

CITY OF WALNUT GROVE

OCTOBER 14, 2021

7:00 PM

1021 PARK STREET MUNICIPAL BUILDING

Mayor and Council
Council Meeting Agenda

- I. **CALL TO ORDER**
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **AGENDA APPROVAL**
- V. **CONSENT AGENDA**
 1. September 9th Meeting Minutes
 2. September 30th Meeting Minutes
- VI. **COMMITTEE REPORTS**
 1. Community Involvement Committee – Linda Pilgrim
 2. Downtown Development Authority – Mary Hall
 3. Parks and Recreation/Public Works – Jon Dial
- VII. **PLANNING AND ZONING COMMISSION – DON CANNON: CHAIR**
- VIII. **PUBLIC FORUM**
 1. Public Comments
- IX. **OLD BUSINESS**
 1. DDA Funding
- X. **NEW BUSINESS**
 1. Land purchase Agreement
 2. DOT Light Support Agreement
 3. Ordinance
 4. REZONING PARCEL WG010040 – 81 INVESTMENT CO. LLC & MFT LAND INVESTMENTS, LLC
 - A. P.U.D Section
 - B. Commercial Section
- XI. **REPORTS**
 1. Code Enforcement
 2. Public Works
 3. Clerks Report
 4. Mayor's Report
- XII. **TOWN HALL DISCUSSION**

XIII. COUNCIL COMMENTS

XIV. ADJOURN



Mayor Mark Moore
Jon Dial
Mary Hall
Linda Pilgrim
Stephanie Moncrief
Tony Powell
Jay Crowley
Keegan Ramsey

City of Walnut Grove
COUNCIL MEETING AGENDA

Thursday, September 9, 2021 7:00 P.M
Municipal Building -1021 Park St. and via Microsoft Teams

- I. **INVOCATION** – Tony Powell
- II. **PLEDGE OF ALLEGIANCE** – All participated
- III. **CALL TO ORDER** – Mayor Mark Moore
- IV. **AGENDA APPROVAL** – Mayor Moore made motion to amend the agenda and add item utility truck. Council member Jon Dial made motion. Council member Linda Pilgrim seconded. Passed unanimous.
- V. **APPROVAL OF CONSENT AGENDA** – Council member Mary Hall made motion. Council member Linda Pilgrim seconded. Passed unanimous.
 1. **Minute's Approval**
 - a. August 12, 2021 Minutes
 - b. August 26, 2021 Minutes
 2. **Financials**
 - a. Financial Report
 - b. Budget Summary
- VI. **COMMITTEE REPORTS**
 1. **Community Involvement Committee**— Council Member Linda Pilgrim
Council member Linda Pilgrim reported the city park market was close to being over for the season. She also spoke about the upcoming Christmas tree lighting and movie at the park events.
 2. **Downtown Development Authority**—Council Member Mary Hall
Council member Mary Hall reported about having the first DDA meeting and voting in officers and choosing future meeting dates.
 3. **Parks and Recreation/Public Works Committee** — Council Member Jon Dial
Council member Jon Dial reported holding a meeting in August. He also spoke about the lights working at the ball field and concession stand. He commented about the ballfield being treated for fire ants in preparation for movie at the park.
- VII. **PLANNING AND ZONING COMMISSION** — Don Cannon, Chair
Don reported having a public hearing for a variance at the last meeting. He also spoke about working on bylaws to the committee and a report the committee received from the zoning officer about a future rezoning application for the corn dawgs property.
- VIII. **REPORTS**
 1. **Code Enforcement/Zoning Administrator Report** – Craig Ellington reported the notice of violations for the month. He also spoke about the upcoming request for a rezone of the corn dawgs property and the preparation of a public hearing.
 2. **Public Works Report** – Brian Pilgrim reported on updates to the concession stand and public works building hvac and electrical work being completed. He stated after some cosmetic finishes he expected to start moving into the new building next month.
 3. **Clerk's Report** – The city clerk reported the balances of the city bank accounts and the number of citations and permits issued for the month.

IX. PUBLIC FORUM

1. Public Comments – Jake Yarborough commented he would like to know how his tax dollars are being spent. Mayor Moore stated the city website has a budget breakdown on how funds are being spent.

X. OLD BUSINESS - None

XI. NEW BUSINESS

1. Emerald Cove Storm Sewer Rehabilitation Bids

Mayor Moore informed the council the bidding quotes and the lowest bidder for the project that was sent out for bids. Council member Jon Dial made motion to approve. No second motion. There was discussion about getting more information about the project from Jimmy Parker during the next work session and Council member Stephanie Moncrief ask to table the item until then. Council member Jon Dial amended his motion to table the item for further discussion. Council member Mary Hall seconded. Passed unanimous.

2. Park Street StreamBank Stabilization Bids

Mayor Moore informed the council the bidding quotes and the lowest bidder for the project. Council member Linda Pilgrim made motion to approve Anderson Grading's bid. Council member Jon Dial seconded. Council member Stephanie Moncrief asked if Walton County had an obligation to help pay for the project. Tony Powell answered the road is the responsibility of the city. Passed 3-1 with council member Stephanie Moncrief voting no.

3. DDA Funding

Mayor Moore informed the council of the balance in the DDA bank account. He stated the requirements of the DDA showing the election of it's officers before the transfer can be made.

4. Variance Application

Keith Thompson addressed the council and gave an estimate on the cost to build a pump station to supply his project. Mayor Moore asked if he agreed with stipulation the homes have a minimum of 3000 heated square feet and 5 acre lots. Mr. Thompson agreed. Council member Mary Hall made motion to approve. Council member Stephanie Moncrief seconded. Passed unanimous.

5. Utility Truck

Mayor Moore informed the council the recently purchased utility truck has a blown motor. He stated the seller was willing to return the full purchase price or pay half of the engine replacement cost. Mayor Moore also suggested getting the refund and buying another used truck or a new truck. There was discussion of the pros and cons of each option. Council member Stephanie Moncrief made motion to table until the next work session. No second motion. Council member Mary Hall made motion to repair the truck. Council member Jon Dial seconded. Passed 3-1 with council member Stephanie Moncrief voting no.

XII. TOWN HALL DISCUSSION - None

XIII. COUNCIL COMMENTS – Mayor Moore discussed the replacement of the fuse panel and wiring in the new public works building. He also informed the council on replacing the lighting at the park concession stands with LED lighting and power being restored to the ballfield to accommodate movies in the park. Mayor Moore discussed the need for an addition worker for public works and how to address tree issues in the city and how to fund those as topics for the next work session.

Council Member Jon Dial thanked everyone for attending and the Mayor for the good newspaper article written about the city.

Council Member Mary Hall thanked everyone for attending and that the city work retreat was scheduled for the weekend.

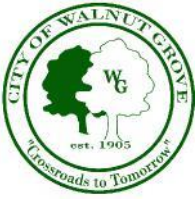
Council Member Linda Pilgrim wanted to take a moment to remember a long time citizen Janet Byrd who recently passed.

Council Member Stephanie Moncrief thanked Brian Pilgrim and Craig Ellington for attending and giving their reports to the council.

XIV. EXECUTIVE SESSION – Council member Mary Hall made motion. Council member Linda Pilgrim seconded. Passed unanimous. Council member Stephanie Moncrief made motion to return from executive session. Council member Mary Hall seconded. Passed unanimous.

1. Litigation
2. Employee

XV. ADJOURN – Council member Stephanie made motion. Council member Mary Hall seconded. Passed unanimous.



CITY OF WALNUT GROVE

SEPTEMBER 30, 2021

10:00 AM

1021 PARK STREET MUNICIPAL BUILDING

Mayor and Council

Work Session/ Called Meeting Agenda

WORK SESSION

Mayor Mark Moore
Jon Dial
Mary Hall
Linda Pilgrim
Stephanie Moncrief
Jay Crowley
Tony Powell
Jimmy Parker
Keegan Ramsey

- I. **CALL TO ORDER** – Mark Moore
- II. **PLEDGE OF ALLEGIANCE** – All participated
- III. **INVOCATION** – Jay Crowley
- IV. **AGENDA AMENDMENT** – Council member Mary Hall made motion to add LCI application to agenda. Council member Stephanie Moncrief seconded. Passed unanimous.
- V. **AGENDA APPROVAL** – Council member Mary Hall made motion. Council member Stephanie Moncrief seconded. Passed unanimous.
- VI. **AGENDA ITEMS**
 1. **Funding** – The Mayor and council discussed ways to fund some of the proposed projects they have been considering including the sewer plant expansion, sidewalks, Emerald Cove paving and cross drain, and right of way tree removal.
 2. **Walnut Grove Master Plan** – The council and the mayor discussed the cost of developing a master plan which was suggested at the city work retreat. Resources that are free or lower cost that the city can utilize were discussed to save money on the total cost. The impact on sewer capacity due to projected growth and ways to prepare were also discussed.
 3. **Northeast Georgia Regional Solid Waste Management Plan** – Jimmy Parker explained each region of Georgia has to develop a plan for waste disposal every 10 years. He mentioned Walton county handled the majority of the responsibilities and the city is already in compliance.
 4. **Invoice over \$5000** – Tony Powell explained since the contract was already approved by the council the invoice is just fulfillment of the contract and did not need to be re-addressed.
 5. **Planning and Zoning/DDA Live Meetings** – Council member Mary Hall discussed if there was a need to stream Planning and Zoning and Downtown Development Authority meetings. Tony Powell mentioned there was no legal requirement.
 6. **Sewer Ordinances** – The mayor gave an update on the agreement for Walton county water to bill the city sewer customers. Tony Powell also discussed making adjustments to the language of the sewer ordinance to include a buy back clause and monthly fees for unused taps.
- VII. **EXECUTIVE SESSION** – Council member Stephanie Moncrief made motion. Council member Mary Hall seconded. Passed unanimous. Council member Stephanie Moncrief made motion to return from executive session. Council member Mary Hall seconded. Passed unanimous.

VI. CALLED MEETING

- 1. Emerald Cove Storm Sewer Rehabilitation** – Council member Mary Hall made motion to approve. Council member Stephanie Moncrief seconded. Passed unanimous.

- IX. ADJOURN** – Council member Stephanie Moncrief made motion. Council member Mary Hall seconded. Passed unanimous.



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

August 9, 2021

The Honorable Mark Moore, Mayor
City of Walnut Grove
2581 Leone Ave
Loganville Ga 30052

Subject: Request for Indication of Lighting Support
P.I. 0014082, Walton County
SR81 @ SR138

Dear Mayor Moore,

Enclosed is a copy of an Indication of Lighting Support form for the above referenced project. This form indicates that the City of Walnut Grove supports the proposed lighting within the project limits and that the City will commit to executing a formal Local Government Lighting Project Agreement during the upcoming preliminary design phase. The Department is responsible for the design and installation of the required roundabout lighting. Following construction, the City of Walnut Grove will accept full responsibility for the operation and maintenance thereof.

PI 0014082 is an intersection improvement project located at the intersection of SR 138 and SR 81 in Walton County and proposes a multi-lane roundabout to help alleviate congestion and address safety concerns. Lighting will play a critical part in the overall performance and safety of the intersection. There are other roundabouts in Walton County, however, there currently are no multi-lane configurations. Since drivers who frequently pass through the intersection may not be familiar with this type of layout, providing them with proper illumination and visibility is important. Lighting will aid drivers in maintaining the proper lane during entry, circulation and departure while also increasing the visibility of approaching conflicts such as other vehicles and pedestrians in crosswalks. All lighting will be used in conjunction with raised pavement markers and other approved visibility elements.

Please review the attached form and if satisfactory, provide the GDOT Project Manager with an executed copy for further processing.

Should you have any questions or concerns, please contact the Project Manager, Courtney Cedor at (404)-865-3467 or ccedor@dot.ga.gov.

Sincerely,

A handwritten signature in blue ink that reads 'Kimberly W. Nesbitt'.

Kimberly W. Nesbitt
State Program Delivery Administrator

KESD of

KWN:KESD:CCJ:CMC

cc: Kelvin Mullins, District 1 Engineer
Christopher Rudd, PE State Design Policy Engineer
Attn: Robert Graham, Lighting Group Manager

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

INDICATION OF LIGHTING SUPPORT

Georgia Department of Transportation
Office of Program Delivery
600 West Peachtree Street, 25th Floor
Atlanta, Georgia 30308
ATTN: Courtney Cedor, Project Manager

Location

City of Walnut Grove supports the consideration of lighting at the location specified below.

Description: SR81 @ SR138

State/County Route Numbers: SR81, SR138

Project: Walton County; PI 0014082

Associated Conditions

The undersigned agrees to participate in the following maintenance of the intersection in the event that the lighting is selected as the preferred concept alternative:

- The operation and maintenance costs of the lighting installed by The Department.

We agree to participate in a formal *Local Government Lighting Project Agreement* during the preliminary design phase. This indication of support is submitted, and all the conditions are hereby agreed to. The undersigned are duly authorized to execute this agreement.

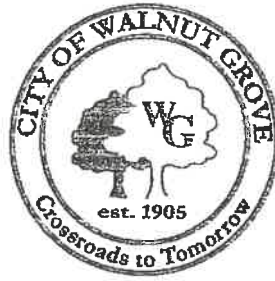
This _____ day of _____, 20__

Attest:

By: _____

City/County Clerk

Title: _____



REQUEST FOR ZONING CHANGE

I, Ned Butler, VP of 81 Investment Company, LLC request that my property located at 995 Hwy 81, Walnut Grove, Georgia, which is now zoned AG, be rezoned to C2.

Number of acres requesting to be rezoned: 24.062 +/-
Parcel # WG010040 & WG010042
Lot # _____

I understand that a sign informing of the request shall be posted in a conspicuous place on the property proposed to be rezoned.

I have read and understand the attached regulations of the rezoning procedure and have paid the \$100 permit fee.


Applicant 81 Investment Company, LLC

Mayor


Applicant MFT Land Investments, LLC

Date

Date

CITY OF WALNUT GROVE

IMPACT QUESTIONNAIRE

Please answer the following questions and sign below:

1. How will the proposed Land Development District change permit a use that is suitable in view of the use and development of adjacent property?

The proposed commercial zone will fit within the Hwy 81 corridor with R-2,

OI and C1 zoning

2. How will the proposed Land Development District change adversely affect the existing use or usability of adjacent or nearby property?

No adverse effect expected

3. Explain whether the property to be affected by a proposed Land Development District change has a reasonable economic use as currently designated.

No adverse effect expected

4. Discuss whether the proposed Land Development District change will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

No excessive effect is expected.

5. Explain whether there is a relative gain to the public by retaining the present Land Development District designation as compared to the hardship imposed upon the property owner.

The community will receive a gain for commercial goods and services in a convenient location to the city and also to future plan government improvements.

CITY OF WALNUT GROVE
IMPACT QUESTIONNAIRE (Page 2)

6. Discuss whether there are other existing or changing conditions affecting the use and development of the property which give support for approval of the proposed Land Development District change.

The proposed plan will add commercial goods and services adjacent to the proposed park.

7. Please answer the following questions. If the answer to any of the questions is "Yes", you may be required to provide further information under O.C.G.A. §36-67A-2&3.

a. Are you, or anyone else with a property interest in the subject property, a member of the City Council? No

b. Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property? No

c. Does a member of the family of such officials have an interest in the subject property as described in "a" and "b" above? No

d. Within two (2) years immediately preceding this application, have you made campaign contributions or given gifts to such public officials aggregating \$250.00 or more? No



Signature

Date

PHONE (770) 787-0046



FAX (770) 787-8340


REQUEST FOR ZONING CHANGE

I, Ned Butler, VP of 81 Investment Company, LLC request that my property located at 995 Hwy 81, Walnut Grove, Georgia, which is now zoned AG, be rezoned to PUD.

Number of acres requesting to be rezoned: 101.9
Parcel # WG010040
Lot # _____

I understand that a sign informing of the request shall be posted in a conspicuous place on the property proposed to be rezoned.

I have read and understand the attached regulations of the rezoning procedure and have paid the \$100 permit fee.


Applicant 81 Investment Company, LLC
NED Butler, vice President
Applicant

Mayor

Date

Date

CITY OF WALNUT GROVE

IMPACT QUESTIONNAIRE

Please answer the following questions and sign below:

1. How will the proposed Land Development District change permit a use that is suitable in view of the use and development of adjacent property?

The proposed PUD with residential components will fit within the

Hwy 81 corridor with R-2, OI and C1 zoning

2. How will the proposed Land Development District change adversely affect the existing use or usability of adjacent or nearby property?

No adverse effect expected

3. Explain whether the property to be affected by a proposed Land Development District change has a reasonable economic use as currently designated.

No adverse effect expected

4. Discuss whether the proposed Land Development District change will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

No excessive effect is expected.

5. Explain whether there is a relative gain to the public by retaining the present Land Development District designation as compared to the hardship imposed upon the property owner.

The community will receive a gain for housing in a convenient location to the city.

CITY OF WALNUT GROVE
IMPACT QUESTIONNAIRE (Page 2)

6. Discuss whether there are other existing or changing conditions affecting the use and development of the property which give support for approval of the proposed Land Development District change.

The proposed plan will add housing adjacent to the proposed park.

7. Please answer the following questions. If the answer to any of the questions is "Yes", you may be required to provide further information under O.C.G.A. §36-67A-2&3.

a. Are you, or anyone else with a property interest in the subject property, a member of the City Council? No

b. Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property? No

c. Does a member of the family of such officials have an interest in the subject property as described in "a" and "b" above? No

d. Within two (2) years immediately preceding this application, have you made campaign contributions or given gifts to such public officials aggregating \$250.00 or more? No



Signature

Date

August 4, 2021

VIA HAND DELIVERY

Mayor Mark Moore and City Council Members
2581 Leone Avenue
Loganville, GA 30052

Re: Rezone Applicant Reliant Homes GA, LLC, as Owner of:
81 Investment Company, LLC 122.087+/- acres located at 995 Highway 81 Loganville, GA 30052
and
MFT Land Investments, LLC Highway 81, Loganville GA 30052

We are pleased to submit our applications for rezone of 106.9 +/- acres located at 955 Highway 81 Loganville, GA 30052. The proposed project will be named "The Grove" and is a mixture of Single-Family detached units as part of a PUD zoning. The PUD application encompasses 82.9 +/- acres. We are also requesting 24.1 +/- acres to be zoned C2 for future commercial development. The planned projects are depicted on Exhibit "A".

These proposed projects will provide a good accompaniment to the planned park adjacent to the project. The addition of commercial property can provide goods and services to citizens visiting the adjacent county park. The park will have amenities that will bring large crowds of people to ball games and other uses of the park. The addition of residential units to this area will also help to support the commercial growth on Hwy 81 corridor, which currently has other various commercially zoned properties. The proposed residential units will be supported by infrastructure already in place or planned by the Walton County and the City of Walnut Grove. The development will be phased and developed as allowed by economic market conditions and sewer capacity capabilities of the City of Walnut Grove sewer system. The development will utilize public water to be provided by Walton County Water Department, electricity by Walton EMC, City of Lawrenceville Gas, and phone and internet by available telecommunication companies. Stormwater drainage plans will be engineered for each phase of development with either property owners or homeowner's associations maintaining the stormwater facilities installed outside of rights-of-way.

The first phase of this project to be developed will be the traditional neighborhood. There are a proposed 196 single-family detached lots. These lots will be sized at 70' wide lots and have proposed setbacks of side 7.5', front 20', rear 20'. The lot width and side setbacks as requested are less than what the current code allows. The reduction in size is being requested to fully utilize the property to be developed. Proposed buffers measure 20' wide abutting neighboring properties. The homes to be constructed in this section of development are shown in Exhibit "B". The plans are both one and two-story plans ranging in square footage from 1,950 to 2,700. The homes will be constructed onsite and will have an exterior veneer of primarily concrete siding with accents of brick or rock on the front of the homes. This will create a "craftsman style" appearance to the subdivision. This phase of development will have a large amenity area. The amenities are subject to final planning but will include things such as swimming pool and cabana, playground, tennis courts, or various amenities to benefit the residents of

this phase of development. The stormwater management facilities outside of the ROW, amenities and open spaces will be maintained by a mandatory homeowner's association. This portion of the development will be phased to allow for lots to be developed as there is capacity to tie into the City of Walnut Grove Sewer System. A portion of sewer capacity for this phase of development has already been purchased and will include an estimated 42 lots to be the first portion of this project developed.

An application for C-2 Commercial Zoning has also been submitted regarding this project. With the construction of 196 residential units and a county park in close proximity to the 24.1 +/- acres of commercial property, we expect a demand for commercial goods and services in the area to drive growth. We anticipate the need for services such as restaurants, day care, self-storage, and other retail services. The commercial parcel will be divided by the entrance road to "The Grove" and will allow for various phases of development of this area that vary in size to allow for a multitude of different retail commercial uses. The exterior veneer of the commercial buildings will be a mixture of brick and masonry. Examples of potential commercial uses and buildings are attached in Exhibit "C".

PUD rezone request

- Site Information and details
- Gross acreage = 82.9
- Gross Density =2.3 units per acre
- Net acreage = 61.4
- Net Density = 3.2 units per acre
- Max building height =35'
- Number of lots 196 (4 bedrooms per home = 784 bedrooms)
- Setbacks: Front 20', Back 20', Side 7.5'

Commercial rezone request

- Commercial zoned property C2
- Number of acres 24.1 +/-
- Max height 3 stories
- Setbacks: Front 25', Back 15', Side None

1-4
30

Return to:
MFT Land Investments, LLC
PO Box 2655
Loganville, GA 30052

Deed Doc: WD Ref#: 242385
Recorded 08/20/2015 04:37PM
Georgia Transfer Tax Paid : \$99.00
KATHY K. TROST
Clerk Superior Court, WALTON County, GA
Bk 03909 Pg 0054

WARRANTY DEED

State of Georgia
County of Walton

THIS INDENTURE, made this 29th day of July, 2015, between

BTM Properties, LLC,
a Georgia limited liability company

a Georgia limited liability company, as party of the first part, hereinafter called Grantor,
and

MFT Land Investments, LLC
a Georgia limited liability company

a Georgia limited liability company, as party of the second part, hereinafter called
Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors
and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND
00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at
and before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by
these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,
the following described property:

All that tract or parcel of land lying and being in Land Lot 176 of the 4th
District, Walton County, Georgia, being Tract 4, containing 3.919 acres, as
per plat prepared for Meridian Development Corporation, by Apalachee
Land Surveying, Inc., recorded in Plat Book 103, Page 88, Walton County,
Georgia Records, which recorded plat is incorporated herein by reference
and made a part of this description.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular
the rights, members and appurtenances thereof, the same being, belonging, or in anywise
appertaining, to the only proper use, benefit and behoof of the said Grantee forever in
FREE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the
above described property unto the said Grantee against the claims of all persons
whomsoever.

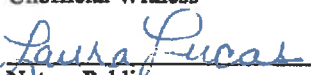
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this
day and year first above written.

Signed, sealed and delivered in the
Presence of:

BTM Properties, LLC


Unofficial Witness

By: 
Theresa McWaters
Manager


Notary Public



SEAL AFFIXED

2-4
HB



Deed Doc: WD Rec#: 182960

Recorded 07/29/2010 01:55PM

Georgia Transfer Tax Paid : \$0.00

KATHY E. TROST

CLERK SUPERIOR COURT, WALTON COUNTY

Bk 03176 Pg 0076-0077

(Env.)

Clerk, please return to:
Mahaffey Pickens Tucker, LLP
1550 North Brown Rd. - Suite 125
Lawrenceville, GA 30043
File No. 1001-678/jrm

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, Made the 19th day of July, in the year of our Lord Two
Thousand and Ten, between

WEST WALTON PROPERTIES, INC.,
a Georgia corporation

of the County of Gwinnett and State of Georgia, as party or parties of the first part,
hereinafter called Grantor, and

81 INVESTMENT COMPANY, LLC,
a Georgia limited liability company,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context
requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in
hand paid at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and
by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 175
and 176 of the 4th District, Walton County, Georgia, containing 157.114 acres as
shown on plat of survey prepared for Russell F. Smith Estate by Von Iiter &
Associates, recorded at Plat Book 80, page 79. Walton County, Georgia records,

Residential Rezone Tract

All that tract or parcel of land lying and being in Land Lots 175 and 176 of the 4th Land District of Walton County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at the intersection of Land Lots 164, 165, 175 and 176 of the 4th Land District of Walton County, Georgia, said point being the POINT OF BEGINNING;

THENCE along the Land Lot Line dividing Land Lots 175 and 176 South 59 degrees 29 minutes 21 seconds West for a distance of 766.67 feet to a point;

THENCE leaving said Land Lot Line South 29 degrees 33 minutes 11 seconds East for a distance of 659.90 feet to a point;

THENCE South 60 degrees 06 minutes 55 seconds West for a distance of 1468.48 feet to a point;

THENCE South 23 degrees 20 minutes 19 seconds East for a distance of 498.66 feet to a point;

THENCE South 63 degrees 28 minutes 20 seconds West for a distance of 131.32 feet to a point;

THENCE South 75 degrees 54 minutes 54 seconds West for a distance of 18.03 feet to a point in the centerline of a creek;

THENCE along the centerline of said creek the following 51 courses and distances: North 16 degrees 02 minutes 09 seconds West for a distance of 12.54 feet to a point;

THENCE North 02 degrees 18 minutes 47 seconds West for a distance of 16.78 feet to a point;

THENCE North 48 degrees 44 minutes 57 seconds West for a distance of 15.54 feet to a point;

THENCE North 21 degrees 47 minutes 52 seconds West for a distance of 13.19 feet to a point;

THENCE North 12 degrees 30 minutes 55 seconds East for a distance of 16.59 feet to a point;

THENCE North 37 degrees 26 minutes 17 seconds West for a distance of 9.15 feet to a point;

THENCE North 54 degrees 47 minutes 41 seconds West for a distance of 17.03 feet to a point;

THENCE North 43 degrees 20 minutes 40 seconds West for a distance of 29.63 feet to a point;

THENCE North 34 degrees 18 minutes 57 seconds West for a distance of 27.99 feet to a point;

THENCE North 50 degrees 44 minutes 17 seconds West for a distance of 28.71 feet to a point;

THENCE North 85 degrees 18 minutes 58 seconds West for a distance of 14.39 feet to a point;

THENCE North 22 degrees 30 minutes 30 seconds West for a distance of 47.34 feet to a point;

THENCE North 00 degrees 23 minutes 30 seconds West for a distance of 31.21 feet to a point;

THENCE North 44 degrees 04 minutes 15 seconds West for a distance of 22.00 feet to a point;

THENCE North 79 degrees 35 minutes 19 seconds West for a distance of 14.39 feet to a point;

THENCE South 46 degrees 49 minutes 25 seconds West for a distance of 10.21 feet to a point;

THENCE North 64 degrees 00 minutes 31 seconds West for a distance of 18.18 feet to a point;

THENCE North 32 degrees 28 minutes 06 seconds West for a distance of 23.46 feet to a point;

THENCE North 11 degrees 23 minutes 45 seconds East for a distance of 16.63 feet to a point;

THENCE North 33 degrees 23 minutes 46 seconds West for a distance of 86.61 feet to a point;

THENCE North 30 degrees 54 minutes 52 seconds West for a distance of 35.81 feet to a point;

THENCE North 08 degrees 13 minutes 24 seconds West for a distance of 34.36 feet to a point;

THENCE North 86 degrees 41 minutes 28 seconds West for a distance of 19.45 feet to a point;

THENCE North 12 degrees 44 minutes 20 seconds East for a distance of 31.76 feet to a point;

THENCE North 35 degrees 42 minutes 40 seconds East for a distance of 22.83 feet to a point;

THENCE North 06 degrees 45 minutes 58 seconds West for a distance of 34.87 feet to a point;

THENCE North 32 degrees 27 minutes 51 seconds West for a distance of 46.93 feet to a point;

THENCE North 12 degrees 36 minutes 39 seconds West for a distance of 37.52 feet to a point;

THENCE North 89 degrees 48 minutes 33 seconds West for a distance of 22.46 feet to a point;

THENCE North 40 degrees 40 minutes 59 seconds West for a distance of 128.56 feet to a point;

THENCE North 47 degrees 49 minutes 23 seconds West for a distance of 61.99 feet to a point;

THENCE North 58 degrees 48 minutes 31 seconds West for a distance of 12.55 feet to a point;

THENCE North 15 degrees 38 minutes 12 seconds West for a distance of 54.75 feet to a point;

THENCE North 43 degrees 03 minutes 38 seconds West for a distance of 31.91 feet to a point;

THENCE North 08 degrees 31 minutes 58 seconds West for a distance of 38.91 feet to a point;

THENCE North 40 degrees 20 minutes 38 seconds West for a distance of 30.02 feet to a point;

THENCE North 56 degrees 51 minutes 20 seconds West for a distance of 74.88 feet to a point;
THENCE South 84 degrees 51 minutes 33 seconds West for a distance of 29.46 feet to a point;
THENCE North 66 degrees 25 minutes 18 seconds West for a distance of 75.50 feet to a point;
THENCE North 28 degrees 16 minutes 17 seconds West for a distance of 31.92 feet to a point;
THENCE North 85 degrees 34 minutes 35 seconds West for a distance of 39.57 feet to a point;
THENCE North 22 degrees 57 minutes 54 seconds West for a distance of 32.54 feet to a point;
THENCE North 02 degrees 53 minutes 03 seconds East for a distance of 35.34 feet to a point;
THENCE North 36 degrees 57 minutes 04 seconds West for a distance of 41.52 feet to a point;
THENCE North 02 degrees 22 minutes 19 seconds West for a distance of 29.19 feet to a point;
THENCE North 53 degrees 13 minutes 28 seconds West for a distance of 76.56 feet to a point;
THENCE North 37 degrees 25 minutes 58 seconds West for a distance of 39.64 feet to a point;
THENCE North 76 degrees 33 minutes 44 seconds West for a distance of 70.06 feet to a point;
THENCE North 50 degrees 00 minutes 26 seconds West for a distance of 72.36 feet to a point;
THENCE North 47 degrees 11 minutes 45 seconds West for a distance of 95.90 feet to a point;
THENCE North 24 degrees 48 minutes 45 seconds West for a distance of 60.17 feet to a point on
the easterly right-of-way of Georgia Highway 81 (right-of-way varies);
THENCE along said right-of-way North 08 degrees 23 minutes 52 seconds East for a distance of
150.60 feet to a point;
THENCE continuing along said right-of-way South 81 degrees 44 minutes 26 seconds East for a
distance of 20.00 feet to a point;
THENCE continuing along said right-of-way North 08 degrees 15 minutes 34 seconds East for a
distance of 66.18 feet to a point;
THENCE leaving said right-of-way South 81 degrees 41 minutes 02 seconds East for a distance of
425.86 feet to a point;
THENCE North 08 degrees 44 minutes 30 seconds East for a distance of 427.68 feet to a point;
THENCE South 82 degrees 38 minutes 35 seconds East for a distance of 312.48 feet to a point;
THENCE North 07 degrees 32 minutes 52 seconds East for a distance of 369.00 feet to a point;
THENCE South 81 degrees 48 minutes 11 seconds East for a distance of 238.61 feet to a point;
THENCE North 07 degrees 29 minutes 58 seconds East for a distance of 887.29 feet to a point;
THENCE South 82 degrees 11 minutes 04 seconds East for a distance of 989.41 feet to a point to
a point on the Land Lot Line dividing Land Lots 164 and 176;
THENCE along said Land Lot Line South 28 degrees 11 minutes 03 seconds East for a distance of
841.32 feet to a point at the intersection of Land Lots 164, 165, 175 and 176, said point be the POINT
OF BEGINNING.

Said property containing an area of 82.901 acres.

81 Investments C2 Tract

All that tract or parcel of land lying and being in Land Lot 176 of the 4th Land District of Walton County, Georgia, being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way of Georgia Highway 81 (right-of-way varies) and the northerly right-of-way of a 70' wide parkway at the State Route 81 and Guthrie Cemetery Road intersection improvement;

THENCE along said right-of-way of Georgia Highway 81 North 08 degrees 23 minutes 05 seconds East for a distance of 353.69 feet to a point;

THENCE leaving said right-of-way South 81 degrees 41 minutes 59 seconds East for a distance of 280.02 feet to the TRUE POINT OF BEGINNING;

THENCE North 08 degrees 18 minutes 20 seconds East for a distance of 199.89 feet to a point;

THENCE North 81 degrees 38 minutes 01 seconds West for a distance of 100.20 feet to a point;

THENCE North 08 degrees 22 minutes 54 seconds East for a distance of 221.34 feet to a point;

THENCE South 82 degrees 11 minutes 04 seconds East for a distance of 782.48 feet to a point;

THENCE South 07 degrees 29 minutes 58 seconds West for a distance of 887.29 feet to a point;

THENCE North 81 degrees 48 minutes 11 seconds West for a distance of 238.61 feet to a point;

THENCE South 07 degrees 32 minutes 52 seconds West for a distance of 369.00 feet to a point;

THENCE North 82 degrees 38 minutes 35 seconds West for a distance of 312.48 feet to a point;

THENCE South 08 degrees 44 minutes 30 seconds West for a distance of 427.68 feet to a point;

THENCE North 81 degrees 41 minutes 02 seconds West for a distance of 425.86 feet to a point;

THENCE North 08 degrees 15 minutes 30 seconds East for a distance of 428.17 feet to a point;

THENCE South 81 degrees 39 minutes 51 seconds East for a distance of 379.47 feet to a point;

THENCE North 08 degrees 20 minutes 13 seconds East for a distance of 373.08 feet to a point;

THENCE South 81 degrees 40 minutes 04 seconds East for a distance of 32.57 feet to a point;

THENCE North 08 degrees 19 minutes 56 seconds East for a distance of 70.00 feet to a point;

THENCE North 81 degrees 40 minutes 04 seconds West for a distance of 381.55 feet to a point;

THENCE North 31 degrees 44 minutes 53 seconds West for a distance of 24.28 feet to a point;

THENCE South 81 degrees 36 minutes 32 seconds East for a distance of 424.71 feet to a point;

THENCE North 08 degrees 16 minutes 18 seconds East for a distance of 372.21 feet to a point;

THENCE North 81 degrees 41 minutes 59 seconds West for a distance of 158.99 feet to the TRUE POINT OF BEGINNING.

Said property containing an area of 20.314 acres.

MFT C2 Tract

All that tract or parcel of land lying and being in Land Lot 176 of the 4th Land District of Walton County, Georgia, being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way of Georgia Highway 81 (right-of-way varies) and the northerly right-of-way of a 70' wide parkway at the State Route 81 and Guthrie Cemetery Road intersection improvement, said point being the POINT OF BEGINNING;

THENCE along said right-of-way of Georgia Highway 81 North 08 degrees 23 minutes 05 seconds East for a distance of 353.69 feet to a point;

THENCE leaving said right-of-way South 81 degrees 41 minutes 59 seconds East for a distance of 439.01 feet to a point;

THENCE South 08 degrees 16 minutes 18 seconds West for a distance of 372.21 feet to a point;

THENCE North 81 degrees 36 minutes 32 seconds West for a distance of 424.71 feet to a point on the aforesaid northerly right-of-way of a 70' wide parkway;

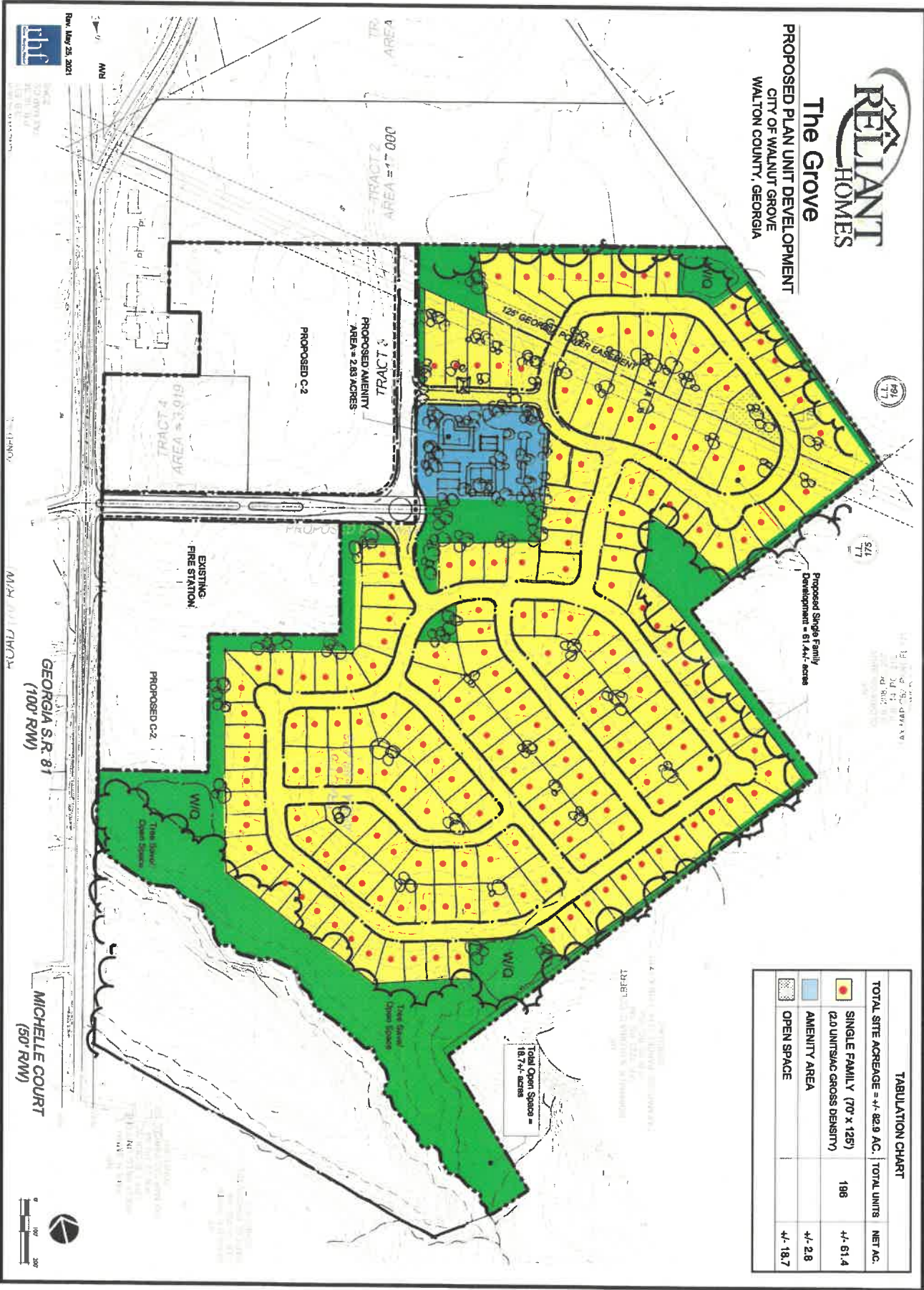
THENCE along said right-of-way North 31 degrees 44 minutes 53 seconds West for a distance of 23.32 feet to a point at the intersection of said right-of-way and the easterly right-of-way of Georgia Highway 81, said point being the POINT OF BEGINNING.

Said property containing an area of 3.748 acres.

EXHIBIT "A"



The Grove
PROPOSED PLAN UNIT DEVELOPMENT
 CITY OF WALNUT GROVE
 WALTON COUNTY, GEORGIA



	TOTAL SITE ACREAGE = +/- 82.9 AC.	TOTAL UNITS	NET AC.
SINGLE FAMILY (70' x 125') (2.0 UNITS/AC GROSS DENSITY)		198	+/- 61.4
AMENITY AREA			+/- 2.8
OPEN SPACE			+/- 18.7

Rev. May 25, 2021



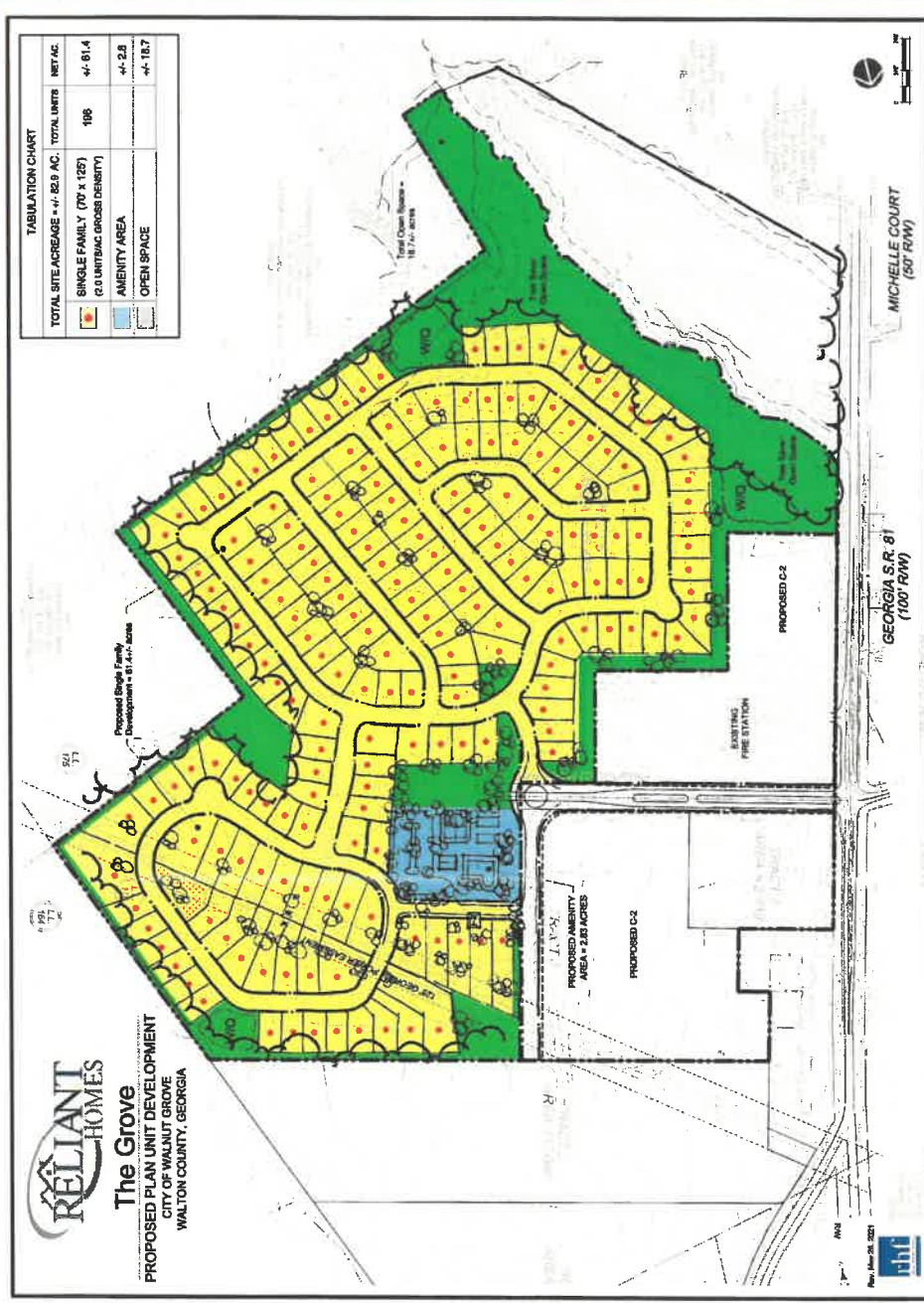
The Grove

A proposed plan unit development in the City of Walnut Grove, Georgia

Conceptual
Master Plan

THE GROVE

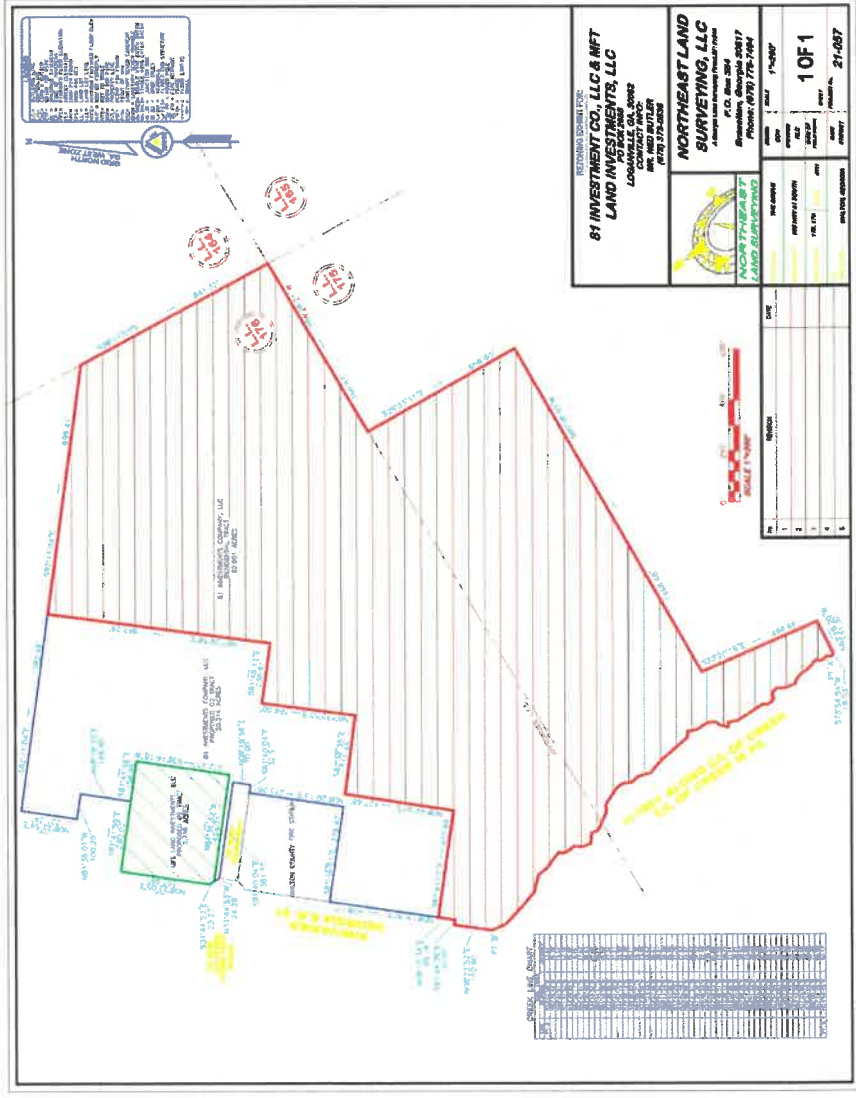
A planned unit
development in the
City of Walnut
Grove, Georgia



Survey

THE GROVE

A planned unit
development in the
City of Walnut
Grove, Georgia



THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

- Site Information
- Total Acreage 82.9 +/-
- Gross Density units per acre 2.4
- Net acreage 61.4 +/-
- Net Density 3.1 units per acres
- Max building height 35'
- Total Impervious 50.5 acres (52% TND) This project is in the Cornish Creek Watershed Overlay District. All conditions of this overall will be followed including Stream Greenway and setback requirements.

THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

The Traditional Neighborhood

- 196 single family detached lots
- Minimum Lot Size 8,750 S.F.
- Minimum Lot Width 70'
- Building Setbacks:
 - Side 7.5'
 - Front 20'
 - Rear 20'
- 20' buffer around The Traditional Neighborhood section of PUD
- 4' sidewalks along all public right of ways within the neighborhood
- Homes to be one and two story ranging from 1,950 to 2,700 S.F.
- Impervious lot coverage 60%



- Homes will have a Craftsman Style appearance with accents of brick and rock on the front of the homes, with the remaining veneer being concrete siding.
- Amenity Area is subject to final planning but will contain such things as swimming pool, cabana, playground, tennis courts, or various other amenities to benefit residents of this phase of development.
- Stormwater management facilities will be located outside of the public right of way, open spaces and amenity areas will be maintained by a mandatory homeowners association.

THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

Potential Amenities

- Cabana
- Pool
- Play Set
- Tennis Courts
- Other items that could service the development



THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

Entrance and Amenity Areas



24 +/- acres Commercial Zoning Request

C-2 Zoning Request
in the City of Walnut Grove, Georgia

Commercial Phase

- Commercial uses shown are estimates of what commercial uses may be demanded for the location but no particular plan uses at this time.
- Request for uses allowed under C-2 to be allowed in the commercial phase.
- The exterior veneer of the commercial buildings will be a mixture of brick, rock stucco, or masonry.

THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

Commercial Phase

- Gross Acreage - 24 +/-
- Allowable uses – C2
- Maximum Height - 2 stories
- Items pictured are just ideas of potential uses
and are included to provide typical appearances.



AVA

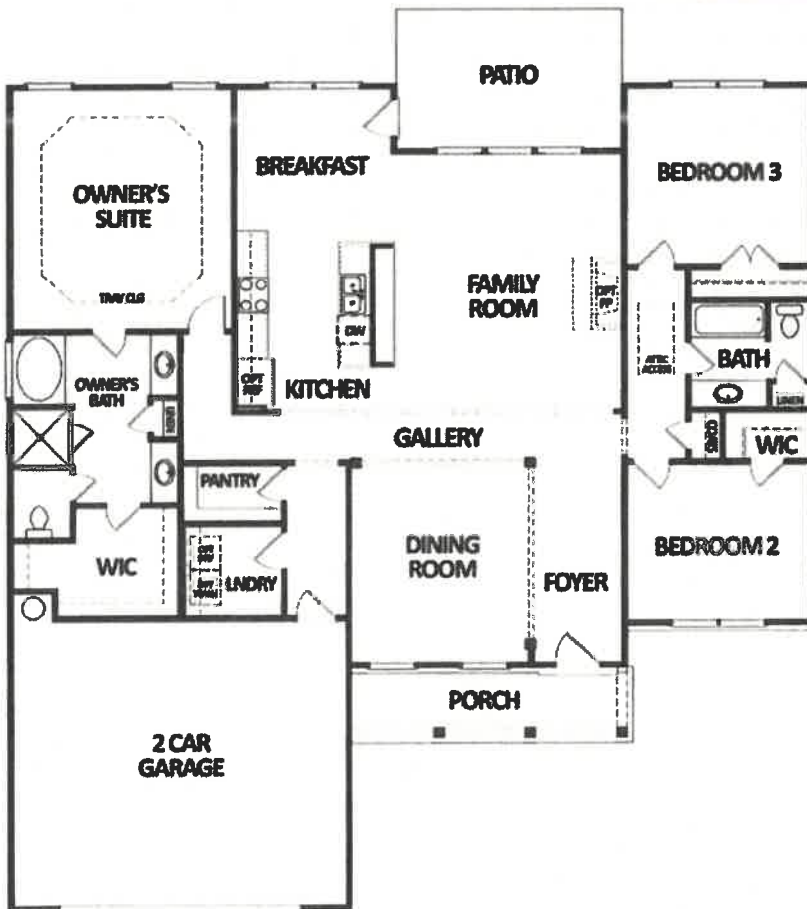
EXHIBIT "B"



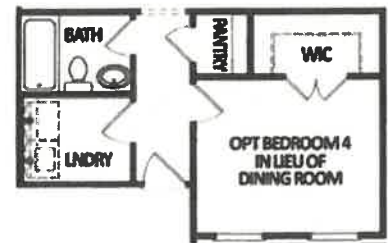
Ranch | 3 BEDROOMS | 2 BATHROOMS | 2,059 SQUARE FEET | ELEVATION A



FRONT ELEVATION



FIRST FLOOR

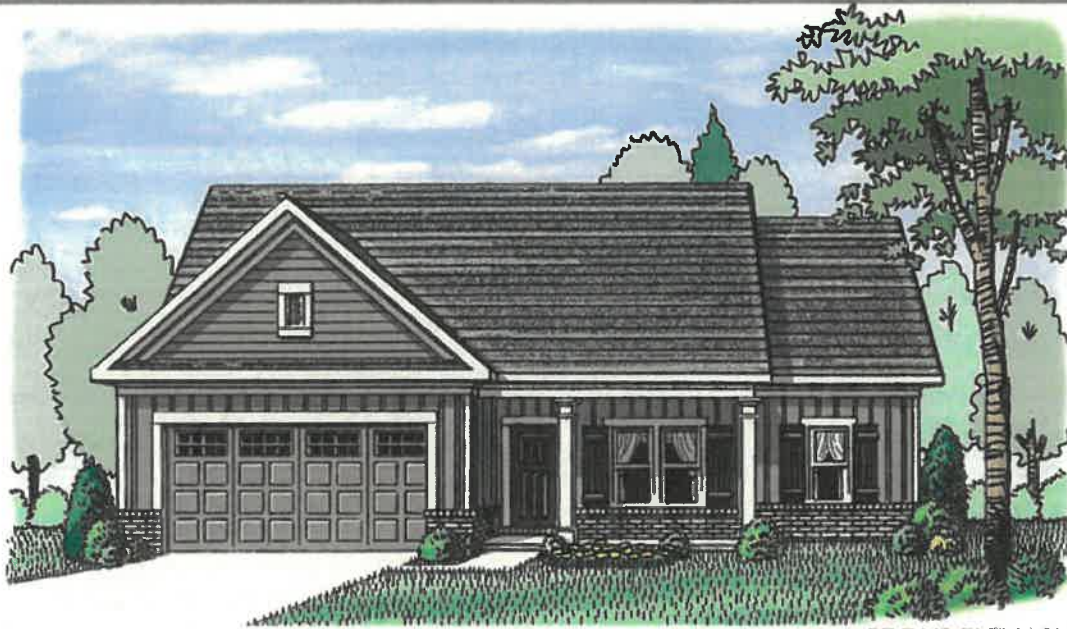


4TH BEDROOM OPTION

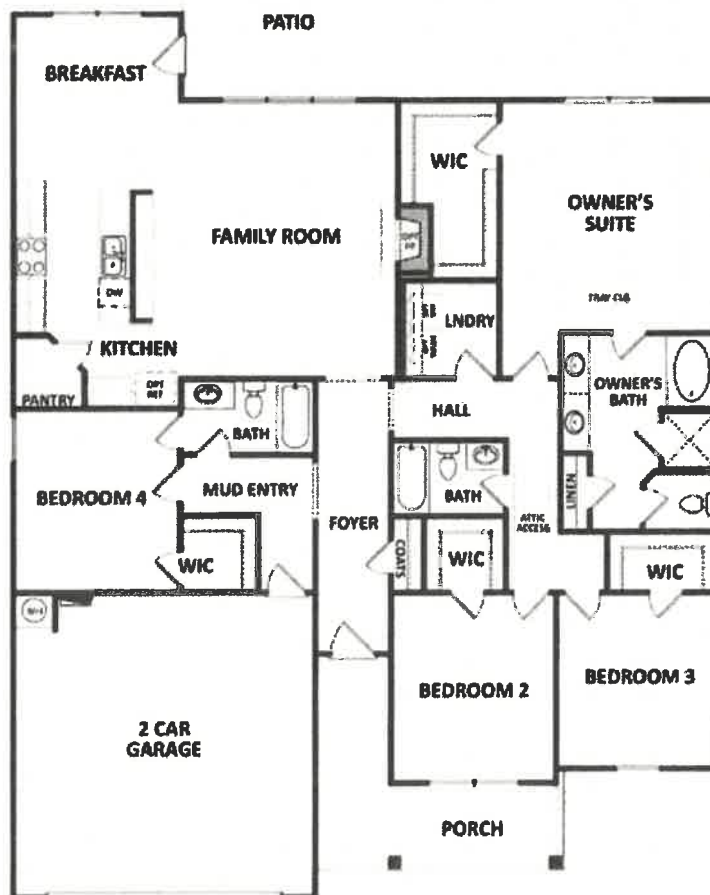
Floor plans and elevations are subject to change. Square footage and plan dimensions shown are approximate measurements; actual square footage may differ 08.29 19

CARSON EXHIBIT "B" RELIANT HOMES

Ranch | 4 BEDROOMS | 3 BATHROOMS | 2,109 SQUARE FEET | ELEVATION A



FRONT ELEVATION



FIRST FLOOR

Floor plans and elevations are subject to change. Square footage and plan dimensions shown are approximate measurements; actual square footage may differ. 10.10.19

EVERETT

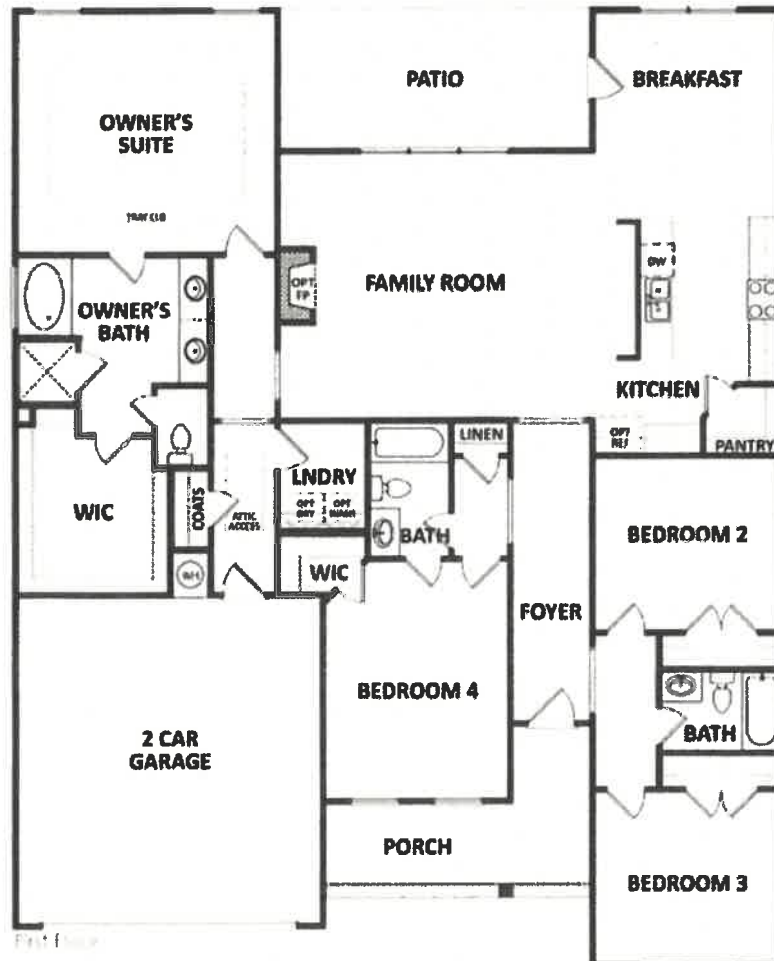
EXHIBIT "B"



Ranch | 4 BEDROOMS | 3 BATHROOMS | 2,188 SQUARE FEET | ELEVATION A



FRONT ELEVATION



Floor plans and elevations are subject to change. Square footage and plan dimensions shown are approximate measurements; actual square footage may differ. 08.16.19

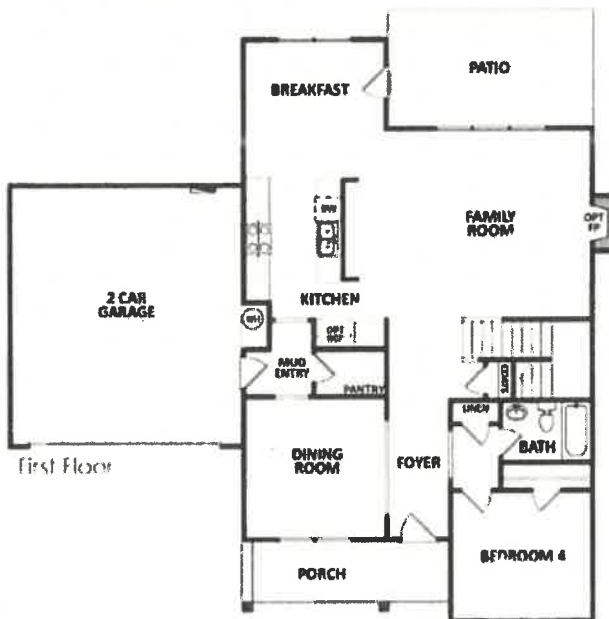
EXHIBIT "B" JEFFERSON



2-Story | 4 BEDROOMS | 3 BATHROOMS | 2,325 SQUARE FEET | ELEVATION A



FRONT ELEVATION



Floor plans and elevations are subject to change. Square footage and plan dimensions shown are approximate measurements. actual square footage may differ. 08.16.19

JACKSON

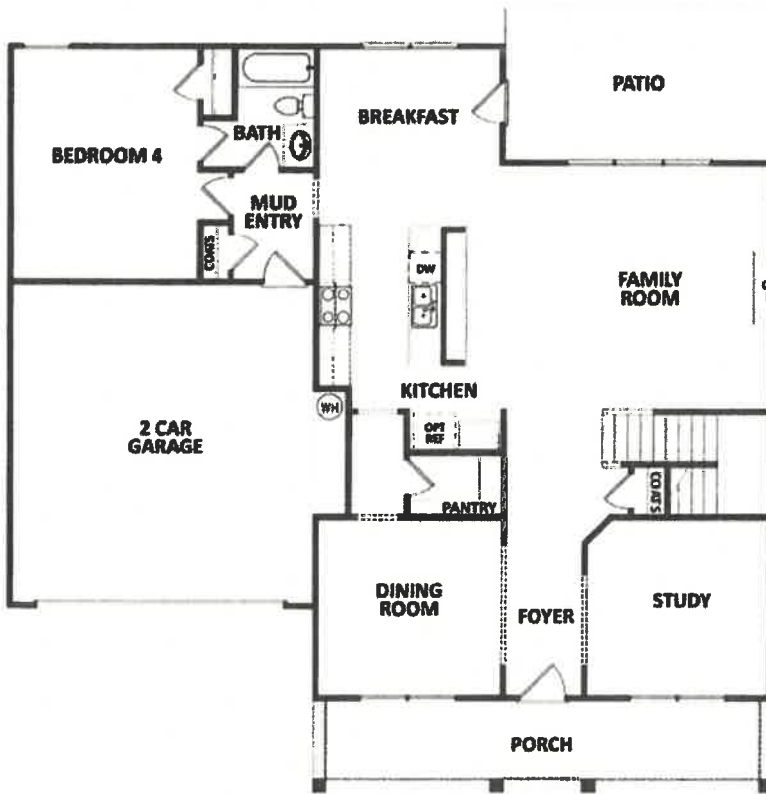
EXHIBIT "B"



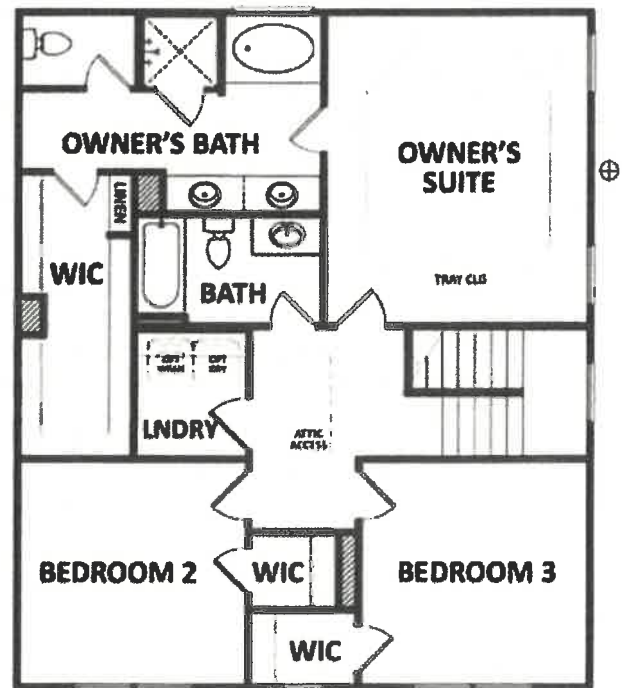
2-Story | 4 BEDROOMS | 3 BATHROOMS | 2,451 SQUARE FEET | ELEVATION A



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR

Floor plans and elevations are subject to change. Square footage and plan dimensions shown are approximate measurements; actual square footage may differ. 09.26.19



HUNTER

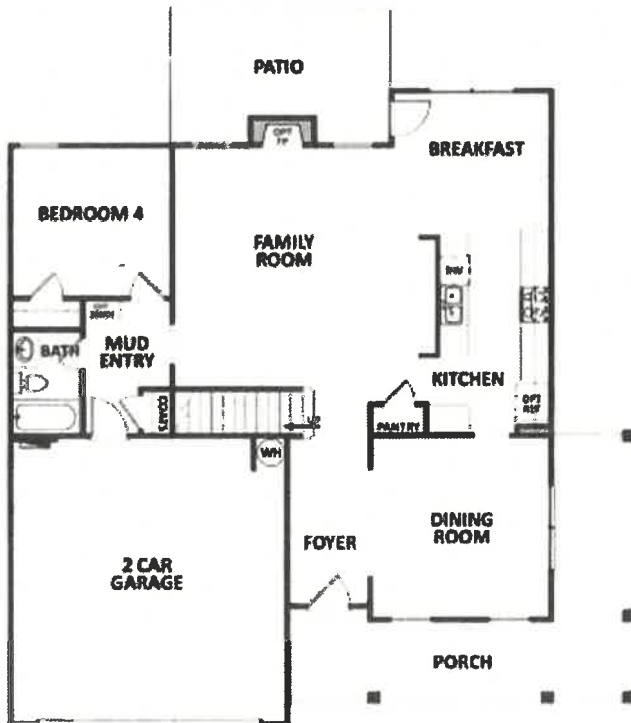
EXHIBIT "B"



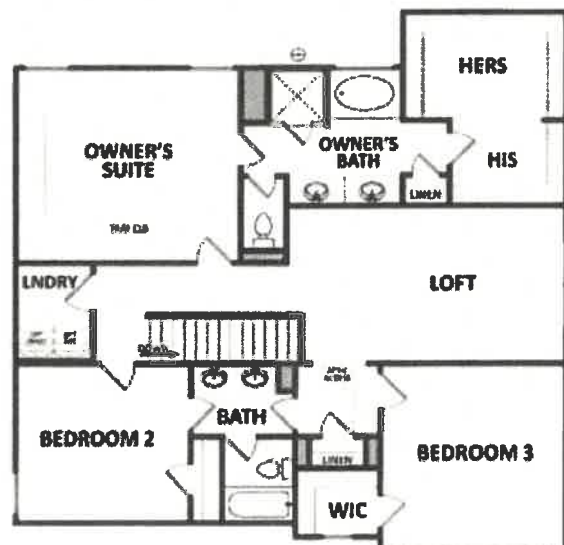
2-Story | 4 BEDROOMS | 3 BATHROOMS | 2,557 SQUARE FEET | ELEVATION A



FRONT ELEVATION



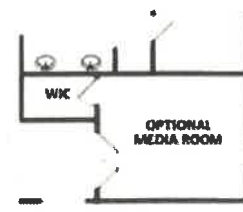
FIRST FLOOR



SECOND FLOOR



OPT. 5TH BED



OPT. MEDIA ROOM

Floor plans and elevations are subject to change. Square footage and plan dimensions shown are approximate measurements; actual square footage may differ. 10.10.19

HAYDEN

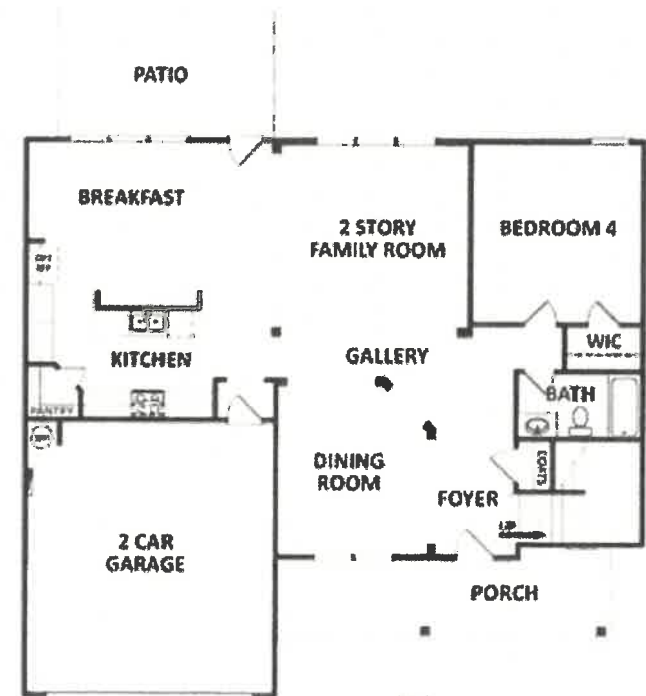
EXHIBIT "B"



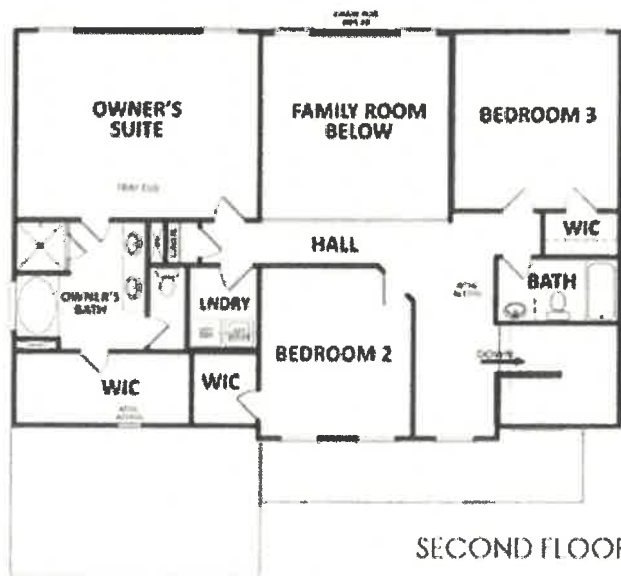
2-Story | 4 BEDROOMS | 3 BATHROOMS | 2,660 SQUARE FEET | ELEVATION A



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR



OPT. MEDIA ROOM IN LIEU OF 2 STORY FAMILY ROOM



OPT. LOFT IN LIEU OF 2 STORY FAMILY ROOM



OPT. BEDROOM 5 IN LIEU OF 2 STORY FAMILY ROOM

Floor plans and elevations are subject to change. Square footage and plan dimensions shown are approximate measurements. actual square footage may differ. 10.15.19

EXHIBIT "B"

TYPICAL LOT LAYOUT N.T.S

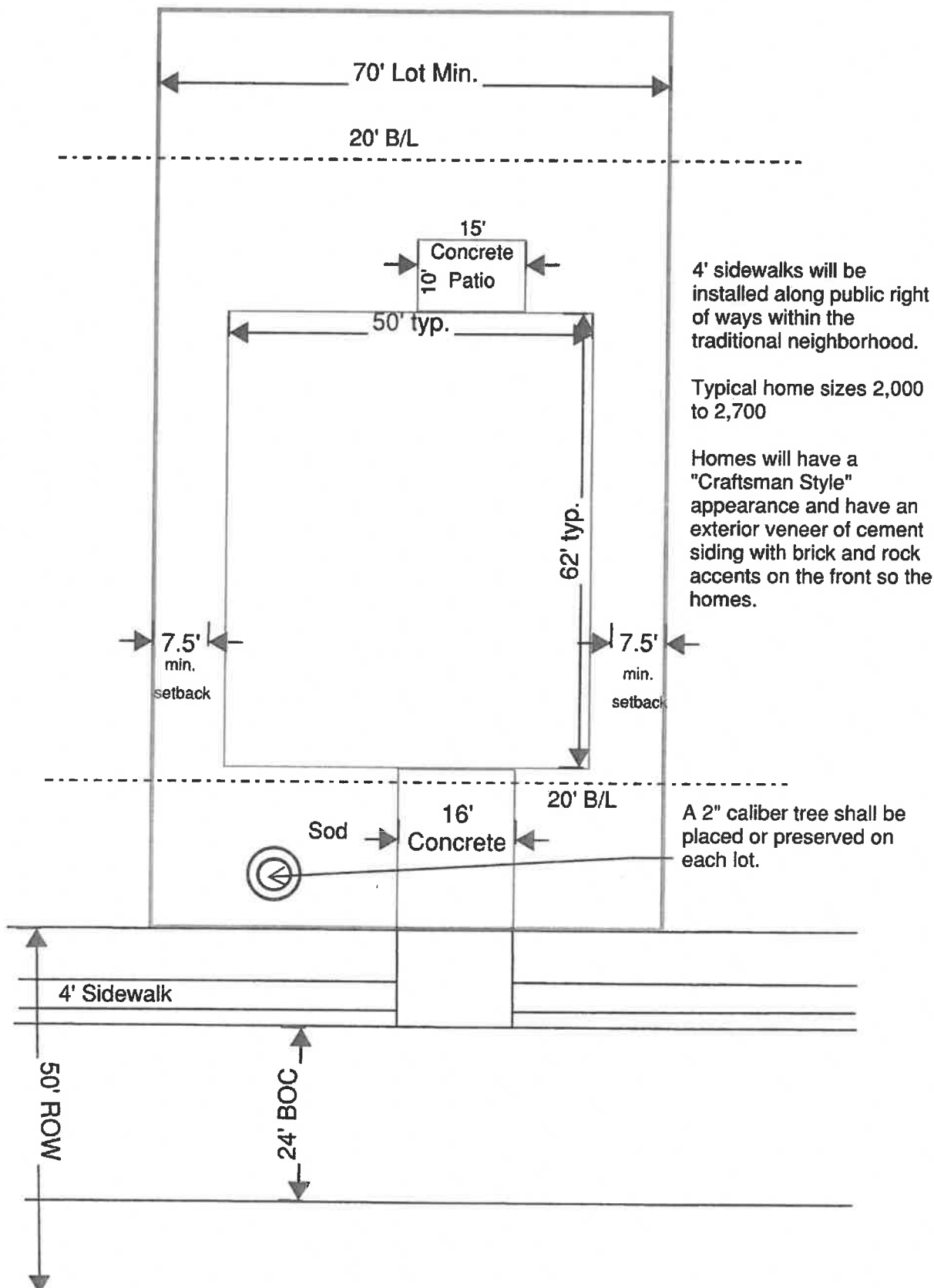


EXHIBIT "C"



EXHIBIT "C"

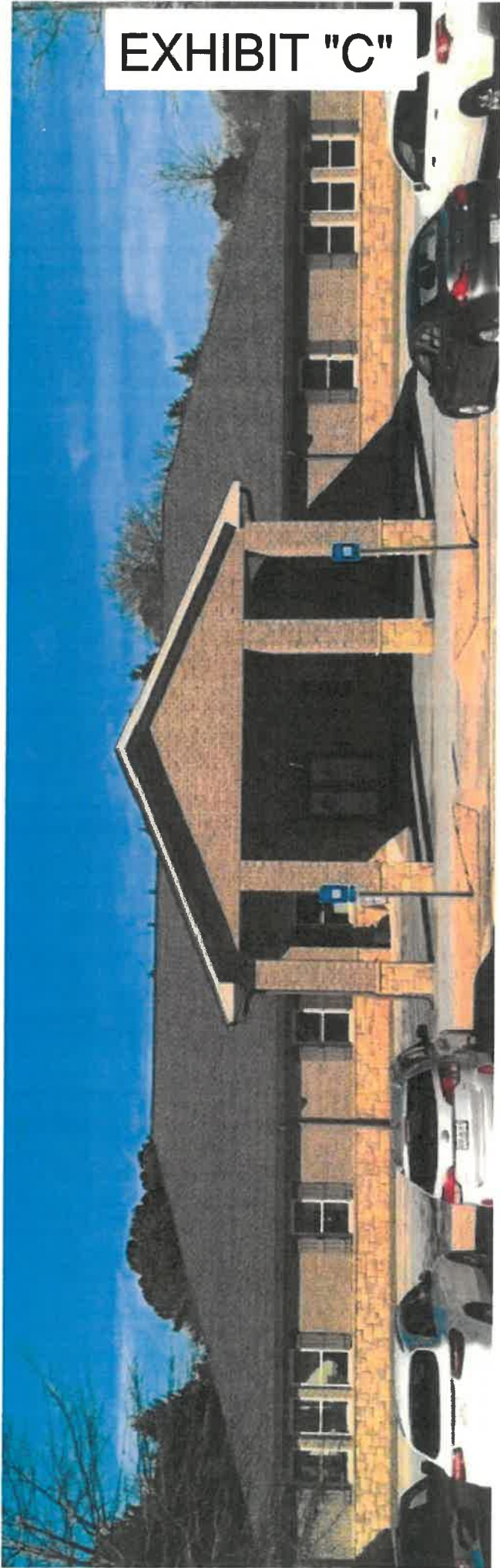


EXHIBIT "C"



EXHIBIT "C"



The Grove

A proposed plan unit development in the City of Walnut Grove, Georgia

THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

- Site Information
- Total Acreage 82.9 +/-
- Gross Density units per acre 2.4
- Net acreage 61.4 +/-
- Net Density 3.1 units per acres
- Max building height 35'
- Total Impervious 50.5 acres (52% TND) This project is in the Cornish Creek Watershed Overlay District. All conditions of this overall will be followed including Stream Greenway and setback requirements.

THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

The Traditional Neighborhood

- 196 single family detached lots
- Minimum Lot Size 8,750 S.F.
- Minimum Lot Width 70'
- Building Setbacks:
 - Side 7.5'
 - Front 20'
 - Rear 20'
- 20' buffer around The Traditional Neighborhood section of PUD
- 4' sidewalks along all public right of ways within the neighborhood
- Homes to be one and two story ranging from 1,950 to 2,700 S.F.
- Impervious lot coverage 60%
- Homes will have a Craftsman Style appearance with accents of brick and rock on the front of the homes, with the remaining veneer being concrete siding.
- Amenity Area is subject to final planning but will contain such things as swimming pool, cabana, playground, tennis courts, or various other amenities to benefit residents of this phase of development.
- Stormwater management facilities will be located outside of the public right of way, open spaces and amenity areas will be maintained by a mandatory homeowners association.

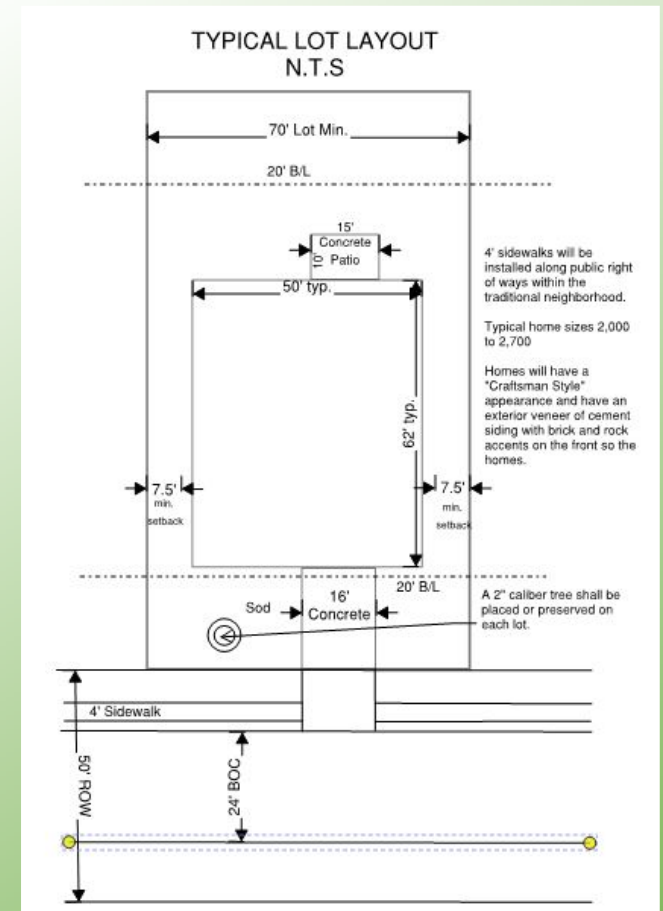


THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

Traditional Neighborhood

- Lots – 196
- Bedrooms - 784
- Maximum Height - 2 stories



THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

Potential Amenities

- Cabana
- Pool
- Play Set
- Tennis Courts
- Other items that could service the development



Entrance and Amenity Areas

THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia



24 +/- acres Commercial Zoning Request

C-2 Zoning Request
in the City of Walnut Grove, Georgia

Commercial Phase

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- Request for uses allowed under C-2 to be allowed in the commercial phase.
- The exterior veneer of the commercial buildings will be a mixture of brick, rock stucco, or masonry.

THE GROVE

A planned unit development
in the City of Walnut Grove, Georgia

Commercial Phase

- Gross Acreage - 24 +/-
- Allowable uses – C2
- Maximum Height - 2 stories
- Items pictured are just ideas of potential uses and are included to provide typical appearances.

