

GDOT PM Kesha Wynn
PI No. 0014082 Walton County

Analysis Locations: Sardis Road Connector from SR 60 to Sardis Road near Chestatee Road

Date: 5/15/23

Agenda: Tree Removal Discussion

Coordination Type: Email Telephone/MS Teams Physical Meeting

Team Members coordinated with (preload this chart with project team members)

	Name	Office
<input checked="" type="checkbox"/>	Kesha Wynn	OPD – PM
<input type="checkbox"/>	Merishia Robinson Coleman	OPD – DPM
<input checked="" type="checkbox"/>	Stephen Montgomery	RDWY Design
<input checked="" type="checkbox"/>	Lily Hardman	RDWY Design
<input checked="" type="checkbox"/>	Gregory (Trent) Smallwood	ROW
<input checked="" type="checkbox"/>	Draper Suttles	NEPA
<input checked="" type="checkbox"/>	Annie Williams	ENV HIST
<input checked="" type="checkbox"/>	Felicity Davis	MAINT (Landscape Architect)
<input checked="" type="checkbox"/>	Dorian Owens	MAINT (Landscape Architect)
<input checked="" type="checkbox"/>	Mayor Mark Moore	Mayor City of Walnut Grove
<input checked="" type="checkbox"/>	Linda Pilgrim	Council Member (City of Walnut Grove)
<input checked="" type="checkbox"/>	Erica Miles	Council Member (City of Walnut Grove)
<input checked="" type="checkbox"/>	Stephanie Moncrief	Council Member (City of Walnut Grove)
<input checked="" type="checkbox"/>	Sonya Cox	City of Walnut Grove

Meeting Minutes

Introductions

Roadway Design (Stephen Montgomery) shared an image:

- to discuss construction impacts that are sufficient to warrant tree removal at 1760 Hwy 138 and at 2521 Hwy 81
- to identify the critical root zone to indicate where the impacts are.

Maintenance (Felicity Davis / Dorian Owens): shared correspondence from State Arborist (Richard Littleton) stating that one tree is showing considerable dieback and the other tree is a water oak that has bark issues around the trunk. Since there will be significant soil disturbance and potential limb removal around the water oak, it should be removed. There is a high potential for sizeable dying limbs falling on targets below. In conclusion, there are no viable reasons to retain either of these trees. Arborist have determined that the impacts of disturbing the root zone can result in the long-term validity of the tree structure.

Maintenance (Felicity Davis & Doran Owens): Maintenance is aware of the potential local community concerns of tree removal. There is a potential for replacement tree(s).

- City of Walnut Grove (Mayor Mark Moore & Stephanie Moncrief): Would like to get property owner's opinion of the tree removal and/or preservation. Mayor Moore requested a copy of the arborist report from Maintenance (Landscape Architect).
- City of Walnut Grove (Stephanie Moncrief / Erica Miles) recommends putting up a couple of more trees somewhere to replace the trees that are going to be removed.
- Maintenance (Felicity Davis) inquired about the flexibility in the locations for tree placements- is there a place on GDOT ROW safe to plant trees without disturbing utilities. Maintenance (Dorian Owens) recommends not planting trees under the utility lines.
- Roadway Design (Stephen Montgomery) will know the potential locations once utility locations are received.

The following questions were asked during the meeting and the following answers were provided post-meeting to be included in meeting minutes:

- **Can the oak tree replacements be in the roundabout's landscaped central island? If not, is there anywhere within ROW for two oak tree replacements?** According to district traffic operations, only tree species listed on RA-1 will be allowed in the central island. Any deviation from this must be approved by the landscaping office. Deviations from RA-1 could be an issue because there is the potential for: 1) the tree to fall in clear zone, 2) difficulties regarding trimming and maintenance due to access limitations, and 3) the sightline to be blocked if the tree gets too big. Other potential replanting locations within right-of-way will be determined once utilities are relocated.
- **What information is need for retaining sections of tree(s) after removal?** A note will be added on the construction plans (13 series) flagging which tree(s) need to be cut down and given to the respective property owner(s). An additional general note will be

added in the 4 series clarifying that the associated costs should be included with the bid price for Grading Complete. This response was coordinated with district construction.

Mayor Moore asked if a “Welcome to Walnut Grove” welcome sign could be placed within the roundabout’s landscaped central island.

- City of Walnut Grove (Mayor Moore): The city would like to utilize a small 4ft high marquee and plate as a welcome sign within the roundabout’s landscaped central island.
- City of Walnut Grove (Erica Miles) recommended that the sign is in area outside of the roundabout central island for safety purposes in cases where people are drawn to taking photos. Maintenance (Dorian Owens) concurs with welcome signage to be in a safer area outside of the roundabout central island.
- Maintenance (Felicity Davis) state that if allowed, the sign would have to be within GDOT guidelines, and the city will be responsible for maintaining that area. A maintenance agreement will need to be in place between GDOT and the City of Walnut Grove.

Roadway Design (Stephen Montgomery) stated that the Magnolia tree at 2501 Hwy 81 will be removed (Janet Byrd – property owner); other tree on property just outside of ROW – will be evaluated to confirm – City of Walnut Grove (Mayor Moore) suggested that the magnolia tree be replaced. Roadway Design (Stephen Montgomery) stated that right-of-way (ROW) may have considered the magnolia tree in the ROW negotiations.

Roadway Design (Stephen Montgomery) confirmed that trees will be removed at the Stillwater Group & Gregg Williams property.

City of Walnut Grove (Stephanie Moncrief) asked about lighting and types of options (wants to see if the lights will be cohesive with their own lights under their existing grant(s) used for lighting. Roadway Design (Stephen Montgomery) stated that coordination with EMC has been done to determine lighting for the roundabout and that he will coordinate with Walton EMC to confirm (see highlighted section below).

The following question was asked during the meeting and the following answer was provided post-meeting to be included in meeting minutes:

- **Can decorative lighting poles be accommodated on the project?** Walton EMC has a single (1) standard lighting pole that they use. Therefore, decorative pole designs will not be accommodated on the project. ***The standard pole detail that Walton EMC provided in their response is attached to the meeting minutes.***

City of Walnut Grove (Erica Miles & Stephanie Moncrief) asked about school routes and operational impacts – Roadway Design (Stephen Montgomery) will coordinate with Construction & Traffic Ops to see if there are additional measures that can be put into place. City of Walnut Grove (Stephanie Moncrief) will coordinate with School System about impacts to bus routes during construction. City of Walnut Grove (Erica Miles) asked about detours for

school system. Roadway Design (Stephen Montgomery) confirmed that there will not be any detours (see highlighted section below).

The following question was asked during the meeting and the following answer was provided post-meeting to be included in meeting minutes:

- **To accommodate local school traffic, will special detours or traffic control coordination be provided during construction?** Based on input from district construction, SP150.6 will be modified to specify allowable hours for lane closures on days when school is in session and on UGA football (home game) weekends. Beyond that, there isn't much that can be done as the contractor must get the project built. No official, long-term detours are being proposed for the project as there are no feasible routes.

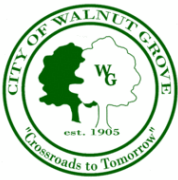
City of Walnut Grove

- Stephanie Moncrief requested right-of-way (Trent Smallwood) contact information. OPD PM (Kesha Wynn will provide).
- Stephanie Moncrief inquired about locations of demolished buildings. Roadway Design (Stephen Montgomery) shared the imagery information identifying the proposed demolished buildings.
- Mayor Moore inquired about the wall and steps for the historic property at 2399 Leone Avenue (Serendipity). Roadway Design (Stephen Montgomery) confirmed that the wall will be replaced with decorative details but, the steps will have to be removed (no sidewalk – but wider shoulders will be put in along the right side of SR 81 to allow for bicycles).

The City of Walnut Grove has requested draft plans for reference.

Action Items: (Person Responsible & Due Date)

- ❖ **Maintenance (Dorian Owens):** Will send email from Arborist, Richard Littleton to the OPD PM (Kesha Wynn - received 5/15/23) and to the City of Walnut Grove.
- ❖ **OPD (Kesha Wynn):**
 - Meeting minutes will be sent out by the close of business on 5/16/23.
 - Send ROW contact information for Trent Smallwood to the City of Walnut Grove (Stephanie Moncrief) by 5/16/23.
 - Confirm if draft plans can be provided to the City of Walnut Grove and provide the city with a response by 5/19/23.



City of Walnut Grove

Budget vs. Actuals: FY 2023 - FY23 P&L Classes

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
31.1000 Property Taxes	270,839.61	210,000.00	60,839.61	128.97 %
31.1310 Title Ad Valorem - TAVT	37,900.88	35,000.00	2,900.88	108.29 %
31.1315 Motor Vehicle Tax	2,243.44	2,500.00	-256.56	89.74 %
31.1340 Intangible Tax	6,232.44	6,000.00	232.44	103.87 %
31.1600 Real Estate Transfer Tax	2,898.51	1,250.00	1,648.51	231.88 %
31.1710 Franchise Tax - Electric	71,611.98	60,000.00	11,611.98	119.35 %
31.1730 Franchise Tax - Gas	0.00	3,000.00	-3,000.00	0.00 %
31.1750 Franchise Tax - Cable	8,934.71	9,000.00	-65.29	99.27 %
31.1760 Franchise Tax - Telephone	1,235.55	2,500.00	-1,264.45	49.42 %
31.3100 Local Option Sales Tax	249,421.17	220,000.00	29,421.17	113.37 %
31.4200 Alcohol Excise Tax	71,162.70	80,000.00	-8,837.30	88.95 %
31.6200 Insurance Premium Tax	110,376.86	105,000.00	5,376.86	105.12 %
31.8000 Other Taxes		500.00	-500.00	
31.9000 Penalties and Interest on Delinquent Taxes	232.28		232.28	
32.1110 Alcohol Licenses - Beer	1,000.00	1,250.00	-250.00	80.00 %
32.1120 Alcohol Licenses - Wine	1,000.00	1,000.00	0.00	100.00 %
32.1130 Alcohol Licenses - Liquor	1,700.00	3,400.00	-1,700.00	50.00 %
32.1200 Business License	12,552.50	10,000.00	2,552.50	125.53 %
32.2200 Building Permits and Inspections	10,056.62	50,000.00	-39,943.38	20.11 %
32.2990 Other Permits	2,325.00	500.00	1,825.00	465.00 %
32.4000 Late Fees	550.00		550.00	
33.1000 Intergovernmental Revenue - Federal	18,985.68		18,985.68	
34.1100 Court Services	1.00		1.00	
34.7000 Recreation Income	2,930.00	5,000.00	-2,070.00	58.60 %
34.9999 Other Charges	577.19	850.00	-272.81	67.90 %
35.1000 Fines and Forfeitures	36,818.00	35,000.00	1,818.00	105.19 %
35.1010 Fines and Forfeitures - Other	4,345.00		4,345.00	
35.1020 Court Fees - Other	9,953.50	1,500.00	8,453.50	663.57 %
36.1000 Interest Revenue	339.52	500.00	-160.48	67.90 %
37.1000 Contribution	660.00		660.00	
38.9999 Miscellaneous Revenue	3,828.19	1,000.00	2,828.19	382.82 %
39.1100 Transfers from General Fund	172.69		172.69	
Total Income	\$940,885.02	\$844,750.00	\$96,135.02	111.38 %
GROSS PROFIT	\$940,885.02	\$844,750.00	\$96,135.02	111.38 %
Expenses				
51.1100 Salaries and Wages	164,576.06	196,900.00	-32,323.94	83.58 %
51.2100 Group Insurance	8,796.00	21,000.00	-12,204.00	41.89 %
51.2200 Payroll Taxes - Social Security	15,182.90	11,500.00	3,682.90	132.03 %
51.2210 Payroll Taxes - Medicare	1,350.29	3,150.00	-1,799.71	42.87 %

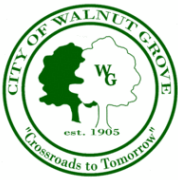


City of Walnut Grove

Budget vs. Actuals: FY 2023 - FY23 P&L Classes

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
51.2215 Payroll Taxes - Federal Unemployment	201.55	300.00	-98.45	67.18 %
51.2220 Payroll Taxes - State Unemployment		4,250.00	-4,250.00	
52.1100 Court Software	1,667.94	3,000.00	-1,332.06	55.60 %
52.1300 IT Services	9,608.43	10,000.00	-391.57	96.08 %
52.2110 Solid Waste Collection	66,680.40	85,000.00	-18,319.60	78.45 %
52.2200 Repairs and Maintenance	7,653.14	15,000.00	-7,346.86	51.02 %
52.2210 Repairs and Maintenance - Vehicles	2,817.46	15,000.00	-12,182.54	18.78 %
Code Officer	225.00		225.00	
Total 52.2210 Repairs and Maintenance - Vehicles	3,042.46	15,000.00	-11,957.54	20.28 %
52.2220 Repairs and Maintenance - Streets, Roads and Bridges	2,200.92	10,000.00	-7,799.08	22.01 %
52.2240 Professional Services	1,000.00	15,500.00	-14,500.00	6.45 %
52.2241 Professional Services - Engineering		90,000.00	-90,000.00	
52.2241 - Code Enforcement	12,230.00		12,230.00	
52.2241 - Engineering Services	23,283.85		23,283.85	
52.2241 - Inspections	13,582.50		13,582.50	
52.2241 - Storm Water	18,678.75		18,678.75	
52.2241 - Zoning Administration	16,160.87		16,160.87	
Total 52.2241 Professional Services - Engineering	83,935.97	90,000.00	-6,064.03	93.26 %
52.2242 Professional Services - Accounting	17,582.47	35,000.00	-17,417.53	50.24 %
52.2243 Professional Services - Legal	42,483.84	51,000.00	-8,516.16	83.30 %
52.2244 Professional Services - Security	8,883.87	2,000.00	6,883.87	444.19 %
52.2250 Facility and Grounds Maintenance	5,580.05	15,000.00	-9,419.95	37.20 %
52.2260 Liability Insurance		25,000.00	-25,000.00	
52.3000 Cleaning Services	225.00		225.00	
52.3200 Communications - Wireless Telephone	7,476.65	1,000.00	6,476.65	747.67 %
52.3300 Advertising	4,066.00	2,500.00	1,566.00	162.64 %
52.3500 Travel	1,210.20	1,500.00	-289.80	80.68 %
52.3600 Dues and fees	2,929.03	3,000.00	-70.97	97.63 %
52.3610 Bank Charges	453.56	750.00	-296.44	60.47 %
52.3700 Training and Education	7,835.88	20,000.00	-12,164.12	39.18 %
52.3850 Contract Labor	1,575.00	5,000.00	-3,425.00	31.50 %
52.3900 Other Expenses	3,558.44	3,500.00	58.44	101.67 %
53.1100 Cleaning Supplies	71.98	500.00	-428.02	14.40 %
53.1110 Office Supplies	5,441.30	3,600.00	1,841.30	151.15 %
53.1115 Pavilion Rental Expenses		650.00	-650.00	
53.1120 Postage	834.00	1,000.00	-166.00	83.40 %
53.1130 General Supplies - Other	1,728.57	3,000.00	-1,271.43	57.62 %
53.1140 Community Support/Events	5,168.57	5,000.00	168.57	103.37 %
53.1210 Utilities - Water	2,742.32	1,500.00	1,242.32	182.82 %
53.1220 Utilities - Gas	1,053.79	1,000.00	53.79	105.38 %



City of Walnut Grove

Budget vs. Actuals: FY 2023 - FY23 P&L Classes

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
53.1230 Utilities - Electricity	37,559.98	35,000.00	2,559.98	107.31 %
53.1240 Utilities - Cable	9,695.74	13,300.00	-3,604.26	72.90 %
53.1270 Gas, Oil, Diesel	6,428.18	10,000.00	-3,571.82	64.28 %
53.1700 Other Supplies	1,342.89		1,342.89	
53.9999 Miscellaneous Expenditures	767.93	2,500.00	-1,732.07	30.72 %
54.1400 Capital outlay - Roads Streets and Bridges		13,000.00	-13,000.00	
54.2500 Equipment	65.98	3,500.00	-3,434.02	1.89 %
54.2600 New Construction		70,000.00	-70,000.00	
57.1000 Other Business Expenses	29.23	500.00	-470.77	5.85 %
57.3000 Library	60,000.00	60,000.00	0.00	100.00 %
57.3300 Peace Officer Annuity/Benefit Fund	2,328.13	2,500.00	-171.87	93.13 %
57.3320 Crime Lab Fees		50.00	-50.00	
57.3340 Drivers Ed/Training Fund		50.00	-50.00	
57.3370 Drug Abuse Treatment and Education	372.38	1,750.00	-1,377.62	21.28 %
57.3375 County Jail Fund	1,226.12	2,000.00	-773.88	61.31 %
57.3380 Peace Officer - Prosecutor's Fund		1,500.00	-1,500.00	
57.3385 Local Victim Assist. Fund	1,054.65	1,500.00	-445.35	70.31 %
57.3390 GA Crime Victims Assist. Program		500.00	-500.00	
57.3391 Peace Officer - Prosecution Indigent Fund		3,500.00	-3,500.00	
57.3392 Sheriff's Retirement Fund of GA	189.75	500.00	-310.25	37.95 %
57.3393 GSCCCA Payouts	5,177.67	6,000.00	-822.33	86.29 %
57.4000 Walton County Board of Commissioners	6,762.40		6,762.40	
58.1000 Debt Service - Principal	32,940.71	36,000.00	-3,059.29	91.50 %
Reimbursements	11,316.03		11,316.03	
Total Expenses	\$664,054.35	\$925,750.00	\$ -261,695.65	71.73 %
NET OPERATING INCOME	\$276,830.67	\$ -81,000.00	\$357,830.67	-341.77 %
Other Expenses				
61.3121 Transfer Out	20,000.00		20,000.00	
Total Other Expenses	\$20,000.00	\$0.00	\$20,000.00	0.00%
NET OTHER INCOME	\$ -20,000.00	\$0.00	\$ -20,000.00	0.00%
NET INCOME	\$256,830.67	\$ -81,000.00	\$337,830.67	-317.07 %

City of Walnut Grove

Balance Sheet

As of June 2, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
11.1100 Cash in Bank - General Fund	519,437.70
11.1101 Money Market - General Fund	621,477.22
11.1102 Cash in Bank - 2013 SPLOST	0.00
11.1103 Cash in Bank - 2019 SPLOST	487,993.58
11.1104 Cash in Bank - Sewer Operating Account	4,261.34
11.1105 Money Market - Sewer	1,265,081.27
11.1111 Cash in Bank - DDA	91,458.21
Total Bank Accounts	\$2,989,709.32



P23-032 - Walnut Grove Zoning Administration Services

City of Walnut Grove, Georgia

Detailed Breakdown for May 2023 Invoicing Period

TASK	TITLE	HOURS	COST
Answering general permitting questions; coordination with City staff on zoning/variance processes	Principal Planner	8.5	\$1,062.50
Highlands Driveway Variance; review of applications and coordination with developer	Principal Planner	3.0	\$375.00
Answering zoning questions regarding zoning and uses of properties in the City	Principal Planner	4.0	\$500.00
Building permit and business license application review	Principal Planner	10.0	\$1,250.00
Attended May 11, 2023 Council Meeting, including preparation time	Principal Planner	4.5	\$562.50
Attended May 25, 2023 Work Session Including preparation time	Principal Planner	7.0	\$875.00
Attended May 18, 2023 Planning Commission Meeting, including preparation time	Principal Planner	4.0	\$500.00
Various Text Amendments to the Zoning Ordinance; preparation of amendments and coordination with the City	Principal Planner	5.0	\$625.00
General planning discussions and coordination with the Mayor	Principal Planner	3.0	\$375.00
Updates to Official Zoning Map of Walnut Grove – map markup	Principal Planner	1.0	\$125.00
Updates to Official Zoning Map of Walnut Grove	CADD Designer	4.0	\$240.00
Subtotal Labor Cost		54.0	\$6,490.00
Plats and Prints			\$30.23
Totals			\$6,520.23



400 Pike Blvd
 Lawrenceville, GA 30046
 (770) 338-8000

City of Walnut Grove
 Mayor Mark Moore
 2581 Leone Ave
 Walnut Grove, GA 30052

Invoice number 69628
 Date 05/31/2023

Project **P23032 Walnut Grove - Zoning Administration Services**

Bill thru May 31, 2023

Professional Services

Description	Total Billed	Prior Billed	Current Billed
ZONING ADMINISTRATION	20,851.25	14,361.25	6,490.00
DIRECT EXPENSES	30.23	0.00	30.23
Total	20,881.48	14,361.25	6,520.23

Zoning Administration

	Hours	Rate	Billed Amount
CADD Designer	4.00	60.00	240.00
Principal Planner	50.00	125.00	6,250.00
Phase subtotal			6,490.00

Direct Expenses

	Billed Amount
Plats and Prints	30.23
Phase subtotal	30.23

Invoice total **6,520.23**

Approved by: _____

POST AGENDA - BUSINESS ITEMS

AGENDA

CITY OF WALNUT GROVE

PLANNING COMMISSION

MAY 18, 2023

7:00 P.M.

MUNICIPAL BUILDING – 1021 PARK ST.

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. PUBLIC HEARINGS –

CASE #WGRZ-23-02

PUBLIC HEARING -- KIPPY CLARK C/O J. ALEXANDER BROCK, APPLICANT; WILLIAM PAUL JONES, JR AND TOBEY L. JONES, OWNERS

PARCELS #WG010024 AND WG010025 – 1071/0 WALNUT GROVE PARKWAY

REQUEST IS TO REZONE 9.4 ACRES FROM AG TO PUD FOR A MIXED-USE DEVELOPMENT

ADJOURN HEARING

DISCUSSION/DECISION

TABLED TO JUNE 15TH - TRAFFIC STUDY REQUESTED; ALSO PLANNING COMM TO CHECK WITH CITY ATTORNEY ON PUD LIMITATIONS RELATED TO THE CURRENT REQUEST.

CASE #WGV-23-02

PUBLIC HEARING – APPLICANT: RELIANT HOMES, LLC; OWNER 81 INVESTMENT COMPANY, LLC

ADDRESS: OAK LANE/CANNON FARM ROAD

PARCEL #WG010265A00

VARIANCE REQUEST: VARIANCE FROM SECTION 501.6. (C) (2) OF THE WALNUT GROVE LAND DEVELOPMENT ORDINANCE (CONNECITON TO PUBLIC SEWER)

ADJOURN HEARING

DISCUSSION/DECISION

RECOMMENDED APPROVAL WITH CONDITIONS AS LISTED ON APPLICANT'S PRESENTATION (ATTACHED).

PROPOSED AMENDMENTS TO THE 2012 ZONING ORDINANCE FOR THE CITY OF WALNUT GROVE RELATED TO ARTICLE IX (TABLE OF USES)

RECOMMENDED APPROVAL AS PRESENTED

TEXT AMENDMENT TO ARTICLE 5 OF THE *LAND DEVELOPMENT ORDINANCE* TO AMEND THE DEFINITION OF AN "EQUIVALENT RESIDENTIAL UNIT" FROM 250 GPD FOR THE PURPOSE OF DETERMING DEMAND.

RECOMMENDED APPROVAL AS PRESENTED

CALL TO ORDER - REGULAR MEETING

- VI. APPROVAL OF MINUTES – MEETING MARCH 16, MAY 1, AND MAY 10, 2023.
- VII. PUBLIC COMMENT
- VIII. ZONING ADMINISTRATOR'S REPORT – JOE WALTER

- IX. OLD BUSINESS:
 - A. CITY - MASTER PLAN PROPOSAL REVIEW
 - B. VISIONING COMMITTEE INITIAL MEETING

- X. **NEW BUSINESS**
CASE #RZ-18-03 ENCLAVE AT DIAL FARM PUD (COMMERCIAL)
REQUEST TO APPROVE EXTERIOR ARCHITECTURAL EXTERIOR ELEVATIONS FOR PROPOSED
GAS STATION (COMPLY WITH ZONING CONDITION #7)
1091 HWY 138
PRESENTATION OF ELEVATIONS
DISCUSSION/DECISION

RECOMMENDED APPROVAL - APPLICANT TO PRESENT UPDATED RENDERING WITH LARGER WINDOWS.

- XI. **DISCUSSION ITEMS:**
- XII. **COMMISSIONER'S COMMENTS**
- XIII. **ADJOURN**

from the requirements of Section 501.6.B. The subject property abuts the Walnut Grove Wastewater Treatment Facility; and, therefore would be required to connect to the sewer system.

Section 501.6.C provides two avenues to request a variance from the connection requirement; one (1), subdivide a property into nine or fewer lots of five acres or more, as was the case with the Highland Properties lots on Forrester Cemetery Road; or two (2), claim a "Substantial Hardship" by presenting clear and convincing evidence of meeting one of three criteria regarding sewer availability and costs, which will be outlined in the following section.

Variance Criteria

From Section 501.6 C. Variance From the Sewer Connection Requirement.

This mandatory connection requirement may be waived by official action of the Mayor and City Council of the City of Walnut Grove by the granting of a variance provided the applicant is able to meet all the following conditions:

1. *When a property is a single lot or a parcel subdivided into nine (9) or fewer lots, a variance may be granted if the following criteria are followed:*
 - a. *The requirement to connect to the city sewer systems creates a substantial hardship on the applicant;*
 - b. *The applicant agrees to build residential homes which have a minimum of 3,000 square feet of heated floor space;*
 - c. *The applicant for a variance agrees to develop the property with lots of at least 5 acres of land per lot; and*
 - d. *The owner demonstrates that an Approved Alternative Method of sanitary sewage disposal is effective.*
2. *A variance may also be granted by the Mayor and City Council if the applicant is able to demonstrate a "Substantial Hardship". To prove a Substantial Hardship, the owner must demonstrate that the owner's property will support an Approved Alternative Method of sanitary sewage disposal. In addition to supporting an approved alternate method of sanitary sewage disposal, the owner must demonstrate by clear and convincing evidence one of the following:*
 - a. *The cost of constructing the sanitary sewer connection exceeds the average cost of a connection by a factor of 10 times, or*
 - b. *the City has no available sewer treatment capacity in the Walnut Grove sewer system,*
 - c. *or no available sewer taps which have not been pledged to binding reserve capacity agreements with other third parties.*

If no sewer taps are available, no variance shall be granted to any applicant until the applicant has exercised all rights in any reserve sewer capacity or reserve sewer tap agreements with the City of Walnut Grove, Georgia.

Analysis of Variance Request

The applicant has submitted evidence in the attached application to demonstrate that they are of the opinion that they meet one or more of the criteria listed in the "Substantial Hardship" category. The applicant has submitted information from the Walton County Environmental Health Department

indicating that the Approved Alternative Method of sanitary sewage disposal has been approved on the subject property in the past AND that the City does not have available sewer capacity (Criteria #2b from above). The letter from Walton County EHD is dated December 2, 2005 gave preliminary approval for the development with a number of lots needing additional study. However, this is typical for this type of development. There are several sets of correspondence presented between the applicant and the City regarding sewer capacity and the timing of the City's expansion of the system. In the application package, the applicant also included some additional information about budgeting and scheduling regarding the sewer system expansion.

The applicant has also made the case that to wait until the city has developed sufficient capacity would cause a significant delay in the development cycle, with a corresponding increase in the costs. The more expensive the lot development cost, the more expense the final product will be for future buyers. The applicant has also indicated that it would be in the City's best interest to save the sewer capacity for commercial development in the town center areas. The applicant's letter of intent contains more detail about the costs of development and waiting to develop.

Finally, the applicant discussed the practical difficulties of installing sewer on the property due to a pump station and force main being need to lift the sewage to the City's treatment facility, combined with the likelihood of rock in the area making sewage line installation more difficult (and more expensive). The layout of the property, with a creek bisecting the land does make it impossible to gravity flow sewage to the city's pump station. Although not mentioned in the application, sewered lots are usually much smaller than 40,000 square feet in size. To make the cost of development work with sewer, the property would have to be rezoned to a zoning district that would permit much smaller lot sizes and a higher density, which would introduce many more lots into the area and would have a significant impact on the adjacent roadways, school system, utilities, etc.

Conclusion

The applicant has stated their intent to develop the subject property into a residential subdivision with approximately 92 lots. The plans were previously approved in 2006 with individual septic tanks to treat sewage. Any approvals given in 2006/2007 are null and void and any development on this property would have to be reviewed and approved under the current City ordinances. One of those new ordinances indicates that development must connect to their sewage system if certain conditions exist and the subject property abuts the wastewater treatment facility, which triggers the connection requirement. The applicant did not elaborate on why they did not pursue obtaining a permit prior to the adoption of the new sewage connection requirements.

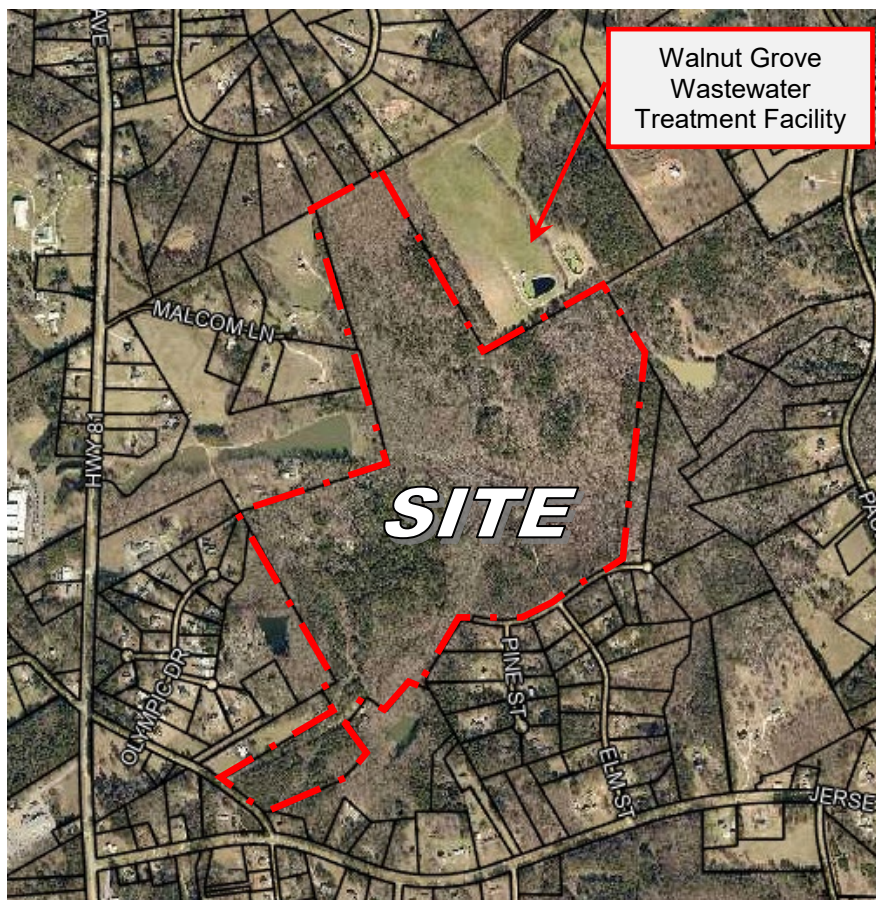
The City is in the process of expanding the sewer system and knows that more capacity is needed due to the anticipated demand in the Town Center area. There are plans being developed to expand beyond 0.1 MGD to 0.5 MGD, but time is needed to obtain permits and secure funding needed to construct the improvements. The applicant has submitted compelling information that a "Substantial Hardship" does exist, given the location of the property being below the elevation of the treatment facility and the length of time needed to wait upon sewer capacity.

Any variance approved on the subject property should include these conditions (Note - when Applicant is used, the term shall mean the current applicant or any successors in title):

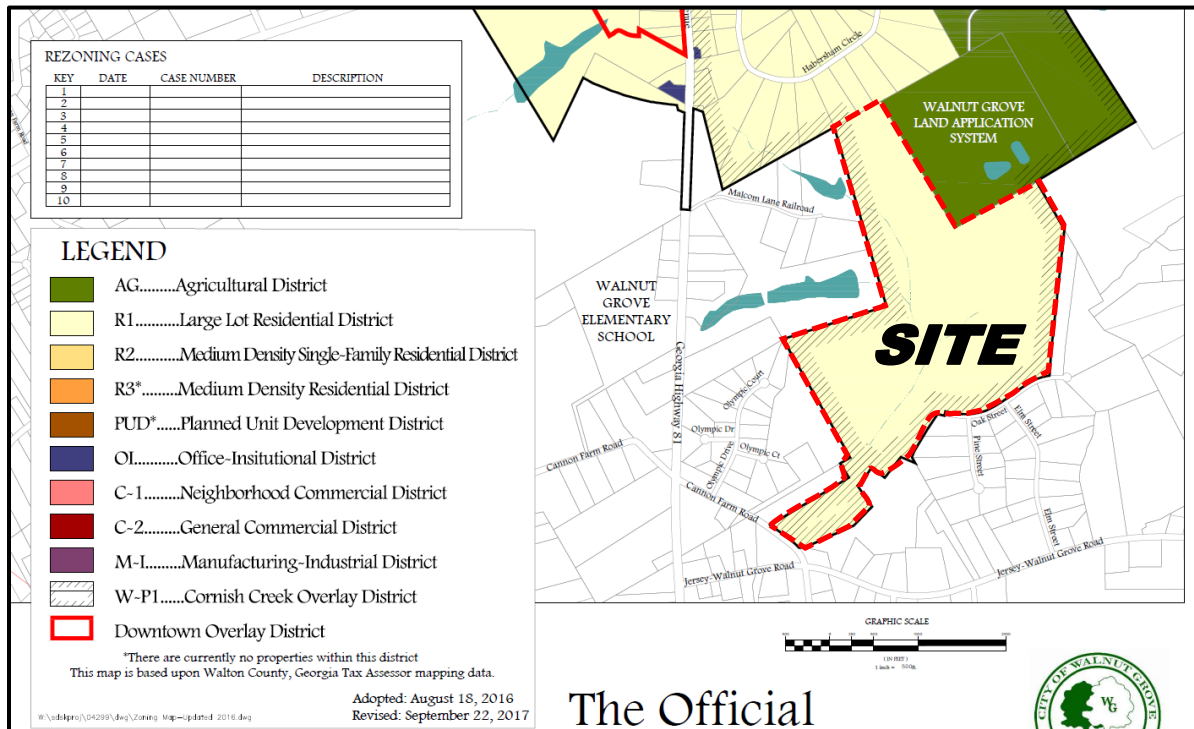
1. Applicant must submit all required subdivision development plans to the City of Walnut Grove and other agencies for approval within one (1) year of the date of approval of the variance.

2. Applicant's plans should include a transitional zoning buffer of 25 feet between any lots that abut the Walnut Grove Wastewater Treatment Facility. No land disturbance will be allowed in the 25 foot buffer except for perpendicular utility crossings as needed.
3. Any amenity area proposed for the subdivision must be built with the first phase of the development, if multiple phases are proposed.
4. Applicant must obtain approval from Walton County for access onto Cannon Farm Road/Old 81 and will fund any improvements required by the County to improve the roadway along the property frontage and to the intersection of Youth Jersey Road and/or Hwy 81.
5. Applicant shall dedicate a 25' wide utility easement to extend from the common property line with the Walnut Grove Wastewater Treatment Facility to the nearest public street within the development for future use. The location of the easement will be decided at the time of the submission of subdivision development (preliminary plans).
6. The submitted plans will include a 20' wide no access easement along all lots that abut Oak Lane.
7. Subdivision development plans must show compliance with the requirements of the Cornish Creek Watershed Protection Overlay District WP-1.

Aerial View of the Site



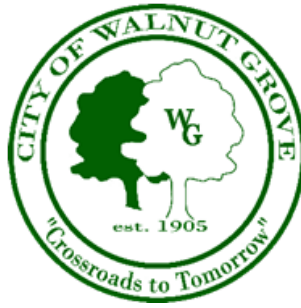
Excerpt from the Zoning Map



CASE #WGV-23-02 CONDITIONS AS RECOMMENDED BY PLANNING COMMISSION - SEE CASE REPORT FOR STAFF CONDITIONS.

CONDITIONS ACCEPTABLE TO APPLICANT

- Applicant agrees to Conditions 1, 2, 3, 6, and 7
- Applicant requests the following updates to Conditions 4 and 5
 - Condition 4: clarify that the Applicant will fund, if necessary, the County ROW improvements (not GDOT improvements)
 - Condition 5: Applicant would like further clarification on the purpose of the 25-foot sewer easement and the proposed location. Applicant is not opposed to granting an easement in a mutually agreeable location.



5/18/23 - PLANNING COMMISSION
RECOMMENDED APPROVAL AS
PRESENTED

April 17, 2023

Walnut Grove Planning Commission
c/o Mr. Don Cannon, Chairman
2581 Leone Avenue
Walnut Grove, Ga 30052

Re: Proposed Amendments to the 2012 Zoning Ordinance for the City of Walnut Grove related to Article IX (Table of Uses)

Commission Members:

At the last Planning Commission meeting, one of the action items for me to prepare was a text amendment to the Zoning Ordinance that addressed the Bed and Breakfast Use and the allowable zoning districts. The City has received a Business License application for a bed and breakfast use for a property in the AG district. Currently, Bed and Breakfast Uses are not permitted in the AG zoning district per Article IX (Table of Permitted and Conditional Uses). I have included a snippet from the Table of Permitted and Conditional Uses below:

Uses	Supl. Use Sids.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Commercial and Retail Uses									
Automobile Brokerage	Y							C*	P*
Automobile Customization, Modification and Rebuilding								C*	P*
Automobile Parts Store (with Installation)								P	P
Automobile Parts Store (without Installation)								P	P
Automobile Repair Shop, Lubrication and Tire Store							C*	P*	P*
Automobile Sales and Related Service								P*	P*
Accessory Uses and Structures		A	A	A	A	A	A	A	A
Bed and Breakfast Inn	Y				C	C	C	P	
Bicycle Shop								P	

Based upon the discussion at the previous meeting, and based upon a recent meeting with Chairman Cannon and Mayor Moore, I am presenting several changes to Article IX for your consideration:

Note: **Bold, highlighted** text indicates proposed additions to the text. ~~Strikethrough text~~ indicates proposed text to be deleted from the Ordinance.

1. Changes to the Commercial and Retail Uses portion of the Table of Permitted and Conditional Uses relating to Bed and Breakfast Inns:

Uses	Suppl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Commercial and Retail Uses									
Bed and Breakfast Inn	Y	P			€	C	C	P	

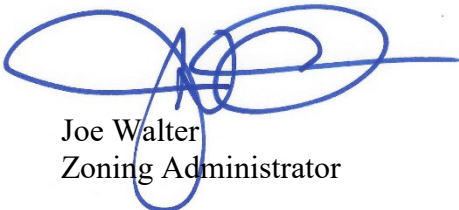
This proposed change would permit Bed and Breakfast Inns as a use by right in the AG district if the use/parcel can meet the supplemental standards. The change would also remove Bed and Breakfast Inns as a Conditional Use from the R3 district, with the reasoning that the only R-3 zoned parcels in the City would not meet the supplemental.

2. Several Housekeeping changes to correct the terminology in Article IX relating to Conditional Uses (i.e., the term Special Use is used incorrectly; it should be Conditional Use).

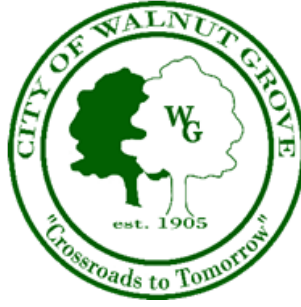
*Wherever the term “~~Special~~” is listed in relation to a use required and additional zoning review, the term shall be changed to **“Conditional”** to more accurately reflect the correct terms.*

These amendments will be discussed in a public hearing setting and formally recommended to the City Council at your May 18, 2023 meeting. Please let me know if you have any questions.

Sincerely,



Joe Walter
Zoning Administrator



5/18/23 - PLANNING COMMISSION
RECOMMENDED APPROVAL AS
PRESENTED

April 17, 2023

Walnut Grove Planning Commission
c/o Mr. Don Cannon, Chairman
2581 Leone Avenue
Walnut Grove, Ga 30052

Re: Proposed Amendments to the 2007 Comprehensive Land Development Ordinance for the City of Walnut Grove related to Section 501.8 (Sewer Use Ordinance).

Chairman Cannon and Commission Members:

The Mayor has requested that the City Council consider an amendment to Section 501.8 (Sewer Use Ordinance) Section I Definitions – Definition (T) “Equivalent Residential Unit (ERU),” contained in the *Land Development Ordinance for the City of Walnut Grove*. The proposed amendment is listed below:

Note: **Bold, highlighted** text indicates proposed additions to the text. ~~Strikethrough text~~ indicates proposed text to be deleted from the Ordinance.

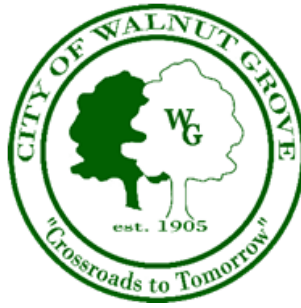
(T) “Equivalent Residential Unit (ERU)” shall mean a volume of water equal to the average daily usage of a typical single family residence of ~~250~~ **210** gallons.

The request to lower the ERU calculation would free up additional residential sewer connections and allow additional customers to be connected to the City’s system. The proposed ERU of 210 gallons (per day) is greater than the average residential daily flow at the City’s wastewater treatment facility. More information will be provided ahead of the meeting regarding the reasoning behind the request and other technical data.

This amendment will be discussed in a public hearing setting and formally recommended to the City Council at your May 18, 2023 meeting. Please let me know if you have any questions.

Sincerely,

Joe Walter
Zoning Administrator



5/18/23 - PLANNING COMMISSION
RECOMMENDED APPROVAL WITH
UPDATED RENDERING SHOWING
MORE GLASS.

April 20, 2023

Walnut Grove Planning Commission
1121 Park Street
Loganville GA 30052

Re: Architectural Elevation of Commercial Exterior – Condition #7 of RZ-18-03

Members:

The attached information from Sawtooth Construction has been submitted for Planning Commission and Council review to satisfy Condition #7 of #RZ-18-03 (Enclave PUD Commercial Acreage).

Sincerely,

Joe Walter
Zoning Administrator

Attachments: Information from Sawtooth Construction
#RZ-18-03 Rezoning Conditions



EXTERIOR ELEVATION OF WALNUT GROVE GAS
STATION - MAYOR AND COUNCIL APPROVAL NEEDED
TO SATISFY CONDITION #7 OF ZONING #RZ-18-03

Variance Application
Pursuant to Ordinance 2021-09, Section
501.6 (C) (2)

Applicant:
Reliant Homes GA, LLC

Table of Contents:

1. Forms

- Variance Application Form with supplemental information
- Conflict of Interest Cert/Campaign Contribution Forms
- Verification of Paid Property Tax Form

2. Legal Description

3. Boundary Survey

4. Site Plan

5. Letter of Intent with Exhibits

- A: Approved Site Plan
- B: EPD Permit list
- C: November 16, 2022 Email from Mark Moore to Ned Butler
- D: January 17, 2023 Email from Mark Moore to Ned Butler
- E: 2023 City Budget
- F: 2005 and 2022 Soil Reports
- G: December 2, 2005 Preliminary Approval letter from Walton County Enviro Health Dept
- H: Representative Septic Lot Plan

1. Forms

a. Variance Application

**b. Conflict of Interest/Campaign Contribution
Form**

c. Verification of Property Tax Payment Form

VARIANCE APPLICATION

(USE THIS APPLICATION.)

A VARIANCE APPLICATION FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: Reliant Homes GA, LLC	NAME: 81 Investment Company, LLC
ADDRESS: PO Box 2655	ADDRESS: PO Box 2655
CITY: Loganville	CITY: Loganville
STATE: GA ZIP: 30052	STATE: GA ZIP: 30052
PHONE: 678-373-0536	PHONE: 678-373-0536
CONTACT PERSON: Ned Butler PHONE: 678-373-0536	
APPLICANT'S E-MAIL: nbutler@relianthomes.com	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): R1	BUILDING OR DEVELOPMENT PERMIT NO.:	
PARCEL ID NUMBER: WG010265A00	ACREAGE: 170.63	
ADDRESS OF PROPERTY: Oak Lane 200 & 201,		
SUBDIVISION OR PROJECT NAME: Diamond Creek	LOT & BLOCK: 4th District	
PROPOSED DEVELOPMENT: 92 Lot residential single family residential		

VARIANCE REQUESTED We are requesting a variance to not tie into the Walnut Grove Sewer system due to the sewer system not having sewer capacity to service the proposed subdivision. See attached supplemental information.

PLEASE ATTACH A LETTER OF INTENT EXPLAINING THE PROPOSED USE AND JUSTIFICATION OR HARDSHIP FOR THIS VARIANCE.

CASE: _____

DATE RECEIVED: _____



VARIANCE APPLICANT'S DEMONSTRATION
STANDARDS GOVERNING THE MAYOR AND COUNCIL'S POWERS & DUTIES

PURSUANT TO SECTION 1501 OF THE CITY OF WALNUT GROVE ZONING ORDINANCE, IN ORDER TO AUTHORIZE AN APPEAL OF THE ZONING ORDINANCE, THE CITY COUNCIL FINDS THAT A VARIANCE SHALL NOT BE CONTRARY TO THE PUBLIC INTEREST WHERE, OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISIONS OF THIS ORDINANCE WOULD RESULT IN SUBSTANTIAL AND UNNECESSARY HARDSHIP. A VARIANCE FROM THE TERMS OF THE ZONING ORDINANCE SHALL NOT BE GRANTED BY THE ZONING BOARD OF APPEALS UNLESS A WRITTEN APPLICATION FOR A VARIANCE IS SUBMITTED DEMONSTRATING THE FOLLOWING:

(PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY.)

(A) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS OF THE PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE OR TOPOGRAPHY:

The property is a large tract that can provide a large number of lots but the city does not have existing sewer capacity to service a development of this size. See attached supplemental information

(B) SUCH CONDITIONS ARE PECULIAR TO THIS PROPERTY:

The property adjoins the city's property that contains the sewer treatment plant and spray fields. See attached supplemental information

(C) THE APPLICATION OF THE ORDINANCE TO THIS PROPERTY WOULD CREATE AN UNNECESSARY HARDSHIP

The city of Walnut Grove does not currently have enough residential sewer taps to provide sewer service for the project. See attached supplemental information

(D) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER:

The city of Walnut Grove controls sewer capacity and does not have enough capacity to service the proposed development. See attached supplemental information

(E) A VARIANCE, IF GRANTED, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD NOR IMPAIR THE PURPOSES OR INTENT OF THIS ORDINANCE:

A variance would not cause a detriment as it would not require the sewer system to be expanded, and also require builder to have larger lot sizes. See attached supplemental information

(F) THE ZONING PROPOSAL IS CONSISTENT WITH CONSTRUCTION AND DESIGN STANDARDS AND CRITERIA ADOPTED BY CITY:

The zoning of the property is zoned residential which meets the future land use map adopted by the City of Walnut Grove.

(G) THE VARIANCE IS NOT A REQUEST TO PERMIT A USE OF LAND, BUILDINGS, OR STRUCTURES WHICH IS NOT PERMITTED BY RIGHT OR BY CONDITIONAL USE IN THE DISTRICT:

This variance is to allow the owner to be able to build homes as allowed by right in the district without waiting on a sewer expansion. See attached supplemental information

Signature of Owner
81 Investment Company, LLC Ned Butler VP

Owner

Signature of Applicant

Reliant Homes GA, LLC Ned Butler VP
Owner

Date

Notary Signature

Date

Seal



Supplemental responses for Variance Application Form

Page 5 of Variance Application

Variance Requested: Specifically, Applicant is requesting that the City grant it a variance pursuant to City of Walnut Grove Comprehensive Land Development Ordinance (the "Ordinance"), Section 501.6 (c) to allow it to use individual septic systems on a 92-large lot development which was previously approved by the City in 2006. The detailed justification for this request is in the Letter of Intent included with this application.

Page 6 of Variance Application

A: The proposed development has lot sizes ranging from 1 acre to 3.6 acres which meets the State and Walton County Department of Health's requirements for a septic lot. The development was approved by the City in 2006 as proposed. The City does not have adequate sewer capacity to support the development. While the planning, funding, permitting and construction of a sewer plant expansion is prophesized by the City, the timeline is uncertain and is completely outside of Applicant's control. This variance is necessary for Applicant to use its property as it is zoned. Please see the Letter of Intent for additional information.

B: The property is also at a higher elevation than the sewer plant which would require pump stations if sewer were available. The condition which is peculiar to this property is that sewer capacity is not available to service the 92-lots Applicant has planned for the development. This large-lot subdivision meets the requirements for septic systems under the State, County and City requirements. Please see the Letter of Intent for additional information.

C: Applicant cannot use its property as zoned despite meeting the State, County and City requirements for per lot septic systems which prohibition on the use of its property as zoned is an unnecessary hardship which could be alleviated by granting this variance. The City does not have adequate sewer capacity to serve the 92-acre lot development. The timing of a sewer expansion is uncertain at best and Applicant has absolutely no control of if or when the expansion occurs. Please see the Letter of Intent for additional information.

D: Applicant has no control over the City's permitting, planning, funding or construction of sewer capacity. Applicant does not have any reserved sewer taps. Applicant's development plans for a large-lot subdivision meet the State, County and City requirements for a per lot septic system. Please see the Letter of Intent for additional information.

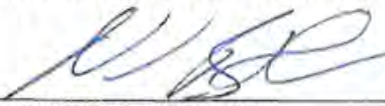


E: Additionally, the development will generate tax revenues for the City and the residents will help increase the demand for commercial development within the downtown area which will attract new businesses and help meet the City's goals for developing the downtown. The City will also not have to expend funds and time to plan, permit, design, fund and construct additional sewer capacity. Please see the Letter of Intent for additional information.

F: The property is already properly zoned for a residential development and will be consistent with construction and design standards and criteria adopted by the City as of the date hereof. Please see the Letter of Intent for additional information.

G: The variance does not relate to the use of the property. The property is zoned residential which is consistent with the proposed use. The variance request is to allow Applicant to proceed with its development with per lot septic systems given the City's inability to provide sewer capacity to service 92-lots. Please see the Letter of Intent for additional information.

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA SECTION 36-67A-1, ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

	2-14-23	Ned Butler, Vice President
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	2-14-23	Andrea Gray, Attorney at Law
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	2/14/23	
SIGNATURE OF NOTARY PUBLIC	DATE	



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO THE MAYOR AND/OR COUNCIL MEMBERS AND/OR PLANNING COMMISSION MEMBERS OF THE CITY OF WALNUT GROVE?

No _____ (YES / NO)

YOUR NAME

IF THE ANSWER IS YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACH ADDITIONAL SHEETS IF NECESSARY TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

CASE: _____


DATE RECEIVED: _____

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL WALNUT GROVE CITY AND COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF WALTON COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL ID. NUMBER: WG010 - 265 - A00
(MAP REFERENCE NUMBER) DISTRICT LAND LOT PARCEL


SIGNATURE OF APPLICANT

2-14-2023
DATE

Ned Butler, Vice President

TYPE OR PRINT NAME AND TITLE

TAX COMMISSIONERS USE ONLY

PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW.


NAME

Tax Commissioner
TITLE

2/14/2023
DATE

CASE: _____

DATE RECEIVED: _____

2022 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

81 INVESTMENT COMPANY LL
P O B OX 2655
LOGANVILLE, GA 30052

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-251	11/15/2022	\$0.00	\$17698.19	\$0.00	Paid 11/07/2022

Map: WG010-00000-265-A00
Location: OAK LN
Account No: 003765 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: 81 INVESTMENT COMPANY LL
Map Code: WG010-00000-265-A00 Real
Description: 170.63AC
Location: OAK LN
Bill No: 2022-251

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	170.6300	\$1,201,800.00	11/15/2022	09/07/2022		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY TAX	\$0	\$480,720	\$0	\$480,720	0.005197	\$2,498.30	\$0.00	\$2,498.30
COUNTY	\$0	\$480,720	\$0	\$480,720	0.010413	\$6,445.50	-\$1,439.76	\$5,005.74
FIRE DIST	\$0	\$480,720	\$0	\$480,720	0.001335	\$641.76	\$0.00	\$641.76
SCH BOND	\$0	\$480,720	\$0	\$480,720	0.002134	\$1,025.86	\$0.00	\$1,025.86
SCHOOL	\$0	\$480,720	\$0	\$480,720	0.017737	\$8,526.53	\$0.00	\$8,526.53
STR LGHT	\$0	\$0	\$0	\$0	60.000000	\$0.00	\$0.00	\$0.00
TOTALS					0.036816	\$19,137.95	-\$1,439.76	\$17,698.19

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$17,698.19
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$17,698.19
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/07/2022



Official Tax Receipt
Walton County, GA
303 S. Hammond Dr, Suite 100
Monroe, 30655
--Online Receipt--

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-251	WG010-00000-265-A00	170.63AC	\$17,698.19	\$0.00 Fees: \$0.00	\$0.00	\$17,698.19	\$0.00
Totals:			\$17,698.19	\$0.00	\$0.00	\$17,698.19	\$0.00

Paid Date: 11/07/2022

Charge Amount: \$17,698.19

81 INVESTMENT COMPANY LL
P O B OX 2655
LOGANVILLE, GA 30052



Scan this code with your mobile phone to view this bill

2. Legal Description

Exhibit "A"

Legal Description

TRACT ONE (Gerald B. Smith Tract)

All that tract or parcel of land lying and being in Land Lots 200 and 201 and Georgia Military District Broken Arrow 416 of Walton County, Georgia, being 115.403 acres, as shown according to the plat of survey prepared for BOMAC INVESTMENTS, L.L.C. by Apalachee Land Surveying, Inc. on May 17, 2004.

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at a point common to Land Lots 172, 173, 200 & 201; run thence along the land lot line common to Land Lots 173 and 200 North 30 degrees 27 minutes 09 seconds West a distance of 926.29 feet to a point marked by an iron pin set. WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

FROM SAID TRUE PLACE OR POINT OF BEGINNING, run thence South 03 degrees 12 minutes 35 seconds West a distance of 1,693.39 feet to a point marked by a 1/4 inch rebar on the northerly right of way of Oak Street (60' R/W); continue along said right of way, following the curvature thereof an arc distance 119.59 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 79 degrees 23 minutes 42 seconds West a distance of 119.42 feet to a point marked by a 1/4 inch rebar found; continue thence along said right of way, following the curvature thereof an arc distance of 220.29 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 62 degrees 44 minutes 59 seconds West a distance of 219.19 feet to a point; run thence South 54 degrees 35 minutes 44 seconds West a distance of 334.92 feet to a point marked by an iron pin set; leaving said right of way run thence North 36 degrees 39 minutes 16 seconds West a distance of 87.85 feet to a point marked by an iron pin set; run thence North 14 degrees 36 minutes 16 seconds West a distance of 1,047.40 feet to a point marked by a 3/4 inch open top pipe; run thence North 60 degrees 06 minutes 45 seconds East a distance of 992.39 feet to a point marked by a 1/2 inch rebar found on the line common to Land Lots 173 & 200; run thence along said line South 30 degrees 27 minutes 09 seconds East a distance of 573.06 feet to a point marked by an iron pin set, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

AND ALSO:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at a point common to Land Lots 172, 173, 200 & 201; run thence along the land lot line common to Land Lots 173 and 200 North 30 degrees 27 minutes 09 seconds West a distance of 926.29 feet to a point marked by an iron pin set; run thence South 03 degrees 12 minutes 35 seconds West a distance of 1,693.39 feet to a point marked by a 1/4 inch rebar on the northerly right of way of Oak Street (60' R/W); continue along said right of way, following the curvature thereof an arc distance of 119.59 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 79 degrees 23 minutes 42 seconds West a distance of 119.42 feet to a point marked by a 1/4 inch rebar found; continue thence along said right of way, following the curvature thereof an arc distance of 220.29 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 62 degrees 44 minutes 59 seconds West a distance of 219.19 feet to a point; run thence South 54 degrees 35 minutes 44 seconds West a distance of 334.92 feet to a point marked by an iron pin set; continue thence along said right of way in a southwesterly direction a distance of 63.81 feet to a point, WHICH POINT IS THE TRUE

PLACE OR POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, continue thence along said right of way, following the curvature thereof an arc distance of 657.90 feet, said arc having a radius of 716.20 feet and being subtended by a chord bearing and distance of South 81 degrees 37 minutes 35 seconds West a distance of 635.01 feet to a point; run thence North 68 degrees 33 minutes 55 seconds a distance of 92.36 feet to a point marked by an iron pin set (Point A); run thence along the centerline of a creek in a generally southwesterly direction, following the meanderings thereof, a distance of 844 +/- feet to a point (Point B) (1/2 inch rebar found 12.03 feet from centerline of creek); from Point B and leaving the centerline of said creek, run thence North 31 degrees 18 minutes 26 seconds West a distance of 351.28 feet to a point marked by a 1/2 inch rebar found on the line common to Land Lots 200 & 201; run thence along said line South 60 degrees 08 minutes 17 seconds West a distance of 384.28 feet to a point marked by a 1/2 inch rebar found; leaving said Land Lot line run thence North 29 degrees 48 minutes 45 seconds West a distance of 131.88 feet to a point marked by a 1/4 inch rebar found; run thence South 60 degrees 11 minutes 07 seconds West a distance of 165.10 feet to a point marked by an iron pin with cap; run thence North 29 degrees 53 minutes 15 seconds West a distance of 1,412.97 feet to a point marked by an iron pin with cap; run thence North 65 degrees 45 minutes 48 seconds East a distance of 1,258.96 feet to a point marked by a rock found; run thence North 65 degrees 31 minutes 35 seconds East a distance of 965.70 feet to a point marked by an iron pin set; run thence South 14 degrees 29 minutes 25 seconds East a distance of 1,570.60 feet to a point marked by an iron pin set; run thence South 36 degrees 32 minutes 25 seconds East a distance of 113.57 feet to a point along the northerly right of way of Oak Street, which point is the TRUE PLACE OR POINT OF BEGINNING.

TRACT TWO (Norman Colbert Tract)

All tract or parcel of land lying and being in Land Lots 200 and 201 and Georgia Military District Broken Arrow 416 of Walton County, Georgia, being 42.325 acres, as shown according to the plat of survey prepared for DOMAC INVESTMENTS, LLC by Apalachee Land Surveying, Inc. on May 17, 2004.

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at a point common to Land Lots 172, 173, 200 & 201; run thence along the land lot line common to Land Lots 173 and 200 North 30 degrees 27 minutes 09 seconds West a distance of 926.29 feet to a point marked by an iron pin set run thence North 30 degrees 27 minutes 09 seconds East a distance of 573.06 feet to a point marked by a 1/4 inch rebar found; leaving said land lot line, run thence South 60 degrees 06 minutes 45 seconds West a distance of 992.39 feet to a point marked by a 3/4 inch open top pipe, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

FROM SAID TRUE PLACE OR POINT OF BEGINNING, run thence South 14 degrees 36 minutes 16 seconds East a distance of 1,947.40 feet to a point marked by an iron pin set; run thence South 36 degrees 39 minutes 16 seconds East a distance of 87.85 feet to a point marked by an iron pin set along the northerly right of way of Oak Street (60' R/W); continue along said right of way in a generally southwesterly direction a distance of 63.81 feet to a point; leaving said right of way run thence North 14 degrees 29 minutes 25 seconds West a distance of 1,570.60 feet to a point marked by an iron pin set; run thence South 65 degrees 31 minutes 35 seconds West a distance of 965.70 feet to a point marked by a rock found; run thence North 16 degrees 05 minutes 25 seconds West a distance of 1,979.23 feet to a point marked by a rock found along the land lot line common to Land Lots 199 & 200; run thence along said line North 60 degrees 48 minutes 57 seconds East a distance of 632.70 feet to a point marked by a 1/2 inch rebar found (1/2 inch rebar found 1.12 feet Northwest of property line); run thence South 30 degrees 33 minutes 16 seconds East a distance of 1,660.73 feet to a point marked by a 3/4 inch open top pipe, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

TRACT THREE (Ronda Rafie Trail)

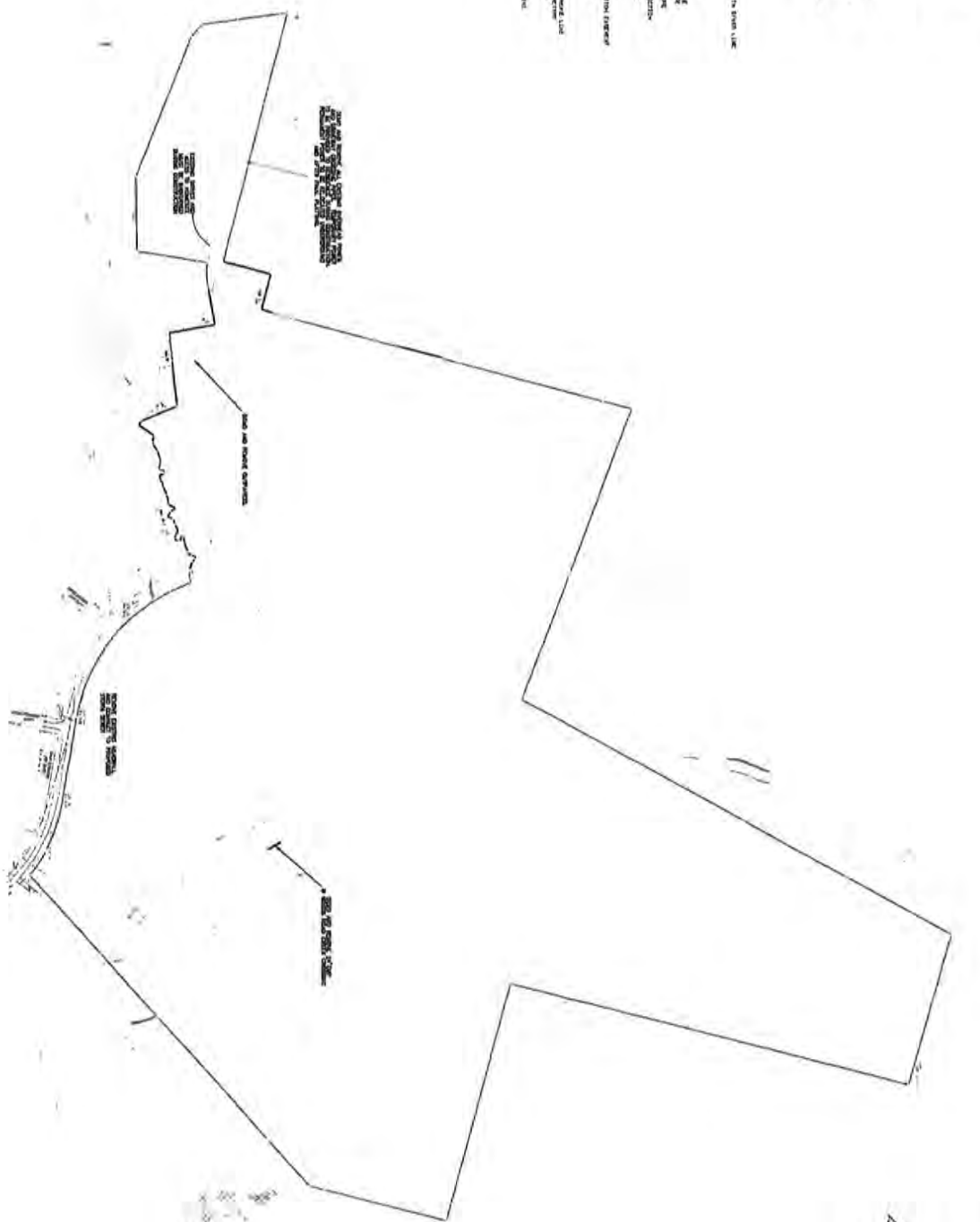
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 201 and 202 of the 4th Land District, Walton County, Georgia, being known as Tract One containing 12.905 acres, as per plat of survey prepared for Bomas Investments, LLC, dated January 7, 2005, by Apalachie Land Surveying, Inc., certified by Charles D. Norton, G.R.L.S. #2872, and being described according to said survey as follows:

BEGIN at a point marked by an iron pin with cap located on land lot corner common to Land Lots 200, 201, 202 and 203 of the 4th Land District, and run along land lot line common to Land Lots 200 and 201, North 60 degrees 08 minutes 17 seconds East a distance of 164.87 feet to a point marked by a 1/4-inch rebar found; run thence along said common land lot line, North 60 degrees 08 minutes 17 seconds East a distance of 384.28 feet to a point marked by a 1/4-inch rebar found; thence leaving said land lot line, run South 31 degrees 18 minutes 26 seconds East a distance of 351.28 feet to a point marked by a 1/4-inch rebar found; run thence North 67 degrees 44 minutes 52 seconds West a distance of 153.71 feet to a point marked by an iron pin set; run thence South 38 degrees 55 minutes 16 seconds West a distance of 297.11 feet to a point marked by an iron pin set; run thence North 54 degrees 35 minutes 39 seconds West a distance of 187.00 feet to a point marked by an iron pin set; run thence South 35 degrees 24 minutes 21 seconds West a distance of 150.00 feet to a point marked by an iron pin set; run thence along the arc of a curve and following the curvature thereof an arc distance of 106.06 feet to a point marked by an iron pin set, said arc having a radius of 285.65 feet and being subtended by a chord bearing and distance of South 43 degrees 47 minutes 53 seconds West 105.45 feet; run thence South 35 degrees 20 minutes 05 seconds East a distance of 289.53 feet to a point marked by an iron pin set; run thence South 44 degrees 28 minutes 33 seconds West a distance of 300.60 feet to a point marked by an iron pin set; run thence South 66 degrees 48 minutes 32 seconds West a distance of 606.32 feet to a point marked by a 1/4-inch rebar found (disturbed); run thence South 86 degrees 07 minutes 30 seconds West a distance of 65.87 feet to a point marked by an iron pin set on the right of way of Old Highway 81 (30 foot right of way); run thence along said right of way North 52 degrees 31 minutes 14 seconds West 147.94 feet to a point; continue thence along said right of way North 52 degrees 31 minutes 14 seconds West a distance of 170.90 feet to a point; continue thence along said right of way, North 52 degrees 56 minutes 27 seconds West a distance of 29.33 feet to a point marked by a 1/4-inch rebar found; thence leaving the right of way of Old Highway 81, run North 59 degrees 43 minutes 00 seconds East a distance of 1040.04 feet to a point marked by a 1/4-inch rebar found; run thence North 30 degrees 15 minutes 06 seconds West a distance of 200.13 feet to a point marked by a 1/4-inch rebar found on land lot line common to Land Lots 203 and 202; run thence along said common land lot line, North 59 degrees 44 minutes 25 seconds East a distance of 147.94 feet to a point marked by an iron pin with cap located at land lot corner common to Land Lots 200, 201, 202 and 203, and the POINT OF BEGINNING.

3. Boundary Survey

ABBREVIATIONS & SYMBOL LEGEND

SYMBOL	DESCRIPTION
1	1" = 100' SCALE
2	2" = 100' SCALE
3	3" = 100' SCALE
4	4" = 100' SCALE
5	5" = 100' SCALE
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99	99" = 100' SCALE
100	100" = 100' SCALE



<p>PREPARED BY WOOD BROTHERS LAND SURVEYOR, INC. Land Surveying & Land Planning 114 Peachtree Street, N.E. Atlanta, Georgia 30309 404.525.1111 www.woodbrothers.com</p>	<p>GEORGIA No. 12229 LAND SURVEYOR</p>	<p>NOT TO SCALE THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. NO WARRANTY IS MADE BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. DATE: 11/25/05</p>	<p>REVISIONS</p>
			<p>REVISION PLAN FOR DIAMOND CREEK SUBDIVISION LOCATED IN LAND LOTS 200 & 201 CITY OF WALNUT GROVE, WALTON COUNTY, GEORGIA SEPTEMBER 7, 2003</p>

TRACT NO.	ACRES
1	116.408
2	42.826
TOTAL	159.234

ACREAGE CHART
TRACT ONE - 116.408 ACRES
TRACT TWO - 42.826 ACRES
TOTAL - 159.234

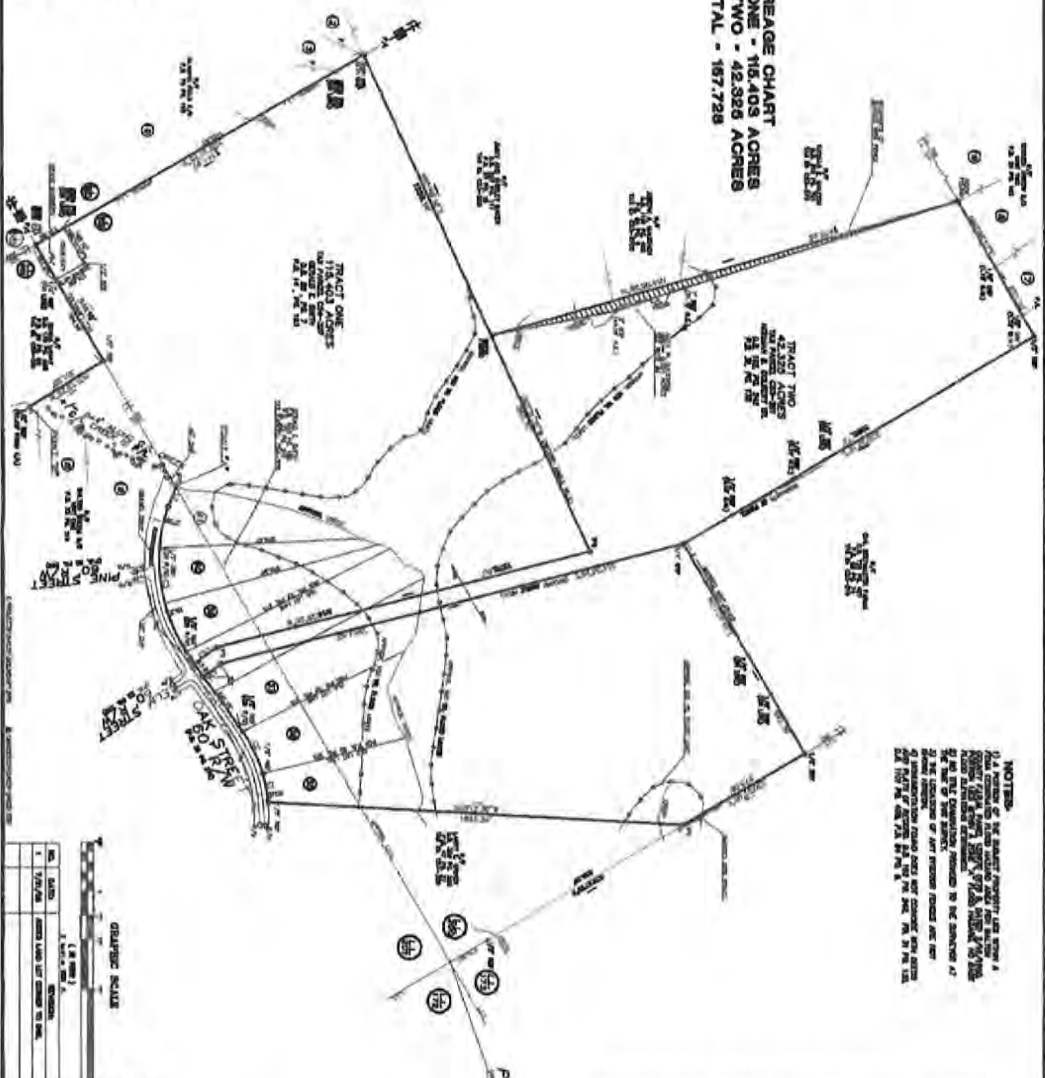
PROPERTY NOTES:
 1. ALL RIGHTS RESERVED TO THE SURVEYOR.
 2. THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.

NO.	DESCRIPTION	ACRES
1	TRACT ONE	116.408
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NO.	DESCRIPTION	ACRES
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2	TRACT TWO	42.826
TOTAL		159.234



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BOMAC INVESTMENTS, L.L.C.
APALACHEE
 COUNTY, ALABAMA

NO.	DESCRIPTION	ACRES
1	TRACT ONE	116.408
2	TRACT TWO	42.826
TOTAL		159.234

BOMAC INVESTMENTS, L.L.C.
APALACHEE
 COUNTY, ALABAMA

4. Site Plan

5. Letter of Intent

February 21, 2023

VIA HAND DELIVERY

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

Re: Variance Applicant Reliant Homes GA, LLC, as Owner of:
81 Investment Company, LLC 170.63+/- acres located on Old Hwy 81 and Oak Lane
Variance pursuant to Ordinance 2021-09, Section 501.6 (C) (2)

Dear Mayor Moore and City Council Members:

Reliant Homes GA, LLC as applicant and 81 Investment Company, LLC as owner of the property (collectively referred to herein as “Applicant”) respectfully requests that the City grant it a variance pursuant to City of Walnut Grove Comprehensive Land Development Ordinance (the “Ordinance”), Section 501.6 (c) to allow it to use individual septic systems on the above-referenced development. Applicant meets the criteria for the variance and will face a substantial hardship if it is not granted as described in more detail below:

Background:

Applicant plans to construct a 92-large lot subdivision on approximately 170.63 acres zoned R1 on Old Highway 81 and Oak Lane in Walnut Grove, Georgia. The development, named “Diamond Creek”, will have lots that range from 1 to 3.6 acres with homes which are between 2,000 and 2,700 square feet. This subdivision was approved by City Council in 2006 but due to the Great Recession, it was not developed. A copy of the approved site plan is attached hereto as Exhibit “A”. Applicant purchased the property in 2020 and began planning and preparing to commence development. Applicant intends to start design and construction immediately, but it requires a variance from the City to allow it to utilize septic tanks as an approved alternative method of sanitary sewer disposal.

Support for Variance:

1. Inadequate Sewer Capacity

The City does not have adequate sewer capacity as of the date hereof to serve a 92-lot subdivision. Ordinance No. 2021-09, Section 501.6 (c) (2) states that a variance may be granted if the owner can demonstrate by clear and convincing evidence that the City has no available sewer treatment capacity in the Walnut Grove sewer system, or no available sewer taps which have not been pledged to binding reserve capacity agreements with other third parties. Pursuant to the permitting records published by the Georgia Environmental Protection Division, the City holds a sanitary sewer permit allowing a total capacity of 0.05 mgd (see attached Exhibit "B"). On October 5, 2022, Applicant sent an email to the City requesting clarification on the number of sewer taps/capacity available for its development and a number of other details necessary to evaluate waste disposal options. In an email dated November 16, 2022, Mayor Mark Moore stated, "the City of Walnut Grove has enough capacity to accommodate up to 35 homes." (See attached Exhibit "C"). This is not sufficient capacity to accommodate the 92 homes planned for Applicant's development. By email dated January 17, 2023, Mayor Mark Moore stated that the available capacity is currently 10,500 gpd. (See attached Exhibit "D"). According to Section 501.8 of the Ordinance, the Equivalent Residential Unit ("ERU") or the volume of water equal to the average daily usage of a typical single-family residence is 250 gallons. Using the Ordinance ERU, a sewer capacity of 10,500 gpd equates to 42 residential taps available, which is 50 less than the taps needed to accommodate the development. Applicant does not possess any reserved taps. The City stated that there are currently 50 reserved taps that it could potentially repurchase but provided no plan or timeline for doing so. Applicant must design the site in its entirety for one type of sewer system- it is not financially feasible to have part septic and part sewer due to the required installation of a pump station for this site. It must have a guarantee of sewer capacity to accommodate 92 homes prior to starting development. The correspondence from the City is clear and convincing evidence that as of the date hereof, there is not adequate sewer capacity to serve Applicant's development.

2. Indefinite Timing of Future Sewer Capacity

The City asserts that it plans to expand its sewer capacity in the future, but the timeframe for such expansion is uncertain and outside Applicant's control. Some of the factors that contribute to the uncertainty include:

1. Permit modification: Expanding its sewer services would require government approvals including, at a minimum, a permit modification from the Georgia Environmental Protection Division to increase the permitted sewer treatment capacity. There is no set timeline for obtaining this approval and it is unclear as to if or when an application was submitted given that the City did not respond to Applicant's request for this information.

2. Design, Bid, Build: An expansion also requires time to design, bid and construction the sewer project. According to the City's engineers, this process has not commenced.
3. Funding: Funding is required to design and construct a sewer plant expansion. A review of the City's 2023 budget shows no line item for capital expenditures for the sewer plant. (See Attached Exhibit E).
4. City Approvals/Ordinance Amendments: Increasing the sewer plant capacity would require City Council approval and updates to the City Ordinances which requires time.

Applicant's ability to use its property as zoned and approved by the City in 2006 should not be thwarted by the City's hope to increase sewer capacity in the future, especially when there is no evidence of a definitive timeline.

3. Approved Alternate Method

Applicant proposes to install a septic system for each lot. Each lot will be a minimum of 1 acre which conforms to both the Ordinance, the guidelines of the Health Department of the State of Georgia, and the Walton County Health Department requirements which require that lots be a minimum of 0.92 acres. A soil study was conducted in 2005 and updated in 2022 to ensure the review incorporates any changes to the regulatory guidelines for percolation rates. Both reports conclude that the soils are usable for a per-lot septic system. The reports are attached hereto as Exhibit F. On December 2, 2005, the Walton County Environmental Health Department issued a preliminary approval letter which is attached hereto as Exhibit G. Applicant will submit the 2022 updated study to obtain a permit from the Walton County Health Department for the proposed on-site septic system prior to development. Each lot will be designed to have a primary and secondary drain field that meets all standards required by the Georgia Department of Public Health's Manual for On-Site Sewage Management Systems. These designs will reviewed, approved, and septic permits issued by the Walton County Health Department prior to the Builder applying for building permits to the City of Walnut Grove. A representative septic lot plan is attached hereto as Exhibit "H".

4. Substantial Hardship

Applicant will face a substantial hardship if this variance is not granted due to the indefinite delay in constructing its project which will drive up the cost of the project and put its ultimate success at risk. Without a variance, Applicant will be forced to wait for the City to plan, fund, permit and construct a sewer expansion. This timeline is completely out of Applicant's control, and to some extent, outside the City's control. Given the current rate of inflation, raising labor and materials costs, and supply chain shortages, delaying Applicant's project will significantly increase the cost to Applicant. Over the past year, Applicant experienced the cost to development increase by 30-35%. For the proposed development, if this trend continues, Applicant expects to see the cost to develop each lot increase by \$15-20K per lot per year. That equates to \$1.38 mill to \$1.84 mill per year for this development. These costs will either force the Applicant to abandon

the project or increase the cost of the homes to the point they are likely to sit on the market for an extended time. This is an unnecessary hardship for the Applicant to bear given that there is an approved alternate method for managing waste that allows it to start its project immediately with no harm to the City.

Additionally, there is substantial practical difficulty which supports the variance. The property is at a higher elevation than the sewer plant and would require pump stations. Given the geographic location of the project and the fact that there are rock outcroppings, the property may have subsurface rock that would make running the sewer lines challenging. These site-based challenges result in further delay and uncertainty. Failure to grant the variance would severely limit Applicant's ability to use its property as zoned and approved by the City in 2006.

5. Other Considerations for the City

In addition to the grounds stated above, Applicant's variance should be granted as it will further the City's long-term goals of expanding its sewer capacity and short-term goal of utilizing sewer to attract commercial growth to the City. The 92-homes in the development will generate tax revenues that the City could allocate toward planning, permitting and constructing the expansion of its sewer capacity. These homes and new citizens will also help drive the demand for additional commercial growth which furthers the City's stated vision of creating a successful downtown area. In addition to creating demand for commercial growth, allowing Applicant to use a per-lot septic system rather than sewer frees up sewer capacity for the City to attract commercial developments. It also frees up the City funds which would have been used to expand the sewer system to be used on other expenses. Thus, granting this variance furthers the City's short and long-term goals and supports the general welfare of the community.

General constitutional objections

Georgia law requires that Applicant include in the variance application record a statement of constitutional objections to put the deciding board on notice of the Applicant's assertion of its constitutional and legal rights to the requested variance. In accordance with this requirement, Applicant asserts the following:

The current Ordinance requirement that Applicant utilize sewer for its development restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current sewer requirement affords the Applicant no reasonable use of the property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Council to approve the variance requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without

a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current sewer requirement to the property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the City of Walnut Grove, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserve all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.

Conclusion

Applicant respectfully requests that the City grant its request for a variance and allow it to move forward with per-lot septic systems consistent with the development's approval in 2006, the City's long and short-term goals, and the City's Ordinance. Forcing Applicant to wait for a possible future sewer expansion, which timeline is completely outside of its control, creates a substantial hardship and impedes Applicant from using its property as allowed under the current zoning.

Thank you for your time and consideration in this matter.

Kind Regards,

Ned Butler
Vice President
Reliant Homes

Exhibit List:

- A: Approved Site Plan
- B: EPD Permit list
- C: November 16, 2022 Email from Mark Moore to Ned Butler
- D: January 17, 2023 Email from Mark Moore to Ned Butler
- E: 2023 City Budget
- F: 2005 and 2022 Soil Reports
- G: December 2, 2005 Preliminary Approval letter from Walton County Enviro Health Dept
- H: Representative Septic Lot Plan

Letter of Intent Exhibit "A"
Approved Site Plan

**Letter of Intent Exhibit “B”
EPD Permit list**

***** Included as Electronic Copy Only Due to File Size**

Letter of Intent Exhibit "C"
November 16, 2022 Email from Mark Moore to Ned Butler

Ned Butler

From: City Mayor <mayor@cityofwalnutgrove.com>
Sent: Wednesday, November 16, 2022 3:47 PM
To: Ned Butler
Cc: Jimmy Parker; Joe Walter
Subject: RE: Follow up to the meeting on Diamond Creek

Good afternoon Ned,

Just to recap our meeting, The City of Walnut Grove currently has enough capacity to accommodate up to 35 homes. The plan is to expand our capacity to accommodate another 50,000 gpd to 60,000 gpd by summer of 2023. This will give us the additional capacity to accommodate another 150 homes, totaling 185 homes for your project. Since the new water saving requirements are constantly being updated we may be able to accommodate more sewer flow with our current system. We will need a sewer capacity requirements and time schedule on your project from Reliant Homes to make a final recommendation.

Our current ordinance will only allow a minimum of a 5 acre lot with a 3000 sqft heated space to qualify for a septic system.

I hope this answers your questions,

Mark Moore
Mayor



City of Walnut Grove
770-787-0046
Mobile: 678-983-9323

2581 Leone Avenue
Loganville, GA 30052
www.CityOfWalnutGrove.com

Letter of Intent Exhibit "D"
January 17, 2023 Email from Mark Moore to Ned Butler

From: City Mayor <mayor@cityofwalnutgrove.com>

Sent: Tuesday, January 17, 2023 5:11 PM

To: Ned Butler <nbutler@relianthomes.com>; City Clerk <cityclerk@cityofwalnutgrove.com>

Subject: RE: Follow up to the meeting on Diamond Creek

Good afternoon Ned,

The City of Walnut Grove currently has 10,500 gpd, or to my understanding, utilizing the 210 to 250 per home, enough capacity to accommodate between 42 to 50 homes. We have currently have 100 home in service and 50 homes that the taps have been purchased. We do have the right to purchase back the taps if needed. The plan is to expand our capacity to accommodate another 50,000 gpd to 60,000 gpd by summer of 2023. Since the new water saving requirement are constantly being updated we may be able to accommodate more sewer flow with our current system. We will need a sewer capacity requirements and time schedule on your project from Reliant Homes to make a final recommendation.

Our current ordinance will only allow a minimum of a 5 acre lot with a 3000 sqft heated space to qualify for a septic system.

I hope this answers your questions,

Mark Moore

Mayor



City of Walnut Grove

770-787-0046

Mobile: 678-983-9323

2581 Leone Avenue

Loganville, GA 30052

www.CityOfWalnutGrove.com

Letter of Intent Exhibit "E"
2023 City Budget

**Letter of Intent Exhibit "F"
2005 and 2022 Soil Reports**

ELM STREET ROAD TRACT, DIAMOND CREEK SD
 Elm Street & Oak Street, Loganville, GA
 Walton County, GA

COLONY	ACTY	SLICE	SHOULDER	ROADWAY	PAVE	DOSE
100	100	100	100	100	100	100
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GENERAL NOTES AND COMMENTS:

1. This drawing is based on a survey conducted by the Surveyor General's Office, State of Georgia, on or about the date indicated on the drawing.
2. The Surveyor General's Office is not responsible for any errors or omissions in this drawing.
3. The Surveyor General's Office is not responsible for any changes or modifications to this drawing.
4. The Surveyor General's Office is not responsible for any claims or damages arising from the use of this drawing.
5. The Surveyor General's Office is not responsible for any claims or damages arising from the use of this drawing.
6. The Surveyor General's Office is not responsible for any claims or damages arising from the use of this drawing.
7. The Surveyor General's Office is not responsible for any claims or damages arising from the use of this drawing.
8. The Surveyor General's Office is not responsible for any claims or damages arising from the use of this drawing.
9. The Surveyor General's Office is not responsible for any claims or damages arising from the use of this drawing.
10. The Surveyor General's Office is not responsible for any claims or damages arising from the use of this drawing.

GRAPHIC SCALE:
 1" = 100'

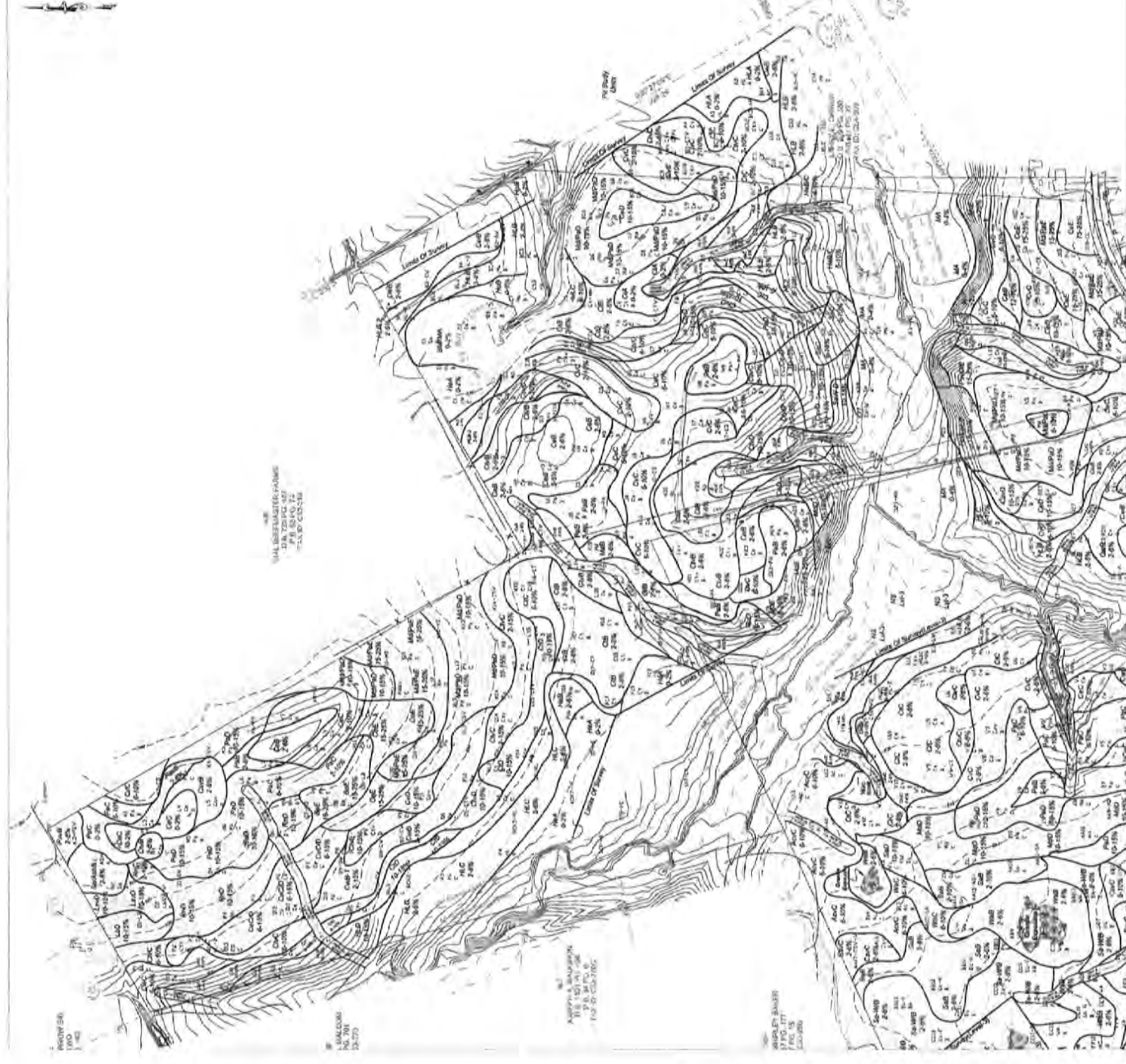
LANDTEC SOUTHEAST, INC.
 1715 WALTON DRIVE
 WILSONVILLE, GA 30697
 (706) 368-1717

SOIL SURVEY PLAN, LEVEL III
LEVEL 3 SOIL SURVEY
PAGE 1 of 2
Elm Street Rd.; +/-170 Ac. Tract
 Reliant Homes, Loganville
 Walton, County

GENERAL NOTES:

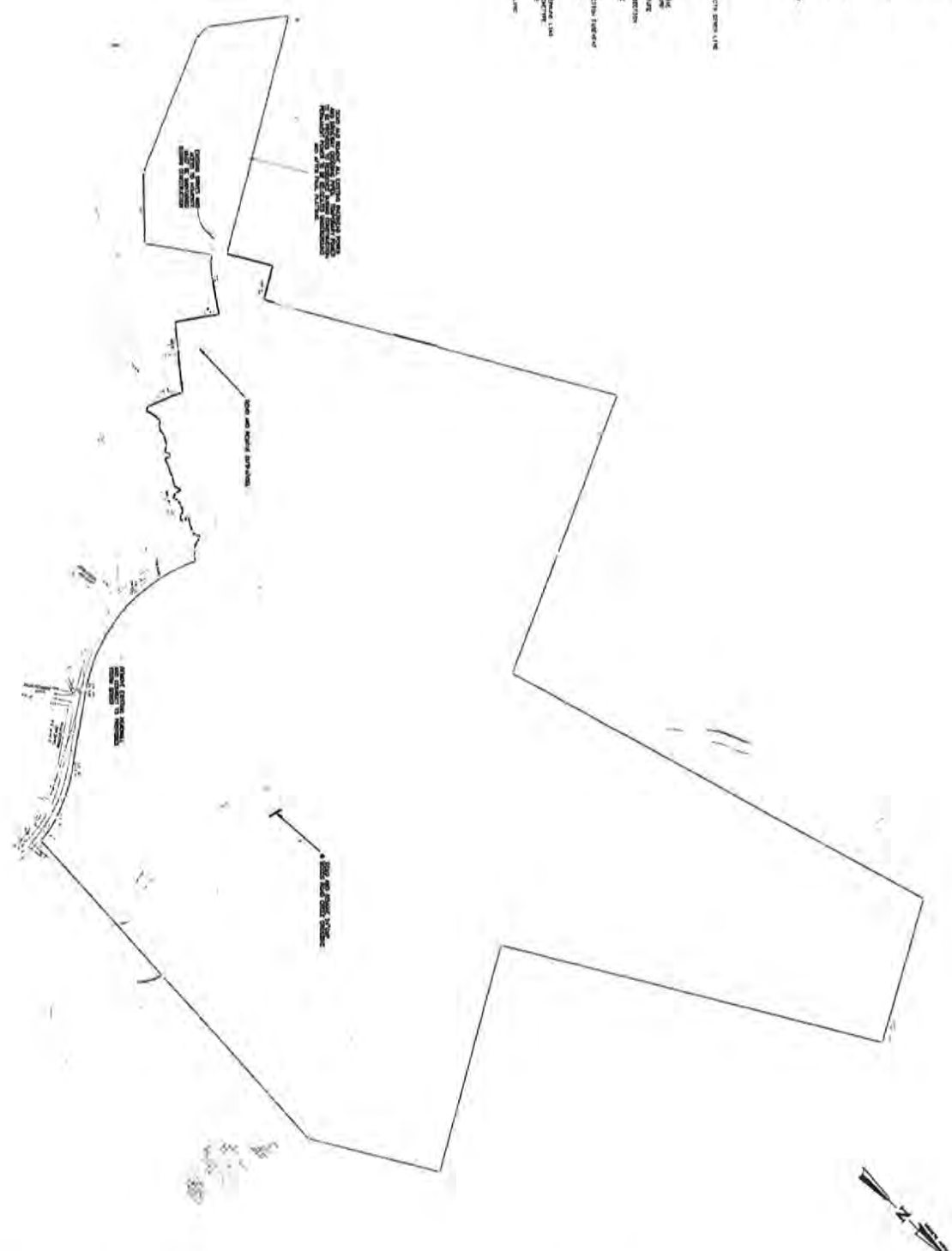
- BASE MAP SOURCE: "TRUWING ENGINEERING"
- THIS DRAWING AND ALL COPIES HEREOF ARE THE PROPERTY OF LANDTEC SOUTHEAST, INC. AND ARE SUBJECT TO RETURN ON DEMAND.

DATE:	11/27/20	DRAWN BY:	J. SHERIFF
BY:	J. SHERIFF	CHECKED BY:	J. SHERIFF
SCALE:	1" = 100'	DATE:	11/27/20



ABBREVIATIONS & SYMBOL LEGEND

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<p>PREPARED BY WOOD BROTHERS LAND SURVEYORS, INC. Land Surveyors One Engineering & Land Planning 14 Professional Lane Atlanta, GA 30329 404-525-1111</p>		<p>THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING. IT IS THE PROPERTY OF WOOD BROTHERS LAND SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WOOD BROTHERS LAND SURVEYORS, INC.</p>	<p>DEVELOPMENT PLAN FOR DIAMOND CREEK SUBDIVISION LOCATED IN LAND LOTS 200 & 201 CITY OF WALNUT GROVE, WALTON COUNTY, GEORGIA SEPTEMBER 7, 2008</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>1</td> <td>11/25/09</td> <td>SEE REVISION NOTE #1</td> </tr> <tr> <td>DATE</td> <td></td> <td></td> </tr> </table>	1	11/25/09	SEE REVISION NOTE #1	DATE		
1	11/25/09	SEE REVISION NOTE #1								
DATE										

TRACT	ACRES
TRACT ONE	716.409
TRACT TWO	42.926
TOTAL	759.335

ACREAGE CHART
TRACT ONE - 716.409 ACRES
TRACT TWO - 42.926 ACRES
TOTAL - 759.335

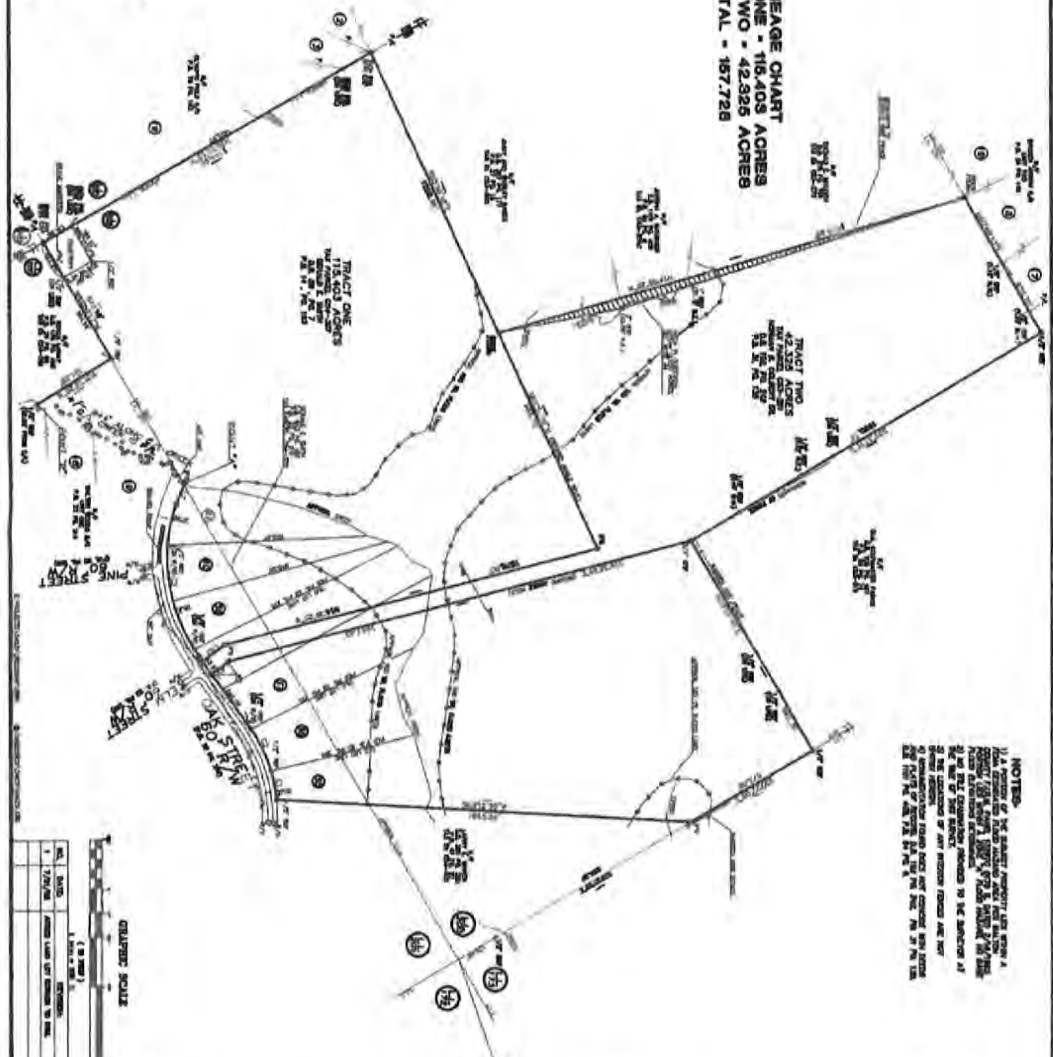
RESERVATIONS:
 1. 10' WIDE STRIP OF LAND TO BE SET ASIDE FOR THE USE OF THE STATE OF ARIZONA AS A PUBLIC HIGHWAY.
 2. 10' WIDE STRIP OF LAND TO BE SET ASIDE FOR THE USE OF THE STATE OF ARIZONA AS A PUBLIC HIGHWAY.
 3. 10' WIDE STRIP OF LAND TO BE SET ASIDE FOR THE USE OF THE STATE OF ARIZONA AS A PUBLIC HIGHWAY.

TRACT	ACRES
TRACT ONE	716.409
TRACT TWO	42.926
TOTAL	759.335

TRACT	ACRES
TRACT ONE	716.409
TRACT TWO	42.926
TOTAL	759.335

NOTES:
 1. THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
 2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE ACCURATELY DESCRIBED BY THE INFORMATION FURNISHED TO HIM.
 3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE ACCURATELY DESCRIBED BY THE INFORMATION FURNISHED TO HIM.

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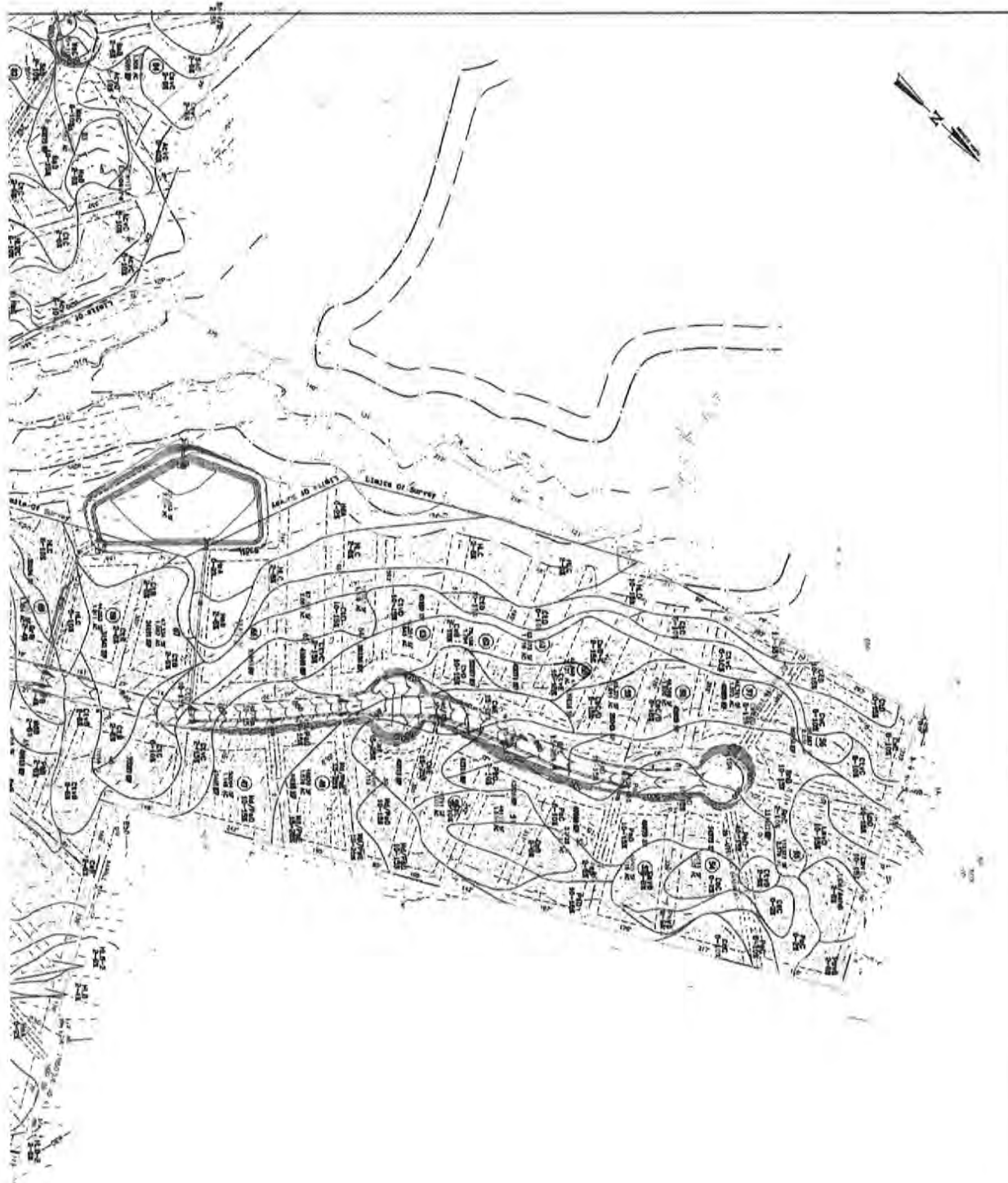
TRACT	ACRES
TRACT ONE	716.409
TRACT TWO	42.926
TOTAL	759.335



STATE OF ARIZONA
PROFESSIONAL ENGINEER
SEAL OF OFFICE

SCALE	1 INCH = 100 FEET
0	0
100	100
200	200
300	300
400	400
500	500
600	600
700	700
800	800
900	900
1000	1000

BOMAC INVESTMENTS, L.L.C.
APACHE
LAND MANAGEMENT
10000 N. 10TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85020
TEL: 602.998.1234
FAX: 602.998.1235
WWW.BOMAC.COM



PREPARED BY
WOOD BROTHERS
 LAND SURVEYORS, INC.
 Land Surveyors
 Civil Engineering & Land Planning
 44 HUNTERSWOOD DRIVE
 SUITE 100
 WILMINGTON, DE 19804
 302-436-1111



THE PROFESSIONAL SURVEYOR OR SURVEYORS OF THIS STATE ARE NOT TO BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DATA OR THE CORRECTNESS OF THE RESULTS OF THE SURVEY UNLESS IT IS PROVEN THAT THE SURVEYOR HAS BEEN GROSSLY NEGLECTFUL OR HAS COMMITTED A WILLFUL MISDEED.

MAPIC PLAN
 FOR
DIAMOND CREEK SUBDIVISION
 LOCATED IN
 LAND LOTS 200 & 201
 CITY OF WALNUT GROVE, WALTON COUNTY, GEORGIA
 SEPTEMBER 7, 2005

REVISIONS	
1	11/23/05 DATE
2	SEE REVISION NOTE #1

Letter of Intent Exhibit "G"
December 2, 2005 Preliminary Approval letter from Walton County
Enviro Health Dept



Walton County

Environmental Health Services

Georgia Public Health • Northeast Health District

126-A Court Street • Monroe, GA 30655 • 770.267.1430 phone • 770.267.1451 fax

December 2, 2005

Mr. Kedrick Scott
P.O. Box 477
Jefferson, GA 30549

Re: Diamond Creek S/D; 92 Lots

The preliminary plat has been reviewed and is approved for the above-mentioned project. This does not constitute a final approval. Walton County Environmental Health Services requires additional information and/or amendments to your **final plat** prior to this department's approval. As such, the conditions are as follows.

1. The following lots have higher than average "perc rates" and will need extra line: **10, 11, 12, 13, 14, 16, 17, 21, 22, 26, 27, 29, 30, 35, 36, 37, 41, 42, 46, 53, 55, 56, 60, 61, 63, 64, 65, 66, 69, 77, 78, 79, 80, 89, 90, and 91.** Please stamp these lots "HPEL" and include the appropriate legend.
2. Due to spatial constraints, soil limitations, and/or topographical features, the following lots will require an engineered site plan at time of permitting: **Lots 34, 38, 41, 64, 65, 66, 69, 80, 81, and 92.** Please stamp these lots "SPHD" and include the appropriate legend.
3. The following lots may require aerobic pretreatment or other means of producing Class I effluent: **Lots 14, 53, 77, 78, 79, 80, 89, 90, and 91.** Please stamp these lots "ATU" and include the appropriate legend.
4. **Lots 30, 34, 41, 46, 63, 64, 65, 69, 77, 78, 79, 80, 82, 89, and 91** may require repairs to be drip emitter type systems. Please stamp these lots "DRIP REPAIR" and include the appropriate legend on the final plat.
5. Due to soil conditions the following lots require a Drip Emitter type septic system: **Lots 33, 40, 66, 67, 68, 71, 83, 84, 85, 86, 87, and 88.** Please stamp these lots "DRIP" and include the appropriate legend.

Once the above information is submitted, the health department will continue its review. These are preliminary comments and are subject to change upon receipt of additional information or final subdivision walk. If you have any questions or concerns with respect to this matter, feel free to contact this office during normal office hours.

Sincerely,

A handwritten signature in black ink, appearing to read 'CKK', written in a cursive style.

Chris G. Kumnick, EHS IV
Walton Co. Environmental Health Services

Cc: Walton County Planning and Zoning
Wood Brothers Land Surveyors, Inc.
Project file

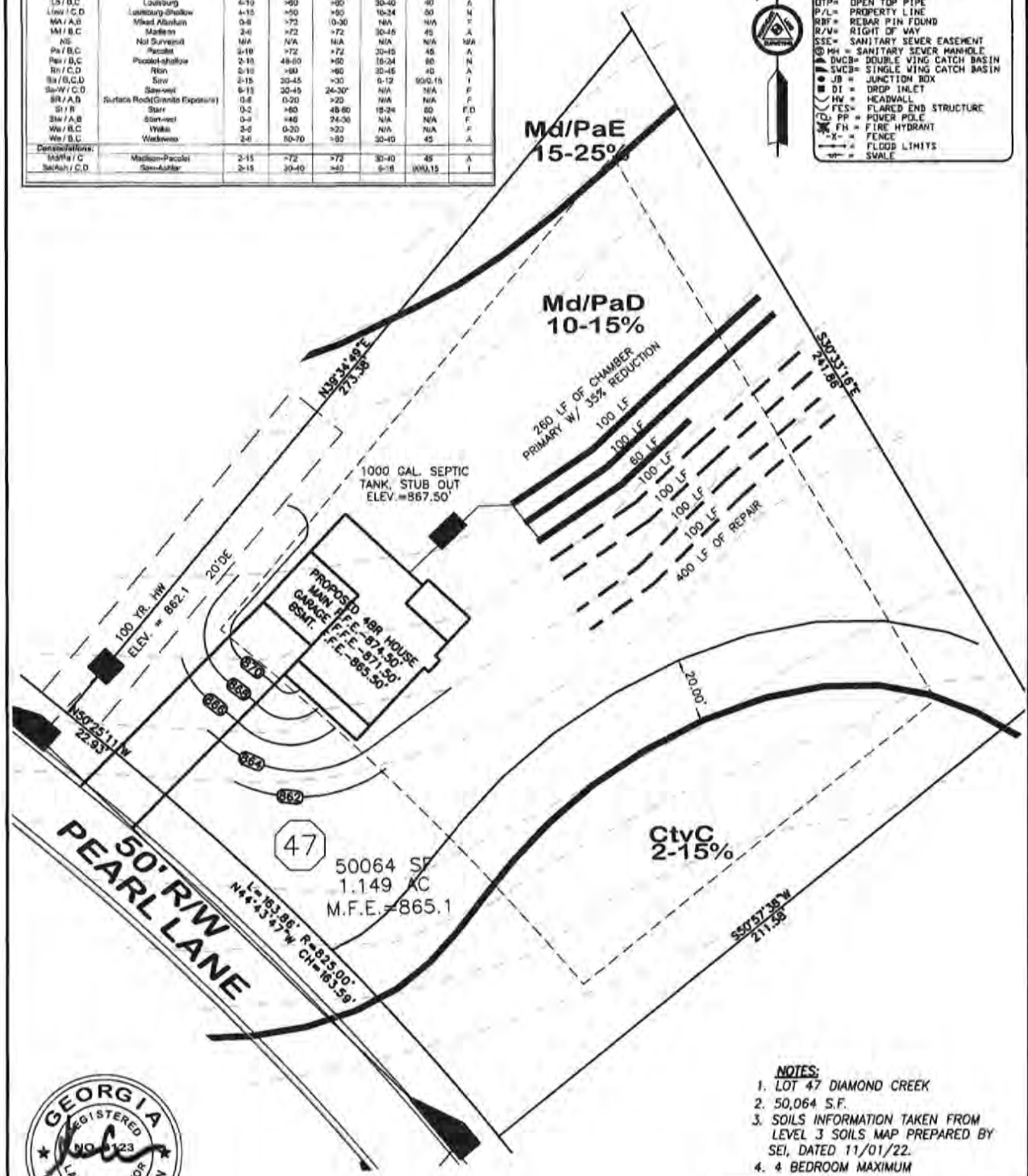
Encl: W.C.H.D Legend

Letter of Intent Exhibit "H"
Representative Septic Lot Plan

SOIL MAP SYMBOL	MNCS SERIES	SLOPE %	Depth to ROCK inches	Depth to WATER inches	TRENCH DEPTH inches	PERC RATE %/day	DCH CODE
As / B.D	Alcoy	0-10	>80	33-35	5-18	1300.13	C
Ap / B.D	Aspining	0-10	>72	>72	24-36	75	AJ
Ash / B.C	Ashlan	2-10	30-40	>30-40	6-18	800.15	I
Bk / B.E	Bethlehem	2-25	48-60	>60	16-24	83	N
Ck / B.C	Catawba well drained	2-10	>72	35-40	6-12	1290.10	C
Cl / B.C,D	Celina	2-5	>72	34-65	6-12	1290.13	G
Cl / A,B,C	Card	0-10	>72	>72	36-36	95	A
Cv / A,B	Cecil-deep variant	0-8	>72	>72	24-36	75	AJ
Cv / B.C	Cecil-shallow	2-10	48-60	>60	24-36	85	N
Cw / B.C	Cocke-wet	2-10	>72	85-97	24-36	80	F
Cr	Crozer	2-5	>60	>60	24-36	75	AJ
Hs / B.C,D	Hard Labor	2-15	>72	38-65	3-12	1100.10	C
HJL / C	Hard Labor - Phase 2	4-15	>72	>50	24-36	300.15	P
Hu / A,B	Hunter	2-8	>72	20-35	N/A	N/A	F
Lb / B.C	Louisa	4-10	>60	>60	30-40	40	A
Lw / C,D	Lansburg-shallow	4-15	>50	>60	16-24	50	N
Ma / A,B	Milled Alumina	0-8	>72	0-30	N/A	N/A	F
Ml / B.C	Madison	2-8	>72	>72	30-45	45	A
Ns	Nut Run-wet	N/A	N/A	N/A	N/A	N/A	N/A
Pa / B.C	Pacote	2-10	>72	>72	30-45	45	A
Pw / B.C	Pocotal-shallow	2-10	48-60	>60	16-24	80	N
Rn / C,D	Rion	2-10	>90	>60	30-45	40	A
Rr / B,C,D	River	2-15	30-45	>30	16-12	900.18	I
Sa / W / C,D	Saw-wet	6-15	30-45	24-30	N/A	N/A	F
SR / A,B	Surfaced Rock (Granite Exposure)	0-8	0-20	>20	N/A	N/A	F
St / R	Star	0-2	>60	48-60	16-24	80	F,D
Sw / A,B	Star-wet	0-8	>60	24-30	N/A	N/A	F
Wu / B.C	Wills	2-0	0-20	>20	N/A	N/A	F
Wv / B.C	Wetmore	2-0	50-70	>50	30-40	45	A
Demarcations:							
Wd / A / C	Madison-Pacote	2-15	>72	>72	30-40	45	A
Wd / A / C,D	Saw-shallow	2-15	30-40	>40	6-18	300.15	I



LEGEND	
B/L	BUILDING LINE
C/L	CENTER LINE
CLG	CURB & GUTTER
CTP	CRIMP TOP PIPE
DE	DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
IE	INVERT ELEVATION
IPF	IRON PIN FOUND
IPS	IRON PIN SET
LL	LAND LOT
LLL	LAND LOT LINE
MFFE	MINIMUM FINISHED FLOOR ELEV.
N/F	NDV DR FORMERLY
N/S	NOT TO SCALE
OTP	OPEN TOP PIPE
P/L	PROPERTY LINE
RBF	REBAR PIN FOUND
R/W	RIGHT OF WAY
SEE	SANITARY SEWER EASEMENT
SMH	SANITARY SEWER MANHOLE
DMCB	DOUBLE WING CATCH BASIN
SMCB	SINGLE WING CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
HV	HEADWALL
FES	FLARED END STRUCTURE
PP	POWER POLE
FH	FIRE HYDRANT
-X-	FENCE
- - -	FLOOD LIMITS
—	SWALE



I CERTIFY THAT THIS ON SITE SEWAGE MANAGEMENT SYSTEM DESIGN MEETS THE MINIMUM DESIGN REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF HUMAN RESOURCES. I HAVE MADE A SITE VISIT TO VERIFY THE SYSTEM CAN BE INSTALLED AS DESIGNED IN ACCORDANCE WITH THESE REGULATIONS.

- NOTES:**
- LOT 47 DIAMOND CREEK
 - 50,064 S.F.
 - SOILS INFORMATION TAKEN FROM LEVEL 3 SOILS MAP PREPARED BY SEI, DATED 11/01/22.
 - 4 BEDROOM MAXIMUM

SEPTIC SITE PLAN FOR:
RELIANT HOMES
 DIAMOND CREEK LOT 47

NORTHEAST LAND SURVEYING, LLC
 A Georgia Land Surveying Firm # 1240
 P.O. BOX 394
 Braselton, Ga. 30517
 Phone: 678-776-7494

Date: 02/15/23 Land Lot: 200 District: GMD 418
 County: WALTON Scale: 1"=30' Sheet No.
 Drawn By: CDN Checked By: KLC
 Date of Field Work: Job #: 23-015



No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		

From: [Don Cannon](#)
To: [City Mayor](#)
Subject: Library Trustee Appointments
Date: Friday, June 2, 2023 10:57:48 AM

The following are nominees for appointment to the Walnut Grove Library Board of Trustees, effective July 1, 2023.

Pierre Dupervil

182 Sandy Creek Dr.
Covington, GA 30014-30014-8564
203-552-9195

Insurance Co. underwriter, 2 children – Son 5, daughter 4

Pamela Hobbs

2060 Emerald Dr.
Loganville, GA 30052
404-863-2823

Retired LPN, also experience a tape librarian for DeKalb County

William B. Oglesby
support of Library

550-Greenhill Way
Loganville, GA 30052-5583
770-596-79265

Retired Firefighter and long time resident of Walnut Grove and

Linda Pilgrim – Mayor’s Designee

910 Park Street
Loganville, Georgia 30052-4409

Vacancy – To Be Named

Re-Appointment:

Sarah Tuchscherer

220 Cambridge Dr.
Loganville, GA 30052

Proposal to prepare the

Walnut Grove City Master Plan



City of Walnut Grove, Georgia
March 22, 2023
Proposal Presented by:





March 22, 2023

Don Cannon
Walnut Grove Planning Commission
The City of Walnut Grove
2581 Leone Avenue
Loganville, GA 30052

Dear Mr. Cannon

Thank you for working with me to put together this scope for the Walnut Grove's Master Plan. I enjoyed talking with you and learning more about your city. I love working for communities that are close to home. I live and work up the road in Oconee County and greatly enjoy my ongoing work with the City of Monroe as they implement their ambitious work program. Our part of Georgia is experiencing considerable growth pressure and I am honored to be part of helping prepare our communities for growth. As such, I am delighted to submit this qualifications packet to complete the Master Plan for the City of Walnut Grove.

My name is Marilyn Hall. In 2005, I left a large consulting firm and started Hall Consulting, Inc. so that I could focus on planning for a small cities and rural areas. If selected I would be your project manager and primary contact. Bobby Sills, AICP, EIT is the founder of Nelsnick Enterprises, Inc. Mr. Sills specializes in Transportation Planning, Capital Improvements, Public Finance and GIS. The Hall and Nelsnick Team has more than fifteen years of working together creating great plans. In 2008, our plan for Moreland, Georgia won the American Planning Association's John Keller Award for Outstanding Planning Initiative for a Small Town or Rural Area.

We are thrilled to welcome the Maypop Collaborative (Maypop) to our planning team for the City of Walnut Grove's Master Plan. Melinda (Mel) Cochran Davis, founder of Maypop, is excited to bring her experience to the project. She brings a wealth of experience in trails and park planning and innovative public outreach to our team. Our project team offers a wide scope of planning experience in stakeholder engagement, strategic and capital planning, quantitative research and analysis, and mapping.

With the Hall-Nelsnick-Maypop Team you will be working directly with the owners of the companies, providing the highest level of efficiency and accountability. Also, because of our devotion to a smaller number of select clients, your plan would be among our highest priority. We are excited about working with you.

Sincerely,

Marilyn P. Hall
President
Hall Consulting, Inc.



MAYPOP
Collaborative

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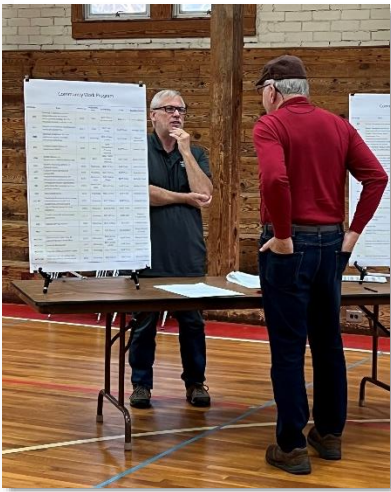
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1. QUALIFICATIONS

Making a plan that works for a local government requires some understanding of how a local government works and what it actually needs. Our team boasts extensive public service across an array of governmental services, including parks and recreation, planning and zoning, and public utilities. We draw upon those professional experiences as we collaborate with municipal clients, ensuring a final plan that is reflective of their unique needs and goals, and creative in its approach to solving problems with often-limited resources.

We have a wide scope of planning experience related to master planning, including stakeholder engagement, capital planning, quantitative research and analysis, policy development, and web-based interactive mapping. With the Hall, Nelsnick, and Maypop Team the City of Walnut Grove will be working directly with the owners of the companies, providing the highest level of efficiency and accountability. Also, because of our devotion to a smaller number of select clients, the City's plan would be among our highest. The combined experience of the three firms is substantial and includes dozens of Comprehensive Plans, multi-use trail network plans, parks and recreation master plans, capital improvements plans, public engagement initiatives, operational assessments, and strategic plans.

Members of the Hall, Maypop, and Nelsnick Team began developing plans together in the early 2000s. Hall and Nelsnick developed the nationally award-winning Comprehensive Plan for the City of Moreland, winning the 2008 John Keller Award for Outstanding Planning Initiative for a Small Town or Rural Area. Maypop's Mel Cochran Davis and Marilyn Hall worked together for more than a decade on capital planning, collaborative project implementation, community engagement, and SPLOST project proposal development for Athens-Clarke County.





CONTACT:

HALL CONSULTING, INC

Ms. Marilyn Hall
Owner & President
1051 Windbrooke Ct., Suite 4
Watkinsville, GA 30677
706.621.2036
Mhall@hallplanning.com

Years in business: 18

Demonstrating a commitment to a small number of select clients, Hall Consulting has helped 7 clients make great plans in the last 5 years.

SAMPLE LIST OF FORMER
AND/OR CURRENT MUNICIPAL
& COUNTY CLIENTS:

Madison County, GA
City of Monroe, GA
City of Columbus/Muscogee
County, GA
City of Albany, GA
City of Dothan, AL
Athens-Clarke County, GA
Morgan County, GA
Cities of Jefferson, Talmo, and
Arcade, GA
Ware County and the City of
Waycross, GA
City of Moreland, GA
City of Sharpsburg, GA

HALL CONSULTING, INC.

Incorporated in the State of Georgia in 2005, Hall Consulting delivers expert planning and analysis, customized strategic plans, and award-winning comprehensive plans to municipal and county leaders in search of lasting community improvements on behalf of the families they serve. Hall Consulting's experience includes working in rural, suburban, and urban settings, with single jurisdictions, consolidated governments, and multi-jurisdictional bodies.

Hall Consulting offers a variety of products and services to government and utility professionals including urban planning studies and assessments, comprehensive planning services, master planning, capital improvements planning, and expert stakeholder engagement and community involvement activities. Our consulting engagements have included comprehensive plans, housing studies, expert witness testimony, annexation studies, conservation subdivision policies, strategic plans, and ordinance review designed to guide local jurisdictions with decision making.

Hall Consulting has a track record of building successful consulting teams. Team-members are specifically selected to meet the needs of individual clients. The team will be expertly managed. About our team one of our clients proclaimed, "This was the best handled and managed project the Town has contracted for the five years I have been here." (Robin Spradlin, Town of Sharpsburg, GA)

KEY LEADERSHIP:

Marilyn P. Hall, AICP

Ms. Hall has worked in comprehensive and environmental planning since 1997. She developed the award-winning Comprehensive Plan for the City of Moreland, GA. and has been recognized by the American Planning Association as an expert in drought planning and management. Her recent efforts have focused on project management, Comprehensive Planning, capital improvements, ensuring local policies and ordinances are consistent with State and federal requirements, and public engagement and outreach.

As Water Resources Planner for Athens-Clarke County, GA she created and implemented a new innovative water reuse program and helped negotiate the purchase of the Rock Hill Quarry as a future water storage reservoir. She also prepared the utility's long-term capital improvements program totaling \$400M.



CONTACT:

Maypop Collaborative
Mel Cochran Davis
PO Box 1453
Commerce, GA
706-658-7778

mel@Maypopcollaborative
Maypopcollaborative.com



PROJECT HIGHLIGHTS

Athens-Clarke County Leisure Services 2021-2025 Strategic Plan

Leisure Services Listens – A comprehensive online engagement tool.

Developed Athens-Community Corps job readiness program

Secured over \$675,000 in grant funds from state and foundation based grant agencies

MAYPOP COLLABORATIVE

Maypop Collaborative is committed to serving local governments. Our team consists of talented local government veterans who understand its day-to-day challenges: staffing shortages, tough decisions, budget constraints, public outcries, operational challenges, and whatever other obstacles the day brings. In addition, we realize how much influence consultants hold over long-term community decisions, and we are here to make sure you and your community are heard. We approach projects with flexibility and adaptability. We have been there, we understand the value of a community-informed product with longevity, and we are eager to put our knowledge into service. Together, we can do better.

As a boutique consulting firm, we build customized project teams to fit the needs of the work at hand. Our principal and founder, Mel C. Davis has an established reputation for building “dream teams” of high achievers driven by strong public service motivation and long histories of community engagement, collaboration, and problem solving. The Maypop model allows each member to work to their strengths and provide superior deliverables to our clients. As others that have collaborated with us in the past have said “Where there’s a Mel, there’s a way.”

KEY LEADERSHIP:

Melinda Cochran Davis is a "Double Dawg" with a bachelor’s degree in Landscape Architecture and a master’s degree in Public Administration from the University of Georgia. While a part of the Athens-Clarke County Unified Government (ACCGov), Melinda directed the Planning, Project Management, Budgeting, Maintenance, Marketing, and Development functions of the Leisure Services Department, a multi-year winner of Georgia Recreation and Park Association’s Agency of the Year award. During her tenure with Leisure Services, she led multiple planning efforts, including the department’s first Strategic Plan, Greenway Network Plan, Park Improvements Plan, and multiple Park Master Plans. She also led the development of new enhanced digital in person community engagement initiatives that became the model for the rest of ACCGov. Her leadership and collaboration with community members and local appointed boards resulted in Leisure Services securing over \$69 Million of SPLOST funds for improvements and expansion of parks, facilities, and multi-use trails.



NELSNICK ENTERPRISES
Mr. Robert Sills, AICP
196 Alps Road, Suite 2-232
Athens, GA 30606
706.340.5479 (p)

bsills@nelsnick.com
www.nelsnick.com

Years in business: 18

**SAMPLE LIST OF FORMER
AND/OR CURRENT MUNICIPAL
CLIENTS:**

City of Gainesville, GA
Roane County, TN
Athens-Clarke County, GA
City of Winder, GA

*Collaborative work with
Hall Consulting:*

City of Monroe, GA
Madison County, GA
Morgan County and the
Cities of Buckhead, Bostwick,
and Rutledge, GA
State of Texas General Land
Office
Ware County and the City of
Waycross, GA
Cities of Talmo, Arcade and
Jefferson in Jackson County, GA
City of Moreland, GA
City of Sharpsburg, GA
Sandy Springs, GA

NELSNICK ENTERPRISES

Incorporated in the State of Georgia in 2003, Nelsnick Enterprises is a woman-owned small business that provides planning services and instructional solutions for local governments and educational institutions. Nelsnick Enterprises provides consultation services for comprehensive, capital improvement, and financial planning; specific products include comprehensive plans, cost of service and connection fee studies, and cost allocation and rate studies. Nelsnick Enterprises also offers services related to instructional design and is adept at developing public participation plans that educate the community about the comprehensive planning process while gathering meaningful input from residents. It is headquartered in Athens, Georgia and there are no regional offices. Nelsnick Enterprises is comprised of two full time employees, Mr. Robert W. Sills, AICP and Ms. Natasha Barreto, both located in Athens, Georgia and a part-time engineer who works out of a home office in Gainesville.

KEY LEADERSHIP:

Ms. Natasha Barreto, President

Ms. Barreto has served as the President of Nelsnick Enterprises since 2009. Ms. Barreto has extensive experience in analysis of learning needs and systematic development of instruction. She has developed over 100 courses in the areas of criminal justice, healthcare, college accounting, business, psychology, and general education. Ms. Barreto has a strong background in Web-based instructional delivery. Ms. Barreto is the majority owner of the firm and has a master's degree in Instructional Design from the University of Georgia.

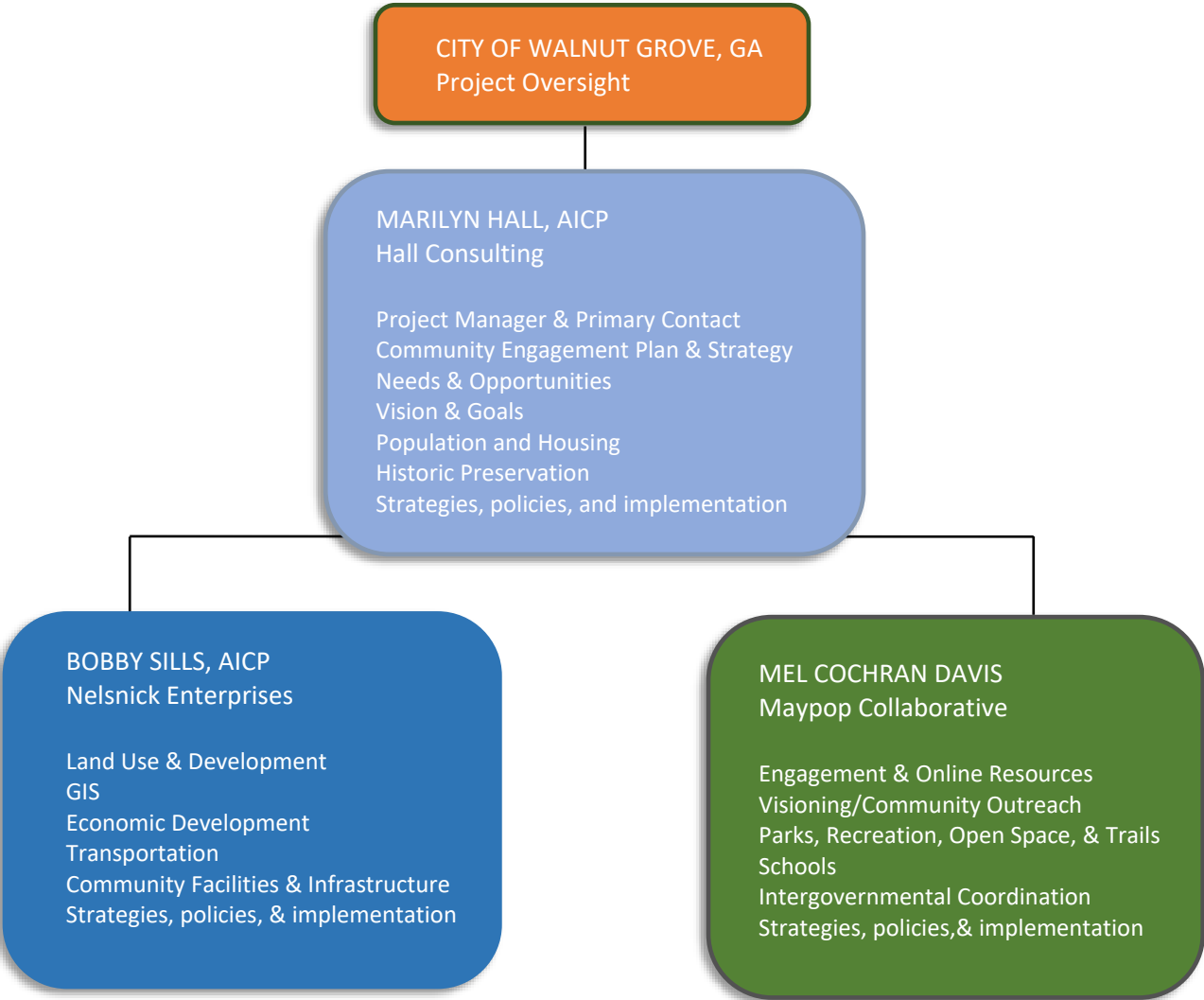
Mr. Robert W. Sills, AICP, Principal Planning Consultant

Mr. Sills has 26 years of professional planning experience, which includes collection and analysis of data for various city and public utility planning studies. These include comprehensive plans, storm water, water and sewer rate studies, capital improvements planning, impact fees calculations, revenue sufficiency analysis, water system business plans, connection fee calculations and development of financial planning models. Mr. Sills is a minority owner of the firm, is a certified planner from the American Institute of Certified Planners (AICP) with a master's degree from the School of Architecture and a master's degree from the School of Civil Engineering both from the Georgia Institute of Technology.

2. KEY TEAM MEMBERS AND THEIR ROLES

The Consulting Team consists of three firms that have successfully worked together on a variety of plans in Georgia. Marilyn Hall, AICP of Hall Consulting, Inc. would serve as the team’s primary point of contact and project manager. She has more than 20 years of planning and utilities experience throughout Georgia. Bobby Sills, AICP, EIT is the founder of Nelsnick Enterprises, Inc. Bobby specializes in transportation planning, capital improvements, public finance, and GIS. Mel Cochran Davis, with the Maypop Collaborative rounds out the team, bringing experience in planning and digital transformation.

With the Hall, Nelsnick, & Maypop Team we will provide a balanced, focused approach to delivering an implementable Master Plan to Walnut Grove. Our experts will review current conditions in Walnut Grove, Walton County, and the region utilizing their individual professional expertise to recommend strategies, policies, and implementation measures. Their expertise and expected roles are shown below.





MARILYN P. HALL, AICP

Owner and Principal, Hall Consulting, Inc.

marilynphall@hallplanning.com

NATIONAL AWARDS

Comprehensive Plan for Moreland, GA won the John Keller Award for Outstanding Planning Initiative for a Small Town or Rural Area (American Planning Association, 2008)

US EPA WaterSense Program 2013-2020 Sustained Excellence Award

City-County Communications & Marketing Association, 3CMA Savvy Awards in 2018 & 2019

EDUCATION

Master of City Planning with emphasis in Environmental Planning Georgia Institute of Technology, Atlanta, Georgia, 1997

Bachelor of Arts in Economics Northwestern University, Evanston, Illinois, 1991

Ms. Hall will serve as project manager for Walnut Grove's Master Plan. She has worked in city and environmental planning since 1997. She is passionate about helping small cities and rural areas maintain their unique charm as they prepare for regional change and growth. Her recent efforts have focused on project management, comprehensive planning, environmental compliance, capital improvements, and public information and engagement. The following is a sampling of projects she has completed that demonstrate her planning expertise.

Projects

- Historic Overlay District Plan, City of Bainbridge, GA
- Parks and Recreation Master Plan, Dublin, GA
- Principal consultant and project manager working on the Joint Comprehensive Plan for Madison County and the cities of Carlton, Colber, Comer, Danielsville, Hull, and Ila, Georgia.
- Form Based Codes Education, Monroe, GA
- Principal consultant and project manager working the Comprehensive Plan Monroe, GA.
- Completed \$400M Capital Improvements Plan for Athens, GA.
- Collaborated with Nelsnick Enterprises on the Comprehensive Plans for Morgan County and the cities of Bostwick, Buckhead, and Rutledge, Georgia.
- Completed the East Albany Neighborhood Revitalization Strategy Area Plan for the City of Albany, GA.
- Principal consultant and project manager working on the Comprehensive Plans for the Cities of Arcade, Jefferson, and Talmo in Jackson County, Georgia.
- Completed the South Columbus Revitalization Strategy for the City of Columbus, GA.
- Principal consultant and project manager for the Comprehensive Plans for the City of Waycross and Ware County, Georgia.
- Responsible for the Community Facilities Element of the Comprehensive Plan for the City of Columbus/Muscogee County, Georgia, and facilitation of several components of the Community Participation Program. (Under subcontract with another firm)
- Served as principal consultant and project manager for the Comprehensive Plan and Capital Improvements Program for the Sharpsburg, Georgia.

Marilyn P. Hall, AICP (cont.)

- Served as principal consultant and project manager for the Comprehensive Plan for the Town of Moreland, Georgia.
- Worked with Jordan, Jones, and Goulding, Inc. on the Comprehensive Plans for Newton County, Georgia and the Cities of Covington, Buford, and Snellville, Georgia.
- Worked with Jordan, Jones, and Goulding, Inc. to assist with the One Henry Comprehensive Plan in Henry County, Georgia. Responsible for writing population, community facilities, and natural and cultural resources components of Community Assessment. Also assisted with visioning and other elements of the Community Participation Program.



Employment History

HALL CONSULTING, INC., Watkinsville, GA

Owner and principal planner. Planning project management, City master plans, comprehensive planning, urban and utility plans, housing studies, watershed planning, ordinance writing, demographic analysis, environmental program development and management, and outreach and public involvement. (2005 – Present)

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

Senior Water Resources Planner. Long-term strategist ensuring adequate water supplies: create and manage ACC’s innovative, new water reuse program, guide the utility’s long term capital improvements program, manage research projects, assist with negotiations, manage the Water Conservation Office team, coordinate interdepartmental efforts, and implement special projects. (2017 – 2021)

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

Water Conservation Coordinator. Developed the nationally recognized ACC Water Conservation Office team. Created the WCO Internship Program. Planned and evaluated conservation programs. Coordinated efficiency efforts within the Utility and responsible for the Water Loss Program, the Watershed Protection Plan, and special projects. (2009 – 2017)

JORDAN, JONES, & GOULDING

City Planner and Water Utility Consultant Athens, GA
(1997-2004)

LEADERSHIP

BOARD MEMBER | GA Planning Association | 2014 - Present

CLIMATE CHAMPION | American Planning Association | 2020 - Present

CHAIR | Integrated Master Planning Committee | Georgia Association of Water Professionals | July 2020 - Present

BOARD MEMBER | National Water Reuse Association | 2018 - 2021

FEATURE PUBLICATIONS

“Promoting Drought Resilience Through Plans and Codes”, Zoning Practice, American Planning Association April 2014

Planning and Drought (PAS 547) American Planning Association (contributor) October 2013

“The Cost of Apathy” The Georgia Operator, GAWP, Winter 2019, pg. 24-28



MELINDA (MEL) COCHRAN DAVIS

Principal and Founder, MayPop Collaborative
mel@Maypopcollaborative.com



YEARS OF EXPERIENCE 19

EDUCATION
Master of Public Administration
University of Georgia
Athens, Georgia, 2018

Bachelor of Landscape
Architecture University of
Georgia
Athens, Georgia, 2003

CERTIFICATIONS
Registered Landscape Architect
Georgia LA 001541

Certified Inclusivity Assessor
Inclusive Recreation Resource
Center

Strategy Expert
Engaging Local Government
Leaders

COMMUNITY LEADERSHIP
City of Commerce Planning
Commission, Member 2017-
Present

Cubmaster, Pack 35
2020 -Present

Chair, Commerce Middle School
Parent Teacher Organization
2022-2023

Mel is an accomplished executive level leader, with extensive local government knowledge and experience. She will utilize her strong expertise in navigating government processes to help strategize a Master Plan that is implementable. She leads multi-disciplinary teams made up of government officials, residents, and stakeholders to positive outcomes. Highly organized and skilled at developing strategic approaches to resolving challenges to local governments with transparency and in a streamlined fashion. A proven relationship builder across diverse groups of public and private entities, establishing trust through collaboration.

Principal, Maypop Collaborative, Commerce, GA June 2022-Present

Leading project teams for community planning and engagement efforts, including strategic plans master plans, accessibility transition plans, parks and recreation plans, digital transformation, and inclusive community engagement.

Assistant Director, Athens Clarke County Unified Government, Athens, GA, 2018-2022

Leading a department of 74 full time, 95 part time, 147 seasonal, and 103 contract staff with a focus on leading administrative functions of the department with a team of 24 staff covering software administration, project management, planning, maintenance, safety and risk, contracts, management analysis, budgeting, community outreach, public relations, and marketing.

Division Administrator, Athens Clarke County Unified Government, Athens, GA, 2013-2018

Leading the Park Services Division, including planning, maintenance, and project management. Responsible for streamlining operations, increasing transparency, and leading change while maintaining the foundation of department functions and operations.

Facility Supervisor, Athens-Clarke County Unified Government, Athens, GA 2008-2013

Leading daily operations and guiding future development of Greenways and Riverside Parks within the Athens-Clarke County Leisure Services Department. Ensuring proper management and safety of trail and park facilities through collaboration with Athens-Clarke County agencies and community non-profits

Mel Cochran Davis (cont.)

Planner II, Athens Clarke County Unified Government, Athens, GA 2006-2008

Guiding architects, engineers, developers, and residents of Athens-Clarke County through plans review and permitting processes. Reviewing design submittals for conformance with zoning codes and ordinances. Providing written commentary and reports related to planning issues. Assisted Comprehensive Plan updates and zoning code revisions.

Developed and implemented ACCGov public engagement processes and tools for the SPLOST and TSPLOST programs

Responsible for Online Engagement for Leisure Services activities for ACCGov. See example below.

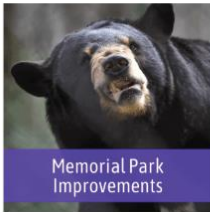
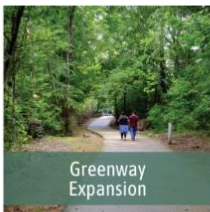
Landscape Architect, USDA Forest Service, Gainesville, GA 2003-2006

Developing and implementing professional designs for recreation areas and trails, including bid packages, construction observation, and final inspections. Assisted with development of the Forest Comprehensive Plan for health, accessibility, and recreation chapters. Served as a Type II Wildland Firefighter

Online Engagement



Current Projects



Leisure Services Listens is a web based communications hub for the Athens-Clarke County Leisure Services Department. Maypop principal, Mel led the team that brought her vision to life. Project pages share information like project descriptions, timelines, budgets, and input opportunities. Storymaps, surveys, and other online engagement tools are available as they go live. Mel has brought this information sharing model to Maypop's community engagement toolbox.

Project Overview:

Memorial Park is one of Athens' most beloved parks and requires necessary stormwater infrastructure updates to ensure future generations are able to enjoy this community park. A recent engineering report on the state of the stormwater system in the park indicates the dire situation the park faces. The increase in development around the park has resulted with increased stormwater flow into the park, overloading the pond's capacity. The pond and forebay are now in a critical situation that requires dredging, re-engineering, and significant repairs in order to prevent failure of these stormwater mitigation components. The ancillary stormwater pipes, inlets, basins, and other features are either silted in, washed out, or have completely failed. As part of the improvements these ancillary stormwater infrastructure will be replaced as specified by engineers.



Athens-Clarke County residents are invited to be part of the process. Stay connected and learn about project updates, public input opportunities, and timelines.

What's Next for the Project?

Public input will be received from June 13 - July 10, 2022 to prioritize funding for these proposed projects.

Public Meetings:

- Saturday, June 18, 2022 - 11am - 2pm at West Broad Farmers Market
- Saturday, June 18, 2022 - 5pm - 8pm at 19th is the New 4th event at Holland Youth Sports Complex
- Thursday, June 23, 2022 - 6:00 - 7:30 pm at Memorial Park Picnic Shelter #2
- Saturday, June 25, 2022 - 10am-11:00 am to 12:30 p.m. at Ath-Fest

Each meeting is drop-in and staff will be available to discuss the proposed elements of the project.



ROBERT W. SILLS, AICP

Principal Planner, Nelsnick Enterprises

bsills@nelsnick.com



EDUCATION

Master of Science
School of Civil Engineering
Georgia Institute of
Technology
Atlanta, Georgia, 1995

Master of City Planning
School of Architecture
Georgia Institute of
Technology
Atlanta, Georgia, 1995

Bachelor of Arts – Geography
Minor Computer Science
Rutgers College
New Brunswick, New Jersey,
1987

CERTIFICATIONS/ AFFILIATIONS

- American Institute of Certified Planners
- Engineer-in-Training,
- American Planning Association,
- Georgia Planning Association,
- Georgia Association of Water Professionals

Mr. Sills has 26 years of professional experience, which includes collection and analysis of data for various city and public utility planning studies. He will lead the Capital Improvements and Infrastructure aspects of the Master Plan. These include comprehensive plans, storm water, water and sewer rate studies, capital improvements planning, impact fees calculations, revenue sufficiency analysis, water system business plans, connection fee calculations and development of financial planning models.

Employment History

Nelsnick Enterprises Incorporated

Senior Planner
September 2003 - Present

Jordan, Jones & Goulding Inc.

Urban Planner/Engineer/Project Manager
July 1995 – September 2003

Relevant Projects

- Comprehensive Plan for Monroe, Georgia – Project include attending public meetings, development of plan elements per DCA specifications and relevant mapping.
- Comprehensive Plan for Morgan County, Georgia – Project include separate stand-alone plans for the City of Rutledge, Bostwick and Buckhead. Project included complete planning process from Community Participation Program to adoption of plans.
- Developed Comprehensive Plans for the Quad City Planning Authority which included City of Talmo, City of Jefferson and City of Arcade, Georgia. Project included complete planning process from Community Participation Program to adoption of plans.
- Prepared Comprehensive Plan for the Town of Sharpsburg, Georgia and the Town of Moreland, Georgia.
- Developed a methodology for calculating school, water and sewer, and road impact fees, York County, South Carolina.

Bobby Sills – Continued

- Prepared population projections, water and sewer consumption projections, and cost estimates for various water supply options for the Long-Term Water Resource Plan, Glynn County, Georgia.
- Completed a Concept Report for the City of Cartersville, Georgia Main Street Transportation Enhancement.
- Updated the Land Use element of the Cartersville Comprehensive Plan for the City of Cartersville, Georgia.
- Wrote ordinances and created a Land Use Plan for Roane County, Tennessee.
- Managed the data entry of over 50 miles of surveyed sewer trunk line. Developed data entry forms in Microsoft Access, converted data, created scripts in ArcView GIS Avenue for manipulation of graphic and attribute data, and provided reports and maps. Survey included a surface reconnaissance for delineating wetlands, stream crossing, general conditions of manholes, clearing requirements, and manhole raising requirements, Fulton County, Georgia.

CONFERENCE/WORKSHOP SESSIONS

“Water Stewardship Act,”
Valdosta, Georgia

“Rural Highway Bypass:
Impacts and Mediation,”
Savannah, Georgia

“Water Conservation
Pricing,” Gwinnett County,
Georgia

“Righteous Rate Making,”
Tifton and Savannah,
Georgia

“Water and Sewer Rate
Setting,” Marietta, Georgia

“Capital Improvements
Planning,” Madison,
Wisconsin



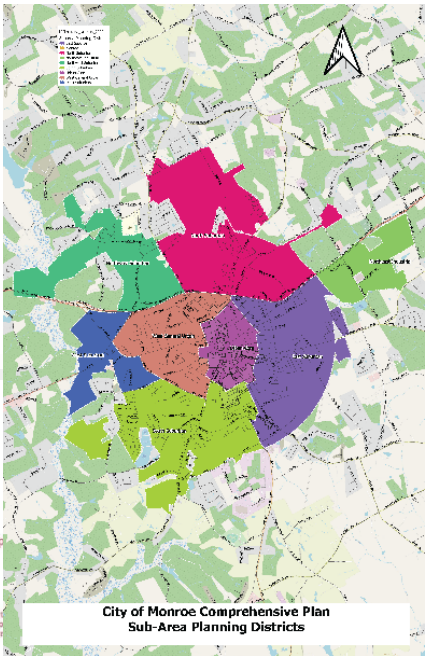
EXPERIENCE WITH MUNICIPAL PLANS

Comprehensive Plan for the City of Monroe, GA, Adopted June 2022

Contact: Logan Propes, City Administrator
Phone: 770-267-7536
Email: lpropes@monroega.gov

The Hall and Nelsnick team recently completed the Comprehensive Plan for the City of Monroe, GA. The City of Monroe is located in Walton County, approximately 40 miles east of Atlanta along US 78. Walton County is a historically rural area that has experienced significant growth pressure from metropolitan Atlanta in recent years. As its county seat and its largest city, these pressures have begun to be felt in Monroe, especially along the city’s western side. Over the last decade the City of Monroe has developed and implemented a variety of plans. This Comprehensive Plan Update built upon those plans. Many of the plans being implemented by the city focus on downtown and adjacent areas. The *Town Center LCI* is perhaps the most important. It serves as the starting point for most of the City’s efforts to preserve and redevelop its central business district.

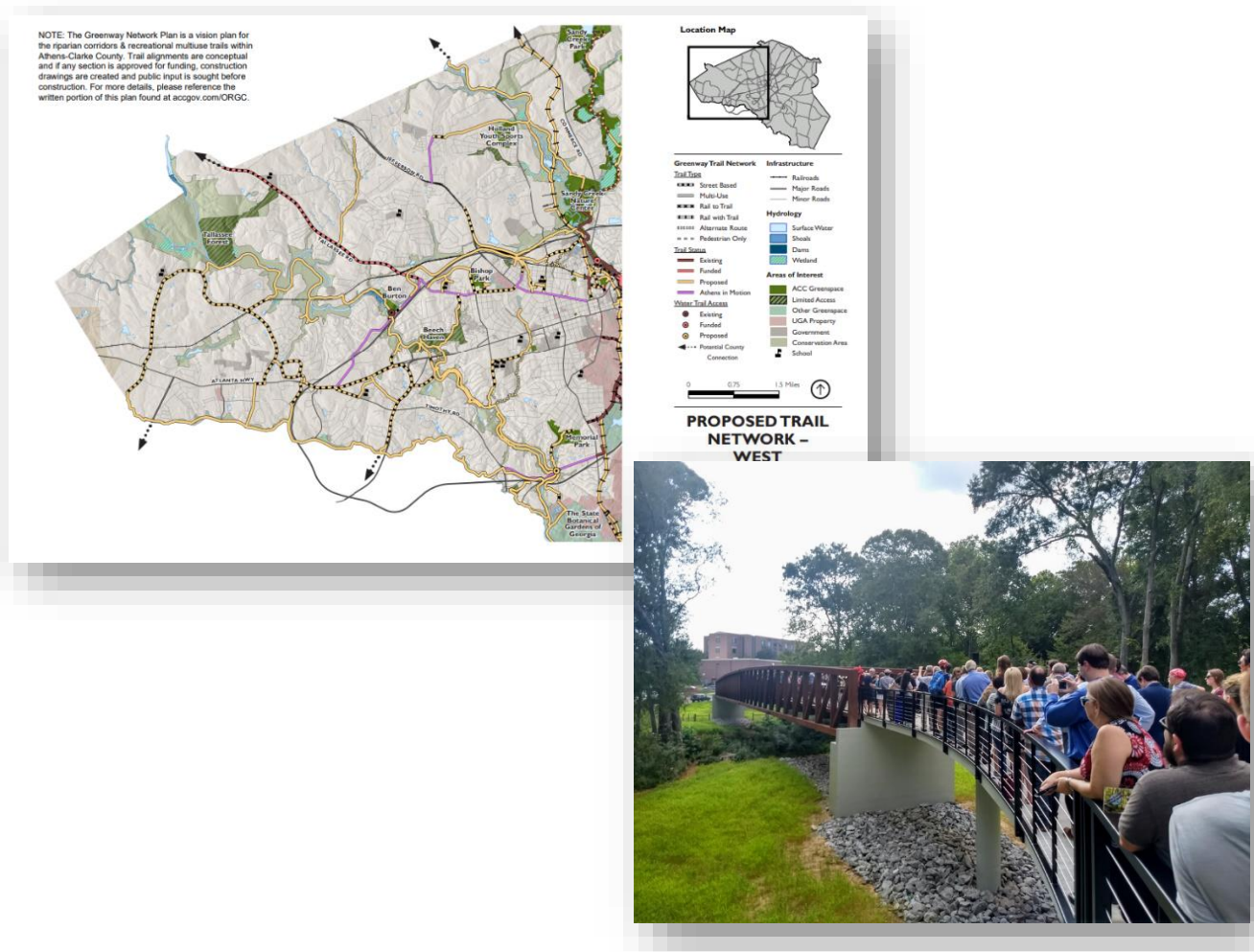
Public engagement and input were the cornerstone of the successful comprehensive planning process in Monroe. The City kicked off the process by laying out the foundation in a Community Engagement Plan. The plan was introduced to the City Council at a work session on December 7, 2021. The project website was launched at the project kick off and provided meeting content and planning documents to the public throughout the life of the project. The website housed the online survey, visual preference survey, and meeting materials. The online survey asked a series of questions about the community and the vision for the future. Almost 300 people completed the online survey. The Steering Committee distributed flyers for public meetings and the Consultant team provided social media content for the City to utilize.



*Oconee Rivers Greenway Network Plan
Athens-Clarke County, GA (2013-2022)*

Following years of incremental planning of segments of the Oconee Rivers Greenway system, Maypop's Mel Cochran Davis initiated a comprehensive update to those plans, drawing them together into a single vision for the county's trail system. The new plan resulted in a consistent approach to identifying corridors of interest in the watershed and prioritizing land acquisition and multi-use trail development. This framework has informed the construction of several miles of new trails, establishment of the first water trails on the Middle and North Oconee Rivers. To date, the plan has generated over \$45 million in SPLOST and TSPLOST funding as well as over \$300,000 in operational funds.

As Greenway Coordinator, and later Administrator for the Leisure Service Department's Park Services Division, Mel Cochran Davis led public engagement for the effort, which involved numerous public engagement sessions with citizens and landowners throughout the county, and consultation with local interest groups. The team also provided project management and design guidance on detailed development of various elements of the trail system and supporting park spaces.



*Madison County Joint Comprehensive Plan
with the Cities of Carlton, Colbert, Danielsville, and Ila, Transmitted January, 2023*
Contact: Todd Higdon, County Chairman
Phone: 706-795-6300
Email: thigdon@madisonco.us

In January of this year, the Hall Consulting Team completed the Joint Comprehensive Plan for Madison County and four of its cities. Madison County is experiencing considerable growth pressure from Athens to the south and from I-85 to the west. In addition to this pressure, the county is struggling to balance the needs of agriculture, multi-generational landowners, business owners, environmentalists, and new residents. The Hall team addressed these challenges through robust public engagement that included more than a dozen public engagement opportunities, a website, surveys, a citizen stakeholder committee, a dozen stakeholder interviews, presentations at public events, and civic group engagements.



Comprehensive Plan for

Morgan County and the Cities of Buckhead, Bostwick, and Rutledge, adopted July 2017

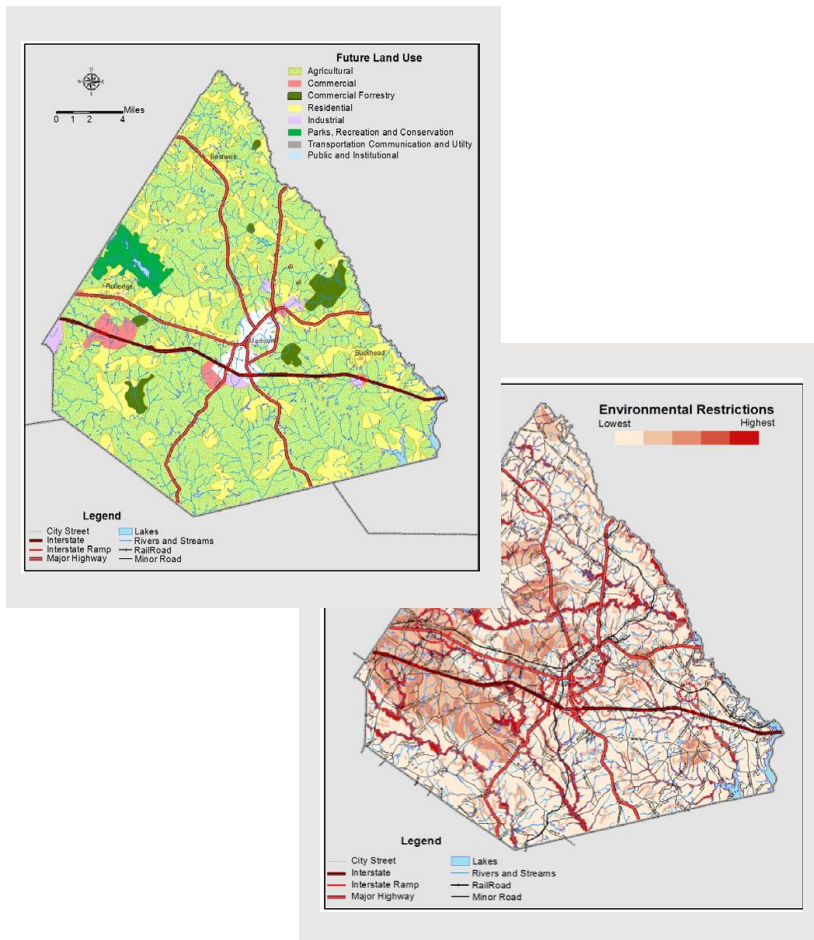
Contact: Chuck Jarrell, Planning & Development Director

Phone: 706-342-4373

Email address: cjarrell@morganga.org

Hall Consulting, Nelsnick Enterprises, and another firm collaborated to produce the Comprehensive Plan for Morgan County, Georgia, including the Cities of Rutledge, Bostwick, and Buckhead. The team developed a community participation plan that included four public kickoff meetings (one per jurisdiction), four visioning workshops, public presentations of drafts, a community-wide survey, stakeholder interviews and informal interviews with the public, steering committee meetings, and assistance with the adoption process in each jurisdiction.

The Consultant Team took an innovative approach for this Comprehensive Plan. Rather than look at the functions, the Plan evaluates the issues. Thus, when the citizens provide concern for retaining the rural beauty of the County or the small-town character of their city, the plan addressed solutions based on land use, community facilities, housing, and intergovernmental cooperation.



The Hall Team goes to where the people are. This photo is of Marilyn Hall gathering public input at a 4th of July event in Madison, GA.

REFERENCES

Reference 1

Name: City of Monroe, GA
Website: <https://www.monroega.com/>
Client contact person and title: Logan Propes
Phone: 770-267-7536
Email address: lpropes@monroega.gov

Reference 2

Name: Cities of Jefferson, Arcade, and Talmo, Georgia
Website: <https://www.cityofjeffersonga.com/>
Client contact person and title: John Ward, Former City Manager for the City of Jefferson, GA
Phone: 828-268-6200
Email address: John.ward@townofboone.net

Reference 3

Name: City of Albany, Georgia
Website: <https://www.albanyga.gov/>
Client contact person and title: Paul Forgey, Director of Planning & Development Services
Phone: 229-302-1848
Email address: pforgey@albanyga.gov

Reference 4

Name: Columbus/Muscogee County, Georgia
Website: <https://www.columbusga.gov/planning/>
Client contact person and title: Rick Jones, Planning Director
Phone: 706-225-3936
Email address: rjones@columbusga.org

Reference 5

Name: Morgan County, Georgia
Website: <https://www.morganga.org/413/Comprehensive-Plan>
Client contact person and title: Chuck Jarrell, Planning & Development Director
Phone: 706-342-4373
Email address: cjarrell@morganga.org

3. PROJECT UNDERSTANDING

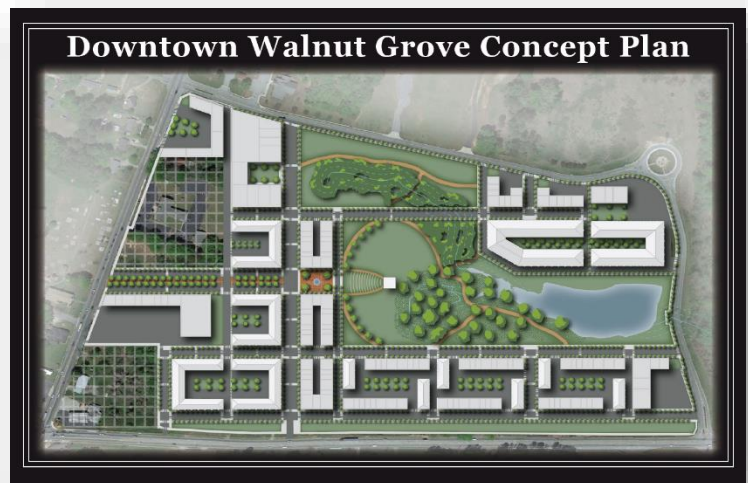
The City of Walnut Grove is a small town located in Walton County with a population of around 1,500 people, covering an area of approximately 1.5 square miles. It lies at the crossroads of State Routes 138 and 81. There is significant development pressure for a variety of reasons and there are many changes in the works. The purpose of the Master Plan is to help the city prepare for these changes. The following are three examples of upcoming changes that the plan must address.

First, the Georgia Department of Transportation is expected to install a roundabout aimed at improving traffic flow, reducing congestion, and enhancing safety in the area. Roundabouts are becoming more common in Georgia as a way to manage traffic and reduce the severity of accidents. The roundabout will displace several businesses that provide a significant tax base for the city.



Second, Walton County is building a very large park adjacent to the City. The new park includes plans for a senior center, community center, tennis courts, skate park, etc. It will draw families from throughout Walton County.

Thirdly, the city has plans to develop a Town Center on some large parcels of land in the northeast corner of the Route 138 and 81 intersection. This is planned to be a new downtown with a mix of commercial uses and retail with multifamily residential and offices. Plans for the Town Center are being refined by the Northeast Georgia Regional Commission.



The new planned downtown, roundabout, and mega park will have a significant impact on the overall development and growth of the city. To prepare for the impact the Master Plan should address the following:

Land Use: The Master Plan must identify areas for residential, commercial, industrial, and recreational use. The DDA and city can work with developers to ensure that the land is used optimally and in accordance with the city's goals.

Transportation: The Georgia Department of Transportation has plans that will dramatically impact the city. The Master Plan will need to work with the GDOT changes and strive to improve mobility, reduce congestion and pollution, and enhance safety. The Plan could include improving public transportation in partnership with Walton County, pedestrian and bike paths, and roads.

Housing: Housing needs should be determined during the public engagement process. The Downtown Walnut Grove Concept Plan (2006) includes more than a thousand residential units. If the public engagement process calls for it, the Master Plan could focus on creating affordable housing options for low and middle-income residents. The DDA could work with developers to incentivize the construction of such housing.

Economic Development: The Plan must identify economic development opportunities, such as attracting new businesses, encouraging entrepreneurship, and creating jobs. The City and DDA can offer incentives to businesses that contribute to the city's growth and development.

Infrastructure: Walnut Grove must have the infrastructure to support the upcoming changes in land use and population growth. A primary purpose of this Master Plan is to prioritize capital improvements to accommodate change. The master plan can identify areas that require infrastructure improvements, such as water and sewage systems, public facilities, and green spaces.

Community Engagement: Engaging the community in the planning process is essential to ensure that their needs and priorities are addressed and the plan is implemented. The draft scope presented in the following pages elaborates the community engagement process.



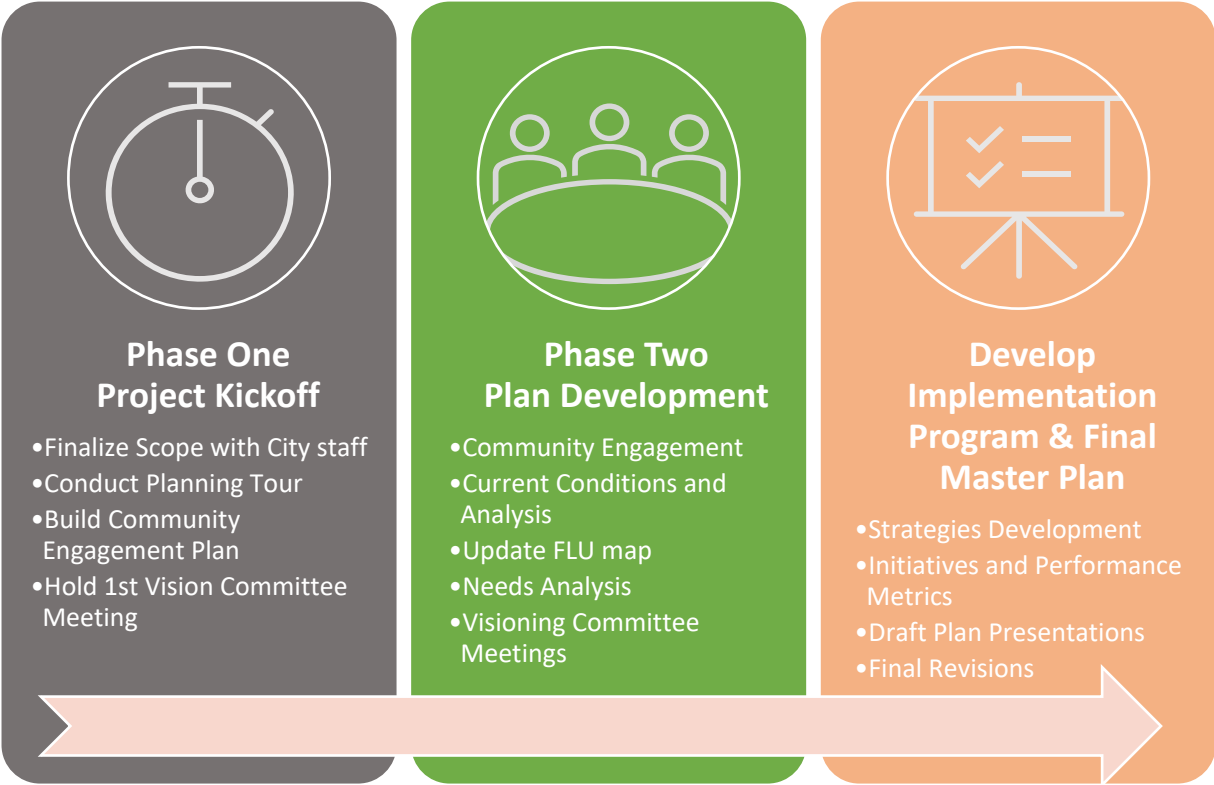
4. PROJECT APPROACH AND PROPOSED SCOPE OF WORK

The Walnut Grove City Master Plan must be a partnership with Planning Commission, City Council, Downtown Development Authority (DDA), residents, business owners and other stakeholders. The most important aspect of a community vision is that it originates from the residents, business owners and elected leaders of the community. The consultant team’s role is to listen, provide educational opportunities of the process, listen more, present what we hear, and listen again. It is an extremely iterative process requiring significant public participation.

“ *Hall Consulting helped us achieve our goal of making our Comprehensive Plan viable and informative to our citizens. The professionalism of the planning team provided the confidence our plan needed for formulating future goals for our community.*”

– *Rick Jones, Planning Director, Columbus, Georgia*

The final approach and scope of work will be created in collaboration with the City of Walnut Grove. The proposed approach and scope of work on the following pages should be considered a recommended or draft scope.



PHASE ONE: PROJECT KICKOFF

Task 1.1 Initial Meeting:

The Hall team will meet with the local project team, including staff from the City of Walnut Grove, to finalize project expectations, scope of work, and timeline. During this meeting, we will also review and finalize the list of data needs.

- Task 1.1 Deliverables:**
- 1) Final Data Needs List**
 - 2) Final Scope of Work and Timeline**

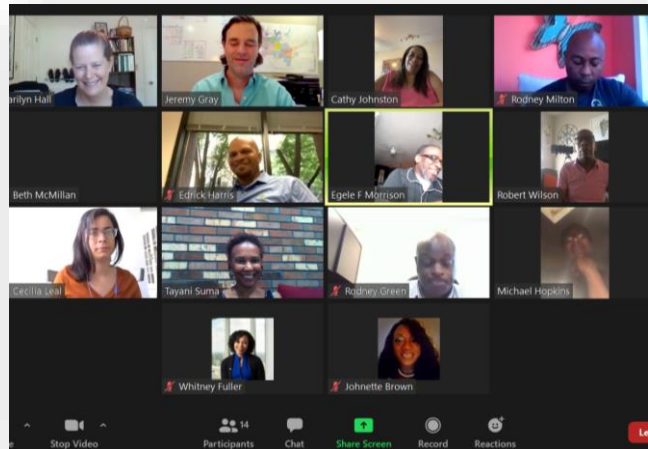
Task 1.2 Community Tour:

The Hall team will tour the City with a local host to get further acquainted with the city and the local planning environment. This will include discussion with planning staff regarding existing local plans for the city, Walton County, and other entities, institutions, regional agencies, and significant public and private authorities with an impact on the larger planning effort.

- Task 1.2 Deliverables:**
- 1) Final Stakeholder List & Contact Information developed in collaboration with the city**

Task 1.3 Community Engagement Plan:

The consulting team will develop a Community Engagement Plan (CEP) that outlines techniques and processes that will be used to gather public input. The CEP will include development of a visioning committee, key stakeholders to be contacted, number and schedule for community meetings/public hearings, and other key components for outreach throughout the project. The CEP will include a detailed schedule that includes dates, times, and locations for all participation opportunities, notification methods for outreach, engagement methods to reach diverse constituency, staffing plan, information collection and coordination methodology, steering committee role and strategy, and draft marketing and public presentation materials.



Although the Hall Consulting Team prefers to meet stakeholders in person, meetings can be virtual if needed. (Photo: Marilyn Hall hosts a virtual steering committee meeting in Atlanta, GA)

While specific elements of the CEP will be developed in coordination with the client, the consulting team anticipates a plan that includes the following public engagement opportunities:

- One (1) public project kick-off meeting/event outlining public engagement process;
- Two (2) public workshops to include identification of community vision, reformulation of community character area map and narrative, and strategic framework for implementation;
- Three (3) Visioning Committee meetings to be held early the project;
- One (1) Final presentation to the City Planning Commissioners
- One (1) Final presentation to City Council
- Virtual online engagement opportunities, and

To maximize the effect of public engagement we will combine innovative, industry-leading techniques from multiple disciplines into a methodology uniquely suited to the master planning process in Walnut Grove. The details of the public engagement strategy will be developed in collaboration with city staff. The CEP will be developed according to the principles of our Public Engagement Philosophy outlined on the following page.

Task 1.3 Deliverables 1) Community Engagement Plan that includes education strategies, outreach strategies, workshop details, and timeline of all workshops and meetings.



Public Engagement Philosophy

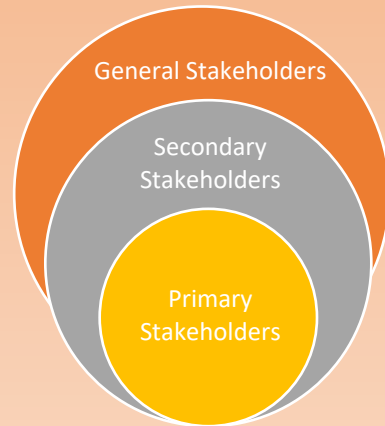
Identify the Stakeholders

For a successful plan, one must have the right stakeholders at the table from the start, which is why one of our first steps in any client engagement is the identification of stakeholder groups. The stakeholders identified through this exercise are categorized as either primary, secondary, or general, which then determines their level of participation and the means used to reach out to them.

Primary Stakeholders – Essentially the project’s steering committee, this group includes all key decision-makers

Secondary Stakeholders – Persons or organizations with experience or perspectives that will provide crucial input into or feedback on the plans

General Stakeholders – Members of the public with a general interest in the project



Public Participation

We understand some stakeholders may need education and other support to be able to participate fully and in a meaningful way. We tailor our public outreach and engagement in a way that facilitates informed discussion and that allows all voices to be heard. Because our process uses three feedback loops, there are opportunities for refinement and course correction throughout the process, rather than a single opening during the public comment period.



Active Listening

When interacting with the public, our team employs active listening techniques to ensure greater accuracy and accountability in the collection of residents’ perceptions and comments. Active listening techniques also hold potential for conflict resolution and consensus-building.

Collaborative Review

Before a draft is published for public comment, it is internally reviewed in a collaborative process involving certain key stakeholders. Verification of facts and research ensures the legitimacy of conclusions and findings and provides opportunities for corrections prior to public review.

PHASE TWO: PLAN DEVELOPMENT

Task 2.1 Community Engagement Process: Based on the Community Engagement Plan, the consulting team will gather public input through in person workshops and online. Additional engagement opportunities may include written surveys administered online or in hard copy, focus groups, one-on-one interviews, and any other forms of outreach identified in the CEP. The consulting team will also hold Visioning Committee meetings as part of this Task. The Hall Team will prepare all materials for these meetings, including notices, flyers, and other advertisements, facilitate the meeting process and compile a written summary of each meeting for submission to the City.

Task 2.1 Deliverables:

- 1) All materials used in meetings**
- 2) Detailed notes from all meetings**

Task 2.2 Current Conditions and Analysis and FLU Update: Concurrently with Task 2.1, the consulting team will undertake a technical review of existing plans including the city’s Comprehensive Plan, water and sewer master plans, transportation plans, park plans, other local plans, and other relevant national, regional, and local data sources. This information will provide a background for the community visioning workshops and other public outreach efforts and may consider the following:

- Population and Demographics
- Land Use and Development Character
- Parks & Recreation, including trails
- Community Facilities and Services
- Health and Wellness
- Schools
- Economic Development
- Transportation
- Historic Preservation
- Intergovernmental Coordination
- Broadband Service
- Water and Sewer Service
- Housing

“

This was the best handled and managed project the Town has contracted for the five years I have been here.”

- Hall and Nelsnick Planning Team Client

An important part of this task will be to update the Future Land Use Map (FLU) so it is consistent with the plans for the new roundabout and other recent changes. The FLU update will be based on public engagement results, input from the Visioning Committee, review of current conditions, and future projections.

Task 2.3 Needs Analysis

The consultant will combine the needs and concerns identified during the public engagement program and the results of Task 2.2. The Visioning Committee, the City, DDA, and others will assist the consultant in prioritizing the needs and concerns based on the vision and values articulated during the public engagement process. From this task, goals and strategies will be developed in Phase 3.

Task 2.3 Deliverable: Community Snapshot and Context of Change Presentation

- Analysis of data and information

- Summary of relevant existing plans
- Prioritization needs to be addressed

PHASE 3: DEVELOP IMPLEMENTATION PLAN

Strategies, initiatives, and performance metrics for the goals articulated thus far will be developed in this task as defined below.

Task 3.1 Strategic Goal Setting

The consulting team will develop *Strategic Goals* for the community based on the needs prioritized in Task 2.3, community input, tours and site visits, quantitative research, and other findings. Evaluating and developing these goals will be an important assignment of the Visioning Committee.

Strategic Goals are results oriented, focused on desired outcomes, quantitative with numbers and percentages, easy to interpret, and credible.

Task 3.2 Initiatives and performance measures

The consultant will develop action statements that allocate resources to address goals and strategies from Task 3.1. Initiatives will include a scope, budget, timeline, and *Performance Metrics*. Performance metrics are quantitative indicators put in place to track the progress against stated strategies and initiatives. They are a useful tool for evaluating the success and effectiveness of the city's master plan. The specific measures that Walnut Grove will use will depend on the goals and objectives outlined in previous tasks. (See sidebar for examples)

Task 3.2 Deliverables: Draft documentation of goals, initiatives, and performance metrics.

Task 3.3 Draft Master Plan: The consulting team will hold a public workshop or event and will provide identical content online to present the content of the Draft Plan to residents, business owners, Planning Commission, City Council, and other stakeholders and solicit comments and feedback.

**Task 3.3 Deliverables: 1) PPT of Draft Plan Presentation
2) All meeting materials**

Task 3.4 Approval and Adoption: After revising the Plan per the input received in Task 3.2, the consulting team will attend a meeting of the Walnut Grove City Council to present the final plan and respond to any questions.

EXAMPLES OF COMMON PERFORMANCE METRICS

Economic indicators

job growth, business retention, and new business development

Environmental indicators

air quality, water quality, and the amount of open space or green infrastructure

Social indicators

public safety, health outcomes, and access to affordable housing

Transportation indicators

traffic congestion, public transit ridership, and the number of bike lanes or pedestrian paths.

Land use indicators

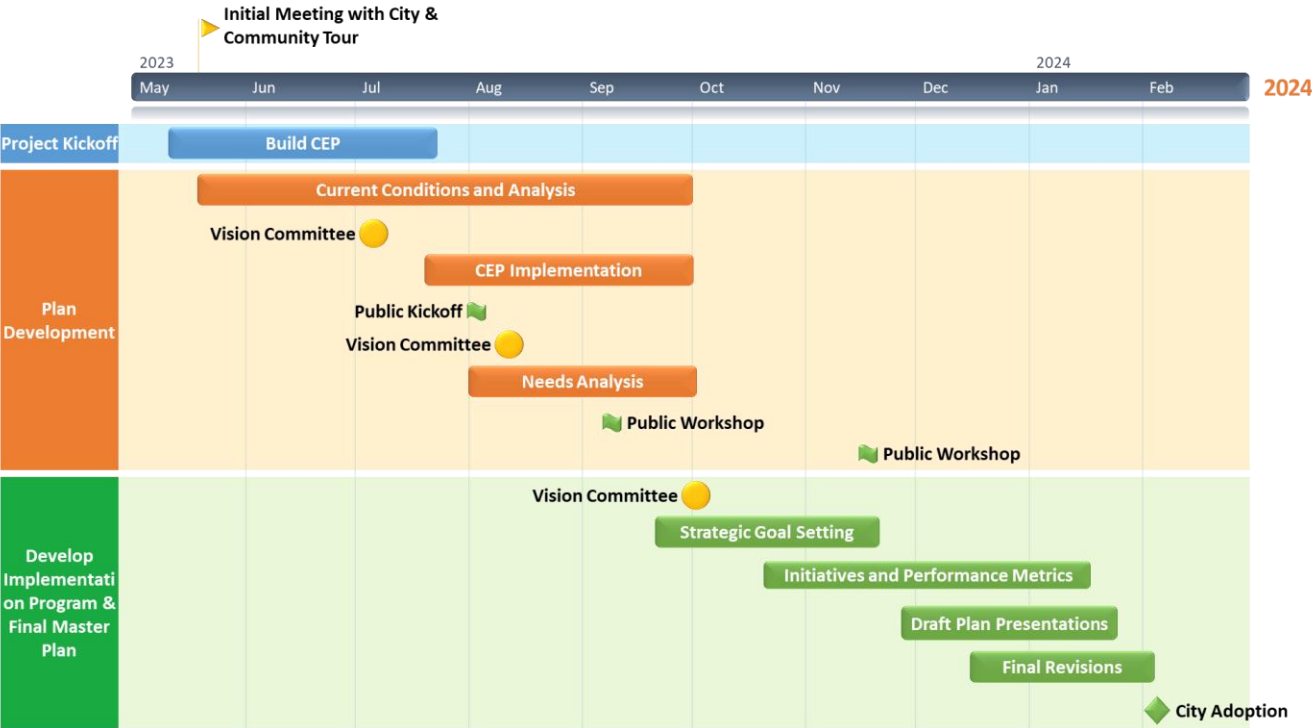
amount of land used for residential, commercial, or industrial purposes, as well as the availability of affordable housing.

Civic engagement indicators

voter turnout, participation in public meetings and forums, and the amount of community input gathered during the planning process.

Task 3.5 Submission of Documents: The consulting team will provide digital copies, in both editable format and pdf, and one loose reproducible original of the final plan and all other final printed materials including maps, charts, tables, and photographs.

5. PROJECT SCHEDULE



6. FEE PROPOSAL

The Hall Team proposes to complete the tasks presented above for a total of \$39,551. We propose two Add-Ons to the master plan. The first is a full update to the *Downtown Walnut Grove Master Concept Plan*. The second are detailed, small area character plans that include drawings and descriptions. These would help answer questions like, “What should the entrances to our new downtown look like?” and “How should we transition from the County’s mega park to our town?” The Add-On fees assume utilization of the public engagement efforts from Phases 1 and 2 of the Master Plan.

Phase 1	Project Kickoff	\$6,980
Phase 2	Plan Development	\$24,290
Phase 3	Implementation Plan	\$5,700
	Project Management	\$2,081
	Printing and Meeting Supplies	\$500
	Total	\$39,551
	Add-Ons	
	Full update to 2006 Walnut Grove Downtown Concept Plan	\$6,000
	Detail Character Studies with drawings	\$2,000 each