

CITY OF WALNUT GROVE
October 2, 2025 6:00 PM
1021 PARK STREET MUNICIPAL BUILDING
Council Meeting
Agenda

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Agenda Approval**
- VI. Consent Agenda**
 - 1. Minutes
 - a. September 11, 2025
 - 2. Financials
 - a. July 1, 2025 – August 30, 2025 :
 - 3. Invoices Over \$5,000
 - a. Walton County Board of Commissioners Finance Dept.: \$8,380.46
- VII. Committee Reports**
 - 1. DDA – Rachel Davis
- VIII. Planning & Zoning Commission – Joe Walter**
- IX. Library Report – Dana Segar**
- X. Public Comment**
- XI. Old Business**
 - 1. Vote: Proposed Ordinance for Rental Properties/Short Term Rentals

2. Vote: Sidewalk Installation Waiver Request – Elevation Truck Sales, 4744 Gutherie Cemetery Rd.

3. Vote: Ordinance 2025-04: Ordinance adopting and enacting a new code for the City of Walnut Grove, GA.

XII. New Business

1. Judge Appointments – New judges to be sworn in

2. Discussion and Vote: Library Trustees: Dominic DiGrado and Donny Tudor

XIII. Reports

1. Public Works

2. City Clerk

3. Code Enforcement

4. Mayor

XIV. Town Hall

XV. Council Comments

XVI. Adjourn



CITY OF WALNUT GROVE
September 11, 2025 6:00 PM
1021 PARK STREET MUNICIPAL BUILDING
Council Meeting and Executive Session
Summary Minutes

- I. Call to Order** – Mayor Moncrief called the meeting to order at 6:00 pm
- II. Invocation** – Given by Jay Crowley
- III. Pledge of Allegiance** – The pledge was said by all in attendance
- IV. Roll Call** - Present: Mayor Stephanie Moncrief, City Administrator Joe Morris, City Clerk, Lynn Heard, Mayor Pro Tem Erica Miles, Council Member Maxine McClanahan, Council Member Linda Pilgrim, Council Member Rachel Davis, City Attorney Jay Crowley
- V. Agenda Approval** – Mayor Pro Tem Erica Miles motioned to approve the agenda with the addition of Old Business #5 – Maximus RX Credit Sidewalk Installation Variance and to update the monthly financials to cover the period of July 1, 2025 through August 31, 2025. Council Member Rachel Davis seconded the motion. Motion carried unanimously.
- VI. Consent Agenda** – Mayor Pro Tem Erica Miles motioned to approve the consent agenda. Council Member Maxine McClanahan seconded the motion. Motion carried unanimously.
 1. Minutes
 - a. August 14, 2025
 - b. August 28, 2025
 2. Financials
 - a. August 1, 2024 – July 31, 2025
 3. Invoices Over \$5,000
 - a. Southern Sanitation – \$10,768.00
 - b. Henderson Painting & Drywall - \$8,910.00
- VII. Committee Reports**
 1. DDA – Rachel Davis

VIII. Planning & Zoning Commission – City Administrator Joe Morris presented Joe Walter’s report.

IX. Library Report – Dana Segar

X. Public Comment – No Comments

XI. Old Business

1. Vote: Mass Notification Systems: Crisis24 (CodeRed), CivicPlus, UpAhead and TextMyGov – Mayor Pro Tem Erica Miles motions to approve CivicPlus. Motion fails. Council Member Rachel Davis motions to approve Crisis 24 (CodeRed). Council Member Maxine McClanahan seconded the motion. Motion carried unanimously.
2. Vote: Website Hosting Proposals: Granicus, Munibit, CivicPlus, Revize and Sanitation Billing Solutions - Council Member Rachel Davis motions to approve CivicPlus. Council Member Maxine McClanahan seconded the motion. Motion carried unanimously.
3. Vote: Fee Schedules: User Fees, Sanitation and Sign & Regulations – Mayor Pro Tem Erica Miles motions to approve the Fee Schedules with the wording of the Municipal Building rental being changed to \$150R/\$200 (**up to 4 hrs.**) Council Member Rachel Davis seconded the motion. Council Member Linda Pilgrim opposed the motion. Motion carried 3-1.
4. Discussion and Vote: Resolution 2025-06 – GEFA Loan – Council Member Rachel Davis motioned to approve Resolution 2025-06. Council Member Maxine McClanahan seconded the motion. Motion carried unanimously.
5. Maximus RX Credit Sidewalk Installation Variance – Mayor Pro Tem Erica Miles motioned to deny the request for a variance Council Member Rachel Davis seconded the motion. Mayor Moncrief asked for a vote on the motion. Mayor Pro Tem Erica Miles and Council Member Rachel Davis voted in favor of denying the variance. Council Member Maxine McClanahan and Council Member Linda Pilgrim voted against approving the denial of the variance. Vote ended 2-2. Mayor Moncrief abstained, motion fails. Mayor Moncrief asked for a motion to approve the variance. Council Member Maxine McClanahan motioned to approve the variance. Linda Pilgrim seconded the motion. All in favor of approving the variance, Council Member Maxine McClanahan and Council Member Linda Pilgrim. All in favor not approving the variance, Mayor Pro Tem Erica Miles and Council Member Rachel Davis. Mayor Moncrief broke the tie to approve the variance.

XII. New Business

1. Discussion and Vote: RFP for Solid Waste Services – Council Maxine McClanhan motioned to approve the RFP for Solid Waste Services with the addition of opening of bids on October 16, 2025 at 11 AM. Mayor Pro Tem Erica Miles seconded. Motion carried unanimously.

XIII. Reports

1. Public Works – Presented by City Administrator Joe Morris
2. City Clerk – Presented by City Clerk Lynn Heard
3. Code Enforcement – Presented by City Administrator Joe Morris
4. Mayor – Mayor Moncrief has been busy with many events taking place in the City. There will be a flag dedication at the Walnut Grove Library on Thursday, September 18th and a ribbon cutting for the Sheriff's precinct located at Walnut Grove High School On Friday, September 19th. Justice One came out to City Hall to train the Mayor and Staff on the Municipal Court software. Georgia Forestry will be coming out to train Public Works on tree and bush trimming on October 1st.

XIV. Town Hall – No Comments

- XV. Council Comments** – Council Member Linda Pilgrim recognized the passing of Lamar Palmer and the anniversary of 9/11. All Council Members were in remembrance of 9/11 and thankful for their families and friends.

- XVI. Executive Session** – Litigation – Mayor Moncrief calls for a motion to enter Executive Session. Council Member Rachel Davis approved the motion. Mayor Pro Tem Erica Miles seconded the motion. Motion carried unanimously. **Regular Session:** Mayor Moncrief calls for a motion to come back in Regular Session. Council Member Maxine McClanahan motioned to approve. Mayor Pro Tem Erica Miles seconded the motion. Motion carried unanimously.

- XVII. Adjourn** – Mayor Moncrief motions to adjourn. Council Member Rachel Davis motions to approve. Mayor Pro Tem Erica Miles seconded the motion. Motion carried unanimously.

Lynn Heard, City Clerk **Date**

Stephanie Moncrief, Mayor **Date**

COUNCIL MEMBERS:

Erica Miles, Mayor Pro Tem **Date**

Linda Pilgrim **Date**

Rachel Davis **Date**

Maxine McClanahan **Date**



City of Walnut Grove

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July - August, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
31.1000 General Property Taxes (25)	1,411.24	55,333.34	-53,922.10	2.55 %
31.1310 Motor Vehicle (25)	415.54	291.66	123.88	142.47 %
31.1315 Motor Vehicle Ad Valorem Tax Fee (TAVT) (25)	8,228.65	9,666.66	-1,438.01	85.12 %
31.1320 Mobile Home Tax (26)		16.66	-16.66	
31.1340 Intangible Tax (Recording) (25)	3,576.46	883.34	2,693.12	404.88 %
31.1600 Real Estate Transfer Tax (Intangible)	1,454.04	383.34	1,070.70	379.31 %
31.1700 Franchise Taxes				
31.1710 Franchise Tax - Electric (25)		13,833.34	-13,833.34	
31.1730 Franchise Tax - Gas (25)	4,247.97	683.34	3,564.63	621.65 %
31.1750 Franchise Tax - Cable (25)	2,193.27	1,500.00	693.27	146.22 %
31.1760 Franchise Tax - Telephone (25)	154.06	108.34	45.72	142.20 %
Total 31.1700 Franchise Taxes	6,595.30	16,125.02	-9,529.72	40.90 %
31.3100 Local Option Sales and Use Taxes (LOST) (25)	25,065.75	44,166.66	-19,100.91	56.75 %
31.4200 Beer/Wine Alcoholic Beverage Excise Tax (25)	13,571.56	12,500.00	1,071.56	108.57 %
31.6200 Insurance Premium Taxes (25)		21,166.66	-21,166.66	
31.9000 Penalties & Interest on Delinquent Taxes (25)	63.91	83.34	-19.43	76.69 %
32.1115 Alcohol Licenses - Beer & Wine Licenses (25)		187.50	-187.50	
32.1125 Alcohol Licenses - Wine Retail Sales (25)		187.50	-187.50	
32.1135 Alcohol Licenses - Liquor Retail Sales (25)		833.34	-833.34	
32.1200 General Business License (25)	250.00	1,166.66	-916.66	21.43 %
32.1220 Insurance License Fees		441.66	-441.66	
32.2210 Land Disturbance Permit (26)		416.66	-416.66	
32.2230 Sign Permit (Temporary) (25)	175.00	41.66	133.34	420.07 %
32.2235 Sign Permit (Permanent) (25)		79.16	-79.16	
32.2240 Demolition Permit (26)		25.00	-25.00	
32.3100 Building Structures and Equipment (Building Permits)	8,466.88	1,250.00	7,216.88	677.35 %
32.3120 Building Inspection (26)		133.34	-133.34	
32.3130 Plumbing Inspection (26)		50.00	-50.00	
32.3140 Electrical Inspection (26)		50.00	-50.00	
32.3150 Natural Gas Inspection (26)		16.66	-16.66	
32.3160 HVAC Inspection (26)		16.66	-16.66	
32.4000 Late Fees-Permits & License (25)	20.62	66.66	-46.04	30.93 %
33.4000 State Government Grants (25)		7,500.00	-7,500.00	
34.1910 Election Qualifying Fee	144.00	48.00	96.00	300.00 %
34.4110 Refuse Collection Charges		11,700.00	-11,700.00	
34.7000 Cultural & Recreation Income (25)	2,785.00	1,250.00	1,535.00	222.80 %
34.9999 Other Charges	194.73	500.00	-305.27	38.95 %
35.1000 Fines and Forfeitures (25)	7,110.72	7,933.34	-822.62	89.63 %
36.1000 Interest Revenue	129.58	200.00	-70.42	64.79 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
38.9000 Other Miscellaneous Revenue (25)		256.16	-256.16	
Total Income	\$79,658.98	\$194,966.64	\$ - 115,307.66	40.86 %
GROSS PROFIT	\$79,658.98	\$194,966.64	\$ - 115,307.66	40.86 %
Expenses				
51.1100 Regular Employees-Salaries & Wages (25)	55,178.43	52,572.16	2,606.27	104.96 %
51.1110 Council-Salaries & Wages (25)	1,500.00	4,000.00	-2,500.00	37.50 %
51.1200 Temporary Employees - Wages (25)	820.00	2,640.00	-1,820.00	31.06 %
51.1300 Overtime- Salaries & Wages (25)		1,250.00	-1,250.00	
51.2000 Personal Services - Employee Benefits		291.66	-291.66	
51.2110 Medical Benefit - People Keep (25)	2,415.53	4,200.00	-1,784.47	57.51 %
51.2200 Payroll Taxes - Social Security - (FICA) Contributions (25)	4,314.80	3,516.66	798.14	122.70 %
51.2300 Payroll Taxes- Medicare (25)		825.00	-825.00	
51.2400 Retirement Benefits (25)		3,000.00	-3,000.00	
51.2700 Worker's Compensation (25)		1,666.66	-1,666.66	
51.2900 Other Employee Benefits (25)		491.66	-491.66	
52.1100 Office/Administrative	4,229.00	3,343.66	885.34	126.48 %
52.1210 Municipal Court Judge (25)	2,000.00	2,333.34	-333.34	85.71 %
52.1220 Muncipal Court Solicitor (25)	1,500.00	1,500.00	0.00	100.00 %
52.1240 Engineering - City (25)		4,166.66	-4,166.66	
52.1242 Engineering - Storm Water (25)		1,666.66	-1,666.66	
52.1245 Zoning Administrator (25)	2,232.50	3,666.66	-1,434.16	60.89 %
52.1246 Inspections (25)	2,050.00	1,125.00	925.00	182.22 %
52.1260 Accounting - Bookkeeping (25)	1,200.00	3,000.00	-1,800.00	40.00 %
52.1265 Accounting - Auditor (25)		4,166.66	-4,166.66	
52.1270 Legal - City Attorney (25)	5,652.88	4,166.66	1,486.22	135.67 %
52.1275 Professional & Legal Services - Other (25)	1,919.00	666.66	1,252.34	287.85 %
52.1280 Security (25)		770.84	-770.84	
52.1310 IT Service (25)	2,439.96	2,125.00	314.96	114.82 %
52.1315 IT Service - Website (25)	80.00	80.00	0.00	100.00 %
52.1320 Court Software (25)	45.00	800.00	-755.00	5.63 %
52.1330 Office Software (25)	938.50	1,050.00	-111.50	89.38 %
52.1340 Other Software (25)		766.66	-766.66	
52.1390 IT-Other (25)		83.34	-83.34	
52.2100 Cleaning Services (25)	258.00	260.00	-2.00	99.23 %
52.2110 Disposal (i.e. Garbage Pickup) (25)	10,880.00	21,000.00	-10,120.00	51.81 %
52.2200 Repairs and Maintenance-NON-Employee Services (25)	444.74	4,000.00	-3,555.26	11.12 %
52.2210 Repairs and Maintenance - Vehicles-NON Employee Services (25)	3,341.10	625.00	2,716.10	534.58 %
52.2220 Repairs & Maintenance-Streets, Roads & Bridges-NON-Employee Services((25)		83.34	-83.34	
52.2250 Facility & Grounds Maintenance-NON-Employee Services (25)	1,835.00	1,875.00	-40.00	97.87 %
52.3100 Insurance, Other than employee benefits (25)		5,916.66	-5,916.66	
52.3200 Communications (25)	1,932.34	3,000.00	-1,067.66	64.41 %
52.3230 Postage (25)		83.34	-83.34	
52.3300 Advertising (25)	457.50	500.00	-42.50	91.50 %
52.3400 Printing & Binding (25)	170.00	200.00	-30.00	85.00 %
52.3500 Travel (25)	100.00	833.34	-733.34	12.00 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
52.3510 Mileage reimbursement (25)		500.00	-500.00	
52.3520 Per Diem or Meals (25)		333.34	-333.34	
52.3530 Hotel & Parking (25)	3,846.52	2,166.66	1,679.86	177.53 %
52.3540 Other Travel (25)		41.66	-41.66	
52.3600 Dues and fees (25)	90.00	183.34	-93.34	49.09 %
52.3610 Bank Charges (25)	129.81	125.00	4.81	103.85 %
52.3620 Membership Dues (25)	29.98	250.00	-220.02	11.99 %
52.3700 Training and Education (25)	125.00	666.66	-541.66	18.75 %
52.3710 Conference Fees (25)		1,041.66	-1,041.66	
52.3850 Contract Labor (25)		291.66	-291.66	
53.1105 Cleaning Supplies (25)	123.38	83.34	40.04	148.04 %
53.1110 Office Supplies (25)	546.75	2,000.00	-1,453.25	27.34 %
53.1125 Facility & Grounds Supplies (25)	324.44	2,500.00	-2,175.56	12.98 %
53.1130 OTHER - General Supplies (25)		1,250.00	-1,250.00	
53.1135 Employee Uniforms (25)	123.04	166.66	-43.62	73.83 %
53.1140 Community Events (25)	1,441.84	2,500.00	-1,058.16	57.67 %
53.1210 Water/Sewerage - ENERGY (25)	823.35	333.34	490.01	247.00 %
53.1220 Natural Gas - ENERGY (25)	66.20	125.00	-58.80	52.96 %
53.1230 Electricity - ENERGY (25)	11,116.01	9,166.66	1,949.35	121.27 %
53.1270 Gasoline - ENERGY (25)	1,492.88	1,266.66	226.22	117.86 %
53.1300 Food (25)		458.34	-458.34	
53.1600 Small Equipment (25)	106.15	516.66	-410.51	20.55 %
53.1700 Other Supplies (25)	3.58	291.66	-288.08	1.23 %
53.9999 Miscellaneous Expenditures (25)	156.68	250.00	-93.32	62.67 %
54.2100 Machinery (25)		833.34	-833.34	
54.2300 Furniture and Fixtures (25)		216.66	-216.66	
54.2400 Computer		350.00	-350.00	
57.1000 Intergovernmental (25)		83.34	-83.34	
57.1100 Walton County Board of Commissioners (25)		2,204.16	-2,204.16	
57.3100 Library (25)		11,666.66	-11,666.66	
57.3300 Peace Officer Annuity/Benefit Fund (25)	95.07	537.50	-442.43	17.69 %
57.3375 County Jail Fund (25)		183.34	-183.34	
57.3385 Local Victim Assist. Fund (25)	40.50	233.34	-192.84	17.36 %
57.3392 Sheriff's Retirement Fund of GA (25)	8.00	70.84	-62.84	11.29 %
57.3393 GSCCCA Payouts (25)	278.29	937.50	-659.21	29.68 %
58.1000 Debt Service - Principal (25)	15,918.62	5,716.66	10,201.96	278.46 %
58.2000 Debt Service - Interest (25)	517.59	283.34	234.25	182.67 %
Total Expenses	\$145,337.96	\$198,133.26	\$ - 52,795.30	73.35 %
NET OPERATING INCOME	\$ - 65,678.98	\$ -3,166.62	\$ - 62,512.36	2,074.10 %
Other Income				
33.7100 Special Purpose Local Option Sales Tax Revenue (SPLOST)	20,729.95		20,729.95	
34.4255 Sewerage Charges (25)	14,522.45		14,522.45	
Fund Balance Transfer		6,500.00	-6,500.00	
Total Other Income	\$35,252.40	\$6,500.00	\$28,752.40	542.34 %
Other Expenses				
11.7950 11.7950 Other Capital Assets	17,610.00	3,333.34	14,276.66	528.30 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
54.1400 Capital outlay - Roads Streets and Bridges	406,004.76		406,004.76	
54.1401 54.1401 Capital outlay - Sewer Expansion Project	440,730.00		440,730.00	
Total Other Expenses	\$864,344.76	\$3,333.34	\$861,011.42	25,930.29 %
NET OTHER INCOME	\$ -	\$3,166.66	\$ -	-26,181.92 %
	829,092.36		832,259.02	
NET INCOME	\$ -	\$0.04	\$ -	-
	894,771.34		894,771.38	2,236,928,350.00 %

Walton County

Walton County Board of Commissioners Finance Dept

303 South Hammond Drive
Monroe, GA 30655
Phone 770.266.1726 Fax 770.266.1522

DATE: September 3, 2025
INVOICE # 9
FOR: Tax Collections
Fees

Bill To:

City of Walnut Grove
2581 Leone Avenue
Loganville, GA 30052

Attn: City Clerk

DESCRIPTION	AMOUNT
City Collection Fee 2025	
City Tax - Next Taxable \$81,760,599 X 4.100 (mill rate) X 2.5% = \$8,380.46	\$8,380.46
Due 45 days from billing.	
BY: <u>SC</u>	
SEP 9 2025	
RECEIVED	
TOTAL	\$ 8,380.46

Make all checks payable to Walton County Board of Commissioners
If you have any questions concerning this invoice please call the Finance Dept. (770) 266-1726.

THANK YOU FOR YOUR BUSINESS!

City of Walnut Grove, Georgia

Proposed Ordinance No. _____

Rental Property Ordinance (HB 399 Compliant)

Section 1. Purpose and Intent

This Ordinance is enacted to:

1. Protect the health, safety, and welfare of residents of the City of Walnut Grove.
2. Ensure that rental housing, when provided, is maintained in a safe and sanitary condition.
3. Preserve neighborhood property values and community standards.
4. Provide clear, consistent rules for tenants, landlords, and City enforcement staff.
5. Align with the requirements of Georgia House Bill 399 (2025), Section 1(b).

Section 2. Definitions

For purposes of this Ordinance:

- “Rental Property” means any dwelling unit leased or rented to a tenant for residential purposes.
- “Tenant” means any individual entitled to occupy a rental property under a lease or rental agreement.
 - “Owner/Manager” means the property owner or authorized agent responsible for the operation and maintenance of a rental property.
- “Probable Cause” means reasonable grounds to believe a violation of City housing or property maintenance codes exists, based on tenant complaints or conditions visible from public view.

Section 3. Scope

A. This Ordinance applies to all rental properties located within the City of Walnut Grove.

B. Exemptions:

1. Owner-occupied residences where a single room is rented.
2. Short-term rentals (e.g., Airbnb, VRBO), which may be governed by separate ordinance.

Section 4. Property Information Requirement

- A. The City may not require blanket registration or licensing of all rental properties.
- B. When probable cause exists to investigate a property for a code violation, the Owner/Manager must provide the following information upon request:
 - 1. Owner/Manager's legal name and current mailing address.
 - 2. Emergency contact information, available twenty-four (24) hours per day.
 - C. Failure to provide this information when required constitutes a violation of this Ordinance.

Section 5. Inspections

- A. Inspections of rental properties shall occur only when probable cause exists to believe a violation of City housing, fire, or property maintenance codes is present.
- B. Sources of probable cause may include:
 - 1. A written or verbal complaint filed by a tenant or member of the public.
 - 2. Conditions observable from public view.
- C. If entry into a dwelling is refused, the City must obtain an administrative inspection warrant prior to entry.
- D. No routine or periodic inspections shall be required absent probable cause.

Section 6. Tenant Protections

- A. Tenants have the right to report unsafe or unsanitary conditions to the City.
- B. Tenants shall not be retaliated against by the Owner/Manager for filing a complaint or cooperating with code enforcement.
- C. The City shall, to the extent permissible by law, keep tenant identities confidential in complaint investigations.

Section 7. Landlord Protections

- A. Landlords shall not be subject to mandatory licensing or recurring inspections without probable cause.
- B. Documentation of compliance provided by the City following an inspection may be used by landlords in legal disputes or tenant relations.
- C. The City may establish a Good Landlord Recognition Program to acknowledge landlords who maintain housing in compliance with City codes. Participation in such a program shall be voluntary.

Section 8. Enforcement and Penalties

- A. Any Owner/Manager who fails to provide required contact information upon a lawful request, or who allows a rental property to remain in violation of City housing or property maintenance codes, shall be subject to fines and penalties as established in the City Code.
- B. Each day of noncompliance may constitute a separate offense.
- C. Nothing in this Ordinance shall alter or supersede the rights and obligations of landlords and tenants as provided under Title 44, Chapter 7 of the Official Code of Georgia Annotated.

Section 9. Severability

If any section, clause, or provision of this Ordinance is declared invalid, the remainder shall remain in full force and effect.

Section 10. Effective Date

This Ordinance shall take effect immediately upon adoption by the Mayor and Council of the City of Walnut Grove.

A.C.E.
**ALCOVY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.**

August 26, 2025

Mayor Stephanie Moncrief
City of Walnut Grove
2581 Leone Avenue
Walnut Grove, GA 30052
(770) 787-0046

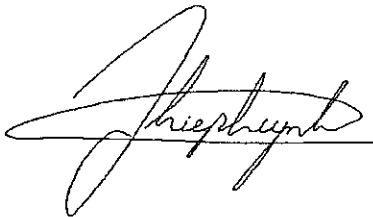
Re: Elevation Truck Sale at 4744 Guthrie Cemetery Rd. Sidewalk Installation Waiver Request.

Honorable Mayor:

I am writing to request a waiver for the sidewalk installation on Guthrie Cemetery Rd. for the above-mentioned project. The sidewalk would lead to nowhere, for there are no existing sidewalks installed on the side of the project, the existing sidewalk across the street are incomplete does not connect to anything. Furthermore, this area is designated as M-1 zoning district with no need for pedestrian access nor are there current pedestrian facilities installed within this entire M-1 zoned block.

Please contact me at 770-466-4002 if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thiep Huynh', written over a horizontal line.

Thiep Huynh, P.E. 32217
Principal Engineer

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF WALNUT GROVE REGULAR ORDINANCES AND 0.8 A.A. STANDARDS.
- CONTRACTOR SHALL PREPARE THE ARCHITECTURAL PLANS FOR EXISTING CONDITIONS AND DIMENSIONS OF EXISTING, PROPOSED BUILDINGS, DRIVEWAYS AND EXISTING BUILDING STREET INTERSECTION LOCATIONS.
- ALL EXISTING AREAS ARE TO REMAIN EXIST, UNLESS AND WHEN NOT, A REPAIRED ROAD OF GRADE IS ESTABLISHED.
- THESE ARE EXISTING STRUCTURES TO BE REMOVED, CONSTRUCTION OF ANY STRUCTURES ARE, FOUND NOT BEING ON THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, EROSION, TRAFFIC SIGNALS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNMENT AUTHORITY REGULATIONS AND SHALL BE APPROVED BY CITY. ALL CITY SHALL BE INCLUDED IN THESE PLANS.
- THE SITE IS CURRENTLY ZONED M-1.
- BOUNDARY INFORMATION OBTAINED FROM A SURVEY BY GARDNER LAND SURVEYING, LLC, DATED 08/15/2017.
- THE SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILL AND NO PROPOSED CHARGE DUMP, PILE.
- EXISTING UTILITIES BY TYPICAL.
- THESE ARE NOT CONSIDERED LOCATED ON THIS SITE.
- HYDROLOGICAL STUDIES REQUIRED AT ALL EXISTING CROSSINGS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAVER, STORM DRAINAGE AND OTHER STRUCTURES.
- NECESSARY APPROVALS, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE PERIOD OF AND CONSTRUCTION OR IN USE BY THE CITY.
- APPROVAL OF THESE PLANS BY CITY OF WALNUT GROVE DOES NOT CONSTITUTE APPROVAL OF ANY WORK OR STRUCTURE LOCATED IN STATE RIGHTS-OF-WAY WITHOUT APPROVAL OF GEORGIA DOT.
- EXISTING UTILITIES MUST BE LOCATED WITHIN THE RIGHT-OF-WAY A BACKUP PROVIDER SERVICE IS REQUIRED TO BE INSTALLED IF NOT CURRENTLY EXISTING ON EACH SIDEWALK OR SIDEWALK AND ANY OTHER TYPE OF WATER SERVICE CONNECTION.
- NO PRESSURE REGULATING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE PROTECTED PRIOR TO CONSTRUCTION.
- NOTIFY CITY OF WALNUT GROVE INSPECTIONS 24 HOURS BEFORE BEGINNING OF ANY PHASE OF CONSTRUCTION CITY HALL TELEPHONE NUMBER 770-757-8848.
- THE PROPERTY OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEMS OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAVER, STORM DRAINAGE, AND OTHER STRUCTURES.
- A SUFFICIENT HYDROLOGICAL INFORMATION OF THE SITE SHALL BE MAINTAINED BETWEEN WATER LINES AND EXISTING STRUCTURES. AN 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED AT CROSSINGS. WHEN CROSSING A ROADWAY OR SIDEWALK, PIPE JOINTS SHALL BE PLACED AS NEARLY AS POSSIBLE FROM THE OTHER SIDE.
- THIS SITE PLAN INDICATES POSSIBLE WATER SERVICE LINES, PIPE SIZES AND BATTERY CENTER LATERALS. GEORGIA STATE LAW REQUIRES THE WORK TO BE INSTALLED BY A LICENSED LICENSED MASTER PLUMBER. THE WORK INCLUDES A SEPARATE SIDE FLOODING POINT WHICH IS SHOWN AS A LINE FROM THE BUILDING FOOTPRINT.
- THESE ARE NO PERMANENT STREAMS WITHIN OR ADJACENT TO THE BOUNDARY THAT ARE SUPPORTED BY A WATER SUPPLY FROM THE SURFACE TO THE BOUNDARY OF THE SECOND DEPARTMENT OF NATURAL RESOURCES, BIRMINGHAM, PROTECT OR CONSERVE, CHAPTER 21-3-142.

- NOTES**
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM REMEDIATION.
 - ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
 - ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED.
 - NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 - ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

PAVEMENT LEGEND

- CONC. PAVEMENT
- TYPE II PAVEMENT
- GRAVEL

- 2.0 INCH ASPHALT TOPPING - TYPE "C" OR "T"
- 6.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 1557 DENSITY



TYPE II PAVEMENT (FOR INTERIOR DRIVEWAYS ONLY) NO SCALE

- 6.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 1557 DENSITY



GRAVEL

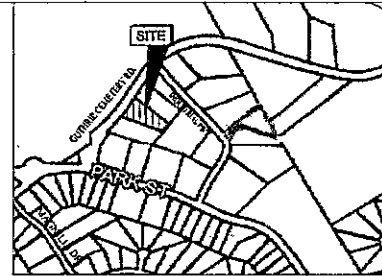


SITE ANALYSIS

TOTAL BUILDING WAREHOUSE	5,000 S.F.
WAREHOUSE	5,000 S.F.
TOTAL AREA ZONED	1.343 AC. M-1
PARKING CALCULATION FOR OFFICE REQUIRED 1 SP / 1000 S.F.	5 SPACES
TOTAL REQUIRED	5 SPACES
TOTAL PROVIDED	5 SPACES
H.C. SPACES REQ.	1 SPACES
H.C. SPACES PROVIDED	1 SPACES

SITE PLAN KEYED NOTES

- AREA STUDIES WITH 1/4" SCALE @ 1/4" = 1' - 0" G.C.
- ACCESSIBLE PARKING SPACE TYPICAL, SEE DETAIL SHEET.
- ACCESSIBLE RAMP, SEE DETAIL SHEET C-2.
- 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL, SEE DETAIL SHEET.
- 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL, SEE DETAIL SHEET.
- PAVED SIDEWALK (TYPICAL), SEE DETAIL SHEET.
- CONCRETE DRAINAGE PAD.
- 6" CONCRETE SIDEWALK.
- MANHOLE BOX, SEE DETAIL SHEET.

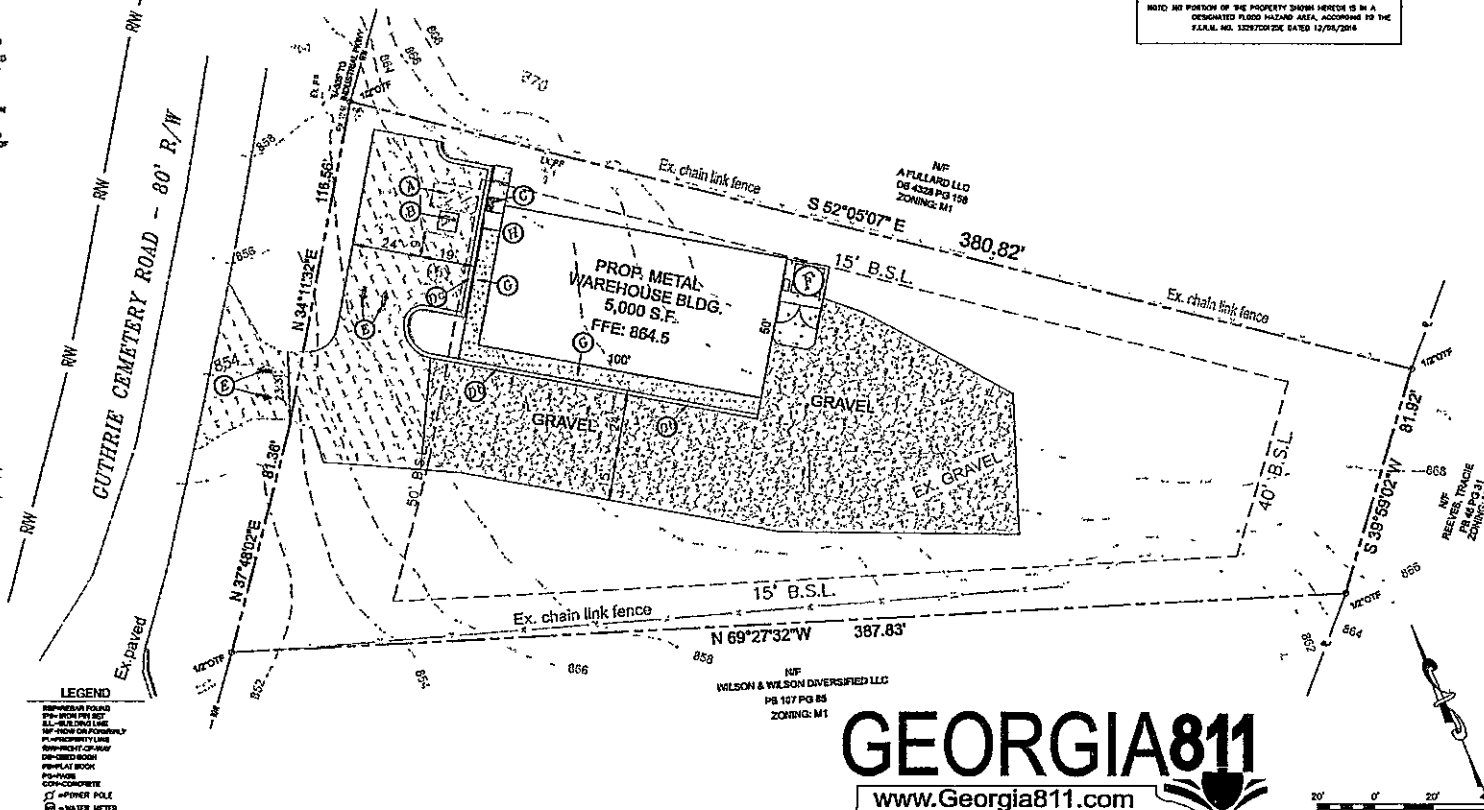


VICINITY MAP
N.T.S.

TOTAL SITE AREA = 1.32 ACRES
TOTAL DISTURBED AREA = 0.75 ACRES
TOTAL EXISTING IMPERVIOUS AREA = 11,193 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 21,872 S.F.
NET INCREASE IMPERVIOUS = 10,679 S.F.
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO R/W WETLANDS ON SITE. UPON SITE VISIT, THERE WERE NO VEGETATION WENCH INDICATED WETLANDS OF 60'.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREIN IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INS. 13070022E DATED 12/04/2016

THIS REDEVELOPMENT IS EXEMPT FROM DETENTION AND WATER QUALITY REQUIREMENTS PER SECTION 2.2.2.1 OF THE GEORGIA STORMWATER MANAGEMENT MANUAL 2016 EDITION AND THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE AND SUBDIVISION REGULATIONS FOR WALKER COUNTY, ARTICLE 11-2-1306 OR 11-2-130-4A. HOWEVER, BEST MANAGEMENT PRACTICES WILL BE INSTALLED PER THE "MANUAL FOR SEDIMENT & EROSION CONTROL IN GEORGIA".



GEORGIA811
www.Georgia811.com

A.C.E.

ALCOY CONSULTING ENGINEERING AND ASSOCIATES, LLC.
P.O. BOX 1000, N.E.
485 Edwards Rd.
Orford, Georgia 30054
Phone: 770-486-4802
Email: ace@acellc.com

Q 3024

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SITE PLAN

PROPOSED ELEVATION TRUCK SALE

PARCEL: WGO10074
LAND LOT: 208
DISTRICT: 4TH
4744 GUTHRIE CEMETERY RD
CITY OF WALNUT GROVE, GA

DATE: 7/16/2024

SCALE: 1" = 20'

OWNER/PRIMARY PERMITTEE

NEIL A. HARRIS & NEIL S. HARRIS
17554 S.W. 146TH CT.
MIAMI, FL 33177
LAWYNN McJENNINE
PHONE: 678-673-7513
www.harris-harris.com

24 HOUR - EMERGENCY CONTACT
LAWYNN McJENNINE
PHONE: 678-673-7513
www.harris-harris.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 22-061

C-1.2

STATE OF GEORGIA

CITY OF WALNUT GROVE

ORDINANCE NO. 2025-04

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF WALNUT GROVE, GEORGIA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

THE MAYOR AND COUNCIL OF THE CITY OF WALNUT GROVE HEREBY ORDAIN:

Section 1. The Code entitled "The Code of the City of Walnut Grove, Georgia," published by CivicPlus, LLC, consisting of chapters 1 through 42, each inclusive, is adopted.

Section 2. All ordinances of a general and permanent nature enacted on or before November 30, 2022, and not included in the Code or recognized and continued in force by reference therein, are repealed.

Section 3. The repeal provided for in section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a fine not exceeding \$1,000.00, imprisonment for a term not exceeding 90 days, or any combination thereof. As an alternative to fine or imprisonment, the municipal court may sentence any offender upon conviction to labor in a city working or on the streets, sidewalks, squares, or other public works for a period not exceeding 90 days. Except as otherwise provided: (i) with respect to violations of this Code that are continuous with respect to time, each day that the violation continues is a separate offense; and (ii) with respect to violations that are not continuous with respect to time, each act constitutes a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the city may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

Section 5. Additions or amendments to the Code when passed in such form as to indicate the intention to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 6. Ordinances adopted after November 30, 2022, that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code.

Section 7. The effective date of this ordinance shall be October 2, 2025,

It is so ordained on this 2nd day of October 2025.

City of Walnut Grove, Georgia

Stephanie Moncrief, Mayor

ATTEST:

Lynn Heard, City Clerk

APPROVED AS TO FORM:

John J. Crowley, City Attorney
Powell & Crowley, LLP

City Clerk

From: Linda Pilgrim
Sent: Saturday, September 27, 2025 2:19 PM
To: Stephanie Moncrief; Joseph Morris; City Clerk
Subject: Walnut Grove Public Library Board of Trustees

Please add the following to 10/2 Council meeting agenda.

To: Mayor & City Council of Walnut Grove

The following individuals are here by nominated to be appointed to fill vacancies on the Walnut Grove Public Library Board of Trustees.

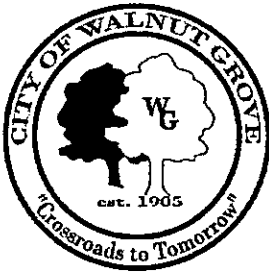
Dominic DiGrado
630 Magnolia Drive
Loganville, Ga. 30052

Donny Tudor
2310 Leone Avenue
Covington, GA. 30052

Please note: these are mailing addresses & both live inside the city limits of Walnut Grove.

Chair, Linda Pilgrim
Walnut Grove Public Library Board of Trustees

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CITY OF WALNUT GROVE

CITY CLERK REPORT – October 2, 2025

Citations

Walton County - 7
Georgia State Patrol – 2
Code Enforcement – 1

Rentals

Pavilion - 7
Ballfield – 22