



Planning and Development Department Case Information

Case Number: Z26-0072

Meeting Dates: Planning Commission 04-02-2026 – MEETING WAS TABLED TO 11-05-2026 TO GIVE APPLICANT TIME TO DECIDE HOW HE WOULD LIKE TO PROCEED ON THE PROPERTY.

Board of Commissioners 12-01-2026

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 B2 to allow motor vehicle sales and car rental.

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

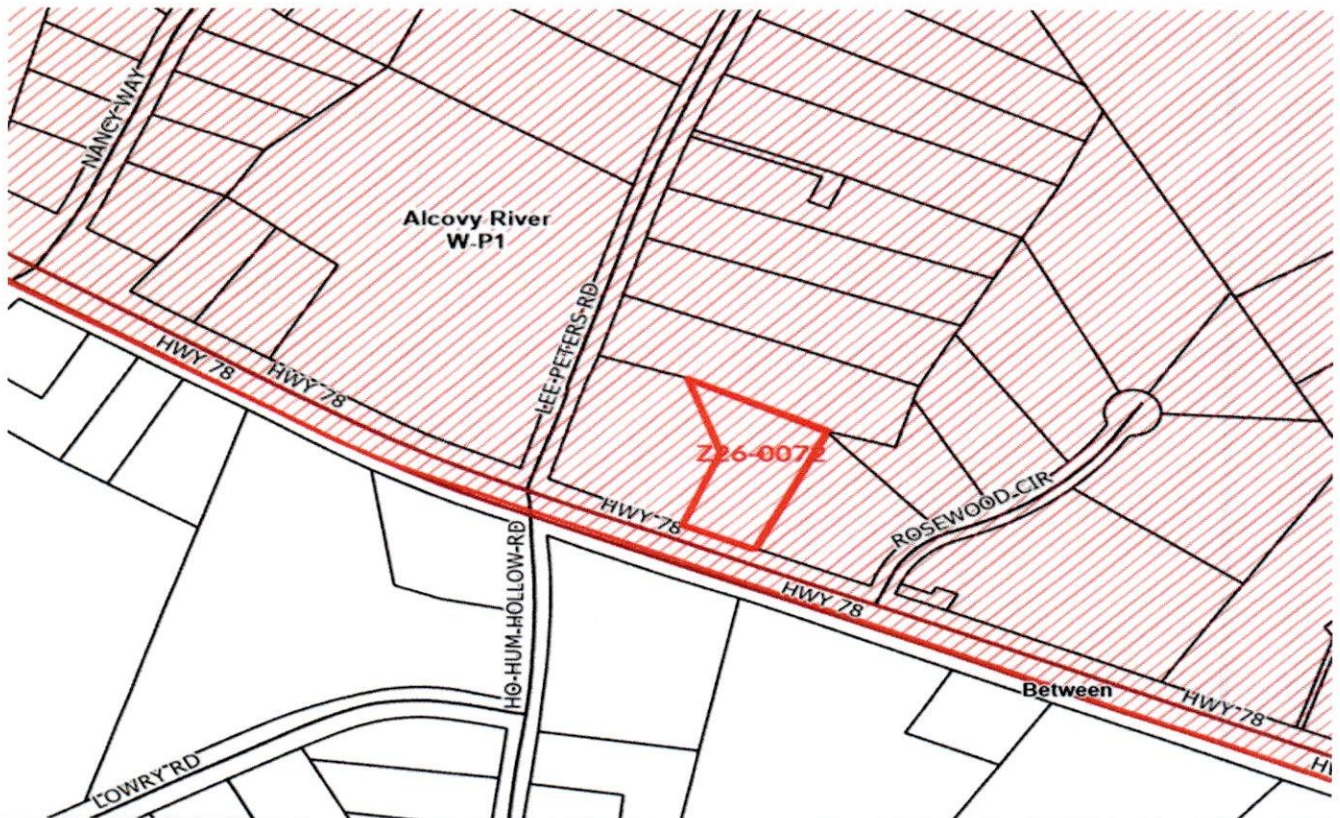
Existing Site Conditions: Property is vacant.



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: Case came before the Planning Commission on April 2, 2026 with Applicant requesting outside storage of personal commercial trucks. At the meeting the Applicant was indecisive of what he wanted to do with the property so the case was tabled until the Applicant could decide what his plans would be for the property.

The below comments were made from the different agencies when the applicant was requesting to do outdoor storage of his personal commercial trucks.

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.

PC Action 4/2/2026:

1. Z26-0072 – Rezone 2.00 acres from B2/M1 to M1 for outside storage of commercial vehicles – Applicant/Owner: Gloria Linton – property located on 2149 Highway 78 – Map/Parcel C0610133B00 - District 1

Presentation: Tip with Alcovy Consulting Engineering and Reuben Thomas represented the case on behalf of the property owner Gloria Linton. Tip expressed they are wanting to rezone the property to M1 to be able to storage trucks with parking on the back of the property for his business and he will do the correct screening. Mr. Thomas knows he has 2 box trucks parked there now and would like to have space to store trucks based on the county regulations. This property is next to a B2 development and a gas station with a Dollar General and Coles Automotive across the street.

Tim Hinton asked if this is for personal vehicles or in the future would he put a business on the property.

Mr. Thomas said that in the future he would like to build a structure on the property for truck sales and maintenance. He would like to be able to have customers parking trucks there as well as his personal trucks because he said that parking commercial trucks is expensive.

It was then stated that at his previous property 2232 Hwy 78, customers parked their trucks and code enforcement has come out. Mr. Thomas said that it was not him, but it was customers doing that on his property. Mr. Thomas stated that he wants to do things the right way.

Tim Hinton stated that maintenance is not allowed in an M1 zoning. He stated that we could condition it with no repair or maintenance on the property.

Tip stated it would be for parking only.

Tim asked if it was for commercial trucks or pickup trucks and Tip stated it would be for big trucks (commercial trucks). Mr. Hinton asked if this was the same as what Danny Cagle has behind the Dollar General and he advised that it was.

Speaking: Mayor of Good Hope, Robert Post, who lives at 3020 Sweetwater Trail stated he was opposed to this rezone. He stated that M1 is a no vehicle maintenance or washing of vehicles zoning. He said that the drawing shows 2,400 sq. ft. building to be placed on the property. He expressed that all surrounding properties are B2 and that it would be better for him to ask for B3 with a variance but went on to say that there about ½ dozen storage facilities up and down Highway 78.

Rebuttal: Mr. Thomas stated he has not operated in 2 years and that others do stuff on his property and make him look bad.

Tim Hinton asked if there were any code cases on this property and Mr. Thomas stated that there were not any on this property. He said from the first time when he came across Keith Sargent and Josh Prophett with Walton County Planning & Development that he has complied with everything that code enforcement has asked him to do. He went on to state that there are other businesses around him that are operating without a license.

Mark Banks said that we need to find out exactly what the Applicant is trying to do with the property.

Tip stated that Mr. Thomas is not trying to build a multi-storage building that he is only trying to store his own trucks and that they would like to speak with Kristi, the Director of Walton County Planning & Development and the Zoning Department about re-doing the application.

Recommendation: Tim Hinton made a motion to table the case until the Applicant can decide how he would like to proceed on the property and was seconded by Timothy Kemp. The Motion carried unanimously.

Allowed in: B2, B3, M1 & M2

MOTOR VEHICLE SALES: An open area, other than a right-of-way or public parking area, used for display, sale, or rental of new or used motor vehicles in operable condition and where no repair work is done.

Section 6-1-570 Motor Vehicle Sales (8)

All vehicle sale lots or vehicle lots that are increasing in acreage must comply with the following. Within the districts permitting vehicle sale lots, the following requirements shall apply:

- A. Exterior lighting shall be arranged so that it is deflected away from adjacent properties.
- B. Parking areas shall be hard surfaces with concrete or asphalt and grass must be maintained on the remainder of the lot.
- C. Each vehicle parking space shall be no less than one hundred eighty (180) square feet, excluding area for egress and ingress and maneuverability of vehicles.
- D. Vehicle sales and storage activity is not permitted on public rights-of-way or in any parking area that is needed to satisfy the off-street parking requirements of this Ordinance.

Amended
Rezone Application # Z26-0072 *Tabled from: 4/2/2026*

Planning Comm. Meeting Date 11-5-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 12-1-2026 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

Phone # 470-478-8873

Property Owner Name/Address/Phone

SAME AS APPLICANT

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

Phone # _____

Location: 2149 HWY 78 Requested Zoning B-2 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 B-2 to allow an auto dealership and a passenger car rental

Property is serviced by:

Public Water: X Provider: Walton County Water Department Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

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
Signature

9/9/2026
Date

\$ Paid *650.00
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 City of Between West B2

Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N ✓

Commission District: 1- Amarie Warren 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 X _____ 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.

Gloria Linton

Signature of Applicant/Date

Check one: Owner _____ X 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 B-2 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

September 9, 2026

SUBJECT: Letter of Intent, 2149 Hwy 78 Zoning Amendment

To Whom It May Concern,

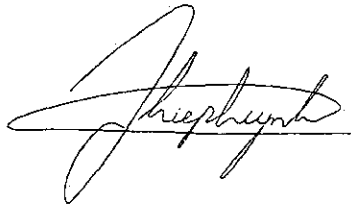
A rezone of 2.0 acres is requested for the subject project, currently shown as Parcels C0610133B00 on the Walton County Tax Records.

The property is currently zoned B-2 and M1. The proposed rezoning request is for B-2 to allow for an auto dealership and a passenger car rental office.

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', with a horizontal line drawn through the middle of the signature.

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 NW WETLAND ON SITE. UPON A SITE VISIT THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.



VICINITY MAP
N.T.S.

REZONE REQUEST: CURRENTLY ZONED B-2 AND M-1
REQUESTING B-2 ZONING DISTRICT

TOTAL SITE AREA = 2.0 ± ACRES

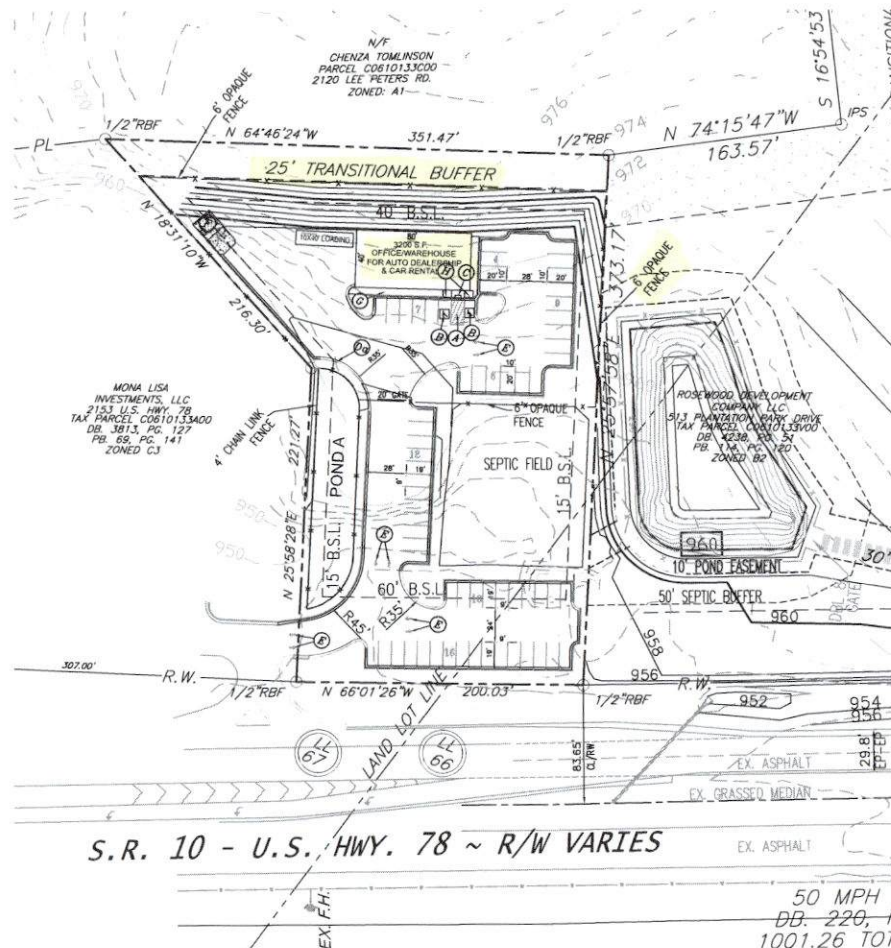
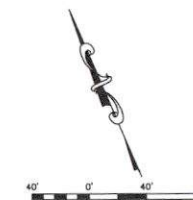
PROPOSED USE = AUTO DEALER AND PASSENGER CAR
RENTAL

NOTES

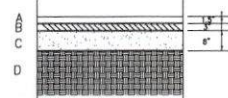
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY DJ BAGGETT LAND SURVEYING, DATED 1/20/2003.
- THERE ARE NO NW WETLAND ON THE SITE.
- THERE ARE NO STATE WATER ON SITE.
- NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0125E DATED DEC. 8, 2016

SITE PLAN KEYED NOTES

- AREA STRIPPED WITH SWIS/4"AMP @ 40' AT 2'-0" O.C.
- ACCESSIBLE PARKING SPACE TYPICAL SEE DETAIL SHEET.
- ACCESSIBLE RAMP.
- 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL SEE DETAIL SHEET.
- 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL SEE DETAIL SHEET.
- PAINTED DIRECTIONAL ARROW (TYPICAL) SEE DETAIL SHEET.
- CONCRETE DUMPSTER PAD.
- 5' CONCRETE SIDEWALK.
- HANDICAP SIGN SEE DETAIL SHEET.
- CROSS WALK.



- 1.5 INCH ASPHALT TOPPING - TYPE "E" OR "F"
- 3 INCH ASPHALT BINDER - TYPE "B"
- 8.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE
RAIL SUBGRADE NON (IN SITU OR COMPACTED FILL)
COMPACTED TO A MINIMUM OF 90%
OF ASTM D 1557 DENSITY



TYPE I PAVEMENT
(FOR INTERIOR DRIVEWAY)
NO SCALE

GEORGIA811
www.Georgia811.com

A.C.E.
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AND ASSOCIATES, LLC.
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CONCEPTUAL PLAN

PROPOSED THOMAS' COMMERCIAL

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
REUBEN THOMAS

24 HOUR - EMERGENCY CONTACT
REUBEN THOMAS

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 19-004THOMAS

C-1