

# NOTES:

- SITE AREA = Rezoning Request combining portions of parcels WGO10026 and WGO10027. The applicant proposes to combine 7.783 acres from parcel WGO10026 and 4.146 acres from parcel WGO10027 for a total of 11.929 Acres in the City of Walnut Grove, GA to be rezoned from Agricultural to Commercial land uses.
1. ZONING = AG AGRICULTURAL
  2. PROPOSED ZONING = C2 - COMMERCIAL WITH SPECIAL USE PERMIT FOR OUTDOOR STORAGE
  3. CONCURRENT VARIANCE FOR BUFFER REDUCTION PER EXHIBIT 'B'
  4. BOUNDARY PER SURVEY PROVIDED BY BOWMAN DATED 5/11/2022
  5. SETBACKS:  
MINIMUM LOT AREA = 9,000 SQ. FT.  
FRONT SETBACK = 100' MAJOR ROAD + 50' INTERIOR STREET  
SIDE SETBACK = 30'  
REAR = 15'
  6. 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: 20,000 SQ. FT. (25% OFFICE, 75% STORAGE)  
BUILDING D: 24,000 SQ. FT. (25% OFFICE, 75% STORAGE)  
BUILDING E: 22,000 SQ. FT. (RETAIL)
  7. TOTAL = 16,800 SQ. FT. OFFICE, 67,200 SQ. FT. STORAGE, 122,000 SQ. FT. RETAIL  
PARKING REQUIRED =  $16,800(1/200) + 67,200(1/2000) + 122,000(1/200) = 247$  SPACES REQUIRED  
PARKING PROVIDED = 247 SPACES
  8. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
  9. INTERIOR DRIVEWAYS SHALL BE 24' FROM BACK OF CURB TO BACK OF CURB.
  10. ALL INTERIOR CURB AND GUTTER SHALL BE STANDARD CURB EXCEPT ALONG FRONT ENTRY UNITS AS NOTED ON THE PLANS WHICH SHALL BE ROLLED CURB.
  11. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

GEORGIA HIGHWAY #81  
(100' RW)

## 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-specified printed, bound and numbered blue or black line prints, addenda, seal-old 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.

LL  
175  
LL  
198

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

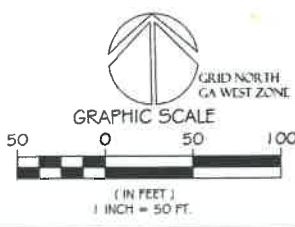
N/F  
SUBDIVIDED AS  
HOLLY HILLS DEVELOPMENT  
UNIT 1, BLOCK B  
PB 22, PG 84

N/F  
CHURCH AT THE GROVE INC  
DB 3664, PG 368  
PB 109, PG 46

N/F  
WALTON COUNTY BOC  
DB 5047, PG 205



LOCATION MAP nts



**Bowman**

OWNER:  
MATT RUTLEDGE  
BENCHMARK EXCAVATING INC.  
1540 HWY 101 SE  
CONERS, GA 3003

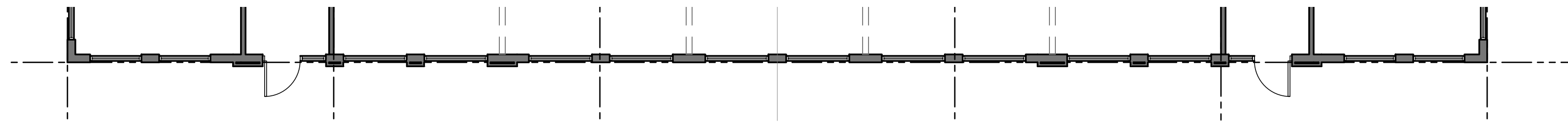
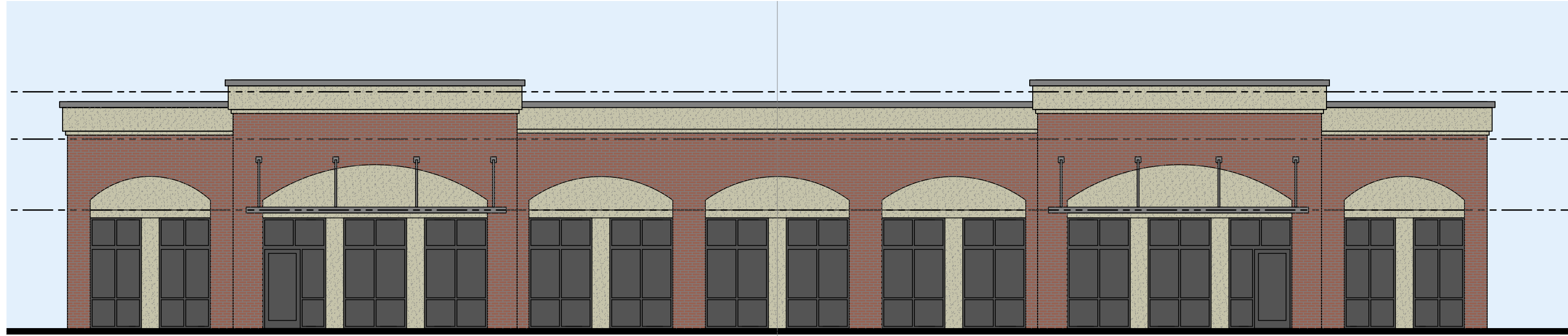
PROJECT:  
WALNUT GROVE  
COMMERCIAL OFFICES &  
RETAIL  
PARCEL ID: WGO0026  
COUNTY: WALTON  
CITY: WALNUT GROVE  
STATE: GA

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

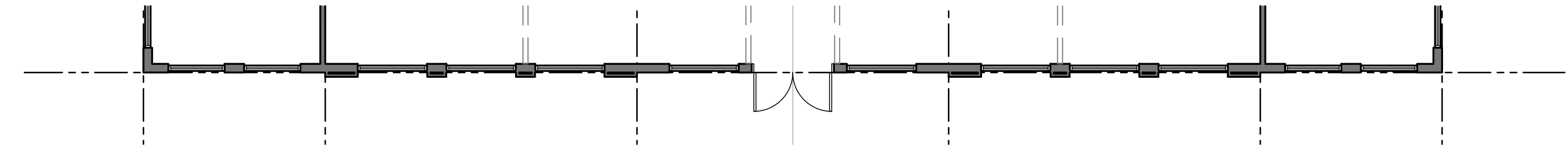
JOB NO: 22-0325  
DRAWN BY: DJP  
CHECKED BY: CSM

SITE  
PLAN  
C-2.0

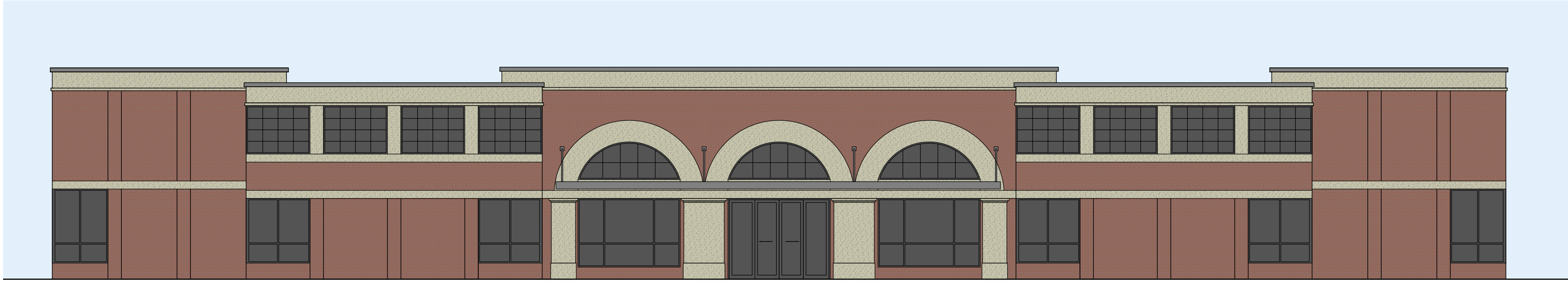




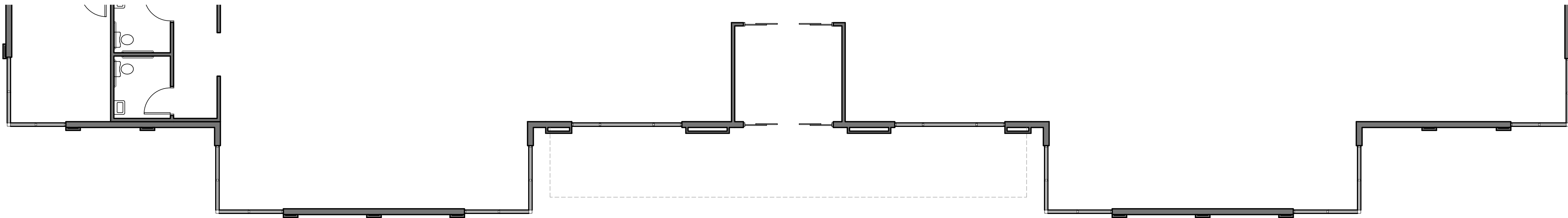
SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



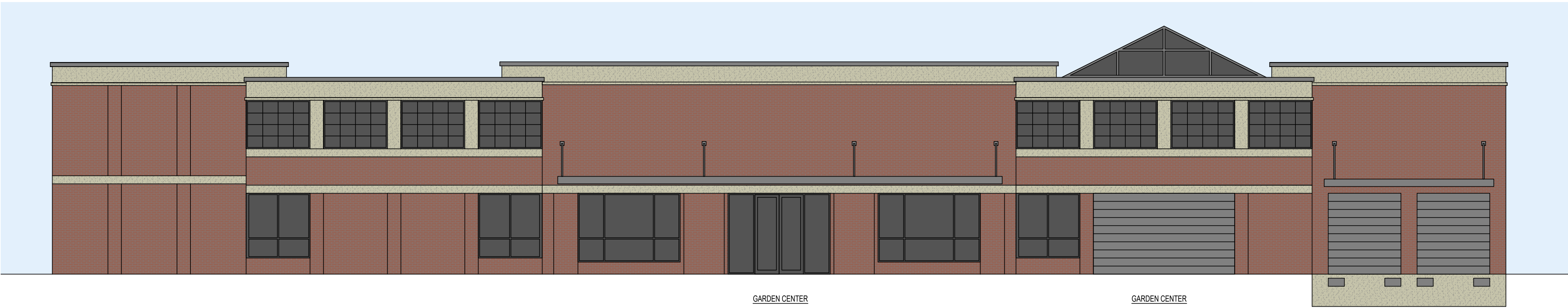
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



MAIN ENTRANCE



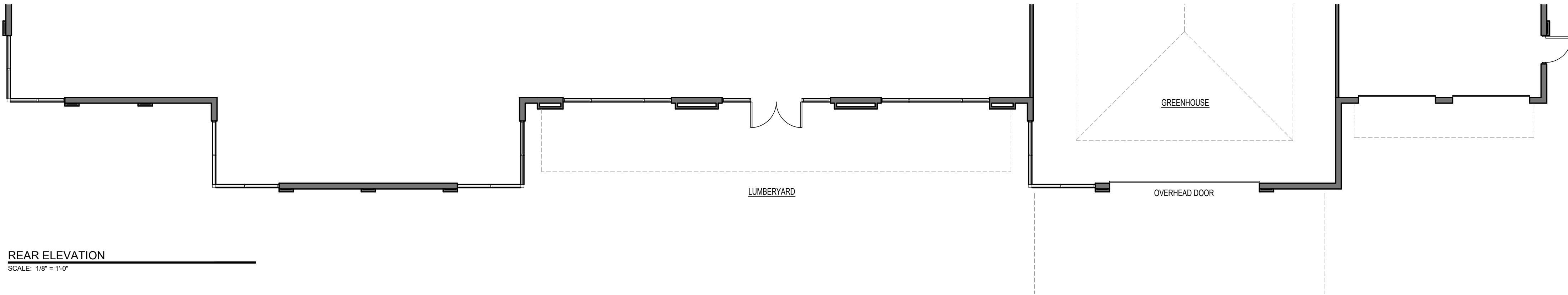
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



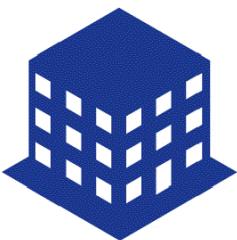
GARDEN CENTER

GARDEN CENTER

LOADING DOCK



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

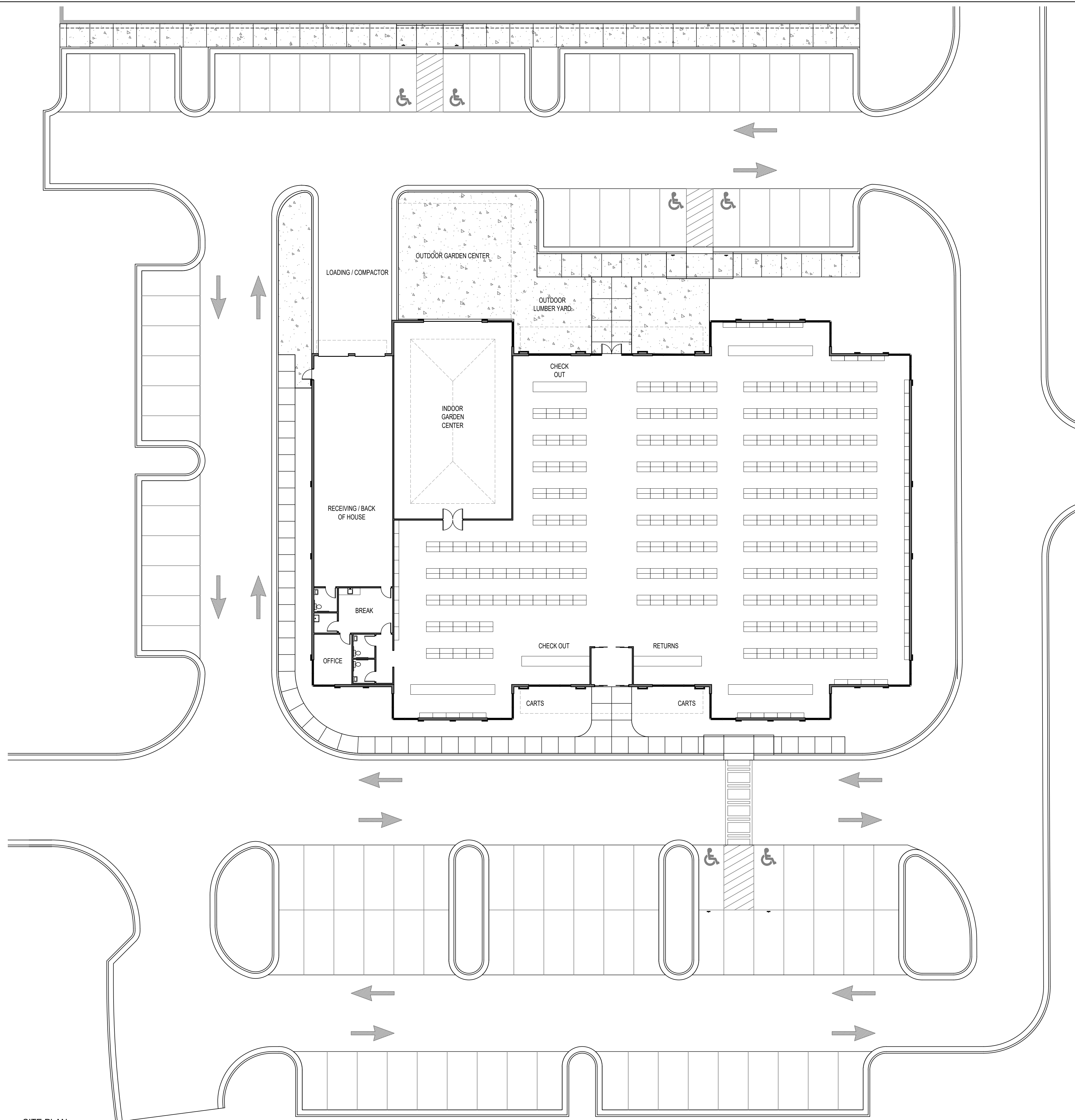


STORY

WALNUT GROVE HARDWARE STORE  
WALNUT GROVE  
WALTON COUNTY, GA 30052

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9/4/2025



SITE PLAN  
SCALE: 1/16" = 1'-0"



**STORY**

**WALNUT GROVE HARDWARE STORE AND OFFICE BUILDING**  
WALNUT GROVE  
WALTON COUNTY, GA 30052

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9/4/2025