

**NOTES:**

- SITE AREA = Rezoning Request combining portions of parcels WG010026 and WG010027. The applicant proposes to combine 7.783 acres from parcel WG010026 and 4.146 acres from parcel WG010027 for a total of 11.929 Acres in the City of Walnut Grove, GA to be rezoned from Agricultural to Commercial land uses.
- ZONING = AG AGRICULTURAL.
  - PROPOSED ZONING = C2 - COMMERCIAL WITH SPECIAL USE PERMIT FOR OUTDOOR STORAGE.
  - CONCURRENT VARIANCE FOR BUFFER REDUCTION PER EXHIBIT 'B'.
  - BOUNDARY PER SURVEY PROVIDED BY BOWMAN DATED 5/11/2022.
  - SETBACKS:
    - MINIMUM LOT AREA = 9,000 SQ.FT.
    - FRONT SETBACK = 100' MAJOR ROAD + 50' INTERIOR STREET
    - SIDE SETBACK = 30'
    - REAR = 15'
    - MAXIMUM HEIGHT = 3 STORIES
  - PARKING REQUIRED = STORAGE: ONE SPACE PER 200 SQ.FT. DEDICATED TO OFFICE + ONE SPACE PER 2,000 SQ.FT. OF STORAGE. RETAIL: ONE SPACE PER 200 SQ. FT.
  - BUILDING A: 20,000 SQ.FT (25%OFFICE, 75% STORAGE)
  - BUILDING B: 12,000 SQ.FT (25%OFFICE, 75% STORAGE)
  - BUILDING C: 28,000 SQ.FT (25%OFFICE, 75% STORAGE)
  - BUILDING D: 24,000 SQ.FT (25%OFFICE, 75% STORAGE)
  - BUILDING E: 22,000 SQ.FT (RETAIL)
- TOTAL = 116,800 SQ.FT. OFFICE, 67,200 SQ.FT. STORAGE, 122,000 SQ.FT. RETAIL.
- PARKING REQUIRED =  $16,800(1/200) + 67,200(1/2000) + 22,000(1/200) = 247$  SPACES REQUIRED
- PARKING PROVIDED = 247 SPACES
- ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
  - INTERIOR DRIVEWAYS SHALL BE 24" FROM BACK OF CURB TO BACK OF CURB.
  - ALL INTERIOR CURB AND GUTTER SHALL BE STANDARD CURB EXCEPT ALONG FRONT ENTRY UNITS AS NOTED ON THE PLANS WHICH SHALL BE ROLLED CURB.
  - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.



LOCATION MAP nts

**GEORGIA HIGHWAY #81  
(100' RW)**

N/F SUBDIVIDED AS  
HOLLY HILLS DEVELOPMENT  
UNIT 1, BLOCK A  
PB 22, PG 84  
**ZONED R-1**

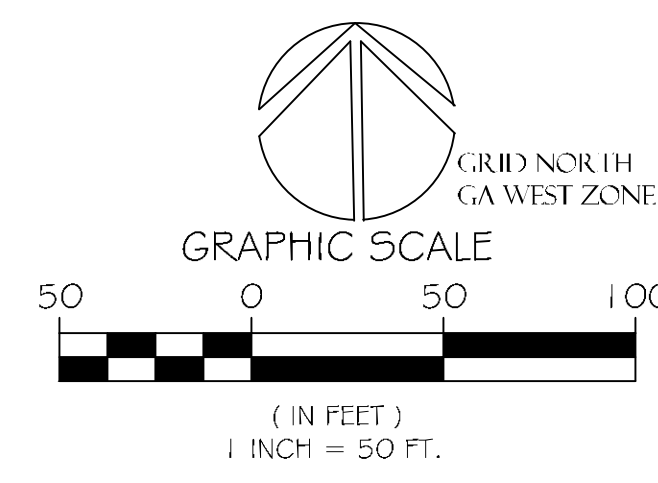
N/F SUBDIVIDED AS  
HOLLY HILLS DEVELOPMENT  
UNIT 1, BLOCK B  
PB 22, PG 84

**Legal Description  
Walnut Grove Office Warehouse**

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 175 and 198, 4<sup>th</sup> District, City of Walnut Grove, Walton County, Georgia, being more particularly described as follows:

**BEGINNING** at a point on the eastern right of way of Georgia Highway #81 (100 foot right of way) with State Plane Coordinates of: Northing-1364695.08 and Easting-239201.20, that is the **POINT OF BEGINNING**; thence continuing along said right of way North 05°58'58" East a distance of 60.18 feet to a point; thence leaving said right of way South 81°44'15" East a distance of 297.19 feet to a point; thence North 08°15'17" East a distance of 472.96 feet to a point; thence South 52°48'29" East a distance of 901.14 feet to a point; thence South 32°49'43" West a distance of 362.56 feet to a point; thence North 81°50'24" West a distance of 194.08 feet to a point; thence South 65°53'34" West a distance of 342.66 feet to a point; thence North 81°51'41" West a distance of 250.00 feet to a point; thence North 08°23'24" East a distance of 416.95 feet to a point; thence North 81°44'59" West a distance of 200.12 feet to a point located on the eastern right of way of Georgia Highway #81, being the **POINT OF BEGINNING**. Said tract contains 11.929 Acres.

**WARNING:**  
Contractors, subcontractors, vendors and suppliers are advised that the contract documents consist of Design Professional-reproduced printed, bound, and numbered specifications, Design Professional-reproduced printed, bound and numbered blue or black line prints, addenda, post-bid addenda, and change orders only. Documents reproduced by parties other than Design Professional, whether in hard copy or electronic format shall not be considered part of contract documents and do not supersede the provisions of the contract documents. The contractor, subcontractor, vendors, and suppliers are solely responsible for verification that information utilized in bidding, development of shop drawings and construction of facility are identical to contract documents.



**Bowman**  
Bowman Consulting Group, Ltd.  
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Shawnee, GA 30258  
www.bowmanconsulting.com  
Phone: (770) 962-6555

OWNER: MATT RUTLEDGE  
BENCHMARK EXCAVATING, INC.  
1510 HWY. 138 SE  
CONYERS, GA 30033

PROJECT: WALNUT GROVE  
COMMERCIAL OFFICES &  
RETAIL  
PARCEL ID: WG00026  
COUNTY: WALTON  
CITY: WALNUT GROVE  
STATE: GA

DATE	DESCRIPTION
4/8/2022	CONCEPT REVIEW
5/18/2022	REZONING CASE
12/15/2022	REZONING CASE

JOB NO: 22-0325  
DRAWN BY: EJP  
CHECKED BY: CSM

**SITE PLAN  
C-2.0**