



CITY OF WALNUT GROVE
August 11, 2022 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. July 14th, 19th, & 28th Meeting Minutes
2. Financials
3. Invoices over \$5000

VI. COMMITTEE REPORTS

1. Community Involvement Committee – Linda Pilgrim
2. Parks and Recreation/Public Works – Jon Dial
3. DDA Report – Erica Miles
4. Education Involvement Committee – Stephanie Moncrief

VII. PLANNING AND ZONING COMMISSION – DON CANNON: CHAIR

VIII. PUBLIC COMMENTS

IX. OLD BUSINESS

X. NEW BUSINESS

1. Rezone Application & Public Hearing- 11.195 Ac. Parcel NO. WG010026 From A-4 to M-1
 - a. Public Hearing
2. Sign Ordinance
3. Millage Rate Rollback to 5.197
4. Moratorium on Downtown Center Extension

XI. REPORTS

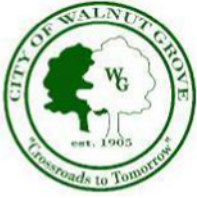
1. Public Works Report
2. Clerk's Report
3. Mayor Report

XII. TOWN HALL DISCUSSION

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

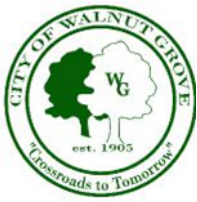
XV. ADJOURN



CITY OF WALNUT GROVE
July 14, 2022 7:00 PM
1021 PARK STREET MUNICIPAL BUILDING
MAYOR AND COUNCIL

Council Meeting Minutes

**MEETING CANCELLED DUE TO POSTING REQUIREMENTS NOT BEING
SATISFIED.**



CITY OF WALNUT GROVE
July 19, 2022 7:00 PM
1021 PARK STREET MUNICIPAL BUILDING
MAYOR AND COUNCIL

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

Council Meeting Minutes

- I. **CALL TO ORDER-** Mayor Mark Moore
- II. **INVOCATION-** Tony Powell
- III. **PLEDGE OF ALLEGIANCE-** All participated
- IV. **AGENDA APPROVAL-** Council member Linda Pilgrim made motion to approve. Council member Stephanie Moncrief seconded. Passed unanimously.
- V. **CONSENT AGENDA-** Council member Jon Dial made motion to approve. Council member Linda Pilgrim seconded. Passed unanimously.
 1. June 9th Meeting Minutes
 2. Financials
 3. Invoices over \$5000 - None
- VI. **COMMITTEE REPORTS**
 1. **Community Involvement Committee** –Council member Linda Pilgrim reported that the touch the truck event was a big success at the previous park market. Council member Pilgrim thanked all the sponsors, vendors, performers and emergency service members that participated.
 2. **Parks and Recreation/Public Works** – Council member Jon Dial reported he was still looking for bids to replace the ballfield lighting.
 3. **DDA Report** – Council member Erica Miles reported the DDA was excited about the comprehensive plan and working on developing a website.
 4. **Education Involvement Committee** – Council member Stephanie Moncrief asked to be added to the next work session to present a proposal for teacher and staff funding.
- VII. **PLANNING AND ZONING COMMISSION – DON CANNON: CHAIR-** None
- VIII. **PUBLIC COMMENTS-** None
- IX. **OLD BUSINESS-** None
- X. **NEW BUSINESS**
 1. **TSPLOST-** Mayor Moore explained if approved the city would receive over one million dollars in transportation income. Council member Linda Pilgrim made motion to approve. Council member Jon Dial seconded. Council member Stephanie Moncrief wanted to discuss specific plans to use the funds if approved. Mayor Moore explained the usage plans wording was left vague to have flexibility to use the funds as needed. Council member Moncrief asked if there was any discussion with Walton County regarding helping within the city. Mayor Moore explained this was only a discussion about division of funds. Passed unanimously.

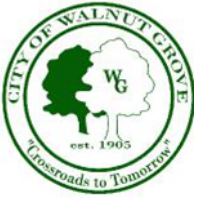
2. **Comprehensive Plan-** Council member Erica Miles made motion to approve. Council member Linda Pilgrim seconded. Passed unanimously.
3. **Temporary Moratorium on Sign Permits-** Tony Powell explained that the city sign ordinance needs to be looked at to make sure there is no language that could be unconstitutional. Council member Stephanie Moncrief made motion to approve. Council member Erica Miles seconded. Passed unanimously.
4. **GDOT Lighting Agreement-** Mayor Moore explained the agreement is for the city to repair and pay for the electricity for the roundabout lighting and the Georgia DOT will install the lights. Council member Erica Miles asked what type of lightning would be installed. Mayor Moore explained they would be overhead streetlights. Council member Jon Dial made motion to approve. Council member Erica Miles seconded. Council member Stephanie Moncrief asked what time frame the city had to repair the lights before the city is charged. Mayor Moore explained that Walton EMC will take care of the light repairs. Tony Powell commented the DOT would simply be moving the existing lights during construction then replacing them and turning them over to the city. Tony Powell commented the type of light could be negotiated with the DOT for additional cost. Council member Stephanie Moncrief commented she wanted more information on what was going to be happening. Motion passed 3-1 council member Moncrief voted nay.

XI. REPORTS

1. **Public Works Report-** None
2. **Clerk's Report-** Keegan Ramsey read the balances of the city bank accounts.
3. **Library Report-** None
4. **Mayor's Report-** Mayor Moore reported the deep patching should start July 25th and the paving completed by the end of summer. Mayor Moore reported the negotiations for the LOST funds are ongoing. Mayor Moore commented waiting on the permit for the Cornish Creek waste load and after talking to different engineering firms in Savannah there is new technology that can expand the capacity of the sewer plant much more than the current plan. Mayor Moore explained the next work session would be a longer one because of the many topics to discuss including the millage rate, a town Marshall, and a possible extension to the downtown moratorium.

XII. TOWN HALL DISCUSSION- Questions about the capacity of the sewer plant was discussed and Mayor Moore explained that he is working hard to solve the issue.

XIII. COUNCIL COMMENTS- Council member Jon Dial thanked Mayor Moore for his hard work. Council member Erica Miles commented she was excited about information she can relay to the DDA. Council member Linda Pilgrim thanked everyone for supporting the park events and the businesses for their sponsorship. Council member Stephanie Moncrief said she didn't have anything to comment.



CITY OF WALNUT GROVE

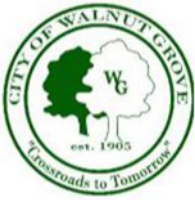
July 19, 2022 7:00 PM

1021 PARK STREET MUNICIPAL BUILDING
MAYOR AND COUNCIL

Council Meeting Minutes

XIV. EXECUTIVE SESSION- Council member Stephanie Moncrief made motion to enter executive session. Council member Linda Pilgrim seconded. Passed unanimously. Council member Linda Pilgrim motioned to return from executive session. Council member Stephanie Moncrief seconded. Passed unanimously.

XV. ADJOURN- Council member Erica Miles made motion to adjourn. Council member Linda Pilgrim seconded. Passed unanimously.



CITY OF WALNUT GROVE
July 28, 2022 10:00 AM
1021 PARK STREET MUNICIPAL BUILDING
MAYOR AND COUNCIL

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

Work Session Minutes

- I. **CALL TO ORDER-** Mayor Mark Moore
- II. **INVOCATION-** Tony Powell
- III. **PLEDGE OF ALLEGIANCE-** All participated
- IV. **AGENDA APPROVAL-** Council member Linda Pilgrim made motion to add executive session and remove Education Involvement Committee Proposal. Council member Stephanie Moncrief seconded. Passed unanimously. Council member Erica Miles made motion to approve the agenda. Council member Stephanie Moncrief seconded. Passed unanimously.
- V. **AGENDA ITEMS**
 1. **Millage Rate Rollback-** Mayor Moore discussed the current projections for rolling back the millage rate to 5.197. Council member Stephanie Moncrief expressed concerns about continually rolling back the millage rate while the city is growing, and more improvement projects will need to be funded. Council member Erica Miles commented projects like added a city Marshall and funding for the library would benefit from the extra revenue. Mayor Moore responded that the city is getting an increase of \$50,000 without increasing the tax burden of the residents by rolling back the millage rate. Mayor Moore stated for the record if council member Moncrief wanted to advocate for increasing taxes on the citizens that was her prerogative. Council member Moncrief stated she believed Mayor Moore was turning her words around and that's not what she was advocating, she was advocating for the growth of the city and having the funds in place when the city needs to do projects. Council member Erica Miles commented she doesn't think an increase is necessary but keeping it the same and for her personally the increase would only be \$60 per year and she feels like that increase would be worth it to help the city grow. Council member Jon Dial stated that he sees advantages both ways and since the city only started collecting taxes in 2018 there has not been a lot of time to build a big tax reserve.
 2. **Town Marshall-** Mayor Moore presented the council figures on the cost involved with creating a town Marshall position. He also discussed the duties the Marshall would have which include code enforcement and writing tickets along with having detention power. Council member Moncrief asked if the position would be appointed by council and if council would get a change to interview any potential candidates which Mayor Moore agreed.
 3. **Sign Ordinance-** Tony Powell commented they did not have a recommendation today and the current ordinance is still under review.
 4. **Moratorium on Downtown Center Extension-** Mayor Moore discussed the status of the downtown master plan and how the plan had to be modified due to springs being located on one of the properties. Mayor Moore presented the pros and cons of extending the moratorium as is or reducing the moratorium area to only include the downtown square district. Mayor Moore commented that the master plan is being revised to take into account for the springs and that process could take up to six months.
 5. **Sewer Plant Expansion Alternatives-** Mayor Moore discussed an alternative technology that would allow the sewer plant to be expanded to five times the capacity of the current plant for roughly the same price as the proposed expansion that would only double

current capacity. Mayor Moore commented that once the EPA permit was complete the city would have a better understanding of the options which include running a pipe system to direct discharge the waste or using modular systems until the city reaches that point.

VI. EXECUTIVE SESSION-Council member Stephanie Moncrief made motion to enter executive session. Council member Linda Pilgrim seconded. Passed unanimously. Council member Stephanie Moncrief made motion to leave executive session. Council member Erica Miles seconded. Passed unanimously.

VII. ADJOURN-Council member Stephanie Moncrief made motion to adjourn. Council member erica Miles seconded. Passed unanimously.

City of Walnut Grove
Balance Sheet
As of August 8, 2022

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
11.1100 Cash in Bank - General Fund	303,407.82
11.1101 Money Market - General Fund	510,614.71
11.1102 Cash in Bank - 2013 SPLOST	6,926.96
11.1103 Cash in Bank - 2019 SPLOST	346,760.43
11.1104 Cash in Bank - Sewer Operating Account	8,461.46
11.1105 Money Market - Sewer	925,635.85
11.1111 Cash in Bank - DDA	91,450.59
Total Bank Accounts	<u>\$ 2,193,257.82</u>

SOUTHERN SANITATION
P.O. BOX 815
GRAYSON, GA. 30017
770-554-6450

City of Walnut Grove
2581 Leone Avenue
Loganville, Ga. 30052

8-1-2022

Residential Monthly Waste Service August 2022	552	\$5464.80
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Total Amount Due		\$5464.80
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Account due by 8-15-22
Thank you for your business.

Bowman

4174 Silver Peak Parkway, Suwanee, GA 30024

Office 770-932-6550 • Fax 770-932-6551 • bowman.com

May 18th, 2022

City of Walnut Grove
Planning Commission and Mayor and City Council
2581 Leone Avenue
Walnut Grove, GA 30052

RE: Rezoning Request for portions of Parcels WG010026 & WG10027 – North - West Tract

This letter is provided on behalf of Matt Rutledge (the Owner & Applicant) concerning the Rezoning Request combining portions of parcels WG010026 and WG010027. The applicant proposes to combine **7.049** acres from parcel WG010026 and **4.146** acres from parcel WG010027 for a total of **11.195** Acres in the City of Walnut Grove, GA to be rezoned from Agricultural to Manufacturing – Industrial land uses.

The Applicant is requesting rezoning the subject parcel from AG (Agricultural) to M-I (Manufacturing - Industrial District). The development is proposed to include five (5) office - warehouse buildings with employee and customer parking at the front entrance and roll-up doors and small truck delivery docks at the rear. The intent is to provide a place for small, service-oriented businesses that require warehousing space along with offices space. Each building will include multiple suites with an area in the rear for roll-up doors and designated outdoor storage if needed. The property is intended to be owned by a single entity that is part of a Business Owner's Association (BOA) with rules and regulations to enforce efficient, clean, and organized business operations. The applicant intends to market towards service-oriented businesses such as plumbers, HVAC, electricians, landscapers, or other businesses that need a homebase to operate the business with space to store business related parts and components. The entrance will be located on Highway 81 and the final design will be reviewed and approved by the Georgia Department of Transportation (GDOT). The applicant intends to screen the proposed office-warehouse development from the adjacent church, residential homes, and future development at Walnut Grove Parkway. The applicant does not intend to have connectivity to the proposed development to the east and no intent to have vehicular access to Walnut Grove Parkway.

We look forward with advancing this project to the next phase of development and hopefully begin a trend to create business opportunities in the City of Walnut Grove. We believe this project will have a positive impact on the future of the city.

Thank you,



Chris McCrary
Director of Planning

PHONE (770) 787-0046



FAX (770) 787-8340

REQUEST FOR ZONING CHANGE

I, Matt Rutledge request that my property located at Walnut Grove Parkway, Walnut Grove, Georgia, which is now zoned A-R, be rezoned to M-I.

Number of acres requesting to be rezoned: 11.195 AC (28.461 AC TOTAL
Parcel # WG010026 PARCEL).
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.

Matt Rutledge
Applicant
Matt Rutledge
Applicant
5/25/2022
Date

Mayor

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 anticipated development along the Loganville Hwy. (Hwy 81) is proposed light industrial. The proposed use is suitable in view of the use and development of adjacent property.

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

The design approach is in harmony with the vision of development in the Highway 81 corridor. The applicant proposes buffers and screening adjacent to adjacent residential, church and commercial uses.

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

Agricultural use is not a reasonable economic use as currently designated due to the desire of the City to develop more retail office centric projects in this area.

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.

The proposed office - warehouse use should have no significant impact on existing streets, transportation facilities, utilities or schools. The project entrance on Highway 81 will be reviewed and approved by GDOT.

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 property owner seeks to develop the subject property with office - warehouse use that fills a need in the City for home base operations of service oriented businesses. Remaining agricultural zoning would not allow for growth in the area.

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 development, when implemented, will be a business incubator for entrepreneurs seeking a home base to expand or create new service oriented business inside the City of Walnut Grove.

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

Robert A. Justice

Signature

5/23/2022

Date

Legal Description
Walnut Grove Office Warehouse

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 175 and 198, 4th District, City of Walnut Grove, Walton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the eastern right of way of Georgia Highway #81 (100 foot right of way) with State Plane Coordinates of: Northing-1364695.08 and Easting-239201.20, that is the **POINT OF BEGINNING**; thence continuing along said right of way North 05°58'58" East a distance of 60.18 feet to a point; thence leaving said right of way South 81°44'15" East a distance of 297.19 feet to a point; thence North 08°15'17" East a distance of 472.96 feet to a point; thence South 52°48'29" East a distance of 901.14 feet to a point; thence South 54°30'45" West a distance of 477.34 feet to a point; thence South 65°53'34" West a distance of 342.66 feet to a point; thence North 81°51'41" West a distance of 250.00 feet to a point; thence North 08°23'24" East a distance of 416.95 feet to a point; thence North 81°44'59" West a distance of 200.12 feet to a point located on the eastern right of way of Georgia Highway #81, being the **POINT OF BEGINNING**. Said tract contains 11.195 Acres.

NOTICE

The City of Walnut Grove does hereby announce that the millage rate will be set at a meeting to be held at the Municipal Building located at 1021 Park St., Walnut Grove, GA 30052 on August 11, 2022 at 7:00 P. M. and pursuant to the requirements of O.C.G.A. §48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2021 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

CITY WIDE	2017	2018	2019	2020	2021	2022
REAL	0	30,156,638	33,674,820	35,930,445	38,879,960	50,986,704
PERSONAL	0	1,698,442	2,735,925	2,725,057	2,506,342	2,757,827
MOTOR VEHICLES	0	60	17,280	586,920	509,620	429,150
MOBILE HOMES	0	203,506	198,710	211,800	208,933	200,059
TIMBER- 100%	0	0	0	0	0	0
HEAVY DUTY EQUIPMENT	0	0	0	0	0	0
GROSS DIGEST	0	32,058,646	36,626,735	39,454,222	42,104,855	54,373,740
EXEMPTIONS	0	341,674	339,686	449,459	648,986	1,696,040
NET DIGEST	0	31,716,972	36,287,049	39,004,763	41,455,869	52,677,700
FLPA REIMBURSEMENT VALUE	0	0	0	0	0	0
ADJUSTED NET DIGEST	0	31,716,972	36,287,049	39,004,763	41,455,869	52,677,700
GROSS M&O MILLAGE						
LESS ROLLBACKS						
NET M&O MILLAGE						
BOND MILLAGE						
TOTAL MILLAGE RATE		6	5.752	5.604	5.419	5.197
TOTAL CITY TAXES LEVIED						
NET TAXES \$ INCREASE						
NET TAXES % INCREASE		100.00%	0.00%	0.00%	0.00%	0.00%