

**AGENDA  
WALNUT GROVE CITY COUNCIL  
THURSDAY, MAY 10, 2018  
COUNCIL MEETING  
7:00 P.M.**

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. AGENDA APPROVAL**
- V. PUBLIC HEARING**
  - a. Rezone for Jon Dial Property**
    - 72.28 Acres zoned A-1 Agricultural to PUD (*Planned Unit Development District*)
    - 17.77 acres zoned A-1 Agricultural to C-2 Commercial
  - b. 2018/2019 Budget Hearing**
- VI. PUBLIC COMMENT**
- VII. MINUTES APPROVAL:**
  - a. March 8, 2018 City Council Meeting**
  - b. April 5, 2018 Work Session**
  - c. April 17, 2018 Called Meeting**
- VIII. PUBLIC WORKS REPORT**
  - a. Fertilizer on spray field at Sewer Plant
- IX. FINANCIAL REPORT**
- X. CLERK'S REPORT**
- XI. CODE ENFORCEMENT REPORT**
- XII. MAYOR'S REPORT**
- XIII. OLD BUSINESS**
- XIV. NEW BUSINESS**
- XV. DISCUSSION ITEM**
- XVI. COUNCIL COMMENTS**
- XVII. EXECUTIVE SESSION, *if needed***

**ADJOURN**

**WALNUT GROVE CITY COUNCIL MINUTES**  
**THURSDAY, MAY 10, 2018**  
**7:00 P.M.**

**Present at Meeting:**

**Mayor Lamar Lee**  
**Mark Moore**  
**Linda Pilgrim**  
**Carol Witcher**  
**Mike Malcom, City Attorney**

**I. CALL TO ORDER**

Meeting called to order by Mayor Lamar Lee

**II. INVOCATION**

Given by Carol Witcher

**III. PLEDGE OF ALLEGIANCE**

All stood for the Pledge of Allegiance.

**IV. AGENDA APPROVAL**

Kathy Glass, City Clerk asked for the agenda to be amended to add approval under New Business Heat Pump for City Hall. Mark Moore made a motion we add Heat Pump for City Hall under New Business, Linda Pilgrim seconded the motion, opportunity for discussion, motion passed.

**V. PUBLIC HEARING**

**a. Rezone for Jon Dial Property**

72.28 Acres zoned A-1 Agricultural to PUD (Planned Unit Development District)  
17.77 acres zoned A-1 Agricultural to C-2 Commercial

Mike Malcom, City Attorney – for purposes of procedure going by the zoning procedures law we will allow the applicant or their representative to speak for 10 minutes on behalf of the rezone then we will take any who is opposed anyone who wants to speak on behalf of the rezone in addition to the applicant will get 5 minutes. We will have to stick to those time limits because we have other business as well tonight. Anyone who wants to speak against the rezone will also have 5 minutes to speak. Then we will open it up for the council to ask questions of the applicant. Andrea Gray, attorney for the applicant, spoke on his behalf. She thanked the Council for the opportunity to speak to them at a work session on Tuesday and for the opportunity to speak to them tonight regarding The Enclave at Dial Farm. Thank you for your time and effort and working with us your engineering and legal staff has been great to work with. She described the property they are asking to be rezoned and what the rezone would be and how it would be developed. At your work session on Tuesday it was said this development is bigger in size and scope than anything you have ever seen before. This development meets the goals of your 2017 comprehensive plan. She further described the size of the homes and lots and the individuals who these homes would appeal to. She passed out flyers that described the homes they intend to build. She also gave the City a reservation of constitutional rights letter in the case their rezone request were not approved. They received the conditions Precision Planning suggested be a part of the rezone and her client does agree with all 18 of the conditions on the residential and the 7 conditions on the commercial portion. She respectfully requested the City approve the rezoning as submitted.

Mike Malcom – Is anyone else interested in speaking on behalf of the rezone? Is there anyone who signed in and wants to speak in favor of the rezone? None. Is there anyone who signed in who wishes to speak against the rezone? Mr. Malcom asked Jimmy Parker to stand and read out the 18 conditions PPI recommended be included in the rezone application should it be granted. The conditions were read out loud. Mike Malcom – Does the Council have any questions of the applicant? Mark Moore – the only question I have #9 about the sidewalks – Our current zoning is three feet for internal residential with a two foot buffer

but it doesn't mention a four foot going down Forrester Cemetery and Hwy 138 to match our current zoning requirements. Is that included? Jimmy Parker – It is not included in the current conditions. So, we don't allow any sidewalks going down Forrester Cemetery or Hwy 138? Jimmy Parker - The Council could ask for that condition it is just not included in the conditions presented. Mark Moore – Well I make a motion we add the four foot sidewalk going down Forrester Cemetery – Mike Malcom – you probably need to ask the applicant if they are willing to do that. Mark Moore – Are you willing to do that? Andrea Gray – the applicant is willing to accommodate your request. Mike Malcom – Are there any other questions from the Council? At that point the re zone is on the table for the Council's consideration. Carol Witcher – I make a motion we accept Sun Dial Enterprises request from Agricultural to P.U.D with all 18 of the recommended conditions by our City Engineers along with the additional condition of four foot sidewalks on Forrester Cemetery Rd. and Hwy 138. Mark Moore seconded the motion, opportunity for discussion, motion passed. Mark Moore made a motion to approve the request from Sun Dial Enterprises to rezone the 17.77 acres from Agricultural to C-2 along with the 7 conditions recommended by the City's Engineers. Motion seconded by Carol Witcher, opportunity for discussion, motion passed.

**b. Budget 2018/2019**

Mike Malcom – We will follow the same format for the Budget Hearing. Each person who wishes to speak will be give five minutes each. Is there anyone who would like to speak in favor of the budget at this time? State your name. Guy Hall. Guy Hall – I'm one of the trustees with the public library and a couple of months ago we had a discussion about the funding of the library. I think with new patrons moving to the area we would like to go back to the 49,000 per year. That is my argument for that. I do have a question about what just happened here. You approved this qualification about the sidewalks. Was this just passed? Was this presented at a previous meeting? Mike Malcom – Four meetings. Mr. Hall but not the last meeting? Mike Malcom – No they withdrew their application. Mr. Hall – So they were asking for apartments but withdrew their application and resubmitted it with residential housing. Obviously with this development there will be a need for a street light. Could the City advocate for this light? Mike Malcom – Hwy 138 is a state highway and they would have to do a traffic study and determine if they would put in a light there. Mr. Don Cannon – Mr. Mayor and Council I will be very brief. I have provided you the needs of the Walnut Grove Library. I asked as you deliberate on this budget that you will look at the needs we have. The desire we have to go back to 44 hours of open time for the citizens of Walnut Grove and the surrounding area. And we really implore you to look at that and reinstate the budget next year back to the \$49,900 level so we can at least regain some ground we lost with respect to this year's budget. Carol Witcher – Mr. Cannon can I ask you a question please? What are the benefits the library receives from Uncle Remus? Mr. Cannon – Well Uncle Remus is the organization under which we operate. It was through Uncle Remus we petitioned the State to get the funds to build the library. They manage the library they provide the books. I could spend the next 45 minutes with the help of others here giving you a long litany of things they do. Carol Witcher – How do they support you financially? Mr. Cannon – they do not support us financially We are financed by the City of Walnut Grove and our County. We also get funding through the State library for books and other things such as technical support. Uncle Remus does not provide financial aid. They provide assistance in handling our finances. Carol Witcher- Do you receive any financial aid from Friends of the Library? Don Cannon – Yes, we do. Mike Malcom – Any other questions? Anyone else? I am Michele Ramey and I have been a resident here for 18 years. I'm here on behalf of the library. She explained how she has used the library and brings her granddaughter and how much it has benefited her. With the budget cut they have to visit another library. Sarah Weaver – also stated the benefits her granddaughter gets from the Walnut Grove Library. Mike Malcom – Anyone else wish to speak on the budget? Hearing none the Budget Hearing is closed. The Clerk explained the budget would be voted on in June at the City Council Meeting.

**VI. PUBLIC COMMENT**

Don Cannon – I am excited to introduce the new Director of the Uncle Remus Library System. Ms. Stacy Brown. She replaces Ben Carter who effective May 1 took a position as a deputy state librarian. We are very pleased to have Stacy come and fill this leadership role. She has extensive experience. She comes from the Conyers Rockdale Library System of which she was the director. We will be inviting you to a reception soon to get to know her better.

**NOTICE TO THE  
PUBLIC OF  
IMPORTANT  
WALNUT GROVE  
PUBLIC ZONING  
HEARING**

To be held on Thursday  
May 10, 2018 at 7:00  
p.m. at the Walnut  
Grove Municipal Building  
at 1021 Park Street.

A petition has been  
filed with the City of  
Walnut Grove request-  
ing: The property of Ag-  
nes and Jonathan Dial;  
Sundial Enterprises,  
Inc. all that tract or par-  
cel of land lying and be-  
ing in Land Lot 174 of  
the 4th District, Walton  
County, GA and being  
72.28 acres now zoned  
A-1 Agricultural to be  
rezoned to PUD  
(Planned Unit Develop-  
ment District). Per  
O.C.G.A. §36-66-1, et  
seq., a Public Hearing  
will be held by the Wal-  
nut Grove City Council  
in the Walnut Grove  
Municipal Building at  
1021 Park Street, in  
Walnut Grove, at 7:00  
p.m. on Thursday, May  
10, 2018 or a later date  
to be announced at  
said hearing.

All persons having an  
interest should be at  
this public hearing to  
voice their interest and  
provide comments for  
or against. Call 700-  
787-0046 for more de-  
tails.

Copies of the Re-zon-  
ing Application are  
available for review and  
inspection by the pub-  
lic during normal busi-  
ness hours. It is avail-  
able electronically or  
hard copy upon re-  
quest.

City of Walnut Grove

By: Katherine A. Glass,  
City Clerk

4984

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City of Walnut Grove

By: Katherine A. Glass,  
City Clerk



**Rezoning Report & Recommendation**

Case # RZ-18-02/~~RZ-18-03~~  
Report by: Joe Walter *JW*  
Date: May 4, 2018

Hearing Date  
Walnut Grove City Council: May 8, 2018

**General Information**

Applicant: Sundial Enterprises, Inc., Agnes and John Dial & William Coleman  
Owner: Sundial Enterprises, Inc., Agnes and John Dial & William Coleman  
Size: 90.42 acres  
Location: Hwy. 138 and Forrester Cemetery Road  
Tax Parcels C05302178 and C0530218  
Existing Zoning: AG  
Proposed Zoning: PUD (RZ-18-02)/C2 (RZ-18-03)  
Proposed Use: Planned Unit Development (Residential) and Commercial

**Surrounding Land Uses & Zoning Districts**

To the East: Single family residential (A1 zoning - Walton County)  
To the West: The Grove Wine and Spirits/Silt Saver – C-1/C-2  
To the North: Body Shop and outbuildings for sale - AG/C-1  
To the South: Single family residential (A1 zoning - Walton County)

**Applicant’s Intent**

The applicant has submitted two rezoning applications for the City’s consideration; (1) 72.62 acres for a Planned Unit Development (PUD) with residential uses and (2) 17.77 acres for commercial uses along Hwy 138. The residential components of the PUD would be accessed off of Hwy 138 and off of Forrester Cemetery Road. It would appear that the C-2 uses would be accessed off of Hwy 138 as well. The proposed commercial uses along Hwy 138 include a proposed gas station, restaurants and office/retail uses.

**Analysis of Rezoning Request**

The subject property contains a single family residence and a mixture of pasture land and woodland and is known as the Dial Farm. The property is currently zoned AG and is shown on the Comprehensive Plan Future Land Use Map as Agriculture/Forestry and Residential (for the 2 acre home site). The property is also located in the WP-1 Cornish Creek Watershed Protection District, Section 911.C of the *Zoning Ordinance*, which imposes increased stream buffers and building setbacks. We reviewed the Developments of Regional Impact (DRI) regulations referenced in the *Walnut Grove Land Development Ordinance*, and have determined that the proposed development does not exceed the minimum threshold for a DRI review by the Regional Commission.

Since the applicants have requested a PUD zoning classification for the property, Section 906 of the *Zoning Ordinance* outlines certain exhibits and reports that need to be submitted in order for the Mayor and Council to consider the request. These exhibits include drawings, typical buildings and reports outlining the proposed project. The applicants submitted a complete application, therefore we did not believe it was necessary to list all of the required project submittals in this analysis.

PUD - The proposed residential rezoning includes a total of 157 residential units to be constructed in two phases. The first phase would consist of 50 lots and are all interior to the proposed subdivision. The second phase would consist of 104 interior lots and three residential lots along Forrester Cemetery Road. The application also includes 18.4 acre passive recreation amenity area with a playground, community garden, walking trail, covered patio with a bathroom and parking. There is also a gas pipeline easement along the southern portion of the property

C-2 - The proposed C-2 zoning consists of 17.77 acres of a mix of office/retail and restaurant uses. The submitted site plan shows a convenience store/gas station/restaurant building along Hwy 138 and closer to Forrester Cemetery Road; three office/retail buildings and two narrow footprint fast food-style restaurant buildings.

### **Impact Analysis**

According to Section 1608 of the *Zoning Ordinance*, the Mayor and Council are to consider sixteen standards governing the exercise of the City's zoning power in balancing the interest of the public health, safety, morality or general welfare against the unrestricted use of property. The applicant has submitted their impact questionnaire that addresses these items. In order to assist the Mayor and Council, we have reviewed the Section 1608 standards and the application and have presented our findings on the sixteen standards:

#### **1. The existing land use pattern**

The existing land use pattern is a mixture of residential and commercial uses along Hwy 138. Residential uses are located along Forrester Cemetery Road. The Silt Saver building (zoned C-2), under construction, is located across Forrester Cemetery Road. There is a residential subdivision to the south of the subject property, but it contains larger lots and is served by individual lot septic tanks. The proposed PUD would introduce a residential density much larger than any adjoining or nearby properties.

*The applicant has indicated that they are aware of this, but because the property is in the City, higher densities would be more appropriate.*

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

The PUD component would be the first property with this designation in Walnut Grove. There are other residential subdivisions in the City, but the lot sizes are larger due to the lack of sewer in the City previously. Commercial uses are present along Hwy 138.

#### **3. The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, school, utilities, and streets;**

According to information provided by the City Engineer, "the current sewer plant capacity is 50,000 gallons per day. The City has reserved 50% of total plant capacity for residential (25,000 GPD), and 50% for commercial/industrial (25,000 GPD). The treatment facility is permitted for future expansion to 100,000 GPD. Previously committed/purchased residential capacity is currently 12,600 GPD. Therefore, the balance of remaining current residential sewer capacity is 12,400 GPD."

The applicant's revised proposal for the PUD components involves 50 lots in Phase 1 (50 x 250/GPD/Unit = 12,500 GPD), which would take up all the remaining residential sewer capacity in the City with the plant in its current configuration. The PUD proposal also involves a second phase of residential development with 154 lots in the neighborhood and three outparcels along Forrester Cemetery Road. These units would encumber (157 x 250/GPD/Unit = 39,250 GPD). The narrative of the proposal indicates that these lots would not be submitted for permitting until the sewer plant has been expanded.

The commercial zoning would include an additional 13,500 GPD (approximate) of sewer capacity. Therefore at buildout, the total development would generate and approximate flow of 65,250 GPD.

*The applicant has indicated as much in their response to this question, and added that the revenue created by the tap fees on the sewer would pay for the eventual expansion of the sewer treatment facility. The applicant has also indicated their understanding that there is not existing capacity for the Phase 2 units and they would not pursue permitting for Phase 2 until capacity is available.*

**4. The costs to the City and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets, law enforcement, fire protection and other public services;**

The City is not in a position to serve the proposed PUD development and C-2 zoning in its entirety with sewer service. The cost to provide additional treatment capacity would need to be calculated by the City's Engineer. Our understanding is that the City's plans do not include expanding their treatment capacity in the foreseeable future. The City would have to provide public works services and sanitation to the development. Schools, fire protection and water service are provided by Walton County agencies.

Forrester Cemetery Road is a narrow two-lane road that is maintained by the City. This road will be impacted by the increased traffic of the proposed residential and commercial development, during the construction phase and beyond. The applicants have not proposed any improvements to Forester Cemetery Road to accommodate the increased traffic impact. The applicants also propose to develop three residential outparcels along Forrester Cemetery Road, which will introduce additional driveway cuts on to the road and where the hoses will be facing the Grove Wine and Spirits building.

The proposed site plan indicates an entrance road off of Hwy 138 that will serve the residential development as well as the commercial uses. The proposed road layout and adjacent parking areas is a potential safety hazard for drivers and also reduces the appeal of the neighborhood residence.

*The applicant has indicated that any impacts to these entities will be offset by increased tax revenues.*

**5. The possible impact on the environment, including, but not limited to drainage, soil erosion and sedimentation, flooding, air quality and water quality;**

Impacts on drainage, soil erosion and sedimentation would be mitigated by the construction practices required by the City *Land Development Ordinance*. Note that the property lies within the Cornish Creek Watershed Protection Overlay District WP-1, which requires more extensive greenways and setbacks from streams.

*The revised site plan submitted by the applicant DOES include these greenways and setbacks required under the WP-1 zoning designation.*

**6. Whether the proposed zoning amendment will allow uses which will be a detriment to the value of adjacent property in accordance with existing regulations;**

The proposed commercial uses along Hwy 138 would be consistent with other commercial uses along the highway. Residential uses exist throughout the community. However, the proposed density of development is greater than the City has seen before.

*The applicant proposes to mitigate the density of development though keeping areas of the site undisturbed and providing buffers in other areas.*

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

The property could continue to be used or developed for another use allowed in the AG district.

*The applicant has indicated that the property's location along Hwy 138 makes it unsuitable for agricultural development.*

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

The proposed PUD would be much denser than any surrounding properties in the City or in the County. The applicant has proposed landscaping and buffers to make the proposed development more pleasing to potential residents.

We must note that there is no proposed buffer between the interior residential uses and the proposed C-2 zoning parcel along Hwy 138. Without some buffering, the commercial uses will adversely affect the residential uses in the development.

*The applicant has indicated that the residential component will include quality, craftsman style homes constructed of cement siding with brick stone and/or stucco accents No vinyl siding (except for possibly vinyl soffits) is proposed. The applicant also indicates that the proposed commercial uses will be built with high-quality materials.*

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

The proposed development is not consistent with the uses proposed for the subject property in the Walnut Grove Comprehensive Plan. The most recent version of the Comprehensive Plan included policies to promote higher quality single family housing with design guidelines to avoid "cookie cutter subdivisions." For agricultural lands, the Comprehensive Plan, the future land use guidelines include residential development to maintain a rural character with single family detached homes on large lots.

*The applicant has said that the proposed development is consistent with the reality of the type of development that Walnut Grove will attract and that the development will serve as a natural extension of the existing commercial and residential developments abutting the property.*

**10. The possible effects of the proposed zoning amendment on the character of the zoning district, a particular piece of property, neighborhood, a particular area or the community as a whole;**

The proposed PUD would be much denser than any surrounding properties in the City or in the County. At buildout, the subdivision would be much larger (in dwellings) than any other development within the City. There is significant potential for detrimental effects on the surrounding properties.

*The applicant indicates that the project will meet the demand for high quality homes and commercial services.*

**11. The relationship that the proposed zoning amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether the proposed zoning will carry out the purposes of these regulations;**

A PUD development allows tremendous flexibility in site design and allows increases in density as a tradeoff for preserving open space, etc. The applicants' site plan does incorporate some flexibility with lot layout and design and does include a large amount of open space that will buffer the development



from the residential uses to the south and from the Forrester Cemetery Road.

*The applicant goes into great detail about how the proposed plan meets the intent of the PUD ordinance and how the site layouts and building arrangements meet the intent of the ordinance.*

- 12. Any application for a zoning map amendment which does not contain a specific site plan carries a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;**

*The applicant has submitted site plans and all the required elements of a PUD proposal. The applicant also included more site specific information about the commercial development (C-2 zoning) along Hwy 138.*

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

The proposed development abuts an existing low density subdivision in the County. The PUD, when fully developed, could adversely affect the existing subdivision.

*The applicant indicates that the proposed development preserves the integrity of the existing adjacent residential neighborhoods and enhances the residential options of the City.*

- 14. In instances when property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the neighborhood shall be considered to carry great weight;**

The established neighborhood is separated from Hwy 138 by the subject property. The proposed development will not encroach on the established neighborhood (in Walton County) due to a wide gas easement that separates the two uses.

*The applicant indicates that the proposed PUD use will provide a buffer between the established residential subdivision and the proposed commercial zoning along Hwy 138.*

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

The property could be used for any uses allowed under by the AG district. The property has been used to grow hay recently.

*The applicant argues that there is not a reasonable economic use for agricultural operations on this property due to the volume of traffic along Hwy 138, the potential pollution with Stormwater runoff and safety considerations of livestock.*

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

Please see the **Conclusion and Recommendation Section** that follows.

### **Conclusion and Recommendations**

**PUD** - Although it has been stated several times within this report before, the proposed PUD development would be much denser than any other neighborhood in Walnut Grove, and would bring with it the accompanying challenges to the City. There will be increases in traffic, noise, pollution, impacts on infrastructure, utilities and schools. The City does not have sewer capacity to serve the development as presented. Forrester Cemetery Road is not laid out to accommodate 157 new residential units.

*The applicant has not denied this, but argues that the proposed development will be designed to offset the impacts through quality construction, amenities, landscaping, buffers and staging the development and that tax revenue will offset the other impacts.*

The Comprehensive Plan was recently updated and includes statements that want to encourage residential development at a lower density than proposed and where the neighborhoods have some character and appeal. The PUD, as proposed, does not provide much evidence that this development will have a character and appeal any different than a newer subdivision in an adjacent community. The street designs are straightforward and do not follow the language in Section 906 that discourages cul-de-sac streets. The layout of the neighborhood is impacted by the buffers imposed by the WP-1 overlay district and cuts down on the flexibility. *The applicant submitted several different house elevations and some information about proposed landscaping. The applicant also proposed a large amenity area with playgrounds and other features for the residents.*

Based upon the policies set forth in the Comprehensive Plan that discourage the density and character of the proposed development as laid out, combined with the impact on the infrastructure and the surrounding areas, it is recommended that the PUD rezoning application (RZ-18-02) be **DENIED**. **Should the Council choose to approve the rezoning request, then the conditions outlined below should be incorporated into any resolution approving this case:**

A. PUD General Conditions

1. Development will be designed and constructed in accordance with the Concept Plan approved by the Mayor and Council as a part of the rezoning approval. 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 require the project to be resubmitted for approval.
2. The PUD conditions for common property ownership outlined in Section 906 shall be in force for this PUD.
3. All house elevations and amenity area buildings to be submitted to the Mayor and Council for final approval prior to any building permits being requested.

B. PUD Utilities and Infrastructure

1. Developer shall limit the development of the residential lots in the PUD to 50 in the first phase of development. Future phases will be determined by the schedule for the expansion of the Walnut Grove Wastewater Treatment Plant.
2. All sewer easements and access rights shall be designed to incorporate future phases.
3. Developer to widen Forrester Cemetery Road at the proposed subdivision entrance road and install a dedicated left turn lane in lieu of the proposed deceleration lane. Plans for this improvement to be submitted at the time the PUD construction plans are submitted for permitting.
4. Developer to widen Forrester Cemetery Road at Hwy 138 and install a dedicated left turn lane.
5. Developer to adjust the layout of the proposed walking track/trail in the amenity area to avoid the pump station on the property.
6. Developer to redesign the neighborhood entrance road coming off of Hwy 138 to improve safety by limiting curb cuts to the commercial parcels. Roadway to be designed as a roadway and not as a commercial driveway.

C. PUD Landscaping/Buffers

1. Developer to install a landscape buffer at least 15 feet in width along the northern PUD property line between the PUD neighborhood and the C-2 zoning district to screen the rear yards from the commercial uses. The final design and plant materials to be installed will be presented during permitting.
2. All entrance landscaping to be shown on the PUD construction plans and approved by the City Engineer.
3. Tree replacement and plantings shall follow the guidelines in the *Land Development Ordinance*.

**C-2 Zoning**-The proposed C-2 zoning is consistent with development along the two state highways in the community. The proposed uses in the C-2 property are not out of character with the uses outlined in the Comprehensive Plan. The applicant has attempted to integrate the C-2 zoning with the proposed PUD through common landscaping and a connecting street. **It is our recommendation that the C-2 rezoning application for Sundial Enterprises, Inc. (RZ-18-03) be APPROVED WITH THE CONDITIONS OUTLINED AS FOLLOWS**

A. C-2 General Conditions

1. Uses permitted in the C-2 district shall be allowed on the subject property.
2. C-2 uses that require a conditional permit shall follow the requirements for obtaining a Conditional Permit.

B. C-2 Utilities, Infrastructure and Access Conditions

1. City Engineer to approve all water and sewer designs prior issuance of any development permits. Sanitary sewer design shall be configured to permit all the proposed lots on the PUD Concept Plan to be served, including granting of easements and access rights as needed.
2. GDOT to approve all access from the property onto Hwy 138 and to approve all construction in the right of way of Hwy 138.
3. The driveway/roadway shown on the Concept Plan that will access the PUD neighborhood to the south to be redesigned to function as a road and not as a commercial driveway. Design of this roadway to be coordinated with the construction of Phase 1 of the PUD development, or sufficient access width granted if the commercial parcels are developed first.
4. All Stormwater management ponds and improvements to follow the guidelines of the *Land Development Ordinance*.

C. C-2 Architecture and Design

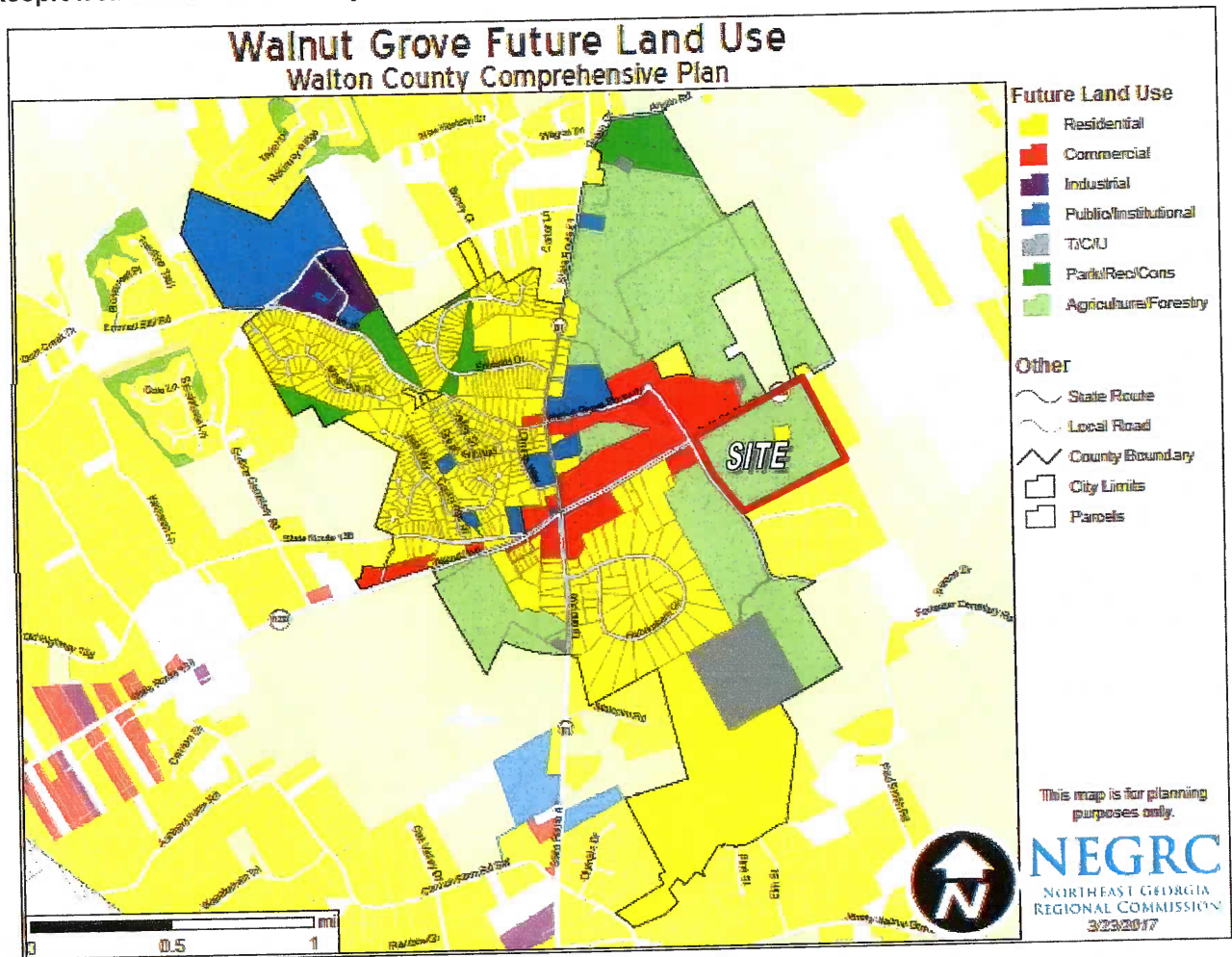
1. Exterior architecture of the proposed uses shall be in general conformance with the Design Guidelines outlined in the Downtown Overlay District (Section 911.D.9).
2. Mayor and Council to approve the proposed exterior architectural for all proposed uses prior to any building permits being issued.
3. The common border between the C-2 properties and the PUD neighborhood shall be designed to allow for the planting of a buffer between the two uses at least 15 feet in width. Final plant materials and design to be approved by the City Engineer during the permitting process.

**Aerial View of the Site**





Excerpt from the Walton County Comprehensive Plan



## RZ-18-02: The Enclave at Dial Farm Planned Unit Development (PUD)

Recommend approval of the rezone of 72.62 acres from Agricultural (AG) to Planned Unit Development (PUD) with residential uses subject to the following zoning conditions:

1. Development will be designed and constructed in accordance with the Concept Plan approved by Mayor and Council as a part of the rezoning approval. Minor variations due to topography or engineering constraints may be approved by the City at their discretion. Any proposed increase in the total number of lots will require the project to be resubmitted for approval.
2. The PUD conditions for common property ownership outlined in Section 906 shall apply to this PUD.
3. Elevations and floor plans for all homes and amenity structures shall be submitted to the Mayor and Council for final approval.
4. **No mutil-family, duplex or apartment units shall be permitted.**
5. Developer shall limit the development of residential lots in the PUD to a maximum of 50 in the first phase of development; subject to the availability of sanitary sewer capacity. Future phases may not be developed until such time as the City of Walnut Grove completes an expansion of the existing Wastewater Treatment Facility, at the sole discretion of the City Council.
6. All required sewer and access easements shall be designed to include future phases and adjacent properties.
7. **All residential driveways shall be twenty feet minimum in width and constructed of concrete. This condition is applied to discourage on-street parking, and provide additional parking on each lot.**
8. **Developer shall install a divided entrance and landscaped median at both Forrester Cemetery Road and SR 138.**
9. **Developer shall construct 4 foot wide sidewalks on both sides of planned streets, with a minimum 1 foot wide vegetated strip between the sidewalk and the curb and gutter.**
10. **Developer shall install decorative sign posts throughout the subdivision, in lieu of conventional sign posts (Posts shall reasonably match those along Walnut Grove Parkway).**
11. **All lots shall be sodded following residential construction (front, sides and rear).**
12. **Subdivision entrance signs shall be constructed of brick or stone, including architecturally pleasing elements and/or decorative fencing at each entrance.**
13. **Developer shall construct the proposed amenity areas, pavilion, and walking trails prior to issuance of the 30<sup>th</sup> residential building permit in phase 1.**
14. **Prior to the issuance of any residential building permits under Phase II, the Developer shall construct and install a right turn lane at Forrester Cemetery Road and SR 138 at Developers sole cost and expense.**
15. **Developer shall provide for required stopping site distance along Forrester Cemetery Road at the proposed entrance, including the design and construction of any required modifications to Forrester Cemetery Road if required.**
16. **Developer shall design the entrance road at SR 138 to eliminate on street parking, and accommodate anticipated traffic.**
17. Developer to construct, install and maintain a 15 foot vegetated buffer between the residential lots and proposed commercial uses along SR 138.
18. Tree placement and plantings shall follow the guidelines in the *Land Development Ordinance*.

## **RZ-18-03: The Enclave at Dial Farm Commercial (C-2)**

Recommend approval of the rezone of 17.77 acres from Agricultural (AG) to Commercial C-2 for proposed commercial uses subject to the following zoning conditions:

1. Only uses permitted in the C-2 district shall be allowed on the subject property.
2. City Engineer to approve all water and sewer designs prior issuance of any development permits. Sanitary sewer design shall be configured to permit all the proposed lots on the PUD Concept Plan to be served, including granting of easements and access rights to adjacent properties as required by the City.
3. GaDOT shall review, permit and approve all access from the property onto Hwy 138 and approve any and all construction in the right of way of Hwy 138.
4. The proposed SR 138 entrance road to the PUD residential area shall be designed to function as a public road and not as a commercial driveway. Design of this roadway to be coordinated with the construction of Phase 1 of the PUD development, or sufficient access width granted if the commercial parcels are developed first.
5. All storm water management ponds and improvements shall be designed and constructed in accordance with the guidelines of the Land Development Ordinance. A 15-foot wide vegetated buffer shall be provided between commercial and residential uses.
6. Exterior architecture of the proposed uses shall be in general conformance with the Design Guidelines outlined in the Downtown Overlay District (Section 911.D.9), including site signage.
7. Mayor and Council must approve the proposed exterior architectural features and appearance for all proposed uses prior to any building permits being issued.