



Planning and Development Case Information

Case Number: LU25-0063 and Z25-0062

Meeting Dates: Planning Commission 03-06-2025 Tabled to 08-07-2025

Board of Commissioners 09-02-2025

Applicant:

Angel Zurita
80 Paden Street
Covington, GA 30016

Owner:

Pablo & Maria Zurita
80 Paden Street
Covington, GA 30016

Current Zoning: R1

Request: Land Use Change from Employment Center to Suburban

Rezone 7.0 acres R1 to B2 for mini warehouses/storage facility

Variance request to allow cross-district access through adjoining property zoned R1.

Address: 257 Highway 81, Monroe, Georgia 30655

Map Number: C0750154

Character Area: Employment Center

District 3 Commissioner - Timmy Shelnett

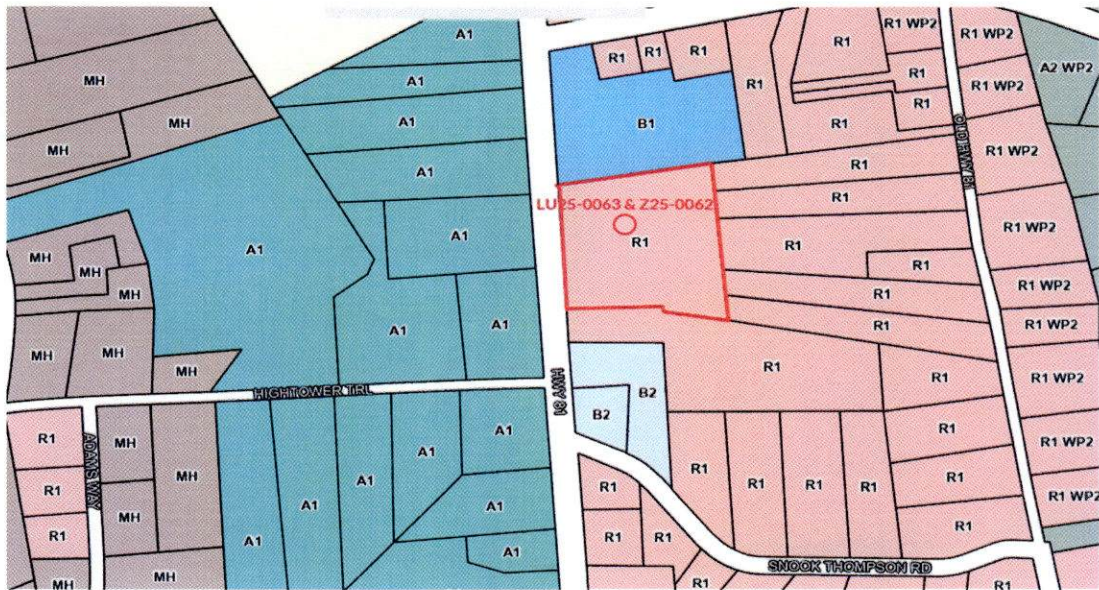
Planning Commission—John Pringle

District 5 Commissioner – Jeremy Adams

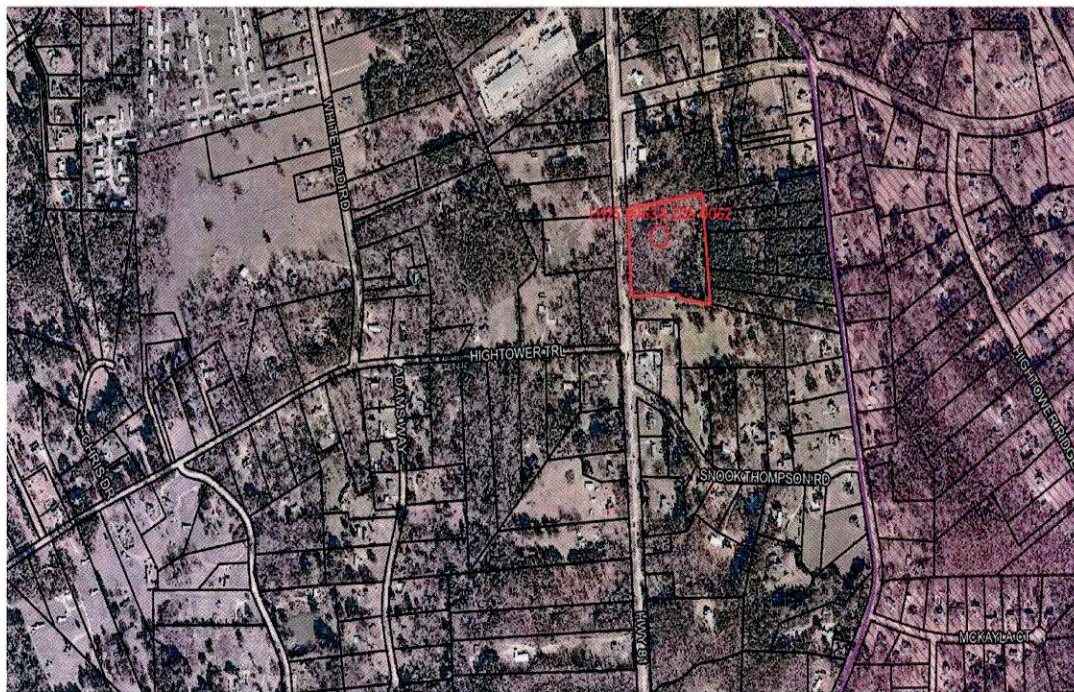
Planning Commission – Tim Hinton

Existing Site Conditions: The site consists of 7.00 acres with an existing barn and accessory structure. The property has direct frontage along Highway 81 and is currently zoned R1.

Staff Comments: Access through the adjacent R1 requires a variance due to cross-district restrictions.



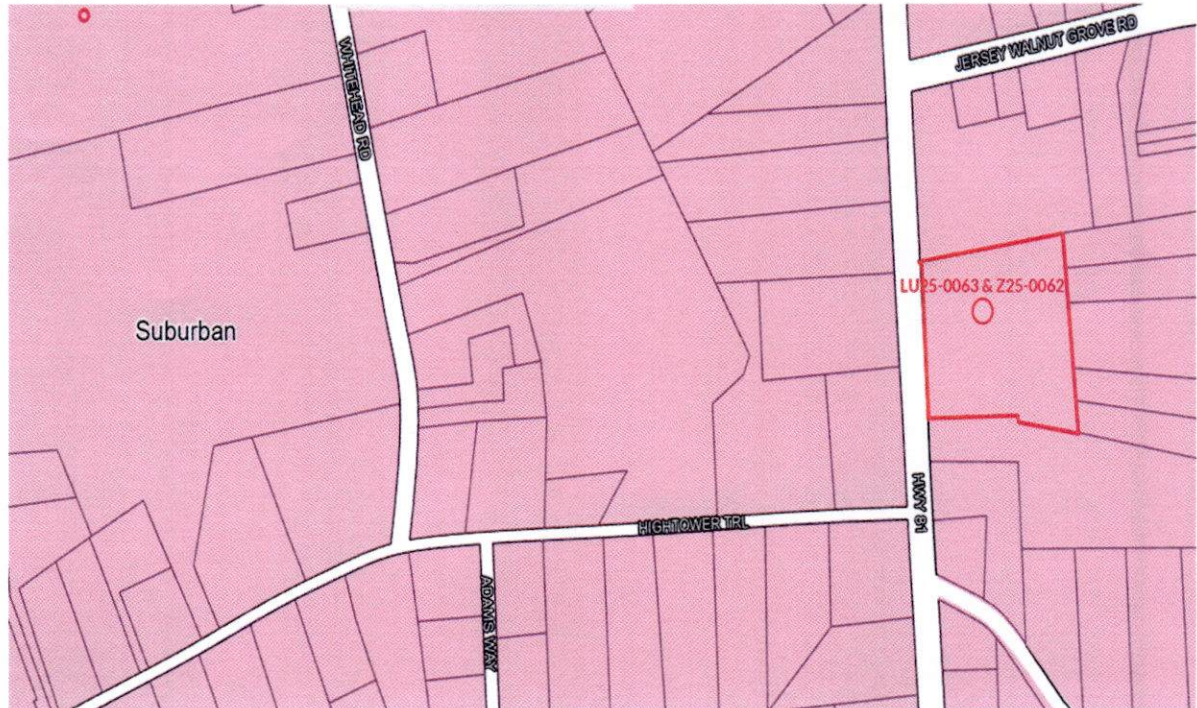
Surrounding zoning is A1, R1 and B1



Subdivisions surrounding property:



Character Area Map: Suburban



Comments and Recommendations from various Agencies:

Comments and Recommendations from various Agencies:

LU25-0063/Z25-0062 – Land Use Change from Suburban to Highway Corridor and Rezone 7.0 acres from R1 to B2 for mini warehouse/storage facility – Applicant: Angel Zurita - Owners: Pablo & Maria Zurita - Property located at 257 Highway 81 - Map/Parcel C0540258 - District 3

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

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 6" diameter water main along Hwy 81. (static pressure: 95 psi, Estimated fire flow available: 1,400 gmp @20 psi). No system impacts anticipated.

Fire Marshal 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: Impacts can include increased fire and emergency medical response.

Board of Education: No comment received.

GDOT: Will require coordination with Georgia DOT. Georgia DOT is in agreeable to the proposed joint/shared access.

City of Monroe: No comment received.

PC Action 3/6/2025:

Presentation: Angel Zurita represented the case. He would like to build a storage facility and mini warehouse and rezone the property from R1 to B2.

Jason Brown with Georgia Civil stated the site plan shows this is north of Hightower on 7 acres. This will be a 20,000 sq. ft. warehouse. One part will be a dry wall supply and distribution, and the remainder will be a mini warehouse. He stated for GDOT due to the site distance for the driveway, they put the driveway entrance at a pretty low elevation. There is a small barn, and they will revert this to an office. On the site plan they met with the property owner next door, and they will allow an access easement to this property. When you turn off the road the front part will be a drywall business and to the exterior is the mini storage facility.

Tim Hinton asked was the storage going to be inside and no outside storage and would the applicant be good with a condition of no outside storage and he stated that he would not have a problem. Mr. Hinton asked about the shared driveway with the resident. Mr. Brown stated that they have had an Attorney draft papers for an easement on that small piece of property on the residential parcel.

Kristi Parr with Walton County Planning & Develop stated that the driveway will need to be commercial.

John Pringle asked if there was anything in writing and Mr. Brown stated that they were waiting to see if this was approved.

Someone asked what Public Works said on their recommendation.

Kristi Parr stated that the residential property will need to sell property to the Applicant for an entrance so it can be a commercial driveway.

Tim Hinton said so the bottom line is we have to consider the use and vote on this either way and they could put in a stipulation that part of the property will need to be purchased.

Kristi Parr stated the Applicant does not own the property where they want to have the driveway, and they would have to get to property owner to sell them that portion for the driveway and an application will need to be made for that.

The applicant requested that the case be tabled, and Josh Ferguson stated it would be a good idea to table the case.

It was brought up that the case will need to be re-advertised and re-

submitted.

Mr. Hinton stated that in this case they don't have to listen to any opposition or people in favor of the rezone.

Speaking: Since the case was tabled no one was allowed to speak for or against the case.

Recommendation: John Pringle made a motion to table the case with the understanding that the case be reapplied for and re-advertised and was seconded by Josh Ferguson. The Motion carried unanimously.

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.

STRICKLAND TURNER, LLP
Attorneys at Law

*C. David Strickland
C. David Strickland, P.C.
Frank B. Turner, Jr. (GA & SC)
Turner Law Firm, LLC*

*1138 Conyers Street, SE.
1118 Conyers Street
Covington, Georgia 30014-2851*

*Post Office Box 70
Covington, Georgia 30015-0070*

*Telephone (770) 786-5460
Facsimile (770) 786-5429*

preclosing@stricklandturner.com

June 24, 2025

RE: Ingress & Egress Easement
Charles W. Kent & Pablo Zurita

To Whom it May Concern,

I am in agreement with the cross-districting of that portion of property needed to accommodate the ingress and egress easement with Pablo Zurita. I have attached a copy of the updated site plan for reference.

Respectfully,



Charles W. Kent
253 Hwy 81
Oxford, GA 30054

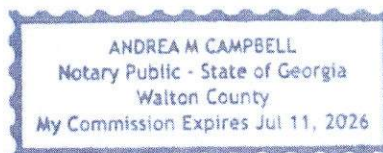


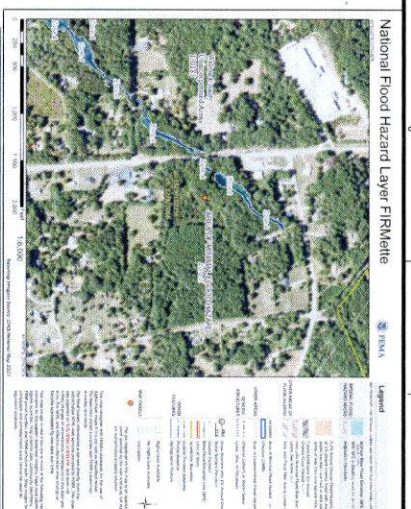
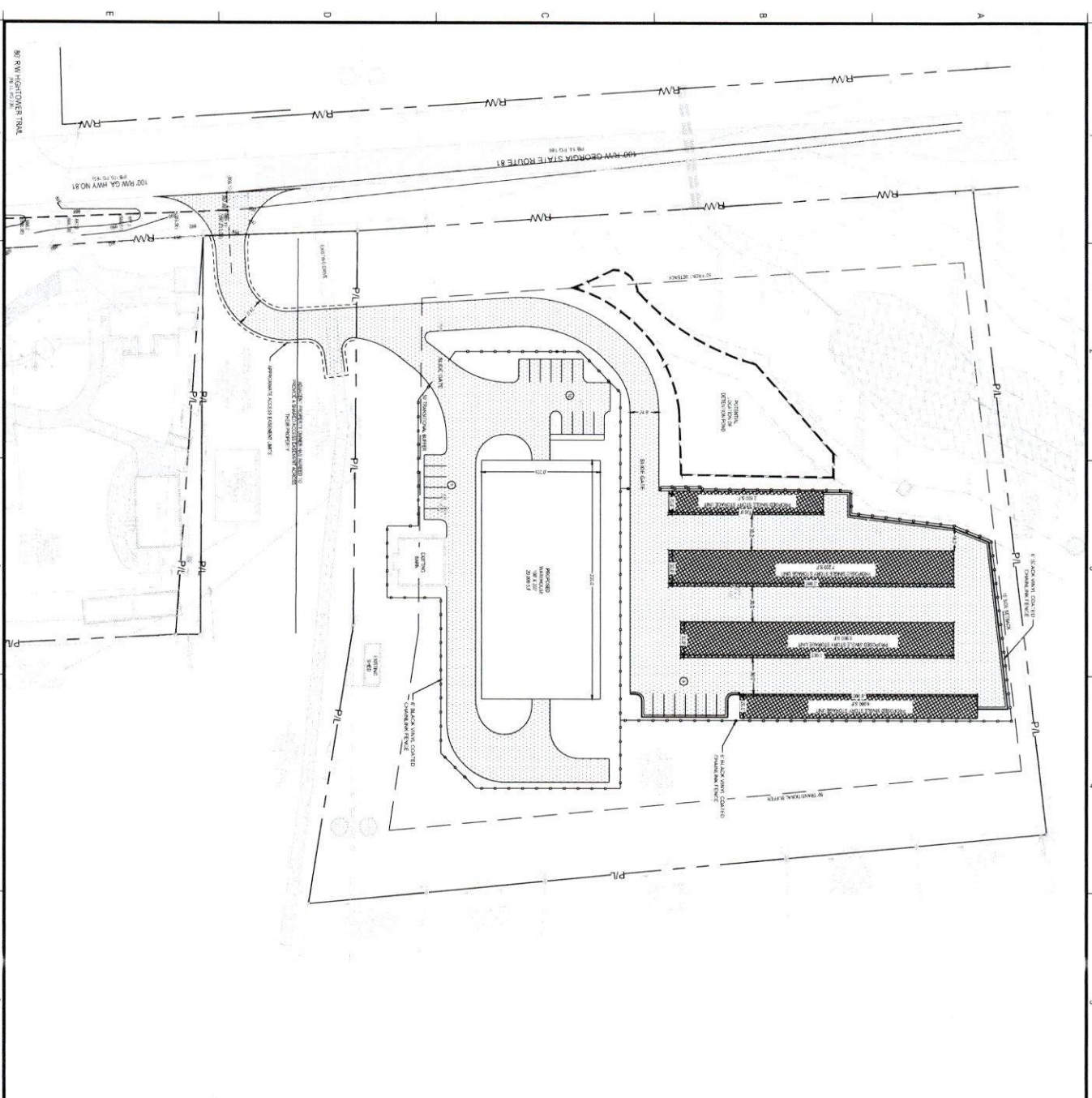
Magali M. Kent
253 Hwy 81
Oxford, GA 30054

Sworn to and subscribed before me,
this 24th day of June, 2025.


Notary







National County Dimensional Requirements for 80' Zoning	
Dist. from Arterial or Collector R/W	50 FT
Dist. from other street R/W	40 FT
Minimum side yard	15 FT
Min. rear yard	40 FT
Min. height	13 STOREYS
Min. floor area	400 SF
Min. lot area	25,500 SF
Min. impervious surface	75% CURRENTLY = 35%
Min. lot width	100 FT
Transitional Buffer Required	50 FT
Total Tree Canopy Requirement	15 units/ acre

OWNER/DEVELOPER
 COMPANY PUBLIC CORP.
 ADDRESS 100 HWY 81
 OXFORD GA 30054
 CONTACT ANGEL BARRA
 EMAIL: ANGEL.BARRA@COMPANY.PUBLIC.COM

CONTRACTOR
 COMPANY PUBLIC CORP.
 ADDRESS 100 HWY 81
 OXFORD GA 30054
 CONTACT ANGEL BARRA
 EMAIL: ANGEL.BARRA@COMPANY.PUBLIC.COM

SURVEYOR
 COMPANY PUBLIC CORP.
 ADDRESS 100 HWY 81
 OXFORD GA 30054
 CONTACT ANGEL BARRA
 EMAIL: ANGEL.BARRA@COMPANY.PUBLIC.COM

SITE DESIGNER
 COMPANY PUBLIC CORP.
 ADDRESS 100 HWY 81
 OXFORD GA 30054
 CONTACT ANGEL BARRA
 EMAIL: ANGEL.BARRA@COMPANY.PUBLIC.COM

NOT FOR FINAL RECORDING

GRAPHIC SCALE
 1" = 100' (Horizontal)
 1" = 20' (Vertical)

Rezone Application # Z 25-0062
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3-6-25 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 4-8-25 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 30054 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. Access to the facility will be through the neighboring property with signed and notarized agreement from the neighbor.

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 6/30/25 Fee Paid \$ 550⁰⁰

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-Shel nutt Watershed: — TMP —

I hereby withdraw the above application _____ Date _____

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 LO540258

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

**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: _____


80 PADEN ST,
Address: 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

02/03/25
Date

