

CITY OF WALNUT GROVE

June 27th, 2024 6:00PM

1021 PARK STREET MUNICIPAL BUILDING

WORK SESSION MINUTES

- I. **CALL TO ORDER**- Meeting called to order by Mayor Moncrief at 6:00pm.
- II. **INVOCATION**- Led by Tony Powell
- III. **PLEDGE OF ALLEGIANCE**- All participated
- IV. **ROLL CALL**- Erica Miles, Stephanie Moncrief, Rachel Davis, Maxine McClanahan present via Teams, Kimberly Whitlow, Tony Powell, Joe Walter. Linda Pilgrim absent.
- V. **AGENDA APPROVAL**- Erica Miles made a motion to approve the agenda with items 3,4 and 5 removed from New Business. Rachel Davis seconded the motion. All in favor. Motion passed 3-0.
- VI. **OLD BUSINESS**
 1. **PUD Application- WGRZ-24-01- Presentation** – Joe Walter gave a synopsis/recommendations for this PUD Application. A PowerPoint presentation was presented to the council with pictures of the concept for this PUD application. No action was taken.
- VII. **NEW BUSINESS**
 1. **Proposal of City Manager/Administrator**- Mayor and Council reviewed a survey questionnaire that would help them decide if a City Manager/Administrator is needed. This will be on a future council meeting to be voted upon. No action taken.
 2. **City Hall Repair & Paint Quotes** – Review & Discussion – The City is receiving quotes for the painting of City Hall. Once the City receives all the quotes, they will be given to council to review. No action taken.

Announcement by Mayor- On July 2nd, 2024 there is going to be a road closure on Forrester Cemetery where the gas lines are being replaced. The road will be closed for 3 days. There will be accommodations for Emergency Vehicles in case they need to get through.

VII. ADJOURN- Rachel Davis made a motion to adjourn the meeting. Erica Miles seconded the motion to adjourn the meeting. All in favor. Motion passed 3-0.



CITY OF WALNUT GROVE
June 13th, 2024 6:00 PM
1021 PARK STREET MUNICIPAL BUILDING
MINUTES

- I. **CALL TO ORDER**- Meeting called to order at 6:01pm by Mayor Moncrief
- II. **INVOCATION**- Led by Tony Powell
- III. **PLEDGE OF ALLEGIANCE**- All participated
- IV. **ROLL CALL** – Stephanie Moncrief, Rachel Davis, Linda Pilgrim, Maxine McClanahan, Tony Powell, Kimberly Whitlow all present. Erica Miles arrived at 6:14pm
- V. **AGENDA APPROVAL** – Rachel Davis made a motion, seconded by Maxine McClanahan, to approve the agenda. All voted in favor.
- VI. **CONSENT AGENDA** – Maxine McClanahan made a motion, seconded by Rachel Davis, to approve the Consent Agenda. All in favor. Motion passed 4-0.
- VII. **COMMITTEE REPORTS** – Rachel Davis gave a report for the DDA. Their next meeting will be June 24th, 2024.
- VIII. **PLANNING AND ZONING COMMISSION**- Next Meeting June 18th, 2024 at 6:00pm
- IX. **LIBRARY REPORT**- Dana Seger gave the Library Report.
- X. **PUBLIC COMMENT**- No public comment
- XI. **OLD BUSINESS**
 1. **Aaron Wadley with LNCO – Emerald Cove Paving Project** – Aaron Wadley with LNCO was present to discuss his recommendations for Emerald Cove. Two recommendations were given: Option 1: fill in the gutter line with asphalt. Aaron stated that this option would be more cost effective but cheaper. Option 2: Mill up the current asphalt and put down a new layer of asphalt. The cost to fill in the gutters would be roughly \$150,000 and the option to mill up the current asphalt and lay down a new layer would be between \$300,000-\$400,000.
 - Recommendations - Erica Miles made a motion to get estimates for the 6 cords and give the Mayor a max budget of \$38,000. Then put it out for bid for with the turnkey and mill only option. Rachel Davis seconded the motion. Erica Davis, Rachel Davis, Maxine McClanahan all in favor. Linda Pilgrim opposed. Motion passed 3-1
 - On Call Agreement- Rachel Davis made a motion to approve LNCO as the City of Walnut Grove’s on call services engineer as per the agreement dated May

22nd, 2024. Maxine McClanhan seconded the motion. All in favor. Motion passed 4-0.

2. Telecommunications & Right of Way Management, Resolution- Maxine McClanahan made a motion to move forward with the Telecommunications & Right of Way Management Resolution. Erica Miles seconded the motion. All in favor. Motion passed 4-0.
3. Budget Approval- Mayor and council adjusted the budget to reflect the City covering the trash service cost. The rollback will stay in place this year which gives the City an additional \$15,000 in property taxes. \$60,000 in income was removed from the budget that was to be collected from the citizens for the trash service. A fund transfer will be made of \$60,000 from savings to cover the \$60,000 that the City will no longer be collecting. \$2000 was added to IT Services. The disposal of garbage pick up was raised to \$120,000. The cost of the City Insurance was also adjusted from \$24,000 to an increase of \$8000. Erica Miles made a motion to approve the budget as is with the changes. Rachel Davis seconded the motion. Erica Miles, Maxine McClanahan, Rachel Davis all in favor. Linda Pilgrim opposed. Motion passed 3-1.

XII. NEW BUSINESS

1. City of Walnut Grove Federal Calendar Holiday Official Action: Juneteeth – The City of Walnut Grove will recognize Juneteeth and City Hall will be closed for this Holiday moving forward.

XIII. REPORTS

1. Public Works- Brian Pilgrim not present
2. City Clerk – Kimberly Whitlow gave the City Clerk report. There were 18 County Tickets, 6 Georgia State Patrol Rentals, 7 Ballfield rentals and 6 pavilion rentals.
3. Mayor- Mayor Moncrief gave a report on the new Code Enforcement Officer and the work that he has been doing over the last few weeks.

XIV. TOWN HALL – Not on record

XV. COUNCIL COMMENTS- Erica Miles made a comment about her excitement for the upcoming GMA Convention, Maxine McClanhan share some news on a class she had recently taken. Mayor Moncrief reminded council to RSVP to reception they they've been invited to at the conference.

XVI. EXECUTIVE SESSION – Personnel, Litigation, and/or Real Estate – No executive session.

XVII. ADJOURN- Rachel Davis made a motion to adjourn the meeting, Maxine McClanahan seconded the motion. All in favor. Motion passed 4-0.

City of Walnut Grove

Budget vs. Actuals: 2024 Budget_(1) - FY24 P&L Classes

July 2023 - June 2024

| | TOTAL | | | |
|---|-----------------------|---------------------|---------------------|-----------------|
| | ACTUAL | BUDGET | OVER BUDGET | % OF BUDGET |
| Income | | | | |
| 31.1000 General Property Taxes | 329,945.23 | 265,000.00 | 64,945.23 | 124.51 % |
| 31.1310 Motor Vehicle | 50,406.34 | 45,000.00 | 5,406.34 | 112.01 % |
| 31.1315 Motor Vehicle Ad Valorem Tax Fee (TAVT) | 1,982.60 | 2,500.00 | -517.40 | 79.30 % |
| 31.1340 Intangible Tax (Recording) | 4,841.10 | 7,000.00 | -2,158.90 | 69.16 % |
| 31.1600 Real Estate Transfer Tax | 2,276.36 | | 2,276.36 | |
| 31.1600 Real Estate Transfer Tax (Intangible) | | 2,500.00 | -2,500.00 | |
| 31.1710 Franchise Tax - Electric | 81,501.50 | 70,000.00 | 11,501.50 | 116.43 % |
| 31.1730 Franchise Tax - Gas | | 6,000.00 | -6,000.00 | |
| 31.1750 Franchise Tax - Cable | 5,417.82 | 9,000.00 | -3,582.18 | 60.20 % |
| 31.1760 Franchise Tax - Telephone | 325.50 | 2,500.00 | -2,174.50 | 13.02 % |
| 31.3100 Local Option Sales and Use Taxes (LOST) | 241,913.41 | 250,000.00 | -8,086.59 | 96.77 % |
| 31.4200 Beer/Wine Alcoholic Beverage Excise Tax | 78,398.87 | 80,000.00 | -1,601.13 | 98.00 % |
| 31.6200 Insurance Premium Taxes | 118,422.17 | 110,000.00 | 8,422.17 | 107.66 % |
| 31.8000 Other Taxes | | 500.00 | -500.00 | |
| 31.9000 Penalties & Interest on Delinquent Taxes | 3,092.01 | | 3,092.01 | |
| 32.1115 Alcohol Licenses - Beer Retail Sales | 750.00 | 750.00 | 0.00 | 100.00 % |
| 32.1125 Alcohol Licenses - Wine Retail Sales | 750.00 | 750.00 | 0.00 | 100.00 % |
| 32.1135 Alcohol Licenses - Liquor Retail Sales | 1,700.00 | 1,700.00 | 0.00 | 100.00 % |
| 32.1200 General Business License | 9,106.00 | 12,000.00 | -2,894.00 | 75.88 % |
| 32.2200 Building and Signs | 47,681.26 | 25,000.00 | 22,681.26 | 190.73 % |
| 32.2990 Other Permits | 985.00 | 500.00 | 485.00 | 197.00 % |
| 32.4000 Late Fees | 275.00 | | 275.00 | |
| 33.1000 Federal Government Grants | 45,200.04 | | 45,200.04 | |
| 33.7100 Special Purpose Local Option Sales Tax Revenue (SPLOST) | 328,804.66 | | 328,804.66 | |
| 34.1910 Election Qualifying Fee | 360.00 | 180.00 | 180.00 | 200.00 % |
| 34.4255 Sewerage Charges | 61,412.55 | | 61,412.55 | |
| 34.7000 Recreation Income | 4,410.00 | 2,000.00 | 2,410.00 | 220.50 % |
| 34.9999 Other Charges | 93,600.26 | 850.00 | 92,750.26 | 11,011.80 % |
| 35.1000 Fines and Forfeitures | 59,622.91 | 35,000.00 | 24,622.91 | 170.35 % |
| 35.1020 Court Fees - Other | -3,657.62 | 7,000.00 | -10,657.62 | -52.25 % |
| 36.1000 Interest Revenue | 871.79 | 500.00 | 371.79 | 174.36 % |
| 37.1000 Contribution | 150.00 | 1,000.00 | -850.00 | 15.00 % |
| 38.9000 Other Miscellaneous Revenue | 5,892.11 | | 5,892.11 | |
| 39.1100 Transfers from General Fund | 19,601.88 | | 19,601.88 | |
| Sales of Product Income | 13,242.97 | | 13,242.97 | |
| Total Income | \$1,609,281.72 | \$937,230.00 | \$672,051.72 | 171.71 % |
| 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 | \$1,609,281.72 | \$937,230.00 | \$672,051.72 | 171.71 % |

City of Walnut Grove

Budget vs. Actuals: 2024 Budget_(1) - FY24 P&L Classes

July 2023 - June 2024

| | TOTAL | | | |
|---|-------------------|-------------------|-------------------|-----------------|
| | ACTUAL | BUDGET | OVER BUDGET | % OF BUDGET |
| Expenses | | | | |
| 51.1100 Regular Employees | 218,295.42 | 203,774.40 | 14,521.02 | 107.13 % |
| 51.2100 Group Insurance | 11,428.56 | 21,000.00 | -9,571.44 | 54.42 % |
| 51.2200 Payroll Taxes - Social Security - (FICA) Contributions | 19,864.35 | 18,100.00 | 1,764.35 | 109.75 % |
| 51.2210 Payroll Taxes - Medicare | | 2,610.00 | -2,610.00 | |
| 51.2215 Payroll Taxes - Federal Unemployment | | 825.60 | -825.60 | |
| 51.2400 Retirement Contributions | | 15,000.00 | -15,000.00 | |
| 52.1100 Office/Administrative | 3,660.00 | 2,500.00 | 1,160.00 | 146.40 % |
| 52.1300 Technical | 18,805.78 | 10,000.00 | 8,805.78 | 188.06 % |
| 52.2100 Cleaning Services | 1,589.50 | | 1,589.50 | |
| 52.2110 Disposal (i.e. Garbage Pickup) | 79,392.00 | | 79,392.00 | |
| 52.2200 Repairs and Maintenance | 11,545.24 | 17,500.00 | -5,954.76 | 65.97 % |
| 52.2210 Repairs and Maintenance - Vehicles | 3,541.28 | | 3,541.28 | |
| Code Officer | | 100,000.00 | -100,000.00 | |
| Total 52.2210 Repairs and Maintenance-- Vehicles | 3,541.28 | 100,000.00 | -96,458.72 | 3.54 % |
| 52.2220 Repairs and Maintenance - Streets, Roads and Bridges (NON-employee) | 12,086.25 | 15,000.00 | -2,913.75 | 80.58 % |
| 52.2240 Professional Services | 563.59 | 51,800.00 | -51,236.41 | 1.09 % |
| 52.2241 Professional Services - Engineering | 22,953.62 | | 22,953.62 | |
| 52.2241 - Code Enforcement | 45,312.50 | 20,000.00 | 25,312.50 | 226.56 % |
| 52.2241 - Engineering Services | | 30,000.00 | -30,000.00 | |
| 52.2241 - Inspections | 24,935.00 | | 24,935.00 | |
| 52.2241 - Storm Water | | 30,000.00 | -30,000.00 | |
| 52.2241 - Zoning Administration | 71,981.58 | 50,000.00 | 21,981.58 | 143.96 % |
| Total 52.2241 Professional Services-- Engineering | 165,182.70 | 130,000.00 | 35,182.70 | 127.06 % |
| 52.2242 Professional Services - Accounting | 39,282.47 | 35,000.00 | 4,282.47 | 112.24 % |
| 52.2243 Professional Services - Legal | 61,093.00 | 60,800.00 | 293.00 | 100.48 % |
| 52.2244 Professional Services - Security | 1,303.28 | 1,800.00 | -496.72 | 72.40 % |
| 52.2250 Facility and Grounds Maintenance (Non-Employee) | 13,761.27 | 7,500.00 | 6,261.27 | 183.48 % |
| 52.2260 Liability Insurance | 49,549.00 | 27,000.00 | 22,549.00 | 183.51 % |
| 52.3200 Communications | 2,030.67 | 11,300.00 | -9,269.33 | 17.97 % |
| 52.3200 Communications - Wireless Telephone | 7,921.74 | | 7,921.74 | |
| 52.3230 Postage | 1,212.00 | | 1,212.00 | |
| 52.3300 Advertising | 1,800.00 | 5,000.00 | -3,200.00 | 36.00 % |
| 52.3500 Travel | 10,054.27 | 3,500.00 | 6,554.27 | 287.26 % |
| 52.3600 Dues and fees | 7,977.66 | 4,500.00 | 3,477.66 | 177.28 % |
| 52.3610 Bank Charges | 1,811.94 | 750.00 | 1,061.94 | 241.59 % |
| 52.3700 Training and Education | 9,576.45 | 17,000.00 | -7,423.55 | 56.33 % |
| 52.3850 Contract Labor | 2,630.05 | 15,000.00 | -12,369.95 | 17.53 % |
| 52.3900 Contract Services - Other | 2,343.61 | 3,500.00 | -1,156.39 | 66.96 % |
| 53.1105 Cleaning Supplies | | 500.00 | -500.00 | |
| 53.1110 Office Supplies | 6,908.03 | 5,000.00 | 1,908.03 | 138.16 % |

City of Walnut Grove

Budget vs. Actuals: 2024 Budget_(1) - FY24 P&L Classes

July 2023 - June 2024

| | TOTAL | | | |
|---|-----------------------|-----------------------|----------------------|------------------|
| | ACTUAL | BUDGET | OVER BUDGET | % OF BUDGET |
| 53.1115 Pavilion Rental Expenses | 315.00 | 650.00 | -335.00 | 48.46 % |
| 53.1130 OTHER - General Supplies | 826.98 | 2,500.00 | -1,673.02 | 33.08 % |
| 53.1140 Community Events | 1,697.46 | 5,000.00 | -3,302.54 | 33.95 % |
| 53.1210 Water/Sewerage | 2,560.65 | 2,250.00 | 310.65 | 113.81 % |
| 53.1220 Natural Gas | 1,016.43 | 1,000.00 | 16.43 | 101.64 % |
| 53.1230 Electricity | 57,329.31 | 45,500.00 | 11,829.31 | 126.00 % |
| 53.1240 Bottled Gas | 12,218.86 | 8,000.00 | 4,218.86 | 152.74 % |
| 53.1270 Gasoline | 9,006.19 | 8,000.00 | 1,006.19 | 112.58 % |
| 53.1700 Other Supplies | 275.00 | | 275.00 | |
| 53.9999 Miscellaneous Expenditures | | 2,500.00 | -2,500.00 | |
| 54.2500 Other Equipment | | 14,000.00 | -14,000.00 | |
| 54.2600 New Construction | | 50,000.00 | -50,000.00 | |
| 57.1000 Intergovernmental | | 720.00 | -720.00 | |
| 57.3100 Library | 70,561.05 | 70,000.00 | 561.05 | 100.80 % |
| 57.3300 Peace Officer Annuity/Benefit Fund | 4,175.63 | 2,500.00 | 1,675.63 | 167.03 % |
| 57.3320 Crime Lab Fees | | 50.00 | -50.00 | |
| 57.3340 Drivers Ed/Training Fund | | 50.00 | -50.00 | |
| 57.3370 Drug Abuse Treatment and Education | | 1,750.00 | -1,750.00 | |
| 57.3375 County Jail Fund | | 2,000.00 | -2,000.00 | |
| 57.3380 Peace Officer - Prosecutor's Fund | | 1,500.00 | -1,500.00 | |
| 57.3385 Local Victim Assist. Fund | 1,067.00 | 1,500.00 | -433.00 | 71.13 % |
| 57.3390 GA Crime Victims Assist. Program | | 500.00 | -500.00 | |
| 57.3391 Peace Officer - Prosecution Indigent Fund | | 500.00 | -500.00 | |
| 57.3392 Sheriff's Retirement Fund of GA | 508.00 | 500.00 | 8.00 | 101.60 % |
| 57.3393 GSCCCA Payouts | 9,011.71 | 6,000.00 | 3,011.71 | 150.20 % |
| 57.4000 Bad Debts | 8,472.69 | 10,000.00 | -1,527.31 | 84.73 % |
| 58.1000 Debt Service - Principal | 63,793.96 | 36,000.00 | 27,793.96 | 177.21 % |
| 61.1321 Transfers to 2019 SPLSOT | 10,446.99 | | 10,446.99 | |
| 61.1505 Transfers to Water Treatment Fund | 19,500.00 | | 19,500.00 | |
| Reimbursements | 17,114.39 | | 17,114.39 | |
| Total Expenses | \$1,055,107.41 | \$1,059,230.00 | \$-4,122.59 | 99.61 % |
| NET OPERATING INCOME | \$554,174.31 | \$-122,000.00 | \$676,174.31 | -454.24 % |
| Other Income | | | | |
| 39.9999 Budgeted Use of Fund Balance | | 122,000.00 | -122,000.00 | |
| Total Other Income | \$0.00 | \$122,000.00 | \$-122,000.00 | 0.00% |
| NET OTHER INCOME | \$0.00 | \$122,000.00 | \$-122,000.00 | 0.00 % |
| NET INCOME | \$554,174.31 | \$0.00 | \$554,174.31 | 0.00% |



PLANNING COMMISSION REPORT

| | |
|-----------------------------------|--|
| CASE #WGRZ-24-01 | Applicant: Bowman Consulting Owner: Benchmark Excavating, Inc. Size: 16.261 acres Location: Walnut Grove Parkway Tax Parcel WG010026 (part) |
| Hearing | Date |
| Walnut Grove Planning Commission: | June 18, 2024 (action taken) |
| Walnut Grove City Council: | June 27, 2024 (Council Work Session); July 11, 2024 (Regular Meeting) |

Walnut Grove Planning Commission recommends that Case #WGRZ-24-01 be approved with the following conditions:

1. The owner and the City shall enter into a Development Agreement to formalize all agreed upon conditions, variances and requirements.
2. Development will be designed and constructed in accordance with the Master Plan approved by the Mayor and Council as a part of the rezoning approval. Minor variations due to topography or engineering constraints will be permitted. All site, building, landscaping, lighting and other plans will be approved by the City prior to issuance of any permits.
3. Any proposed change in mix of uses, such as additional residential uses beyond the 40 indicated in the application, will require an amendment to the PUD approval, which will follow the procedures set forth in the **Zoning Ordinance** for map amendments.
4. The development will be allowed to vary from the requirements of the *Zoning Ordinance* in the following manner:
 - a. Allow the commercial square footage to exceed the 10,000 square foot limitation of the PUD district;
 - b. The 25 foot transitional buffer with the church may be reduced with concurrence from the church. Any landscape plantings to act as a visual buffer to be included in the development plans and approved by the City.
5. The PUD conditions for common property ownership outlined in Section 906 shall be in force for this PUD.
6. Developer shall extend public water from the current termination along Walnut Grove Parkway along the entire property frontage in accordance with Walton County Water Standards.
7. Developer to phase development to into sufficient phases whereby sewer demand does not exceed 11,000 gallons per day per phase to allow sufficient time for the wastewater treatment plant to be expanded. Developer may reserve capacity for the entire project through purchasing capacity from the City. The cost and amount to be included in the Development Agreement.
8. Developer shall also install all gravity sewer collection lines at their cost to connect to the City’s sewer system. All work to meet the City’s sewer standards and specifications.
9. All exterior elevations of all buildings to be submitted to the Mayor and Council for final approval prior to any building permits being requested.


Planning Commission Report

Case WGRZ-24-01

June 19, 2024

10. Provide an inter parcel access point and access easement on the northern property line for proposed commercial/office C-2 development
11. Provide a driveway constructed to the standards of a local/collector road, as shown on the Master Plan, for the eventual connection to the Grove Park. The approved Master Plan will include access easements for this roadway and should be laid out for the possible dedication of the roadway to the City of Walnut Grove.
12. Install sidewalks along the entire property frontage of Walnut Grove Parkway, to include pedestrian connections to the proposed mixed use buildings, including ADA-compliant curb ramps and crosswalks. Sidewalks shall be a minimum of six (6) feet in width, but may be wider depending upon if on street parking is included. Final sidewalk width will be agreed upon in the Development Agreement.


Submitted by:



Joe Walter
Zoning Administrator



Rezoning Report – Case WGRZ-24-01

Report by: Joe Walter, Zoning Administrator 
Date: June 18, 2024

Hearing

Walnut Grove Planning Commission:
Walnut Grove City Council:

Date

June 18, 2024
June 27, 2024 (tentative)
July 11, 2024 (tentative)

General Information

Applicant:..... **Bowman Consulting**
Owner:..... **Benchmark Excavating, Inc.**
Size:..... **16.261 acres**
Location:..... **Walnut Grove Parkway**
Tax Parcel WG010026 (Part)
Existing Zoning:..... **AG**
Proposed Zoning:..... **PUD**
Proposed Use:..... **Mixed Use Development**

SUMMARY OF INTENT

The proposed mix of uses includes 40 residential dwellings and 88,000 square feet of retail space, broken down as follows:

- Building A - One story, 24,000 sf multi-purpose retail anchor or restaurant space
- Building B - Two story, 8,400 sf retail/restaurant/office space under seven residential units
- Building C – Three story, 13,200 sf retail/restaurant/office under eleven residential units
- Building D – Three story, 10,800 sf retail/restaurant/office under nine residential units
- Building E – Two story, 7,200 sf retail/restaurant/office under six residential units
- Building F – Two story, 8,400 sf retail/restaurant/office under seven residential units
- Building G – Two and a half stories, 16,800 sf retail/restaurant/office under seven residential units

The attached site plan shows the breakdown of the uses and the Letter of Intent provided with the application describes the proposal and its conformance with the proposed vision for the Town Center. The application describes the project as a proposed lifestyle center with a central plaza/gathering space for civic and community events.

For the applicants to be able to develop the 16.261 acres as proposed in the application, the City would need to provide relief from the PUD requirements in several areas, including:

- Commercial square footage
- Buffers
- Parking – note the project proposes to share 92 spaces with the adjacent commercial/office development, which is permitted by the Zoning Ordinance in certain circumstances.

COMPREHENSIVE PLAN

The Future Land Use Map in the Walnut Grove shows this area as Mixed Use. The proposed rezoning is in conformance with the Future Land Use Map.

COMPLIANCE WITH ZONING ORDINANCE

Setbacks/General Zoning Requirements – The PUD designation allows tremendous flexibility with the establishment of setbacks, densities and other requirements. The master site plan would become the guiding document for the layout and permitting of the PUD if the zoning is approved.

Buffers – Section 1204 of the *Zoning Ordinance* requires a 25 foot buffer between PUD and the adjoining AG zoned property. The letter of intent indicates that the applicant requests to reduce the required 25 undisturbed buffer to a 15 foot replanted buffer. The applicant wishes to grade into the adjacent buffer and replant with vegetation.

Overlay Districts –

Downtown Overlay District – The subject property is located within the Downtown Overlay District (Section 911.D of the *Zoning Ordinance*). This overlay district is intended to promote an overall concept for development within the district. There are a number of requirements for site and building improvements within the Downtown Overlay District, including on street parking, wider sidewalks, and very specific building details and concepts. The material submitted shows general conformance with the concepts outlined in the Overlay District. If the PUD designation is granted, more detail will be needed to ensure that the development will meet the spirit of the overlay district. No on street parking is proposed at this time.

Cornish Creek WP-1 - The property is located in the WP-1 Cornish Creek Watershed Protection District, Section 911.C of the *Zoning Ordinance*, which imposes increased stream buffers and building setbacks (100' stream greenway, 150' stream setback from the banks of all perineal streams). The stream setbacks shown on the submitted plan do not comply with the requirements of the WP-1 Cornish Creek Watershed Protection District.

UTILITIES

Water - Walton County water runs along Walnut Grove Parkway to the Church at the Grove (approx. 400 feet west of the subject property). The developer would have to extend public water to the site.

Sewer - Walnut Grove sewer is available along the stream on the eastern east of the property. However, it must be noted that there is not sufficient capacity at present for the proposed project. The proposed development is projected to require 12,200 gpd of sewage for the mixed-use component and 10,000 gpd for the residential component, for a total of 22,000 gpd. However, these calculations do not include any restaurant uses, so these number may need to be updated if restaurant uses are proposed. The current capacity of the Walnut Grove Sewer treatment facility is 50,000 gpd with a planned expansion to 100,000 gpd. Currently, the City has approximately 600 gpd available for new development.

Stormwater -Stormwater will be managed by underground detention pond/or a shared stormwater management facility with the adjacent commercial/office development.

TRAFFIC

The traffic study provided with the application indicates that the proposed development, at build out, will generate 2,275 daily trips, with 149 AM peak trips and 225 peak hour net trips onto Walnut Gove Parkway. The study indicates that Walnut Grove Parkway will continue to function at a Level of Service (LOS) A during AM and PM peak hours. LOS A being the optimal condition. The greatest impact to the traffic through this development would be felt at the two intersections, Walnut Grove Parkway and SR 81 and Walnut Grove Parkway and SR 138. The Levels of Service for both intersections is projected to be (E) or (F) at buildout, which are the least optimal.

IMPACTS

See Impact Analysis Review (attached)

CONCLUSION

The proposed PUD development on Walnut Grove Parkway is the second request to attempt to implement the vision outlined in the *Walnut Grove Comprehensive Plan* for a new downtown (Town Center), as described in the Mixed Use land use category (pp 24-25 of the *Comprehensive Plan*). The applicant's submittal proposes a mix of commercial, office and residential uses that would be compatible with the "new downtown" vision of the City, with multi story buildings and dense residential development.

However, the challenge with the proposal is that the current *Zoning Ordinance* does not have a zoning district that permits the mix of uses and densities that are envisioned in the *Comprehensive Plan*. The PUD zoning district is the closest category that would permit a planned development, but the district is currently geared more towards a denser residential development with accessory commercial uses. The applicant has outlined specific variances they have requested from the requirements of the *Zoning Ordinance*.

Two other factors that need to be considered with this application are the traffic impact and the sewer demand. The applicants are proposing to introduce an additional 2,725 weekday trips, 149 AM weekday peak trips and 225 PM weekday trips onto Walnut Grove Parkway. Regarding sewer demand, at buildout, the proposed development will generate 22,200 gpd of sewage, which could use up 44% of the proposed 50,000 gpd expansion.

From an impact standpoint, this development, together with the adjacent PUD approved in 2023, could potentially overwhelm the local infrastructure. **However, given the discussion about the desire to create the Town Center that has been discussed for nearly twenty years, the rezoning application could be approved if the following conditions (or similar conditions) are applied to any approval.**

1. The owner and the City shall enter into a Development Agreement to formalize all agreed upon conditions, variances and requirements.
2. Development will be designed and constructed in accordance with the Master Plan approved by the Mayor and Council as a part of the rezoning approval. Minor variations due to topography or engineering constraints will be permitted. All site, building, landscaping, lighting and other plans will be approved by the City prior to issuance of any permits.
3. Any proposed change in mix of uses, such as additional residential uses beyond the 40 indicated in the application, will require an amendment to the PUD approval, which will follow the procedures set forth in the ***Zoning Ordinance*** for map amendments.
4. The development will be allowed to vary from the requirements of the *Zoning Ordinance* in the following manner:
 - a. Allow the commercial square footage to exceed the 10,000 square foot limitation of the PUD district;
 - b. The 25 foot transitional buffer with the church may be reduced with concurrence from the church. Any landscape plantings to act as a visual buffer to be included in the development plans and approved by the City.
5. The PUD conditions for common property ownership outlined in Section 906 shall be in force for this PUD.
6. Developer shall extend public water from the current termination along Walnut Grove Parkway along the entire property frontage in accordance with Walton County Water Standards.
7. Developer to phase development to into sufficient phases whereby sewer demand does not exceed 11,000 gallons per day per phase to allow sufficient time for the wastewater treatment plant to be expanded. Developer may

reserve capacity for the entire project through purchasing capacity from the City. The cost and amount to be included in the Development Agreement.

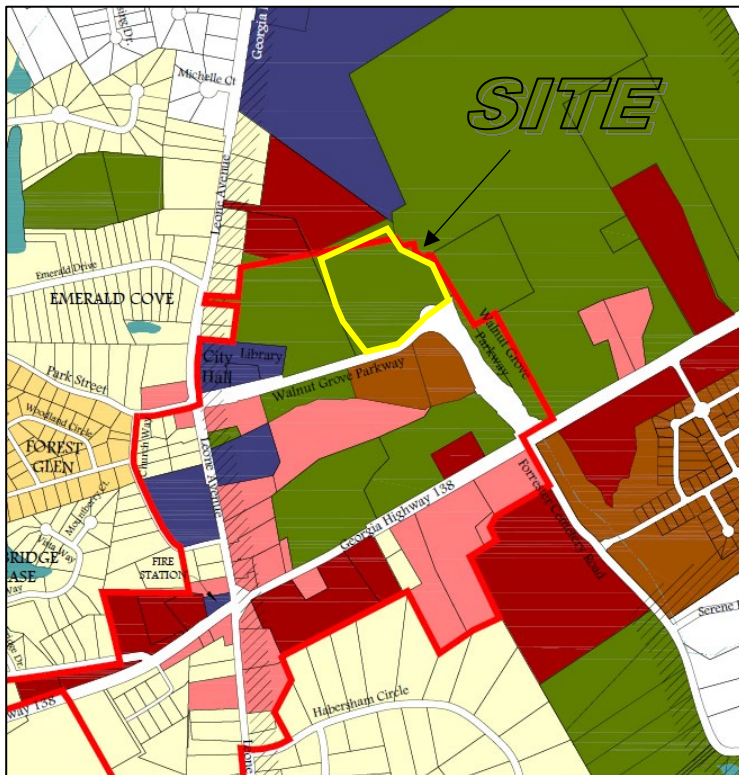
8. Developer shall also install all gravity sewer collection lines at their cost to connect to the City's sewer system. All work to meet the City's sewer standards and specifications.
9. All exterior elevations of all buildings to be submitted to the Mayor and Council for final approval prior to any building permits being requested.
10. Provide an inter parcel access point and access easement on the northern property line for proposed commercial/office C-2 development
11. Provide a driveway constructed to the standards of a local/collector road, as shown on the Master Plan, for the eventual connection to the Grove Park. The approved Master Plan will include access easements for this roadway and should be laid out for the possible dedication of the roadway to the City of Walnut Grove.
12. Install sidewalks along the entire property frontage of Walnut Grove Parkway, to include pedestrian connections to the proposed mixed use buildings, including ADA-compliant curb ramps and crosswalks. Sidewalks shall be a minimum of six (6) feet in width, but may be wider depending upon if on street parking is included. Final sidewalk width will be agreed upon in the Development Agreement.

Exhibits are included on the following pages

Aerial View of the Site



Walnut Grove Zoning Map



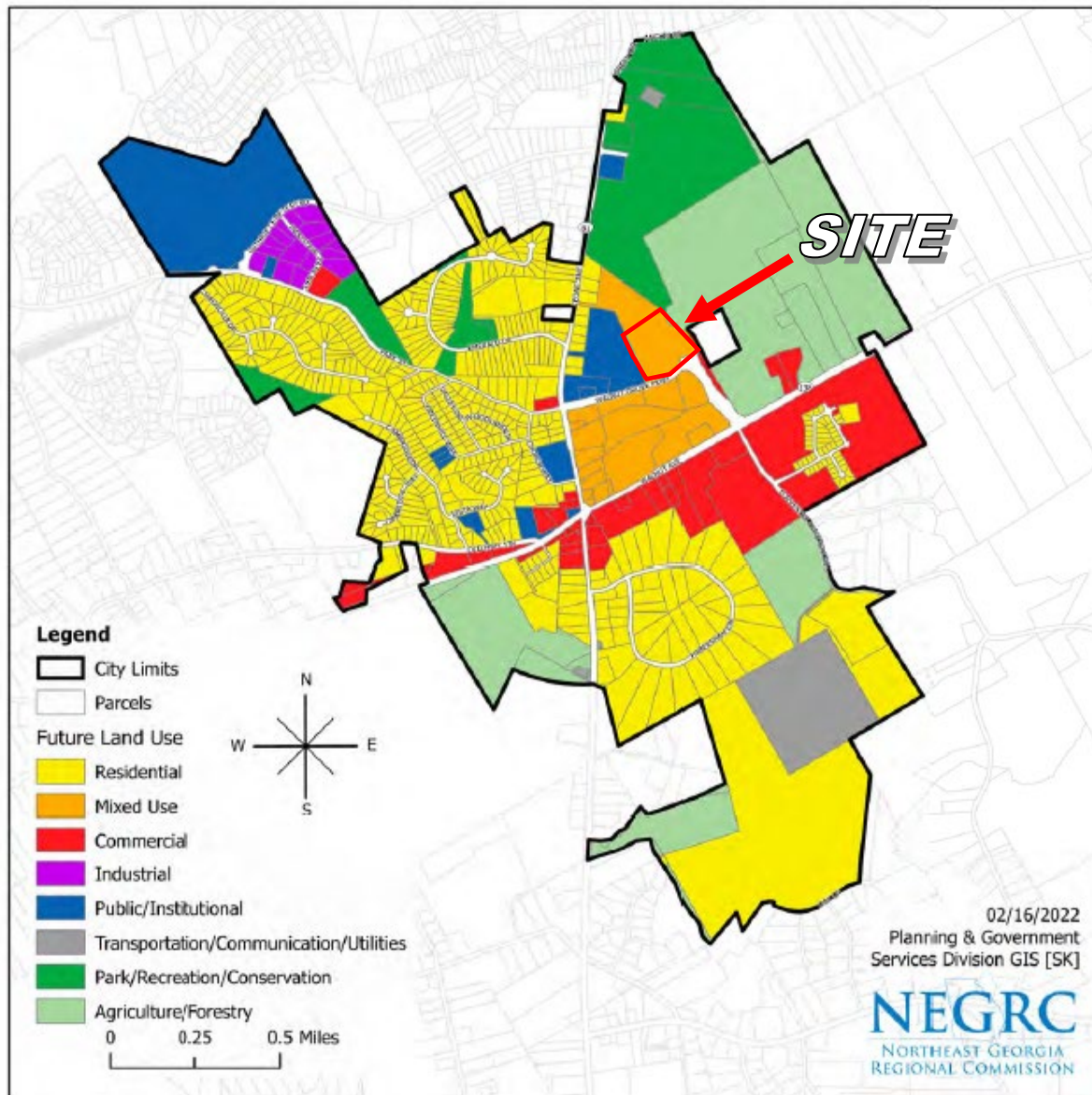
LEGEND

- AG.....Agricultural District
- R1.....Large Lot Residential District
- R2.....Medium Density Single-Family Residential District
- R3*.....Medium Density Residential District
- PUD*.....Planned Unit Development District
- OL.....Office-Institutional District
- C-1.....Neighborhood Commercial District
- C-2.....General Commercial District
- M-I.....Manufacturing-Industrial District
- W-P1.....Cornish Creek Overlay District
- Downtown Overlay District

There are currently no properties within this district.
This map is based upon: Walton County, Georgia Tax Assessor mapping data.
Adopted: August 18, 2016
Revised: September 22, 2017

Excerpt from the Walton County Comprehensive Plan

Future Land Use Map



IMPACT ANALYSIS – WGRZ-24-01

According to Section 1608 of the *Zoning Ordinance*, the Mayor and Council are to consider sixteen standards governing the exercise of the City's zoning power in balancing the interest of the public health, safety, morality or general welfare against the unrestricted use of property. We have reviewed the Section 1608 standards and the application and have presented our findings on the sixteen standards:

NOTE – APPLICANTS RESPONSES ARE IN ITALICS

1. The existing land use pattern;

The existing land use pattern in and around the property is undeveloped. There are institutional uses along Walnut Gove Parkway to the west (church, library, City Hall) and there are commercial uses along 138 and 81. The Kippy Clark PUD approved in 2023 included a similar density of development. However, this project has not started any developmental plans due to the lack of sewer capacity..

It seems like the Walnut Grove Parkway area is undergoing a transformation into a mixed-use zone with the approval of new developments nearby. The proposed development linked to the Rezoning Application appears to align with this trend, indicating a shift towards more diverse and integrated land use in the area. This suggests a potential evolution in the neighborhood's urban planning and vision for the future.

2. The possible creation of an isolated district unrelated to adjacent and nearby districts;

The PUD, if approved, would be the third property with this designation in Walnut Grove.

The proposed development does not create an isolated district unrelated to adjacent and nearby districts due to recent approvals of similar projects.

3. 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;

Density - The proposed density of development would be greater than any previous project in the City. The Zoning Ordinance currently does not permit the proposed square footage of commercial proposed in the PUD proposal. 10,000 square feet of commercial uses is the current maximum permitted.

Water - Public water would have to be extended to the site from The Church at the Grove, which would be done at the developer's expense.

Sewer - As previously stated, there is not sufficient sewer capacity for the proposed development. The proposed development is projected to require 12,200 gpd of sewage for the mixed-use component and 10,000 gpd for the residential component, which would consume 44% of the available capacity on the plant is expanded.

Schools – Forty (40) residential uses are proposed. The application did not provide any breakdowns on the proposed residents to determine school age children. Based upon a recent presentation by the Walnut Grove High School principal at a Council meeting, the High School has sufficient capacity for some of the anticipated growth in the attendance zone.

Streets –The traffic study provided with the application indicates that the proposed development, at build out, will generate 2,275 daily trips, with 149 AM peak trips and 225 peak hour net trips onto Walnut Gove Parkway

The most recent GDOT traffic counts are for 2021 and indicate 14,700 Average Daily Trips on SR 138

and 12,000 Average Daily Trips on SR 81 (both counting locations within the city limits). Unless there are intersection improvements planned for either end of Walnut Grove Parkway, or improvements made along the property frontage of the subject property, the local road network will be overwhelmed by this development.

With only 40 residential units proposed there will be no increase or over-taxing of the load on public facilities including, but not limited to, school, utilities, and streets.

4. 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;

The City is not in a position to serve the proposed PUD development with sewer service, until a plant expansion is complete. The City is analyzing alternatives to expand beyond the proposed 100,000 gpd and may be able to accommodate this development at some point in the future. The City would have to provide public works services and sanitation to the development. Schools, fire protection and water services are provided by Walton County agencies.

Walnut Grove Parkway is a two-lane road that is maintained by the City. This road will be significantly impacted by the increased traffic of the proposed mixed use development, during the construction phase and beyond. The applicants have not proposed any improvements to Walnut Grove Parkway to accommodate the increased traffic impact. Without additional traffic improvements to make entry and exit into the development easier, Walnut Grove Parkway will be overwhelmed with traffic from the development mixing with the through traffic.

There should be not significant 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.

5. The possible impact on the environment, including, but not limited to drainage, soil erosion and sedimentation, flooding, air quality and water quality;

Impacts on drainage, soil erosion and sedimentation would be mitigated by the construction practices required by the City's *Land Development Ordinance*. Note that the property lies within the Cornish Creek Watershed Protection Overlay District WP-1, which requires more extensive greenways and setbacks from streams. The applicant has requested to encroach into the buffers to increase the acreage available for development. Because Cornish Creek is a drinking water watershed, care must be taken to minimize impacts on any buffers.

The Land Disturbance Permit will include erosion control and storm water management designs that meet the state and Walnut Grove's Development Regulations to reduce the impact on the environment, including, but not limited to drainage, soil erosion and sedimentation, flooding, air quality and water quality..

6. Whether the proposed zoning amendment will allow uses which will be a detriment to the value of adjacent property in accordance with existing regulations;

The proposed development of uses takes advantage of all available space on the site. The mix of uses proposed promotes the spirit of the downtown density envisioned in recent master planning efforts. Since the adjacent properties are undeveloped, this property if approved, will set the precedent for future development in the area, together with the PUD request approved across Walnut Grove Parkway.

The proposed zoning amendment will add value to the adjacent properties.

7. Whether there are substantial reasons why the property cannot be used and developed in accordance with the existing regulations;

The property could continue to be used or developed for another use allowed in the AG district. However, given its location and future designation as mixed use, the likelihood of it being used as single family residential or farming uses is minimal.

Development of an agricultural use in this area is not viable due to the long range plan for the area to be developed with a mixture of retail and residential uses.

8. The aesthetic effect of the existing and proposed use of the property as it relates to the surrounding area;

The proposed PUD would be much denser than any surrounding properties in the City or in the County. The applicant has submitted typical elevations of building that appear to follow the design principles set forth in the Downtown Overlay District. A more detailed review would be required if the PUD is approved.

The design team is prioritizing aesthetics and high-quality standards in the Rezoning Application. By providing detailed design boards, it allows for transparency and clarity for both staff and elected officials to effectively assess and evaluate the proposed development based on visual representations. This comprehensive approach aims to ensure a well-informed decision-making process regarding the design and aesthetics of the project.

9. The extent to which the proposed zoning amendment is consistent with the comprehensive land use plan;

The proposed development is consistent with the uses proposed for the subject property in the current *Walnut Grove Comprehensive Plan*, which indicates a “Mixed Use” character area for the property. According to the plan, the “Mixed Use” character area envisions a blend of residential, office, commercial and institutional uses in the same area, whether blended vertically (in the same building) or horizontally (multiple uses in neighboring buildings).

The Walnut Grove Comprehensive Plan Future Land Use Plan indicates this area as commercial use. The proposed development is consistent with Future Land Use Plan.

10. 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;

The PUD approved in 2023 (Kippy Clark) set a precedent for mixed use development along Walnut Grove Parkway. The key component of a mixed use development is to design the space to minimize the impacts on the adjacent properties and the infrastructure.

The proposed development will set a standard for high quality development with pedestrian oriented design elements, outdoor gathering spaces and architectural elements that create a sense of place.

11. 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;

A PUD development allows tremendous flexibility in site design and allows increases in density as a tradeoff for preserving open space, etc. The applicants’ site plan incorporates significant flexibility

with use mixture and design. However, the proposed commercial square footage is not permitted in the PUD district. The *Zoning Ordinance* does not permit a density of development greater than would otherwise be allowed without a variance.

The proposed development is in harmony with the vision of the area's development and overall zoning scheme and will carry out the purposes of the City's regulations.

12. Any application for a zoning map amendment which does not contain a specific site plan carries a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

The applicant has provided a detailed master plan as required by the *Zoning Ordinance* for a PUD request.

13. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

There are no established neighborhoods in the vicinity of the proposed development. There is one residential property across Walnut Grove Parkway on the other side of the creek, accessed off of SR 138. The PUD rezoning approved in 2023 across the Parkway included residences above retail.

The area in consideration is not directly adjacent to residential neighborhoods

14. 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;

There are no established neighborhoods in the vicinity of the proposed development. There is one residential property across Walnut Grove Parkway on the other side of the creek, accessed off of SR 138. The PUD rezoning approved in 2023 across the Parkway included residences above retail.

The area in consideration is not directly adjacent to a major thoroughfare or residential neighborhoods.

15. Whether the property affected by the decision has a reasonable economic use as currently zoned; and

The property could be used for agricultural uses authorized by the *Zoning Ordinance*. Given the changes in the land use of the areas surrounding the subject property, it is not likely that there is a long-term residential or agricultural future for this area.

16. Whether other conditions exist that affect use and development of the property in question and support approval or denial.

The City has envisioned a new downtown area for over 15 years and created zoning tools to promote sound planning and design. However, the current *Zoning Ordinance* does not have the tools in place to permit the higher levels of development envisioned by the Comprehensive Plan.

The development of the Downtown Overlay District supports approval of the Rezoning request due to the conformity of the standards.

ESTIMATE

HENDERSON PAINTING &
DRYWALL INC
PO Box 483
Loganville, GA 30052

joel@hendersonpainting.com
770-784-1035
www.hendersonpainting.com



Henderson Painting & Drywall

Walnut Grove

Bill to
City Of Walnut Grove
2581 Leone Ave
Walnut Grove, Georgia 30052

Ship to
Walnut Grove
2581 Leone Ave
Walnut Grove, Georgia 30052

Estimate details

Job Site: 2581 Leone Ave Walnut Grove, GA

Estimate no.: 6040

Estimate date: 06/23/2024

| # | Product or service | Description | Qty | Rate | Amount |
|-----|--------------------|---|-----|----------|----------|
| 1. | Labor | Pressure wash house,3 porches,2 out buildings and well house. | 1 | \$500.00 | \$500.00 |
| 2. | Labor | Replace siding panel on door of large storage building. | 1 | \$200.00 | \$200.00 |
| 3. | Labor | Replace 30' of 1x4 trim on large storage building. | 1 | \$125.00 | \$125.00 |
| 4. | Labor | Replace corner trim on back corner of large storage building. | 1 | \$75.00 | \$75.00 |
| 5. | Labor | Replace 30 pieces of siding on center storage building. | 1 | \$500.00 | \$500.00 |
| 6. | Labor | Replace 12' of rim joist on front of center storage building. | 1 | \$300.00 | \$300.00 |
| 7. | Labor | Rebuild door on center storage building. | 1 | \$250.00 | \$250.00 |
| 8. | Labor | Replace window trim on right side of center storage building. | 1 | \$100.00 | \$100.00 |
| 9. | Labor | Replace 14 pieces of siding on dormers of main building. | 1 | \$250.00 | \$250.00 |
| 10. | Labor | Replace 3' of inside corner trim beside chimney main building. | 1 | \$75.00 | \$75.00 |
| 11. | Labor | Replace 6 pieces of siding under windows on front of main building. | 1 | \$250.00 | \$250.00 |

| | | | | | |
|-----|------------------|---|---|------------|------------|
| 12. | Labor | Replace 3' of sill nosing on front of main building. | 1 | \$75.00 | \$75.00 |
| 13. | Labor | Replace 2 pieces of window ledge on main building. | 1 | \$100.00 | \$100.00 |
| 14. | Labor | Replace 1 window pain in 1 window facing parking lot. | 1 | \$50.00 | \$50.00 |
| 15. | Labor | Remove peeling paint. Prime as needed. Caulk all siding, soffits, fascia, doors, and windows. | 1 | \$1,000.00 | \$1,000.00 |
| 16. | Labor | Paint all siding.1 coat exterior satin latex. | 1 | \$3,500.00 | \$3,500.00 |
| 17. | Labor | Paint all soffits, fascia, gutters, and down spouts. | 1 | \$2,000.00 | \$2,000.00 |
| 18. | Labor | Paint porch ceilings and hand railing.1 coat exterior gloss latex. | 1 | \$800.00 | \$800.00 |
| 19. | Labor | Paint porch floors, ramp, and steps. 1 coat porch and floor enamel. | 1 | \$600.00 | \$600.00 |
| 20. | Labor | Repair glazing and paint all windows.1 coat exterior gloss latex. | 1 | \$1,050.00 | \$1,050.00 |
| 21. | Labor | Paint all doors.1 coat exterior gloss latex. | 1 | \$210.00 | \$210.00 |
| 22. | Labor | Paint additional trim on storage buildings and pump house.1 coat exterior gloss latex. | 1 | \$250.00 | \$250.00 |
| 23. | Materials | Materials | 1 | \$3,000.00 | \$3,000.00 |
| 24. | | This job comes with a 5 year warranty We use lifetime warranty paint. | | | |

Total

\$15,260.00

Note to customer

Thanks for giving us the opportunity to be of service to you.
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 Loganville, GA. 30052
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