



# CITY OF WALNUT GROVE

DECEMBER 9, 2021

7:00 PM

1021 PARK STREET MUNICIPAL BUILDING

Mayor Mark Moore  
Jon Dial  
Linda Pilgrim  
Stephanie Moncrief  
Tony Powell  
Keegan Ramsey

---

Mayor and Council  
Council Meeting Minutes

---

- I. **CALL TO ORDER** – Mayor Mark Moore
- II. **INVOCATION** – Tony Powell
- III. **PLEDGE OF ALLEGIANCE** – All Participated
- IV. **CONSENT AGENDA** – Council member Linda Pilgrim made motion. Council member Jon Dial seconded. Passed unanimous.
  1. November 11<sup>th</sup> Meeting Minutes
  2. November 18<sup>th</sup> Meeting Minutes
- V. **COMMITTEE REPORTS**
  1. **Community Involvement Committee** – Linda Pilgrim  
Council member Linda Pilgrim discussed what a big success the tree lighting event was and thanked all the sponsors, vendors and volunteers for participating.
  2. **Parks and Recreation/Public Works** – Jon Dial  
Council member Jon Dial discussed the previous meeting was postponed and the next scheduled meeting will be in February. Council member Jon Dial also thanked all that participated in the hay ride during the tree lighting event. Council member Dial also acknowledged Taylor Grossman a student attending the meeting for class credit.
- VI. **PLANNING AND ZONING COMMISSION** – DON CANNON: CHAIR  
Chairman Cannon reported a change in the meeting date for future commission meetings to the fourth Thursday of the month to make a better flow of information to the city council work session. Council member Stephanie Moncrief asked if that would create a conflict having the work session and the commission meeting on the same day. Chairman Cannon commented the commission would take a look at adjusting the date.
- VII. **PUBLIC FORUM**
  1. Public Comments - None
- VIII. **OLD BUSINESS**
  1. **Rezoning Application – Parcel WG010040 – 81 Investment Co & MFT Land Investments LLC**  
Mayor Moore:  
  
Old business is rezoning application parcel WG 010040 Eighty One Investment Company and MFT Land Investment from a agriculture to a PUD, is there any discussion? Mr. Butler would you like to come up and address the council on this as we've already had numerous public hearings on this particular item.

Ned Butler:

I'll be brief like Don since you've heard my spiel three or four times, so since the work session I believe we've updated and made all the changes requested from that work session of adding the additional roundabout, we updated the package with the renderings it would fit on the lot sizes, we agreed to the condition of the amenity area with the 30th lot being built on, and most recently adding that to that condition that the amenity area will include at least the cabana and a pool.

**Mayor Moore:**

Jay, do you have a list of the Precision Planning's conditions? I would like Jay to read that before we actually vote on those conditions as part of the voting so we can be sure that is on the record, so everybody is clear on that. There is one thing I wanted to ask you Mr. Butler,

**Ned Butler:**

Yes Sir.

**Mayor Moore:**

If this is approved, we have a commitment from you that you are planning on building these 150 homes?

**Ned Butler:**

Yes Sir.

**Mayor Moore:**

So we'll keep that as part of the record as well, thank you so much.

**Tony Powell:**

Mayor, is it different from the last version that that we had in the work session?

**Mayor Moore:**

The only thing that he's made a conditioned on that he is he is planning on adding the cabana and pool, is that correct?

**Ned Butler:**

Yes,

**Tony Powell:**

So, everything else is shown on the site plan that is the last version?

**Ned Butler:**

Site plan and the 13 or 17 conditions and Precision Planning made in their report.

**Tony Powell:**

And the cabana and pool.

**Ned Butler:**

Yes

**Tony Powell:**

OK so y'all were handed an ordinance at the last work session that contains all of those conditions so that resolution has it. The part that is marked in yellow is item number 13 which was a condition of Mr. Coleman that was not in the Precision Planning recommendations but so we added it and marked it in yellow; it's the one that says 30 building permit is when you got to start the amenities package, so I think if you can take that ordinance form and add to it the condition of the cabana and pool I think you will be up to date.

**Mayor Moore:**

So, if we can do that, I would like to request either you or Jay to read those 13 conditions with those additions before the council votes on it, so the public can actually hear those conditions.

**Tony Powell: Mr. Powell read the Ordinance form that was presented at the work session as follows:**

Conditions development will be designed and constructed and coordinates with the conceptual plan approved by the Mayor and Council as part of rezoning approval is attached here too as exhibit A so that last version gets attached to the resolution minor variations due to topography or engineering constraints will be permitted any proposed change in use or increase in the total number of lots will be required the project to be resubmitted from approval. All proposed residential dwellings will be single family detached no duplexes attached dwellings or parking units are allowed. Due to the limited wastewater treatment capacity of the city developer shall phase the development of residential lots, developer will submit a phasing plan with the construction plans so that the city is aware of the number and location of the phases of residential development. City will retain the right to withhold issuing development permits to sufficient wastewater treatment capacity available for each phase. The PUD conditions for common property ownership outlined in section 906 D of the zoning ordinance shall be enforced for this PUD. The applicant shall comply with the filing of covenants and deed restrictions for the properties as indicated section 906 D. Submit all building elevations for residential and amenity recreation uses to the Mayor and Council for approval prior requesting building permits. Design all sewer easements and access rights to incorporate future phases. All residential driveways shall be 20 feet minimum width and constructive concrete this condition is applied discourage on street parking and provide additional parking on each lot. Install 4-foot-wide concrete sidewalks with a 1 foot vegetative strip along both sides of the interior streets in the single family component PUD, installs sidewalks in accordance with the standards set forth in section 408 of the land development ordinance. Install 5-foot-wide concrete sidewalks along Guthrie Cemetery Road extension in the proposed county Parkway alignment. The sidewalk shall have a 1-foot-wide vegetative strip. These sidewalks shall

connect with any adjoining residential sidewalks to improve pedestrian safety and PUD. Install sidewalks in accordance with standards set forth in section 408 at the land development ordinance. All stormwater management of stormwater management areas shall be designed and accordance with requirements of land development ordinance. Developers shall install decorative signposts throughout the development in leu of conventional post shall reasonably matched those posts on the Walnut Grove Parkway. All lots shall be cited following residential construction front sides and rear. Developer shall construct the proposed amenity area for the single-family portion of PUD prior to the issuance of the 30th building permit, and that amenity package shall contain a cabana and pool. Developer to install a 35-foot-wide landscape buffer along the common land between the single-family PUD and the commercial / public property land, the buffer shall compliment any existing vegetation in the proposed open space between the two uses. The final design and plant materials to be installed will be presented during the permitting. All entrance landscaping and signage off of Guthrie Cemetery extension and Walnut Grove Parkway extension into the residential components to be shown on the PUD construction plans and approved by the city engineer. Now there's a blue area in this, and it says, and I think this was something that may have been in the other PUD requirement but not showing this says, subdivision entrance signs shall be constructed of brick or stone including architecturally pleasing elements and or decorative fencing at each entrance, and I didn't know if that needed to be in or if that's part of the motion?

**Mayor Moore:**

Yes, it does, it matches the other one.

**Tony Powell:**

No direct Lot access will be permitted to the proposed extension of Walnut Grove Parkway, shown as the county Parkway alignment on the submitted site plan, alternate lot layouts or service streets may be built to provide access similar to the design shown PUD concept plan. Tree replacement and planting shall follow the guidelines of the land development ordinance. And those are the conditions.

**\*NOTE: On or around December 17, 2021 parcel WG 010040 was donated by Eighty One Investment Company and MFT Land Investment to Walton County and no further action on this rezoning is required.**

**2. Crosswalk**

Mayor Mark Moore gave an update on the quote process for the crosswalk project. He reported he got another quote in the \$20,000 range so the city would be moving forward with the previous lower quote and the company would try to install the crosswalk during the Christmas holidays.

**IX. NEW BUSINESS**

**1. Employee Healthcare**

Mayor Moore presented to the council an affordable healthcare reimbursement plan for employees of the city. The mayor explained the challenges that were encountered trying to get affordable group rates in light of the small size of the city. The mayor presented PeopleKeep which is a third party administration service that reviews eligible medical expenses and on approval employees are reimbursed the cost up to their monthly allowance. Sam Lattimer commented he was not aware of the program but it was a great find to address providing employee healthcare. Council member Stephanie Moncrief commented she also spoke with PeopleKeep and she also thought it was a great plan. Council member Stephanie Moncrief made motion to approve. Council member Jon Dial seconded. Passed unanimous.

**2. Special Condition Request**

Attorney Jim West representing Kippy Clark addressed the council with a request to lower the minimum lot size required to request a rezone from 10 acres to 9.4 acres. Mr. West presented a proposed site plan of potential uses if approved. Mayor Moore asked for the record "what's the timeframe that you are looking to put all of this together?" Mr. Clark answered Dana Sorrows is the person who does his marketing and once it is zoned he has buyers lined up to buy pieces of the project. Mr. Clark added that once it is zoned the land disturbance permit would take roughly three months. Mayor Moore stated that with the approval of the 150 unit PUD the city has no residential sewer capacity left. He also stated that most of the commercial capacity has been obligated. Mayor Moore stated until the city goes to a direct discharge in 5 to 10 years there is not enough capacity to support 20 townhomes. Mr. Clark stated that he was aware of the limitations. Council member Stephanie Moncrief asked if the plan has been presented to the Downtown Development Authority. Dana Sorrows stated that the city informed her this is the first step. Council member Stephanie Moncrief stated this was the first time she has been made aware of the special request. Don Cannon asked the city attorney if this matter needed to have a public hearing. Tony Powell stated that a public

hearing was not required at this step in the process. Council member Stephanie Moncrief made motion to approve. Council member Jon Dial seconded. Passed unanimous.

**X. REPORTS**

**1. Code Enforcement Report**

Craig Ellington reported the notices of violation and citations issued the previous month.

**2. Public Works Report**

Brian Pilgrim reported how successful the tree lighting event was and decorations have been put up throughout the city. He also reported the sewer plant has been winterized and the move to the new public works building is almost complete.

**3. Clerk Report**

City clerk Keegan Ramsey read the balances of the city bank accounts.

**4. Mayor's Report**

Mayor Moore reported that the 2013 SPLOST account is running out and payments will be rolled over to the money market account after depleted. The mayor commented that the tree lighting event was a huge success. Mayor Moore also reported the spray tank has been purchased to spray for weeds in the spring and plans to convert the ballfield halogen lights to LEDs.

**XI. TOWN HALL DISCUSSION** – Frank and Essie Johnson commented they were happy to be new residents of the city. Mr. Johnson expressed his desire to get more involved with things in the community. Mayor Moore welcomed them to the city. Dana Seger commented many new members getting library cards and the library is fully staffed now.

**XII. COUNCIL COMMENTS** – Council member Jon Dial thanked everyone for attending. Council member Linda wished everyone a merry Christmas and to remember the needy. Council member Stephanie Moncrief wished everyone happy holidays and reminded everyone that Walnut Grove High School principal would be making a presentation at the January meeting.

**XIII. EXECUTIVE SESSION** – Council member Stephanie Moncrief motioned to go into executive session. Council member Linda Pilgrim seconded. Passed unanimous. Council member Stephanie Moncrief motioned to return from executive session. Council member Jon Dial seconded. Passed unanimous.

**XIV. ADJOURN** – Council member Linda Pilgrim made motion to adjourn. Council member Stephanie Moncrief seconded. Passed unanimous.