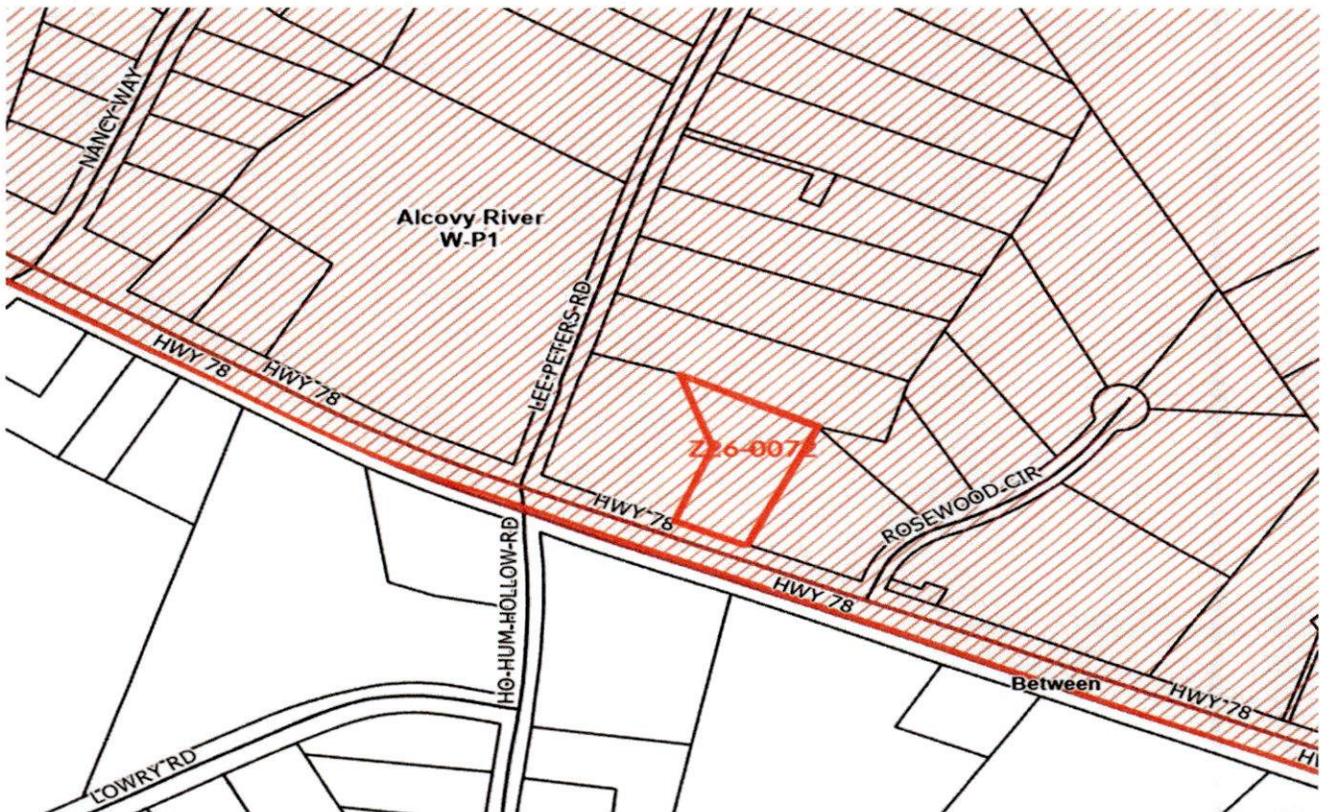
Existing Site Conditions: Property is vacant.



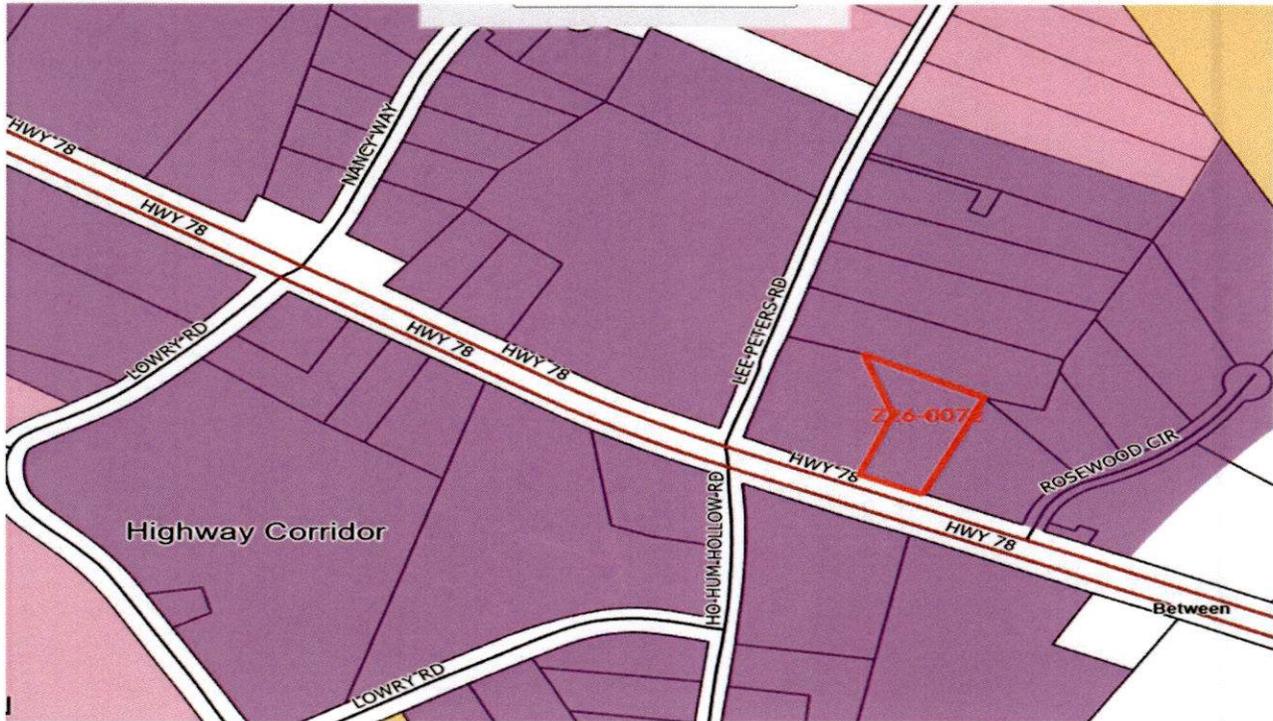
The surrounding properties are zoned A1, B2 and City of Between.



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:**

**Public Works:**

**Sheriff's Department:**

**Water Authority:**

**Fire Marshall Review:**

**Fire Department Review:**

**Board of Education:**

**GDOT:**

**City of Monroe:**

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-Amanickarren 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 \_\_\_\_\_

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,

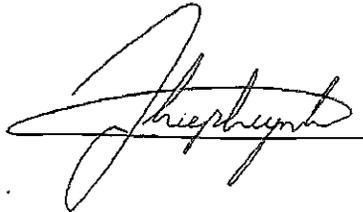
A rezone of 2.0 acres is requested for the subject project, currently shown as Parcels C0610133B00 on the Walton County Tax Records.

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 = 2.50 ACRES  
 TOTAL DISTURBED AREA = ACRES  
 THERE ARE NO STATE WATERS ON THE SITE.  
 THERE ARE NO NWI WETLANDS ON SITE. UPON A SITE VISIT, THERE WERE NO VEGEATION WHICH INDICATES WETLANDS ON SITE.



VICINITY MAP  
N.T.S.

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

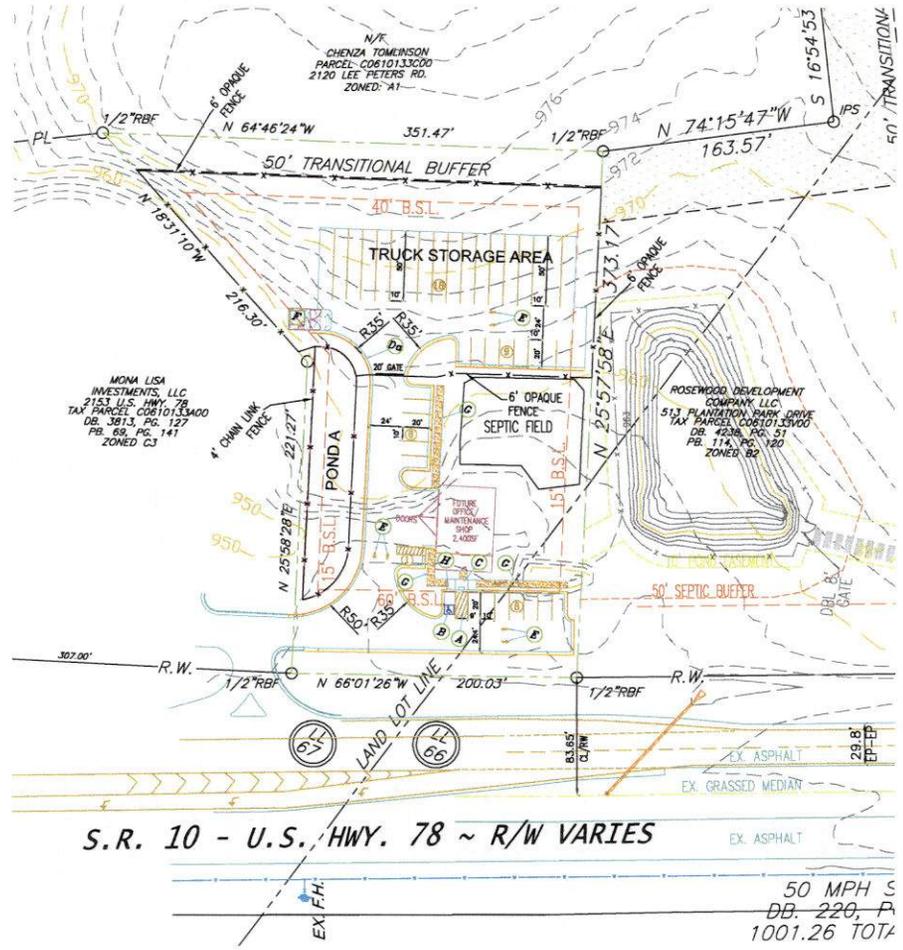
PROPOSED USE = OUTSIDE STORAGE OF PERSONAL TRUCKS.  
 EVENTUALLY WOULD LIKE TO HAVE A TRUCK SALES LOT AND  
 POSSIBLY MAINTENANCE OF THE TRUCKS AT THE SITE.

NOTES:

- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY DJ BAGGETT LAND SURVEYING, DATED 1/20/2003.
- THERE ARE 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, 2018

SITE PLAN KEYED NOTES

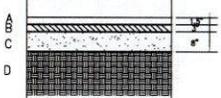
- (A) AREA STRIPED WITH 3/8" x 4" x 6" @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) CONCRETE CHAMPIER PAD.
- (G) 5' CONCRETE SIDEWALK.
- (H) HANDICAP SIGN. SEE DETAIL SHEET.
- (I) CROSS WALK.



S.R. 10 - U.S. HWY. 78 ~ R/W VARIES

50 MPH S  
 DB. 220, P  
 1001.26 TOTL

- A. 1.5 INCH ASPHALT TOPPING - TYPE "T" OR "T"
- B. 3 INCH ASPHALT BINDER - TYPE "B"
- C. 8.0 INCHES OF CRUSHED STONE BASE COURSE
- D. STABILIZED SUBGRADE  
 8" MIN SUBGRADE SOIL (ON NEW OR COMPACTED FILL)  
 COMPACTED TO A MINIMUM OF 95%  
 OF ASTM D 155 DENSITY



TYPE I PAVEMENT  
 (FOR INTERIOR DRIVEWAY)  
 NO SCALE

**A.C.E.**  
 ALCOY CONSULTING ENGINEERING  
 AND ASSOCIATES, L.L.C.  
 P.O. C. TIPHUYN, P.E.  
 485 Edwards Rd.  
 Oxford, Georgia 30054  
 Phone: 770-466-4002  
 ltpac@ace@gmail.com

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**CONCEPTUAL PLAN**

**PROPOSED  
 RAT  
 HEAVY DUTY**

PARCEL: C0610133B00  
 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  
 RELBEN THOMAS  
 470-478-8873  
 ratheavyduty@gmail.com

24 HOUR - EMERGENCY CONTACT  
 RELBEN THOMAS  
 470-478-8873  
 ratheavyduty@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 18-004THOMAS  
 C-1

