

Bowman

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May 18th, 2022

City of Walnut Grove
Planning Commission and Mayor and City Council
2581 Leone Avenue
Walnut Grove, GA 30052

RE: Rezoning Request for portions of Parcels WG010026 & WG10027 – North - West Tract

This letter is provided on behalf of Matt Rutledge (the Owner & Applicant) concerning the Rezoning Request combining portions of parcels WG010026 and WG010027. The applicant proposes to combine **7.049** acres from parcel WG010026 and **4.146** acres from parcel WG010027 for a total of **11.195** Acres in the City of Walnut Grove, GA to be rezoned from Agricultural to Manufacturing – Industrial land uses.

The Applicant is requesting rezoning the subject parcel from AG (Agricultural) to M-I (Manufacturing - Industrial District). The development is proposed to include five (5) office - warehouse buildings with employee and customer parking at the front entrance and roll-up doors and small truck delivery docks at the rear. The intent is to provide a place for small, service-oriented businesses that require warehousing space along with offices space. Each building will include multiple suites with an area in the rear for roll-up doors and designated outdoor storage if needed. The property is intended to be owned by a single entity that is part of a Business Owner's Association (BOA) with rules and regulations to enforce efficient, clean, and organized business operations. The applicant intends to market towards service-oriented businesses such as plumbers, HVAC, electricians, landscapers, or other businesses that need a homebase to operate the business with space to store business related parts and components. The entrance will be located on Highway 81 and the final design will be reviewed and approved by the Georgia Department of Transportation (GDOT). The applicant intends to screen the proposed office-warehouse development from the adjacent church, residential homes, and future development at Walnut Grove Parkway. The applicant does not intend to have connectivity to the proposed development to the east and no intent to have vehicular access to Walnut Grove Parkway.

We look forward with advancing this project to the next phase of development and hopefully begin a trend to create business opportunities in the City of Walnut Grove. We believe this project will have a positive impact on the future of the city.

Thank you,



Chris McCrary
Director of Planning

PHONE (770) 787-0046



FAX (770) 787-8340

REQUEST FOR ZONING CHANGE

I, Matt Rutledge request that my property located at Walnut Grove Parkway, Walnut Grove, Georgia, which is now zoned A-R, be rezoned to M-I.

Number of acres requesting to be rezoned: 11.195 AC (28.461 AC TOTAL
Parcel # WG010026 PARCEL).
Lot # _____

I understand that a sign informing of the request shall be posted in a conspicuous place on the property proposed to be rezoned.

I have read and understand the attached regulations of the rezoning procedure and have paid the \$100 permit fee.

Matt Rutledge
Applicant
Matt Rutledge
Applicant
5/25/2022
Date

Mayor

Date

CITY OF WALNUT GROVE

IMPACT QUESTIONNAIRE

Please answer the following questions and sign below:

1. How will the proposed Land Development District change permit a use that is suitable in view of the use and development of adjacent property?

The anticipated development along the Loganville Hwy. (Hwy 81) is proposed light industrial. The proposed use is suitable in view of the use and development of adjacent property.

2. How will the proposed Land Development District change adversely affect the existing use or usability of adjacent or nearby property?

The design approach is in harmony with the vision of development in the Highway 81 corridor. The applicant proposes buffers and screening adjacent to adjacent residential, church and commercial uses.

3. Explain whether the property to be affected by a proposed Land Development District change has a reasonable economic use as currently designated.

Agricultural use is not a reasonable economic use as currently designated due to the desire of the City to develop more retail office centric projects in this area.

4. Discuss whether the proposed Land Development District change will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed office - warehouse use should have no significant impact on existing streets, transportation facilities, utilities or schools. The project entrance on Highway 81 will be reviewed and approved by GDOT.

5. Explain whether there is a relative gain to the public by retaining the present Land Development District designation as compared to the hardship imposed upon the property owner.

The property owner seeks to develop the subject property with office - warehouse use that fills a need in the City for home base operations of service oriented businesses. Remaining agricultural zoning would not allow for growth in the area.

CITY OF WALNUT GROVE
IMPACT QUESTIONNAIRE (Page 2)

6. Discuss whether there are other existing or changing conditions affecting the use and development of the property which give support for approval of the proposed Land Development District change.

The proposed development, when implemented, will be a business incubator for entrepreneurs seeking a home base to expand or create new service oriented business inside the City of Walnut Grove.

7. Please answer the following questions. If the answer to any of the questions is "Yes", you may be required to provide further information under O.C.G.A. §36-67A-2&3.
- a. Are you, or anyone else with a property interest in the subject property, a member of the City Council? No
 - b. Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property? No
 - c. Does a member of the family of such officials have an interest in the subject property as described in "a" and "b" above? No
 - d. Within two (2) years immediately preceding this application, have you made campaign contributions or given gifts to such public officials aggregating \$250.00 or more? No

Robert A. Justice

Signature

5/23/2022

Date

Legal Description
Walnut Grove Office Warehouse

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 175 and 198, 4th 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 54°30'45" West a distance of 477.34 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 11.195 Acres.