

CITY OF WALNUT GROVE
October 10th, 2024 6:00 PM
1021 PARK STREET MUNICIPAL BUILDING
COUNCIL MEETING/PUBLIC HEARING

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. AGENDA APPROVAL

VI. CONSENT AGENDA

1. MINUTES

- August 29th, 2024
- September 12th, 2024

2. FINANCIALS

VII. COMMITTEE REPORTS

- DDA – Rachel Davis

VIII. PLANNING AND ZONING COMMISSION- Megan Ragan/Joe Walter

IX. LIBRARY REPORT- DANA SEGER

X. PUBLIC COMMENT

XI. OLD BUSINESS

1. Request for Design Approval: Dial Farm Holding, Tax Parcel: WG010266,
Address: Highway 138, Walnut Grove, GA
2. Walnut Grove City Park: Ballfield Light Replacement w/ Sport LED

XII. NEW BUSINESS

1. Site Plan Review – 447 Guthrie Cemetery Road
2. Add/Amend City Ordinances

XIII. REPORTS

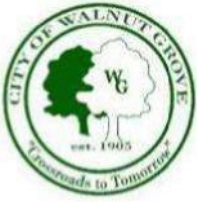
1. Public Works
2. City Clerk
3. Code Enforcement
4. Mayor

XIV. TOWN HALL

XV. COUNCIL COMMENTS

XVI. EXECUTIVE SESSION- if needed

XVII. ADJOURN



CITY OF WALNUT GROVE

October 3rd, 2024 6:00 PM

1021 PARK STREET MUNICIPAL BUILDING

WORK SESSION MINUTES

- I. **CALL TO ORDER-** Meeting called to order by Mayor Moncrief at 6:01pm
- II. **INVOCATION-** Led by Jay Crowley
- III. **PLEDGE OF ALLEGIANCE-** All participated
- IV. **ROLL CALL-** Stephanie Moncrief, Rachel Davis, Maxine McClanahan, Linda Pilgrim, Kimberly Whitlow, Joe Walter, Jay Crowley present. Erica Miles, absent.
- V. **AGENDA APPROVAL-** Mayor Moncrief asked for a motion to amend the agenda to allow some presenters to go before previously scheduled on the agenda. Item #1 under Old Business remained the same, Item #2 was amended to Walnut Grove City Park: Ballfield light replacement, Item #3 remained the same, Item #4 remained the same, Item #5 remained the same, Item #6 was added to include Greg Chapel, Code Enforcement. New Business remained the same. Councilmember McClanahan made the motion to approve the agenda with the changes as stated by Mayor Moncrief. Councilmember Davis seconded. All voted by show of hands. **Motion carried in unison, 3-0**
- VI. **OLD BUSINESS**
 1. **Request for Design Approval: Dial Farm Holdings, Tax Parcel: WG010266, Address: HWY 138, Walnut Grove, GA -** Attorney Andrea Gray addressed the Mayor and Council on behalf of Dial Farm Holdings. She gave a design concept handout containing elements of the requested design approval and explained the design concept to Council and Mayor. Mayor Moncrief thanked her for the handout and was happy with some of the upgraded design elements. Mayor Moncrief asked Mr. Walter if the PUD and Commercial rezones allowed residential.

Mr. Walter explained that a modification to the rezoning would have to occur in order to allow residential to be added to the second story of the proposed design approval request. Mayor Moncrief expressed she did not want to hold up Mr. Coleman any more so as to expedite this building to begin. Mr. Walter further explained how residential rezoning modification would not hold up Mr. Coleman's progress if the Council votes to approve the design request. Mr. Coleman could begin building immediately. Jay Crowley asked if C-2 zones allowed residential. Mr. Walter said no. Councilmember Davis asked if this approval was for all 6 parcels. Mrs. Gray answered affirmative, Mr. Walters interjected that it did not include the gas station design. Councilmember McClanahan explained further about the breakdown of the parcels. 5 parcels are included in this request for Design Approval. There was more discussion between Councilmember Davis and Mr. Walter about the 5 parcels conforming to this design approval, regardless of owner or developer, unless a modification was requested. Discussion amongst the council, Mayor, and attorneys, Mr. Crowley and Mrs. Gray concerning further clarification on residential in a C-2 and ordinance clarification about windows.

- 2. Walnut Grove City Park: Ballfield Light Replacement w/Sport LED** - Mayor Moncrief invited Mr. John Freeman, owner of Freeman Outdoor Lighting to speak to Council. She asked him about his previous local installations after receiving a quote from the company on 08/22/2024. He addressed Council and Mayor and answered various questions from Councilmember Davis, Mayor Moncrief, and Councilmember McClanahan. Explained in the discussion were life span of the bulbs, cost of installation and maintenance, time to install, and the comparative cost of just replacing the original light bulbs that are currently up verses replacing these new bulbs as quoted. Also the status and condition of the existing poles was discussed. Mr. Freeman was optimistic that our existing poles were in very good shape but if chosen to replace as quoted he would assess the tops of the poles as installation occurs. Discussion continued with Councilmember McClanahan, Mayor

Moncrief, Councilmember Davis and Mr. Freeman concerning how the new lights would work, how much they weigh, and assessing the poles.

- 3. GEFA Loan Application Update: Joe Walter, PPI** - Mr. Walter addressed Council and Mayor to give the update along with options to get the \$2.4 million loan approved. Councilmember Davis asked for average sewer rates for our city size so Council could properly adjust the fee schedules from Mr. Walter. Council McClanahan asked if this would bind a future council. Mr. Crowley explained the contract with GEFA for the loan would be the only governance over future councils. Further discussion was between Mr. Walter, Councilmember McClanahan, Mayor Moncrief, and Councilmember Davis. Councilmember Davis expressed her interest for the Council to consider performing in various levels in all three options to strengthen our application and asked if it was possible to perform all three options in tandem for the purpose. Mr. Walter confirmed and Mayor Moncrief expressed her interest in this as well. Fee schedules and frequent review of the fee schedule were discussed to cover future expansions and potential employees for sewer maintenance. Billing was also discussed. Mr. Crowley asked if we currently charge a flat fee for service regardless of usage. Discussion concluded with Mr. Walter and Mayor Moncrief and Councilmember Davis discussing the three options including a flat fee in the schedule and GEFA's review process during and after the loan approval.
- 4. Gas Pipeline Replacement Update** - Mayor Moncrief gave an update on the Gas Pipeline Replacement. The Gas Pipeline is expected to be completed by the end of November 2024. Mayor Moncrief also explained the paving on Forrester Cemetery Road and seeding for grass on disturbed ground should be completed by then as well. Mayor Moncrief is working with the company to repair/pave the road inside Broken Arrow subdivision.

5. City Administrator Position - Mayor Moncrief explained the timeline for the hiring process. The job listing will be posted as of October 4, 2024 on various job boards.

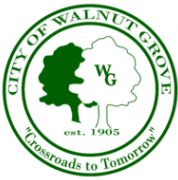
6. Greg Chapel, Code Enforcement - Mayor Moncrief invited Mr. Chapel to address Council. He also presented some ordinance changes that he expressed would enable our Code Enforcement to be more effective in their position. There was discussion amongst Mayor, council, and Mr. Crawley about ordinance changes, cleaning up the city, and addressing businesses to comply with ordinances. Councilmember Pilgrim asked if she or elderly/infermed residents had violations, how would he address that. Mr. Chapel explained that Code Enforcement would work with the violator and offer to find volunteers throughout the community, using his contacts on Council and local churches to help remedy the violations. Councilmember Davis offered to help with finding volunteer help for those who are in need. Mayor Moncrief explained we need to work together with Code Enforcement to get the entire city cleaned up and up to code and thanked Mr. Chapel for being there and lending his extensive experience to our Code Enforcement in the City. Mayor Moncrief also explained that she and Councilmember Davis were exploring some Code Enforcement automation services by sitting in on meetings with iWorq and GOGov and are expecting quotes to present to Council. Various discussions between Mr. Chapel and Council was concerning municipal court, giving warnings and setting realistic timelines for coming back into compliance.

VII. NEW BUSINESS

1. Site Plan Review: 4744 Guthrie Cemetary Road - Mayor Moncrief invited Mr. Tip Huynh of Alcovy Consulting Engineering and Associates, LLC. to address Mayor and Council concerning the future use of the property. Owner of the property was not present. Mr. Walter had some information that was pertinent to the presentation, re: storm water management issues in comments from Planning and Zoning and presenting

this site plan to the Council. He expressed the business is listed as “Elevation Truck Sales” and if it was primarily to be used as vehicle storage. The permitting standpoint would require submitting revised plans addressing the comments so that Planning and Zoning could give a ready for permitting designation to Council. Councilmember Davis asked what the current usage of the property. Mr. Huynh said the owner is using it as office space, however the current state of the property shows a mobile home/mobile office, various disabled vehicles around the property. Mayor Moncrief reminded Mr. Huynh that this property needs to be cleaned up and the mobile home/office needs to be removed and she said the City has contacted the owners multiple times with poor response from the property owners. Mr. Huynh asked for a list of items to bring the property up to code and Mayor Moncrief affirmed this request. Councilmember Davis expressed displeasure at the current state of this property as it makes the city look bad to visiting teams at WGHS since this property is directly across from the main entrance into the sports arenas located at the high school Mr. Walter explained more about the inspection and code enforcement role in getting this property up to code.

VIII. ADJOURN – Rachel Davis made a motion to adjourn the meeting. Maxine McClanhan seconded. **Motion passed unanimously, 3-0**



City of Walnut Grove

Budget vs. Actuals: FY25 Budget by Department - FY25 P&L Classes

July - September, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
31.1000 General Property Taxes (25)	-4,340.57	365,000.00	-369,340.57	-1.19 %
31.1310 Motor Vehicle (25)	13,539.60	1,500.00	12,039.60	902.64 %
31.1315 Motor Vehicle Ad Valorem Tax Fee (TAVT) (25)	384.55	50,000.00	-49,615.45	0.77 %
31.1340 Intangible Tax (Recording) (25)	1,136.49	3,600.00	-2,463.51	31.57 %
31.1600 Real Estate Transfer Tax	510.55		510.55	
31.1700 Franchise Taxes				
31.1710 Franchise Tax - Electric (25)		82,000.00	-82,000.00	
31.1730 Franchise Tax - Gas (25)		4,300.00	-4,300.00	
31.1750 Franchise Tax - Cable (25)	2,312.09	8,600.00	-6,287.91	26.88 %
31.1760 Franchise Tax - Telephone (25)	158.13	400.00	-241.87	39.53 %
Total 31.1700 Franchise Taxes	2,470.22	95,300.00	-92,829.78	2.59 %
31.3100 Local Option Sales and Use Taxes (LOST) (25)	26,316.43	275,000.00	-248,683.57	9.57 %
31.4200 Beer/Wine Alcoholic Beverage Excise Tax (25)	19,158.08	77,000.00	-57,841.92	24.88 %
31.6200 Insurance Premium Taxes (25)		120,000.00	-120,000.00	
31.9000 Penalties & Interest on Delinquent Taxes (25)	157.24	1,500.00	-1,342.76	10.48 %
32.1115 Alcohol Licenses - Beer Retail Sales (25)		750.00	-750.00	
32.1125 Alcohol Licenses - Wine Retail Sales (25)		750.00	-750.00	
32.1135 Alcohol Licenses - Liquor Retail Sales (25)		1,700.00	-1,700.00	
32.1200 General Business License (25)	250.00	11,000.00	-10,750.00	2.27 %
32.2000 Non-Business Licenses and Permits				
32.2200 Permits Building and Signs (25)	9,072.82	15,000.00	-5,927.18	60.49 %
Total 32.2000 Non-Business Licenses and Permits	9,072.82	15,000.00	-5,927.18	60.49 %
32.2990 Other Permits (25)	25.00	1,200.00	-1,175.00	2.08 %
32.4000 Late Fees-Permits & License (25)	25.00		25.00	
33.4000 State Government Grants (25)		25,000.00	-25,000.00	
34.7000 Cultural & Recreation Income (25)	1,100.00	3,000.00	-1,900.00	36.67 %
34.9999 Other Charges	600.00	1,000.00	-400.00	60.00 %
35.1000 Fines and Forfeitures (25)	16,188.00	52,000.00	-35,812.00	31.13 %
38.9000 Other Miscellaneous Revenue (25)		1,000.00	-1,000.00	
39.2000 Proceeds of Sales of product Income		1,100.00	-1,100.00	
Sales of Product Income	3,993.04		3,993.04	
Total Income	\$90,586.45	\$1,102,400.00	\$ - 1,011,813.55	8.22 %
Cost of Goods Sold				
Cost of Goods Sold	0.00		0.00	
Total Cost of Goods Sold	\$0.00	\$0.00	\$0.00	0.00%
GROSS PROFIT	\$90,586.45	\$1,102,400.00	\$ - 1,011,813.55	8.22 %
Expenses				



City of Walnut Grove

Budget vs. Actuals: FY25 Budget by Department - FY25 P&L Classes

July - September, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
51.1100 Regular Employees-Salaries & Wages (25)	23,126.32	299,500.00	-276,373.68	7.72 %
51.1100 Salaries and Wages	35,428.78		35,428.78	
51.1110 Council-Salaries & Wages (25)	1,500.00	20,400.00	-18,900.00	7.35 %
51.1200 Temporary Employees - Wages (25)	812.00	9,000.00	-8,188.00	9.02 %
51.1300 Overtime- Salaries & Wages (25)		10,000.00	-10,000.00	
51.2110 Medical Benefit - People Keep	123.11		123.11	
51.2110 Medical Benefit - People Keep (25)	871.70	21,000.00	-20,128.30	4.15 %
51.2200 Payroll Taxes - Social Security - (FICA) Contributions	2,762.34		2,762.34	
51.2200 Payroll Taxes - Social Security - (FICA) Contributions (25)	561.35	21,050.00	-20,488.65	2.67 %
51.2210 Payroll Taxes - Medicare		0.00	0.00	
51.2300 Payroll Taxes- Medicare (25)		4,950.00	-4,950.00	
51.2400 Retirement Benefits (25)		15,000.00	-15,000.00	
51.2600 Unemployment Insurance (25)		1,000.00	-1,000.00	
51.2700 Worker's Compensation (25)		9,500.00	-9,500.00	
52.1100 Office/Administrative	656.52		656.52	
52.1210 Municipal Court Judge (25)	1,100.00	15,000.00	-13,900.00	7.33 %
52.1220 Muncipal Court Solicitor (25)	2,250.00	9,000.00	-6,750.00	25.00 %
52.1230 Code Enforcement (25)		26,000.00	-26,000.00	
52.1240 Engineering - City (25)	1,539.44	25,000.00	-23,460.56	6.16 %
52.1242 Engineering - Storm Water (25)		10,000.00	-10,000.00	
52.1245 Zoning Administrator (25)		30,000.00	-30,000.00	
52.1246 Inspections (25)	8,685.00	1,200.00	7,485.00	723.75 %
52.1260 Accounting - Bookkeeping (25)		18,000.00	-18,000.00	
52.1265 Accounting - Auditor (25)		15,000.00	-15,000.00	
52.1270 Legal - City Attorney (25)	2,698.50	25,000.00	-22,301.50	10.79 %
52.1275 Professional & Legal Services - Other (25)	4,153.00	6,000.00	-1,847.00	69.22 %
52.1280 Security (25)		2,000.00	-2,000.00	
52.1300 Technical	2,777.08		2,777.08	
52.1310 IT Service (25)	1,348.50	13,000.00	-11,651.50	10.37 %
52.1315 IT Service - Website (25)	40.00	2,000.00	-1,960.00	2.00 %
52.1320 Court Software (25)		4,200.00	-4,200.00	
52.1330 Office Software (25)	311.00	4,000.00	-3,689.00	7.78 %
52.1340 Other Software (25)		1,500.00	-1,500.00	
52.1390 IT-Other (25)	6.68	2,000.00	-1,993.32	0.33 %
52.2100 Cleaning Services (25)	801.00	5,000.00	-4,199.00	16.02 %
52.2110 Disposal (i.e. Garbage Pickup) (25)	19,696.00	120,000.00	-100,304.00	16.41 %
52.2200 Repairs and Maintenance-NON-Employee Services (25)	4,356.60	15,000.00	-10,643.40	29.04 %
52.2210 Repairs and Maintenance - Vehicles-NON Employee Services (25)	3,741.98	3,500.00	241.98	106.91 %
52.2220 Repairs & Maintenance-Streets, Roads &Bridges-NON-Employee Services((25)		12,000.00	-12,000.00	



City of Walnut Grove

Budget vs. Actuals: FY25 Budget by Department - FY25 P&L Classes

July - September, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
52.2241 Professional Services - Engineering				
52.2241 - Code Enforcement	340.00		340.00	
52.2241 - Engineering Services	1,625.00		1,625.00	
52.2241 - Zoning Administration	3,920.00		3,920.00	
Total 52.2241 Professional Services - Engineering	5,885.00		5,885.00	
52.2242 Professional Services - Accounting	4,977.49		4,977.49	
52.2243 Professional Services - Legal	1,000.00		1,000.00	
52.2244 Professional Services - Security	141.29		141.29	
52.2250 Facility & Grounds Maintenance-NON-Employee Services (25)	58,709.30	10,000.00	48,709.30	587.09 %
52.3100 Insurance, Other than employee benefits (25)		32,000.00	-32,000.00	
52.3210 Telephone		11,000.00	-11,000.00	
52.3230 Postage (25)	293.06	2,500.00	-2,206.94	11.72 %
52.3300 Advertising (25)		2,500.00	-2,500.00	
52.3400 Printing & Binding (25)		3,000.00	-3,000.00	
52.3500 Travel (25)	3,642.09	7,000.00	-3,357.91	52.03 %
52.3510 Mileage reimbursement (25)		3,000.00	-3,000.00	
52.3520 Per Diem or Meals (25)		2,000.00	-2,000.00	
52.3530 Hotel & Parking (25)		15,000.00	-15,000.00	
52.3540 Other Travel (25)		3,400.00	-3,400.00	
52.3600 Dues and fees (25)	1,122.03	7,000.00	-5,877.97	16.03 %
52.3610 Bank Charges (25)	77.21	500.00	-422.79	15.44 %
52.3620 Membership Dues (25)		1,100.00	-1,100.00	
52.3700 Training and Education (25)	100.00	4,000.00	-3,900.00	2.50 %
52.3710 Conference Fees (25)		6,500.00	-6,500.00	
52.3850 Contract Labor (25)		1,000.00	-1,000.00	
53.1105 Cleaning Supplies (25)		1,000.00	-1,000.00	
53.1110 Office Supplies (25)	719.37	10,000.00	-9,280.63	7.19 %
53.1115 Pavilion Rental Expenses (25)		500.00	-500.00	
53.1125 Facility & Grounds Supplies (25)	968.99	20,000.00	-19,031.01	4.84 %
53.1130 OTHER - General Supplies (25)		10,000.00	-10,000.00	
53.1135 Employee Uniforms (25)	235.40	1,000.00	-764.60	23.54 %
53.1140 Community Events (25)		7,500.00	-7,500.00	
53.1210 Water/Sewerage - ENERGY (25)	468.92	2,500.00	-2,031.08	18.76 %
53.1220 Natural Gas - ENERGY (25)	33.10	1,000.00	-966.90	3.31 %
53.1230 Electricity - ENERGY (25)	6,532.04	45,000.00	-38,467.96	14.52 %
53.1235 Cable - ENERGY (25)		8,000.00	-8,000.00	
53.1240 Bottled Gas	289.08		289.08	
53.1270 Gasoline - ENERGY (25)	2,189.84	7,000.00	-4,810.16	31.28 %
53.1300 Food (25)	81.00	3,500.00	-3,419.00	2.31 %
53.1600 Small Equipment (25)		3,000.00	-3,000.00	

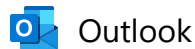


City of Walnut Grove

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July - September, 2024

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53.1700 Other Supplies (25)		500.00	-500.00	
53.9999 Miscellaneous Expenditures (25)		1,500.00	-1,500.00	
54.2100 Machinery (25)		5,000.00	-5,000.00	
54.2300 Furniture and Fixtures (25)		2,000.00	-2,000.00	
57.1000 Intergovernmental (25)		500.00	-500.00	
57.1100 Walton County Board of Commissioners (25)		13,000.00	-13,000.00	
57.3100 Library (25)		70,000.00	-70,000.00	
57.3300 Peace Officer Annuity/Benefit Fund (25)	645.89	4,000.00	-3,354.11	16.15 %
57.3320 Crime Lab Fees (25)		50.00	-50.00	
57.3340 Drivers Ed/Training Fund (25)		50.00	-50.00	
57.3370 Drug Abuse Treatment and Education (25)		1,000.00	-1,000.00	
57.3375 County Jail Fund (25)	561.35	1,500.00	-938.65	37.42 %
57.3380 Peace Officer - Prosecutor's Fund (25)		1,500.00	-1,500.00	
57.3385 Local Victim Assist. Fund (25)	277.19	2,000.00	-1,722.81	13.86 %
57.3390 GA Crime Victims Assist. Program (25)		500.00	-500.00	
57.3391 Peace Officer - Prosecution Indigent Fund (25)		500.00	-500.00	
57.3392 Sheriff's Retirement Fund of GA (25)	120.00	600.00	-480.00	20.00 %
57.3393 GSCCCA Payouts (25)	1,207.02	12,000.00	-10,792.98	10.06 %
58.1000 Debt Service - Principal (25)	5,989.22	33,200.00	-27,210.78	18.04 %
58.2000 Debt Service - Interest (25)		2,800.00	-2,800.00	
Payroll Expenses	50.00		50.00	
Wages	1,375.00		1,375.00	
Total Payroll Expenses	1,425.00		1,425.00	
Payroll Taxes - Social Security	1,924.58		1,924.58	
Reimbursements	2,353.60		2,353.60	
Total Expenses	\$221,315.96	\$1,159,500.00	\$ - 938,184.04	19.09 %
NET OPERATING INCOME	\$ - 130,729.51	\$ -57,100.00	\$ -73,629.51	228.95 %
NET INCOME	\$ - 130,729.51	\$ -57,100.00	\$ -73,629.51	228.95 %



Bank Account Balances

From City Mayor <mayor@cityofwalnutgrove.com>

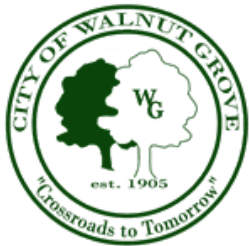
Date Thu 10/10/2024 3:08 PM

To Rachel Davis <rdavis@cityofwalnutgrove.com>; Maxine McClanahan <mmccclanahan@cityofwalnutgrove.com>;
Linda Pilgrim <lpilgrim@cityofwalnutgrove.com>; Erica Miles <emiles@cityofwalnutgrove.com>

Cc City Clerk <cityclerk@cityofwalnutgrove.com>

Cash in Bank	\$459,453.86
Money Market General	\$739,767.40
2019 SPLOST	\$1,011,680.30
Sewer Operating Fund	\$11,866.39
Money Market Sewer	\$1,175,376.26
DDA	\$90,560.33

Stephanie Moncrief
Mayor



City of Walnut Grove

770-787-0046

Mobile: 678-983-9323

2581 Leone Avenue

Loganville, GA 30052

www.CityOfWalnutGrove.com



Andrea P. Gray LLC

Attorney at Law

October 9, 2024

Mayor and Council via electronic mail
City of Walnut Grove, GA
2581 Leone Avenue
Loganville, Georgia 30052

Re: Applicant and Owner: Dial Farms Holdings, LLC
Request for Design Approval
Tax Parcel: WG010266
Addresses: Hwy 138, Walnut Grove, Georgia

Dear Mayor and Council:

Thank you so much for the opportunity to present Dial Farm Holdings, LLC's (the "Applicant") request for design approval at your work session last week. Your feedback was very helpful. Based on the discussions, we updated our presentation to address several of the items of concern. The updated presentation is attached and the edits are highlighted in yellow and summarized below for ease of reference. We look forward to seeing you at the Council meeting tomorrow. If you have any questions or additional input prior, please do not hesitate to reach out to me.

Updates to Presentation:

- Applicant acknowledges that Tract 4 is zoned commercial and the use proposed will be commercial. We removed references to residential lofts. If the Applicant desires to use the upstairs units for residential purposes, he acknowledges that it will require a rezoning. For now, the upstairs units will be built for commercial/office use. (see Slide 2).
- Applicant is only requesting design approval for Tract 4. Future development of the remaining commercial sites will come back before the Council for its approval. (see Slides 13).



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

- For clarification, Applicant confirms that the project will comply with all requirements in the Downtown Overlay District and other applicable Ordinance requirements. The rendering shown is conceptual and the engineered design plans will meet the specific guidelines. This includes raising the windows off the ground and surrounding dumpsters with a brick structure to match the building. (see Slides 5, 9, 10, 12).

Sincerely



Andrea P. Gray
Attorney for Dial Farms Holdings, LLC

CC: Joe Walters, via electronic mail



Request for Design Approval

Pattern Book for
Dial Farm Holdings, LLC

***Updated October 9, 2024 based on comments from work session

Background

- In 2018, the City approved a Planned Unit Development called The Enclave at Dial Farm which included 90+ acres of residential and commercial uses.
- Six commercial lots were approved as part of the rezoning to include office/retail/restaurant spaces
- The Applicant is ready to proceed with Tract 4 as a solely commercial development. If at a future date he seeks to convert the second floor to a residential use, he acknowledges that it would require a rezoning.
- In 2024, applicant submitted multiple renderings of a retail/residential building to Council which were not accepted. There are no applicable design standards in the City's ordinances which leaves the threshold for approval subjective.
- Applicant has updated the design of the building and presents it to Council for final approval.

Inspiration

- The updated design is inspired by the City-approved plan for the Walnut Grove Parkway roundabout in the following ways:
 - Two story buildings with commercial uses on the ground floor and residential on the second floor
 - Flat roof with parapet accents
 - Flat, black metal awnings
 - Brick exterior with an alternate material for a knee wall



Design Elements Added

- The initial design presented was the classic shopping center design which was box-like with little detail. The applicant has added significant design upgrades to bring the building in line with the City's vision for the growing downtown area including adding:
 - Parapet walls to provide visual interest to the front façade
 - Stone knee walls combined with a neutral brick exterior to bring dimension and a classic look to the overall building
 - Black metal accents including awnings, coping and balconies to give character reminiscent of a historic downtown commercial/residential building

Lighting and Awning



- The awning and lighting will add character and serve as a nod to a traditional downtown development.
- Vintage Gooseneck lighting will be used to light entry doors and signage.
- Parking lot lighting, if required, will match the lighting in the adjacent Enclave development and comply with the downtown overlay district ordinance.
- Black metal awnings will cover all glass entries on the first floor and will be attached by industrial-type anchors to further the aesthetic appeal of the building.

Balcony detail

- Black metal balcony railing will adorn front-facing glass doors on the second story of the building. This design echoes the town center design and furthers the downtown feel of the building. The balconies will not be functional to prevent tenants from adding furniture or other elements that could detract from the aesthetics of the building and for safety.



Exterior Materials

- The exterior materials of the building will include a stone knee wall and a brick exterior which will match the entry pillars for The Enclave development.
- The colors are neutral to better blend with the natural surroundings and create a consistent look with nearby development



Signage

- All signage will comply with the City's sign ordinance
- In addition to the basic ordinance requirements, the applicant will require that tenants meet the following:
 - No neon signs of any kind
 - No backlit signs – signs may only be lit by vintage gooseneck lighting
 - No window films will be permitted other than tinting
 - Signs must be to scale and located over the entry doorway





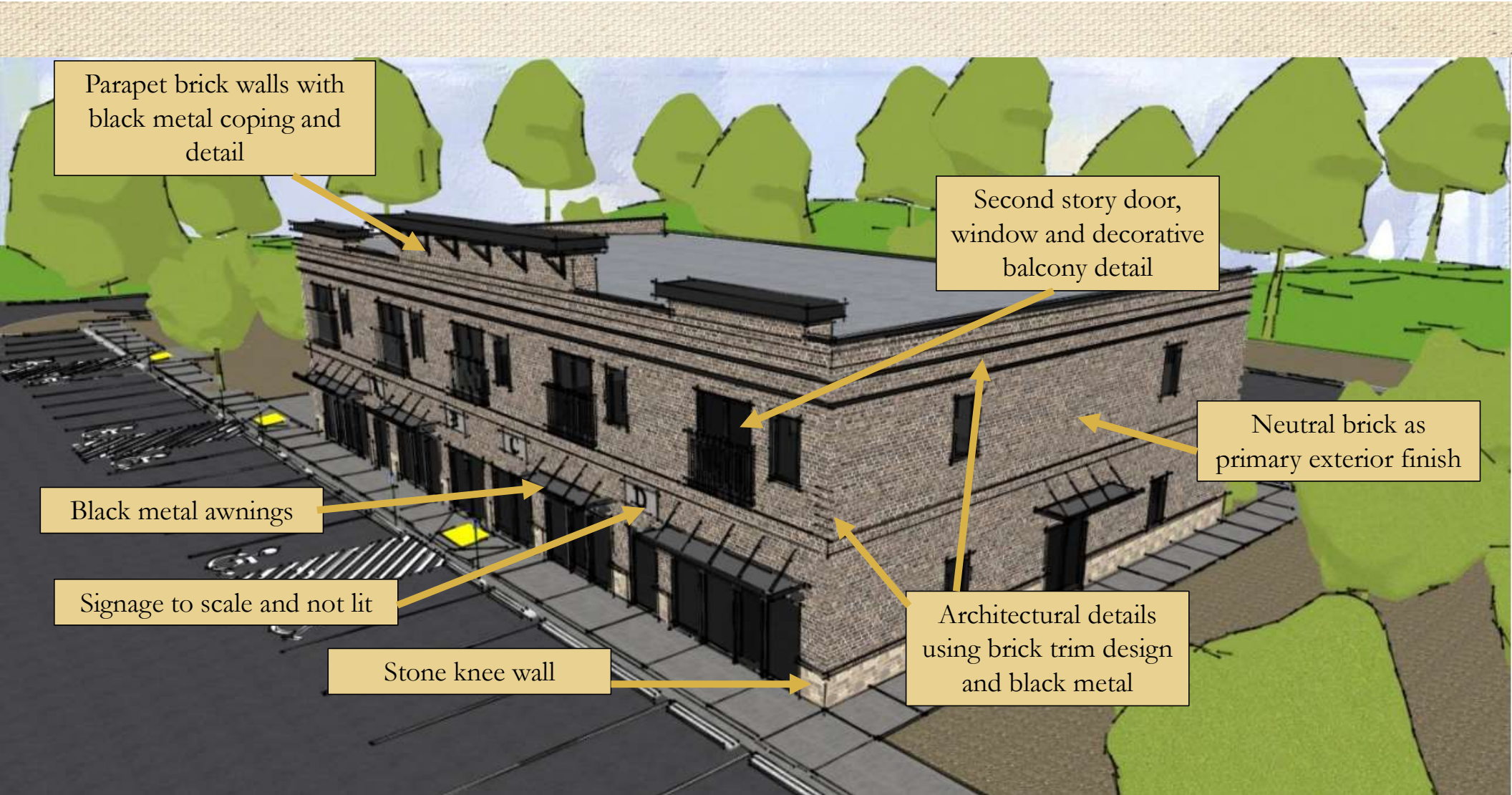
Front façade

- The front façade includes four commercial spaces on the first floor and four office/commercial units on the second floor. All doors are glass and trimmed in black. The parapet walls provide variation and visual interest in the roofline and overall shape of the building.
- Note: this rendering is conceptual and all window and door requirements in the downtown design overlay district will be followed



Side façade

- Like the front, the side includes a brick covering with a stone knee wall. Side doors will also include awnings and the roof trim detail will also extend around the side.
- All dumpster areas will be shielded with brick-sided structures to match the building



Parapet brick walls with black metal coping and detail

Second story door, window and decorative balcony detail

Neutral brick as primary exterior finish

Black metal awnings

Signage to scale and not lit

Stone knee wall

Architectural details using brick trim design and black metal

Compliance with Ordinance

- To the extent that any element of the design shown in this proposal conflicts with an ordinance requirement, the ordinance requirement will control.

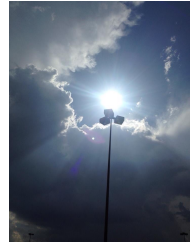
Request for Approval

- The Applicant requests approval of the building design as presented to include the specific design elements detailed herein.
- Approval will allow the applicant to move forward with final plans and site preparation on Tract 4.
- Applicant will present design approval requests for each commercial lot prior to development. Although he anticipates it will be similar to that proposed for Tract 4, he understands the City's desire for review.

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

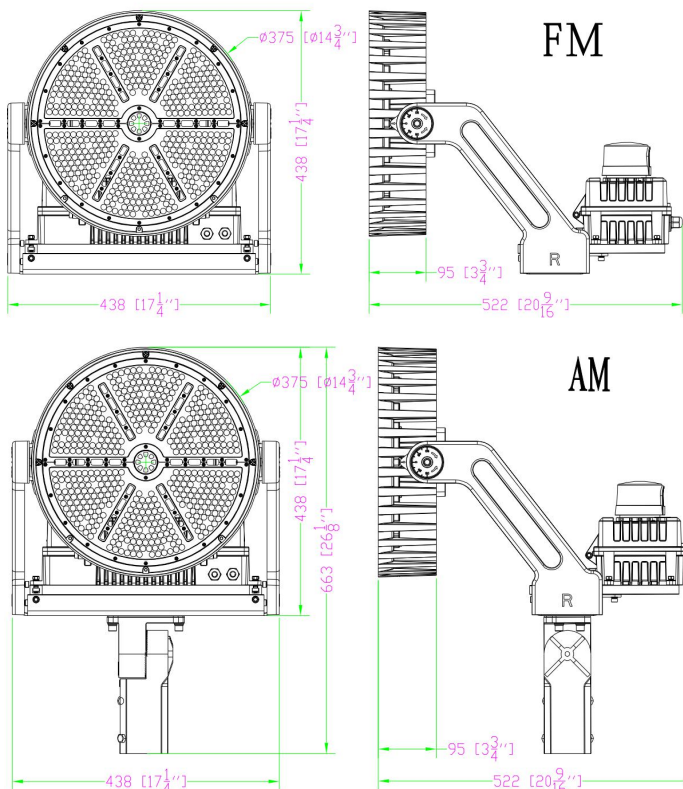
NAME: LED SPORT LIGHT

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%.

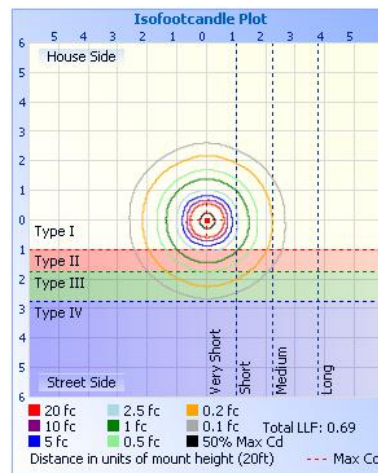
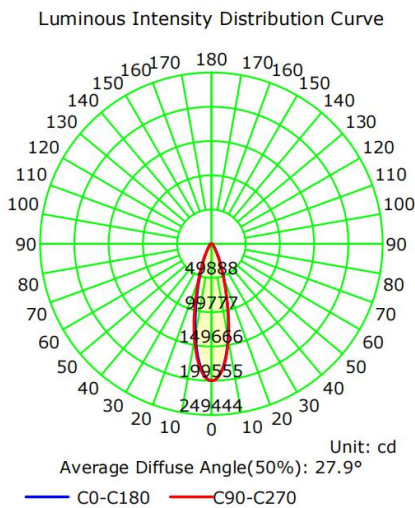
LIGHT DISTRIBUTION TESTING PARAMETERS < 30° >

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.

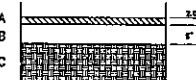
- SITE PLAN NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF WALNUT GROVE REGULATIONS AND CODES AND O.S.M.A. STANDARDS.
 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF FOUNDATIONS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY INTERFERENCE LOCATIONS.
 3. ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 4. THERE ARE EXISTING UTILITIES TO BE REMOVED. CONTACT ENGINEER IN ANY STRUCTURAL FOUNDATION ARE TO BE REMOVED.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE AND WATER POLICIES, ETC. ALL RELOCATIONS SHALL BE IN ACCORDANCE WITH DEPARTMENTAL REGULATIONS AND STANDARDS AND SHALL BE APPROVED BY THE CITY OF WALNUT GROVE.
 6. SITE IS CURRENTLY ZONED M-1.
 7. SURVEY INFORMATION TAKEN FROM A SURVEY BY GARDNER LAND SURVEYING, LLC, DATED APRIL 22, 2022.
 8. SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDSCAPE OR PROPOSED ON-SITE LANDSCAPE.
 9. WATER SERVICES PROVIDED BY WCGO.
 10. THERE ARE NO EXISTING UTILITIES ON THE SITE.
 11. HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
 12. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAZER, STORM DRAINAGE AND WATER POLICIES.
 13. NECESSARY SIGNAGE, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WORKING OF AND CONSTRUCTION PERIOD BY THE CONTRACTOR.
 14. APPROVAL OF THESE PLANS BY CITY OF WALNUT GROVE DOES NOT CONSTITUTE APPROVAL OF ANY HOME OR BROWDERY LOCATION IN A VAIN SENSE OF ANY WITHOUT APPROVAL OF GEORGIA D.O.T.
 15. WATER UTILITIES MUST BE LOCATED WITHIN THE RIGHT-OF-WAY OF A BACKFLOW PREVENTER DEVICE IS REQUIRED TO BE INSTALLED BY NOT CHANGING EXISTING ON EACH BOARDING OFF-SITE SERVICE AND ANY OTHER TYPE OF WATER SERVICE CONNECTION.
 16. NO PRESSURE REGULATING VALVES ARE TO BE INSTALLED ON FIRELINE. ALL FIRELINES ARE TO BE INSPECTED PRIOR TO COVERING.
 17. NOTIFY CITY OF WALNUT GROVE INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION CITY HALL 175 W. WALNUT BLVD. WALNUT GROVE, GA 30181.
 18. THE PROPERTY OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAZER, STORM DRAINAGE AND WATER POLICIES.
 19. ANY NECESSARY HORIZONTAL SEPARATION OF 15' SHALL BE MAINTAINED BETWEEN WATER LINES AND GARDEN WALLS. ALL 15' MINIMUM SEPARATION SHALL BE MAINTAINED AT ALL TIMES. THESE CHANGES WILL BE MADE TO THE EXISTING PLAN. JOINT SHALL BE PLACED AS FAR AWAY AS POSSIBLE FROM THE JOINT LINE.
 20. THE SITE PLAN INDICATES POTENTIAL WATER SERVICE LINES, FIRE LINES AND SANITARY SEWER LINES. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A LICENSED LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SET OF PLUMBING PERMIT WHICH IS OBTAINABLE FROM THE WALNUT GROVE CITY.
 21. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE JURISDICTION THAT ARE SUBJECT OF A WATER QUALITY REGULATIONS, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 30-10-12.

- NOTES**
1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM REMEDIATION.
 2. ALL TREE PROTECTION FENCES TO BE INSPECTED DAILY AND REPAIRED AS NECESSARY AS NEEDED.
 3. ALL TREE PROTECTION SERVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
 4. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 5. ALL REQUIRED NOTIFICATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

PAVEMENT LEGEND

- CONC. PAVEMENT
- TYPE II PAVEMENT
- GRAVEL

- 2.0 INCH ASPHALT TOPPING - TYPE "C" OR "T"
- 6.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE



TYPE II PAVEMENT
(FOR INTERIOR DRIVEWAYS ONLY)
NO SCALE

- 6.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE



GRAVEL



SITE ANALYSIS

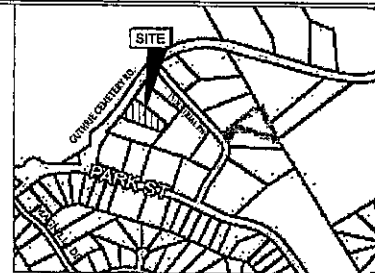
TOTAL BUILDING WAREHOUSE 5,000 S.F.
TOTAL AREA ZONED 1,343 AC. M-1

PARKING CALCULATION FOR OFFICE
REQUIRED 1 SP./1000 S.F. 5 SPACES

TOTAL REQUIRED 5 SPACES
TOTAL PROVIDED 5 SPACES
H.C. SPACES REQ. 1 SPACES
H.C. SPACES PROVIDED 1 SPACES

SITE PLAN KEYED NOTES

- AREA STRENGTH MIN. 2000 PSI AT 4" MIN. D.C.
- ACCESSIBLE PARKING SPACES TYPICAL, SEE DETAIL SHEET.
- ACCESSIBLE RAMP, SEE DETAIL SHEET OR L.
- 2" CONCRETE CURB AND BUTTER (TYPE A) TYPICAL, SEE DETAIL SHEET.
- 2" CONCRETE CURB AND BUTTER (TYPE B) TYPICAL, SEE DETAIL SHEET.
- PAVED SIDEWALK SPACES TYPICAL, SEE DETAIL SHEET.
- CONCRETE DRAPERY PAD.
- CONCRETE SIDEWALK.
- HANDICAP SIGN, SEE DETAIL SHEET.

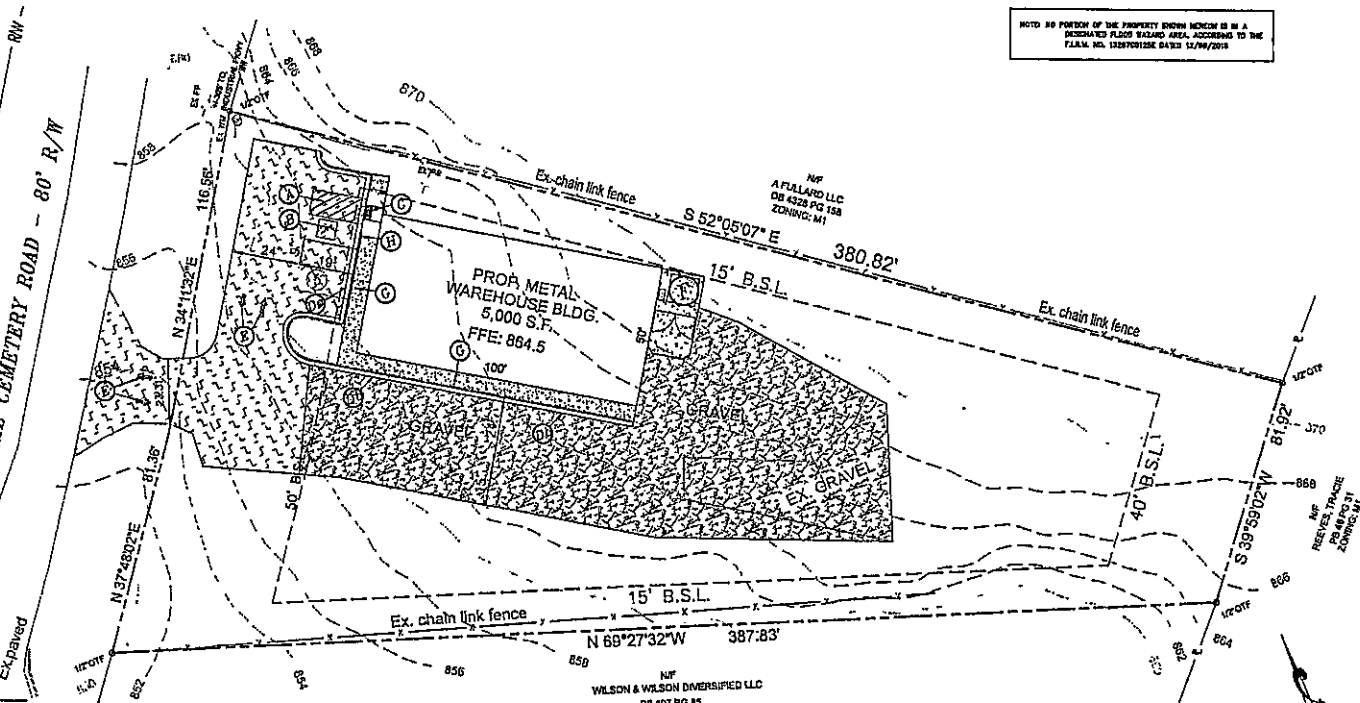


VICINITY MAP N.T.S.

TOTAL SITE AREA = 1.26 RES
TOTAL DISTURBED AREA = 0.23 ACRES
TOTAL EXISTING SUPERFICIAL AREA = 11,482 S.F.
TOTAL PROPOSED SUPERFICIAL AREA = 21,472 S.F.
NET INCREASE SUPERFICIAL = 10,990 S.F.
THERE ARE NO SEWER MAINS ON THE SITE.
THERE ARE NO WATER MAINS ON THE SITE.
THERE ARE NO UTILITY LINES ON THE SITE.

NOTE: 30 PERCENT OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE FIRM NO. 130707012E DATED 12/06/2015

THIS REDEVELOPMENT IS EXEMPT FROM DETENTION AND WATER QUALITY REQUIREMENTS PER SECTION 2.2.2.1 OF THE GEORGIA STORMWATER MANAGEMENT MANUAL 2015 EDITION AND THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE AND SUBORDINATE REGULATIONS FOR WALNUT COUNTY, ARTICLE 11-2-1208 OR 11-2-130-4A. HOWEVER, BEST MANAGEMENT PRACTICES WILL BE INSTALLED PER THE MANUAL FOR SEDIMENTATION EROSION CONTROL IN GEORGIA.



A.C.F.
ALCOY CONSULTING ENGINEERING AND ASSOCIATES, LLC
P.O. BOX 1170
485 Columbus Rd.
Oxford, Georgia 30054
Phone: 770-486-4002
19accol@acfe.com

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SITE PLAN

PROPOSED ELEVATION TRUCK SALE

PARCEL: WGO10074
LAND LOT: 206
DISTRICT: 4TH
4744 GUTHRIE CEMETERY RD
CITY OF WALNUT GROVE, GA

DATE: 7/16/2024
SCALE: 1" = 20'

OWNER/PRIMARY PERMITTEE

NEIL A. HARRIS & NEIL S. HARRIS
17884 8 W 140TH CT.
MIAMI, FL 33177
LAMOYAH MCCOENRINE
PHONE: 678-873-7913
elevationtrucksales@gmail.com

24 HOUR - EMERGENCY CONTACT
LAMOYAH MCCOENRINE
PHONE: 678-873-7913
elovestontrucksales@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 22-081
C-1.2

GEORGIA811
www.Georgia811.com

Site Plans in for Review

From Joe Walter <jwalter@ppi.us>

Date Thu 8/22/2024 12:29 PM

To City Mayor <mayor@cityofwalnutgrove.com>

1 attachments (914 KB)

4474 Guthrie Cem Rd_site plan sheet.pdf;

Mayor:

Following up on our conversation, a set of plans came in for review for the property at 4474 Guthrie Cemetery Rd (screen grab below). I have included the site plan sheet from the plan set for your information. The cover sheet for the plan set is titled, "Elevation Truck Sale." If the proposed use is for truck sales or leasing, the property will need a Conditional Use Permit. I will ask the engineer to clarify the proposed use for the property. As we discussed, there appears to be a lot of junk on the site that needs to be cleaned up.



STATE OF GEORGIA

CITY OF WALNUT GROVE

ORDINANCE NO. _____

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE
CITY OF WALNUT GROVE, GEORGIA**

TO AMEND CHAPTER 31 OF THE CODE OF ORDINANCES (GENERAL OFFENSES) OF WALNUT GROVE, GEORGIA TO AMEND CERTAIN CODE ENFORCEMENT PROVISIONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Walnut Grove, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Walnut, Georgia desires to amend its code of ordinances to clarify property maintenance violations; and

WHEREAS, the health, safety, and welfare of the citizens of Walnut Grove, Georgia, will be positively impacted by the adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Walnut Grove, Georgia, and it is hereby ordained by authority of same, as follows:

SECTION 1. That Section 31-108, Chapter 31 of Code of Ordinances of Walnut Grove, Georgia be hereby deleted in its entirety and replaced with the following:

“Sec. 31-108. – Open or Outdoor storage.

(a) The open or outdoor storage of appliances, building material or debris, equipment, garbage, glass, material, merchandise, rubbish, trash or similar items shall not be permitted, maintained or stored on any premises. When household items are placed outside structures inside the City pursuant to a lawful dispossessory/eviction process, the property owner shall remove all of said items from the property within three working days following the execution of the dispossessory/eviction.

(b) Exceptions to this section include:

- (1) Property where outdoor storage is authorized by the zoning ordinance or action;
- (2) Cut wood which is neatly stacked in lengths not to exceed three feet for the personal use of the owner or occupant and which is stored in a side or rear yard;
- (3) Rubbish, garbage, trash or other similar items placed outside for collection by an authorized waste hauler not more than 24 hours prior to the designated collection date for that property.”

SECTION 2. That Section 31-127, Chapter 31 of Code of Ordinances of Walnut Grove, Georgia be hereby deleted in its entirety and replaced with the following:

“Sec. 31-127. Junk Vehicles.

(a) *Junk vehicle* means any vehicle, automobile, truck, van, trailer of any kind or type, or contrivance or part thereof which is wrecked, dismantled, partially dismantled, stripped, partially stripped, inoperative, abandoned, discarded, or kept parked, stored or maintained on any premises or public right-of-way without a current license plate and/or decal displayed on the vehicle.

(b) Junk vehicles shall not be kept, permitted, parked, stored or maintained on any premises or public right-of-way.

(c) Exceptions to this section include:

(1) Junk vehicles, which are kept within a fully enclosed building on property in residential zoning districts, provided the owner or occupant of the property is in the process of reconditioning the junk vehicle for personal use;

(2) Junk vehicles which are kept on property in zoning districts authorized by the zoning resolution for repairing, reconditioning or remodeling junk vehicles, and provided that such junk vehicles are not stored for the purpose of salvage of parts but are in the continual process of repair, reconditioning or remodeling;

(3) Junk vehicles which are kept on property in zoning districts as authorized by the zoning resolution for a junk or salvage yard.”

SECTION 3. That Section 31-136, Chapter 31 of Code of Ordinances of Walnut Grove, Georgia be hereby deleted in its entirety and replaced with the following:

“Sec. 31-136. – Grass, weeds and uncultivated vegetation.

(a) Premises and exterior property shall be maintained free from grass, weeds, or uncultivated vegetation in excess of 12 inches in height.

(b) Exceptions to this section include:

(1) Any parcel zoned AG (agriculture district) that is greater than three acres in size.

(2) Any parcel within a single-family residential zoning classification that is greater than three acres in size.

(c) Property owners abutting a right-of-way shall not allow yard trimmings to accumulate on a public street or sidewalk.

(d) The unpaved areas of front yards shall be maintained with grass, ground cover or other type of landscaping to such an extent that the soil is not subject to erosion.”

SECTION 4. That Section 31-143, Chapter 31 of Code of Ordinances of Walnut Grove, Georgia be hereby added with the following:

“Sec. 31-143. – Grass, weeds and uncultivated vegetation.

(a) A certain document, three copies of which are on file in the office of the City Clerk of the City of Walnut Grove, being marked and designated as the International Property Maintenance Code, 2012 edition, and the Georgia State Amendments thereto as revised January 1, 2015, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of

Walnut Grove, in the State of Georgia for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code on file in the office of the City of Walnut Grove are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this Section.

(b) The following sections are hereby revised:

Section 101.1. Insert: City of Walnut Grove

Section 103.5. Insert: Fee Schedules of the City of Walnut Grove

Section 111. Insert: Appeals shall go to the Municipal Court of the City of Walnut Grove

Section 111.2. Delete this Section in its entirety

Section 111.7. Clarification: The Court referenced is the Municipal Court of the City of Walnut Grove”

SECTION 5. Pursuant to the Section 3.14 of the City Charter, authority is hereby delegated to the City Clerk to cause this Ordinance to be numbered and codified in the City Code of Walnut Grove, Georgia, in such a way as to place this Ordinance in the Code in an organized and orderly sequence to maximize the organization of the Code. The City Clerk is authorized to designate to the City Attorney or to such other Mayor and Council approved contractors to assist in the effort to codify this provision provided the decision of the City Clerk is final as to the placement of this Ordinance within the Comprehensive Land Development Plan of Walnut Grove, Georgia. The goal of this authorization is to codify and number this Ordinance in the Plan in such a way as to be clear and orderly.

SECTION 6. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Walnut Grove, Georgia.

SECTION 7. It is hereby declared that if any phrase, sentence, or paragraph hereof shall be found or declared unconstitutional or invalid by a court of competent jurisdiction, the remaining phrases, sentences and paragraphs hereof shall remain in full force and effect as if enacted without the phrase, sentence, or paragraph declared unconstitutional or invalid.

It is so ordained on this 10th day of October, 2024.

City of Walnut Grove, Georgia

Stephanie Moncrief, Mayor

ATTEST:

Sonya Cox, Acting City Clerk

APPROVED AS TO FORM:

**John J. Crowley, City Attorney
Powell & Edwards, P.C.**