



Planning and Development Department Case Information

Case Number: LU24010014 and Z24010015

Meeting Dates: Planning Commission 03-07-2024 – Tabled until 04-11-2024-
Case continued to 05-02-2024
Board of Commissioners 06-04-2024

Applicant:
David A Carruth
4761 Bentley Road
Monroe, Georgia 30656

Owner:
AHC Bentley Bold LLC
4761 Bentley Road
Monroe, Georgia 30656

Current Zoning: A1

Request: Land Use Change from Conservation to Highway Corridor and Rezone 9.11 acres from A1 to M1 for climate controlled self-storage and office warehouses.

Address: Highway 81 and 4742 Bentley Road, Monroe, Georgia 30656

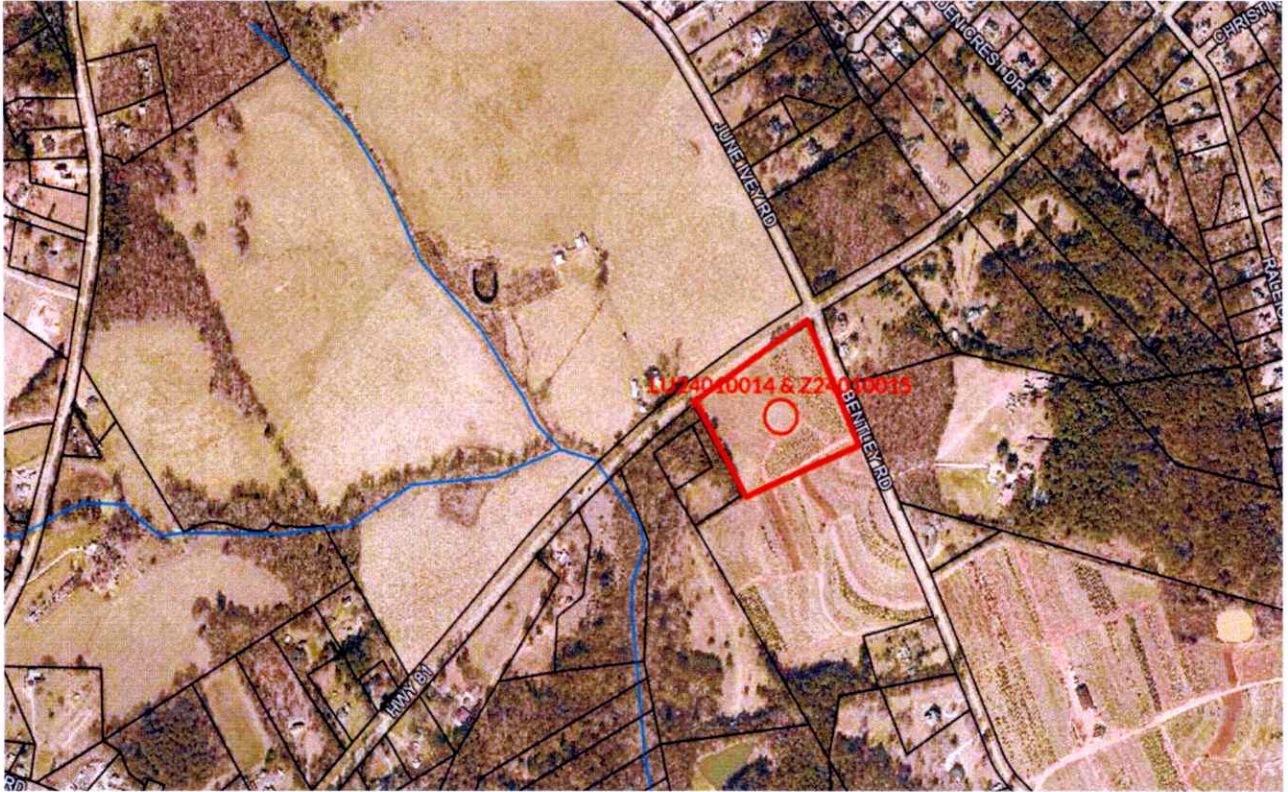
Map Number: C0700050

Site Area: 9.11 acres

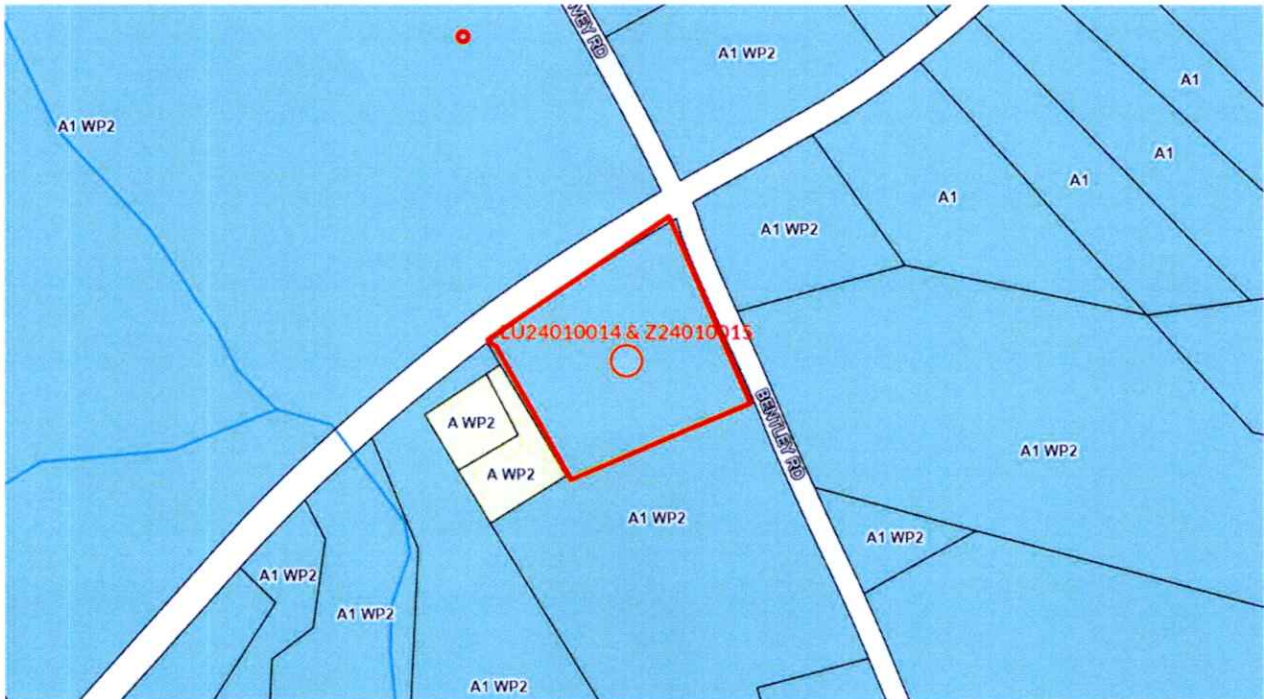
Character Area: Conservation

District 5: Commissioner–Jeremy Adams Planning Commission –Tim Hinton

Existing Site Conditions: Property consists of 31.52 acres but only 9.11 acres is being requested to be rezoned and requesting a land use change.



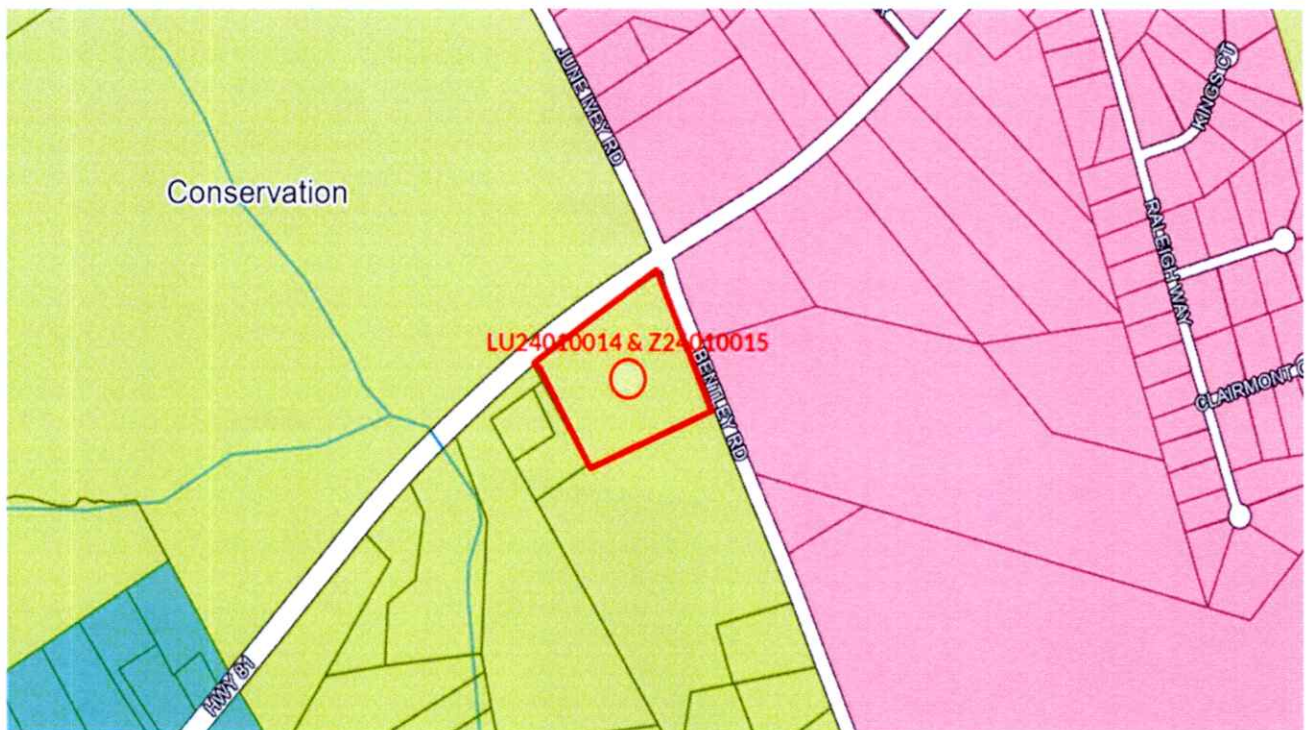
The surrounding properties are zoned A and A1.



Subdivisions surrounding property:



The Future Land Use Map for this property is Conservation.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a commercial driveway with a-cell and De-cell lanes.

Sheriffs' Department: Walton County Sheriff's Office regularly conducts business checks 2 times per night shift on main thorough fares in the County. If access is granted this would be 730 more business checks per year. This number is only an estimate depending on the call volume.

Water Authority: This area is served by an existing 10" diameter water main along Hwy 81 and 8" diameter water main along Bentley Road. (static pressure: 70 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: Shall comply with current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire Hydrant shall be located within 500 ft. Full plan review shall be performed. Buildings shall be divided into 5000 sq. ft. by use of 2 hr. fire walls or sprinklered.

Fire Department Review: Storage facilities pose a high fire risk due to unknown storage items.

Board of Education: Will have no effect on the school system.

DOT Comments: This will require coordination with Georgia DOT inside PI 0019467. Currently it is proposed to construct a roundabout in that intersection. Programmed for FY28.

PC ACTION 3/7/2024:

LU24010014 & Z24010015-Land Use Change from Conservation to Highway Corridor and rezone 9.11 acres from A1 to M1 for climate controlled self-storage and office warehouse-Applicant: David A Carruth/Owner: AHC Bentley Bold LLC-Property located on Hwy 81 & 4742 Bentley Rd/Map/Parcel C070050-District 5.

Presentation: Kris Rosendahl with Rosewood Development represented the case. He is a builder and developer and has been doing commercial and residential for 20 years. Mr. Rosendahl stated that he has partnered up with David Carruth to build self-storage and office warehouses off Bentley Road and Highway 81. He stated that it seems that there is high demand in the county and there is nothing available.

David Carruth stated that he has been doing farming for the last 40 years. He said that this opportunity came up for him and has to look at 10 years down the road that he will be 70 and doesn't have anyone to leave the property to. He stated that he would like to maintain control of what goes on with the property.

Tim Hinton stated that in his packet and looking at what was presented that he has some questions. He verified that the entrance is on Bentley Road. He stated that he passes by this property at least 2 or 3 times a week. He asked if initially the entrance was to be on Bentley Road and Mr. Carruth stated that was correct. Mr. Hinton stated that he was very familiar with the tree farm. Mr. Hinton stated that he was unable to tell if the entrance was off Highway 81 or Bentley Road with what was presented.

Kris Rosendahl presented the board with a new site plan. Mr. Hinton reviewed the site plan and stated that this one is not the one that he had in his packet.

Speaking: Milton Wingfield spoke and stated that he lives at 7353 Raleigh Way and his property backs up to this property and he can see this property from his back porch. He advised that about a week ago there was a wreck at Bentley Road and Highway 81 and there was a fatality. Mr. Wingfield stated that he moved here because of the view and the beauty of this area. He is retired and not in favor of this particular use of the property and that nothing can positively contribute to this use. He stated that this is a beautiful piece of property. He stated that change is something we all see but he doesn't see the need for this type of business. There are some self-storages in the area and wanted to know how many units they wanted to put there.

Tammy Bentley who lives at 4842 Bentley Road spoke and she stated that she has concerns. They built their house in 1995. She just turned 56 and retired and just paid off her home. They are the 3rd generation Bentleys. She has raised daughters and granddaughters at this place. She stated that she could look out her window and see the beautiful trees and cow pasture that is Mr. Sims'. This property is not for putting a commercial business on the 9+ acres. She stated that she got something from Roads and Bridges showing the different wrecks there. She also stated that her father in-law got Bentley Road paved. She stated that there are no lines on the road. This road cannot handle traffic and there have been many accidents here. There are warehouses 2 miles on Tanners Bridge Road and 7 miles to 4886 Highway 81 and 7 miles located behind Bojangles on Highway 11 and there are some on Mayfield Drive. She understands that we have to grow but there are other things that can be put there. She said that the traffic is bad and the speed of drivers on this road is dangerous. She said that she had a petition signed by people, but she called the Commissioner, and they advised her that we cannot accept petitions because they can't verify. This is a country road and there is already a lot of activity in this area - Why more warehouses. She advised that they take pride in their home. She also advised that she had new neighbors and they asked if anything in the area was going to change, and they were told no. She advised that we are a Soil & Water Conservation County. We should follow the guidelines that Planning & Development regulate.

Tim Hinton stated there is commercial right down the road that was approved. He asked Tammy Bentley if her property touched the 9+ acres and she stated that it did not. Mr. Hinton asked if there was a parcel of land between her and this parcel and she stated that was correct.

Timothy Kemp asked Ms. Bentley what other things she thinks should be put there and Ms. Bentley stated that she did not want a subdivision with 300 houses put there. She stated that the houses around there are nice houses, and she wants the community to preserve the land. She stated that people can't buy trees there because it is a wholesale company. She reiterated that they have beautiful property, and everyone takes pride in their neighborhood. She stated that once something starts with commercial then most of it will end up becoming commercial.

Mr. Pringle stated so she was told by the Commissioner that they wouldn't accept the petition because they can't verify the names on the petition and Ms. Bentley stated that was correct.

Steve Phillips who lives at 2204 Arden Crest Way spoke. He lives on the other side going toward Bethlehem. He stated that this is the 2nd time that someone wanted to put warehouses there. The first time was turned down. His question is where this is headed. He stated that the homeowners are being disrespected. If you have a mix of

residential and commercial that is not what we want. He asked the Board to support the homeowners.

Katrina Nash who lives at 3280 Fannie Thomson Road spoke. Tim Hinton asked how far away is your property from the location of Bentley Road and Ms. Nash stated that it's about 4 miles from this location. She stated that her understanding that this building and storage place is for people to work and people running businesses out of these places. She stated that they will probably have late night hours and will end up having empty buildings.

Ronald Woodall, who lives at 1137 June Ivey Road spoke and he said that he saw the rendering that Mr. Carruth proposed, and he understands about his having appropriate income. He stated that this could not have merit in a residential area, and he is afraid of the U-Haul monstrosity with RV's and U-hauls, but he feels that this can be done tastefully. He doesn't know what the plan is about the trees and are the trees going to be earthtone. In this area he doesn't think things should be commercial. He moved here 18 years ago for farmland and beauty. He wouldn't want to leave here but he also doesn't want to see a U-Haul facility.

Cole Porter who lives at 4999 Bentley Road spoke and stated that he is in favor of this Rezone and that he is not concerned about the use. He stated he moved here in 2021 and there has been a car wreck in his front yard. He stated that the plans with the GDOT roundabout will eat up his front yard. He stated he thinks about Mr. Carruth and what his property rights are, and he feels like he has a right to provide for his family. He stated that he can see both sides of the argument.

Mr. Chickmago???? who lives at Tom Brewer Road. He stated that his property is behind this property. He stated that David Carruth's family has owned this property for 30 to 33 years on Bentley Road. He has worked on a tree farm with David Carruth, and he understands the impact on the community and what is being done here.

Kris Rosendahl came back for rebuttal. He stated that GDOT is putting in a roundabout in 2028 and this will hopefully help with the traffic. The roundabout will be like the one on Harbins Road. He stated that nobody likes change but Highway 81 is a State Highway. He went on to say that what is going to be built there will be attractive, and Mr. Carruth is not going to let him put something that is not good. Mr. Rosendahl also stated that if a subdivision was put there then that would be even more traffic and that nobody wants to live on a State Highway.

Keith Prather asked about the RV parking and U-hauls and Mr. Rosendahl stated that everything stored will be enclosed and they will do whatever demand is needed. Mr. Prather then asked if it was going to be mixed use and Mr. Rosendahl stated that he was unsure.

Wesley Sisk asked why the entrance can't be on Highway 81 instead of Bentley Road. Mr. Rosendahl stated that they didn't want to interfere with or be in the way of GDOT putting the roundabout there.

Timothy Kemp asked if this rezone will be 40,000 sq. ft. with businesses being along Highway 81 and Mr. Rosendahl stated that was correct.

Tim Hinton asked if the hours would be a 9 to 5 setup and if unmanned would they use key swabs for 24 hours. Mr. Rosendahl stated that they are undecided, and they are waiting to see what other units are doing.

Mr. Rosendahl stated that there will be no outside storage but will have cameras and no gate and no fence because there will be other businesses there.

Timothy Kemp asked if it would be 30 or 40% more business than storage.

Tim Hinton asked if the office warehouse self-storage will not allow any retail sales and there would only be office warehouses and no retail and Mr. Rosendahl stated that was correct. Mr. Hinton then asked Mr. Carruth if he had a chance to meet with the citizens in the community and Mr. Carruth stated he had not yet.

Tim Hinton stated that he can see both sides of the equation. He is very familiar with this location. He stated that Bentley Road is very narrow, and the speed limit is 25 miles an hour. He stated that he can't see where Bentley Road could possibly serve the number of units being proposed to be put there.

Mr. Hinton advised Mr. Carruth that now and before the next meeting for him to set a date to meet with the citizens. Mr. Hinton stated that Mr. Carruth would need a point of contact.

Tammy Bentley stated that she can be the point of contact. Mr. Hinton advised Mr. Carruth to get with Ms. Bentley and see what the public has to say and see if he can address their concerns.

Mr. Hinton also advised Mr. Carruth to get with the State GDOT to see if an entry could be on Highway 81.

Kris Rosendahl stated that they are not opposed to having an entrance on Highway 81.

Tim Hinton stated that he remembers the piece of property next to this one on Highway 81 being rezoned to commercial a couple of years ago. Mr. Hinton stated that they would need ample road for an entrance. GDOT is headed in the right direction with a light at Ozora Road. Mr. Hinton stated that this would be beneficial, and he doesn't feel like this rezone should be there without a decel lane and a turning lane.

Tim Hinton advised everyone to share contact information.

Recommendation: Tim Hinton made a motion to table the case until the next Planning Commission Meeting on April 11, 2024, in order to give ample time for everyone to meet with a second by John Pringle. The motion carried unanimously.

NO MEETING WAS HELD ON APRIL 11, 2024 DUE TO NOT HAVING A QUORUM. CASE WAS CONTINUED TO 5/2/2024.

PC ACTION 5/2/2024:

- 1. LU24010014 & Z24010015-Land Use Change from Conservation to Highway Corridor and rezone 9.11 acres from A1 to M1 for climate controlled self-storage and office warehouse-Applicant: David A Carruth/Owner: AHC Bentley Bold LLC-Property located on Hwy 81 & 4742 Bentley Rd/Map/Parcel C070050-District 5.**

Before the meeting started Tim Hinton, Chairman of the Planning Commission, stated this case was tabled previously and that at the last meeting we heard from all parties and a meeting was to be set up between the applicant and the property owners and we are here today to see what derived from the meeting and if there were any concerns or changes from the community meeting.

Presentation: David Carruth and Kris Rosendahl represented the case. David Carruth stated that he is the landowner. Kris Rosendahl stated that this is the same as before and nothing has changed. He is with Rosewood Development, and they did meet with the homeowners around Bentley Road. He is not there to ask permission but if the Board approves then he will make sure that the development is easy on the eye. As far as traffic goes, we can't control the traffic.

Mr. Hinton stated that we have heard early on about the traffic issues, and we will hear from anyone that has anything pertinent that was not discussed at the last meeting.

Speaking: Todd Haycock spoke and addressed the Board stating he lives at 1153 Ivey Brook Drive off of June Ivey Road. The Future Land Use Map from 2017/2022 does not show Highway 81 and Bentley Road as Highway Corridor. There is a limited amount of Conservation. He does not want to be like Gwinnett. As far as the proposed plan he disagrees with the review questions. The question asks to what extent to which property values are diminished and it was stated that the values of the surrounding properties will not be diminished, and he disagrees with that. This will impact property values, and nobody would want to buy a house with a mini warehouse there. The developer did not specify exactly what is going there other than storage. There are mini warehouses not 2 miles up the road and there will be trucks and noise. Not far up the road they added a gas station with glow lighting. As far as traffic goes, a roundabout is going there. If approved, then he would recommend turn lanes and decel lanes to be put there. He said that it takes a fatality for a traffic light to be put there.

Steven Phillips, who lives at 2204 Arden Crest Way addressed the Board stating he is within walking distance of this site. He spoke before at the last meeting. There is a zoning and land use issue. A couple of years ago a solar farm was approved on Highway 81, and this was the foot in the door to commercial and he has concerns. The homeowners here are fighting for their homes and their families. He respects Mr. Carruth and his plan, but he needs to stand up and speak against this. He stated to please don't approve this Rezone.

Tammy Bentley who lives at 4842 Bentley Road addressed the Board stating her property does come up to the property being rezoned. At the last meeting it was requested to have a meeting with the neighbors, and she has notes from the meeting. There were 32 residents at the meeting and before the meeting was over there were at least 45 to 60 residents. What was brought up was that there was no mention of a fence, and that no person would live there. It should be a mandate that no person live there because she was told that at some other warehouse that they had to have people

removed. The Applicant still wants the entrance to come off Bentley Road. Mr. Carruth has property in Between and across from The Providence Club and he cannot put the warehouses at these places. The builder is going to be part owner. There are two warehouses down the road and one on Ozora Road that has not been built yet. She respects Mr. Carruth as a neighbor but the people here tonight have worked hard and made their home in Bold Springs and more and more people are coming to the county. She now considers all her neighbors as friends. She wants to be remembered by the legacy of Tammy Bentley who fought hard to save this piece of the county.

Tim Hinton stated that he joins Ms. Bentley in stating that more and more people are moving to the county. He went on to ask Ms. Bentley this development does not touch your property does it and she stated that was correct. There is a tree farm between your property and this property, and she stated correct.

Robert Andrews, who lives at 2212 Arden Crest addressed the Board and proposes that the Board not approve due to crime and traffic and does not want Highway 81 to be an eyesore. He does not want it there. He does not want commercialization to ruin this area. Land Use says we should protect our conservation areas. He said don't Gwinnett our Walton.

Melissa Young, who lives in Arden Crest Subdivision addressed the Board and advised that she lives down the road from this property and Robert Andrews did a nice job. She likes the rural charm described in this county. The traffic on Highway 81 is so dangerous she cannot get out of her driveway.

Gary Walker spoke in favor of the rezone. He stated that he has worked for Mr. Carruth for the last 4 or 5 years. Mr. Carruth has character, and he knows he is a man of his word. If any problem arises, he will handle it in a top-notch way.

Kris Rosendahl and David Carruth came back for rebuttal. Mr. Rosendahl stated that at the meeting he let them know that he would be part owner of this business. There will be nobody sleeping in the warehouse. At first the facility was not going to have a fence, but it is up to the county if they require it. If a subdivision was put there then there would be more people and more traffic. We can't stop growth and we can't control the traffic. He is a local developer and stated that what is being proposed is the same as what is down the Highway. Nobody visits storage, and they will make it easy on the eye.

Keith Prather asked about lighting and if the lighting would be downward and would they be willing to put up a fence and plant trees and Mr. Rosendahl stated yes.

Timothy Kemp asked if they would be willing to put up a fence and plant trees and Mr. Rosendahl stated that they would.

Keith Prather stated that there is a solar farm there and this property is right beside this piece of property and Mr. Rosendahl advised it was.

Kris Rosendahl stated that the property shows 30+ acres but they will only be developing 9 acres.

Keith Prather asked if it was just office, storage and warehouse and Mr. Rosendahl stated that was correct.

Tim Hinton stated that he has a few statements to make before they vote. There is self-storage approved at Ozora Road and one a short distance going toward Loganville. He has reviewed the Land Use Map, and it does not establish Highway Corridor, but this is on a highway. The first development he remembers is a convenience store at Bold Springs and Highway 81. The property adjacent to this property was unanimously approved for a heating & air industry. This is a training facility for HVAC contractors. On State Highways along the county area this is where a good bit of commercial is, and it takes commercial off our thoroughfares. Providence Club is not on a state highway and Hickory Grove is not a state highway. There was a Dollar General requested within the last 5 years and it was denied because it was not on a State Highway.

Recommendation: Tim Hinton made a motion to recommend approval with the following conditions with a second by Keith Prather. John Pringle and Josh Ferguson voted against it and Tim Hinton, Terry Eison, Keith Prather and Timothy Kemp voted to approve it. The motion carried 4 to 2.)

Conditions:

- 1. All of the area developed for self-storage shall be fenced with a minimum of a 6' vinyl coated chain link fence. Also, landscape shrubs or evergreen trees shall be established along the side fronting Bentley Road and the rear where adjoining the residual of the Carruth property.**
- 2. Gated access to the self-storage shall limit access 7 days a week from 7:00 a.m. until 10:00 p.m.**
- 3. All exterior lighting shall be directed downward.**
- 4. Office-Warehouse areas shall be limited in hours of operation from 7:00 a.m. until 10:00 pm. 7 days a week, and no retail shall be allowed.**

- 5. The sides of the office-warehouse fronting Hwy 81 and Bentley Road shall have a blend of brick or rock facade.**
- 6. There shall be a traffic study conducted to determine the possible improvement of the turn radius on Bentley Road at the intersection of Hwy 81**
- 7. Every effort shall be made to establish an entrance with right turn in and out only on Hwy 81 located at a point most closely located to the property located at 7973 Hwy 81 (Vallus Solar Farm). Also, an entry shall be established on Bentley Road with a decel and accel lane and located at the furthest point possible from the intersection of Bentley Road and Hwy 81.**

Character Area Map Amendment

Application # LA24D10014

Planning Comm. Meeting Date 3-7-2024 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm. Meeting Date 4-2-2024 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0700050

Applicant Name/Address/Phone # <u>David A Carruth</u> <u>4761 Bentley Road</u> <u>Monroe, GA 30656</u> Phone # <u>678-614-2037</u>	Property Owner Name/Address/Phone <u>AHC Bentley Bold LLC</u> <u>4761 Bentley Road</u> <u>Monroe, GA 30656</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # <u>770-267-4935</u>
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E-mail Address: carruthnurseries@comcast.net

Location: Intersection of Highway 81 and Bentley Road ⁴⁷⁴² **Acreeage** 9.11

Existing Character Area: Conservation

Proposed Character Area: Highway Corridor

Is this a Major or Minor amendment to the plan? Major
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? WP2

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: M1 **Number of Lots:** 1 **Minimum Lot Size:** 9.11

Public Sewer: No **Provider:** _____ **Septic Tank:** Yes

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] 1/16/24 \$ 250.00
Signature Date Fee Paid

Rezone Application # 224010015
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3-7-2024 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 4-2-2024 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C0700050

Applicant Name/Address/Phone #

David A Carruth
4761 Bentley Rd
Monroe, GA. 30656

E-mail address: Carruthnurseries@comcast.net

Phone # 678-614-2037

Location: Bentley Rd ^{Highway 81 + 474A}

Existing Use of Property: Wholesale Tree Grower

Existing Structures: none

The purpose of this rezone is To build storage and office buildings

Property Owner Name/Address/Phone

AHC Bentley Bold LLC
4761 Bentley Rd
Monroe, GA. 30656

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

Phone # 770-267-4935

comcast.net

Requested Zoning M1

Acreage 10 Acre

Property is serviced by the following:

Public Water: Yes Provider: Walton Co Well: no

Public Sewer: no Provider: no Septic Tank: no

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 [Signature] Date 1-8-2024 Fee Paid \$ 550.00

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 A1 Surrounding Zoning: North A1 South A1
 East A1 West A1

Comprehensive Land Use: Conservation **DRI Required?** Y no N no

Commission District: 5-Jeremy Adams Watershed: Beaverdam Creek TMP no

I hereby withdraw the above application _____ Date _____

**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: David A Carruth AHC Bentley Blvd LLC.

Address: 4761 Bentley Rd Monroe, GA. 30656

Telephone: 678-614-2037

Location of Property: Bentley Rd. (31.52 acre tract at the intersection of Highway 81 and Bentley Rd in Walton County, Ga)

Map/Parcel Number: C0700050

Current Zoning: A1WP2 V5Cons U Requested Zoning: M1

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: David A Carruth

Print Name: _____

Address: 4761 Bentley Rd. Monroe, GA. 30656 Address: _____

Phone #: 678-614-2037 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.

Tara Sachs _____ 1/9/24
Notary Public 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;

The property to the west is zoned A and is of agricultural use.

The property to the south is Zoned A1 and is of agricultural use.

The property to the south is also owned by the filing owner.

The property to the east across Bentley road is zoned A1 and is of agricultural/residential use.

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

The values of the surrounding properties will not be diminished by the proposed development.

The subject property is zoned A1 and is located along State Highway 81 at the intersection of Bentley Road. The property value is much lower zoned A1 that it would be if rezoned to M1

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

There will be no destruction of property values as a result of the proposed development.

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

The are in which the development is proposed is in need of self storage options as well as office/warehouse workspace.

There should be no adverse effects as a result of filling this need.

5. The suitability of the subject property for the zoned purposes; and
The property will be fully sustainable as proposed. Stormwater
flows will be managed by an onsite system and tax revenues from
the proposed businesses will offset any additional infrastructure loads
caused by the development.

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

The property is currently in use as a wholesale tree farm



Rosewood Development Company
513 Plantation Park Drive
Loganville, Georgia 30052
(678) 635-7276
KR@RWDCOnline.com
www.RWDCOnline.com

To whom it may concern,

Please accept this formal letter of intent with regard to the requested rezoning of parcel number C0700050 located at the intersection of Georgia Highway 81 and Bentley Road. The property is owned by AHC Bentley Bold LLC. The current zoning of the property is A1, and the target zoning is M1. The property currently serves as a wholesale tree growing facility. The property to the south of the subject tract is also owned by the AHC Bentley Bold LLC and is zoned A1. The two properties to the west of the subject tract are zoned A and are of agricultural use. The proposed uses for the rezoned parcel will be office-warehouse and climate controlled self-storage. Feasibility research has shown a shortage and need for both uses in the area surrounding the proposed development. To provide screening to the surrounding properties, the development will preserve the surrounding natural woodland abutting the adjacent properties, and additional buffer trees will be added in areas of sparse vegetation. It is our opinion that the requested rezoning will have no adverse effects on the surrounding properties and will create positive tax revenue for Walton County. Thank you for your consideration.

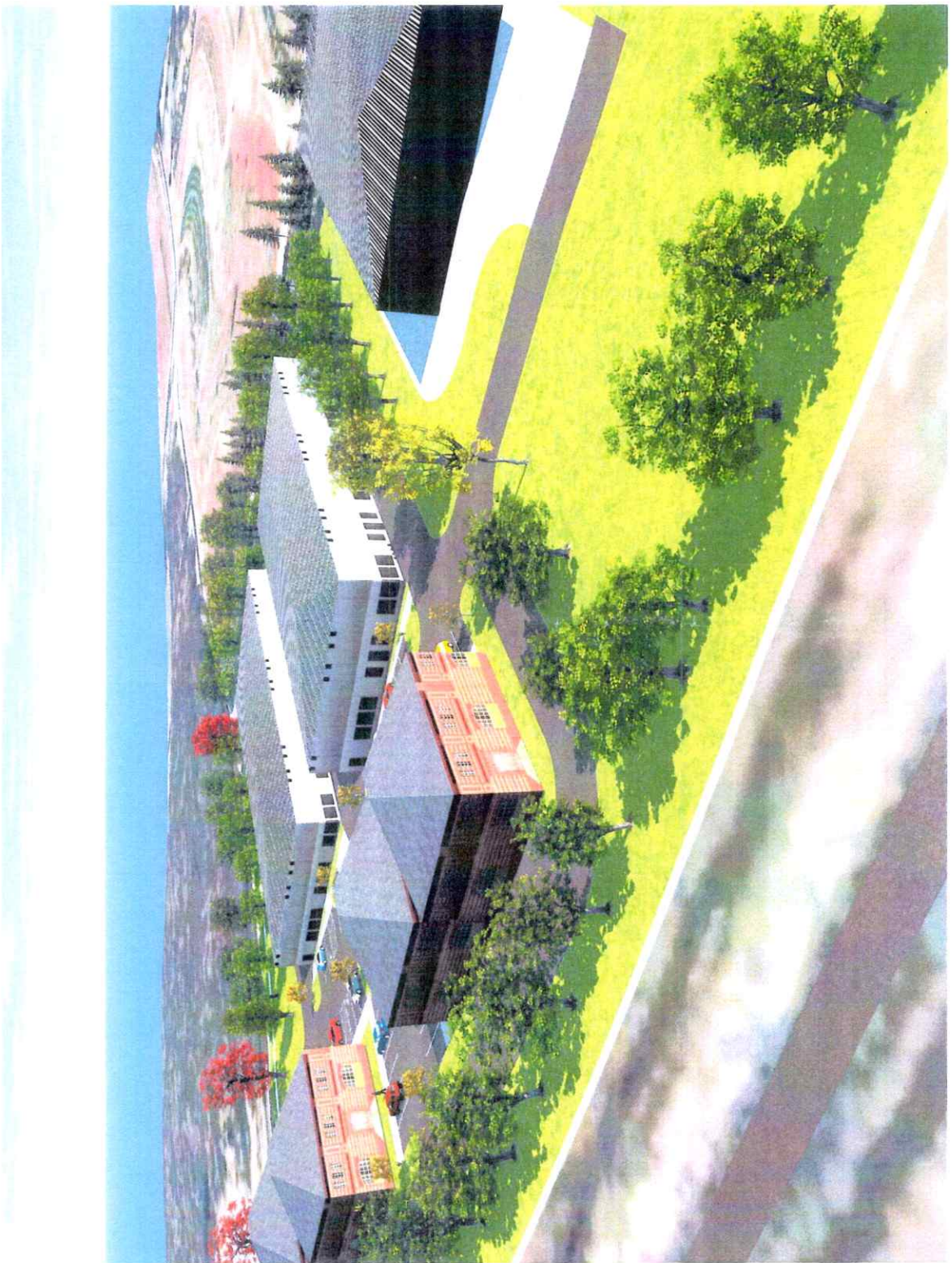
Sincerely,

Rosewood Development Company

Rosewood Development Company, LLC

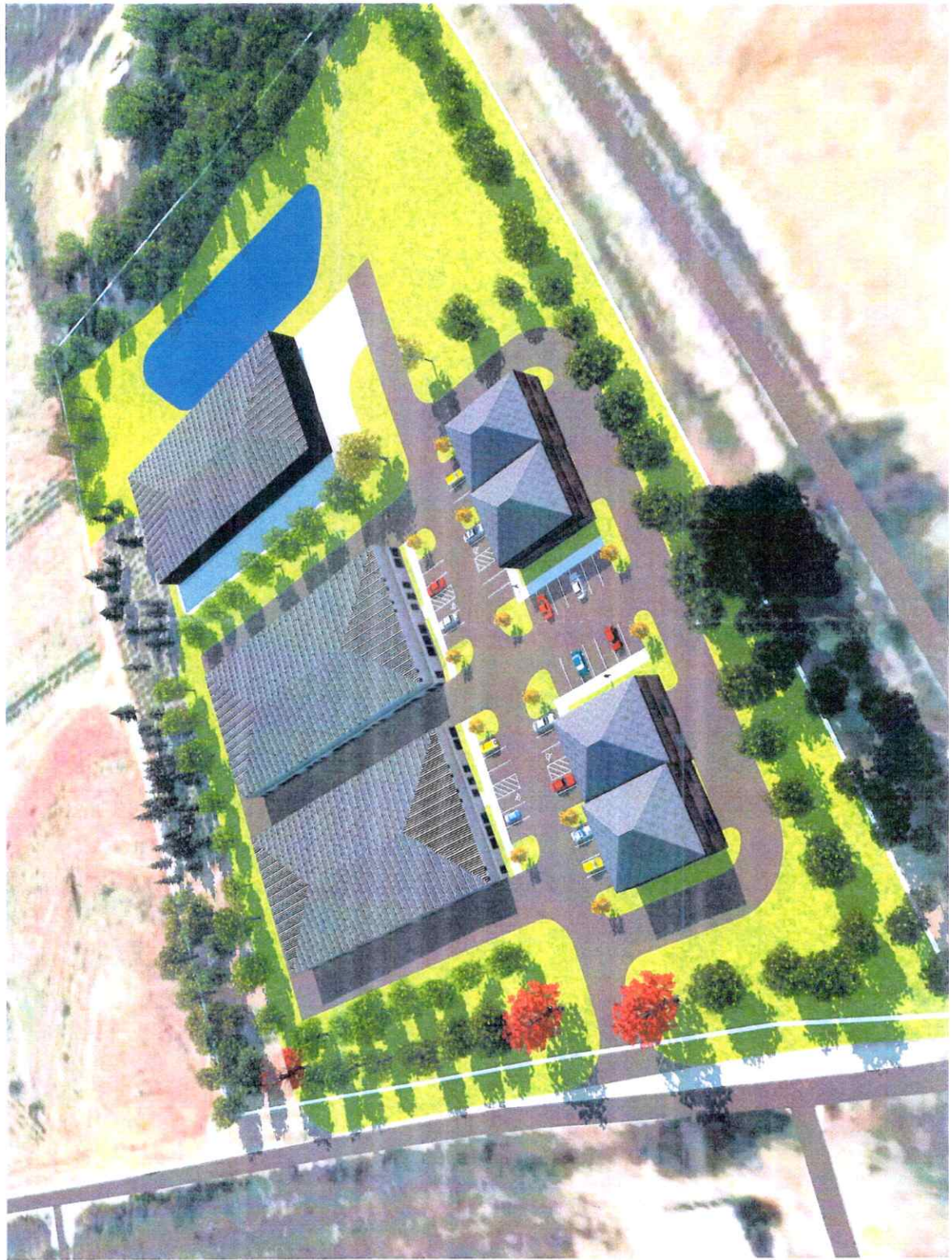


Revised
Site Plans 3/7/2022



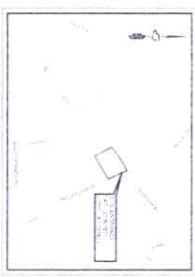
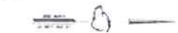






GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA CONSTRUCTION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.



CONCEPT PLAN
FOR
BENTLEY ROAD STORAGE
ROSEWOOD DEVELOPMENT COMPANY
LAND LOT 356 - 5th DISTRICT
WALTON COUNTY, GEORGIA

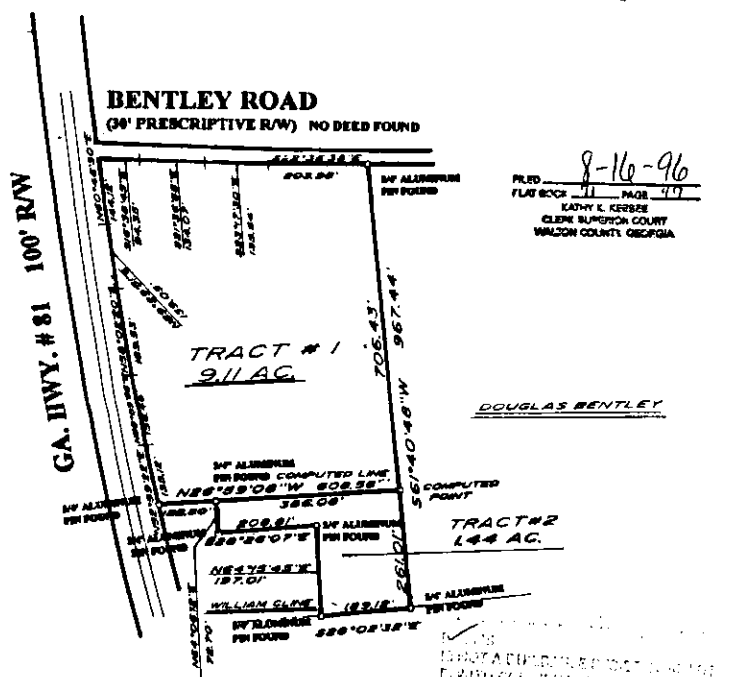
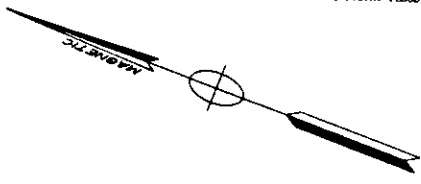
No.	Revision	Date



- FOUND:
- P.E. - PLANNING FACILITY
- C.F. - FACILITY LOCATION FACILITY
- S.P. - SANITARY FACILITY
- A. - SANITARY FACILITY
- D.W. - HEADLINE
- C.B. - EXISTING DRAIN
- S.P.R. - SITE PLAN REQUIRED
- R/W - RIGHT OF WAY
- D.F. - DRAINAGE FACILITY
- D.L. - DISTANCE LINE
- R. - RAILROAD
- C.P. - CONCRETE CITY
- C.M.P. - CORRUGATED METAL PIPE
- L.L. - LAND LOT
- L.L.L. - LAND LOT LINE
- C.L. - CENTERLINE
- M.H. - MANHOLE
- Q. - FIRE HYDRANT
- W.V. - WATER VALVE
- E.C.D. - ENGLISH COUNTRY DRIVE
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- LAB. - SOIL SAMPLE
- A. - SOIL BOUNDARY
- Z. - ZONING
- E.G. - EXISTING GRADE
- F.G. - FINISHED GRADE
- CO. - CONSTRUCTION EJECT

71-49

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,844 FEET AND AN ANGULAR ERROR OF 2.7 PER ANGULAR POINT AND HAS ADJUSTED BY THE COMPASS RULE.....
2. THE DATA SHOWN ON THIS SURVEY HAS BEEN CALCULATED FOR CLASSEE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.....
3. THE LINEAR MEASUREMENTS NECESSARY FOR THIS SURVEY WAS OBTAINED BY LIST SET # TOTAL STATION.....
4. THE SHOWN ON THIS PLAT LAY IN A DESIGNATED F.I.A. FLOOD HAZARD ZONE.....



FILED 8-16-96
 PLAT BOOK 11 PAGE 49
 KATHY K. KEESSE
 CLERK SUPERIOR COUNTY
 WALTON COUNTY, GEORGIA

DOUGLAS BENTLEY

8-16-96
 [Signature]



PLAT FOR

WILLIAM R. CLINE

STATE	COUNTY	CITY	G.M.D.
GEORGIA	WALTON		
5TH	350	1" = 200'	6/2/94
DISTRICT	LAND LOT	SCALE	DATE



John F. Brewer & Associates
 LAND SURVEYORS, LAND PLANNERS
 DEVELOPMENT SUPERVISION

107 Davis Street
 Monroe, GA. 30655
 (404) 267-4703

RECORDED: AUG 19 1996 .19
 KATHY K. KEESSE, CLERK

