

CITY OF WALNUT GROVE
April 24, 2025 6:00 PM
1021 PARK STREET MUNICIPAL BUILDING
Council Work Session & Public Hearing
Agenda

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

V. Public Hearing

1. Presentation, CASE #WGV-25-01: SCB Construction Group, on behalf of Church at the Grove, has filed a variance application with the City of Walnut Grove requesting a variance from Section 911.D.9.D. (Downtown Overlay District Architectural Details) of the Walnut Grove Zoning Ordinance. The subject property is located at 1070 Walnut Grove Parkway (Parcel #WG010027) and contains 15.85 acres. The applicant requests a variance for alternate building exterior materials and also for increased height for glass storefront windows for a proposed new church building.

2. Public Comment

3. Questions & Answers from the Commission

4. Recommendation to Council on the Proposed Variance

Adjourn Hearing

REGULAR MEETING

VI. Agenda Approval

VII. Old Business

1. Magnolia Springs Change Order – Presented by Aaron Wadley with LNCO

VIII. New Business

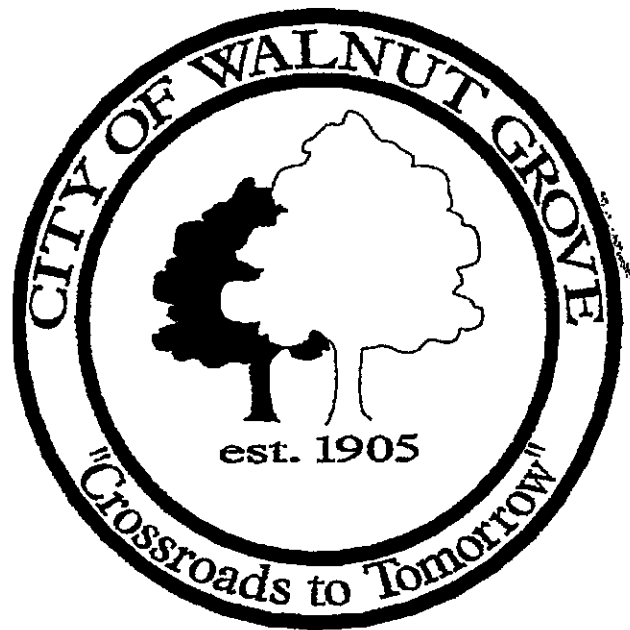
1. Diamond Creek S/D Approval

- a. Residential Development – The Section 7.01 of the Land Development Ordinance (Trees and Landscaping) as it is currently constructed, considers residential development of single family lots exempt for the requirements (see attached).
- b. Amenity Area – The amenity area construction plans included a Tree Protection Plan sheet which meets the City's requirements in Section 7.01 (see attached).

2. Ballot For 2025-2026 Election of GMA's District 5 Officers (see attached)

IX. Adjourn

VARIANCE APPLICATION



CITY OF WALNUT GROVE, GA

2581 LEONE AVENUE

LOGANVILLE, GA 30052

770-787-0046

**CITY OF WALNUT GROVE
VARIANCE PROCESS**

All applications are reviewed by the City Clerk, City Planner and the City Council.

1. An application, complete in all aspects, is submitted to the City Clerk.
2. The City Planner reviews the application and makes both a written recommendation to be presented at the public hearing. The written recommendation is sent to City Council on the Friday prior to the public hearing. Additional copies of the report may be obtained from the City Clerk at (770) 787-0046.
3. The City Clerk will place a legal notice in the Walton Tribune newspaper at least 15 days before the first public hearing.
4. A public hearing sign is erected on the property at least 15 days before the first public hearing. This sign will be erected by a City Hall staff member.
5. The City Council reviews the facts in the case at its scheduled meeting. A recommendation is determined following the public hearing. This recommendation is final with no further appeal. The City Council meets on the second Thursday of the month. Meetings are held at 7:00 p.m. at the Walnut Grove Community Building at 1021 Park St. Loganville, Ga. 30052.
6. Once an application is made, the applicant may withdraw the application without prejudice only before legal advertisement of a public hearing is placed in a newspaper of general circulation in Walton County and/or the City of Walnut Grove. No application may be withdrawn under any circumstances after the legal advertisement of a public hearing has been placed. All applications advertised shall receive final action by the City Council.
7. If an application is withdrawn before placement of the legal advertisement, a refund of the application fee will be made.

REQUIRED ITEMS

1) **APPLICATION FEE**

One (1) check made payable to City of Walnut Grove in the amount of _____.

2) **APPLICATION**

Acceptable payment methods are cash or check. The City of Walnut Grove does not accept credit cards.



3) **LEGAL DESCRIPTION**

The legal description must be a "metes and bounds" description. It must establish a point of beginning and from the point of beginning give each dimension bounding the property, calling the directions (such as north, northeasterly, southerly, etc.) which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property.

4) **BOUNDARY SURVEY**

One (1) copy of a boundary survey to scale for the subject property displaying all metes and bounds is required. This is not necessary if the Site Plan (next item) includes this information.

5) **SITE PLAN**

Seven (7) full-size copies and one (1) 8-1/2" by 11" reduction of a Site Plan to scale are required. This site plan must show adequate information as necessary to support the application and show justification and clarification.

6) **LETTER OF INTENT**

One (1) copy of a Letter of Intent

The letter of Intent must give details of the proposed use of the property and should include an explanation, at a minimum, of what is proposed and why the applicant believes the variance request is justified.

7) **NOTARIZED SIGNATURES**

The application form must have notarized signatures of both the property owner(s) and the applicant(s), or an attachment if multiple owners are involved.

8) **VARIANCES IN THE DOWNTOWN OEVERLAY DISTRICT (ARTICLE 9, SEC 911.D)**

For applicants wishing to request relief from the provisions of the Downtown Overlay District, please understand the following:

- A. Variance applications for uses prohibited in the DOD will not be accepted.
- B. Variance applications to increase the density of development in the DOD will not be accepted.
- C. Variance applications for relief from the architectural requirements of the DOD must supply additional information outlined below.



1. Two sets of all floor plans to a minimum of 1/8"=1'-0" scale. The plans should show all dimensions windows, doors, etc.
2. Two sets of all exterior building elevations to minimum of 1/8"=1'-0" scale. Drawings should indicate and label all building materials, features and exterior finish legend.
3. One color drawings showing each exterior side of the building with all materials rendered correctly. If the application is requesting relief from an architectural feature, then the drawings should show what the applicant is proposing instead of the required features (e.g. if a different roof pitch is proposed, then the drawings should show the proposed roof pitch. The Letter of Intent should spell out why the lesser roof pitch is being requested, etc.)
4. One material sample board with all exterior building materials proposed to be used instead of the required materials.



VARIANCE APPLICATION

(USE THIS APPLICATION.)

A VARIANCE APPLICATION FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>SCB Construction Group</u>	NAME: <u>Church at the Grove</u>
ADDRESS: <u>8460 Dr MLK Jr Ave Suite 101</u>	ADDRESS: <u>1050 Walnut Grove Pkwy</u>
CITY: <u>Covington</u>	CITY: <u>Walnut Grove</u>
STATE: <u>GA</u> ZIP: <u>30014</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>678-212-2190</u>	PHONE: <u>678-729-8501</u>
CONTACT PERSON: <u>Hunter Knox</u> PHONE: <u>678-836-8443</u>	
APPLICANT'S E-MAIL: <u>Hknox@scbcg.com</u>	

APPLICANT IS THE: <u>Contractor</u>		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>AG</u> BUILDING OR DEVELOPMENT PERMIT NO.: _____		
PARCEL ID NUMBER: <u>WG010027</u> ACREAGE: <u>15.85 Total</u>		
ADDRESS OF PROPERTY: <u>1050 Walnut Grove Pkwy Walnut Grove Ga 30052</u>		
SUBDIVISION OR PROJECT NAME: <u>Church at the Grove Phase 2</u> LOT & BLOCK: _____		
PROPOSED DEVELOPMENT: <u>New Church building</u>		

VARIANCE REQUESTED We propose to use Insulated Metal Panels along the Front, Left, and Right elevation. The Rear of the building to be PBR Metal Panels. We have proposed to have a glass storefront entrance that is installed from Finished floor to 10'

PLEASE ATTACH A LETTER OF INTENT EXPLAINING THE PROPOSED USE AND JUSTIFICATION OR HARDSHIP FOR THIS VARIANCE.

CASE: _____

DATE RECEIVED: _____



VARIANCE APPLICANT'S DEMONSTRATION

STANDARDS GOVERNING THE MAYOR AND COUNCIL'S POWERS & DUTIES

PURSUANT TO SECTION 1501 OF THE CITY OF WALNUT GROVE ZONING ORDINANCE, IN ORDER TO AUTHORIZE AN APPEAL OF THE ZONING ORDINANCE, THE CITY COUNCIL FINDS THAT A VARIANCE SHALL NOT BE CONTRARY TO THE PUBLIC INTEREST WHERE, OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISIONS OF THIS ORDINANCE WOULD RESULT IN SUBSTANTIAL AND UNNECESSARY HARDSHIP. A VARIANCE FROM THE TERMS OF THE ZONING ORDINANCE SHALL NOT BE GRANTED BY THE ZONING BOARD OF APPEALS UNLESS A WRITTEN APPLICATION FOR A VARIANCE IS SUBMITTED DEMONSTRATING THE FOLLOWING:

(PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY.)

(A) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS OF THE PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE OR TOPOGRAPHY:

No

(B) SUCH CONDITIONS ARE PECULIAR TO THIS PROPERTY:

No

(C) THE APPLICATION OF THE ORDINANCE TO THIS PROPERTY WOULD CREATE AN UNNECESSARY HARDSHIP

Cost of Construction. Lack of architectural feature

(D) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER:

No

(E) A VARIANCE, IF GRANTED, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD NOR IMPAIR THE PURPOSES OR INTENT OF THIS ORDINANCE:

The elements of the building are meant to save money as well as provide common Architectural elements

(F) THE ZONING PROPOSAL IS CONSISTENT WITH CONSTRUCTION AND DESIGN STANDARDS AND CRITERIA ADOPTED BY CITY:

Yes

(G) THE VARIANCE IS NOT A REQUEST TO PERMIT A USE OF LAND, BUILDINGS, OR STRUCTURES WHICH IS NOT PERMITTED BY RIGHT OR BY CONDITIONAL USE IN THE DISTRICT:

Yes





Hunter Knox

SCB Construction Group

8460 Dr MLK Jr Ave, Suite 101, Covington, GA 30014

3/6/2025

Subject: Exterior Building Façade Variance

The variance request for the new Church at the Grove building is regarding the exterior facade. To achieve the desired look while remaining in the Churches budget, we would like to propose installing Insulated Metal Panels (IMP's) along the Front, Left, and Right elevations. To be as cost effective as possible, we are proposing to install a PBR Metal panel at the rear elevation that will not be visible from the road. The IMP panels also act as the building's insulation, so this reduces the amount of material, waste, and cost for the job, making this a green design. In short, IMP and PBR Panels are cost effective, durable, green, and easier to maintain.

A second variance is requested to allow the storefront glass at the church's entrance to start at the ground and be installed to 10' from finish floor. The architectural feature of having glass from the floor to 10' is a clean look that also brings additional light into the churches lobby/common area.

Thanks,

Hunter Knox

SCB Construction Group

This e-mail message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender of your receipt and delete or destroy all copies of the original message and attachments thereto.

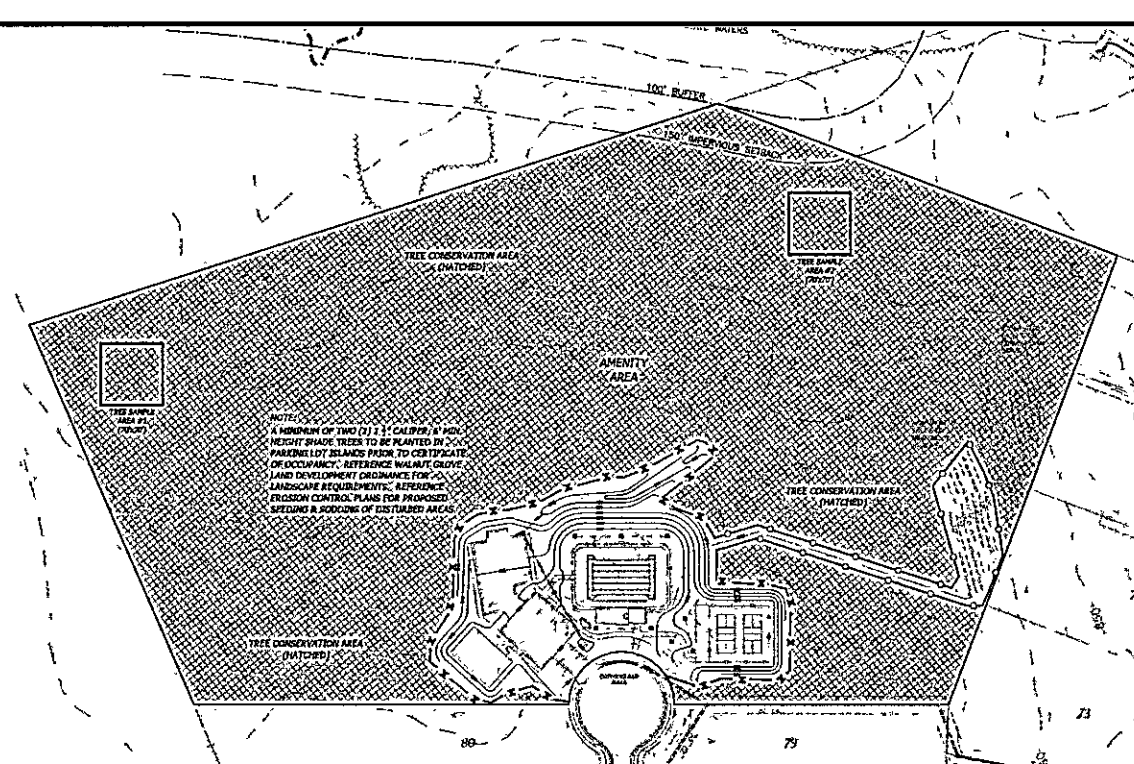
improvement of water quality, and the protection of stream bank stability by vegetation protection and/or restoration.

4. Protect specimen and historical trees as defined by the Vegetation Protection and Replacement Administrative Standards.

B. Applicability

1. The terms and provisions of this section shall apply to any activity on real property which requires the issuance of a development permit, excluding the development of single family detached and duplex single-family residential lots (except as required in the guidelines for the Conservation Subdivision Overlay District in the Walnut Grove Zoning Ordinance), and excluding the construction of public roads and utilities.
2. Agricultural and forestry operations, land clearing for clearly legitimate agricultural purposes and legitimate timber harvesting are exempt from the provisions of this article.
3. Trees found to be diseased, hazardous, dying, dead, or insect infested by the county extension service, the state forestry commission, an arborist, or urban forester may be removed.
4. The removal, replacement, planting, or transplanting of trees on an existing single-family or duplex residential property that remains in residential use or is subject to a development permit or building permit authorizing a subdivision of land is exempt from this part.
5. The removal, replacement, planting, or transplanting of trees on an existing or planned non-residential property that is subject to a development permit or building permit authorizing non-residential construction with no more than 5,000 square feet of land disturbance, is exempt from this part.
6. The removal or transplanting of trees from horticultural properties, such as farms, nurseries or orchards is exempt.
7. The removal of any tree that has become, or threatens to become, a public nuisance or danger to human life or property is exempt.
8. Agricultural activities on land zoned AG, including crop cultivation and clearing pastures for raising livestock is exempt from this part.
9. Projects that contain more than one (1) building site, compliance with the requirements of this section shall be required at the time an individual site is developed.
10. Grandfathered projects

This section shall not apply to any portion of a property included within the limits of a valid land disturbance permit issued prior to the effective date of this section, provided that all time constraints relating to the permit issued shall be observed.



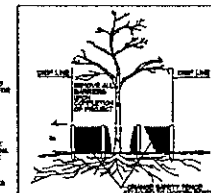
NOTES:
 1. MINIMUM OF TWO (2) 12" CALIBRE, 8' HIGH, 8' SPAN SHADE TREES TO BE PLANTED IN EACH PARKING LOT ISLAND PRIOR TO CERTIFICATE OF OCCUPANCY. REFERENCE WALNUT GROVE LAND DEVELOPMENT ORDINANCE FOR LANDSCAPE REQUIREMENTS, REPERMITS, EROSION CONTROL PLANS FOR IMPROVED SPEEDING & RECORDING OF DISTURBED AREAS.



TREE CONSERVATION AREA
 1. ALL TREES WITH DBH 4" OR GREATER TO REMAIN IN PLACE PRIOR TO ANY LAND DISTURBANCE.
 2. ALL TREES WITH DBH 4" OR GREATER TO REMAIN IN PLACE PRIOR TO ANY LAND DISTURBANCE.
 3. ALL TREES WITH DBH 4" OR GREATER TO REMAIN IN PLACE PRIOR TO ANY LAND DISTURBANCE.



TREE PROTECTION AREA
 1. ALL TREES WITH DBH 4" OR GREATER TO REMAIN IN PLACE PRIOR TO ANY LAND DISTURBANCE.
 2. ALL TREES WITH DBH 4" OR GREATER TO REMAIN IN PLACE PRIOR TO ANY LAND DISTURBANCE.
 3. ALL TREES WITH DBH 4" OR GREATER TO REMAIN IN PLACE PRIOR TO ANY LAND DISTURBANCE.



TREE PROTECTION PERIMETER
 1. ALL TREES WITH DBH 4" OR GREATER TO REMAIN IN PLACE PRIOR TO ANY LAND DISTURBANCE.
 2. ALL TREES WITH DBH 4" OR GREATER TO REMAIN IN PLACE PRIOR TO ANY LAND DISTURBANCE.
 3. ALL TREES WITH DBH 4" OR GREATER TO REMAIN IN PLACE PRIOR TO ANY LAND DISTURBANCE.

NO.	SP. NAME	DBH (IN)	HT (FT)	DATE	BY
1
2
3
4
5
6
7
8
9
10

OWNER
 ST. INVESTMENT CO., LLC
 10000 E. 10TH AVE.
 DENVER, CO 80231
 (770) 716-2800
 stinvest@stinvest.com

DESIGNER
 DAY DESIGN GROUP, INC.
 10000 E. 10TH AVE.
 DENVER, CO 80231
 (770) 716-2800
 info@daydesign.com

DATE
 12/14/2014

DAVID J. DAY
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 CITY PLANNER
 10000 E. 10TH AVE.
 DENVER, CO 80231
 (770) 716-2800
 info@daydesign.com

DAY DESIGN GROUP, INC.
 10000 E. 10TH AVE.
 DENVER, CO 80231
 (770) 716-2800
 info@daydesign.com

AMENTY AREA
 STOREHOUSE
 10000 E. 10TH AVE.
 DENVER, CO 80231
 (770) 716-2800
 info@daydesign.com

PROJECT INFORMATION

NO.	12/14/2014	12/14/2014
DATE	12/14/2014	12/14/2014
BY	DAVID J. DAY	DAVID J. DAY

DATE
 12/14/2014

ELECTION OF GMA'S DISTRICT 5 OFFICERS FOR 2025-2026

BALLOT

The nominating committee comprised of current District 5 officers and three additional elected officials nominated the following city officials as GMA's District 5 Officers for 2025-2026:

President	Kurt Ward, Mayor, Braselton
First Vice President	Amanda Willis, Mayor Pro Tem, Carlton
Second Vice President	John Howard, Mayor, Monroe
Third Vice President	Daniel Graves, Mayor, Elberton

Is your city in favor of the nominees for positions of President, First Vice President, Second Vice President, and Third Vice President

Yes ____ No ____

Please provide the following information:

City: _____

Name of person submitting ballot: _____

I affirm that I am authorized to vote on behalf of the city:

Signature: _____

Please mail or email the ballot by May 23 to:

Sherri Bailey, Georgia Municipal Association, P.O. Box 105377, Atlanta, GA 30348; email sbailey@gacities.com.