

ADDENDA 3

SURPLUS COMMERCIAL PROPERTY E. LUKKEN INDUSTRIAL DRIVE AND WEST POINT ROAD

Bids Due July 18, 2016 11:00 a.m.

Question: What utilities are available at the property site:

- a. Water? Yes
- b. Sewer? Yes
- c. Electricity? Yes
- d. Natural Gas Yes
- e. Other? Yes, Telephone, Cable TV, Broadband Internet

Question: Is the property zoned highway commercial, and if not, what is the zoning?

*General Commercial C3*

Question: Is the property in Troup County? In order for it to be within the jurisdiction of the City of LaGrange would annexation be required?

*The property is currently within the City Limits of the City of LaGrange.*

Question: What is the traffic count at the property location/intersection West Point and Lukken Extension?

*Approx. AADT + 12,630 Near address 2467 West Point Road*

Question: Are there restrictions on development or use of the property, for example:

- a. Alcohol sales (beer, wine, whiskey, whether liquor or package store or restaurant/bar with drinks to the public) by virtue of proximity to Western Heights Baptist Church?

*City of LaGrange Code Sec. 30-20-120 requires a 300' separation. The City staff verified that the measurement for churches is door to door, along the street. Currently, the closest church building is approximately 400' away from the right of way of Lukken Industrial Drive. Therefore, there would currently be no restriction.*

- b. Provisions of the parkway zone under Troup County zoning or similar restrictions for type of development near the wetland, is there a requisite set-back?

*This property is not in the City's Parkway Zone. The US Army Corps of Engineers has jurisdiction over wetlands.*

Question: Access/curb cuts:

- a. Are any curb cuts or access points available for entry into the property from West Point Road?

*A request for access to West Point Road (US 29/SR14) may be made to the Georgia DOT.*

- b. From Lukken Extension?

*Yes, this access falls under the jurisdiction of the City of LaGrange.*

- c. Would a Lukken access have to be opposite the road entering the Western Heights Baptist Church parking lot?

*The City of LaGrange staff will review site designs proposed to determine if the proposed designs meet city standards.*

Question: What is the schedule for four-laning West Point Road?

*The GDOT widening project along West Point Road is currently scheduled for Preliminary Engineering 2014 (ongoing now), Right of Way 2022, Construction 2025*

Question: Are there plans for development of either of the corner tracts opposite the subject property at West Point Road and Lukken Industrial Blvd.?

*There are currently no active development projects underway on those two tracts.*

Question: It appears that there could be no access from the West Point road as there is not adequate frontage and such little frontage is within the curve of the existing entry; is this correct?

*A request for access to West Point Road (US29/SR14) may be made to the Georgia DOT.*

Question: Does the Troup County/LaGrange Quality Development Overlay apply?

*No*

Question: Does the Troup county/LaGrange Parkway Zone apply?

*No*

Question: It appears from the quality development overlay section 1.5 that junkyards and portable buildings are prohibited in the Quality Development Overlay; is this the case with the subject property?

*C3 does not allow junkyards. Other uses not specifically listed in the city ordinance as allowable in C3 must be approved by the City planning board.*