

CITY OF WALNUT GROVE

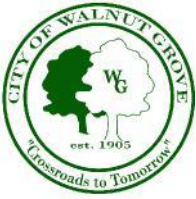
DECEMBER 9, 2021

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. November 11th Meeting Minutes
 2. November 18th Meeting Minutes
 3. Financials
- VI. **COMMITTEE REPORTS**
 1. Community Involvement Committee – Linda Pilgrim
 2. 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. Rezoning Application – Parcel WG010040 – 81 Investment Co & MFT Land Investments LLC
 2. Crosswalk
- X. **NEW BUSINESS**
 1. Employee Healthcare
 2. Special Condition Request
- XI. **REPORTS**
 1. Code Enforcement/ Zoning Report
 2. Public Works Report
 3. Clerk Report
 4. Mayor Report
- XII. **TOWN HALL DISCUSSION**
- XIII. **COUNCIL COMMENTS**
- XIV. **EXECUTIVE SESSION - Appointments**
- XV. **ADJOURN**



CITY OF WALNUT GROVE

NOVEMBER 11, 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 Agenda

- I. **CALL TO ORDER** – Mark Moore
- II. **INVOCATION** – Tony Powell
- III. **PLEDGE OF ALLEGIANCE** – All participated
- IV. **AGENDA APPROVAL** – Council member Stephanie Moncrief made motion to add sidewalk project to agenda. Council member Jon Dial seconded. Passed unanimous. Council member Jon Dial made motion to approve agenda. Council member Linda Pilgrim seconded. Passed unanimous.
- V. **CONSENT AGENDA** – Council member Linda Pilgrim made motion. Council member Jon Dial seconded. Passed unanimous.
 1. October 14 meeting minutes
 2. October 28 meeting minutes
 3. Walton County Service Agreement
 4. Financials
 5. Invoices over \$5000
- VI. **COMMITTEE REPORTS**
 1. **Community Involvement Committee** – Linda Pilgrim
Council member Linda Pilgrim discussed the upcoming Christmas tree lighting and the vendors and sponsors involved.
 2. **Parks and Recreation/Public Works** – Jon Dial
Council member Jon Dial discussed the movie in the park event being cancelled and hopes for the weather cooperating for the next time it is scheduled and also an upcoming meeting next week.
- VII. **PLANNING AND ZONING COMMISSION** – Don Cannon: Chair
Chairman Don Cannon discussed the Planning and Zoning holding a public hearing for the rezone request by 81 Investment Co. LLC & MFT Land Investments LLC.
- VIII. **PUBLIC FORUM** – Ned Butler commented on the proposed sewer ordinances. Mr. Butler proposed including one lot per every two acres. Also Mr. Butler asked what the definition of a home being built means with regards to the six month tap by back clause. Tony Powell explained the six month timetable does not start until the sewer tap has been purchased. William Coleman asked how the changes will be affecting the reserving of capacity and what will be the new process. Tony Powell responded that process will be determined by the Mayor and city council.
- IX. **OLD BUSINESS**
 1. **Adoption of Sewer Ordinances**
Council member Stephanie Moncrief made a motion to approve. Council member Jon Dial seconded. Passed unanimous.

2. Rezoning Parcel WG010040 – 81 Investment Co. LLC & MFT Land Investments LLC

A. Reliant Homes – 82.9 acres from AG to PUD

Don Cannon informed the council that the Planning and zoning committee discussed the request at the previous meeting and a motion was made to recommend approving the application subject to the additional conditions provided by Joe Walter of Precision Planning and that the amenities be built prior to the 50th home being built. Ned Butler discussed changes that were made to the original plan after meeting with the mayor and Precision Planning. Council member Stephanie Moncrief expressed concerns about the amenities and the timing of them being built. Council member Stephanie Moncrief also expressed concerns about a second entrance and if the road would be paved by Reliant Homes. Also the impact on traffic if a county park is built. Council member Stephanie Moncrief made a motion to table the request until the next meeting. Council member Jon Dial seconded. Passed 2-1 with Council member Linda Pilgrim opposing.

B. Reliant Homes – 24.062 acres from AG to C2

Council member Jon Dial asked Fire Chief Kevin Haney if adjacent business would pose any traffic concerns. Mr. Haney asked to be able to view plans during the planning phase but he did not have any objection. Council member Stephanie Moncrief made a motion to approve. Council member Jon Dial seconded. Passed unanimous.

C. Reliant Homes – 13.386 acres from AG to OI

Don Cannon informed the council that the Planning and Zoning committee discussed the request at the previous meeting and a motion was made to recommend approving the application subject to the conditions provided by Joe Walter. The motion was adopted without opposition. Mayor Mark Moore asked if there was any public comments or opposition to the rezone and there was none. Council member Jon Dial made a motion to approve. Council member Linda Pilgrim seconded. Passed unanimous.

X. NEW BUSINESS

1. Call for special election

Mayor Mark Moore informed everyone that former council member Mary Hall resigned from her positions on the city council and the Downtown Development Authority which would require a special election to fill the vacancy. Mayor Moore announced the qualifying dates for the special election would be February 15-18, 2022. Council member Stephanie Moncrief made a motion to call a special election to replace the empty seat on the council. Council member Linda Pilgrim seconded. Passed unanimous. Mayor Moore also noted the need to elect a new Mayor Pro Tem. Council member Linda Pilgrim made motion to nominate Council member Jon Dial. Mayor Moore asked if there were any other nominations. There were none. Council member Stephanie Moncrief seconded. Passed unanimous.

2. Crosswalks

Mayor Mark Moore discussed requesting quotes for installing crosswalks in front of Walnut Grove High school. The mayor noted so far only one quote had been submitted. Council member Stephanie Moncrief made a motion to approve up to \$10,000 for the crosswalk project. Council member Jon Dial seconded. Passed unanimous.

XI. REPORTS

1. Code Enforcement Report

Craig Ellington reported issuing notices of violation for parking in the grass and several citations that were scheduled for the next court date.

2. Public Works Report

Brian Pilgrim reported new up lighting installed at city hall. He also reported on the decorations and lighting being completed for the upcoming tree lighting ceremony as well as completing the cutting of the sewer plant.

3. Clerks Report

Keegan Ramsey reported the balances of the city bank accounts.

4. Mayor Report

Mayor Mark Moore reported he was excited about resolving a long standing property issue the city faced. He also commented on the upcoming tree lighting event and the many vendors that would be attending and how happy he was at how the city looked.

XII. TOWN HALL DISCUSSION – William Coleman invited everyone to a sponsored event at Walnut Grove High School which would include a car show and pancake chef.

XIII. EXECUTIVE SESSION – Council member Stephanie Moncrief made motion to enter executive session. Council member Jon Dial seconded. Passed unanimous. Council member Linda Pilgrim made to return from executive session. Council member Stephanie Moncrief seconded. Passed unanimous. Council member Stephanie Moncrief made a motion to approve emergency spending for the Emerald Cove storm drain project. Council member Jon Dial seconded. Passed unanimous.

XIV. COUNCIL COMMENTS - None

XV. ADJOURN – Council member Stephanie Moncrief made a motion to adjourn. Council member Jon Dial seconded. Passed unanimous.



CITY OF WALNUT GROVE

NOVEMBER 18, 2021

10:00 AM

1021 PARK STREET MUNICIPAL BUILDING

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

Mayor and Council
Work Session

WORK SESSION

I. **CALL TO ORDER** – Mayor Mark Moore

II. **PLEDGE OF ALLEGIANCE** – All participated

III. **INVOCATION** – Tony Powell

IV. **AGENDA ITEMS**

1. **Rezoning Parcel WG010040 – 81 Investment CO & MFT Land Investments LLC – Reliant Homes 82.9 acres from AG to PUD.**

The city council discussed their concerns with the proposed PUD rezone. Modifications to allow for single level homes and potential assurances to make sure the amenities would be built.

2. **Code Enforcement** – The city council discussed the idea of hiring a dedicated code enforcement officer with POST certification or a city Marshall. The cost and requirements for the position were also discussed.

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

City of Walnut Grove
Balance Sheet
As of December 8, 2021

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
11.1100 Cash in Bank - General Fund	325,838.61
11.1101 Money Market - General Fund	510,110.99
11.1102 Cash in Bank - 2013 SPLOST	34,955.02
11.1103 Cash in Bank - 2019 SPLOST	144,525.36
11.1104 Cash in Bank - Sewer Operating Account	3,161.97
11.1105 Money Market - Sewer	679,201.25
11.1111 Cash in Bank - DDA	91,444.52
Total Bank Accounts	<u>\$ 1,789,237.72</u>

CONCEPT PLAN FOR: WALNUT GROVE TOWN CENTER

4TH DISTRICT, LAND LOT 175 & 198
 PARCELS WG010024 & WG010025
 1071 WALNUT GROVE PKWY
 WALNUT GROVE, GA. 30052
 WALTON COUNTY, GEORGIA

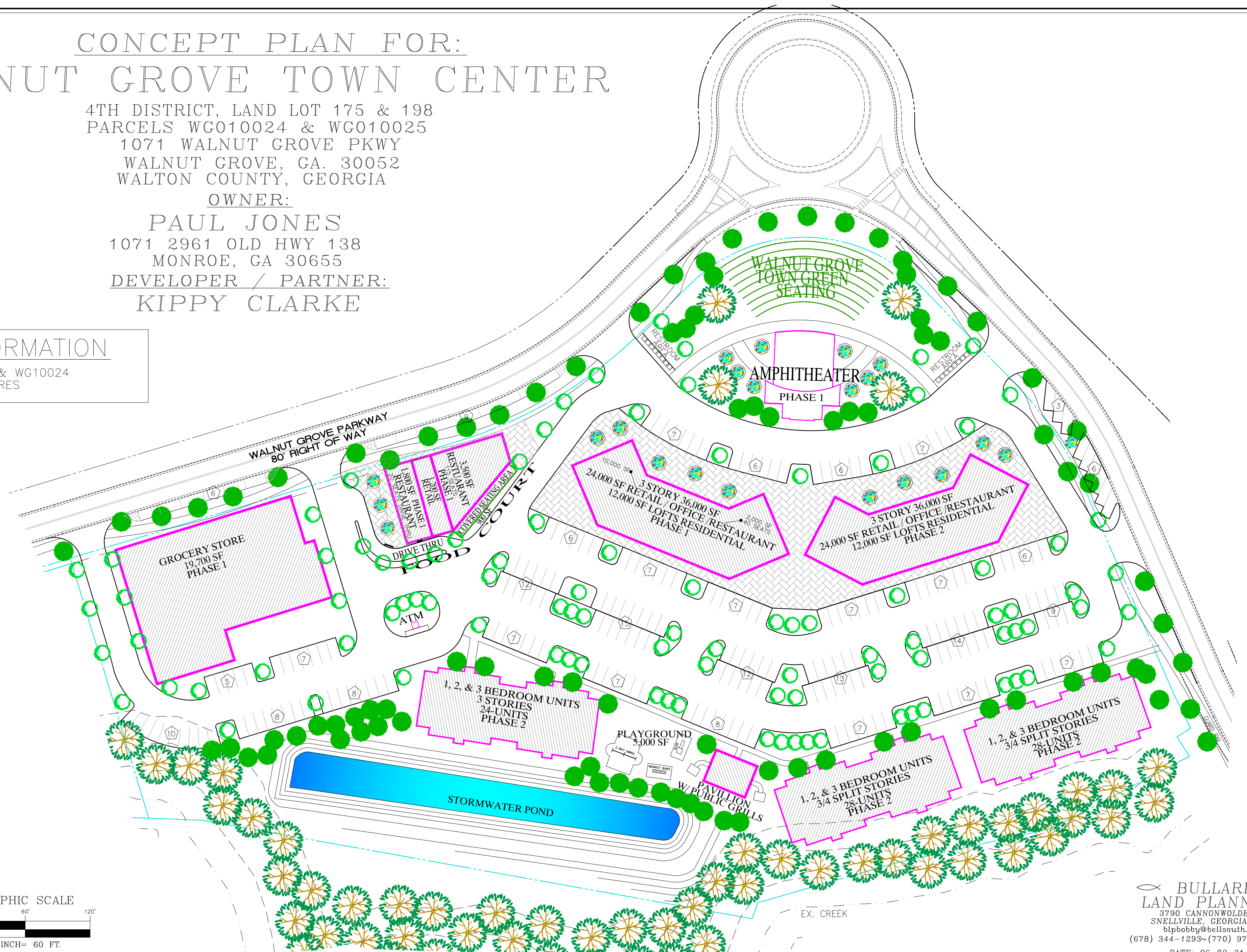
OWNER:

PAUL JONES
 1071 2961 OLD HWY 138
 MONROE, GA 30655

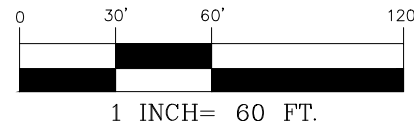
DEVELOPER / PARTNER:
 KIPPY CLARKE

SITE INFORMATION

PARCELS WG010025 & WG10024
 TOTAL AREA: 9.40 ACRES



GRAPHIC SCALE



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 LAND PLANNING
 3790 CANNONWOLDE DR.
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 blpbobby@bellsouth.net
 (678) 344-1293 ~ (770) 978-8857 FAX

DATE: 06-02-21