

L 226-100,
Z26-0093, CU26-0092, Welcome Foods

External

Inbox

Summarize this email

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Robert Cone

Mon, May 18,
3:56 PM (18 hours
ago)

Due to comments expressed at the Planning Commission public hearing we are offering a revision to our development plan for consideration. Attached is the revised exhibit.

The exhibit illustrates that we have reduced the proposed convenience store to 5,990 sf, and noted that "no showers" will be proposed. The shower subject was a concern that they would encourage overnight tractor trailer parking.

In addition the total building square footage is reduced to 11,216 sf, previously 12,441 sf. (1,225 sf reduction).

We have also proposed a 10' planted buffer addition to the development.

The requested 50' buffer reduction now provides a 6' ht. opaque fence along the property line, a 10' undisturbed buffer, then a proposed 10' landscape buffer planted with 8' ht. Green Giant Arborvitae to supplement the buffer.

Note: The nearest tractor trailer space is located 80 ft. from the eastern property line. That parking space is "buffered" from the adjacent residential property by a proposed canopy tree line, 6 feet of topography incline, a 10' evergreen planted buffer, a 10' undisturbed buffer, and a 6' ht. opaque fence.

As noted in our Letter of Intent, we propose to only disturb the septic area of the buffer for the primary septic field. The replacement/reserve septic field may never be disturbed unless the primary septic field has a failure.

It is our opinion that any noise emitted from running diesel truck engines will not penetrate the layers of vegetation, fencing, and topography incline.

Please distribute this plan revision and narrative to the County Commissioners.
Let me know if you need anything further.

Thank you.

Robert "Bo" Cone

Registered Landscape Architect

GSWCC Level II Certified Design Professional

LAND SOLUTION ASSOCIATES, LLC

planning, engineering, landscape design/installation

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Tiger, Ga. 30576

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Revised Site Plan



LEVEL II CERTIFIED DESIGN PROFESSIONAL

GSWCC
GEORGIA SURVEYING AND WATER ENGINEERING CORPORATION

CERTIFICATION NUMBER: 0000070404
 EXPIRES: 05/31/2025

PREPARED BY
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OWNER/DEVELOPER
WELCOMEFOODS, LLC
5400 Loganville, LLC
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 Justin Vranic

24-HR CONTACT:
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WELCOME FOODS
 5400 HWY. 20 LOGANVILLE
 LAND LOT 245 - 4th DISTRICT
 PARCEL ID: C08000040 & C0800006
 WALTON COUNTY, GEORGIA

SHEET TITLE: REZONING EXHIBIT

SIGNED / SEALED

PROFESSIONAL SEAL
 STATE OF GEORGIA
 SURVEYING AND WATER ENGINEERING

DATE:	
REVISION:	
NO.:	

DESIGNED BY: RAC SCALE: AS SHOWN
 DRAWN BY: JWP
 CHECKED BY: RAC
C-0
 SHEET

26-004 16-May-26

