



CITY OF WALNUT GROVE
Thursday, July 25th, 2024 6:00PM
1021 PARK STREET MUNICIPAL BUILDING
MAYOR AND COUNCIL

MINUTES

- I. **CALL TO ORDER-** Mayor Moncrief called the meeting to order at 6:00pm
- II. **INVOCATION-** Linda Pilgrim led the invocation.
- III. **PLEDGE OF ALLEGIANCE-** All participated
- IV. **ROLL CALL-** Stephanie Moncrief, Erica Miles, Linda Pilgrim, Rachel Davis, Maxine McClanahan, Jay Crowley, Joe Walter & Kimberly Whitlow
- V. **AGENDA APPROVAL-** Changes: Add #5. Rezone Request, #6. P&Z Commission Ordinance under *New Business*. Erica Miles made a motion to approve the agenda with changes. Rachel Davis seconded the motion. All in favor. **Motion passed 4-0.**
- VI. **2024-2025 Millage Rate Public Hearing-** A Public Hearing was opened for the Public to speak in favor or against the Millage Rate. No comments made by the public. Maxine McClanahan made a motion to pass the Millage Rate for the rollback which was posted in our documentation for 4.831 with the adjustments. Rachel Davis seconded the motion. All in favor. **Motion passed 4-0.**
- VII. **OLD BUSINESS**
 1. **Matt Rutledge PUD Application-** Joe Walter was present to discuss the Matt Rutledge PUD Application (WGRZ-24-01) with Council. No action taken. This will be added to the next council meeting (August 8th, 2024 at 6:00pm)
 2. **Enclave Commercial Architecture Design-** Billy Coleman presented architecture drawings to the council for consideration. No action taken. This will be added to the next council meeting (August 8th, 2024 at 6:00pm)

VIII. NEW BUSINESS

1. **Parking Street Ordinance-** Jay Crowley presented a Parking Street Ordinance to Council for consideration. No action taken. This will be added to the next work session (August 29th, 2024 at 6:00pm)
2. **2023/2024 Audit-** The council had discussion about the upcoming audit. The City will be using McNair, McLemore, and Middlebrooks which is the same auditor that was used in 2023. This audit is done every year and is required by law. No action taken and no vote needed.
3. **Envision Walnut Grove –** Council discussed Envision Walnut Grove. Envision Walnut Grove is a plan that consults with citizens, business owners, elected officials and stakeholders as to what they want to see happen within the City of Walnut Grove. No action taken. Will be added to the next Council Meeting (August 8th, 2024 at 6:00pm.)
4. **Christmas Tree Lighting Event –** Council has discussion about the date/times of the Christmas Tree Lighting Event. The tentative date is November 29th, 2024. No action taken.
5. **Rezone Request- WGRZ-24-02 –** Andrea Gray presented the council with a presentation for this rezone request, and she was present to answer any questions they have about the development. There will be a Public Hearing for this on August 14th, 2024 at 6:00pm.
6. **P&Z Commission Ordinance-** Jay Crowley presented a draft of an ordinance for the Planning Commission to be considered. No action taken.

IX. **Public Comment –** Tina Durell at 2060 Emerald Drive- She would like to see the sleigh lit up more during Christmas time. Billy Coleman (no address stated) stated that Kellam Farms is trying to move to the city, and he encourages the council to allow them to move to the city.

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

Mayor Date

City Clerk Date

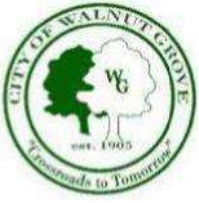
Council Member Date

Council Member Date

Council Member Date

Council Member Date

Council Member Date



CITY OF WALNUT GROVE
August 8th, 2024 6:00 PM
1021 PARK STREET MUNICIPAL BUILDING
COUNCIL MEETING MINUTES

- I. **CALL TO ORDER-** Meeting called to order by Mayor Moncrief at 6:00pm
- II. **INVOCATION-** Led by Rachel Davis
- III. **PLEDGE OF ALLEGIANCE-** All participated
- IV. **ROLL CALL- Stephanie** Moncrief, Erica Milles, Rachel Davis, Maxine McClanahan, Linda Pilgrim, Kimberly Whitlow, Joe Walter, Tony Powell present via Teams.
- V. **AGENDA APPROVAL-** Item #1. Southern Sanitation Contractual Services removed from Agenda under New Business. Maxine McClanahan made a motion to approve the agenda with changes, Erica Miles seconded the motion to approve the agenda. All in favor. Motion passed 4-0.
- VI. **CONSENT AGENDA-** Erica Miles made a motion to approve the consent agenda with the removal of the July 25th, 2024 minutes and the financials. Rachel Davis seconded the motion. All in favor. Motion passed 4-0.
 1. **MINUTES**
 - July 11th, 2024 – Approved
 - July 25th, 2024 - Removed. These will be added to the September 12th, 2024 Council Meeting.
 2. **FINANCIALS-** Approved
 3. **INVOICES OVER \$5000**
 - Southern Sanitation- \$9808.00 - Approved
- VII. **COMMITTEE REPORTS**
 - DDA – Rachel Davis gave an updated meeting time and place for the next DDA meeting. The meeting will be held October 28th, 2024 at 7pm.
- VIII. **PLANNING AND ZONING COMMISSION-** Joe Walter gave an update for Planning and Zoning. WGRZ-24-02 will be heard by the Planning

Commission at their next meeting. WGRZ-24-03 will be heard by the Planning Commission on 8/15/24.

IX. LIBRARY REPORT- Dana Segar gave an update on the Library. Dana provided the council with a new calendar with the upcoming activities going on at the library.

X. PUBLIC COMMENT – No Public Comment

XI. OLD BUSINESS

1. **Matt Rutledge PUD Application - WGRZ- 24-01** – Erica Miles recused herself. Rachel Davis made a motion to approve the Matt Rutledge PUD Application, Maxine McClanahan seconded the motion to approve the Matt Rutledge PUD Application. All in favor. **Motion passed 3-0.**
2. **Enclave Commercial Architecture Design – Revision to Approved Drawings** – Erica Miles made a motion to deny the Enclave Commercial Architecture Design, Maxine McClanahan seconded the motion. **Motion passed 3-1. Erica Miles, Maxine McClanahan and Rachel Davis in favor. Linda Pilgrim was opposed.**
3. **Envision Walnut Grove Proposal- Hall Consulting-** Erica Miles made a motion to move forward with Envision Walnut Grove Proposal, Maxine McClanahan seconded the motion. **Motion passed 3-1. Erica Miles, Maxine McClanahan and Rachel Davis were in favor. Linda Pilgrim opposed.**

XII. NEW BUSINESS

1. Southern Sanitation Contractual Services – Removed

XIII. REPORTS

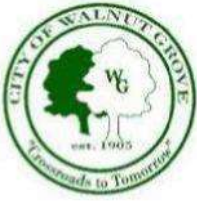
1. **Public Works**- Mayor Moncrief gave the Public Works report on Brian Pilgrims behalf. The new basketball goals have been installed. Public Works is working with the Elections office to get old Election machines removed from the Municipal Building.
2. **City Clerk**- 2 Pavilion Rentals, 9 Ball Field Rentals, 19- County Tickets.
3. **Code Enforcement**- Craig Ellington gave the Code Enforcement Report. 12 notices were given for vehicle parking in the grass. 2 notices were given for vehicles not running/not tagged or not properly insured. 2 notices given for vehicles parked on the street and hindering traffic/emergency vehicles from passing through. There were a total of 16 notices issued.
4. Mayor – The library roof had the roof replaced and City Hall will be next to get the roof replaced. The City has hired two students to help out at City Hall in the office.

XIV. TOWN HALL – Not on record.

XV. COUNCIL COMMENTS- Linda Pilgrim- no comment. Rachel Davis – Rachel let everyone know that on August 17th, 2024 that WGES PTO is hosting a yard sale. Erica Miles is happy at the progress that is happening in the City, and she is proud of the staff. Maxine McClanahan said she was glad to see everyone at the meeting.

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

XVII. ADJOURN – Rachel Davis made a motion to adjourn the meeting. Erica Miles seconded the motion. All in favor. **Motion passed 4-0.**



CITY OF WALNUT GROVE
August 14th, 2024 6:00 PM
1021 PARK STREET MUNICIPAL BUILDING
COUNCIL MEETING/PUBLIC HEARING MINUTES

- I. **CALL TO ORDER-** Meeting called to order at 6:00pm by Mayor Moncrief
- II. **INVOCATION-** Led by Tony Powell
- III. **PLEDGE OF ALLEGIANCE –** All participated
- IV. **ROLL CALL-** Stephanie Moncrief, Maxine McClanahan, Rachel Davis, Linda Pilgrim, Joe Walter, Tony Powell
- V. **AGENDA APPROVAL-** Maxine McClanahan made a motion to approve the agenda, Rachel Davis seconded the motion. All in favor. Motion passed 3-0.
- VI. **PUBLIC HEARING – Rezone Application – CASE #WGRZ-24-02 A&S Walton Investment Group, LLC- Request to rezone 32.81 acres (Parcels #WG10267 and WG10268) located at 4099 Highway 138 from AG/C-2 to C-2. –** No comments made from Public. Rachel Davis made a motion to honor the applicants request to approve the exterior architecture design and all the other condition that were stated and all the condition that were presented from Planning and Zoning to council and also to approve the rezoning application for WFRZ-24-02 from AG/C-2 to C-2. Maxine McClanahan seconded the motion. All in favor. Motion passed 4-0.
- VII. **COUNCIL DISCUSSION -** Discussion from Council: Maxine McClanahan stated that she is concerned about their current storage habits. She suggested having a 3-sided wooden fence for storage reasons. Mayor Moncrief asked if there are plans to do anything else at this location other than tires. Timmy Shelnut said there are no other plans to do anything else here other than a tire shop. Mayor Moncrief also asked if the parking lot would be paved, and Mr. Shelnut said that it would be paved. Mayor Moncrief asked if they would be putting grass around the parking area and Mr. Shelnut said there would be grass around the parking area that would be maintained by Mike’s Tire Depot.
- VIII. **ADJOURN-** Maxine McClanahan made a motion to adjourn. Rachel Davis seconded the motion to adjourn. All in favor. Motion passed 4-0.



PRECISION
Planning Inc.

400 Pike Blvd
Lawrenceville, GA 30046
(770) 338-8000

City of Walnut Grove
Mayor Stephanie Moncrief
2581 Leone Ave
Walnut Grove, GA 30052

Invoice number 71940
Date 07/31/2024

Project **P23032 Walnut Grove - Zoning Administration Services**

Bill thru July 31, 2024

Professional Services

Description	Total Billed	Prior Billed	Current Billed
ZONING ADMINISTRATION	85,566.25	80,253.75	5,312.50
DIRECT EXPENSES	67.39	67.39	0.00
Total	85,633.64	80,321.14	5,312.50

Zoning Administration

Principal Planner	Hours	Rate	Billed Amount
	42.50	125.00	5,312.50
Phase subtotal			5,312.50

Invoice total **5,312.50**

Approved by: 

BY: SC

AUG 9 2024

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SCANNED



P23-032 - Walnut Grove Zoning Administration Services

City of Walnut Grove, Georgia

Detailed Breakdown for July 2024 Invoicing Period

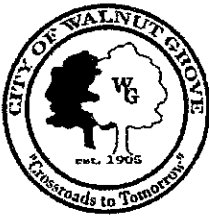
TASK	TITLE	HOURS	COST
Answering general permitting questions; coordination with City staff on zoning/variance processes	Principal Planner	2.0	\$250.00
Plan Review - Stonehaven Subdivision	Principal Planner	2.0	\$250.00
Enclave Commercial Tract Phase 4 – preparation of permit letter	Principal Planner	1.5	\$187.50
Answering planning and zoning questions from the general public	Principal Planner	3.0	\$375.00
WGRZ-24-01(Rutledge) – follow up discussions on sewer demand for proejct	Principal Planner	4.0	\$500.00
WGRZ-24-02 (A&S Walton Investments) – preparation of staff report and answering questions	Principal Planner	6.0	\$750.00
WGRZ-24-03 (Barton) – application review, preparation of advertisement and coordination with City	Principal Planner	5.0	\$625.00
Attended 7/23/24 Planning Commission meeting, including preparation time	Principal Planner	4.0	\$500.00
Attended 7/25/24 Council Work Session, including preparation time	Principal Planner	6.0	\$750.00
Ordinance Development – Sewer Capacity Policy, including research and drafting of proposed policy	Principal Planner	7.0	\$875.00
General planning discussions and coordination with Mayor	Principal Planner	2.0	\$250.00
Amount Due this Invoicing Period		42.50	\$5,312.50

G:\DOCUMENT\23\P23-032 WALNUT GROVE ZONING ADMIN\INVOICING\billing detail July 24.docx

BY: SL

AUG 9 2024

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PLANNING COMMISSION REPORT

CASE #WGRZ-24-03	Applicant: Calvin Dean Barton Owner: Patsy A. Barton/Calvin Dean Barton Size: 5.62 acres Location: 1791 Walnut Avenue (Hwy 138) Tax Parcel WG010260
Hearing	Date
Walnut Grove Planning Commission:	August 15, 2024 (No Recommendation)
Walnut Grove City Council:	August 29, 2024 (Council Work Session); September 12, 2024 (Regular Meeting)

The Walnut Grove Planning Commission held a public hearing on Case #WGRZ-24-03 on August 15, 2024 and is sending forward the application with no recommendation. The applicant did not appear at the hearing to present their case and there was one person who spoke in opposition.

I have attached the rezoning application and staff analysis to this memorandum for the Council's benefit.

Submitted by:

Joe Walter
Zoning Administrator



Rezoning Report – Case WGRZ-24-03

Report by: Joe Walter *JW*
Date: August 15, 2024

Hearing Date
Walnut Grove Planning Commission: August 15, 2024
Walnut Grove City Council: August 29, 2024/September 12, 2024

General Information

Applicant: Calvin Dean Barton
Owner: Patsy A Barton/Calvin Dean Barton
Size: 5.62 acres
Location: 1791 Walnut Avenue (Hwy. 138)
Tax Parcel WG010260
Existing Zoning: C-1
Proposed Zoning: C-2
Proposed Use: Unspecified Commercial Use

Surrounding Land Uses & Zoning Districts

To the East: Undeveloped (C-1 zoning)
To the West: Mixture of Uses (C-2/R-1 zoning)
To the North: Undeveloped property (AG zoning)
To the South: Broken Arrow S/D (R-1 zoning)

Applicant’s Intent

The applicant desires to rezone the 5.62 acre property into off Hwy. 138 to C-2 to better improve the chances of it being sold for a commercial use. There was no site plan submitted with the request..

Analysis of Rezoning Request

Existing Use/Future Use - The subject property contains a single family dwelling. The future land use for this property is commercial, based on the most recent Comprehensive Plan.

Utilities/Stormwater – Walton County water runs along Hwy. 138 and the property is a current customer. Sanitary sewer is available adjacent to Forrester Cemetery Road and is approx. 1400 LF from the subject property, and therefor is outside of the minimum connection requirement of the Land Development Ordinance for connection to the City’s system. Any new development on the property would have to meet the requirements of the Land Development Ordinance for stormwater management.

Buffers – A 50’ transitional buffer would be required adjacent to any residentially-zoned properties.

Overlay Districts –

Cornish Creek Watershed Protection Overlay District - 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) if such streams are present on the property.

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. These uses are expressly prohibited in the DOD Overlay District:

- Gas stations and automotive repairs and body shops.
- Automobile, motorcycle, and truck sales.
- Outdoor storage of vehicles or merchandise.
- Warehousing.
- Any retail use with a gross floor area in excess of 50,000 sq. ft.

Impacts

See Impact Analysis Review (attached)

Conclusion

This area of the City is undergoing a transformation with the continuing development of the Enclave commercial tracts across Hwy 138 and the proposed mixed use developments in the Town Center area. There are commercially-zoned properties in the vicinity of the subject property. C-2 zoning on this property would match the future land use plan for the area. However, given the lack of a specific user, any zoning change would need to include conditions related to the development. Additionally, the Downtown Overlay District prohibits certain uses from being located on the property.

Note - The adjacent house to the west is zoned R-1, so there will be constraints to developing the site until the zoning of that property is changed to a non-residential use.

Proposed Conditions - C-2:

1. Permitted Uses
 - a. The uses on the property shall be limited to the only those allowed in the Downtown Overlay District and shall further be restricted to the types of commercial uses located along the Hwy 138 corridor between Hwy 81 and Forrester Cemetery Road. Any other commercial use requested shall require a Change in Conditions to be approved by the Mayor and Council.
2. Buffers/Landscaping:
 - a. Provide a 50 foot undisturbed buffer adjacent to the R-1-zoned properties.
 - b. Tree replacement and plantings shall follow the guidelines in the Land Development Ordinance.
3. Architectural/Lighting/Decorative Elements:
 - a. Any new buildings or accessory uses must meet the architectural guidelines in the Downtown Development Overlay District. An architectural concept plan shall be submitted for review and approval by the City prior to submitting building plans for permitting.
 - b. All lighting shall be cut off type luminaries and designed to not shine on adjacent residential properties.

Aerial View of the Site

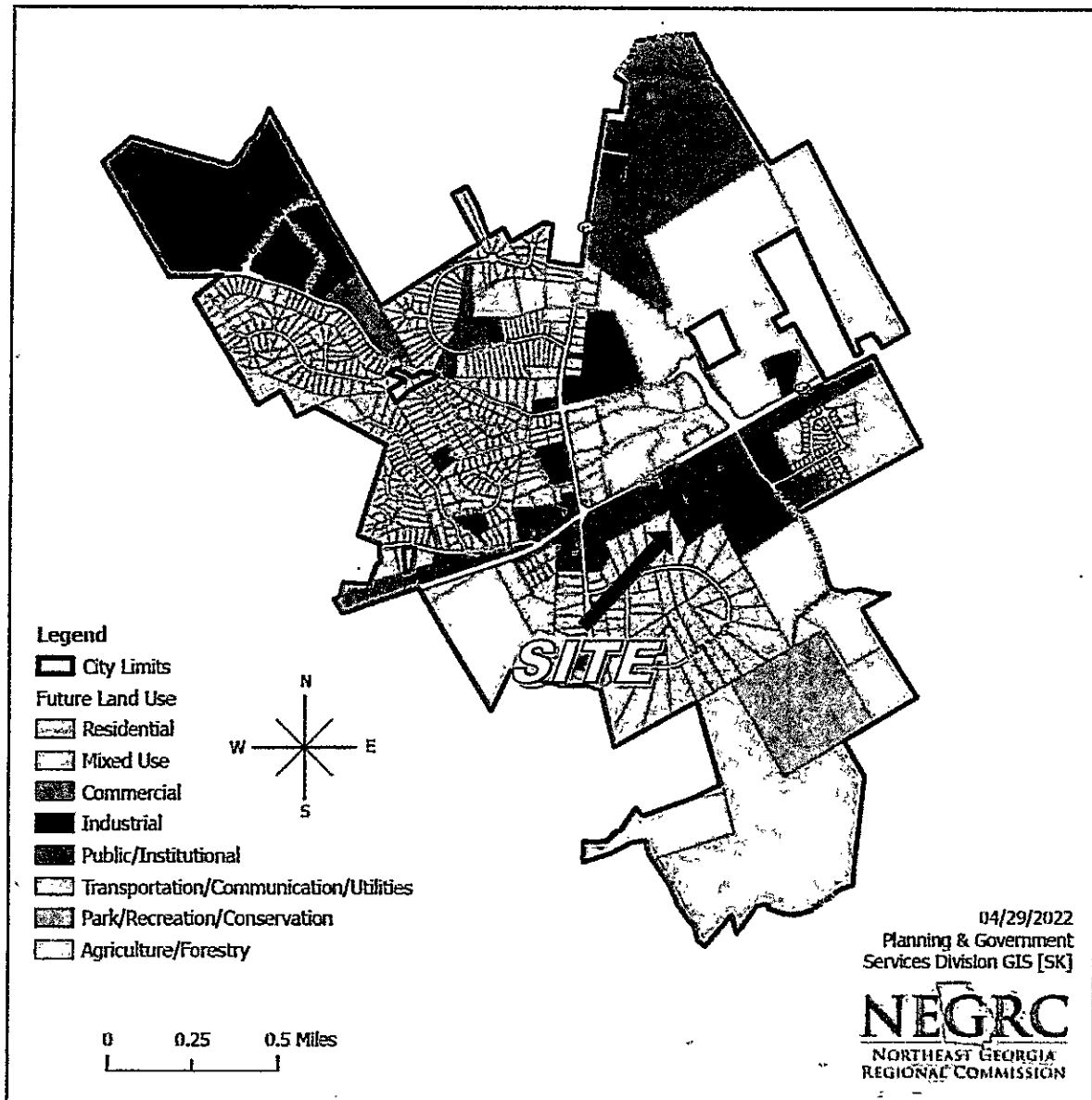


Walnut Grove Zoning Map



Except from the Walton County Comprehensive Plan

Future Land Use Map



WGRZ-24-03

Impact Analysis

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:

1. *The existing land use pattern;*

The existing land use pattern is a mixture of residential and commercial uses along Hwy. 138.

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

There are also low density commercial uses along Hwy 138 on both sides of the roadway, including the recently approved case WGRZ-24-02.

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;*

Public water is available along Hwy. 81. Public sewer is available off site to the east, although it is outside of the minimum connection distance requirement.

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 would have to provide public works services and sanitation to the development. Walton County provides fire protection and water service.

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. A portion of the property in the northeast corner lies within a flood prone area, but no development is proposed in this location at the present time.

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 area along Hwy 138 is currently a mix of commercial and residential uses. The property to the west is zoned R-1, so any proposed commercial uses will have impacts on the residential property.

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

The C-1-zoned property could continue to be used or developed for another use allowed in the C-1 district.

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

The proposed C-2 use would need to be conditioned with regard to landscaping, lighting restrictions, hours of service, etc. to mitigate potential impact on adjacent properties.

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

The future land use in the Walton County plan shows this parcel to be in the Commercial character area.

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;

Any C-2 uses would need to include conditions regarding landscaping, lighting restrictions, hours of service, etc. to mitigate potential impact on adjacent properties.

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;

The approval of the zoning amendment would provide a location for a long time local business to continue to operate within the City.

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;

No site plan has been provided and no specific user has been identified.

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

The adjoining property to the west is zoned R-1.

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;

The property does not adjoin any established residential neighborhoods.

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

The C-1-zoned tract could be used for any uses allowed under by the C-1 district.

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

Case WGRZ-24-02 to the east of the subject property, was recently zoned to C-2.

BARTON

City of Walnut Grove
Rezoning Application
Date: March 13, 2018
Page 15

REZONING CHECKLIST

THE FOLLOWING IS A CHECKLIST OF INFORMATION REQUIRED FOR SUBMISSION OF A REZONING APPLICATION.
THE CITY OF WALNUT GROVE RESERVES THE RIGHT TO REFUSE ANY INCOMPLETE APPLICATIONS.

- Application Form
- Legal Description
- Boundary Survey
- Site Plan (Twelve (12) copies and one (1) 8-1/2" X 11" reduction) **SPECULATIVE, NO USER DEFINED**
- Standards of Review
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Availability of Water/Sewer Utilities
- Application Fee -- make checks payable to City of Walnut Grove (see fee schedule for correct amounts) **\$ 375.00**

Additional Exhibits (if required):

- Additional Exhibits as Required for PUD rezoning requests (Applicant will need to coordinate with the City Planner for review if the information meets the intent of the Zoning Ordinance.)
- Review Form for Development of Regional Impact
- Building Compliance Inspection

PLEASE BRING THIS CHECKLIST WHEN FILING FOR REZONING.

WG RZ-24-03
7/8/24

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Calvin Dean Barton	NAME: Patsy A. Barton / Calvin D. Barton
ADDRESS: 514 Forrester Com. Rd.	ADDRESS: 791 Walnut Ave
CITY: Covington	CITY: Covington
STATE: GA ZIP: 30014	STATE: GA ZIP: 30014
PHONE: 404-456-3349	PHONE: 404 456 3349
CONTACT PERSON: Calvin Dean Barton	PHONE: 404 456 3349
APPLICANT'S E-MAIL: cbarton46@yahoo.com	

*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:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): C1 WPR	REQUESTED ZONING DISTRICT: C2	
PARCEL ID NUMBER: NG101-02-60	ACREAGE: 5.62	
ADDRESS OF PROPERTY: 791 Walnut Ave Covington, GA 30014		
PROPOSED DEVELOPMENT: any allowable under C2 zoning		

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED.

CASE: W6R2-24-03

DATE RECEIVED: 7/8/24

375.⁰⁰

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

Currently zoned as C1. Residential property prior to April 2018 @ death of Patsy A. Barton

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

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;

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;

None know at this time

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

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;

None. If zoned C2, could bring other businesses to city & increase value to other properties

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

C1 only allows few business uses. If C2 is allowed, more business opporunities

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

The property has a house, large shop, and two buildings currently. Those could be used for ~~other~~ potential businesses interested in relocating to Walnut Grove.

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

~~If proposed C-2 zoning is allowed - gas stations, & other businesses would potentially relocate to the city.~~

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;

~~More businesses due to the loss of others with the construction of proposed round about.~~

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;

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;

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

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;

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.

CASE: WGRZ-24-03

DATE RECEIVED: 7/8/24

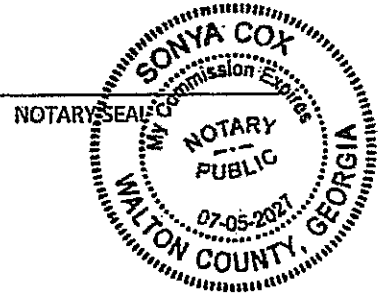
REZONING APPLICANT'S CERTIFICATION

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.

[Signature] _____ DATE 6/24/2024

Calvin D. Barton: PDA for Patsy A. Barton
TYPE OR PRINT NAME AND TITLE

[Signature] _____ DATE 6-24-24



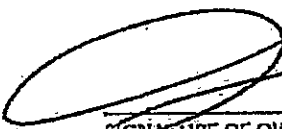
CASE: _____

DATE RECEIVED: 7-1-24

W6122-24-03

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW ACKNOWLEDGES THAT THEY ARE THE OWNER(S) OF SAID LAND TO BE CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND COUNCIL OF THE CITY OF WALNUT GROVE.


SIGNATURE OF OWNER POA for patsy A. Barton DATE 6/24/2024

Calvin D. Barton - POA for patsy A. Barton
TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC _____ DATE _____ NOTARY SEAL _____

CASE: WG12-24-03

DATE RECEIVED: 7/8/24

Calvin D. Barton

404-456-3349 • cbarton416@yahoo.com • 519 Forrester Cemetery Road, Covington, GA 30014

June 24, 2024

**City of Walnut Grove
Mayor & City Council Members
2581 Leone Avenue
Loganville, Georgia 30052**

Reference:

- Letter of Intent - Rezoning Application

Additional Property Information:

- Owner: Patsy A. Barton (deceased) - C/O: Calvin D. Barton
- Property Address: 1791 Walnut Ave. (Highway 138) Covington, GA 30014
- Parcel ID #: WG01-02-60 - Acres: 5.62

Dear Mayor & City Council Members,

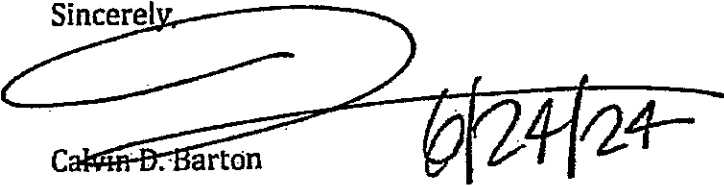
I am writing to formally submit my application to rezone the 5.62 acres of property located at 1791 Walnut Avenue. This application seeks the City's approval to rezone this property from its current C1 classification to C2.

The property has been vacant since 2018 following the passing of Patsy A. Barton and has since been under the care of Calvin D. Barton. At present, there are no plans to develop the property, nor is there an interested buyer.

I believe that rezoning this property from C1 to C2 will benefit the City of Walnut Grove by allowing a broader range of businesses to establish themselves here, thereby enhancing economic growth and development. Additionally, the proposed C2 zoning will align this property with numerous other properties in the area, ensuring consistent zoning and land use patterns.

I have attached the formal application to this Letter of Intent for your review. I kindly request your consideration and approval of this rezoning request. Thank you for your time and attention to this matter. I look forward to your positive response.

Sincerely,


Calvin D. Barton

6/24/24

WG RZ-24-03

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL WALNUT GROVE CITY AND COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF WALTON COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL ID. NUMBER:
(MAP REFERENCE NUMBER) WG01 - 02 - 60
DISTRICT LAND LOT PARCEL

[Signature]
SIGNATURE OF APPLICANT
6/24/2024
DATE

Calvin D. Barton: PLA for Pracey A. Barton
TYPE OR PRINT NAME AND TITLE

TAX COMMISSIONERS USE ONLY

PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW.

[Signature] NAME
Property Dept Supervisor TITLE

7-2-24
DATE

CASE: WG12-24-03

DATE RECEIVED: 7/8/24

2023 Property Tax Statement

Derry Boyd
Walton County Tax Commissioner
303 South Hammond Dr Suite 100
Monroe, GA 30655

Bill No.	Due Date	TOTAL DUE
2023-3200	11/15/2023	\$ 0.00

Map: WG010260
Last payment made on: 11/14/2023 8:3 Printed: 07/02/2024
Location: 1791 WALNUT AVE

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Walton County Tax Commissioner

BARTON PATSY A
618 FORRESTER CEMETERY R
COVINGTON, GA 30014

ATTENTION:
THERE MAY BE EXEMPTIONS AVAILABLE IN WHICH YOU QUALIFY, INCLUDING VETERAN, OVER AGE 65, & HOMESTEAD. CONTACT THE TAX ASSESSOR'S OFFICE AT 770-267-1352 BEFORE APRIL 1 TO APPLY FOR EXEMPTIONS. PAY TAXES ONLINE AT WWW.WALTONCOUNTYPAY.COM. (A FEE IS CHARGED BY THE CREDIT CARD PROCESSOR, NOT THE COUNTY.) CALL US AT 770-266-1738 FOR AN UPDATED AMOUNT IF YOU ARE PAYING A BILL AFTER THE DUE DATE. MILLAGE RATES ARE SET BY THE WALTON CO. COMM. AND WALTON CO. SCHOOL BOARD. VALUES ARE DETERMINED BY THE TAX ASSESSOR.

IPCL-ChawQst

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Derry Boyd
Walton County Tax Commissioner
303 South Hammond Dr Suite 100
Monroe, GA 30655

Tax Payer: BARTON PATSY A
Map Code: WG010260 Real
Description: 5.67AC
Location: 1791 WALNUT AVE
Bill No: 2023-3200
District: 07 WALNUT GROVE

Phone: 770-266-1738 Fax: 770-267-1416

Building Value	Land Value	Acres	Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
128,150	408,800	5.6700	534,750	11/15/2023	7/2/2024	07/16/2024	

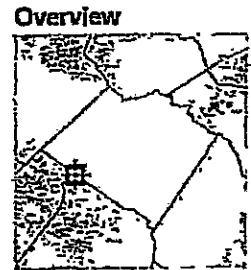
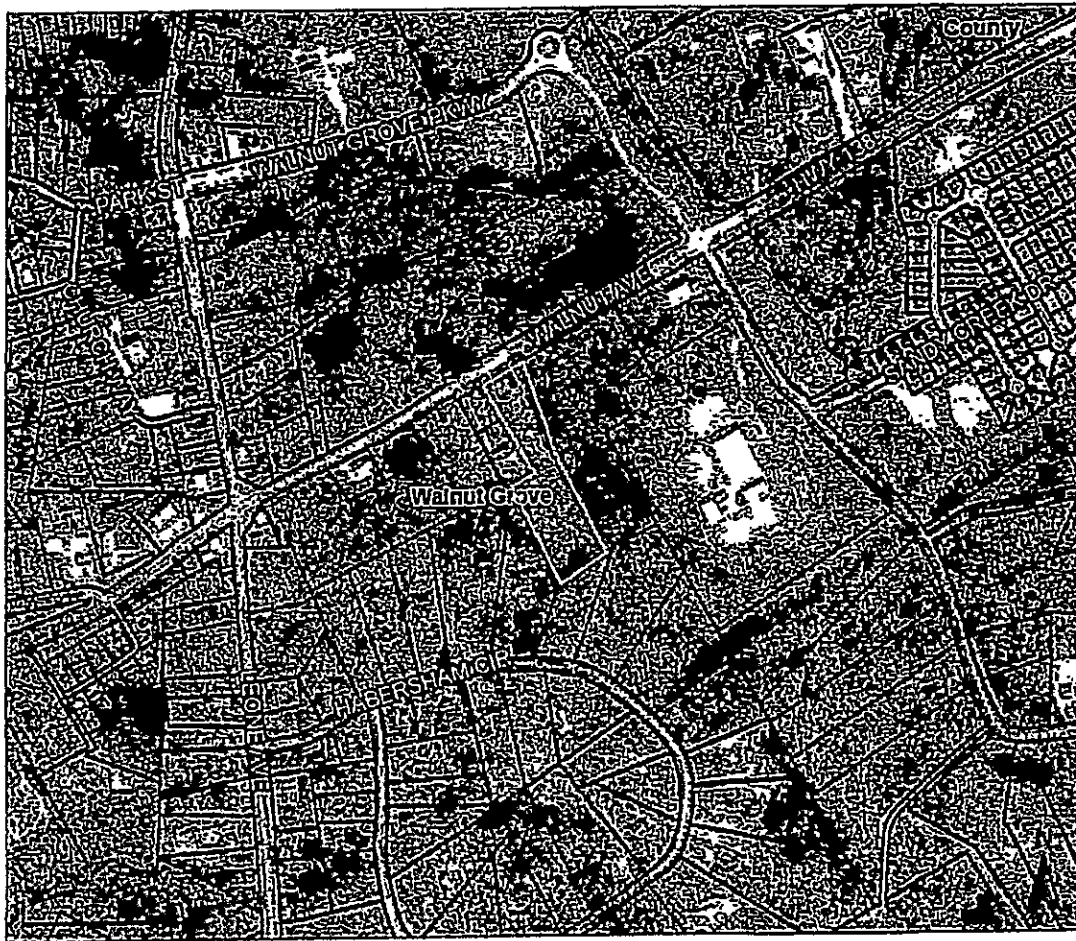
Entity	Market Value	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	HTRG Credit	Net Tax
COUNTY M&O	534,750	213,900		213,900	13.4510	2,227.34			2,227.34
COUNTY SCHOOL M&O	534,750	213,900		213,900	16.6930	3,570.63			3,570.63
SCHOOL BOND	534,750	213,900		213,900	1.3800	297.32			297.32
FIRE DISTRICT	534,750	213,900		213,900	1.8350	392.51			392.51
CITY OF WALNUT GROVE	534,750	213,900		213,900	4.9280	1,054.10			1,054.10
					38.2570	7,541.80			7,541.80

FIRST NOTICE

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

IF PAYMENT IS POSTMARKED AFTER THE DUE DATE, INTEREST WILL BE ADDED TO YOUR BILL. PAY BILL BY MAIL OR AT WWW.WALTONCOUNTYPAY.COM. WHEN PAYING BY CARD, A FEE IS CHARGED BY THE CREDIT CARD PROCESSOR (NOT THE COUNTY.)	Current Taxes Due	7,541.80	
	Penalty	0.00	
	Interest	0.00	
	Other Fees	0.00	
	Previous Payments	7,541.80	
	Back Taxes	0.00	
Bill No: 2023 - 3200		TOTAL DUE	0.00

WGR2-24-03



Legend

- Parcels
- Roads

Parcel ID WGO10260
 Class Code Commercial
 Taxing District Walnut Grove
 Acres 5.62

Owner BARTON PATSY A
 C/O CAL BARTON
 519 FORRESTER CEMETERY RD
 COVINGTON, GA 30014
 Physical Address 1791 WALNUT AVE
 Appraised Value Value \$465150

Last 2 Sales
 Date Price Reason Qual
 5/8/2012 0 UI U
 n/a 0 n/a n/a

(Note: Not to be used on legal documents)

Date created: 7/2/2024
 Last Data Uploaded: 7/2/2024 11:49:27 AM

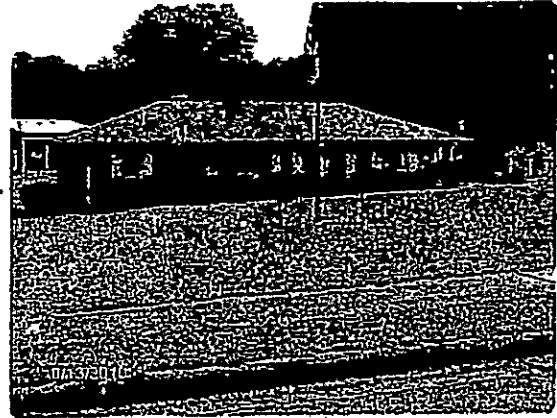
Developed by  **Schneider**
 GEOSPATIAL

W612-24-03

Walton County, GA

Summary

Parcel Number W6010260
Location Address 1791 WALNUT AVE
Legal Description 5.62AC.
 (Note: Not to be used on legal documents)
Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning C1 WP2
Tax District Walnut Grove (District 07)
Millage Rate 39.44
Acres 5.62
Neighborhood 09165-WALNUT GROVE(09165)
Homestead Exemption No (\$0)
Landlot/District 199/4



[View Map](#)

BARTON PAISY A
C/O CAL BARTON
519 FORRESTER CEMETERY RD
COVINGTON, GA 30014

Type	Description
Commercial	09165-WALNUT GROVE

Residential Improvement Information

Style Single Family
Heated Square Feet 1722
Exterior Walls Brick Veneer
Foundation Masonry
Basement Square Feet 0
Year Built 1964
Roof Type Asphalt Shingles
Heating Type Baseboard
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Value \$125,400
House Address 1791 WALNUT AVE

Sales

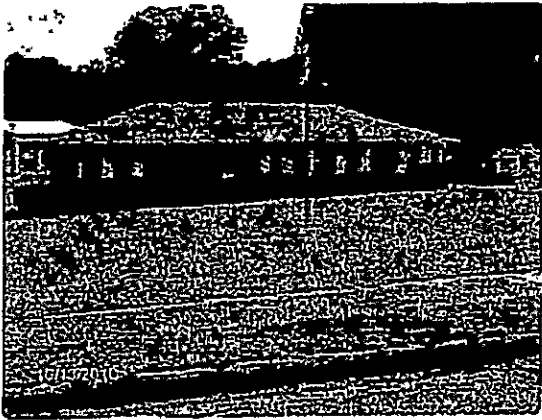
Sale Date	Sale Price	Reason
5/8/2012	\$0	Unqualified - Improved
	\$0	Unqualified Sale

Valuation

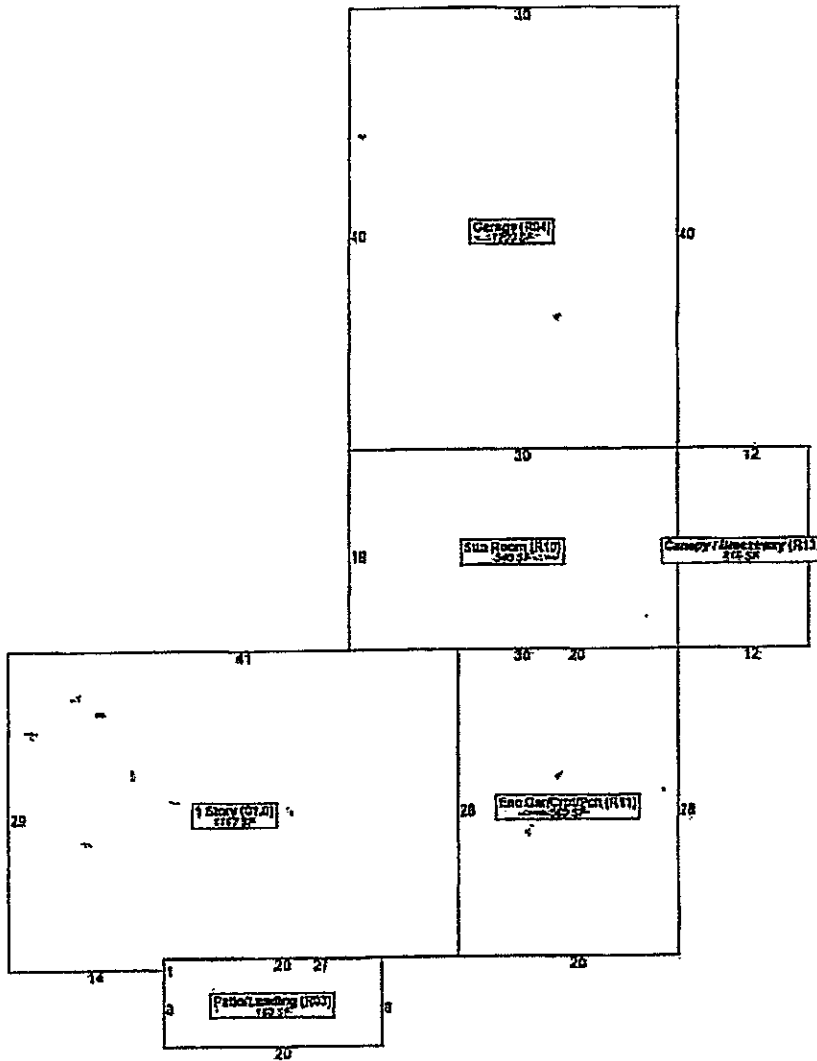
	2024	2023	2022	2021	2020
Previous Value	\$534,750	\$325,950	\$316,350	\$312,650	\$309,850
Land Value	\$334,300	\$406,600	\$203,300	\$203,300	\$203,300
+ Improvement Value	\$125,400	\$122,700	\$117,200	\$107,600	\$103,900
+ Accessory Value	\$5,450	\$5,450	\$5,450	\$5,450	\$5,450
= Current Value	\$465,150	\$534,750	\$325,950	\$316,350	\$312,650

Photos

W602-24-03



Sketches



No data available for the following modules: Rural Land, Commercial Improvement Information, Manufactured Homes, Prebill Mobile Homes, Permits.

WBRZ-24-03

[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 7/2/2024, 11:49:37 AM

WG12-24-03

WGR2-24-03

1747



Walton County Water Department
PO Box 880
2171 Hwy 81 S
Loganville, GA 30052-0880
Telephone (770) 466-4887
Autophone (770) 762-5386
Website www.waltoncountyga.gov

Account Number	00248-00
Customer Name	CALVIN BARTON
Service Address	1791 WALNUT AVENUE/HWY
Service Period	04/12/2024 to 05/13/2024
Past Due Amount	0.00
Current Charges	39.00
Total Amount Due	39.00

Go online to view or pay bill. See back of bill for important information.

Service	Previous Reading	Present Reading	Consumption	Amount Billed
WATER	330000	330000	0	39.00

Water

No Sewage!

Message Center

2024 CONSUMER CONFIDENCE REPORT AVAILABLE ON WEBSITE

Current Due Date	10% Penalty After
06/05/2024	06/05/2024

Please Detach and Return the Portion Below With Your Payment

To Be Paid By Bank Draft

GA22410X



WALTON COUNTY WATER DEPARTMENT
2171 HWY 81 S
LOGANVILLE GA 30052-0880

Account Number	00248-00
Current Charges	39.00
Due By 4:30pm On	06/05/2024
Total Amount Due	39.00

Make Checks Payable to "WCWD"

AUTO**5-DIGIT 30014



CALVIN BARTON 4
519 FORRESTER CEMETERY RD 869
COVINGTON GA 30014-0511



WCWD - WALTON COUNTY WATER DEPT
PO BOX 880
LOGANVILLE GA 30052-0880



Web ID: 412 0



W GRZ 24-03 27309

Walton



Walton GAS

emcsecurity.com

To Make a Payment call (770) 267-8409

To Report a Power Outage call (770)267-2505

Statement Date	Due Date	Amount Due
05/29/24	06/19/24	81.54
Previous Balance		80.62
Payment(s)		-80.62
Balance Forward		0.00
Current Charges		81.54
Total Amount Due		81.54

Thank you for your business.

Electric Service



Svc Loc: WALNUT AVE 1791 E

BARTON CALVIN D

404-456-3349

Account: 748982002

Meter: 50268028

Residential

FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
04/22/24	05/22/24	30	7666	7859	1	0.04	193 90	50.77 16.00
2 Outdoor Light 100W HPS								6.50
Meter Socket Adapter								2.93
Franchise Fees for the City of Walnut Grove								5.34
Taxes								81.54
Current Electric Charges								80.62
Previous Balance								-80.62
Thank You For Your Payment 05/20/24								81.54
Total Account Balance (Automatically Drafted)								

Electric

Drive-thru and in-person



Please detach and return this portion with payment.

GA00390F

Walton

Customer-Owned Electric Power

PO Box 1347
Monroe GA 30655-1347

IMPORTANT ANNUAL MEETING INFORMATION LABEL

Account Number	Due Date	Amount Due
748982002	06/19/24	81.54

AUTOMATICALLY DRAFTED

Enter Amount Paid _____

I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

*****AUTO**ALL FOR AADC 300



BARTON CALVIN D 34
519 FORRESTER CEMETERY RD 7015
COVINGTON GA 30014-0511

0000000000

00748982002

00000008154

00000008154

1



Office Hours: Monday - Friday 8am to 5pm
 Location: 70 S. Clayton St. Lawrenceville, GA 30046
 Email: customerservice@lawrencevillega.gov

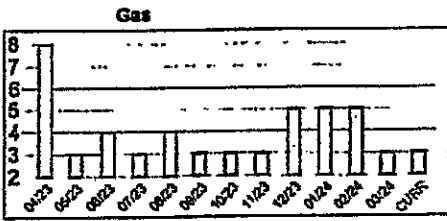
WRZ-24-03

Phone: 770-467-6674
 Utility Emergencies: 770-467-6674
 Call Before You Dig: 770-467-6674

Account Number 7062210	Customer Number 166411	Name BARTON BOBBY	Online Banking Account Number 7062210-166411	Bill Number 1311
Bill Date 05/08/2024	Penalty Date 05/30/2024	Service Address 1791 HWY 138 EAST COVINGTON		Cycle 4

Description	Meter #	Meter Read Date Start	Meter Read Date End	Meter Read Usage Start	Meter Read Usage End	Total Usage	Amount
PAYMENTS AND ADJUSTMENTS							\$32.04
CREDIT BALANCE							\$0.00
RESIDENTIAL GAS	6328817	03/27/2024	04/25/2024	3475	3478	3	
GAS BASE FEE							\$25.00
CONSUMPTION AMOUNT							\$2.87
WALTON CO AD VALOREM		03/27/2024	04/25/2024				\$1.51
SALES TAX							\$1.95
FRANCHISE FEE							\$0.84

Due by: 05/29/2024 **\$32.17**
 Due after: 05/29/2024 **\$32.58**



SPECIAL MESSAGE:

Accounts may be subject to disconnection if not paid by the due date. Accounts with a Past Due balance (amount) are subject to disconnection and a reconnect fee. Copies of all utility rates are available on the Lawrenceville Utilities.com website.

- Payment must be received by the City by due date to avoid late charges.
- Accounts with a Past Due balance (amount) are subject to disconnection and a reconnect fee.
- Copies of all utility rates are available on the Lawrenceville Utilities.com website.

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



P.O. Box 2200
 Lawrenceville, GA 30046-2200

Gas

Account - Customer Number:	7062210 - 166411
Please Pay By:	06/29/2024
Total Due:	\$32.17



WWW.LAWRENCEVILLEUTILITIES.COM/MAKEPAYMENT
 PAY BY PHONE: 1-877-755-7558.

Remit payment and make checks payable to: "City of Lawrenceville"
 P.O. Box 2200
 Lawrenceville, GA 30046-2200

- I do not want to participate in the Utility Round-Up Program. Funds collected from this program provide utility payment assistance program for qualified customers in need.
- I would like to sign up for e-billing. Please see back for instructions.
- I would like to sign up for Automatic Bank Draft. Please see back for instructions.
- I would like to opt-in to text messages concerning my account. Please see back for instructions.



BARTON, BOBBY
 519 FORRESTER CEMETARY RD
 COVINGTON, GA 30014

00006382024801237227200000032177

SA
100-61
②

Return to:
PRESTON & MALCOM, P. C.
POST OFFICE BOX 984
MONROE, GEORGIA 30655
FILE NO.: Will File/12-23106



Deed Doc: ESTD Rec#: 204000
Recorded 05/09/2012 02:12PM
Georgia Transfer Tax Paid : \$0.00

KATHY E. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 03377 Pg 0367-0369

DEED OF ASSENT OF EXECUTRIX

NTC/RPP

STATE OF GEORGIA

COUNTY OF WALTON

WHEREAS, BOBBY DEAN BARTON a/k/a BOBBY D. BARTON died a resident of Walton County, Georgia, on the 12th day of December 2011, leaving a Will which has been probated in Solemn Form in said County at the April Term, 2012 of the Probate Court thereof;

And, **WHEREAS**, under Item VI of said Will the property described in Exhibit "A" was devised to **PATSY A. BARTON**.

And, **WHEREAS**, the undersigned duly qualified as Executrix of the Estate of **BOBBY DEAN BARTON a/k/a BOBBY D. BARTON**, and she is now administering the estate under the terms of said Will, and it has been determined that all debts and claims against the estate have been fully paid or ample funds remain on hand to pay the same.

PRESTON & MALCOM, P.C.
MONROE, GEORGIA 30655

WG 12-24-13

NOW, THEREFORE, the undersigned as Executrix of the Will of the said BOBBY DEAN BARTON a/k/a BOBBY D. BARTON hereby assent to the devise of said property under the terms of said Will so that the title thereto is now vested in the said PATSY A. BARTON as provided in said Will.

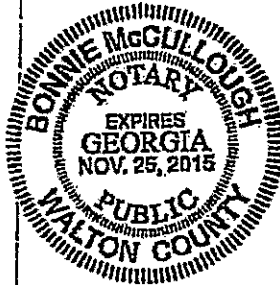
WITNESS my hand and seal, this the 8 day of May, 2012.

Signed, sealed and delivered
in the presence of:

Patsy A. Barton (SEAL)
PATSY A. BARTON
as Executrix under the Last Will and
Testament of Bobby Dean Barton
a/k/a Bobby D. Barton

Judy D. Blankenship
Unofficial Witness

Bonnie Mc Gullough
Notary Public



SEAL AFFIXED

P:\Users\Bunnie\Real Estate\Deed of Assent\Barton, Estate of Bobby Dean .wpd

FRESTON & MALCOM, P.C.
MONROE, GEORGIA 30655

W61R2-24-83

Exhibit "A"

All of the estate's one-half undivided right, title, interest and equity in and to:

All that tract or parcel of land lying and being in the State of Georgia, County of Walton, Town of Walnutgrove and in Broken Arrow District and being two acres as shown by a survey made by J. M. Williams, Registered Surveyor No. 374, dated September 25, 1963, recorded in Plat Book 10, Page 227, Clerk's Office, Walton Superior Court, reference to said survey and the record thereof being hereby made. Said land is more particularly described as follows: Beginning at a point on the Southerly side of the Walnutgrove road to Monroe road, said point being the Northeasterly corner of the land of Etta Clay and the Northwesterly corner of the land conveyed herein, and from said common corner thence South 31 1/4 degrees East 552 feet; thence North 60 degrees East 136 feet; thence North 23 degrees West 561 feet to a point on the Southerly side of the Walnutgrove to Monroe road; thence South 59 degrees West 192 feet along the Southerly side of the Walnutgrove to Monroe road back to the beginning point. Said property is bounded now or formerly as follows: Northerly by the Walnutgrove to Monroe road, Easterly by the lands of Mrs. Sallie Mae Woodruff, Southerly by the lands of B. B. Brodnax and Westerly by the lands of Mrs. Etta. Clay.

Being the same property conveyed by Warranty Deed dated October 5, 1963, recorded in Deed Book 59, Page 181, Walton County Records.

AND:

All that tract or parcel of land lying and being in the County of Walton, State of Georgia and in Broken Arrow District, G.M., located in the Town of Walnutgrove, containing 3.67 acres and being fully shown by a survey thereof entitled property of B. B. Brodnax, made by William J. Gregg, Sr., Registered Surveyor No. 1438, dated January 26, 1968, the survey being recorded in Plat Book 13, Page 226, Clerk's Office, Walton Superior Court, reference to said survey and the record thereof being hereby made. Said lands are located Southerly and just off from the right of way of Highway No. 138 and said lands are particularly described as follows: Beginning at an iron pin which is located at a common corner of the southerly edge of the property of Etta Clay and Bobby D. Barton, said beginning iron pin being located South 29 degrees East 582 feet from the center line of Highway 138 (said center line point being located 1417 feet from the intersection of the right of way of Highway 138 and Highway 81), and from said beginning point North 59 degrees East 135.12 feet to corner rock; thence South 31 degrees East 561 feet; thence South 59 degrees West 285.1 feet; thence North 31 degrees West 561 feet; thence North 59 degrees East 149.98 feet back to beginning point. Bounded now or formerly as follows: Easterly and Northeasterly by lands of Sally Woodruff; Southerly and Southwesterly by lands of B. B. Brodnax and Northwesterly by lands of Etta Clay and Bobby D. Barton.

Being the same property conveyed by Warranty Deed dated January 27, 1968, recorded in Deed Book 74, Page 275, Walton County Records.

PAB
Initials

PRESTON & MALCOM, P.C.
MONROE, GEORGIA 30655

W612-24-03

WARRANTY DEED

FROM

Mrs. Sallie Mae Woodruff

TO

Bobby D. Barton

Georgia, Walton County.

CLERK'S OFFICE, SUPERIOR COURT

Filed for Record Oct. 5th

19 63, at 10:00 o'clock A. M.

Recorded in Book 59, Folio 181

Oct. 8 1963
Anna Lee Carter
Clerk

FORM 67—Facts & Davis, Inc., Atlanta, Ga.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of grantee herein

second part, his heirs and assigns, forever, in fee simple.

And the said part Y of the first part, for her heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said part Y of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part ha S hereunto set her hand and affixed her seal, the day and year first above written.

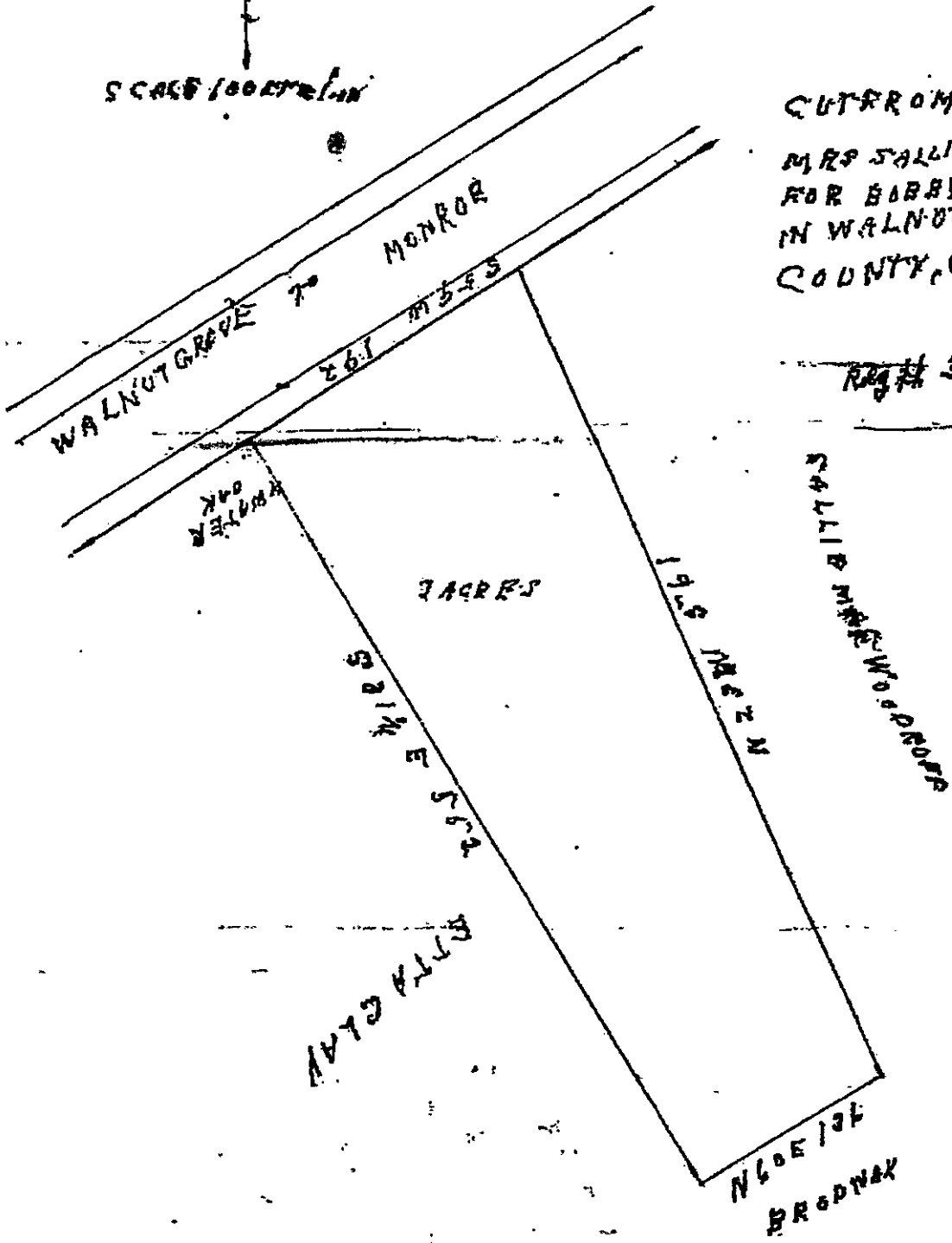
Signed, sealed, and delivered in the presence of

Notary Public, Walton Co., Ga.

Mrs. Sallie Mae Woodruff
Mrs. Sallie Mae Woodruff
(Seal.)

W61R2-24-03

SCALE 100 FT = 1 IN



CUT FROM PROPERTY OF
MRS SALLIE MAE WOODRUFF
FOR BOBBY D BARTON LOCATED
IN WALNUT GROVE, WALTON
COUNTY, GA.

SEPT 25 1963

REG # 374 J M Williams

WG RZ 24-13

003 831

STATE OF GEORGIA
WALTON COUNTY

I hereby certify this instrument was filed
for record in the Clerk's Office, Superior
Court, said County on the 5th day of
Oct. 1963 10:00 o'clock A.M.
and recorded in book No. 10 of Plats
page 227 this 7th day of
October 1963
Anna M. Hunter
Clerk Superior Court, Walton County, Georgia

WGIRZ-24-83

WARRANTY DEED

FROM

B. B. Brodnax and

Allene H. Brodnax

TO

Bobby D. Barton

and Patsy A. Barton

Georgia, _____ County.

CLERK'S OFFICE, SUPERIOR COURT

Filed for Record January 27

19 68, at 10:00 o'clock A M.

Recorded in Book 74, Folio 275

January 27, 1968
Ernest Lee Carter
Clerk

FORM 57- UNITED STATES PRINTING CO. ATLANTA, GA

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of grantees herein their heirs and assigns, forever, in fee simple, their heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said part ies of the second part, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part ha ve herunto set their hand s and affixed their seal s, the day and year first above writt en.

Signed, sealed, and delivered in the presence of

[Handwritten signature]

B. B. Brodnax

(Seal)

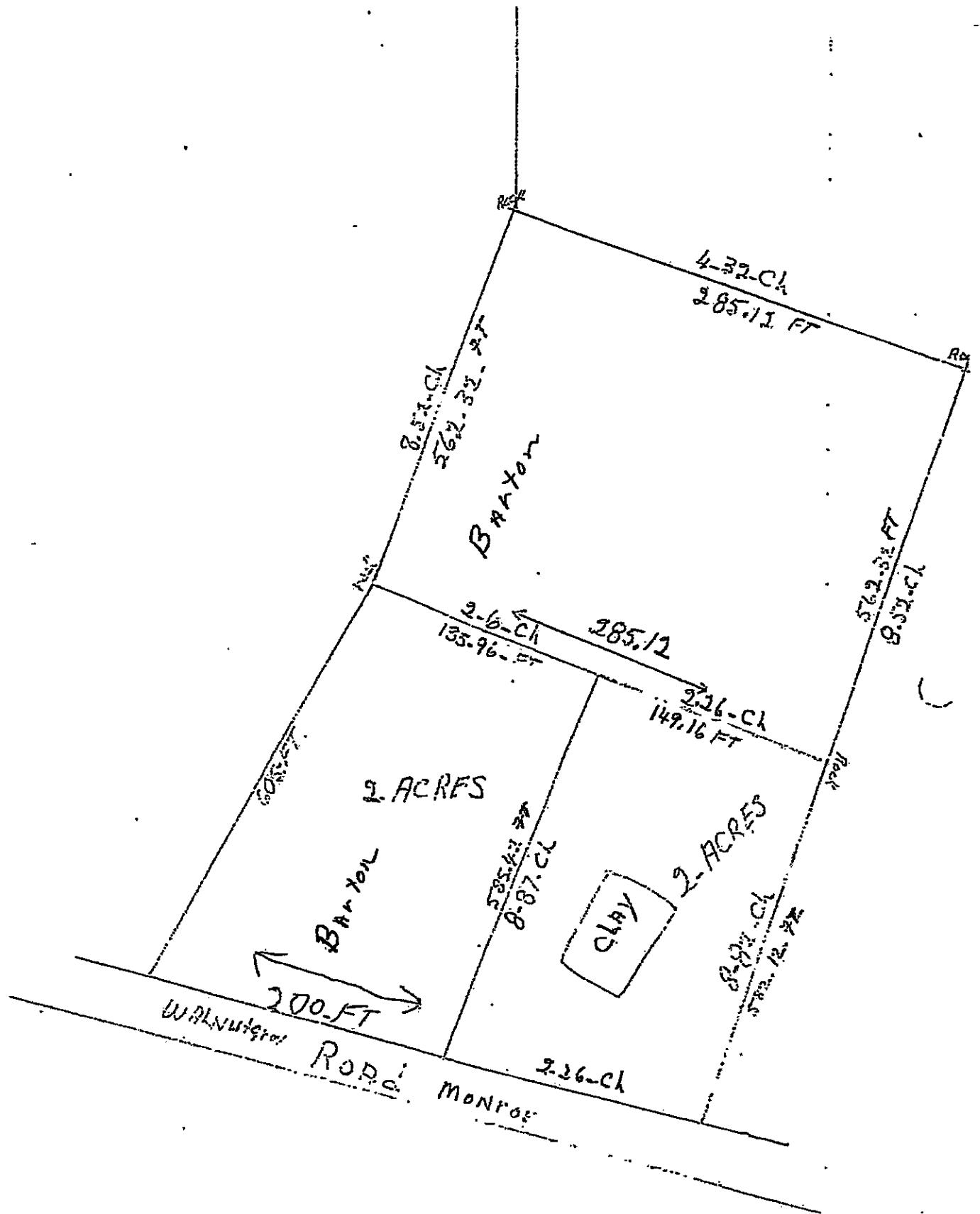
Notary Public, Walton Co., Ga.

[Handwritten signature]
Allene H. Brodnax (Seal)

WGR2-24-03



W602-2403



WGR2-24-03

Walnut Grove Commercial Office Site Development Plans - Status of Approvals

Joe Walter <jwalter@ppi.us>

Thu 8/22/2024 11:12 AM

To: Steve Duren <sduren@bowman.com>

Cc: Chris McCrary <cmccrary@bowman.com>; City Mayor <mayor@cityofwalnutgrove.com>

1 attachments (239 KB)

WG Commercial Office Center_08222024.pdf;

Steve:

All of comments have been addressed on this set of plans. We are prepared to stamp the plans as approved.

The Mayor and Council have requested that someone from your office (and/or or your client) attend the **August 29, 2024 Council Work Session (6:00pm at the Walnut Grove Municipal Building)** to discuss the proposed site development activities. I would also be prepared to for questions regarding the proposed exterior architecture of the buildings.

After this presentation, we can calculate permit fees and get everything together needed to issue a Land Disturbance Permit.

Joseph H. Walter, AICP
Sr. Associate, Principal Planner



Cell: 770.468.8096 Office: 770.338.8000

www.ppi.us

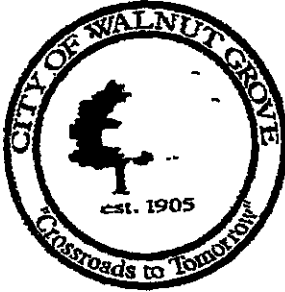


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Visit us on the web at www.ppi.us



**CITY OF WALNUT GROVE
PLAN REVIEW COMMENTS
COMMERCIAL SITE PLAN**

8/22/24 - Strikethrough text indicates comment has been addressed. Green text indicates a new comment or request for clarification.

8/22/2024 - ALL COMMENTS ADDRESSED

Project Name: Walnut Grove Commercial Offices and Retail
Project No. P23-032
Plan Reviewer Joe Walter
Review Date: 10/23/2023, 5/8/24, 8/22/24

PLEASE ADDRESS ALL MARKED ITEMS & ANY APPLICABLE UNCHECKED ITEMS.

I. GENERAL INFORMATION

1. REVIEW INCOMPLETE:

- Use shown is not permitted in this zoning district.
- No approvals given until:
- No Certificate of Occupancy/Completion will be issued until
2. State proposed use.
3. Complete application form. (Route Sheet) Complete and return submittal form.
4. Note subdivision name, project name, site address lot number and block letter containing this site.
5. Provide location vicinity map.
6. Add/modify land lot, district, parcel.
7. Add date, graphic scale, numeric scale, north arrow.
8. State zoning of site. Show zoning district lines if more than one zoning.
9. Applicant must provide written verification from Georgia Environmental Protection Division that a permit is not required for the proposed
10. Show adjoining property information (subdivision name, lot numbers, block letters, and/or adjoining property owners and zoning).
11. ~~Note rezoning and/or special use permit, number(s), type(s), date(s) of approval and all conditions on plans. ADD DATE OF APPROVAL~~
12. Note variance, waiver and/or modification number(s), type(s), date(s) of approval and all conditions on plans.

13. ~~Show a front, side, rear building setback line off of proposed right-of-ways. Show all setbacks. EXTEND SETBACK LINES LONG THE ZONING LINE TO THE SOUTH EAST. ALSO, SHOW APPROPRIATE SETBACK LINES FOR THE AG PROPERTY (ACCESS DRIVE).~~
14. Relocate structures behind setback lines.
15. Detention ponds or water detention facility prohibited in front yard. Relocate or provided underground detention facility.
16. Show closest distance from structure to side and rear property lines.
17. Show closest distance between buildings. Minimum distance to be per Fire & Building Codes.
18. Identify each building. Show same identification on building plans.
19. ~~Show all roof overhangs, if any. If there are none, please note.~~
20. ~~Show and provide access to all overhead doors. If there are none, please note.~~
21. Show canopy with all dimensions, if any. If there are none, please note.
22. Show building dimensions on site plans. They are to match dimensions shown on architectural plans.
23. ~~Indicate building height. Maximum allowable height is _____~~
24. Provide total number of units, density, and breakdown units by number of bedrooms (multi-family).
25. Provide 8' tall opaque dumpster enclosure (3 sides) and concrete pad. Enclosure must be constructed out of same materials as proposed buildings. Show detail.
26. Provide total square footage and square footage breakdown by use. Totals shall match amount specified in architectural plans.
27. Show total number of seats in sanctuary, auditorium, or other place of assembly.
28. Show total acreage of the site and the acreage for the limits of disturbed area.
29. Show all existing structures, if any, and note their disposition. If there are none, please note.
30. Provide a current parcel number for the combined tracts.
31. Provide a complete certified closed boundary survey, to scale with north arrow. Provide date of survey.
32. Contact the Walton Co. Tax Assessor's Department to combine all parcels into one parcel.
33. Withdraw previously submitted/approved plans in writing. See Comments dated _____.
34. Provide developer's name, address, and phone number. Include a contact person.

35. Provide the owner's name, address, and phone number. Include a contact person.
36. Provide designer's name, address, and phone number. Include a contact person.
37. Add Ga. P.E. Stamp, signature, and date.
38. Reference the legal survey, including date.
Site appears to be subdivided from a larger parcel. No approvals or permits given until site has satisfied applicable subdivision requirements.
39. ~~Outside storage to be located out of required front yard and to be screened by solid fence. Provide details of fence. SHOW PROPOSED OUTDOOR STORAGE AREAS.~~
40. For comment review, please submit electronically to jwalter@ppi.us.
40. Provide four (4) sets of corrected/approved plans to the City Engineer for issuance of a permit. One set must contain original seal and signatures (P.E., LS, LA, etc).
HARDCOPIES FOR FINAL APPROVAL
41. This project appears to meet or exceed the threshold established for a Development of Regional Impact. Please refer to the attached Request for Review Form to determine the threshold established for your development type. Contact the City Engineer for further information..
42. Multi-tenant commercial shopping center or strip center, a covered arcade/structural canopy (min. of 5' wide) shall be provided along the front façade of the building.

II. PARKING, DRIVES

1. Show factors used in determining the number of parking spaces as required by the Zoning Ordinance. Number of spaces to be based on _____.
2. State total number of parking spaces required and total number provided. Based on information submitted required number of parking spaces to be _____.
3. Additional or less parking is/may be needed.
4. Show parking spaces drawn to scale with typical dimensions labeled. Space size to be minimum of 9' X 18'.
5. ~~Show all interior driveways with dimensions (one 12', two way 24'). Show one way arrows and provide details. PROVIDE DIMENSIONS FOR ACCESS ROAD.~~
6. Provide _____ loading and unloading space(s) (12' X 40'). _____ Label the loading and unloading area.
7. Show potential location of drive thru window with adequate lane width, if proposed. Show dimensions. (A min. 10' drive and stacking of 6 vehicles required.)
8. ~~Sidewalks are required along the frontage of WALNUT GROVE PARKWAY. Show location and provide detail. Sidewalks shall be located 4' from the back of curb and shall be constructed of concrete a minimum of _____ in width and 4" thick. Concrete shall be class "B" and have a strength of 3000 PSI at 28 days. STUB OUT SIDEWALKS ON EACH SIDE OF THE PROPOSED ACCESS DRIVE AND INSTALL ADA RAMPS.~~
9. Provide Handicap ramps at sidewalk intersections.
 Sidewalks shall continue across intervening driveway including any control or

- expansion joints. Hatched or stamped pattern concrete sidewalk shall be used. ____
Show detail.
10. ____ Adjacent road _____ is maintained by Georgia DOT. Obtain necessary approvals and permits from Georgia DOT.
 11. ____ Provide striped (yellow) pedestrian paths (min. 4' wide) from main entrance of building(s) and/or each tenant to general parking.
 12. ____ Provide striped/paved pedestrian paths (_____) from sidewalks _____ to buildings.
 13. ____ For developments in excess of 100 spaces, pedestrian walkways (minimum of 4' width) shall be provided. Where walkways cross internal driveway, pedestrian walkways shall include raised walkways to slow traffic and provide safe access. Provide detail. No parking spaces shall be farther than 150 feet from a pedestrian walkway.
 14. ____ Development permit fee \$ _____
 15. ____ Contact this department to schedule a meeting with the City Engineer to discuss comments.

III. GRADING AND DRAINAGE

1. **REVIEW INCOMPLETE:**
 - ____ Hydrology study and water quality study required. Include drainage area maps showing pre- and post-developed conditions.
 - ____ Hydrology study and water quality study needs clarification or is inadequate.
2. ____ Person who prepared hydrology study and water quality study must seal plans and study.
3. ____ Provide a completed copy of the "Stormwater Site Development Review Tool" in the study. See <http://www.northgeorgiawater.com/html/131.htm> for this document.
4. ____ Plans must show compliance with the Georgia Stormwater Management Manual (GSWMM) First Edition. (Manual available on-line at www.georgiastormwater.com)
5. ____ Provide inspection and maintenance requirements in the hydrology study for stormwater management facility as outlined in the GSWMM.
6. ____ Provide downstream analysis at the point where the development represents less than 10% of the overall basin.
7. ____ Provide analysis of any hydraulic structures within the first 500' downstream of the site.
8. ____ Show details of retaining wall. As-built certification of retaining wall by P.E. required.
9. ____ Revise grading and drainage plan per comments.
10. ____ State on the plans who is responsible for maintenance of stormwater management system outside of the right-of-way including detention and water quality facilities,

- lakes storm drains, and/or water courses.
11. Show limits of stormwater management/detention area, 100-year ponding elevation and volume, and top of dam elevation on plans and in hydrology study.
 12. Show/revise detail of stormwater management/detention facility outlet structure on plans and in hydrology study.
 13. Provide and label 12' access road (15% slope maximum) with 20' access easement from public right-of-way to facility on plans and in hydrology study.
 14. Provide 10' drainage and access easement (measured from 100-year ponding elevation) around all stormwater management/detention facilities.
 15. Provide trash rack and detail on outlet control structure.
 16. Show proper drainage and access easements for all drainage structures and systems.
 17. Provide and label a 4' high fence around stormwater management/detention facilities with double 8' gate.
 18. Provide raised lid with ring and cover on outlet control structure and all drainage structures.
 19. Show storm drain crossing on road profiles.
 20. On public streets, cross drains must be sized for the 100-year storm and longitudinal pipes must be sized for 25-year storm. Maximum gutter spread at catch basins is 8 feet on a 10-year storm. Storm drain system must be designed to convey 100-year storm runoff to detention facility.
 21. For all streams with a drainage area of 100 acres or greater, the future conditions flood limit and flood elevation must be provided by the engineer. A flood study is required.

IV. ENGINEERING

22. Must obtain GADOT commercial driveway permit.
23. Must obtain Walton County Environmental Health Dept approval on septic system and grease trap.
24. ~~Must obtain Walton County Water and Sewerage Authority approval on water system. PROVIDE WRITTEN APPROVAL LETTER OR OTHER DOCUMENTATION FROM THIS AGENCY.~~
25. ~~Must obtain Walton County Fire Marshal approval. PROVIDE WRITTEN APPROVAL LETTER OR OTHER DOCUMENTATION FROM THIS AGENCY.~~
26. Turning radius (15' R) on proposed driveway does not appear to be adequate for emergency and/or service vehicles.
27. Please clarify access to parking spaces.

28. Line and curve chart is missing from ALTA survey.
29. ~~Must directly submit plans to Walton County NRCS for erosion control plan review (Walton County NRCS - 770-267-1369).~~
30. Erosion control plans must be certified by a Georgia Soil and Water Conservation Commission Level II certified design professional.

COPY THE FOLLOWING MARKED NOTES ONTO THE DRAWINGS

1. ~~Notify City of Walnut Grove Inspections 24 hours before beginning of every phase of construction (770-787-0046).~~
2. No Certificate of Occupancy will be issued until all site improvements have been completed.
3. No outside storage proposed. This includes supplies, equipment, vehicles, products, etc.
4. Signs, location, number, and size are not approved under this building permit. A separate permit is required for each sign.
5. All construction to comply with City of Walnut Grove (& Walton Co. if applicable) Standards.
6. ~~No Certificate of Occupancy/Completion will be issued until conditions of zoning, or Variances are completed.~~

V. ADDITIONAL COMMENTS

1. ~~PLEASE PROVIDE PDF OF ALL UTILITY SHEETS FOR SEWER REVIEW. THE TIE IN TO THE EXISTING SEWER WILL NEED TO BE REVIEWED.~~
2. ~~PROVIDE STATEMENT ON PLANS THAT ALL RETAINING WALLS TO BE DESIGNED BY A GEORGIA REGISTERED ENGINEER. WILL RETAINING WALL PLANS BE SUBMITTED SEPARATELY?~~
3. ~~PROVIDE INSET DRAWING WITH UTILITY SHEETS SHOWING PROPOSED OFFSET BETWEEN THE EXISTING SANITARY SEWER LINE AND THE RETAINING WALLS.~~
4. ~~SHOW 25 YR HGL FOR ALL STORM PIPES IN THE PLAN SET.~~
5. ~~PAGE C-2.0 AND OTHERS - NOTES REFER TO WALTON COUNTY ENGINEERING, ETC. ALL REFERENCES (EXCEPT FOR UTILITY OR FIRE) SHOULD BE CHANGED TO CITY OF WALNUT GROVE. CHECK SECTION REFERENCES MENTIONED IN SOME TEXT BOXES. SECTION NUMBERS DO NOT MATCH UP WITH ANY WALNUT GROVE ORDINANCE. COMMENT ADDRESSED~~
6. ~~SHOW NO ACCESS EASEMENT ON HWY 81 PER ZONING CONDITIONS. ALSO, THE SETBACK ALONG SR 81 SHOULD BE SHOWN AS A FRONT YARD SETBACK. UPDATE. COMMENT ADDRESSED~~

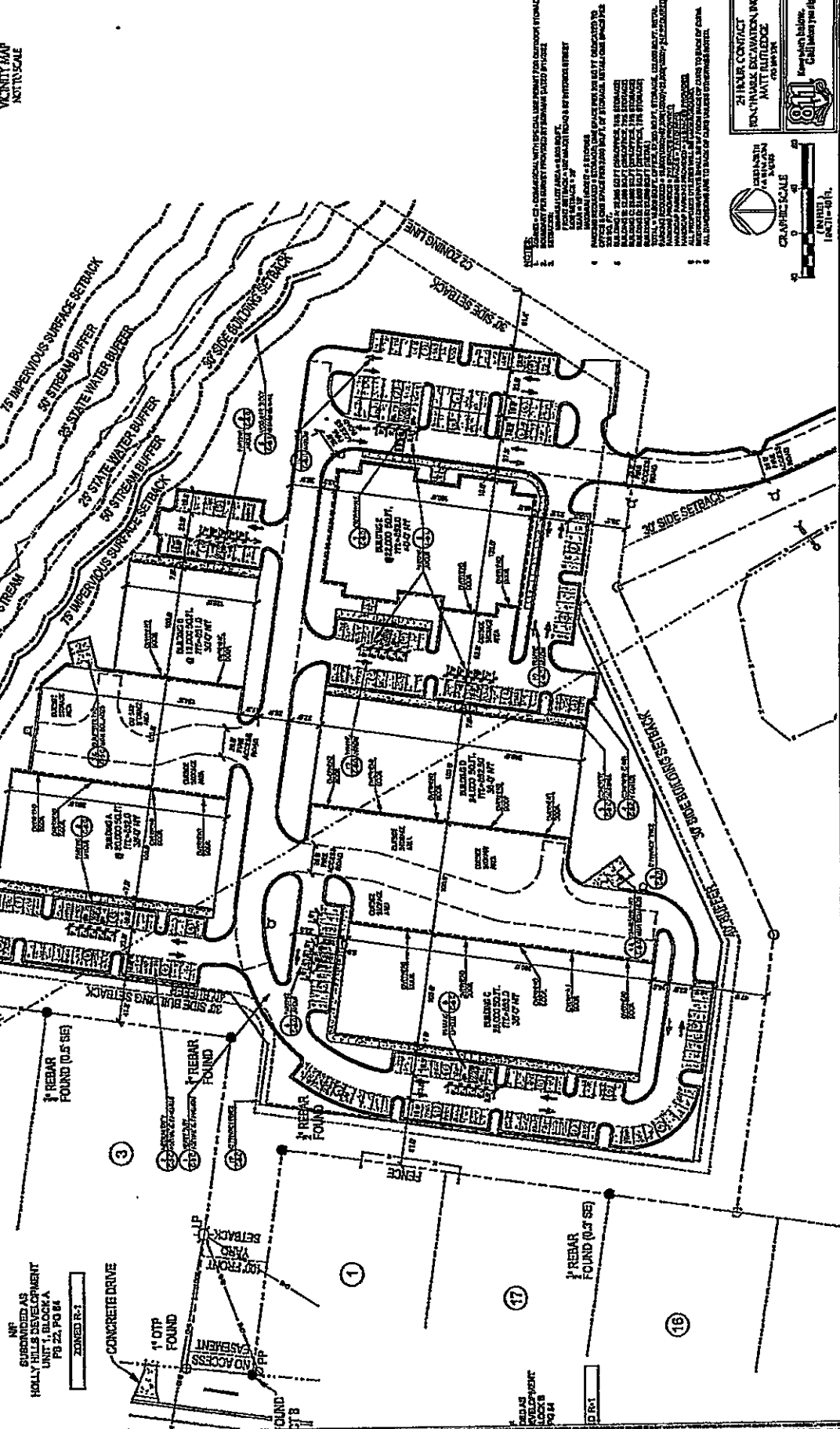
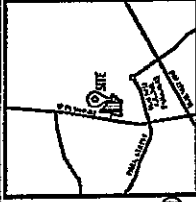
Bowman
 BENCHMARK EXCAVATING INC.
 1122 EAST STREET NE
 CONYERS, GA 30208

WALNUT OFFICES & RETAIL
 SITE LAYOUT PLAN
 WALNUT GROVE, WALTON COUNTY, GA 30026

24 HOUR CONTACT
 BENCHMARK EXCAVATING INC.
 1122 EAST STREET NE
 CONYERS, GA 30208
 (770) 888-1111



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/20/2018	[Signature]
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
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30	REVISIONS		



NEAR SUBDIVISION AS HOLLY HILLS DEVELOPMENT UNIT 1, BLOCK A PG 22, PG 84

CONCRETE DRIVE

1" OTH FOUND

1" REBAR FOUND (0.5' 0.5')

1" REBAR FOUND

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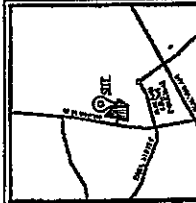
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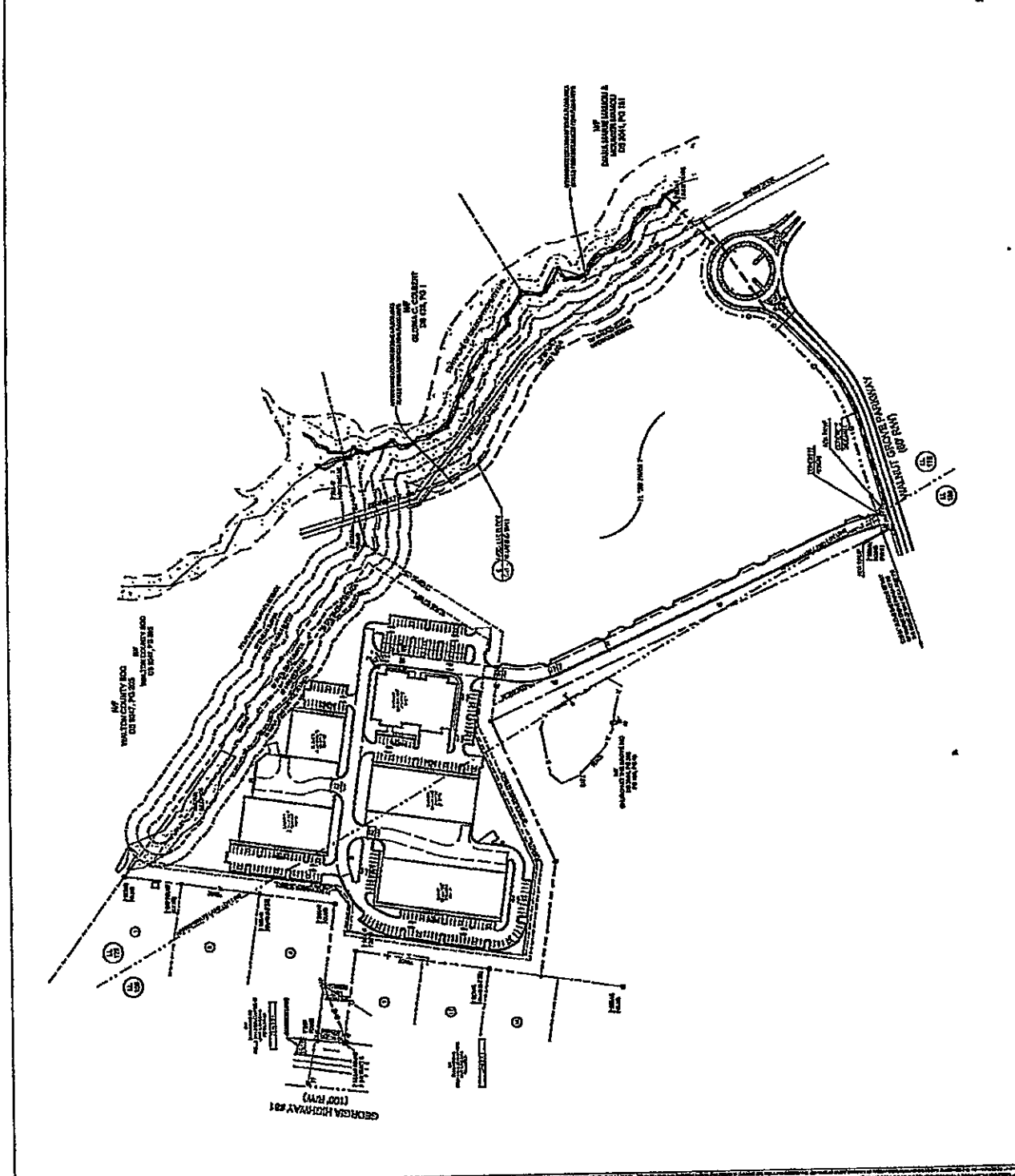


NO.	DATE	DESCRIPTION
1	10/15/2024	PRELIMINARY
2	11/01/2024	FINAL
3	11/15/2024	REVISION
4	12/01/2024	REVISION
5	12/15/2024	REVISION
6	01/01/2025	REVISION
7	01/15/2025	REVISION
8	02/01/2025	REVISION
9	02/15/2025	REVISION
10	03/01/2025	REVISION



VICINITY MAP
 NOT TO SCALE

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION AND OPERATION OF THE PROJECT.
2. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES BELOW THE FINISHED GRADE OF THE ADJACENT DRIVEWAY.
3. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES BELOW THE FINISHED GRADE OF THE ADJACENT DRIVEWAY.
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SHILKIN CONTRACT
 BENCHMARK EXCAVATING, INC.
 WATT BUILDING
 09 99 09

GEORGETOWN
 WATSON
 WATSON

Graphic Scale: 1" = 20'
 1" = 20'
 1" = 20'

Sheet No. **C-2.0**

Thursday, September 5, 2024



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

RE: EMERALD COVE PAVEMENT REPAIR BID CERTIFICATION

Dear Ms. Moncrief,

On September 4th, bids were opened publicly for the Emerald Cove Pavement Repair contract. We received 9 bids. Bids have been reviewed and the lowest bid certified. I recommend the City award the contract to the lowest bid, The Scruggs Company, DBA Sunbelt Asphalt, in the amount of \$237,296.25, to include all work on Emerald Drive, Sewer Plant road, and the City Park parking area. If the City would like to include Crystal Court, it will be an additional approximately \$20,000. Scruggs is a large company with whom I have experience and is fully GDOT prequalified.

Walnut Grove: Emerald Cove Bid

Company	Base Bid	Alt 1	Alt 2	Base Bid without alt
Sunbelt Asphalt (Scruggs)	\$ 237,296.25	\$ 12,375.00	\$ 3,625.00	\$ 221,296.25
Atlanta Paving & Concrete Construction, Inc.	\$ 258,103.05	\$ 5,989.50	\$ 6,003.00	\$ 246,110.55
Vertical Earth, Inc.	\$ 258,643.07	\$ 15,394.50	\$ 11,687.00	\$ 231,561.57
Stewart Bros., Inc.	\$ 275,829.75	\$ 23,512.50	\$ 11,020.00	\$ 241,297.25
Garrett Paving, Inc.	\$ 300,046.99	\$ 34,650.00	\$ 11,861.00	\$ 253,535.99
MHB Paving Inc.	\$ 318,749.55	\$ 21,532.50	\$ 11,498.50	\$ 285,718.55
A&S Paving, Inc.	\$ 369,275.00	\$ 27,225.00	\$ 10,875.00	\$ 331,175.00
Restore America	\$ 391,316.00	\$ 19,255.00	\$ 8,265.00	\$ 363,796.00
East Cost Grading, Inc.	\$ 404,317.50	\$ 79,200.00	\$ 23,200.00	\$ 301,917.50

If you have any questions, please do not hesitate to call.

Sincerely,

Aaron Wadley, P.E.

LNCO Planning Engineering Construction

404-326-4522



BID OPENING
WALNUT GROVE: EMERALD COVE PAVEMENT REPAIRS
SEPTEMBER 4TH, 2024 11:00 AM EST



NAME/TITLE	COMPANY	EMAIL	PHONE
AARON WADLEY ENGINEER	Walnut Grove (LNCO)	Aaron.wadley@lncoc.com	404.326.4522 (Mobile)
Tony Oberhel G.M	Atlanta Paving & Concrete Construction	foveal@atlantapaving.com	706-656-0187
DAVID WEST	East Coast Grading Inc	davidwest@ecginc.com	706-497-7009
Mark Tumlins	MHB Paving	mark@mhbpaving.com	678-859-4549
Kayla Lowe	Garrett Paving	jeremy@garrett paving.com	702-255-5709 Jeremy
Benson Mobley	ATS Paving	info@aspaving.com	770-482-1597
Cory Branlett	Stewart Brothers	cbranlett@stewartbrothers.com	770-447-5810
Clay Johnson	Sunbelt Asphalt	Clay@Sunbeltasphalt.com	706 431 0075

Emerald Cove Paving Bids

aaron.wadley@Incopec.com <aaron.wadley@Incopec.com>

Wed 9/4/2024 11:53 AM

To: City Mayor <mayor@cityofwalnutgrove.com>; Tony Powell <tony@wtp.legal>; jay <jay@powelldwards.com>

We had 9 bidders for the Emerald Cove repair project. I propose to dig deeper on the lowest 4 because of how close the bid is and run some scenarios that include Crystal Court. FYI: Alternate 1 Millings at treatment plant road, alternate 2 millings at the park parking area.

Walnut Grove: Emerald Cove Bid

Company	Base Bid	Alt 1	Alt 2	Base Bid without alt
Sunbelt Asphalt (Scruggs)	\$ 237,296.25	\$ 12,375.00	\$ 3,625.00	\$ 221,296.25
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East Cost Grading, Inc.	\$ 404,317.50	\$ 79,200.00	\$ 23,200.00	\$ 301,917.50

Aaron Wadley, PE
 LNCO Planning Engineering Construction
 Madison, Georgia
 404.326.4522

Walnut Grove Emerald Cove Bid tab

aaron.wadley@Incopec.com <aaron.wadley@Incopec.com>

Wed 9/4/2024 12:04 PM

To:jason@sunbeltasphalt.com <jason@sunbeltasphalt.com>;imneese@atlantapaving.com <imneese@atlantapaving.com>;Elliott@vertical-earth.com <Elliott@vertical-earth.com>;donald@stewartbrosinc.com <donald@stewartbrosinc.com>;jeremy@garrett paving.com <jeremy@garrett paving.com>;mark@mhb paving.com <mark@mhb paving.com>;toneal@atlantapaving.com <info@aspaving.com>;sam@restoreamerica.com <sam@restoreamerica.com>;chris@ecgpinc.com <chris@ecgpinc.com>;tonal@atlantapaving.com <tonal@atlantapaving.com>;davidwest@ecgpinc.com <davidwest@ecgpinc.com>;mark@mhb paving.com <mark@mhb paving.com>;jeremy@garrett paving.com <jeremy@garrett paving.com>;info@aspaving.com <info@aspaving.com>;cbramlett@stewartbrosinc.com <cbramlett@stewartbrosinc.com>;clay@sunbeltasphalt.com <clay@sunbeltasphalt.com>

1 attachments (287 KB)

Document_20240904_0001.pdf;

Thank you all for your interest in the Emerald Cove Paving Repair project in the City of Walnut Grove. Please see the base bid tabs below. Additionally, the sign-in sheet is attached. Selection will be announced following the City Council meeting on September 12th. This is a public meeting and can also be viewed live on the City's website.

Walnut Grove: Emerald Cove Bid

Company	Base Bid	Alt 1	Alt 2	Base Bid without alt
Sunbelt Asphalt (Scruggs)	\$ 237,295.25	\$ 12,375.00	\$ 3,625.00	\$ 221,296.25
Atlanta Paving & Concrete Construction, Inc.	\$ 258,103.05	\$ 5,989.50	\$ 6,003.00	\$ 246,110.55
Vertical Earth, Inc.	\$ 258,643.07	\$ 18,394.50	\$ 11,687.00	\$ 231,561.57
Stewart Bros., Inc.	\$ 275,829.75	\$ 23,512.50	\$ 11,020.00	\$ 241,297.25
Garrett Paving, Inc.	\$ 300,046.99	\$ 34,650.00	\$ 11,861.00	\$ 253,535.99
MHB Paving Inc.	\$ 318,749.55	\$ 21,532.50	\$ 11,498.50	\$ 285,718.55
A&S Paving, Inc.	\$ 369,275.00	\$ 27,225.00	\$ 10,875.00	\$ 331,175.00
Restore America	\$ 391,316.00	\$ 19,255.00	\$ 8,265.00	\$ 363,796.00
East Cost Grading, Inc.	\$ 404,317.50	\$ 79,200.00	\$ 23,200.00	\$ 301,917.50

Aaron Wadley, PE
 LNCO Planning Engineering Construction
 Madison, Georgia
 404.326.4522

ESTIMATE

Freeman Outdoor Lighting, Inc.
193 Highgrove Estates Dr.
Monroe, GA 30655

freemanoutdoorlighting@gmail.com
(770)309-5354



Bill to

City Of Walnut Grove
2581 Leone Avenue
Walnut Grove
Ga
30052

Ship to

City Of Walnut Grove
2581 Leone Avenue
Walnut Grove
Ga
30052

Estimate details

Estimate no.: WGPARK
Estimate date: 08/22/2024
Expiration date: 09/24/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Quote is to remove and install led ball field lights on the baseball field. Includes labor to install. All lights come with a 5 year manufacturer warranty.	22	\$785.51	\$17,281.22
2.		Sales	Replace faulty contactor at poles if necessary	6	\$125.00	\$750.00
3.		Sales	Install timer inside the field house and a wall twist timer (hourly) on the outside wall with weather protective cover.	1	\$600.00	\$600.00
4.		Sales	There is a chance that some wiring will need to be replaced. This will be determined at time of install. A 40% deposit will be required prior to ordering material. Order will be place upon receipt.		\$0.00	\$0.00

Total

\$18,631.22

Note to customer

Thank you for your business.

Expiry
date

09/24/2024

Accepted date

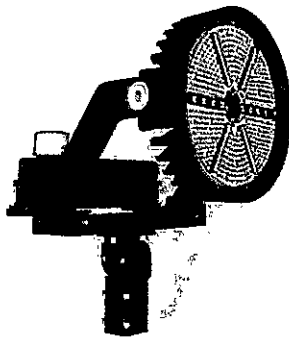
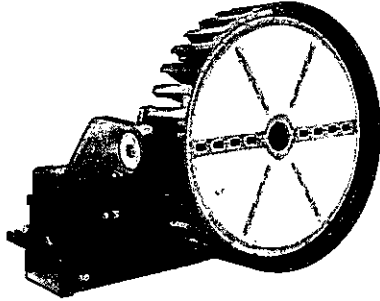
Accepted by



GREENTEK ENERGY SYSTEMS, LLC
www.greentekes.com

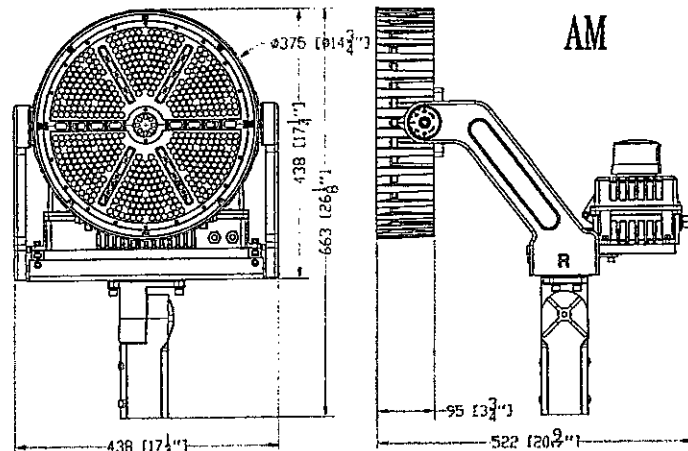
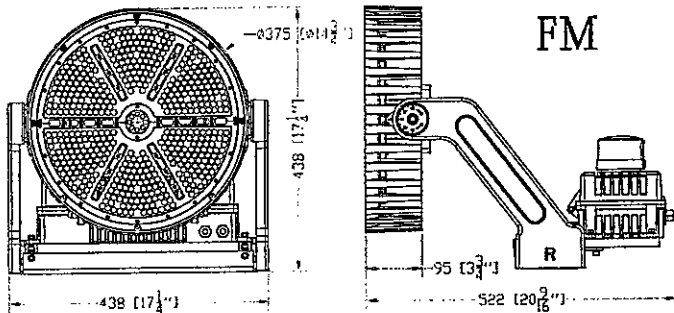
NAME: LED SPORT LIGHT

P/N: GT-SP2-500W-DLdcJS3-agf-W



GT=Company name;
 SP2 = Product series;
 500W= Rating Power;
 DL=AC120-277V driver;
 d=surge protection situation,can be 10SP,20SP or blank;
 c=Photocell situation,can be any letters or blank;
 J= manufacturer of LED;
 S3=30degree diffuser Light Angle type;
 a= lamp colors;
 g=CCT,such as 40K=4000K, 50K=5000K,57K=5700K.
 f=mounting bracket types, can be FM,AM or blank;
 W=Dimming Module provided.

DIMENSIONS



ADVANTAGE

- UL DLC-V5.1(Premium) certificate
- Wattage adjustable
- Input voltage 120-277Vac
- No UV or IR in the beam
- Easy to install and operate
- Energy saving, long lifespan
- Instant start, NO flickering, NO humming
- Green and eco-friendly without mercury
- Output constant current lever can be adjusted through output cable with 0-10V.

APPLICATION

- ◆ Gymnasium;
- ◆ Square plaza;
- ◆ Shipyard, Airport ,wharf;
- ◆ High mast and Contour lighting, etc.

SPECIFICATIONS

OPTICAL	Input Power (Tolerance : ±10%)	500W (Wattage adjustable:300W-400W-500W)		
	Color Temperature	4000K	5000K	5700K
	Lumen (Tolerance :±10%)	70000 LM	71000 LM	71500 LM
	Efficacy (Tolerance :±3%)	140 LM/W	142LM/W	143 LM/W
	CRI	>70		
	Color Consistency	<6 Steps (or <6 SDCM)		
	BUG	B5-U0-G1		
	Distribution Pattern	NEMA:4		
Beam Angle (50%) (Tolerance : ±15%)	30°			
ELECTRICAL	Input Voltage and Frequency	120-277VAC, 50/60Hz		
	PF (Tolerance : -3%)	≥0.9		
	THD (Tolerance : +5%)	≤20%		
	Flicker Percent	<5%		
	Driver Brand	uPowerTek		
	Driver Model	BLD-500-C230-ENU		
	Driver Surge protection	L/N-PE: 10KV, L-N:6KV		
	Dimming	0-10V dimming standard		
	Sensor Type	Integral Sensor Receptacle, Exterior Photocell		
Optional Accessory	Sensor Receptacle+Photosensor /Sensor Receptacle+Short Cap , Surge-protective Device			
MATERIALS	LED Brand	Bridgelux		
	LED Type	SMD3030		
	LED QTY	504 PCS		
	Housing	Die-cast aluminum		
	Housing Color	Black, Bronze, or Customized		
	EPA	1.9 ft²		
	Waterproof Rating	WET (IP65)		
OTHERS	Operating Temperature	-40°C TO 45°C		
	Storage Temperature	-40°C TO 80°C		
	Operating Humidity	20% - 90% RH		
	Storage Humidity	10% - 95% RH		
	Warranty	5 years		

PACKAGE

Lamp Net Weight: 14.9KG / PC

	Size	Qty / Carton	Gross Weight / Carton
Outer box	495*455*345 mm	1 PC	17.27 KG

Tolerance of Carton Size: ±15 MM, Tolerance of Weight: ±10%.

LIGHT DISTRIBUTION TESTING PARAMETERS < 30° >

Luminaire Property

Luminaire Manufacturer:
Luminaire Category:
Lamp Catalog:
Number of Lamps:
Luminous Length (mm):
Luminous Height (mm):
Current: 4.223 A
Power Factor: 0.997

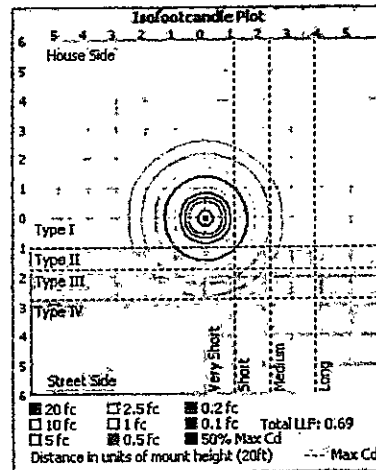
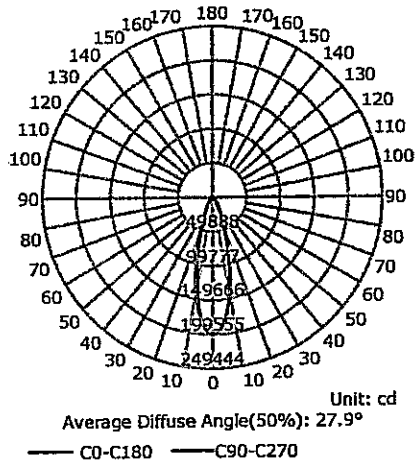
Luminaire Description:
Lamp Description:
Lumens per Lamp:
Luminous Width (mm):
Voltage: 120.0 V
Power: 505.28 W

Photometric Results

IES Classification: Type I
Total Rated Lamp Lumens: 71029.7 lm
Efficiency: 100%
Upward Ratio: 0%
C0r0 Intensity: 199555.89 cd
Pos of Max. Intensity: H0 V0
Beam Angle(C0/C180,C90/C270,C45/C225,C135/315): 27.4, 28.3, 28.0, 27.8

Longitudinal Classification: Very Short
Measurement Flux: 71029.7 lm
Downward Ratio: 100%
Luminaire Efficacy Rating (LER): 140.62
Max. Intensity: 199555.9 cd

Luminous Intensity Distribution Curve



NOTICE FOR USER

- Please turn off power before install or change assembly parts.
- The input voltage and lamps should be matched, after connecting the power line, Please make sure the wiring section is insulated.
- No-professionals, must not install and disassemble the lamps.

TROUBLE SHOOTINGS

Troubles	Check points
Flickering of the light	Turn off the power and turn on again in 3 minutes. If same phenomena occur, then call agencies.
Out of working	Please check the connection.

STATE OF GEORGIA
City of Walnut Grove

GEORGIA READS DAY PROCLAMATION

- WHEREAS:** Literacy is not just an education issue but an economic, workforce, and quality of life issue. It is also a predictor of future educational achievement, economic status, and lifelong health and well-being.
- WHEREAS:** In 2023, 61% of Georgia rising fourth graders did not read proficiently, and research shows that children who are proficient readers by the end of third grade are four times more likely to graduate from high school than their peers who are not reading on grade level.
- WHEREAS:** The General Assembly recognized the importance of literacy skills with the passage of two bills in 2023: SB 211, that created the Georgia Council on Literacy, and HB 538, that requires comprehensive education reforms for reading instruction in the science of reading.
- WHEREAS:** Understanding that collaborative efforts and strategic partnerships must be undertaken to effectively address literacy issues, the Georgia Municipal Association (GMA) and its nonprofit organization, Georgia City Solutions, members of the Georgia General Assembly, and football champion now turned children's author, Malcolm Mitchell, partnered with the Georgia Council on Literacy to launch "Georgia Reads" at the 2024 GMA Annual Convention.
- WHEREAS:** Community involvement is essential to literacy improvements and "Georgia Reads" will include recognizing 10 community partnerships that have increased literacy in the past three to five years as Georgia Reads Communities.
- WHEREAS:** September 30, 2024, marks a date when all Georgians are encouraged to create awareness about the importance of reading and encourage community partnerships to promote future literacy improvements.
- WHEREAS:** Together we can improve Georgia's economic vitality one book at a time.
- THEREFORE:** I, Stephanie Moncrief, do hereby proclaim September 30, 2024 as **City of Walnut Grove, GA, READS DAY** and encourage all residents, businesses, and community partners to help promote and elevate literacy as a community priority.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2024.

Stephanie Moncrief, Mayor

PROJECT NO.: N/A WALTON COUNTY
P.I. NO.: 0014082
PARCEL NO.: 7
S.R. NO.: 81

State of Georgia
Department of Transportation

IRS REPORTING INFORMATION

1. Address and/or legal description of conveyed property:
1650 Hwy 138, Walnut Grove, GA 30052

2. Residential Property (1 to 4 units): Yes _____ No X

3. Contract Sales Price (Gross Proceeds): \$ 620,000.00

4. TAXPAYER IDENTIFICATION NUMBER and Division of Interest :

(Social Security or Employer Identification) _____

<u>Seller(s) Name</u>	<u>Tax ID Number</u>	<u>Division of Interest</u>
<u>The City of Walnut Grove</u>	<u>✓</u>	<u>100%</u>

5. Correct Mailing Address of Seller(s) 2581 Leone Avenue, Walnut Grove, GA 30052

6. ALLOCATION OF THE GROSS PROCEEDS:
(See Attached Settlement and Disbursement Statement)

or

(See Attached Appraiser's Affidavit – Page 13)

The undersigned acknowledge(s) that the Internal Revenue Service requires the above transaction to be reported and requires an accurate disclosure of the above information. The undersigned warrant(s) that the above information is true and correct and acknowledge(s) that the above information will be submitted to the Internal Revenue Service with other information required by the Internal Revenue Service concerning the sale of the above property this date. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Date of Closing

The City of Walnut Grove

By: _____
Stephanie Moncrief, Mayor

Closing Official and Title

PROPERTY OWNER'S AFFIDAVIT

GEORGIA, WALTON COUNTY

Personally appeared before the undersigned attesting officer duly authorized to administer oaths in said State and County, Stephanie Moncrief, Mayor of The City of Walnut Grove, Affiant, who after being duly sworn, deposes and says upon oath:

That Affiant is the owner in fee simple of the improvements shown on Attachment "A" hereto.

Further, that the improvements situated on said real estate are within the limits of said described property and that there has been no violation of any restrictions that may have been imposed on said lands nor has any interest in same been sold or conveyed or any change made in the improvements thereon since said lands were inspected as aforesaid.

Further, that the owner, or owners, named above is in indisputable possession of said described lands and knows of no one claiming under any unrecorded bond for title of any nature of claiming any interest in said lands whatsoever; except as may be set out below;

Further, that there are no leases, contracts or agreements, either recorded, of record, unrecorded, oral, written or otherwise, currently in effect or terminated in contemplation of the acquisition or purchase by the Georgia Department of Transportation (hereinafter the "Department") of the real estate shown on Attachment "A" hereto, except as may be set out below:

Further, that there are no agreements, either oral or written or otherwise currently in effect or terminated in contemplation of the acquisition or purchase by the Georgia Department of Transportation that gives any person or entity the right to occupy or possess any portion of the real estate shown on Attachment "A" hereto. The owner or owners further agrees to indemnify and hold harmless the Department from any claims made by any party claiming an interest in or right of possession of the property including reimbursement for all costs incurred in removing the party from the property including reasonable attorney's fees.

Further, that there are no suits, judgements, bankruptcies or executions pending against the owner or owners named above in any court relating to the subject property or which could in any way affect the title to said lands or constitute a lien thereon, and that the owner, or owners, named above is not surety on the bond of any county or county official or any other bond that through default of the principal therein a lien would be created superior to the deed mentioned above, nor are there any loan deeds, trust deeds, mortgages, or liens of any nature whatsoever unsatisfied against said lands except as set out below;

Further, that there are no unpaid bills of any nature either for labor or materials or for architects', surveyors', or other services rendered or used on the improvement of said real estate, except as set out below, which constitute or might constitute any lien upon said real estate.

The owner or owners named above for (his/its) part acknowledges that this Affidavit is made and given to the Department in connection with and for purposes of inducing the Department in its acquisition or purchase of the real estate shown on Attachment "A" thereto and, further, agrees to indemnify and hold harmless the Department from any and all claims for compensation or benefits made by any party or individual claiming through or under any interest in the property or business now or formerly situated or operating on said property, against the Department other than as may be set forth herein below.

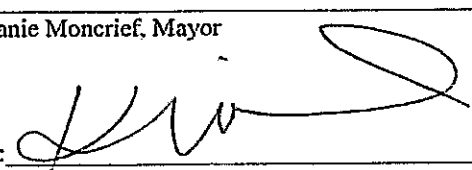
The City of Walnut Grove

Sworn to and subscribed before me,

This _____ day of _____, 2024

Notary Public

By: _____
Stephanie Moncrief, Mayor

Attest: 

Kimberly Whitlow, City Clerk

See following page for exceptions.

Exceptions:

1. Subject to all matters as shown on that certain plat recorded in Plat Book 12, Page 116, Walton County Records.

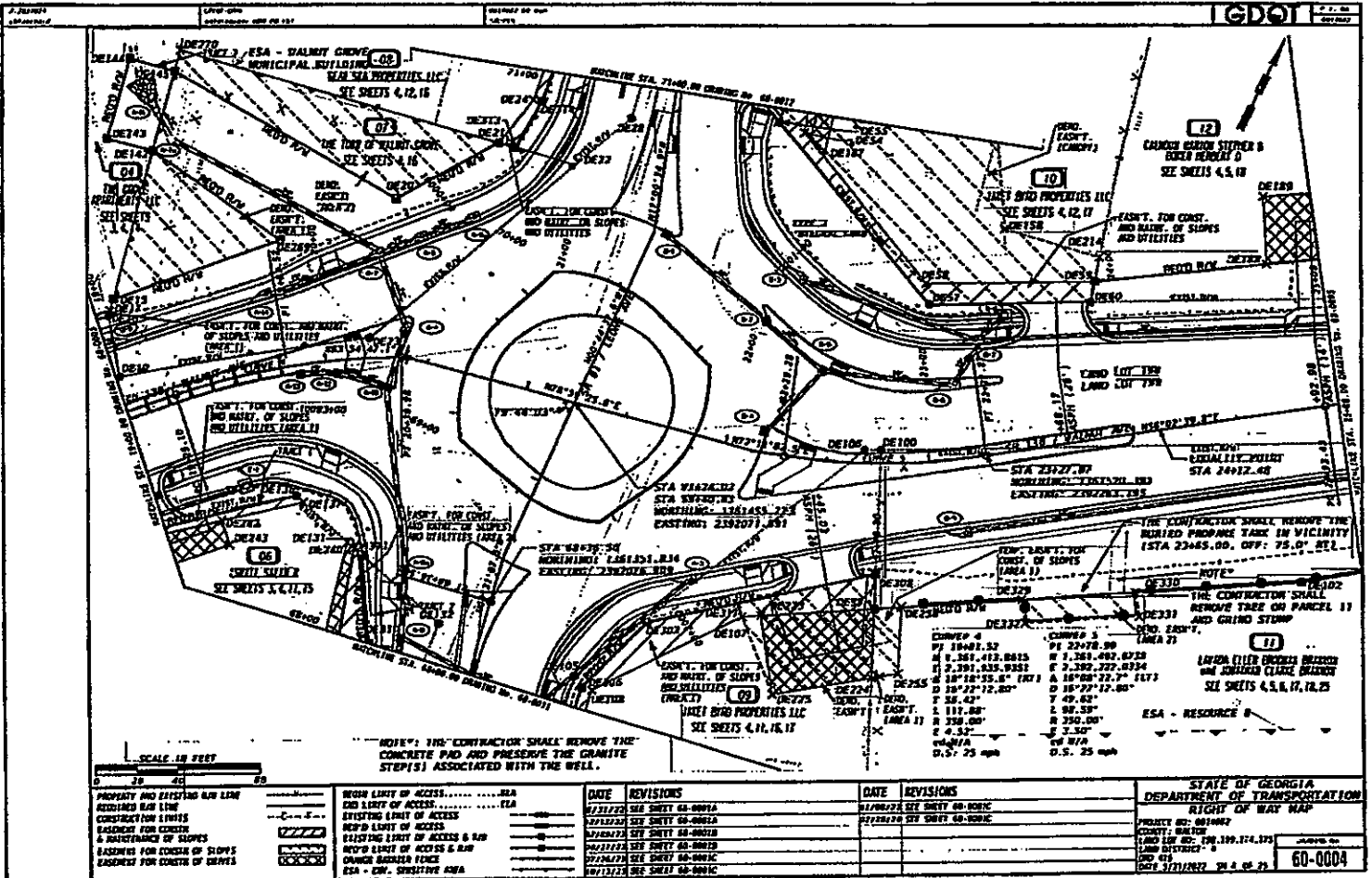


EXHIBIT A
Page 1 of 2 Pages

PARCEL 07
OF - THE TOWN OF BALMIST GROVE
REC'D R/W
SEE SHW 4.16

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10	30.80 L	N12°28'29.3"W	SR 138
DE16	48.85 L	S90°01.35	SR 138
DE15	54.00 L	S91°10.75	SR 138
DE209	81.00 L	N83°08'17.2"E	SR 138
DE142	114.80 L	S84°44.54	SR 138
DE145	45.05 L	N10°41'27.5"W	SR 138
DE20	76.00 L	S83°35.09	SR 138
DE21	81.00 L	S83°39'42.7"E	SR 81 / Leona Ave
DE22	38.35 L	N82°00'06.0"E	SR 81 / Leona Ave
DE23	42.84 L	S70°57.19	SR 81 / Leona Ave
DE23	129.34 L	S74°25'19.1"W	SR 138
DE23	0.91 L	S70°21.09	SR 138

ARC LENGTH = 123.53
CHORD BEAR = S55°19'44.7"W
LATH CHORD = 123.50
RADIOS = 2037.09
DEGREE = 83°48'45.4"
DE19 16.84 L 19°01.72 SR 138
RECD R/W = 1432.35 SF
RECD R/W = 0.130 ACRES
REMAINDER LEFT = 47.00 ACRES
REMAINDER RIGHT = 47.00 ACRES
REMAINDER TOTAL = 94.00 ACRES

PARCEL 08
OF - THE TOWN OF BALMIST GROVE
REC'D R/W
SEE SHW 4.16

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE15	54.00 L	S91°10.75	SR 138
DE142	114.80 L	S84°44.54	SR 138
DE209	81.00 L	N83°08'17.2"E	SR 138
DE15	54.00 L	S91°10.75	SR 138
RECD EASMT	= 2378.72 SF		
RECD EASMT	= 0.059 ACRES		

PARCEL 09
OF - THE TOWN OF BALMIST GROVE
REC'D DEMO EASMT. (AREA 2)
SEE SHW 4.16

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE145	149.81 L	S94°58.79	SR 138
DE270	159.85 L	S94°58.79	SR 138
DE271	162.04 L	N80°00'06.0"E	SR 81 / Leona Ave
DE272	56.75 L	S35°59'42.3"W	SR 138
DE270	76.00 L	S70°15.00	SR 138
DE270	124.53 L	N85°12'29.7"W	SR 138
DE270	149.81 L	S94°58.79	SR 138
RECD EASMT	= 1825.34 SF		
RECD EASMT	= 0.068 ACRES		

PARCEL 08
SEAN SEA PROPERTIES LLC
REC'D DEMO EASMT
SEE SHW 4.16, 17

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE159	81.07 L	S71°25.00	SR 81 / Leona Ave
DE160	87.00 L	S81°17.4"W	SR 81 / Leona Ave
DE161	87.72 L	N89°19'36.3"W	SR 81 / Leona Ave
DE162	74.00 L	S71°01.00	SR 81 / Leona Ave
DE163	24.03 L	N89°08'18.5"E	SR 81 / Leona Ave
DE164	50.01 L	S71°00.29	SR 81 / Leona Ave
DE165	89.80 L	S87°18'34.7"E	SR 81 / Leona Ave
DE159	81.07 L	S71°25.00	SR 81 / Leona Ave
RECD EASMT	= 1555.77 SF		
RECD EASMT	= 0.036 ACRES		

PARCEL 08
SEAN SEA PROPERTIES LLC
EASMT. FOR CONST. AND MAINT. OF SLOPES AND UTILITIES
SEE SHW 4.16, 17

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE211	73.00 L	S94°00.00	SR 81 / Leona Ave
DE21	81.00 L	S70°01.00	SR 81 / Leona Ave
DE24	68.00 L	S70°01.00	SR 81 / Leona Ave
DE25	110.76 L	N87°19'34.1"W	SR 81 / Leona Ave
DE25	50.07 L	S70°00.29	SR 81 / Leona Ave
DE25	6.03 L	N80°04'12.5"E	SR 81 / Leona Ave
DE25	44.00 L	S71°09.99	SR 81 / Leona Ave
DE25	109.80 L	S80°05'00.0"E	SR 81 / Leona Ave
DE25	64.00 L	S70°05.00	SR 81 / Leona Ave
DE25	25.74 L	S87°31'22.0"W	SR 81 / Leona Ave
DE25	73.00 L	S94°00.00	SR 81 / Leona Ave
RECD EASMT	= 894.31 SF		
RECD EASMT	= 0.016 ACRES		

PARCEL 09
SEAN SEA PROPERTIES LLC
REC'D R/W
SEE SHW 4.16, 17

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE272	30.29 L	S89°00'06.0"W	SR 81 / Leona Ave
DE272	25.74 L	S87°22'22.0"E	SR 81 / Leona Ave
DE272	64.00 L	S70°05.00	SR 81 / Leona Ave
DE272	106.80 L	N85°05'10.0"W	SR 81 / Leona Ave
DE272	44.00 L	S71°09.99	SR 81 / Leona Ave
DE272	36.83 L	N80°04'18.5"E	SR 81 / Leona Ave
DE272	7.43 L	S71°07.97	SR 81 / Leona Ave
DE272	87.17 L	S70°11'17.4"E	SR 81 / Leona Ave
DE272	19.70 L	S71°01.01	SR 81 / Leona Ave

ARC LENGTH = 18.19
CHORD BEAR = S09°31'19.6"E
LATH CHORD = 18.19
RADIOS = 1500.39
DEGREE = 63°49'08.3"
DE28 19.46 L 70°42.76 SR 81 / Leona Ave
DE28 35.46 L 82°20'30.3"W SR 81 / Leona Ave
DE28 47.94 L 70°17.19 SR 81 / Leona Ave
RECD R/W = 5335.68 SF
RECD R/W = 0.122 ACRES
REMAINDER = 47.00 ACRES

PARCEL 09
SEAN SEA PROPERTIES LLC
EASMT. FOR CONST. AND MAINT. OF SLOPES AND UTILITIES (AREA 1)
SEE SHW 4.16, 17

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE29	70.76 R	S27°24.10	SR 138
DE107	80.00 R	S27°20.00	SR 138
DE108	81.53 R	S27°47'15.6"W	SR 81 / Leona Ave
DE109	59.00 R	S27°27'37.1"E	SR 81 / Leona Ave
DE109	50.00 R	S74°52.71	SR 81 / Leona Ave
DE109	5.00 R	S87°42'27.3"W	SR 81 / Leona Ave
DE109	54.00 R	S74°52.71	SR 81 / Leona Ave
DE109	57.85 R	N89°28'14.7"W	SR 81 / Leona Ave
DE109	54.00 R	S84°10.00	SR 81 / Leona Ave
DE109	44.28 R	N80°22'28.4"E	SR 81 / Leona Ave
DE109	76.00 R	S87°42.00	SR 81 / Leona Ave
DE109	113.71 R	N87°17'08.4"E	SR 138
DE109	54.00 R	S27°24.10	SR 138
DE109	16.77 R	S27°24.10	SR 138
DE109	70.76 R	S27°24.10	SR 138
RECD EASMT	= 3010.91 SF		
RECD EASMT	= 0.046 ACRES		

PROPERTY AND EXISTING R/W LINE
RECORD R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONCRETE
& RESISTANCE OF SLOPES
EASEMENT FOR CONCRETE OF SLOPES
EASEMENT FOR CONCRETE OF DRAINAGE

BOUND LINE OF ACCESS
END LINE OF ACCESS
EXISTING LIMIT OF ACCESS
R/W LINE OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
R/W LINE OF ACCESS & R/W
GRASS BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS
02/27/23	REV SHEET 08-0001A		
02/27/23	REV SHEET 08-0001B		
02/27/23	REV SHEET 08-0001C		
02/27/23	REV SHEET 08-0001D		
02/27/23	REV SHEET 08-0001E		
02/27/23	REV SHEET 08-0001F		
02/27/23	REV SHEET 08-0001G		
02/27/23	REV SHEET 08-0001H		
02/27/23	REV SHEET 08-0001I		
02/27/23	REV SHEET 08-0001J		
02/27/23	REV SHEET 08-0001K		
02/27/23	REV SHEET 08-0001L		
02/27/23	REV SHEET 08-0001M		
02/27/23	REV SHEET 08-0001N		
02/27/23	REV SHEET 08-0001O		
02/27/23	REV SHEET 08-0001P		
02/27/23	REV SHEET 08-0001Q		
02/27/23	REV SHEET 08-0001R		
02/27/23	REV SHEET 08-0001S		
02/27/23	REV SHEET 08-0001T		
02/27/23	REV SHEET 08-0001U		
02/27/23	REV SHEET 08-0001V		
02/27/23	REV SHEET 08-0001W		
02/27/23	REV SHEET 08-0001X		
02/27/23	REV SHEET 08-0001Y		
02/27/23	REV SHEET 08-0001Z		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: 8218487
CONTRACT NO: 8218487
LAND USE NO: 100.199.171.175
LAND DISTRICT: 3
CDD: 611
DATE: 11/11/2022 SH 16 OF 25
60-0016

GEORGIA DEPARTMENT OF TRANSPORTATION
1475 Jesse Jewell Pkwy, Ste 100, Gainesville, GA 30501
RIGHT OF WAY DEED

GEORGIA, WALTON COUNTY

P.I. NO. 0014082

THIS CONVEYANCE made and executed the _____ day of _____, 2024.

WITNESSETH that The City of Walnut Grove, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in WALTON County through which Multi-Lane Roundabout SR 138/Walnut Ave @ SR 81/Leone Ave, known as Project No. , has been laid out by the Georgia Department of Transportation being more particularly described in a map and drawing of said road in the office of the Georgia Department of Transportation, 600 West Peachtree St., Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Georgia Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 198 of the 4 Land District and the 416th Georgia Militia District of Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.330 acres, more or less, as shown on the plat of the property prepared by the Georgia Department of Transportation, dated May 31, 2022; last revised February 28, 2024, said plat attached hereto and made a part of this deed as Exhibit "B".

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Georgia Department of Transportation.

Grantor hereby warrants that Grantor has the right to sell and convey said land and bind itself, its heirs, executors, and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set its hand and seal the day above written.

The City of Walnut Grove

By: _____
Stephanie Moncrief, Mayor

Attest: _____
Kimberly Whitlow, City Clerk

Signed, Sealed and Delivered
this _____ day of _____,
2024, in the presence of:

Witness

Notary Public

EXHIBIT "A"

P. I. NO.: 0014082
PARCEL NO.: 7
COUNTY: Walton
DATE OF R/W PLANS: May 31, 2022
REVISION DATE: February 28, 2024

All that tract or parcel of land lying and being in Land Lot 198 of the 4th Land District and the 416th Georgia Militia District of Walton County, Georgia, being more particularly described as follows:

RIGHT-OF-WAY

Beginning at a point 16.94 feet left of and opposite Station 19+01.72 on the construction centerline of SR 138 on Georgia Highway Project No.; running thence N36°28'28.7"W a distance of 30.00 feet to a point 46.65 feet left of and opposite station 19+05.85 on said construction centerline laid out for SR 138; thence N10°41'27.5"W a distance of 8.83 feet to a point 54.00 feet left of and opposite station 19+10.75 on said construction centerline laid out for SR 138; thence N45°08'17.2"E a distance of 86.09 feet to a point 61.00 feet left of and opposite station 19+86.51 on said construction centerline laid out for SR 138; thence N82°04'02.9"W a distance of 75.16 feet to a point 114.90 feet left of and opposite station 19+44.54 on said construction centerline laid out for SR 138; thence N10°41'27.5"W a distance of 40.05 feet to a point 149.81 feet left of and opposite station 19+58.79 on said construction centerline laid out for SR 138; thence S86°32'29.7"E a distance of 124.51 feet to a point 76.00 feet left of and opposite station 20+35.00 on said construction centerline laid out for SR 138; thence N35°59'42.7"E a distance of 56.75 feet to a point 81.00 feet left of and opposite station 70+61.87 on said construction centerline laid out for SR 81 / Leone Ave; thence N80°00'06.0"E a distance of 38.35 feet to a point 42.94 feet left of and opposite station 70+57.19 on said construction centerline laid out for SR 81 / Leone Ave; thence S24°26'20.1"W a distance of 129.54 feet to a point 9.91 feet left of and opposite station 20+21.99 on said construction centerline laid out for SR 138; thence southwesterly 123.52 feet along the arc of a curve (said curve having a radius of 2037.09 feet and a chord distance of 123.50 feet on a bearing of S55°15'44.7"W) back to the point of beginning. Containing 0.330 acres more or less.

TEMPORARY DEMO EASEMENTS

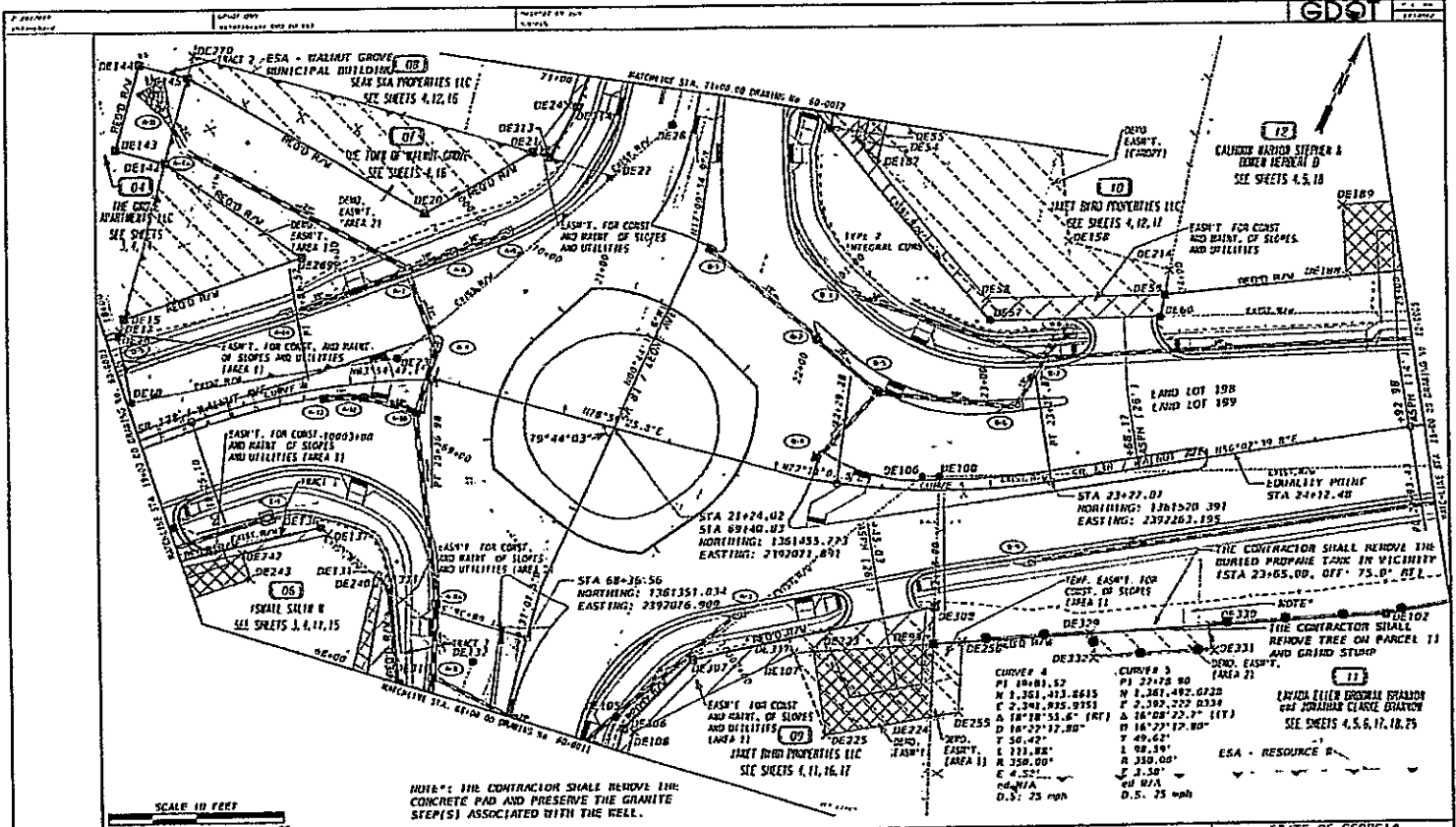
ALSO granted in consideration of the benefit to my property, is the right to enter upon my land for the purpose of removal of a building or improvement within the easement area shown on the above mentioned plat. Said easement will expire upon the completion and final acceptance of said project by the Georgia Department of Transportation.

DEMO EASEMENT 1

Beginning at a point 54.00 feet left of and opposite Station 19+10.75 on the construction centerline of SR 138 on Georgia Highway Project No.; running thence N10°41'27.5"W a distance of 72.35 feet to a point 114.90 feet left of and opposite station 19+44.54 on said construction centerline laid out for SR 138; thence S82°04'02.9"E a distance of 75.16 feet to a point 61.00 feet left of and opposite station 19+86.51 on said construction centerline laid out for SR 138; thence S45°08'17.2"W a distance of 86.09 feet back to the point of beginning. Containing 0.059 acres more or less.

DEMO EASEMENT 2

Beginning at a point 149.81 feet left of and opposite Station 19+58.79 on the construction centerline of SR 138 on Georgia Highway Project No.; running thence N10°41'27.5"W a distance of 10.45 feet to a point 159.05 feet left of and opposite station 19+62.19 on said construction centerline laid out for SR 138; thence N80°00'06.0"E a distance of 162.04 feet to a point 81.00 feet left of and opposite station 70+61.87 on said construction centerline laid out for SR 81 / Leone Ave; thence S35°59'42.7"W a distance of 56.75 feet to a point 76.00 feet left of and opposite station 20+35.00 on said construction centerline laid out for SR 138; thence N86°32'29.7"W a distance of 124.51 feet back to the point of beginning. Containing 0.088 acres more or less.



SCALE IN FEET
0 20 40 80

NOTE: THE CONTRACTOR SHALL REMOVE THE CONCRETE PAD AND PRESERVE THE GRANITE STEP(S) ASSOCIATED WITH THE WELL.

PROPERTY AND EXISTING ROW LINE	---
REQUIRED ROW LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR EGRESS & MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTRUCTION OF SLOPES	---
EASEMENT FOR CONSTRUCTION OF DRIVEWAYS	---

RIGHT OF ACCESS	---
EXISTING RIGHT OF ACCESS	---
REQUIRED RIGHT OF ACCESS	---
EXISTING RIGHT OF ACCESS & ROW	---
REQUIRED RIGHT OF ACCESS & ROW	---
ORANGE BARRIER FENCE	---
ESA - ENV. SENSITIVE AREA	---

DATE	REVISIONS
07/11/22	SEE SHEET 60-0001A
07/11/22	SEE SHEET 60-0001A
07/11/22	SEE SHEET 60-0001A
07/11/22	SEE SHEET 60-0001A
07/11/22	SEE SHEET 60-0001A
07/11/22	SEE SHEET 60-0001A
07/11/22	SEE SHEET 60-0001A
07/11/22	SEE SHEET 60-0001A

DATE	REVISIONS
07/11/22	SEE SHEET 60-0001C
07/11/22	SEE SHEET 60-0001C
07/11/22	SEE SHEET 60-0001C
07/11/22	SEE SHEET 60-0001C
07/11/22	SEE SHEET 60-0001C
07/11/22	SEE SHEET 60-0001C
07/11/22	SEE SHEET 60-0001C
07/11/22	SEE SHEET 60-0001C

STATE OF GEORGIA	60-0004
DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY MAP	
PROJECT NO. 601422	
COUNTY: WAGON	
LAND DISTRICT: 4	
DATE: 07/11/2022	

EXHIBIT B
Page 1 of 2 Pages

PARCEL 01 OF THE TOWN OF WALNUT GROVE SEE SHEET 4.16
REG'D R/W

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE10	16.93 L	19101.72	SR 138
DE16	16.00 L	19101.72	SR 138
DE15	2.83	19101.72	SR 138
DE15	54.00 L	19101.72	SR 138
DE15	84.00 L	19101.72	SR 138
DE15	61.00 L	19101.72	SR 138
DE15	75.16	19101.72	SR 138
DE142	114.00 L	19101.72	SR 138
DE145	149.81 L	19101.72	SR 138
DE145	174.31	19101.72	SR 138
DE145	76.00 L	19101.72	SR 138
DE145	16.73	19101.72	SR 138
DE21	81.00 L	19101.72	SR 138
DE27	12.35	19101.72	SR 138
DE27	129.54	19101.72	SR 138
DE23	0.91 L	19101.72	SR 138

ARC LENGTH = 121.52
CHORD BEAR = S51°15'44.3"W
INTX CHORD = 121.50
RADIUS = 2017.09
DEGREE = 02°48'45.4"

DE19 16.94 L 19101.72 SR 138
REG'D R/W = 14262.35 SF
REG'D R/W = 0.210 ACRES
REMAINDER LEFT = 11.066 ACRES
REMAINDER RIGHT = 0.079 ACRES
REMAINDER TOTAL = 0.145 ACRES

PARCEL 02 OF THE TOWN OF WALNUT GROVE SEE SHEET 4.16
REG'D DEMO. EASHT. (AREA 1)

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE15	54.00 L	19101.72	SR 138
DE142	114.00 L	19101.72	SR 138
DE145	149.81 L	19101.72	SR 138
DE15	75.16	19101.72	SR 138
DE15	54.00 L	19101.72	SR 138

REG'D EASHT = 0.059 ACRES

PARCEL 03 OF THE TOWN OF WALNUT GROVE SEE SHEET 4.16
REG'D DEMO. EASHT. (AREA 2)

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE145	149.81 L	19101.72	SR 138
DE270	159.05 L	19101.72	SR 138
DE21	81.00 L	19101.72	SR 138
DE20	76.00 L	19101.72	SR 138
DE145	149.81 L	19101.72	SR 138

REG'D EASHT = 0.084 ACRES

PARCEL 04 SEAY SEA PROPERTIES LLC SEE SHEET 4.17, 18
REG'D DEMO. EASHT.

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE139	61.07 L	19101.72	SR 138
DE140	82.00 L	19101.72	SR 138
DE161	74.00 L	19101.72	SR 138
DE25	50.01 L	19101.72	SR 138
DE159	61.07 L	19101.72	SR 138

REG'D EASHT = 1551.77 SF
REG'D EASHT = 0.018 ACRES

PARCEL 05 SEAY SEA PROPERTIES LLC SEE SHEET 4.17, 18
FACTORY FOR CONST. AND MAINT. OF SLOPES AND UTILITIES (AREA 1)

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE113	77.00 L	19101.72	SR 138
DE21	81.00 L	19101.72	SR 138
DE24	64.00 L	19101.72	SR 138
DE25	110.24	19101.72	SR 138
DE25	6.07	19101.72	SR 138
DE315	44.00 L	19101.72	SR 138
DE314	64.00 L	19101.72	SR 138
DE313	73.00 L	19101.72	SR 138

REG'D EASHT = 494.71 SF
REG'D EASHT = 0.016 ACRES

PARCEL 06 SEAY SEA PROPERTIES LLC SEE SHEET 4.17, 18
REG'D R/W

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE22	42.94 L	19101.72	SR 138
DE311	73.00 L	19101.72	SR 138
DE314	25.74	19101.72	SR 138
DE314	44.00 L	19101.72	SR 138
DE314	36.63	19101.72	SR 138
DE24	6.41 L	19101.72	SR 138
DE27	17.20 L	19101.72	SR 138

ARC LENGTH = 18.19
CHORD BEAR = S09°51'18.0"E
INTX CHORD = 18.19
RADIUS = 1560.79
DEGREE = 03°09'06.1"

DE28 19.44 L 19101.72 SR 138
DE27 35.46 19101.72 SR 138
REG'D R/W = 0.122 ACRES
REMAINDER = 0.178 ACRES

PARCEL 07 TARET BIRD PROPERTIES LLC SEE SHEET 4.17, 18
FACTORY FOR CONST. AND MAINT. OF SLOPES AND UTILITIES (AREA 1)

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
DE99	70.74 R	19101.72	SR 138
DE107	84.28	19101.72	SR 138
DE105	81.53	19101.72	SR 138
DE105	59.00 R	19101.72	SR 138
DE104	54.42	19101.72	SR 138
DE104	50.00 R	19101.72	SR 138
DE103	54.00 R	19101.72	SR 138
DE106	54.00 R	19101.72	SR 138
DE107	44.28	19101.72	SR 138
DE107	113.71	19101.72	SR 138
DE108	54.00 R	19101.72	SR 138
DE109	76.00 R	19101.72	SR 138
DE109	76.76 R	19101.72	SR 138

REG'D EASHT = 2010.91 SF
REG'D EASHT = 0.044 ACRES

PROPERTY AND EXISTING R/W LINE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION
REQUIRES R/W LINE	1/13/22	SEE SHEET 60-0016				RIGHT OF WAY MAP PROJECT NO. 6010242 COUNTY: WALTON LAND DIST. NO.: 142, 119, 174, 171 GDD 416 DATE: 11/11/2022 04:16:00 PM 60-0016
CONSTRUCTION STRESS	12/11/22	SEE SHEET 60-0016				
EQUIPMENT FOR CONSTRUCTION & MAINTENANCE OF SLOPES	7/24/22	SEE SHEET 60-0016				
EQUIPMENT FOR CONSTRUCTION OF DITCHES	12/11/22	SEE SHEET 60-0016				

SETTLEMENT & DISBURSEMENT STATEMENT

OWNER(S) NAME: The City of Walnut Grove
 ADDRESS or LOCATION OF PROPERTY: 1650 Highway 138, Walnut Grove, GA 30052
 (1) GROSS PROCEEDS TO SELLER: \$620,000.00
 (2) CURRENT COUNTY TAXES: \$
 (3) CURRENT CITY TAXES: \$
 (4) MORTGAGE PREPAYMENT PENALTY: \$
 (5) RELEASE OF MORTGAGE FEE: \$
 (6) RETENTION VALUE OF IMPROVEMENTS: \$
 (7) PERFORMANCE BOND: \$
 (8) PAYMENT(S) TO OTHER PARTIES:
 a. \$
 b. \$
 c. \$
 d. \$
 TOTAL (Line 8) \$
 (9) TOTAL DISBURSEMENTS (LINES 2 THROUGH 8): \$
 (10) SUB-TOTAL (LINE 1 LESS LINE 9): \$620,000.00
 (11) REIMBURSEABLE EXPENSES FOR TRANSFERRING TITLE:
 a. PRO-RATA SHARE TAXES (LINES 2 & 3): \$
 b. MORTGAGE PREPAYMENT/RELEASE FEE (LINES 4 & 5): \$
 c. OTHER APPLICABLE EXPENSES (LINE 8): \$
 (12) TOTAL REIMBURSABLE EXPENSES (LINES 11 a, b, & c): \$
 (13) NET PROCEEDS TO SELLER (LINE 10 PLUS LINE 12): \$620,000.00

 THE ABOVE IS THE COMPLETE, TRUE AND CORRECT AMOUNT OF FUNDS RECEIVED AND DISBURSED IN CONNECTION WITH THE ABOVE TRANSACTION. THE SELLER IS HEREBY NOTIFIED BY THIS DOCUMENT TO PROCEED WITH THE REMOVAL OF ALL ON SITE TRADE FIXTURES AND/OR RETAINED IMPROVEMENTS AS PREVIOUSLY IDENTIFIED AND APPROVED BY THE DEPARTMENT. IN THE EVENT THAT THESE ITEMS HAVE NOT BEEN REMOVED WITHIN 30 CALENDAR DAYS FROM THE DATE OF THIS NOTICE, THEY WILL BE CONSIDERED ABANDONED AND SHALL BE REMOVED AND/OR DEMOLISHED BY THE DEPARTMENT. (THIS NOTICE DOES NOT APPLY IF THE SELLER AND/OR OTHER INTERESTS IN POSSESSION ARE CLASSIFIED BY THE DEPARTMENT AS RELOCATION DISPLACEMENTS.) THE REMOVAL OF AND/OR DAMAGE TO ANY PORTION OF THE PROPERTY NOT RETAINED BY THE SELLER IS UNLAWFUL AND SUCH ACTION WILL BE SUBJECT TO PROSECUTION BY THE STATE. THE UNDERSIGNED SELLER(S) ACKNOWLEDGE(S) THAT ALL LEGAL SERVICES PERFORMED BY THE CLOSING ATTORNEY WERE ON BEHALF OF THE DEPARTMENT OF TRANSPORTATION, AND NOT ON BEHALF OF THE SELLER(S), AND THAT THE SELLER(S) (WAS) (WERE) NOT GIVEN ANY LEGAL ADVICE BY THE CLOSING ATTORNEY EXCEPT THAT SELLER(S) (WAS) (WERE) ADVISED TO SECURE INDEPENDENT LEGAL COUNSEL TO INSURE THAT THE LEGAL INTERESTS AND RIGHTS OF SELLER(S) ARE PROTECTED, AND FURTHER THAT THIS STATEMENT IS A DEFENSE TO ANY ACTION OR PROCEEDING AGAINST THE CLOSING ATTORNEY OR THE DEPARTMENT OF TRANSPORTATION.
 The City of Walnut Grove

By: _____ (DATE) _____
 Stephanie Moncrief, Mayor (DATE) Gregory C. Sowell (DATE)

NOTE: If taxes are not withheld or were not due and payable at time of closing, seller must submit paid tax receipts for reimbursement of their Pro-Rata share to the Georgia Department of Transportation, Office of Right of Way, Relocation Section, 600 West Peachtree Street, Atlanta, Georgia 30308

D.O.T. USE ONLY
 PAYEE: > James Bates Brannon & Groover, LLP \$ 620,000.00
 _____ \$
 _____ \$
 TOTAL \$

PROJECT NO. _____ WALTON COUNTY
 PARCEL NO. 7
 P.I. NO. 0014082