



## 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

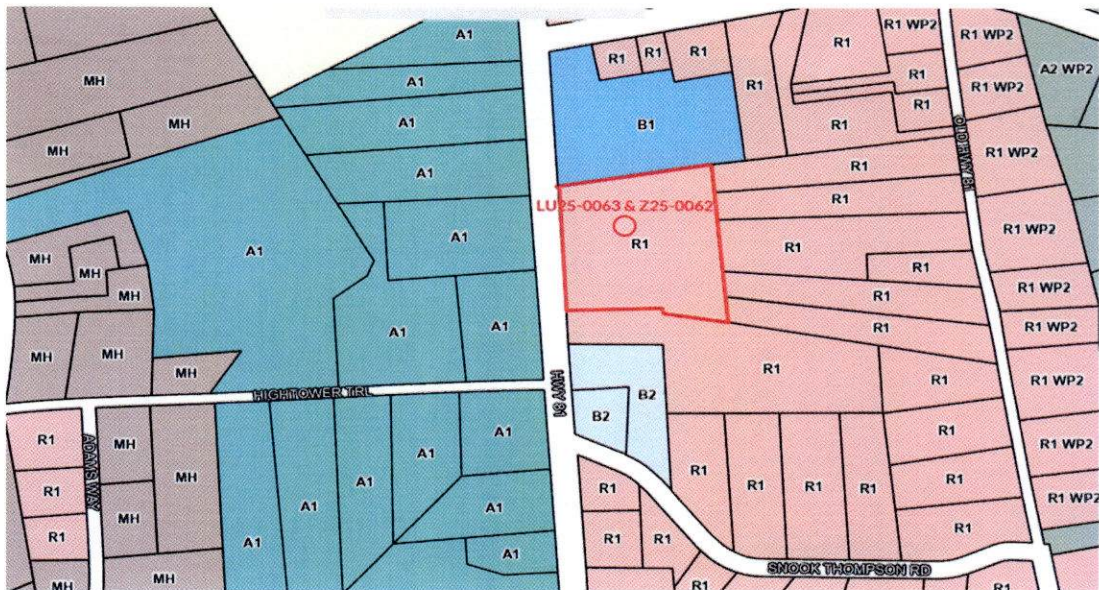
District 5 Commissioner – Jeremy Adams

Planning Commission – Tim Hinton

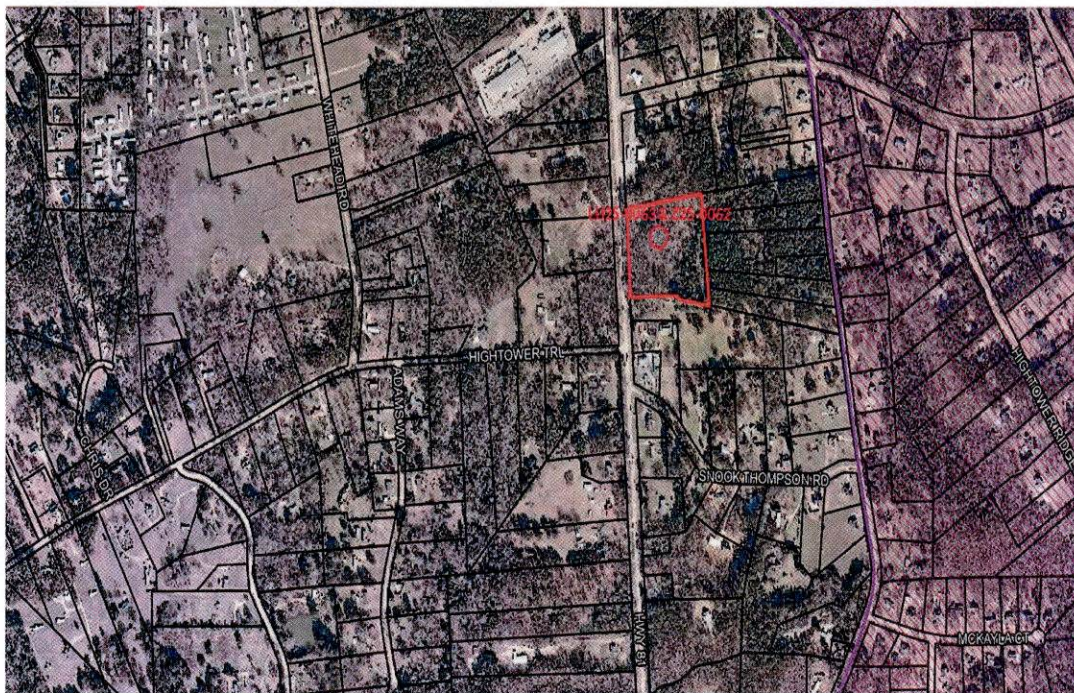
Existing Site Conditions: The site consists of 7.00 acres with an existing barn and accessory structure. The property has direct frontage along Highway 81 and is currently zoned R1.

**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.

**PC ACTION 8/7/2025:**

LU25-0063 & Z25-0062 – Land Use Change and Rezone Request  
Request: 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

Location: 257 Highway 81 | Parcel C1890002 | District 3

Presentation: Angel Zurita, who lives on Covington Street, represented the case. He is looking at rezoning 7 acres at 257 Hwy 81 to B2 for commercial for mini warehouse/self-storage facility. This will be a local family-owned business. He explained the site plan and stated that the front 2 acres is a pond and buffer area. He stated that 2 acres will be a mini-warehouse 20,000 sq. ft. for a drywall company and 2 acres and 3 self-storage buildings which will be well maintained. There will be 1-acre setbacks and buffers. The 50 ft. transitional buffer will be maintained and 15 ft. setbacks preserved and the pond setback requirements fully respected. The plan is to remove as few trees as possible and put up a 6 ft. vinyl coated chain-link fencing with a gate, and it will be a coded gate, and the neighbors cannot see the warehouses. At the last meeting it was brought up about crime. Some residents believe that self-storage facilities attract criminal activity and increase neighborhood crime rates. They will partner with the police to make sure security measures are in place. They feel that if they have an established partnership with the Sheriff's Officer and local police, they will make regular patrol stops and they will also have property access code for officers on patrol and that collaboration on security is the best practice. As far as security there will be a 6 ft. black vinyl fence, security cameras, coded access gates which will control entry and exit. They will also have motion sensor systems and alarm systems. He stated that the important thing is that Walton County's crime rates remain below average proving our community is still safe. As a family-owned business, we have every incentive to maintain the highest security stands. Our reputation and our neighbor's safety are our top priorities. As far as visual impact there is a 20 ft. elevation drop on the front of the property which has natural vegetation. They will be building on the back part of the property, and they will keep as many trees as possible. There are multiple gas stations, restaurants and food services and other small commercial businesses in the vicinity. Smart growth comes with responsible community development and implication of security measures. We will also be the smallest storage operation in the immediate area. We have already been approved by GDOT for the

driveway and entrance location, and we are requesting a Variance for cross districting.

John Pringle asked if there would be any outdoor storage and Applicant said no but he did go on to state there will be a 6 ft. privacy fence.

Tim Hinton asked if it was going to be a coded gated entry and if it would be 24 access and Applicant stated it would be.

Tim Hinton stated that he has come to a conclusion that those working night shift may need to come to the warehouse to pick up things and it may be 2 or 3 in the morning. He also stated that as to the existing trees there is there any reason that you can't leave them all intact or keep as much as possible and the Applicant stated that was their plan.

#### Public Comment:

William Kirkland, a resident of 265 Old Highway 81, stated that his property directly borders the proposed development site. He expressed concerns about visibility due to the loss of trees on his property from recent storms. Mr. Kirkland noted that the surrounding area is primarily residential and agricultural, and that introducing a commercial use such as mini-warehouses would not be appropriate for this location. He emphasized that there are already 33 self-storage units in the area and questioned the need for more.

Mr. Kirkland, a former firefighter, also raised health and safety concerns, stating that mini-warehouses pose fire risks and attract large trucks, which could be hazardous given that the property is located on a hill. Additionally, he voiced concerns about potential noise, lighting, 24-hour access, and privacy issues related to transitioning from residential to commercial use. He also submitted a petition opposing the rezoning.

John Deaton, owner of the property to the rear of the proposed site, expressed concern about the entrance coming through a residential area. In response, Tim Hinton explained that GDOT (Georgia Department of Transportation) had denied direct access to the property from the highway. However, GDOT is allowing joint access through an adjacent property via a recorded easement. When Mr. Deaton



asked if the adjacent property was also being rezoned, Mr. Hinton clarified that it was not, but due to the hardship, they are seeking a waiver.

Eleanor Rogers, a resident of 370 Old Highway 81, spoke in opposition to the proposal. In response to a question from Mr. Hinton, she confirmed she lives about ¼ mile away, at the end of Snook Thompson Road, and has resided there for 38 years. Ms. Rogers asked the board to deny the rezoning request.

Rebuttal:

Jason Brown with Georgia Civil stated that the hardship is the only reason for the Variance is the cross districting. He mentioned that a cross access easement would be necessary, and he has met with the neighbors as well as Christopher Hatch with GDOT, and they are in agreement with this.

Tim Hinton asked would the site plan show the buffer on the property and Mr. Brown stated that it would show a 50 ft. transitional buffer and there is a significant elevation change to the back of the property there. Mr. Hinton asked if they had a problem with the lighting being downward and he stated they did not have a problem with that.

John Pringle asked can anybody see the residence from their property.

Tim Hinton stated based on the draft of the site plan that the lot is 12 to 14 ft. deep and about 8 to 9 hundred feet to the additional 50 ft. buffer and that is quite a bit of buffer.

Recommendation:

Motion by John Pringle to recommend approval with a condition to allow the Variance for the cross districting, all lighting downward, and no outside storage with a second by Wesley Sisk. The motion passed unanimously.



Tracie Malcom <tracie.malcom@co.walton.ga.us>

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## Hwy 81 Drywall Warehouse

1 message

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**Lane Dobbs** <lane@georgiacivil.com>

Mon, Jun 30, 2025 at 2:56 PM

To: Tracie Malcom <tracie.malcom@co.walton.ga.us>

Cc: A Z <zuritaangel3@gmail.com>, Pablo Zurita <zuritacapitalinc@gmail.com>, Mike McCrorey

<mmccrorey@sunbeltbuilders.com>, Chelsea Rose <chelsea@georgiacivil.com>, Jason Brown <jason@georgiacivil.com>

Hey Tracie,

Here is the letter from the neighbor, updated application, and pdf of the drawing with an updated date. Let me know if there is anything else yall need and please confirm when we are on the schedule for the next meeting.

Thank you,

Project Engineer

### Georgia Civil, Inc.

311 North Main Street

Unit C, Suite 101

P.O. Box 896 (mailing)

Madison, GA 30650

PH: 706-342-1104

CELL: 678-315-4086

[www.georgiacivil.com](http://www.georgiacivil.com)

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#### 3 attachments



**Rezoning Application - Signed.pdf**

15514K



**Ingress Egress Letter.pdf**

3511K



**HWY 81 DRYWALL-REZONING.pdf**

3203K



**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 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.

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 Shelmutt Watershed: [Signature] 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;

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.



**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: \_\_\_\_\_

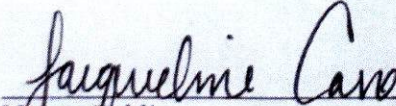
80 PADEN ST,  
Address: COVINGTON, GA 30016

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

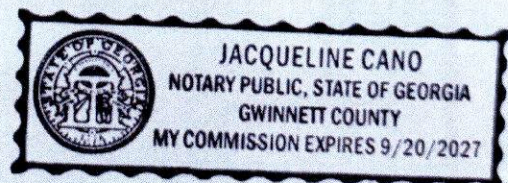
Phone #: 678-409-1106

Phone #: \_\_\_\_\_

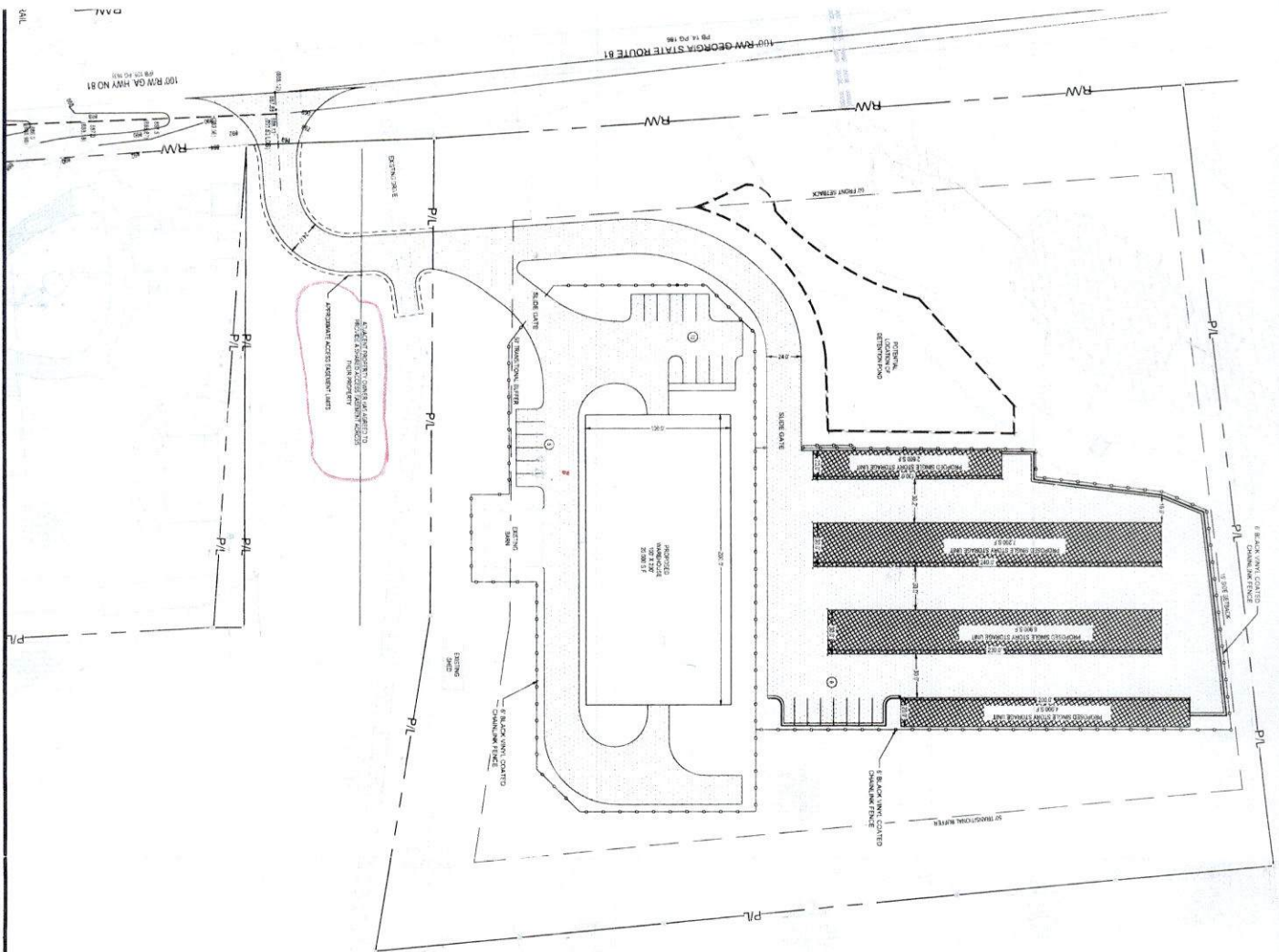
Personally appeared before me and who swears  
that the information contained in this authorization  
is true and correct to the best of his/her knowledge.

  
Notary Public

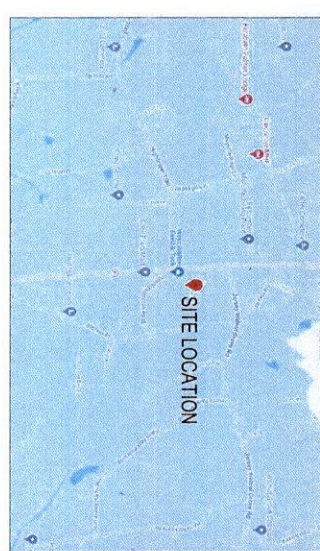
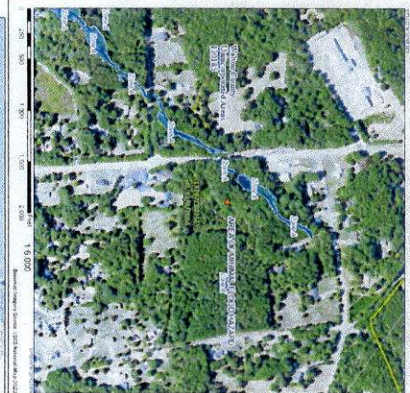
02/03/25  
Date







National Flood Hazard Layer FIRMette



Milton County Ordinance Requirements for B2 Zoning	
Dist. from Arterials or Collector	50 FT
R/W	50 FT
Dist. from all other street R/W	40 FT
Minimum side yard	15 FT
Min. rear yard	40 FT
Min. height	3 STOREYS
Min. floor area	400 SF
Min. Lot Area	25,500 SF
Max. Impervious Surface	75% <b>COMPLY = 35%</b>
Min. Lot Width	100 FT
Transitional Buffer Required	50 FT
Total Tree Density Requirement	15 units/ acre

**OWNER/DEVELOPER**

DRYWALL WAREHOUSE  
ADDRESS: 257 HIGHWAY 81  
OXFORD, GA 30054  
PHONE: 478-234-4815  
CONTACT: ANGEL LUTINA  
EMAIL: ANGEL.LUTINA@DRYWALL.COM

**CONTRACTOR**

COMPANY: REMBLT  
ADDRESS: 257 HIGHWAY 81  
CONTACT: MIKE MCCOY  
PHONE: 404-444-4433  
EMAIL: MIKE.MCCOY@REMBLT.COM

**SURVEYOR**

COMPANY: GEORGIA CIVIL  
ADDRESS: 257 HIGHWAY 81  
OXFORD, GA 30054  
PHONE: 770-321-1114

**SITE DESIGNER**

COMPANY: GEORGIA CIVIL  
ADDRESS: 257 HIGHWAY 81  
OXFORD, GA 30054  
PHONE: 770-321-1114

NOT FOR FINAL RECORDING

GRAPHIC SCALE



**DRYWALL WAREHOUSE HWY 81**

257 HIGHWAY 81  
OXFORD, GA 30054  
ZONING: R1





**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

July 7<sup>th</sup>, 2025

Tracie Malcom  
Zoning Coordinator  
Walton County Planning and Development  
126 Court Street  
Monroe, GA 30655

Good afternoon,

Here are the results of the RZ cases below.

- LU25-0063 and Z25-0062 located at 258 Highway 81, will require coordination with Georgia DOT.
- Georgia DOT is agreeable to the proposed Joint/shared access.

Regards,

A handwritten signature in black ink, appearing to read "Hunter Boyle", is written over a large, stylized, looping initial "H".

Hunter Boyle, P.E.  
Traffic Operations Supervisor