

PLANNING COMMISSION REPORT

CASE #WGRZ-24-03	Applicant: Calvin Dean Barton Owner: Patsy A. Barton/Calvin Dean Barton Size: 5.62 acres Location: 1791 Walnut Avenue (Hwy 138) Tax Parcel WG010260
Hearing	Date
Walnut Grove Planning Commission: Walnut Grove City Council:	August 15, 2024 (No Recommendation) August 29, 2024 (Council Work Session); September 12, 2024 (Regular Meeting)

The Walnut Grove Planning Commission held a public hearing on Case #WGRZ-24-03 on August 15, 2024 and is sending forward the application with no recommendation. The applicant did not appear at the hearing to present their case and there was one person who spoke in opposition.

I have attached the rezoning application and staff analysis to this memorandum for the Council's benefit.

Submitted by:

Joe Walter
Zoning Administrator



Rezoning Report – Case WGRZ-24-03

Report by: Joe Walter *[Signature]*
Date: August 15, 2024

Hearing	Date
Walnut Grove Planning Commission:	August 15, 2024
Walnut Grove City Council:	August 29, 2024/September 12, 2024

General Information

Applicant: Calvin Dean Barton
 Owner: Patsy A Barton/Calvin Dean Barton
 Size: 5.62 acres
 Location: 1791 Walnut Avenue (Hwy. 138)
 Tax Parcel WG010260
 Existing Zoning: C-1
 Proposed Zoning: C-2
 Proposed Use: Unspecified Commercial Use

Surrounding Land Uses & Zoning Districts

To the East: Undeveloped (C-1 zoning)
 To the West: Mixture of Uses (C-2/R-1 zoning)
 To the North: Undeveloped property (AG zoning)
 To the South: Broken Arrow S/D (R-1 zoning)

Applicant’s Intent

The applicant desires to rezone the 5.62 acre property into off Hwy. 138 to C-2 to better improve the chances of it being sold for a commercial use. There was no site plan submitted with the request..

Analysis of Rezoning Request

Existing Use/Future Use - The subject property contains a single family dwelling. The future land use for this property is commercial, based on the most recent Comprehensive Plan.

Utilities/Stormwater – Walton County water runs along Hwy. 138 and the property is a current customer. Sanitary sewer is available adjacent to Forrester Cemetery Road and is approx. 1400 LF from the subject property, and therefor is outside of the minimum connection requirement of the Land Development Ordinance for connection to the City’s system. Any new development on the property would have to meet the requirements of the Land Development Ordinance for stormwater management.

Buffers – A 50’ transitional buffer would be required adjacent to any residentially-zoned properties.

Overlay Districts –

Cornish Creek Watershed Protection Overlay District - The property is located in the WP-1 Cornish Creek Watershed Protection District, Section 911.C of the Zoning Ordinance, which imposes increased stream buffers and building setbacks (100’ stream greenway, 150’ stream setback from the banks of all perineal streams) if such streams are present on the property.

Downtown Overlay District – The subject property is located within the Downtown Overlay District (Section 911.D of the *Zoning Ordinance*). This overlay district is intended to promote an overall concept for development within the district. There are a number of requirements for site and building improvements within the Downtown Overlay District, including on street parking, wider sidewalks, and very specific building details and concepts. These uses are expressly prohibited in the DOD Overlay District:

- Gas stations and automotive repairs and body shops.
- Automobile, motorcycle, and truck sales.
- Outdoor storage of vehicles or merchandise.
- Warehousing.
- Any retail use with a gross floor area in excess of 50,000 sq. ft.

Impacts

See Impact Analysis Review (attached)

Conclusion

This area of the City is undergoing a transformation with the continuing development of the Enclave commercial tracts across Hwy 138 and the proposed mixed use developments in the Town Center area. There are commercially-zoned properties in the vicinity of the subject property. C-2 zoning on this property would match the future land use plan for the area. However, given the lack of a specific user, any zoning change would need to include conditions related to the development. Additionally, the Downtown Overlay District prohibits certain uses from being located on the property.

Note - The adjacent house to the west is zoned R-1, so there will be constraints to developing the site until the zoning of that property is changed to a non-residential use.

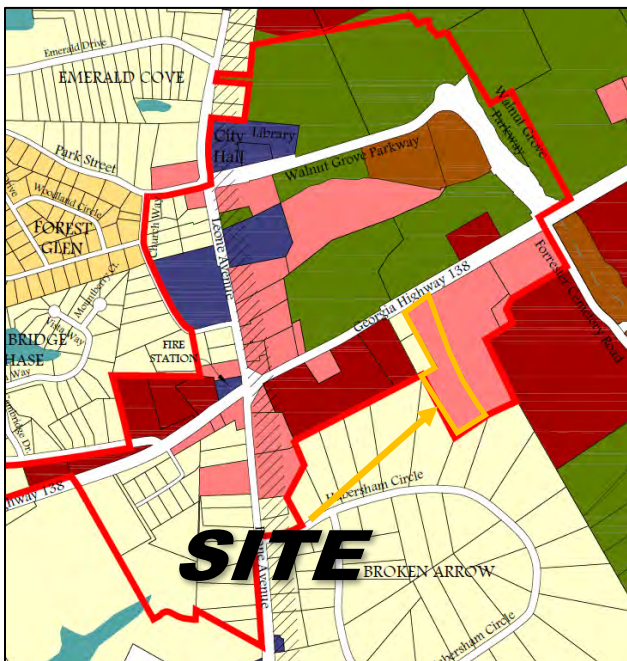
Proposed Conditions - C-2:

1. Permitted Uses
 - a. The uses on the property shall be limited to the only those allowed in the Downtown Overlay District and shall further be restricted to the types of commercial uses located along the Hwy 138 corridor between Hwy 81 and Forrester Cemetery Road. Any other commercial use requested shall require a Change in Conditions to be approved by the Mayor and Council.
2. Buffers/Landscaping:
 - a. Provide a 50 foot undisturbed buffer adjacent to the R-1-zoned properties.
 - b. Tree replacement and plantings shall follow the guidelines in the Land Development Ordinance.
3. Architectural/Lighting/Decorative Elements:
 - a. Any new buildings or accessory uses must meet the architectural guidelines in the Downtown Development Overlay District. An architectural concept plan shall be submitted for review and approval by the City prior to submitting building plans for permitting.
 - b. All lighting shall be cut off type luminaries and designed to not shine on adjacent residential properties.

Aerial View of the Site

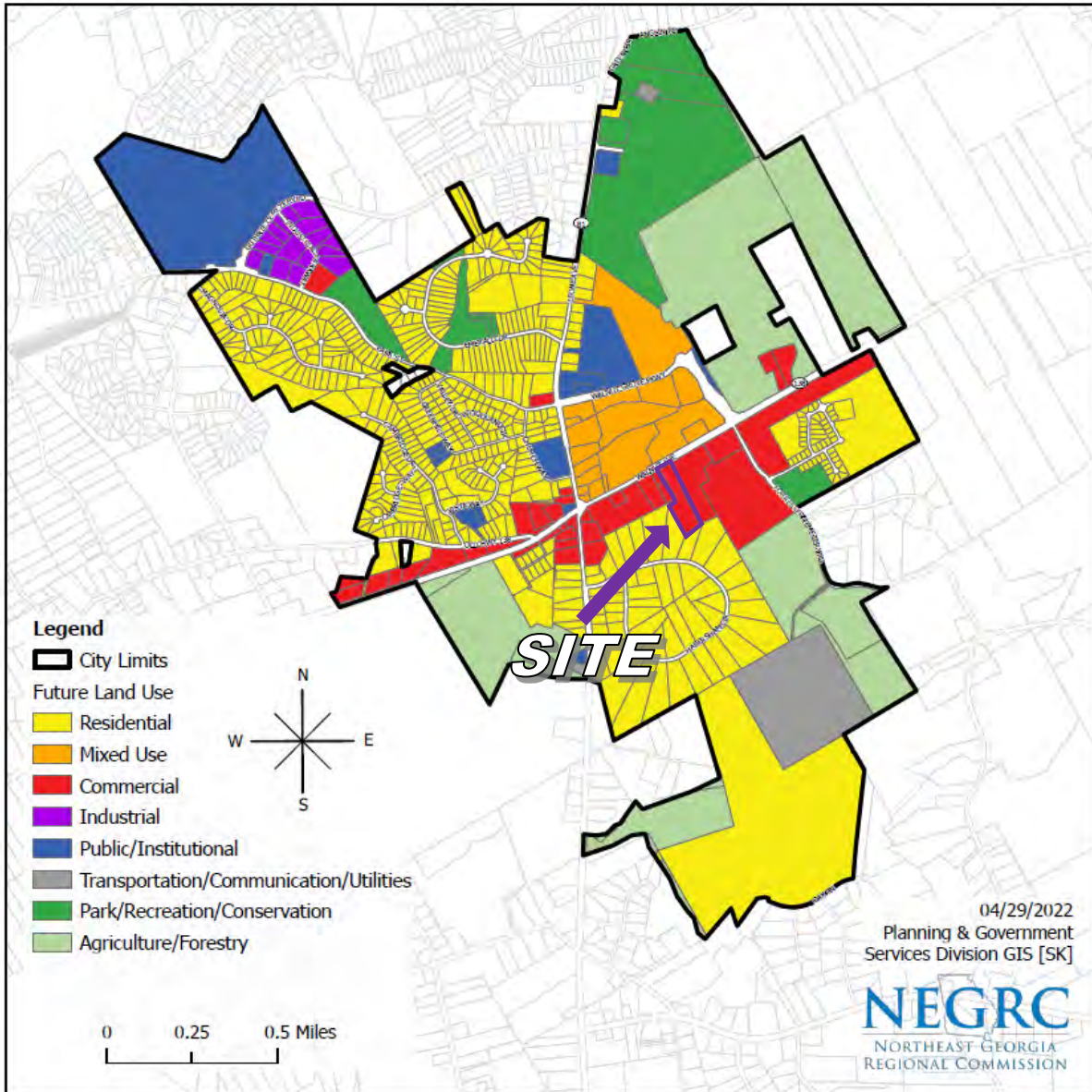


Walnut Grove Zoning Map



Except from the Walton County Comprehensive Plan

Future Land Use Map



WGRZ-24-03

Impact Analysis

According to Section 1608 of the *Zoning Ordinance*, the Mayor and Council are to consider sixteen standards governing the exercise of the City's zoning power in balancing the interest of the public health, safety, morality or general welfare against the unrestricted use of property. We have reviewed the Section 1608 standards and the application and have presented our findings on the sixteen standards:

1. *The existing land use pattern;*

The existing land use pattern is a mixture of residential and commercial uses along Hwy. 138.

2. *The possible creation of an isolated district unrelated to adjacent and nearby districts;*

There are also low density commercial uses along Hwy 138 on both sides of the roadway, including the recently approved case WGRZ-24-02.

3. *The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, school, utilities, and streets;*

Public water is available along Hwy. 81. Public sewer is available off site to the east, although it is outside of the minimum connection distance requirement.

4. *The costs to the City and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets, law enforcement, fire protection and other public services;*

The City would have to provide public works services and sanitation to the development. Walton County provides fire protection and water service.

5. *The possible impact on the environment, including, but not limited to drainage, soil erosion and sedimentation, flooding, air quality and water quality;*

Impacts on drainage, soil erosion and sedimentation would be mitigated by the construction practices required by the City's *Land Development Ordinance*. Note that the property lies within the Cornish Creek Watershed Protection Overlay District WP-1, which requires more extensive greenways and setbacks from streams. A portion of the property in the northeast corner lies within a flood prone area, but no development is proposed in this location at the present time.

6. *Whether the proposed zoning amendment will allow uses which will be a detriment to the value of adjacent property in accordance with existing regulations;*

The area along Hwy 138 is currently a mix of commercial and residential uses. The property to the west is zoned R-1, so any proposed commercial uses will have impacts on the residential property.

7. *Whether there are substantial reasons why the property cannot be used and developed in accordance with the existing regulations;*

The C-1-zoned property could continue to be used or developed for another use allowed in the C-1 district.

8. *The aesthetic effect of the existing and proposed use of the property as it relates to the surrounding area;*

The proposed C-2 use would need to be conditioned with regard to landscaping, lighting restrictions, hours of service, etc. to mitigate potential impact on adjacent properties.

9. The extent to which the proposed zoning amendment is consistent with the comprehensive land use plan;

The future land use in the Walton County plan shows this parcel to be in the Commercial character area.

10. The possible effects of the proposed zoning amendment on the character of the zoning district, a particular piece of property, neighborhood, a particular area or the community as a whole;

Any C-2 uses would need to include conditions regarding landscaping, lighting restrictions, hours of service, etc. to mitigate potential impact on adjacent properties.

11. The relationship that the proposed zoning amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether the proposed zoning will carry out the purposes of these regulations;

The approval of the zoning amendment would provide a location for a long time local business to continue to operate within the City.

12. Any application for a zoning map amendment which does not contain a specific site plan carries a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

No site plan has been provided and no specific user has been identified.

13. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

The adjoining property to the west is zoned R-1.

14. In instances when property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the neighborhood shall be considered to carry great weight;

The property does not adjoin any established residential neighborhoods.

15. Whether the property affected by the decision has a reasonable economic use as currently zoned; and

The C-1-zoned tract could be used for any uses allowed under by the C-1 district.

16. Whether other conditions exist that affect use and development of the property in question and support approval or denial.

Case WGRZ-24-02 to the east of the subject property, was recently zoned to C-2.

REZONING CHECKLIST

THE FOLLOWING IS A CHECKLIST OF INFORMATION REQUIRED FOR SUBMISSION OF A REZONING APPLICATION. THE CITY OF WALNUT GROVE RESERVES THE RIGHT TO REFUSE ANY INCOMPLETE APPLICATIONS.

- Application Form
- Legal Description
- Boundary Survey
- Site Plan (Twelve (12) copies and one (1) 8-1/2" X 11" reduction) **SPECULATIVE, NO USER DEFINED**
- Standards of Review
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Availability of Water/Sewer Utilities
- Application Fee— make checks payable to City of Walnut Grove (see fee schedule for correct amounts) **\$ 375.00**

Additional Exhibits (if required):

- Additional Exhibits as Required for PUD rezoning requests (Applicant will need to coordinate with the City Planner for review if the information meets the intent of the Zoning Ordinance.)
- Review Form for Development of Regional Impact
- Building Compliance Inspection

PLEASE BRING THIS CHECKLIST WHEN FILING FOR REZONING.

WGR2-24-03
7/8/24

REZONING APPLICATION
 AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF WALNUT GROVE, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Calvin Dean Barton	NAME: Patsy A. Barton / Calvin D. Barton
ADDRESS: 519 Forrester Cem. Rd.	ADDRESS: 1791 Walnut Ave
CITY: Covington	CITY: Covington
STATE: GA ZIP: 30014	STATE: GA ZIP: 30014
PHONE: 404-456-3349	PHONE: 404 456 3349
CONTACT PERSON: Calvin Dean Barton	PHONE: 404 456 3349
APPLICANT'S E-MAIL: cbarton416@yahoo.com	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary)

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): C1 WP2	REQUESTED ZONING DISTRICT: C2	
PARCEL ID NUMBER: WG-01-02-60	ACREAGE: 5.62	
ADDRESS OF PROPERTY: 1791 Walnut Ave Covington, GA 30014		
PROPOSED DEVELOPMENT: any allowable under C2 zoning		

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED.

CASE: WG R2-24-03

DATE RECEIVED: 7/8/24

375.00

REZONING APPLICANT'S RESPONSE
STANDARDS OF REVIEW

PURSUANT TO SECTION 1608 OF THE CITY OF WALNUT GROVE ZONING ORDINANCE, THE CITY COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

THE EXISTING LAND USE PATTERN

Currently zoned as C1. Residential property prior to April 2018 @ death of Patsy A. Barton

THE POSSIBLE CREATION OF AN ISOLATED DISTRICT UNRELATED TO ADJACENT AND NEARBY DISTRICTS;

THE POPULATION DENSITY PATTERN AND POSSIBLE INCREASE OR OVER-TAXING OF THE LOAD ON PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, SCHOOL, UTILITIES, AND STREETS;

THE COSTS TO THE CITY AND OTHER GOVERNMENTAL ENTITIES IN PROVIDING, IMPROVING, INCREASING OR MAINTAINING PUBLIC UTILITIES, SCHOOLS, STREETS, LAW ENFORCEMENT, FIRE PROTECTION AND OTHER PUBLIC SERVICES;

NONE know at this time

THE POSSIBLE IMPACT ON THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY AND WATER QUALITY;

None

WHETHER THE PROPOSED ZONING AMENDMENT WILL ALLOW USES WHICH WILL BE A DETRIMENT TO THE VALUE OF ADJACENT PROPERTY IN ACCORDANCE WITH EXISTING REGULATIONS;

NONE. If zoned C2, could bring other businesses to city & increase value to other properties

WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED AND DEVELOPED IN ACCORDANCE WITH THE EXISTING REGULATIONS;

C1 only allows few business uses. If C2 is allowed, more business opporunities

THE AESTHETIC EFFECT OF THE EXISTING AND PROPOSED USE OF THE PROPERTY AS IT RELATES TO THE SURROUNDING AREA;

The property has a house, large shop, and two buildings currently. Those could be used for ~~other~~ potential businesses interested in relocating to Walnut Grove.

THE EXTENT TO WHICH THE PROPOSED ZONING AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE LAND USE PLAN;

If proposed C2 zoning is allowed - gas stations, & other businesses would potentially relocate to the city.

THE POSSIBLE EFFECTS OF THE PROPOSED ZONING AMENDMENT ON THE CHARACTER OF THE ZONING DISTRICT, A PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, A PARTICULAR AREA OR THE COMMUNITY AS A WHOLE;

More businesses due to the loss of others with the construction of proposed round about.

THE RELATIONSHIP THAT THE PROPOSED ZONING AMENDMENT BEARS TO THE PURPOSE OF THE OVERALL ZONING SCHEME, WITH DUE CONSIDERATION GIVEN TO WHETHER THE PROPOSED ZONING WILL CARRY OUT THE PURPOSES OF THESE REGULATIONS;

ANY APPLICATION FOR A ZONING MAP AMENDMENT WHICH DOES NOT CONTAIN A SPECIFIC SITE PLAN CARRIES A REBUTTABLE PRESUMPTION THAT SUCH REZONING SHALL ADVERSELY EFFECT THE ZONING SCHEME;

THE CONSIDERATION OF THE PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL BE CONSIDERED TO CARRY GREAT WEIGHT;

IN INSTANCES WHEN PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE NEIGHBORHOOD SHALL BE CONSIDERED TO CARRY GREAT WEIGHT;

WHETHER THE PROPERTY AFFECTED BY THE DECISION HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED; AND

WHETHER OTHER CONDITIONS EXIST THAT AFFECT USE AND DEVELOPMENT OF THE PROPERTY IN QUESTION AND SUPPORT APPROVAL OR DENIAL.

CASE:

WGRZ-24-03

DATE RECEIVED:

7/8/24

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT IF THE APPLICATION IS DENIED BY THE MAYOR AND COUNCIL OF THE CITY OF WALNUT GROVE, THEN NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF THE DENIAL.

SIGNATURE OF APPLICANT _____ DATE 6/24/2024

Calvin D. Barton: POA for Patsy A. Barton
TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC _____ DATE 6-24-24 NOTARY SEAL



CASE: _____

DATE RECEIVED: 7-1-24

W6122-24-03

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW ACKNOWLEDGES THAT THEY ARE THE OWNER(S) OF SAID LAND TO BE CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND COUNCIL OF THE CITY OF WALNUT GROVE.


SIGNATURE OF OWNER POA for patsy A. Barton DATE 6/24/2024

Calvin D. Barton - POA for patsy A. Barton
TYPE OR PRINT NAME AND TITLE

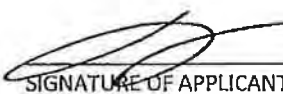
SIGNATURE OF NOTARY PUBLIC _____ DATE _____ NOTARY SEAL _____

CASE: WG12-24-03

DATE RECEIVED: 7/8/24

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA SECTION 36-67A-1, ET. SEQ, CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

 3/24/2018 Calvin D. Barton: POA for Patsy A. Barton
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO THE MAYOR AND/OR COUNCIL MEMBERS AND/OR PLANNING COMMISSION MEMBERS OF THE CITY OF WALNUT GROVE?

No (YES NO
CALVIN D. BARTON
 YOUR NAME

IF THE ANSWER IS YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACH ADDITIONAL SHEETS IF NECESSARY TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

CASE: WGRZ-24-03

DATE RECEIVED: 7/8/24

Calvin D. Barton

404-456-3349 • cbarton416@yahoo.com • 519 Forrester Cemetery Road, Covington, GA 30014

June 24, 2024

**City of Walnut Grove
Mayor & City Council Members**
2581 Leone Avenue
Loganville, Georgia 30052

Reference:

- Letter of Intent - Rezoning Application

Additional Property Information:

- Owner: Patsy A. Barton (deceased) - C/O: Calvin D. Barton
- Property Address: 1791 Walnut Ave. (Highway 138) Covington, GA 30014
- Parcel ID #: WG01-02-60 - Acres: 5.62

Dear Mayor & City Council Members,

I am writing to formally submit my application to rezone the 5.62 acres of property located at 1791 Walnut Avenue. This application seeks the City's approval to rezone this property from its current C1 classification to C2.

The property has been vacant since 2018 following the passing of Patsy A. Barton and has since been under the care of Calvin D. Barton. At present, there are no plans to develop the property, nor is there an interested buyer.

I believe that rezoning this property from C1 to C2 will benefit the City of Walnut Grove by allowing a broader range of businesses to establish themselves here, thereby enhancing economic growth and development. Additionally, the proposed C2 zoning will align this property with numerous other properties in the area, ensuring consistent zoning and land use patterns.

I have attached the formal application to this Letter of Intent for your review. I kindly request your consideration and approval of this rezoning request. Thank you for your time and attention to this matter. I look forward to your positive response.

Sincerely,


Calvin D. Barton

6/24/24

WG01R2-24-03

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL WALNUT GROVE CITY AND COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF WALTON COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL ID. NUMBER:
(MAP REFERENCE NUMBER)

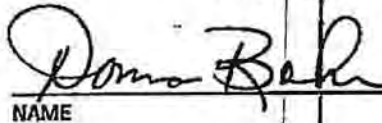
WG01 - 012 - 60
DISTRICT LAND LOT PARCEL

 DATE 6/24/2024

Calvin D. Barton: POA for Patsy A. Barton
TYPE OR PRINT NAME AND TITLE

TAX COMMISSIONERS USE ONLY

PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW.

 Property Tax Supervisor
NAME TITLE

7-2-24
DATE

CASE: WGR24-03

DATE RECEIVED: 7/8/24

2023 Property Tax Statement

Derry Boyd
Walton County Tax Commissioner
303 South Hammond Dr Suite 100
Monroe, GA 30655

Bill No.	Due Date	TOTAL DUE
2023-3200	11/15/2023	\$ 0.00

Map: WG010260
Last payment made on: 11/14/2023 8:3 Printed: 07/02/2024
Location: 1791 WALNUT AVE

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Walton County Tax Commissioner

BARTON PATSY A
519 FORRESTER CEMETERY R
COVINGTON, GA 30014

ATTENTION:
THERE MAY BE EXEMPTIONS AVAILABLE IN WHICH YOU QUALIFY, INCLUDING VETERAN, OVER AGE 65, & HOMESTEAD. CONTACT THE TAX ASSESSOR'S OFFICE AT 770-267-1352 BEFORE APRIL 1 TO APPLY FOR EXEMPTIONS. PAY TAXES ONLINE AT WWW.WALTONCOUNTYPAY.COM. (A FEE IS CHARGED BY THE CREDIT CARD PROCESSOR, NOT THE COUNTY.) CALL US AT 770-266-1736 FOR AN UPDATED AMOUNT IF YOU ARE PAYING A BILL AFTER THE DUE DATE. MILLAGE RATES ARE SET BY THE WALTON CO. COMM. AND WALTON CO. SCHOOL BOARD. VALUES ARE DETERMINED BY THE TAX ASSESSOR.

IPCL-ChwQsl

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Derry Boyd
Walton County Tax Commissioner
303 South Hammond Dr Suite 100
Monroe, GA 30655

Tax Payer: BARTON PATSY A
Map Code: WG010260 Real
Description: 5.67AC
Location: 1791 WALNUT AVE
Bill No: 2023-3200
District: 07 WALNUT GROVE

Phone: 770-266-1736 Fax: 770-267-1416

Building Value	Land Value	Acres	Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
128,150	408,600	5.6700	534,750	11/15/2023	7/2/2024	07/16/2024	

Entity	Market Value	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	HTRG Credit	Net Tax
COUNTY M&O	534,750	213,900		213,900	13.4510	2,227.34			2,227.34
COUNTY SCHOOL M&O	534,750	213,900		213,900	16.6930	3,570.63			3,570.63
SCHOOL BOND	534,750	213,900		213,900	1.3900	297.32			297.32
FIRE DISTRICT	534,750	213,900		213,900	1.8350	392.51			392.51
CITY OF WALNUT GROVE	534,750	213,900		213,900	4.9280	1,054.10			1,054.10
					38.2970	7,541.90			7,541.90

FIRST NOTICE

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

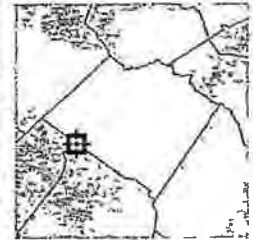
IF PAYMENT IS POSTMARKED AFTER THE DUE DATE, INTEREST WILL BE ADDED TO YOUR BILL. PAY BILL BY MAIL OR AT WWW.WALTONCOUNTYPAY.COM. WHEN PAYING BY CARD, A FEE IS CHARGED BY THE CREDIT CARD PROCESSOR (NOT THE COUNTY.)	Current Taxes Due	7,541.90
	Penalty	0.00
	Interest	0.00
	Other Fees	0.00
	Previous Payments	7,541.90
	Back Taxes	0.00
	TOTAL DUE	0.00

Bill No: 2023 - 3200

WG02-24-03



Overview



Legend

- Parcels
- Roads

Parcel ID	WG010260	Owner	BARTON PATSY A	Last 2 Sales			
Class Code	Commercial		C/O CAL BARTON	Date	Price	Reason	Qual
Taxing District	Walnut Grove		519 FORRESTER CEMETERY RD	5/8/2012	0	UI	U
Acres	5.62		COVINGTON, GA 30014	n/a	0	n/a	n/a
		Physical Address	1791 WALNUT AVE				
		Appraised Value	Value \$465150				

(Note: Not to be used on legal documents)

Date created: 7/2/2024
Last Data Uploaded: 7/2/2024 11:49:27 AM

Developed by Schneider
GEOSPATIAL

W612-24-03

Walton County, GA

Summary

Parcel Number WG010260
Location Address 1791 WALNUT AVE
Legal Description 5.62AC.
 (Note: Not to be used on legal documents)
Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning C1 WP2
Tax District Walnut Grove (District 07)
Millage Rate 39.44
Acres 5.62
Neighborhood 09165-WALNUT GROVE (09165)
Homestead Exemption No (S0)
Landlot/District 199 / 4



[View Map](#)

BARTON PATSY A
C/O CAL BARTON
519 FORRESTER CEMETERY RD
COVINGTON, GA 30014

Type	Description
Commercial	09165-WALNUT GROVE

Residential Improvement Information

Style Single Family
Heated Square Feet 1722
Exterior Walls Brick Veneer
Foundation Masonry
Basement Square Feet 0
Year Built 1964
Roof Type Asphalt Shingles
Heating Type Baseboard
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Value \$125,400
House Address 1791 WALNUT AVE

Sales

Sale Date	Sale Price	Reason
5/8/2012	\$0	Unqualified - Improved
	\$0	Unqualified Sale

Valuation

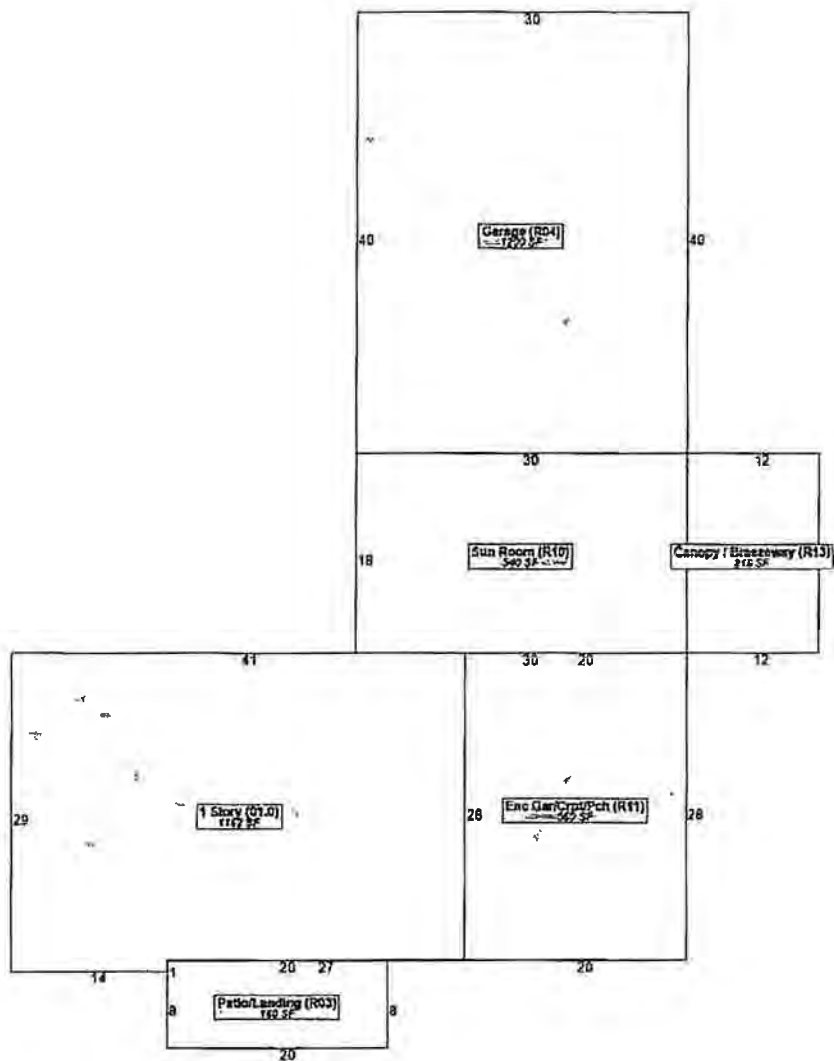
	2024	2023	2022	2021	2020
Previous Value	\$534,750	\$325,950	\$316,350	\$312,650	\$309,850
Land Value	\$334,300	\$406,600	\$203,300	\$203,300	\$203,300
+ Improvement Value	\$125,400	\$122,700	\$117,200	\$107,600	\$103,900
+ Accessory Value	\$5,450	\$5,450	\$5,450	\$5,450	\$5,450
= Current Value	\$465,150	\$534,750	\$325,950	\$316,350	\$312,650

Photos

Wb12-24-03



Sketches



No data available for the following modules: Rural Land, Commercial Improvement Information, Manufactured Homes, Prebill Mobile Homes, Permits.

[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 7/2/2024, 11:49:27 AM

WG12-24-03

W6122-24-03

1747



Walton County Water Department
PO Box 880
2171 Hwy 81 S
Loganville, GA 30052-0880
Telephone (770) 466-4887
Autophone (770) 762-5386
Website www.waltoncountyga.gov

Account Number	00248-00
Customer Name	CALVIN BARTON
Service Address	1791 WALNUT AVENUE/HWY
Service Period	04/12/2024 to 05/13/2024
Past Due Amount	0.00
Current Charges	39.00
Total Amount Due	39.00

Go online to view or pay bill. See back of bill for important information.

Service	Previous Reading	Present Reading	Consumption	Amount Billed
WATER	330000	330000	0	39.00

Water

No Sewage!

Message Center

2024 CONSUMER CONFIDENCE REPORT AVAILABLE ON WEBSITE

Current Due Date	10% Penalty After
06/05/2024	06/05/2024

Please Detach and Return the Portion Below With Your Payment

To Be Paid By Bank Draft

GA22410X



WALTON COUNTY WATER DEPARTMENT
2171 HWY 81 S
LOGANVILLE GA 30052-0880

Account Number	00248-00
Current Charges	39.00
Due By 4:30pm On	06/05/2024
Total Amount Due	39.00

Make Checks Payable to "WCWD"

*****AUTO**5-DIGIT 30014



CALVIN BARTON 4
519 FORRESTER CEMETERY RD 869
COVINGTON GA 30014-0511



WCWD - WALTON COUNTY WATER DEPT
PO BOX 880
LOGANVILLE GA 30052-0880



Web ID: 412 0



W 6/22-24-03

27309



emcsecurity.com

To Make a Payment call (770) 267-8409

To Report a Power Outage call (770)267-2505

Statement Date	Due Date	Amount Due
05/29/24	06/19/24	81.54
Previous Balance		80.62
Payment(s)		-80.62
Balance Forward		0.00
Current Charges		81.54
Total Amount Due		81.54

Thank you for your business.

Electric Service



FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
04/22/24	05/22/24	30	7666	7859	1	0.04	193	50.77
2 Outdoor Light 100W HPS								16.00
Meter Socket Adapter								6.50
Franchise Fees for the City of Walnut Grove								2.93
Taxes								5.34
Current Electric Charges								81.54
Previous Balance								80.62
Thank You For Your Payment 05/20/24								-80.62
Total Account Balance (Automatically Drafted)								81.54

Electric

Drive-thru and in-person



Please detach and return this portion with payment.

GA00350F



Customer-Owned Electric Power
PO Box 1347
Monroe GA 30655-1347

IMPORTANT ANNUAL MEETING INFORMATION ENCLOSED

Account Number	Due Date	Amount Due
748982002	06/19/24	81.54
AUTOMATICALLY DRAFTED		

Enter Amount Paid _____

I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

*****AUTO**ALL FOR AADC 300



BARTON CALVIN D 34
519 FORRESTER CEMETERY RD 7015
COVINGTON GA 30014-0511



0000000000 00748982002 00000008154 00000008154 1

WRZ-24-03



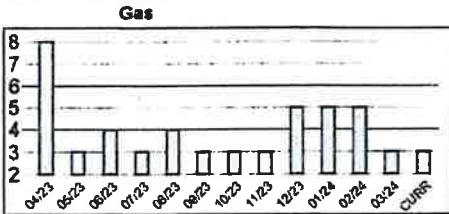
Office Hours: Monday - Friday 8am to 5pm
 Location: 70 S. Clayton St. Lawrenceville, GA 30046
 Email: customerservice@lawrencevillega.gov

Phone: (770) 401-6675
 Utility Emergency: Dial 911
 Call Before You Dig: Dial 811

Account Number 7062210	Customer Number 166411	Name BARTON BOBBY	Online Banking Account Number 7062210-166411	Bill Number 1231227
Bill Date 05/08/2024	Penalty Date 05/30/2024	Service Address 1791 HAY 138 EAST COVINGTON	Cycle 4	

Description	Meter #	Meter Read Date Start	Meter Read Date End	Meter Read Usage Start	Meter Read Usage End	Total Usage	Amount
PAYMENTS AND ADJUSTMENTS							-\$32.04
CREDIT BALANCE							\$0.00
RESIDENTIAL GAS	6328817	03/27/2024	04/25/2024	3475	3478	3	
GAS BASE FEE							\$25.00
CONSUMPTION AMOUNT		\$2.87					
WALTON CO AD VALOREM		03/27/2024	04/25/2024				\$1.51
SALES TAX							\$1.95
FRANCHISE FEE						\$0.84	

Due by: 05/29/2024 **\$32.17**
 Due after: 05/29/2024 **\$32.65**



SPECIAL MESSAGE:

Accounts may be subject to termination if they do not remain in good standing. Accounts with a Past Due balance (arrears) are subject to disconnection and a disconnect fee. This is not subject to the payment plan program.

- Payment must be received by the City by due date to avoid late charges.
- Accounts with a Past Due balance (arrears) are subject to disconnection and a disconnect fee.
- Copies of all utility rates are available on the LawrencevilleUtilities.com website.

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



P.O. Box 2200
 Lawrenceville, GA 30046-2200

Gas

Account - Customer Number:	7062210 - 166411
Please Pay By:	05/29/2024
Total Due:	\$32.17



WWW.LAWRENCEVILLEUTILITIES.COM/MAKEPAYMENT
 PAY BY PHONE: 1-877-755-7556.

Remit payment and make checks payable to: "City of Lawrenceville"
 P.O. Box 2200
 Lawrenceville, GA 30046-2200

- I do not want to participate in the Utility Round-Up Program. Funds collected from this program provide utility payment assistance program for qualified customers in need.
- I would like to sign up for e-billing. Please see back for instructions.
- I would like to sign up for Automatic Bank Draft. Please see back for instructions.
- I would like to opt-in to text messages concerning my account. Please see back for instructions.



BARTON, BOBBY
 519 FORRESTER CEMETARY RD
 COVINGTON, GA 30014

00006382024801237227200000032177

BA-12-23106
②

Return to:
PRESTON & MALCOM, P. C.
POST OFFICE BOX 984
MONROE, GEORGIA 30655
FILE NO.: Will File/12-23106



Deed Doc: ESTD Rec #: 204000
Recorded 05/09/2012 02:12PM
Georgia Transfer Tax Paid : \$0.00

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 03377 Pg 0367-0369

DEED OF ASSENT OF EXECUTRIX
NTC/RPP

STATE OF GEORGIA
COUNTY OF WALTON

WHEREAS, **BOBBY DEAN BARTON a/k/a BOBBY D. BARTON** died a resident of Walton County, Georgia, on the 12th day of December 2011, leaving a Will which has been probated in Solemn Form in said County at the April Term, 2012 of the Probate Court thereof;

And, WHEREAS, under Item VI of said Will the property described in Exhibit "A" was devised to **PATSY A. BARTON**.

And, WHEREAS, the undersigned duly qualified as Executrix of the Estate of **BOBBY DEAN BARTON a/k/a BOBBY D. BARTON**, and she is now administering the estate under the terms of said Will, and it has been determined that all debts and claims against the estate have been fully paid or ample funds remain on hand to pay the same.

PRESTON & MALCOM, P.C.
MONROE, GEORGIA 30655

WG 12-24-13

NOW, THEREFORE, the undersigned as Executrix of the Will of the said **BOBBY DEAN BARTON a/k/a BOBBY D. BARTON** hereby assent to the devise of said property under the terms of said Will so that the title thereto is now vested in the said **PATSY A. BARTON** as provided in said Will.

WITNESS my hand and seal, this the 8 day of May, 2012.

Signed, sealed and delivered
in the presence of:

Patsy A. Barton (SEAL)
PATSY A. BARTON
as Executrix under the Last Will and
Testament of Bobby Dean Barton
a/k/a Bobby D. Barton

Judy D. Blankenship
Unofficial Witness

Bonnie M. McCullough
Notary Public



SEAL AFFIXED

P:\Users\Bonnie\Real Estate\Deed of Assent\Barton, Estate of Bobby Dean .wpd

PRESTON & MALCOM, P.C.
MONROE, GEORGIA 30655

WBRZ-24-13

Exhibit "A"

All of the estate's one-half undivided right, title, interest and equity in and to:

All that tract or parcel of land lying and being in the State of Georgia, County of Walton, Town of Walnutgrove and in Broken Arrow District and being two acres as shown by a survey made by J. M. Williams, Registered Surveyor No. 374, dated September 25, 1963, recorded in Plat Book 10, Page 227, Clerk's Office, Walton Superior Court, reference to said survey and the record thereof being hereby made. Said land is more particularly described as follows: Beginning at a point on the Southerly side of the Walnutgrove road to Monroe road, said point being the Northeasterly corner of the land of Etta Clay and the Northwesterly corner of the land conveyed herein, and from said common corner thence South 31 1/4 degrees East 552 feet; thence North 60 degrees East 136 feet; thence North 23 degrees West 561 feet to a point on the Southerly side of the Walnutgrove to Monroe road; thence South 59 degrees West 192 feet along the Southerly side of the Walnutgrove to Monroe road back to the beginning point. Said property is bounded now or formerly as follows: Northerly by the Walnutgrove to Monroe road, Easterly by the lands of Mrs. Sallie Mae Woodruff, Southerly by the lands of B. B. Brodnax and Westerly by the lands of Mrs. Etta. Clay.

Being the same property conveyed by Warranty Deed dated October 5, 1963, recorded in Deed Book 59, Page 181, Walton County Records.

AND:

All that tract or parcel of land lying and being in the County of Walton, State of Georgia and in Broken Arrow District, G.M., located in the Town of Walnutgrove, containing 3.67 acres and being fully shown by a survey thereof entitled property of B. B. Brodnax, made by William J. Gregg, Sr., Registered Surveyor No. 1438, dated January 26, 1968, the survey being recorded in Plat Book 13, Page 226, Clerk's Office, Walton Superior Court, reference to said survey and the record thereof being hereby made. Said lands are located Southerly and just off from the right of way of Highway No. 138 and said lands are particularly described as follows: Beginning at an iron pin which is located at a common corner of the southerly edge of the property of Etta Clay and Bobby D. Barton, said beginning iron pin being located South 29 degrees East 582 feet from the center line of Highway 138 (said center line point being located 1417 feet from the intersection of the right of way of Highway 138 and Highway 81), and from said beginning point North 59 degrees East 135.12 feet to corner rock; thence South 31 degrees East 561 feet; thence South 59 degrees West 285.1 feet; thence North 31 degrees West 561 feet; thence North 59 degrees East 149.98 feet back to beginning point. Bounded now or formerly as follows: Easterly and Northeasterly by lands of Sally Woodruff; Southerly and Southwesterly by lands of B. B. Brodnax and Northwesterly by lands of Etta Clay and Bobby D. Barton.

Being the same property conveyed by Warranty Deed dated January 27, 1968, recorded in Deed Book 74, Page 275, Walton County Records.

PAB

Initials

PRESTON & MALCOM, P.C.
MONROE, GEORGIA 30655

W612-24-03

WARRANTY DEED

FROM

Mrs. Sallie Mae Woodruff

TO

Bobby D. Barton

Georgia, Walton County.

CLERK'S OFFICE, SUPERIOR COURT

Filed for Record Oct. 5th

19 63, at 10:00 o'clock A. M.

Recorded in Book 59, Folio 181

Oct. 8 1963
Emma Lee Hunter
Clerk

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being belonging, or in anywise appertaining, to the only proper use, benefit and behoof of his grantee herein of the first part, for heirs, executors, and administrators, will second part, his heirs and assigns, forever, in fee simple. her of the said part Y heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said part Y of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part ha S hereunto set her hand and affixed her seal, the day and year first above written.

Signed, sealed, and delivered in the presence of

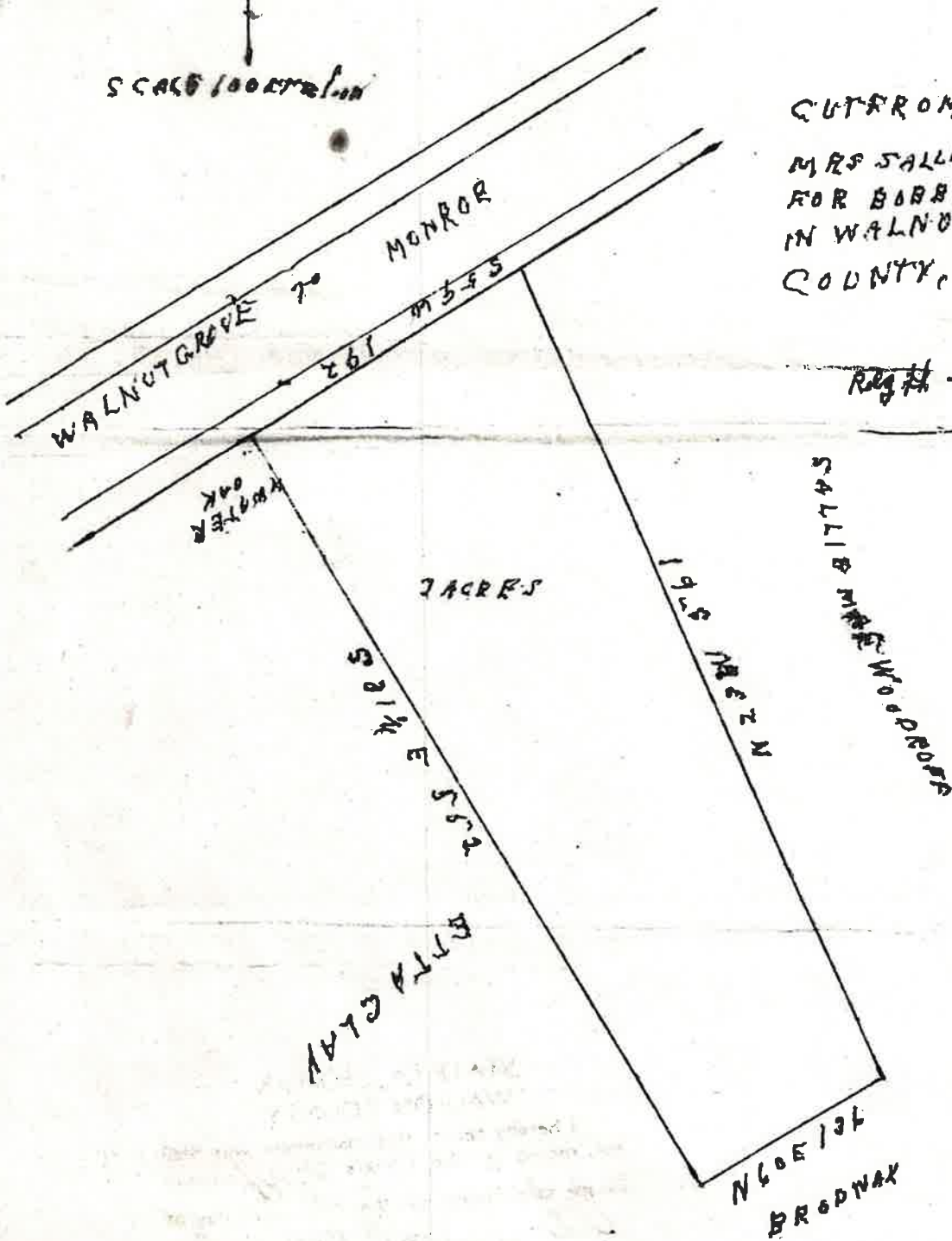
Phillip W. Bentley
Notary Public, Walton Co., Ga.

Mrs. Sallie Mae Woodruff
Mrs. Sallie Mae Woodruff
(Seal)

W6R2-24-03



SCALE 100 FT = 1 IN



CUT FROM PROPERTY OF
MRS SALLIE MAE WOODRUFF
FOR BOBBY D BARTON LOCATED
IN WALNUT GROVE, WALTON
COUNTY, GA.

SEPT 25 1963

Reg # 374 J. M. Williams

WG RZ 24-03

STATE OF GEORGIA
WALTON COUNTY

I hereby certify this instrument was filed
for record in the Clerk's Office Superior
Court, said County on the 5th day of
Oct. 1963 10:00 o'clock A.M.
and recorded in book No. 10 of Plato
page 227 this 7th day of
October 1963
Anna M. Hunter
Clerk Superior Court, Walton County, Georgia

WGR2-24-73

WARRANTY DEED

FROM

B. B. Brodnax and

Allene H. Brodnax

TO

Bobby D. Barton

and Patsy A. Barton

Georgia, _____ County.

CLERK'S OFFICE, SUPERIOR COURT

Filed for Record January 27

19 68, at 10:00 o'clock A M.

Recorded in Book 74, Folio 275

January 27, 1968

Emma Lee Carter

Clerk.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of grantees herein

second part, their heirs and assigns, forever, in fee simple. Their heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said parties of the second part, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals, the day and year first above written.

Signed, sealed, and delivered in the presence of

[Handwritten signature]

[Handwritten signature]

B. B. Brodnax

(Seal)

Notary Public, Walton Co., Ga.

[Handwritten signature]

Allene H. Brodnax (Seal)

WGR2-24-03

SALLY HINDRICKS

S31°00'E
50.0

367.0

M. O. JEN

PROPERTY OF
B. B. BARDON

LOCATED IN WALTON COUNTY

BROKEN BARRON C.M. DIST.

WALTON COUNTY GEORGIA

SURVEYED BY Wm. J. GREGG SR.

SCALE 1" = 100'

2851.185

B. BARTON

N 89° W 50.00' 138

ETTA CURRY



1417 BEARING 138 TO 53 R. 31

WGRZ-24-03



WGR2-24-03

AGREEMENT FOR CONSULTING SERVICES

THIS AGREEMENT, made and entered into by and between the City of Walnut Grove, Georgia hereinafter called the "CLIENT", and HALL CONSULTING INC., a corporation chartered and existing under the laws of the State of Georgia, hereinafter called the "CONSULTANT".

WITNESSETH:

WHEREAS, the CLIENT has need of professional advice and consulting services regarding city planning and public engagement.

NOW, THEREFORE, for and in consideration of the covenants and promises to be carried out by each party herein, it is agreed by and between the parties that the CLIENT shall and does hereby employ said CONSULTANT to provide certain professional advice and consulting services as follows:

ITEM A - CONSULTANT'S SCOPE OF SERVICES

The Scope of Services is detailed in Exhibit A and consists of 4 pages.

ITEM B – CONSULTANT'S COMPENSATION

The CONSULTANT will be compensated on a Lump Sum basis for the Scope of Services in the fixed sum of \$25,350. CONSULTANT shall be paid monthly according to the schedule listed in Exhibit B.

ITEM C - TERMS AND CONDITIONS OF AGREEMENT

1. **AGREEMENT TO PROCEED.** This AGREEMENT shall be in effect from the signature date until completion of the work by CONSULTANT, or unless terminated sooner. Signing this form shall be construed as authorization by CLIENT for CONSULTANT to proceed with the work, unless a prior Notice-to-Proceed has been issued by the CLIENT.
2. **PAYMENT OF CONSULTANT.** Monthly invoices based on the percentage of the project complete will be issued by CONSULTANT for all work performed under the terms of this AGREEMENT. Invoices are due and payable within fifteen (15) days of receipt. In addition to any other remedies CONSULTANT may have, CONSULTANT shall have the absolute right to cease performing any basic or additional services in the event payment has not been made, without any liability to CLIENT, pending payment of CLIENT's outstanding indebtedness. An interest charge of one percent per month will be added to invoices not paid within thirty days.

3. **STANDARD OF CARE FOR CONSULTANT.** CONSULTANT shall furnish services in a manner consistent with industry standards and to the level of professional skill generally acceptable in the industry with regard to services of this kind.
4. **PROJECT INFORMATION.** CONSULTANT shall be entitled to rely upon CLIENT-provided documents and information in performing the services required under this AGREEMENT; however, CONSULTANT assumes no responsibility or liability for the accuracy or completeness of such CLIENT-provided documents.
5. **COST ESTIMATES.** Any opinions of construction costs provided by CONSULTANT will be on a basis of experience and judgment, but since CONSULTANT has no control over market conditions or bidding procedures, CONSULTANT cannot warrant that bids or ultimate construction costs will not vary from these cost estimates.
6. **EXISTING CONDITIONS AND RESPONSIBILITIES.** CLIENT recognizes and agrees that CONSULTANT has assumed responsibility for making only those investigations, reports, and recommendations to the CLIENT that are specifically included within the CONSULTANT's SCOPE OF SERVICES. CLIENT acknowledges and agrees that the sole responsibility for making any disclosures or reports to any third party, for the taking of corrective, remedial, or mitigating action shall be solely that of CLIENT.
7. **LIMITATION OF LIABILITY.** CONSULTANT's liability to the CLIENT for any cause of action or combination of causes, whether arising out of claims based upon contract, warranty, negligence, strict liability or otherwise, is in the aggregate, limited to an amount no greater than the fee paid to the CONSULTANT under this AGREEMENT.
8. **LEGAL EXPENSES.** In the event legal action is brought by CLIENT or CONSULTANT against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the opposing party shall pay the prevailing party its reasonable amounts for attorney's fees, costs and expenses incurred as a result of that action.
9. **PROJECT PROGRESS.** CONSULTANT's services and compensation under this AGREEMENT have been agreed to in anticipation of the orderly and continuous progress of the Project through completion.
10. **PROJECT TIME.** Should completion of the services be delayed for cause(s) beyond CONSULTANT's responsible control, including, but not limited to, force majeure, the time for performance shall be extended for a period at least equal to the delay and the parties will mutually agree on the terms and conditions upon which the services may be continued.
11. **PROJECT DELAYS.** The CONSULTANT will prepare drawings, specifications and/or reports in a timely manner, but it is agreed between the parties to this AGREEMENT that the CONSULTANT cannot be responsible for delays occasioned by factors beyond CONSULTANT's control, nor by factors which could not reasonably have been foreseen at the time this AGREEMENT was prepared and executed.

12. **LIMITATION OF PROFESSIONAL SERVICES.** Unless expressly stated to the contrary, the professional services to be provided by the CONSULTANT do not include meetings and consultations in anticipation of litigation or arbitration or attendance as an expert witness in any deposition, hearing or arbitration. If requested, these services will be provided by an amendment to this AGREEMENT, setting forth the terms of compensation to be received by the CONSULTANT.
13. **CONFIDENTIALITY.** The CONSULTANT shall not disclose nor permit disclosure of any information specifically designated by the CLIENT as confidential, except to its employees and other subconsultants who need such information in order to properly execute the services of this AGREEMENT. CONSULTANT will notify the CLIENT of any third party requests for documents or information related to this Agreement or CONSULTANT's work.
14. **SEVERABILITY; SURVIVAL.** If any of these TERMS AND CONDITIONS OF AGREEMENT shall be finally determined to be invalid or unenforceable in whole or part, the remaining provisions hereof shall remain in full force and effect, and be binding upon the parties hereto. The parties agree to reform this AGREEMENT to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision. These TERMS AND CONDITIONS OF AGREEMENT shall survive the completion of the services under this AGREEMENT and the termination of this AGREEMENT for any cause.
15. **DATE CHANGES.** If in this AGREEMENT specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided and if such periods of time or dates are changed through no fault of CONSULTANT, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment.
16. **ASSIGNMENTS.** Each party binds himself and his partners, successors, executors, administrators and assigns to the other party of this AGREEMENT, and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this AGREEMENT. Neither party shall assign, sublet or transfer his interest in this AGREEMENT without the written consent of the other. However, CONSULTANT may subcontract any portion of the work to be performed hereunder without such consent.
17. **TERMINATION.** Either party may terminate this AGREEMENT at any time by giving thirty days (30) notice to the other party. If this AGREEMENT is terminated, the CONSULTANT shall be compensated for work actually performed and expense incurred up to the date of termination.
18. **WAIVER.** No waiver by either party of any default or non-performance by either party shall be considered a waiver of any subsequent default or non-performance.
19. **RECORD RETENTION.** All records related to this AGREEMENT shall be retained by both parties for a period of four (4) years after the conclusion of this AGREEMENT. Records relating to any claim arising out of the performance of this AGREEMENT or costs and

expenses of this AGREEMENT to which exception has been taken by either party shall be retained by the other party until the claim has been resolved.

20. INTEGRATION CLAUSE/EFFECT OF PRIOR AGREEMENTS/ PRECEDENCE.

This AGREEMENT is intended by the parties as the final and binding expression of their agreement and as the complete and exclusive statement of the terms thereof. This AGREEMENT supersedes and revokes all prior negotiations, representations and agreements, whether oral or written, relating to the subject matter hereof. Furthermore, these TERMS AND CONDITIONS OF AGREEMENT shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding CONSULTANT's services absent CONSULTANT's express written agreement.

21. GOVERNING LAW. This AGREEMENT shall be governed in all respects by the laws of the State of Georgia.

ITEM D - THE CLIENT'S RESPONSIBILITIES

The CLIENT shall:

1. Assist CONSULTANT by placing at his disposal all available information pertinent to the project.
2. Examine all studies, reports, sketches, opinions of the cost estimates, specifications, drawings, proposals and other documents presented by the CONSULTANT to the CLIENT, and promptly render in writing the decisions pertaining thereto within a period mutually agreed upon.
3. Designate in writing a person to act as the CLIENT's representative with respect to the services to be rendered under this AGREEMENT. Such person shall have complete authority to transmit instructions, receive information, interpret and define the CLIENT's policies and decisions with respect to materials, equipment, elements and systems pertinent to the CONSULTANT's services and to bind CLIENT with respect to these items.
4. Give prompt written notice to the CONSULTANT whenever the CLIENT observes or otherwise becomes aware of any development that affects the satisfactory completion of the project.
5. Bear all costs incident to compliance with the requirements of this ITEM D.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT on this, the 21 day of August, 2024.

City of Walnut Grove, Georgia

By: _____

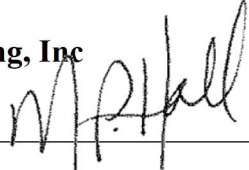
Title: _____

WITNESS:

By: _____

Title: _____

Hall Consulting, Inc

By:  _____

Title: Marilyn Hall, Owner

WITNESS:

By: _____

Title: _____

Exhibit A: Scope of Work



Envision Walnut Grove

A project that will answer the question:

What to the residents of Walnut Grove want for the future?

1. PROJECT APPROACH AND PROPOSED SCOPE OF WORK

The most important aspect of a community vision is that it originates from the residents, business owners and elected leaders of the community. The consultant team's role is to listen, provide educational opportunities of the process, listen more, present what we hear, and listen again. It is an extremely iterative process requiring significant public participation.

The final approach and scope of work will be created in collaboration with the City of Walnut Grove. The proposed approach and scope of work on the following pages should be considered as a recommended or draft scope and will serve as the basis for the final scope. Major changes to the recommended scope will alter the proposed fee.

PHASE ONE: PROJECT KICKOFF

Task 1.1 Initial Meeting:

The Hall team will meet with the local project team, including staff from the City of Walnut Grove, to finalize project expectations, scope of work, and timeline. During this meeting, we will also review and finalize the list of data needs.

Task 1.1 Deliverables:

Final Scope of Work and Timeline

Task 1.2 Community Tour:

The Hall team will tour the city with a local host to get further acquainted with the city and the local planning environment. This will include discussion with planning staff regarding existing local plans for the city, Walton County, and other entities, institutions, regional agencies, and significant public and private authorities with an impact on the larger planning effort.

Task 1.2 Deliverables: 1) Final Stakeholder List & Contact Information developed in collaboration with the city

PHASE TWO: VISION DEVELOPMENT

Task 2.1 Community Engagement Plan:

The consulting team will develop a Community Engagement Plan (CEP) that outlines techniques and processes that will be used to gather public input. The CEP will include development of an advisory committee, key stakeholders to be contacted, number and schedule for community meetings/public hearings, and other key components for outreach. The CEP will include a detailed schedule that includes dates, times, and locations for all participation opportunities, notification methods for outreach, engagement methods to reach diverse constituency, advisory committee role and strategy, and draft marketing and public presentation materials.

While the details of the CEP will be developed in coordination with the client, the consulting team anticipates a plan that includes the following public engagement opportunities:

- One (1) public project kick-off meeting/event outlining public engagement process. This is expected to be a part of a larger Town Hall that includes GDOT and the County Manager;
- Three (3) public workshops to include land use workshop, visual preference survey, visioning, and fine tuning;
- One (1) Final presentation to City Council,
- Survey
- Virtual online engagement opportunities

To maximize the effect of public engagement we will combine innovative, industry-leading techniques from multiple disciplines into a methodology uniquely suited to Walnut Grove. The details of the public engagement strategy will be developed in collaboration with city staff. The CEP will be developed according to the principles of our Public Engagement Philosophy outlined on the following page.

**Task 2.1 Deliverables & Meetings: 1) Final Stakeholder List & Contact Information developed in collaboration with the city
2) Community Engagement Plan
3) Meeting with City to present & finalize CEP**

Public Engagement Philosophy

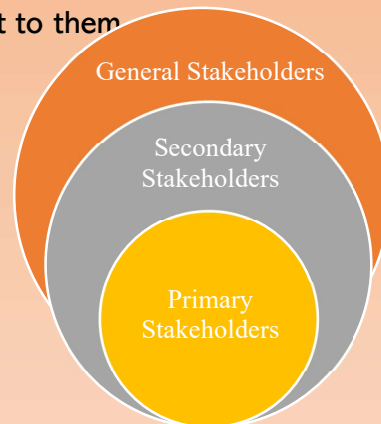
Identify the Stakeholders

For a successful plan, one must have the right stakeholders at the table from the start, which is why one of our first steps in any client engagement is the identification of stakeholder groups. The stakeholders identified through this exercise are categorized as either primary, secondary, or general, which then determines their level of participation and the means used to reach out to them.

Primary Stakeholders – Essentially, the project's steering committee, this group includes all key decision-makers

Secondary Stakeholders – Persons or organizations with experience or perspectives that will provide crucial input into or feedback on the plans

General Stakeholders – Members of the public with a general interest in the project



Public Participation

We understand some stakeholders may need education and other support to be able to participate fully and in a meaningful way. We tailor our public outreach and engagement in a way that facilitates informed discussion and that allows all voices to be heard. Because our process uses three feedback loops, there are opportunities for refinement and course correction throughout the process, rather than a single opening during the public comment period.



Active Listening

When interacting with the public, our team employs active listening techniques to ensure greater accuracy and accountability in the collection of residents' perceptions and comments. Active listening techniques also hold potential for conflict resolution and consensus-building.

Collaborative Review

Before a draft is published for public comment, it is internally reviewed in a collaborative process involving certain key stakeholders. Verification of facts and research ensures the legitimacy of conclusions and findings and provides opportunities for corrections prior to public review.

Task 2.2 Community Engagement Process: Based on the Community Engagement Plan, the consulting team will gather public input through in person workshops and online. Additional engagement opportunities may include written surveys administered online or

in hard copy, focus groups, one-on-one interviews, and any other forms of outreach identified in the CEP. The consulting team will also hold Advisory Committee meetings as part of this Task. The Hall Team will prepare all materials for these meetings, including notices, flyers, and other advertisements, facilitate the meeting process and compile a written summary of each meeting for submission to the City.

Task 2.2 Deliverables:

- 1) All materials used in meetings**
- 2) Detailed notes from all meetings**

Task 2.3 Envision Walnut Grove Documentation: Hall will develop a summary and results of all public engagement activities that includes:

- General design recommendations for new developments, and
- Narrative describing the character of specific areas within the town.

Task 2.3 Deliverables & Meetings:
Review

- 1) Draft Document for Town Review**
- 2) Final Document**
- 3) Presentation of Final Document**

Exhibit B: Fee

The fee for completing the above Scope of Work is a flat fee of \$25,350. The proposed fee is inclusive of all costs associated with the firms' completion of the update to the Comprehensive Plan for the City of Walnut Grove. This includes all labor and materials associated with printing and flash drives for deliverables. The proposed fee is all inclusive and includes all travel and incidentals.

The fee includes 3 public workshops, up to 3 City Council Work Session Project Updates, and Envision Walnut Grove final document (digital and 3 copies printed).

Invoices will be sent per the schedule below:

Month of Invoice	Activities Planned for inclusion in invoice	Amount
11/01/24	Phase One: Project Kickoff and Task 2.1 Community Engagement Plan	\$ 4,225.00
12/01/24	Public Kickoff Event with GDOT and County	\$ 4,225.00
01/01/25	Workshop 1	\$ 4,225.00
02/01/25	Workshop 2	\$ 4,225.00
03/01/25	Workshop 3	\$ 4,225.00
04/01/25	Final Documentation	\$ 4,225.00
	Total	\$ 25,350.00

Upon CLIENT's request additional public engagement workshops, meetings, or similar services can be provided at hourly rate of \$125 for each member of CONSULTANT team who participates in the event.

Walnut Grove Commercial Office Site Development Plans - Status of Approvals

Joe Walter <jwalter@ppi.us>

Thu 8/22/2024 11:12 AM

To:'Steve Duren' <sduren@bowman.com>

Cc:'Chris McCrary' <cmccrary@bowman.com>;City Mayor <mayor@cityofwalnutgrove.com>

📎 1 attachments (239 KB)

WG Commercial Office Center_08222024.pdf;

Steve:

All of comments have been addressed on this set of plans. We are prepared to stamp the plans as approved.

The Mayor and Council have requested that someone from your office (and/or or your client) attend the **August 29, 2024 Council Work Session** (6:00pm at the Walnut Grove Municipal Building) to discuss the proposed site development activities. I would also be prepared to for questions regarding the proposed exterior architecture of the buildings.

After this presentation, we can calculate permit fees and get everything together needed to issue a Land Disturbance Permit.

Joseph H. Walter, AICP

Sr. Associate, Principal Planner



Cell: 770.468.8096 Office: 770.338.8000

www.ppi.us

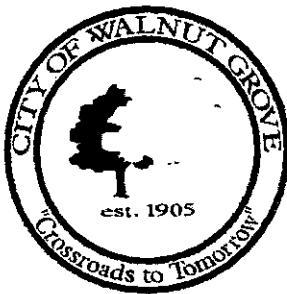


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Visit us on the web at www.ppi.us



**CITY OF WALNUT GROVE
PLAN REVIEW COMMENTS
COMMERCIAL SITE PLAN**

8/22/24 - ~~Strikethrough text~~ indicates comment has been addressed. **Green text** indicates a new comment or request for clarification.

8/22/2024 - ALL COMMENTS ADDRESSED

Project Name: Walnut Grove Commercial Offices and Retail
Project No. P23-032
Plan Reviewer Joe Walter
Review Date: 10/23/2023, 5/8/24, 8/22/24

PLEASE ADDRESS ALL MARKED ITEMS & ANY APPLICABLE UNCHECKED ITEMS.

I. GENERAL INFORMATION

1. **REVIEW INCOMPLETE:**

Use shown is not permitted in this zoning district.

No approvals given until:

No Certificate of Occupancy/Completion will be issued until

2. State proposed use.

3. Complete application form. (Route Sheet) Complete and return submittal form.

4. Note subdivision name, project name, site address lot number and block letter containing this site.

5. Provide location vicinity map.

6. Add/modify land lot, district, parcel.

7. Add date, graphic scale, numeric scale, north arrow.

8. State zoning of site. Show zoning district lines if more than one zoning.

9. Applicant must provide written verification from Georgia Environmental Protection Division that a permit is not required for the proposed

10. Show adjoining property information (subdivision name, lot numbers, block letters, and/or adjoining property owners and zoning).

11. ~~Note rezoning and/or special use permit, number(s), type(s), date(s) of approval and all conditions on plans. ADD DATE OF APPROVAL~~

12. Note variance, waiver and/or modification number(s), type(s), date(s) of approval and all conditions on plans.

35. Provide the owner's name, address, and phone number. Include a contact person.
36. Provide designer's name, address, and phone number. Include a contact person.
37. Add Ga. P.E. Stamp, signature, and date.
38. Reference the legal survey, including date.
Site appears to be subdivided from a larger parcel. No approvals or permits given until site has satisfied applicable subdivision requirements.
- ~~39. Outside storage to be located out of required front yard and to be screened by solid fence. Provide details of fence: SHOW PROPOSED OUTDOOR STORAGE AREAS.~~
40. For comment review, please submit electronically to jwalter@ppi.us.
40. Provide four (4) sets of corrected/approved plans to the City Engineer for issuance of a permit. One set must contain original seal and signatures (P.E., LS, LA, etc).
HARDCOPIES FOR FINAL APPROVAL
41. This project appears to meet or exceed the threshold established for a Development of Regional Impact. Please refer to the attached Request for Review Form to determine the threshold established for your development type. Contact the City Engineer for further information..
42. Multi-tenant commercial shopping center or strip center, a covered arcade/structural canopy (min. of 5' wide) shall be provided along the front façade of the building.

II. PARKING, DRIVES

1. Show factors used in determining the number of parking spaces as required by the Zoning Ordinance. Number of spaces to be based on _____.
2. State total number of parking spaces required and total number provided. Based on information submitted required number of parking spaces to be _____.
3. Additional or less parking is/may be needed.
4. Show parking spaces drawn to scale with typical dimensions labeled. Space size to be minimum of 9' X 18'.
- ~~5. Show all interior driveways with dimensions (one 12', two way 24'). Show one way arrows and provide details. PROVIDE DIMENSIONS FOR ACCESS ROAD.~~
6. Provide _____ loading and unloading space(s) (12' X 40'). Label the loading and unloading area.
7. Show potential location of drive thru window with adequate lane width, if proposed. Show dimensions. (A min. 10' drive and stacking of 6 vehicles required.)
- ~~8. Sidewalks are required along the frontage of WALNUT GROVE PARKWAY. Show location and provide detail. Sidewalks shall be located 4' from the back of curb and shall be constructed of concrete a minimum of _____ in width and 4" thick. Concrete shall be class "B" and have a strength of 3000 PSI at 28 days. STUB OUT SIDEWALKS ON EACH SIDE OF THE PROPOSED ACCESS DRIVE AND INSTALL ADA RAMPS.~~
9. Provide Handicap ramps at sidewalk intersections.
 Sidewalks shall continue across intervening driveway including any control or

- expansion joints. Hatched or stamped pattern concrete sidewalk shall be used. ____
Show detail.
10. ____ Adjacent road _____ is maintained by Georgia DOT. Obtain necessary approvals and permits from Georgia DOT.
 11. ____ Provide striped (yellow) pedestrian paths (min. 4' wide) from main entrance of building(s) and/or each tenant to general parking.
 12. ____ Provide striped/paved pedestrian paths (_____) from sidewalks _____ to buildings.
 13. ____ For developments in excess of 100 spaces, pedestrian walkways (minimum of 4' width) shall be provided. Where walkways cross internal driveway, pedestrian walkways shall include raised walkways to slow traffic and provide safe access. Provide detail. No parking spaces shall be farther than 150 feet from a pedestrian walkway.
 14. ____ Development permit fee \$ _____
 15. ____ Contact this department to schedule a meeting with the City Engineer to discuss comments.

III. GRADING AND DRAINAGE

1. REVIEW INCOMPLETE:
 - ____ Hydrology study and water quality study required. Include drainage area maps showing pre- and post-developed conditions.
 - ____ Hydrology study and water quality study needs clarification or is inadequate.
2. ____ Person who prepared hydrology study and water quality study must seal plans and study.
3. ____ Provide a completed copy of the "Stormwater Site Development Review Tool" in the study. See <http://www.northgeorgiawater.com/html/131.htm> for this document.
4. ____ Plans must show compliance with the Georgia Stormwater Management Manual (GSWMM) First Edition. (Manual available on-line at www.georgiastormwater.com)
5. ____ Provide inspection and maintenance requirements in the hydrology study for stormwater management facility as outlined in the GSWMM.
6. ____ Provide downstream analysis at the point where the development represents less than 10% of the overall basin.
7. ____ Provide analysis of any hydraulic structures within the first 500' downstream of the site.
8. ____ Show details of retaining wall. As-built certification of retaining wall by P.E. required.
9. ____ Revise grading and drainage plan per comments.
10. ____ State on the plans who is responsible for maintenance of stormwater management system outside of the right-of-way including detention and water quality facilities,

- lakes storm drains, and/or water courses.
11. Show limits of stormwater management/detention area, 100-year ponding elevation and volume, and top of dam elevation on plans and in hydrology study.
 12. Show/revise detail of stormwater management/detention facility outlet structure on plans and in hydrology study.
 13. Provide and label 12' access road (15% slope maximum) with 20' access easement from public right-of-way to facility on plans and in hydrology study.
 14. Provide 10' drainage and access easement (measured from 100-year ponding elevation) around all stormwater management/detention facilities.
 15. Provide trash rack and detail on outlet control structure.
 16. Show proper drainage and access easements for all drainage structures and systems.
 17. Provide and label a 4' high fence around stormwater management/detention facilities with double 8' gate.
 18. Provide raised lid with ring and cover on outlet control structure and all drainage structures.
 19. Show storm drain crossing on road profiles.
 20. On public streets, cross drains must be sized for the 100-year storm and longitudinal pipes must be sized for 25-year storm. Maximum gutter spread at catch basins is 8 feet on a 10-year storm. Storm drain system must be designed to convey 100-year storm runoff to detention facility.
 21. For all streams with a drainage area of 100 acres or greater, the future conditions flood limit and flood elevation must be provided by the engineer. A flood study is required.

IV. ENGINEERING

22. Must obtain GADOT commercial driveway permit.
23. Must obtain Walton County Environmental Health Dept approval on septic system and grease trap.
24. ~~Must obtain Walton County Water and Sewerage Authority approval on water system. PROVIDE WRITTEN APPROVAL LETTER OR OTHER DOCUMENTATION FROM THIS AGENCY.~~
25. ~~Must obtain Walton County Fire Marshal approval. PROVIDE WRITTEN APPROVAL LETTER OR OTHER DOCUMENTATION FROM THIS AGENCY.~~
26. Turning radius (15' R) on proposed driveway does not appear to be adequate for emergency and/or service vehicles.
27. Please clarify access to parking spaces.

28. Line and curve chart is missing from ALTA survey.
29. Must directly submit plans to Walton County NRCS for erosion control plan review (Walton County NRCS - 770-267-1369).
30. Erosion control plans must be certified by a Georgia Soil and Water Conservation Commission Level II certified design professional.

COPY THE FOLLOWING MARKED NOTES ONTO THE DRAWINGS

1. Notify City of Walnut Grove Inspections 24 hours before beginning of every phase of construction (770-787-0046).
2. No Certificate of Occupancy will be issued until all site improvements have been completed.
3. No outside storage proposed. This includes supplies, equipment, vehicles, products, etc.
4. Signs, location, number, and size are not approved under this building permit. A separate permit is required for each sign.
5. All construction to comply with City of Walnut Grove (& Walton Co. if applicable) Standards.
6. No Certificate of Occupancy/Completion will be issued until conditions of zoning, or Variances are completed.

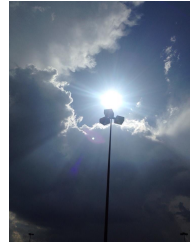
V. ADDITIONAL COMMENTS

1. ~~PLEASE PROVIDE PDF OF ALL UTILITY SHEETS FOR SEWER REVIEW. THE TIE IN TO THE EXISTING SEWER WILL NEED TO BE REVIEWED.~~
2. ~~PROVIDE STATEMENT ON PLANS THAT ALL RETAINING WALLS TO BE DESIGNED BY A GEORGIA REGISTERED ENGINEER. WILL RETAINING WALL PLANS BE SUBMITTED SEPARATELY?~~
3. ~~PROVIDE INSET DRAWING WITH UTILITY SHEETS SHOWING PROPOSED OFFSET BETWEEN THE EXISTING SANITARY SEWER LINE AND THE RETAINING WALLS.~~
4. ~~SHOW 25 YR HGL FOR ALL STORM PIPES IN THE PLAN SET.~~
5. ~~PAGE C-2.0 AND OTHERS - NOTES REFER TO WALTON COUNTY ENGINEERING, ETC. ALL REFERENCES (EXCEPT FOR UTILITY OR FIRE) SHOULD BE CHANGED TO CITY OF WALNUT GROVE. CHECK SECTION REFERENCES MENTIONED IN SOME TEXT BOXES. SECTION NUMBERS DO NOT MATCH UP WITH ANY WALNUT GROVE ORDINANCE. COMMENT ADDRESSED~~
6. ~~SHOW NO ACCESS EASEMENT ON HWY 81 PER ZONING CONDITIONS. ALSO, THE SETBACK ALONG SR 81 SHOULD BE SHOWN AS A FRONT YARD SETBACK. UPDATE. COMMENT ADDRESSED~~

ESTIMATE

Freeman Outdoor Lighting, Inc.
193 Highgrove Estates Dr.
Monroe, GA 30655

freemanoutdoorlighting@gmail.com
(770)309-5354



Bill to

City Of Walnut Grove
2581 Leone Avenue
Walnut Grove
Ga
30052

Ship to

City Of Walnut Grove
2581 Leone Avenue
Walnut Grove
Ga
30052

Estimate details

Estimate no.: WGPARK
Estimate date: 08/22/2024
Expiration date: 09/24/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Quote is to remove and install led ball field lights on the baseball field. Includes labor to install. All lights come with a 5 year manufacturer warranty.	22	\$785.51	\$17,281.22
2.		Sales	Replace faulty contactor at poles if necessary	6	\$125.00	\$750.00
3.		Sales	Install timer inside the field house and a wall twist timer (hourly) on the outside wall with weather protective cover.	1	\$600.00	\$600.00
4.		Sales	There is a chance that some wiring will need to be replaced. This will be determined at time of install. A 40% deposit will be required prior to ordering material. Order will be place upon receipt.		\$0.00	\$0.00

Total **\$18,631.22**

Note to customer

Thank you for your business.

Expiry date 09/24/2024

Accepted date

Accepted by



GREENTEK ENERGY SYSTEMS, LLC
www.greentekes.com

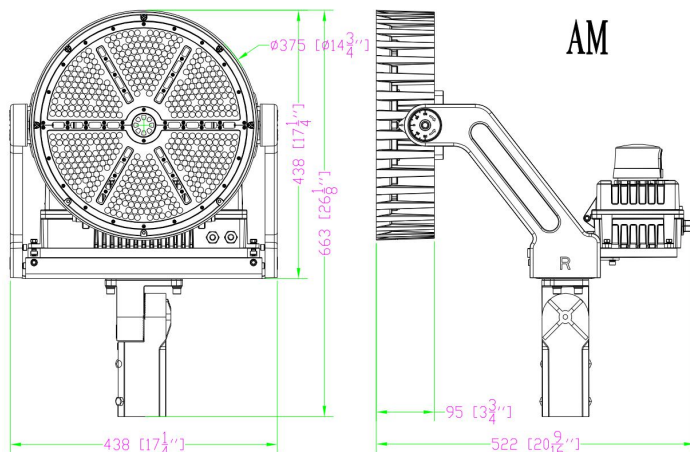
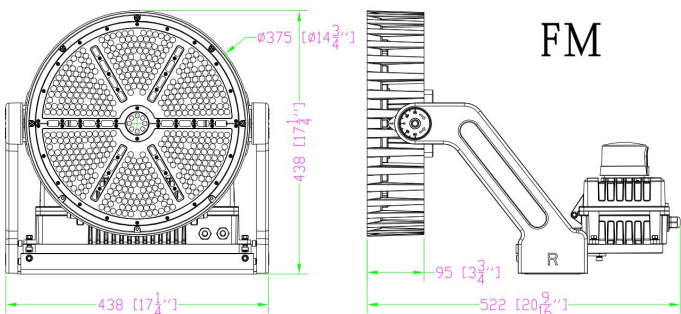
NAME: LED SPORT LIGHT

P/N: GT-SP2-500W-DLdcJS3-agf-W



GT=Company name;
 SP2 = Product series;
 500W= Rating Power;
 DL=AC120-277V driver;
 d=surge protection situation,can be 10SP,20SP or blank;
 c=Photocell situation,can be any letters or blank;
 J= manufacturer of LED;
 S3=30degree diffuser Light Angle type;
 a= lamp colors;
 g=CCT,such as 40K=4000K, 50K=5000K,57K=5700K.
 f=mounting bracket types, can be FM,AM or blank;
 W=Dimming Module provided.

DIMENSIONS



ADVANTAGE

- UL DLC-V5.1(Premium) certificate
- Wattage adjustable
- Input voltage 120-277Vac
- No UV or IR in the beam
- Easy to install and operate
- Energy saving, long lifespan
- Instant start, NO flickering, NO humming
- Green and eco-friendly without mercury
- Output constant current lever can be adjusted through output cable with 0-10V.

APPLICATION

- ◆ Gymnasium;
- ◆ Square plaza;
- ◆ Shipyard, Airport ,wharf;
- ◆ High mast and Contour lighting, etc.

SPECIFICATIONS

OPTICAL	Input Power (Tolerance : ±10%)	500W (Wattage adjustable:300W-400W-500W)		
	Color Temperature	4000K	5000K	5700K
	Lumen (Tolerance :±10%)	70000 LM	71000 LM	71500 LM
	Efficacy (Tolerance :±3%)	140 LM/W	142LM/W	143 LM/W
	CRI	>70		
	Color Consistency	<6 Steps (or <6 SDCM)		
	BUG	B5-U0-G1		
	Distribution Pattern	NEMA:4		
	Beam Angle (50%) (Tolerance : ±15%)	30°		
ELECTRICAL	Input Voltage and Frequency	120-277VAC, 50/60Hz		
	PF (Tolerance : -3%)	≥0.9		
	THD (Tolerance : +5%)	≤20%		
	Flicker Percent	<5%		
	Driver Brand	uPowerTek		
	Driver Model	BLD-500-C230-ENU		
	Driver Surge protection	L/N-PE: 10kV, L-N:6kV		
	Dimming	0-10V dimming standard		
	Sensor Type	Integral Sensor Receptacle,Exterior Photocell		
	Optional Accessory	Sensor Receptacle+Photosensor /Sensor Receptacle+Short Cap , Surge-protective Device		
MATERIALS	LED Brand	Bridgelux		
	LED Type	SMD3030		
	LED QTY	504 PCS		
	Housing	Die-cast aluminum		
	Housing Color	Black, Bronze, or Customized		
	EPA	1.9 ft ²		
	Waterproof Rating	WET (IP65)		
OTHERS	Operating Temperature	-40°C TO 45°C		
	Storage Temperature	-40°C TO 80°C		
	Operating Humidity	20% - 90% RH		
	Storage Humidity	10% - 95% RH		
	Warranty	5 years		

PACKAGE

Lamp Net Weight: 14.9KG / PC

	Size	Qty / Carton	Gross Weight / Carton
Outer box	495*455*345 mm	1 PC	17.27 KG

Tolerance of Carton Size: ±15 MM, Tolerance of Weight: ±10%.

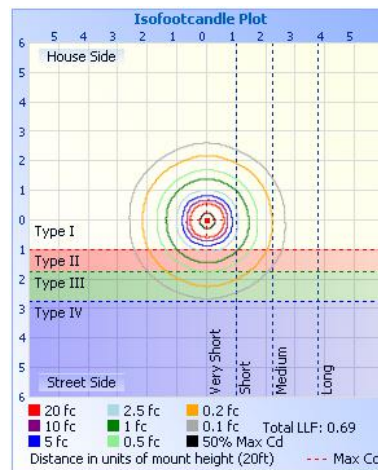
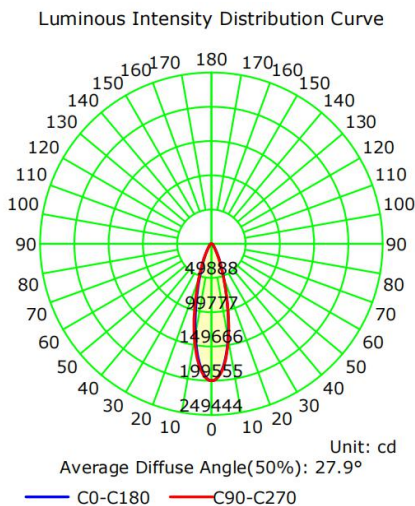
LIGHT DISTRIBUTION TESTING PARAMETERS < 30° >

Luminaire Property

Luminaire Manufacturer:	Luminaire Description:
Luminaire Category:	Lamp Description:
Lamp Catalog:	Lumens per Lamp:
Number of Lamps:	Luminous Width (mm):
Luminous Length (mm):	Voltage: 120.0 V
Luminous Height (mm):	Power: 505.28 W
Current: 4.223 A	
Power Factor: 0.997	

Photometric Results

IES Classification: Type I	Longitudinal Classification: Very Short
Total Rated Lamp Lumens: 71029.7 lm	Measurement Flux: 71029.7 lm
Efficiency: 100%	Downward Ratio: 100%
Upward Ratio: 0%	Luminaire Efficacy Rating (LER): 140.62
C0r0 Intensity: 199555.89 cd	Max. Intensity: 199555.9 cd
Pos of Max. Intensity: H0 V0	
Beam Angle(C0/C180,C90/C270,C45/C225,C135/315): 27.4, 28.3, 28.0, 27.8	



NOTICE FOR USER

- Please turn off power before install or change assembly parts.
- The input voltage and lamps should be matched, after connecting the power line, Please make sure the wiring section is insulated.
- No-professionals, must not install and disassemble the lamps.

TROUBLE SHOOTINGS

Troubles	Check points
Flickering of the light	Turn off the power and turn on again in 3 minutes. If same phenomena occur, then call agencies.
Out of working	Please check the connection.