

**STATE OF GEORGIA
CITY OF WALNUT GROVE**

**ORDINANCE NO. 2024-04
AN ORDINANCE OF THE CITY OF WALNUT GROVE**

AN AMENDMENT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF THE CITY OF WALNUT GROVE, GEORGIA TO AMEND SECTION 501.8 (SEWER USE ORDINANCE) TO MODIFY THE CURRENT DEFINITION OF "(T) EQUIVALENT RESIDENTIAL UNIT"; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES:

WHEREAS, the Comprehensive Land Development Ordinance of the City of Walnut Grove, Georgia was adopted by the City Council in 2007; and

WHEREAS, the City Council finds that the Ordinance may be amended from time to time by the City Council; and,

WHEREAS, the City Council finds that the following amendment to the Comprehensive Land Development Ordinance promotes the health, safety, morals, convenience, order, prosperity and the general welfare of the present and future inhabitants of the City of Walnut Grove,

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 the same, as follows:

SECTION 1. That Section 501.8 Sewer Use Ordinance, Section I DEFINITIONS, Definition (T) "Equivalent Residential Unit" be hereby AMENDED by deleting the number 210 and inserting the number 250, when referring to the average daily sewer usage of a single-family residence.

SECTION 2. Pursuant to 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 goals of this authorization is to codify and number the Ordinance in the Plan in such a way as to be clear and orderly.

SECTION 3. This Ordinance shall become effective immediately upon adoption by the Mayor and Council of the City of Walnut Grove, Georgia.

SECTION 4. 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

**FOR THE PURPOSES OF SATISFYING SECTION 2.26 OF THE CHARTER OF
WALNUT GROVE**

Clerk submitted this approved Ordinance to the Mayor- Date: _____

Mayor signed Ordinance (if applicable) - Date: _____

Mayor returned written statement for Veto (if applicable)- Date: _____

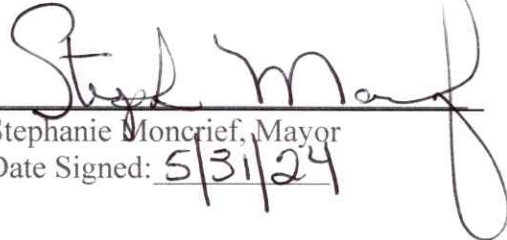
Council meeting Veto was presented back to Council (if applicable)- Date: _____

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 25th day of April, 2024

CITY OF WALNUT GROVE

BY:



Stephanie Moncrief, Mayor
Date Signed: 5/31/24

ATTEST:



Kimberly Whitlow, Clerk

APPROVED AS TO FORM:

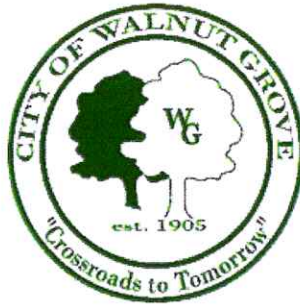


Anthony O.L. Powell, City Attorney
Powell & Edwards, PC

4/23

6/29

7/13 C.S.



March 25, 2024

Mayor Stephanie Moncrief
City of Walnut Grove
2581 Leone Avenue
Walnut Grove, Ga 30052

Re: Proposed Amendments to the 2007 Comprehensive Land Development Ordinance for the City of Walnut Grove related to Section 501.8 (Sewer Use Ordinance).

Dear Mayor Moncrief:

Following previous discussions regarding returning to a more conservative number to use when estimating sewage flow, I am forwarding a proposed amendment to the *2007 Comprehensive Land Development Ordinance* for Council consideration. The proposed change would amend Section 501.8 (Sewer Use Ordinance) Section I Definitions – Definition (T) “Equivalent Residential Unit (ERU).” The proposed amendment is listed below:

Note: **Bold, highlighted** text indicates proposed additions to the text. ~~Strikethrough text~~ indicates proposed text to be deleted from the Ordinance.

(T) “Equivalent Residential Unit (ERU)” shall mean a volume of water equal to the average daily usage of a typical single family residence of ~~210~~ **250** gallons.

More information will be provided to Council in advance of the Public Hearing, which will need to be scheduled. Please let me know if you have any questions. I have also attached the draft Ordinance and a Public Hearing notice template for your review.

Sincerely,

Joe Walter
Zoning Administrator

Attachments

PUBLIC NOTICE – CITY OF WALNUT GROVE
LAND DEVELOPMENT ORDINANCE

The City of Walnut Grove desires to amend the Land Development Ordinance by modifying the definition of an Equivalent Residential Unit (ERU), which is included as a part of Section 501.8. Sewer Use Ordinance,

The City of Walnut Grove will hold a **Public Hearing** on _____ at **6:00 P.M.** at 1021 Park Street, Loganville GA 30052 to consider this amendment. At the conclusion of the Public Hearing, the Mayor and Council may act upon this amendment.

A copy of the proposed changes is on file with the City Clerk and may be viewed upon request.

**STATE OF GEORGIA
CITY OF WALNUT GROVE**

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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 _____ day of _____, 202_

CITY OF WALNUT GROVE
BY:

Stephanie Moncrief, Mayor
Date Signed: _____

ATTEST:

Kimberly Whitlow, Clerk

APPROVED AS TO FORM:

Anthony O.L. Powell, City Attorney
Powell & Edwards, PC

RE: ERU Amendment to the Land Development Ordinance

Jay Crowley <jay@powelledwards.com>

Thu 3/28/2024 2:32 PM

To: City Mayor <mayor@cityofwalnutgrove.com>; City Clerk <cityclerk@cityofwalnutgrove.com>

Cc: Tony Powell <tony@wtp.legal>; Joe Walter - Precision Planning, Inc (jwalter@ppi.us) <jwalter@ppi.us>

Mayor and Kimberly.

The ad has to run in the paper at ~~least 15 days before the public hearing~~. Don't think this can be accomplished by April 11, but we could advertise it for the April work session and make it a ~~specially called meeting~~. That's about as quickly as it can be done.

We should ~~additionally post a notice at city hall and outside the meeting room~~.

Jay

From: City Mayor <mayor@cityofwalnutgrove.com>

Sent: Sunday, March 24, 2024 2:25 PM

To: City Clerk <cityclerk@cityofwalnutgrove.com>

Cc: Jay Crowley <jay@powelledwards.com>

Subject: Fw: ERU Amendment to the Land Development Ordinance

Kimberly,

This is backup documentation for the agenda topic: Text Amendment ERU, for the work session meeting on March 28th. Please send the Amendment letter & Amendment Ordinance documents to Council members as part of the agenda packet for this meeting. Please advertise the public hearing for this text amendments to the 2007 Comprehensive Land Development Ordinance, Section 501.8. I believe if we advertise this by Monday afternoon, 3/25/24, we will be able to hold the public hearing on Thursday, April 11, 2024. Please confirm with Jay Crowley about the public hearing, advertising requirements, number of public hearings required, and timeline for council to be able to vote. I would like to be able to vote on this as soon as possible, preferably at the April 11th meeting. Let me know if you have any questions. Please let me know what Jay says.

Thank you,

Stephanie Moncrief

Mayor



City of Walnut Grove

770-787-0046

Mobile: 678-983-9323

2581 Leone Avenue
Loganville, GA 30052

www.CityOfWalnutGrove.com

From: Joe Walter <jwalter@ppi.us>

Sent: Friday, March 22, 2024 5:24 PM

To: City Mayor <mayor@cityofwalnutgrove.com>

Cc: City Clerk <cityclerk@cityofwalnutgrove.com>

Subject: ERU Amendment to the Land Development Ordinance

Mayor Moncrief:

Here is the information on the amendment to increase the wastewater ERU number you requested for the upcoming Council work session.

I will see you on Tuesday.

Joseph H. Walter, AICP

Sr. Associate, Principal Planner



Cell: 770.468.8096 Office: 770.338.8000

www.ppi.us



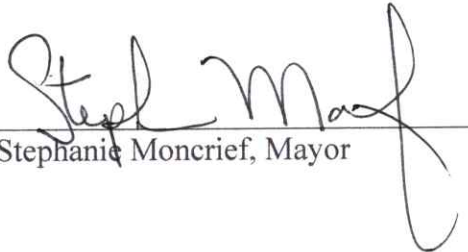
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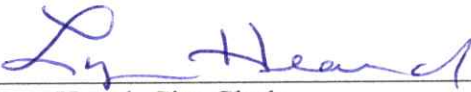
THIS MESSAGE SHALL NOT BE CONSTRUED AS OFFICIAL PROJECT INFORMATION OR AS A DIRECTION EXCEPT AS EXPRESSLY PROVIDED IN THE CONTRACT DOCUMENTS.

Visit us on the web at www.ppi.us

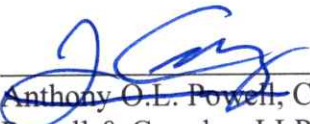
SO ORDAINED 27 this of March 2025.
(this ordinance was passed by council on May 9, 2024)


Stephanie Moncrief, Mayor

ATTEST:


Lynn Heard, City Clerk

APPROVED AS TO FORM:


John J. Crowley
Anthony O.L. Powell, City Attorney
Powell & Crowley, LLP

Adopted by the City Council at a regular called meeting on May 9, 2024

4 Council members voting in favor

0 Council members voting against

0 Council members voting abstaining