

Planning and Development Department Case Information

Case Number: Z25-0333

Meeting Dates: Planning Commission 11-06-2025

Board of Commissioners 12-02-2025

Applicant/Owner:

Jose C Alvarez Salazar
1125 Highway 81
Loganville, Georgia 30052

Current Zoning: The current zoning is A2.

Request: Rezone 2.06 acres from A2 to B2 for parking of commercial vehicles and conditional use for outside storage.

Address: 1125 Highway 81 & Guthrie Cemetery Road, Loganville, Georgia 30052

Map Number/Site Area: C0520075 – 2.06 acres

Character Area: Neighborhood Residential

District 3 Commissioner- Timmy Shelnett Planning Commission –John Pringle

Existing Site Conditions: Property consists of a trailer.



The surrounding properties are zoned A, A2 and City of Walnut Grove.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Neighborhood Residential.



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 parking of commercial vehicles and outside storage.

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 # 225-0333
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-6-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-2-2025 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0520075

Applicant Name/Address/Phone #

Jose Salazar
1125 Hwy 81, Loganville
pyramidconcrete@gmail.com
E-mail address: 1125 Hwy 81 / Gothic Cemetery

Property Owner Name/Address/Phone

Jose Salazar
1125 Hwy 81, Loganville

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

Phone # 770-670-3557

Phone # 770-670-3557

Location: C0520075 - 1125 Hwy 81 Requested Zoning B2 Acreage 2.06
W/ Conditional use

Existing Use of Property: Storage

Existing Structures: trailer home

The purpose of this rezone is commercial storage of commercial vehicles for
pyramid concrete & conditional use for outside storage

Property is serviced by the following:

Public Water: ☒ Provider: Walton County Water Dept. 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 Jose Salazar Date 8/4/25 Fee Paid \$ 650.00

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 MH (A2) Surrounding Zoning: North MH (A2) South A
East City of Walnut Grove West MH (A2)

Comprehensive Land Use: Neighborhood Residential DRI Required? Y _____ N /

Commission District 3-Timmy Shelton Watershed: _____ 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;

Storage Use

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

Residential area wanting it to be commercial to store belongings

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

No health issues or morals to public. Big area so no one is impacted.

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

Bringing services to the public.

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

Perfect for Commercial Use
due to location and size.

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

I have been here 3 years. It
was vacant before me. Nearby
properties are commercial.

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.

Jose C. Abrego
Signature of Applicant/Date

Check one: Owner ✓ Agent _____

**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: Jose C. Alvarez Salazar
Address: 1125 Hwy 81 Loganville GA 30052
Telephone: 770-527-4717
Location of Property: 1125 Hwy 81 Loganville
GA 30052
Map/Parcel Number: C 0520075
Current Zoning: R3 Requested Zoning: B2

Property Owner Signature

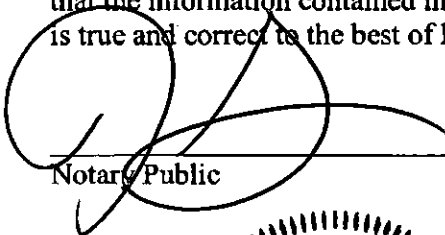
Property Owner Signature

Print Name: Jose C Alvarez Salazar Print Name: _____

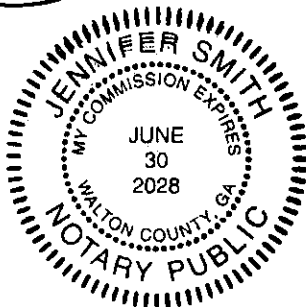
Address: 1125 Hwy 81, Loganville GA 30052 Address: _____

Phone #: 770-670-3557 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

7/31/2025
Date



10/1/2025

My name is Jose Salazar and I own the land at 1125 Hwy 81. I bought it in 2022.

I have my trucks on the property for my business.

There is a trailer on the property but nobody lives there.

I would like to keep my trucks on the property for my business Pyramid Concrete.

I also store things on the property and I am asking to have trucks and keep my things on the property.



VICINITY MAP (NTS)

NOT FOR FINAL
RECORDING

OWNER
SALAZAR, JOSE C ALVAREZ
1125 HWY 81
LOGANVILLE, GA 30052



Legend

1	Proposed Rezoning
2	Existing Zoning
3	Proposed Road
4	Existing Road
5	Proposed Lot
6	Existing Lot
7	Proposed Building
8	Existing Building
9	Proposed Fence
10	Existing Fence
11	Proposed Utility
12	Existing Utility
13	Proposed Easement
14	Existing Easement
15	Proposed Right of Way
16	Existing Right of Way
17	Proposed Survey
18	Existing Survey
19	Proposed Plat
20	Existing Plat

Notes:

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN GEORGIA, AS SET FORTH IN CHAPTER 50-7 OF THE GEORGIA CODE, AND THE BOARD OF SURVEYING AND MAPPING, AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. § 44-1-1).

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THE TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN EVERY FEET EQUIPMENT USED: TOPCON DTS-105.

FLOOD NOTE:

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD AS PER COMMUNITY PANEL NO. 10050505E DATED DECEMBER 20, 2004, ZONE "V".

ROAD PAYMENT WAS UNDER CONSTRUCTION AT THE TIME OF THE SURVEY.

REFERENCES: P. 1 & 3 ARE IN BOOK.

- REFERENCES:**
1. DEED BOOK 146, PAGE 208
 2. PLAT BOOK 16, PAGE 153
 3. PLAT BOOK 16, PAGE 155
 4. PLAT BOOK 16, PAGE 156
 5. PLAT BOOK 16, PAGE 159
 6. PLAT BOOK 16, PAGE 161
 7. PLAT BOOK 16, PAGE 163
 8. PLAT BOOK 16, PAGE 165
 9. PLAT BOOK 16, PAGE 167



REVISIONS:

NO.	DESCRIPTION
1	AS SHOWN

OWNER & POSS. LAND SURVEYING COMPANY
JOSE C. ALVAREZ SALAZAR
1125 HWY 81
LOGANVILLE, GA 30052
770-962-1111
www.joselandsurvey.com

**LOT 164, WAGON TRAIL, SEC. 2
BROKEN ARROW CDD (P&H)
WALTON COUNTY, GEORGIA**
79,832 S.F. (1.833 ACRES)

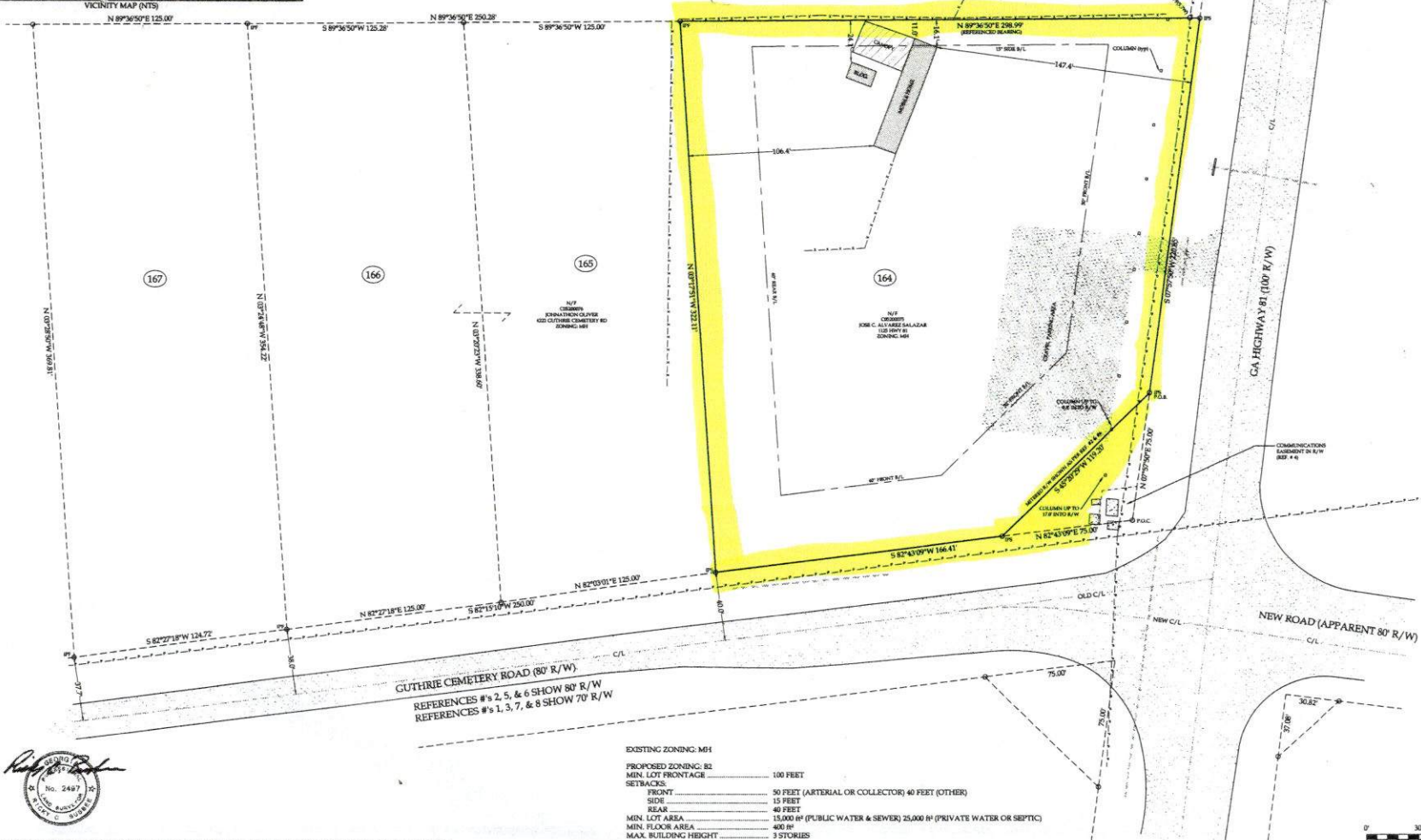
OWNER:
JOSE C. ALVAREZ SALAZAR

DATE:
JULY 1, 2024

PROJECT:
1125 HIGHWAY 81
LOGANVILLE, GA 30052

REZONING SURVEY

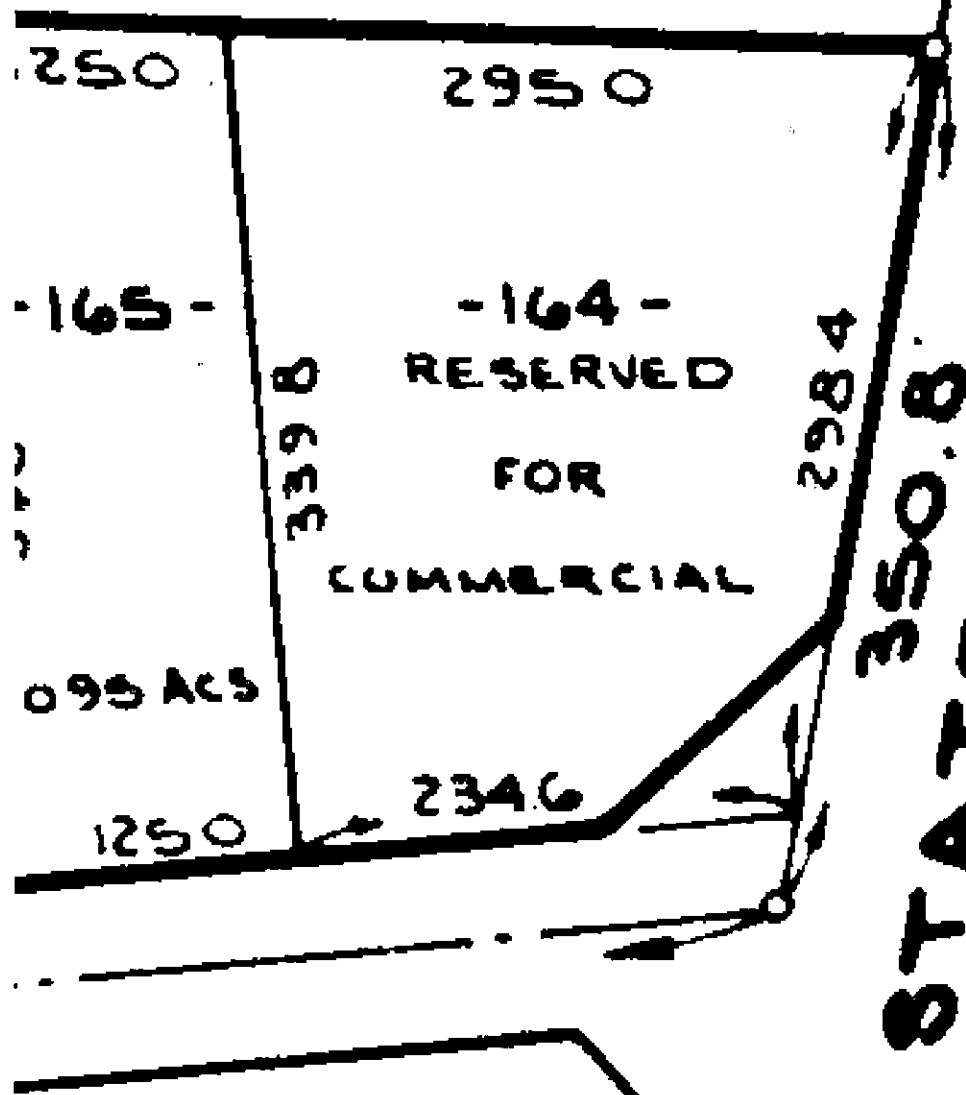
NO.	DATE	BY	REVISION
1	7/1/24	JP	1



- EXISTING ZONING: M1**
- PROPOSED ZONING: R2**
- MIN. LOT FRONTAGE: 100 FEET**
- SETBACKS:**
- FRONT: 50 FEET (ARTERIAL OR COLLECTOR) 40 FEET (OTHER)
 - SIDE: 15 FEET
 - REAR: 40 FEET
- MIN. LOT AREA: 15,000 S.F. (PUBLIC WATER & SEWER) 25,000 S.F. (PRIVATE WATER OR SEPTIC)**
- MIN. FLOOR AREA: 400 S.F.**
- MAX. BUILDING HEIGHT: 3 STORIES**

THE PURPOSE OF THIS PLAT IS TO SUPPORT A REZONING APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. A FINAL PLAT WILL NEED TO BE REVIEWED AND APPROVED BY THE LOCAL MUNICIPALITY PRIOR TO RECORDING.





DRGIA STATE HWY. NO. 81