

CITY OF WALNUT GROVE
City Council Called Meeting/Public Hearing
1021 Park Street, Municipal Building
Thursday, November 7, 2024
6:30 p.m.
AGENDA

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. AGENDA APPROVAL**
- VI. PUBLIC HEARING: WG-2024-04** – Amendment to the Downtown Overlay to exclude Tax Parcel WG010256 and Tax Parcel WG010255, which in total is more or less 10.28 acres located off Highway 138, from the Downtown Overlay & Amend the zoning of Tax Parcel WG010256, which in total is more or less .51 acres located off Highway 138, from C1 to C1 zoning with a conditional use permit to allow a tire shop.
- VII. PLANNING AND ZONING COMMISSION REPORT** – Megan Ragan and/or Joe Walter
- VIII. ACTION ITEM: WG-2024-04** – Amendment to the Downtown Overlay & Rezone with Conditional Use Permit.
- IX. ACTION ITEM:** City of Walnut Grove Holiday Schedule Amendment – Veteran’s Day
- X. ACTION ITEM:** Georgia Municipal Association “Call to Action”: Council supports additional emergency funding for communities impacted by 2023-2024 natural disasters & urging Congress to swiftly pass an emergency disaster supplemental appropriate bill.
- XI. ADJOURNMENT**

To: All Interested Parties

Date: October 2024

The City of Walnut Grove has initiated an amendment to the Downtown overlay to exclude Tax Parcel WG010256 and Tax Parcel WG010255 as well as a zoning action to amend the zoning of Tax Parcel WG010256 from C1 zoning to C1 zoning with a conditional use permit to allow a Tire Shop (specifically Mike's Tire Shop, currently established in Walnut Grove). These actions have been initiated to allow Mike's Tire Shop to relocate to Tax Parcel WG010256 (the old "Maloy's") because the current location of Mike's Tires must be vacated to allow the incoming construction of the GDOT roundabout. Mike's Tires is an importantly established business within the City of Walnut Grove city limits that has been in operation for nine years, under the ownership of the current owner for five years. A new location for Mike's Tires has been established, but the new building will not be ready for at least 4-8 months. The owner of the property where the new Mike's Tires will be built has gone through the proper channels with the City of Walnut Grove to get the property properly zoned for a tire shop and is in the process of getting a Land Disturbance permit to begin the process of preparing the land for the new building. The anticipated time of the building is 4-6 months, depending on the availability of construction materials.

The City of Walnut Grove has done their due diligence in speaking with the owners of the properties and received their approval in moving forward with these actions. The city moves forward with these actions with the understanding that as soon as feasible, the Downtown Overlay will be reverted to its original state, bringing Tax Parcel WG0101256 and Tax Parcel WG010255 back into the Downtown Overlay. The Conditional Permit will only be in place for Mike's Tires.

The Called Meetings/Public Hearings for the Planning & Zoning Commission and City Council have been advertised properly in the Walton Tribune and signage has been in place on both tax parcels for the required time.

PUBLIC NOTICE

The City of Walnut Grove has initiated a zoning action to amend the zoning of Tax Parcel WG010256, which in total is more or less 0.51 acres located off Highway 138, from C1 zoning to C1 zoning with a conditional use permit to allow a Tire Shop. The public hearing will be held before the Planning and Zoning Commission on Thursday November 7, 2024 at 5:30 PM at 1021 Park Street Loganville, Ga 30052. This matter will come before the Walnut Grove City Council at a called meeting on Thursday November 7, 2024 at 6:00 PM at 1021 Park Street, Loganville Ga 30052. Interested parties are invited to voice their interest and/or objections. All objections/comments must be made in person.

PUBLIC NOTICE

The City of Walnut Grove has initiated a zoning action to amend the Downtown Overlay to exclude Tax Parcel WG010256 and Tax Parcel WG010255, which in total is more or less 10.28 acres located off Highway 138, from the Downtown Overlay. The public hearing will be held before the Planning and Zoning Commission on Thursday November 7, 2024 at 5:30 PM at 1021 Park Street Loganville, Ga 30052. This matter will come before the Walnut Grove City Council at a called meeting on Thursday November 7, 2024 at 6:00 PM at 1021 Park Street, Loganville Ga 30052. Interested parties are invited to voice their interest and/or objections. All objections/comments must be made in person.



Overview



Legend

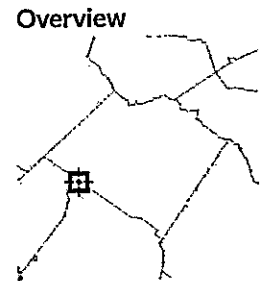
- Parcels
- Roads

<p>Parcel ID WG010255</p> <p>Class Code Commercial</p> <p>Taxing District Walnut Grove</p> <p>Acres 9.77</p>	<p>Owner BRANNON ELLEN BRODNAX & BRANNON JONATHAN CLARKE</p> <p>5101 EMMETT STILL RD LOGANVILLE, GA 30052</p> <p>Physical Address 1760 HWY 138</p> <p>Appraised Value Value \$683900</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>7/12/2023</td> <td>0</td> <td>RI</td> <td>U</td> </tr> <tr> <td>12/19/2002</td> <td>0</td> <td>UI</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	7/12/2023	0	RI	U	12/19/2002	0	UI	U
Date	Price	Reason	Qual											
7/12/2023	0	RI	U											
12/19/2002	0	UI	U											

(Note: Not to be used on legal documents)

Date created: 11/4/2024
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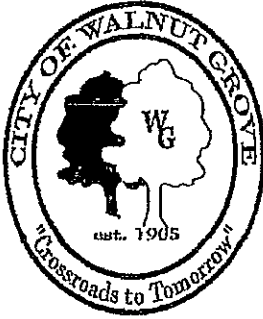
Legend
 Parcels
 Roads

Parcel ID	WG010256	Owner	ANUM & KAYDEN LLC	Last 2 Sales			
Class Code	Commercial		1800 HWY 138 NE	Date	Price	Reason	Qual
Taxing District	Walnut Grove		CONYERS, GA 30013	5/5/2021	\$650000	PP	U
Acres	0.51	Physical Address	1741 HWY 138	n/a	0	n/a	n/a
		Appraised Value	Value \$148200				

(Note: Not to be used on legal documents)

Date created: 11/4/2024
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 GEOSPATIAL



PERMIT #SU _____

SPECIAL USE PERMIT

Applicant Information

NAME: City of Walnut Grove
ADDRESS: 2581 Leone Ave
CITY: Logansville
STATE: GA ZIP: 30052
PHONE: 770-787-0046

Property Owner Information

NAME: _____
ADDRESS: _____
CITY: N/A
STATE: _____ ZIP: _____
PHONE: _____

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: Stephanie Manciel PHONE: 770-786-0046
EMAIL: Mayor@cityofwalnutgrove.com FAX#: N/A

PROPERTY INFORMATION

Map/parcel# _____ Present Zoning: _____ Existing Use: _____
Address: _____ County: _____ Acreage: _____
Proposed Special Use: Conditional Use: Tire Shop -> Mike's Tire Shop

You must attach: Application Fee Legal Description Plat of Property Campaign/Contribution Disclosure Site Plan Names/Addresses of Abutting Property Owners Letter of Intent Impact Analysis

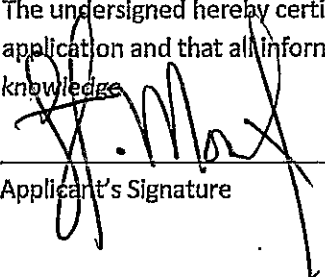
CITY COUNCIL ACTION: Approved Approved w/Conditions Denied
 Tabled to _____ Withdrawn

Mayor City Clerk Date

Application # SU _____

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.


Applicant's Signature

Oct. '24
Date

(seal)

Signature of Notary Public

Property Owner's Certification

(Complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) the owner of record of the property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

That all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature

Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20_____.

(seal)

Signature of Notary Public

Application # SU _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for Special Use approval with the City of Walnut Grove, Georgia, have 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 as requested below.

City of W.G. Oct. 2024
Applicant's Signature Date Print Name

N/A
Signature of Applicant's Attorney or Agent Date Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council.

_____ YES X NO

IF YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	<u>N/A</u>	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

APPLICANT'S RESPONSE TO EVALUATION CRITERIA

In the space provided or in a separate attachment, provide responses to the following questions:

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?
There was a car mechanic shop here previously, this time shop will not have an impact on appearance.
2. How does the proposed use impact thoroughfare congestion and traffic safety?
N/A → Currently located 2 properties up. Same traffic.
3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?
N/A
4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services?
N/A
5. How does the proposed use provide protection of property against blight and depreciation?
Having a business on this property for no longer than the approved length of time will improve protection against blight & depreciation.
6. How is the proposed use consistent with the adopted Comprehensive Plan?
This is for a limited period of time.
7. In what way does the proposed use affect adjacent property owners if the request is approved?
N/A
8. What is the impact upon adjacent property owners if the request is not approved?
N/A
9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Walnut Grove.
Having an established business be able to move to this location, while their new location, within the city is important economically, for the city + owner, as well as for the citizens.

11.8 Application Requirements for Conditional Use Permits and Variance Requests

11.8.1 **Minimum Requirements.** All applications for a Conditional Use Permit or a Variance shall be filed with the City Clerk and accompanied by, at a minimum, the following items:

11.8.1.1 A completed application form as available from the City Hall.

11.8.1.2 ~~An application fee as required by the Mayor and Council to cover administrative and advertising costs.~~ N/A

11.8.1.3 A plat of the lot or parcel showing existing and proposed structures and uses, access drives, easements, buffers and other supportive documentation required by the city including a formal site plan; submitted to the Planning and Zoning Commission for consideration and recommendation to the Mayor and City Council, allowing sufficient time for advertising and public hearing, if required.

11.9 Developments of Regional Impact (DRI)

The Georgia Planning Act of 1989 authorized the Department of Community Affairs to establish procedures for regional review of development projects that are of sufficient size that they are likely to create impacts beyond the jurisdiction in which the project will be located. The DRI review process involves the host local government, the reviewing Regional Development Center (RDC), and other potentially affected local governments. RDC's and agencies.

Thresholds are used to determine whether a proposed development is a DRI. Because positive and negative impacts of DRI's are not necessarily confined to the host local governments' jurisdictional boundaries, impacts on other jurisdictions need to be assessed.

If a development project is submitted to the Planning and Zoning Commission and/or the Mayor and Council for review, then the time deadlines imposed in Article XIV are suspended until the DRI review process is completed.

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>City of Walnut Grove</u>	NAME: <u>SAME</u>
ADDRESS: _____	ADDRESS: _____
CITY: <u>Logansville</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: _____ ZIP: _____
PHONE: <u>770-787-0046</u>	PHONE: _____
CONTACT PERSON: <u>Stephanie Moncrief</u> PHONE: <u>770-787-0046</u>	
APPLICANT'S E-MAIL: <u>mayor@cityofwalnutgrove.com</u>	

*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: <u>City of Walnut Grove</u>		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): _____		REQUESTED ZONING DISTRICT: _____
PARCEL ID NUMBER: _____	ACREAGE: _____	
PLEASE SEE ATTACHED		
ADDRESS OF PROPERTY: _____		
PROPOSED DEVELOPMENT: _____		

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED.

CASE: WGRZ-24-

DATE RECEIVED: Oct. 11, 2024

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

C-1 + N/in downtown overlay

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

This is a conditional rezone + amendment to the downtown overlay.

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;

N/A - NONE

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;

N/A - NONE

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

N/A - 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;

Purpose is to provide temporary occupancy of an established business already in city. No adverse affects.

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

Property amendments will not be permanent.

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

N/A - NONE

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

It is consistent

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;

N/A - NONE

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;

Temporary -> Envision Walnut Grove Initiative goal is to decide on zoning for city in future

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;

No change in building site already in place.

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

N/A - NONE

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;

N/A - NONE

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.

N/A - NONE AT THIS TIME

CASE: WG-2024

DATE RECEIVED: Oct. 11, 2024

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.

Steph May

SIGNATURE OF APPLICANT

DATE

Stephanie Moncrief on behalf of the City of Walnut Grove

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL

CASE: WG-2024-04

DATE RECEIVED: _____

[NOVEMBER 13, 2024]

The Honorable Chuck Schumer
Majority Leader
U.S. Senate
S-221, The Capitol
Washington, D.C. 20510

The Honorable Mike Johnson
Speaker of the House
U.S. House of Representatives
H-232, The Capitol
Washington, D.C. 20515

The Honorable Mitch McConnell
Minority Leader
U.S. Senate
S-230, The Capitol
Washington, D.C. 20510

The Honorable Hakeem S. Jeffries
Minority Leader
U.S. House of Representatives
H-204, The Capitol
Washington, D.C. 20515

Dear Leader Schumer, Leader McConnell, Speaker Johnson, and Leader Jeffries,

Thank you for your leadership in passing recent legislation that provided initial Federal Emergency Management Agency (FEMA) disaster relief funding. While this funding was critical in the preparation for and response to Hurricanes Helene and Milton, it will run out soon.

Therefore, we, the [XX] undersigned state and local elected officials **urge Congress to swiftly pass a comprehensive, clean emergency disaster supplemental appropriations bill.** This bill is essential to fund the recovery from more than 160 major disaster declarations since 2023 that have impacted communities across America.¹

State and local governments, which are on the front lines of disaster response and recovery, require comprehensive federal support and funding to rebuild and recover from all major natural disasters since 2023. Additional funding should also help communities prepare for and respond to the unprecedented and increasingly severe natural disasters nationwide.

We believe the emergency disaster supplemental appropriations should:

- Fully fund FEMA's recovery efforts for recent and future disasters, which will provide essential support for rebuilding and recovery;
- Replenish the Small Business Administration Disaster Assistance Loan Program to help business owners and homeowners rebuild;

¹ The communities affected by the 2023 and 2024 disasters are facing an unprecedented recovery challenge, and timely federal intervention is essential to ensure they can rebuild stronger and more resilient. These include the 2023 Lahaina wildfire in Hawaii, the 2024 wildfires in California, Nevada, Oregon, and Colorado, severe storms in Iowa and Illinois, as well as Hurricanes Debby, Francine, Beryl, Helene and Milton, which destroyed entire towns and devastated the lives of so many of our residents.

- Ensure funding for the Economic Development Administration’s on-the-ground response programs;
- Refill the U.S. Department of Transportation Emergency Relief highway and transit funds and provide flexibility to rebuild any road that allows residents to return to their homes and work;
- Provide funding to support long-term recovery efforts through Community Development Block Grant-Disaster Resilience program, which is essential for helping communities sustainably rebuild their infrastructure, housing and economy; and,
- Increase funding for the Supplemental Nutrition Assistance Program for families and children impacted by major national disasters since 2023.

Congress should also allow flexibility of funding for local governments to address the specific recovery needs of their communities.

We urge Congress to act quickly to ensure that every community has the resources to recover and rebuild in the wake of devastation. This funding is not merely a matter of good economic policy, but a fundamental obligation of the federal government to deliver support for our mutual constituents who depend on these resources in their most vulnerable times of need.

Thank you for your attention to this critical issue. As governors, mayors and council members who are a part of Climate Mayors—a bipartisan network of over 350 mayors committed to climate action; the National League of Cities, representing 19,000 cities, towns and villages nationwide; C40 Cities, a network of mayors from nearly 100 world-leading cities, including 14 in the United States; and the U.S. Conference of Mayors, representing over 1,400 cities with populations of 30,000 or more, **we ask for your leadership in passing a clean, disaster emergency supplemental bill as soon as possible.** Our communities cannot wait any longer.

CC:

Tom Perez, Director, of White House of Intergovernmental Affairs
Members of the U.S. Senate
Members of the U.S. House of Representatives

Sincerely,

[GOVERNORS, MAYORS, AND CITY COUNCIL]