

WALNUT GROVE CITY COUNCIL MEETING

THURSDAY, FEBRUARY 8, 2018

7:00 P.M.

Present:

Mayor Lamar Lee
Carol Witcher
Kevin Shultz
Mark Moore
Linda Pilgrim

I. CALL TO ORDER

Meeting called to order by Mayor Lamar Lee

II. INVOCATION

Invocation given by Alan Barton

III. PLEDGE OF ALLEGIANCE

All stood for the Pledge of Allegiance

IV. AGENDA APPROVAL

Motion made to amend and approve agenda by Kevin Shultz, seconded by Mark Moore, opportunity for discussion, motion passed.

V. PUBLIC HEARING

a. Rezone for Jon Dial Property

Public Hearing was turned over to Mike Malcom, City Attorney. He stated he had spoken with a representative of the owner as well as the developer. In each Council's package is a drawing of the proposed rezone. After discussion with the owner and developer a recommendation was made that we table this matter in order for the Council to be able to look this over and digest it. A Constitutional Letter was given to me before the meeting by a representative of the owner. Kevin Shultz made a motion the Public Hearing be tabled until our next regularly scheduled meeting, motion was seconded by Carol Witcher, opportunity for discussion, motion passed unanimously.

VI. PUBLIC COMMENT

None

VII. MINUTES APPROVAL: JANUARY 11, 2017 CITY COUNCIL MEETING

Motion made minutes be approved as submitted by Kevin Shultz, seconded by Mark Moore, opportunity for discussion, motion passed.

VIII. PUBLIC WORKS REPORT

Alan Barton, Director of Public Works – We’ve been working on our streets the last couple of weeks. Trimming trees, cleaning up the roadways, washing signs, changing old signs out and getting all the mold and mildew off the ones that are dirty. We’ve got some ditches, with these heavy rains, they just need digging out where they can carry all the debris down the ditch instead of out in the road. We had several incidents yesterday that washed a lot of debris out in the road. We are going to get all of them taken care of in the next week or two. I noticed today they brought in a piece of equipment to clear the right of way on the sewer line extension. Maybe they will get started with that right away.

IX. FINANCIAL REPORT

City Clerk, Katherine Glass directed the Council Members to the report in their notebooks. Kevin Shultz made a motion to approve the financials as submitted; Carol Witcher seconded the motion, opportunity for discussion, motion passed, unanimous.

X. CLERK’S REPORT

Activity report given on all business licenses, citations, other permits and park reservations given by Katherine Glass.

XI. CODE ENFORCEMENT REPORT

Grant Satterfield, Code Enforcement Officer - I have been helping with the business licenses going around checking and reminding them that they do need a license. We have been working with one of our residents that have a problem with dumping a lot of their driveway into Old Hwy 138. It is right past Cambridge. There are three things I usually do. #1 I give them a notice of Ordinance Violation. This is a simple piece of paper that shows most of the violations we encounter and what the ordinance says. I have four of these pending. I had 17 that are already resolved. If this doesn’t work then we go to an official warning of notice to comply. I have four of these outstanding. There is only one that might make it to the last stage which would be a citation. I actually had to issue two citations this month. These are both people I have been working with since November. The reason I gave them so long is the holidays. That is it. Thank you.

XII. MAYOR’S REPORT

We met with Precision Planning and Universal Underground Utilities to discuss running the sewer line to the new fire station this week. We got all that worked out. We had the new Walton County Bicentennial Flag delivered to Walnut Grove on Thursday January 25th. We flew it on our flag pole overnight and then we delivered it by John Deere tractor to Jersey. They carried it from there to Social Circle. So it has been a Bi- Centennial parade I guess.

XIII. OLD BUSINESS

a. Speed Zone Ordinance

Mike Malcom – We were mandated by GA DOT to adopt these speed zones that they have recommended in order to allow speed detection devices on these roads. Councilman Shultz was kind enough to go out and double check what they had designated. Kevin Shultz – In going through our previous speeding zones there are several that need to be changed. The main thing was Walnut Grove Elementary School has never been inside the City limits of Walnut Grove. For some reason it is on our speed zone ordinance. We removed it from our speed zone ordinance. Another major thing was the last time this was done we didn't have Walnut Grove High School. I have added the school zones for the high school. On Park Street from the roundabout from Walnut Court to the roundabout should be 35 mph not 25mph. Somewhere along the lines the signs were changed. The 25 mph zone is from Walnut Court to Hwy 81. It makes more sense because the roadway is curvy through there. Those signs upon council approval should come down and 35 mph signs should be put up in their place. Those are the only changes I found. The City Clerk has forwarded these changes to GA DOT and it will be reviewed on Monday. If they approve it we will get our final copy. If not they will send someone out to review the changes. Mike Malcom – We will consider this a first reading since there are changes. Then we will have a second reading at our next meeting. There was further discussion regarding the speed on Park St. Mark Moore made a motion to make Park Street a 25 mph zone pending DOT approval, seconded by Carol Witcher, opportunity for discussion, motion passed unanimously. Alan Barton – I guess I need to change the signs back to 35 until we get the 25 approved. Kevin Shultz explained if someone gets a ticket for speeding on Park Street if they get a copy of our speed zone ordinance their ticket will be dropped. Captain Vance with Walton County Sheriff's Office is aware of the wrong signage so they are not enforcing speed on Park Street until we fix the signs. Mike Malcom – So we will consider this the first reading and we will wait to hear from DOT.

XIV. NEW BUSINESS

None

XV. DISCUSSION ITEM

None

XVI. COUNCIL COMMENTS

Kevin Shultz – Thank you for coming out. We anticipated a public hearing on what I consider a pretty exciting project for the City. What I looked at so far seems promising for the growth of our City. I look forward to working with the people and Council to see this project come to like for more opportunity for people to live and shop in Walnut Grove.

Mark Moore – Thankful for opportunity for an investor to come in our City and help us. I would like to see more detailed reports so we make sure it falls within what the citizens of Walnut Grove would like in the growth of this City. I do appreciate everyone coming out and bearing with me at my second council session.

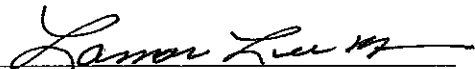
Linda Pilgrim – Thank you all for coming out. This is my second meeting too. Please call me if you have concerns that I can help you with.

Carol Witcher – I concur with what everyone else said. One of the things I would like to see in the development proposal is what will happen to the natural landscape that is there. We are becoming a Tree City formally on Saturday from the State. I will be in Athens on Saturday at an event planned to give us the title of Tree City officially. The old Council certainly knows that I am a tree advocate. I do not like to see things destroyed that don't get replaced. I would like to know what your plans are to protect the landscape.


Kevin Shultz made a motion we adjourn, seconded by Linda Pilgrim, Motion carried unanimously.

Council meeting adjourned at 7:35 p.m.

Approved by the Mayor and Council this 8 day of March, 2018.



Mayor Lamar Lee



Katherine A. Glass, City Clerk

MINUTES
CITY OF WALNUT GROVE WORK SESSION
THURSDAY MARCH 1, 2018 at 7:00 p.m.

Present at Meeting:
Mark Moore, Mayor Pro Tem
Linda Pilgrim
Carol Witcher
Mike Malcom, City Attorney
Jesse Couch, City Attorney
Katherine Glass, City Clerk

Meeting was called to order by Mayor Pro Tem Mark Moore.
Carol Witcher gave the invocation
All stood for the Pledge of Allegiance.
Mayor Pro Tem, Mark Moore introduced himself as filling in for Mayor Lee who is not feeling well tonight.

RE ZONE ON JON DIAL PROPERTY
BY SUNDIAL ENTERPRISES, INC., AGNES AND JON DIAL & WILLIAM COLEMAN
PROPERTY:
84.86 acres now zoned A-1 Agricultural to be rezoned to PUD (Planned Unit Development District)
5.50 acres now zoned A-1 Agricultural to be rezoned to C-2 Commercial

Mike Malcom – Let me say something first real quick. We are not going to take any action on this. A part of this was to educate the council as well as to educate the applicant and get some feedback from our engineers. And I was going to treat it more like a dialog, maybe a Q & A at the end and just not step on anybody's toes and give everybody a chance to speak and so we can maybe make some progress here. I felt like if we didn't do this then it would be very difficult to get that accomplished. With that being said Mr. Mayor Pro Tem...

Mark Moore - I was thinking Mr. Coleman, maybe you could tell us what you have planned for the property and the zoning. My understanding is from the last we looked at there are really three different zoning changes that you are looking at. One is a commercial, one is a mixed commercial use and one is a residential PUD. Is that correct? Billy Coleman – Yes Sir. Mark Moore - And if you could lay that out for us then we can talk after that. Talk with Precision Planning and see what their response is to some of that. And I've got some questions after that.

Billy Coleman – In reference to the response from Precision in the impact analysis section I guess the biggest concern when we are ready to revise is the number 3 population density pattern and possible increase of/ or overtaxing of the load on public facilities. We need to understand the capacity and future capacity and the time frame. Obviously the recommendation from Precision is this development is way too big for the sewer system at this time. And upon their review what we would like to do is revise and move it down in density to be able to work with the capacity that is available now with a future date of when the city would be able to provide sewer for the remainder of the property.

Mark Moore - On the commercial part, we will call that part "A". What exactly are you looking at commercial? Billy Coleman – I'd like to go to C-1, general commercial, I believe or neighborhood commercial. We are looking for a C-1 or C-C-2. We would like to see a restaurant or fast food restaurant

with the possibility of a strip center. Mark Moore – Do you have anybody already interested? Billy Coleman – We do but without the zoning. That is the first question. We have reached out in our region and we have gotten positive feedback but the first question is have you got the re-zone done? A fast food restaurant is our vision for the corner and a strip with possibly an anchor, a larger retail business to anchor the development. Mark Moore – On part “B”, the mixed use commercial. Billy Coleman – we dropped the intention of multifamily. There is just no way the sewer system would hold any type of multifamily at this time. Carol Witcher – Are you saying two commercial areas? Billy Coleman – One all the way across the front of Forrester Cemetery Rd and all across Hwy 138 the road frontage. Mike Malcom – Billy have you got something that you have redrawn? Billy Coleman – Yes but this is just basic but you can see the multi family is not going to work. He showed a drawing to the council with the front portion of Hwy 138 drawn off as commercial. Billy Coleman – I wouldn’t be opposed to have the entire road frontage on 138 as Commercial and have the residential behind it. We were hoping that you had the capacity now to do the first half of the residential and then we would like to know a date when you could provide sewer for the back half of the residential commercial. Mark Moore - On the residential, let’s go to part “C”. How many lots right now are you looking at? Billy Coleman – we proposed 129 but upon review of the sewer the capacity is just not there. The calculations we saw you have capacity for about 50 lots so that is what we are looking at for the first phase. There was discussion of the different type zones and the lot sizes that are allowed in each of these. Also there was discussion regarding the minimum size home allowed in the City. Mark Moore - And is that the kind of development you are going for, starter homes or something in the mid size? Billy Coleman – No first time home buyers and you will get some other folks. Our target is the mid 200’s and we may have some at higher price. We really wanted two products, the 65’ lot and estate lots on the back side. I don’t want to price myself out of the market. I understand you can move up under your EPD permit but a determination needs to be made on cost and time frame

One thing that I wanted to mention to you is we have made a commitment on the amenity area. One of preservation and also I know most of you are familiar with the red barn. We have made a commitment to either refurbish that particular building or duplicate it and make it a part of the development. We made a commitment on the trees as well. There was further discussion on the type trees that would be planted in the development. Mike Malcom – How much of this is in the Cornish Creek Overlay? Jon Dial - All of it. Joe Walter – the Cornish Creek covers the whole eastern side of the city. Mike Malcom - Billy are you going to resubmit a new application with new site plans? Billy Coleman – I thought we could go down without a resubmission. Kathy Glass– I ran the ad for the 5.50 acres as commercial so that was a separate thing. Mike Malcom – I think given the changes with the 138 Highway going commercial now I think it Kathy – we could vote on the one 5.50 acres because that didn’t change. But as far as the other you can have a new plat drawn up before the Council Meeting and then we will advertise it that way.

Joe Walter – introduced himself – I drafted the memo that analyzed the zoning case. Mainly the way the analysis read we didn’t have any information. Most the time when the application was submitted they would have a site plan showing the layout of buildings and parking and all those kinds of things. We had no idea of the density of the commercial for instance. If the gentleman wants to submit as an R-2 or R-3 it would be good to get a site plan that showed that because when the information was presented to me and I was asked to analyze it and do a report I had a site plan that didn’t have any of the information that is required by a PUD. If they want to re submit for an R-2 or R-3 then they will need to submit a revised site plan. It needs to have dimensions and all this information. Something else for you to consider, if they submit for an R-3 that is the only zoning district that allows for manufactured housing. That is something you would need to think about. Since this is a work session that is something you would need to think about. Kathy Glass – define manufactured housing. Joe Walter – It would be like Forest Glen. That is a neighborhood that has manufactured housing. So the benefit to the developer for an R-3 is slightly smaller lot. The main reason I

wrote denial besides the sewer issue is I didn't think there was enough information for ya'll to really know what is going on. My suggestion is to withdraw whatever applications and advertise it fresh and clean. If they are going to resubmit the commercial then if they could show buildings and parking. At some point they will come back in for permits and what if won't work. It would be better to work through that now.

Mark Moore – Educate me on the sewer. What typically is a home requirement for a day? Jimmy Parker – Right now we consider 250 gallons per day for a residential unit basically the current, the City's plant is permitted for 50,000 gallons per day in Phase 1. You built the spray field but you only built the treatment capacity for 50,000 gallons per day. Somewhere around a million dollars will take you to the full 100,000 gallons per day. By action of the City and the Walton County Board of Commissioners when they were partners in the project you made a decision to allocate 50% of your project to commercial/industrial and 50% to residential to control and balance your growth. I do believe this was a wise move. Right now you have about 1/2 your residential committed. You have about 12,400 gallons remaining and you have only about a fraction committed to Silt Saver.

Mark Moore – Don't you have a 12% allocated for the development? Jimmy Parker - That is the 12,600 gallons already committed so you have 12,400 remaining for residential that is about 49 1/2 homes, so you are spot on. As far as the time line Mr. Coleman asked me about that is really up to the Council I don't know of any plans to expand until some revenue starts to come in. So I don't think the Council will be able to give you a timeline on expansion.

Mark Moore – It wouldn't be unusual for the Council to go lopsided on this and service more residential than commercial until we do expand it and get it back to the 50/50 is that right? Jimmy Parker – every community is different. It is whatever the market driver is at that time. Sometimes you see residential boom sometimes commercial. Right now the sewer you have committed part of that will likely be commercial and not residential based on the conversation you have had with that particular property owner. Until that time you have to consider it residential.

Mr. Parker asked for any more questions. Billy Coleman – I know in some cities they base what they charge for sewer on how much water goes in. The City doesn't have any control over the water, how will the City charge? Jimmy Parker– they have an agreement with the County and they county will bill customers and send the City their money after it is collected. The only other engineering item I would like to address is the concern with the PUD is Forrester Cemetery Rd. It is very narrow when you were looking at putting in 256 homes that was very concerning. The average home now has 2 1/2 cars per family. It seems like a lot but that is the average. Definitely lowering this number is helpful.

George Baker, III,- If you have 50 lots and it were to be rezoned in phase I and then Phase II didn't have sewer service would then Phase II be able to have septic tank lots? Jimmy Parker – If the City didn't have sewer available then of course you could do septic tanks.

Mark Moore – getting back to Manufactured homes, what exactly are you talking about? Joe Walter – You have manufactured housing in the City now. For fair housing there must be a district to accommodate this. In the 2012 zoning ordinance R-3 was set up to allow it. It is only permitted in R-3 zone.

Mike Malcom – Billy you are not building manufactured homes are you? Joe Walter – the reason I wanted to bring that up is that is an allowable use. If the intension of the builder is to not go down that road then t is something that should be in a revised letter of intent so you don't issue a building permit for that. Once again that is just something to think about. Once again when they resubmit this submit a letter, a narrative, outlining exactly what they are proposing. The commercial is this...Since you don't have a planning commission to work through some of these issues. It is good to have that. I don't know if it specifically says that but if we redo your zoning application we will require that. Once again it wouldn't have to be written by a lawyer but it would tell you exactly what they want to do.

Mark Moore – I personally like what you are trying to do here. I would like to see a letter of intent on the commercial end of it. I would like to see if it is a McDonald's or Race Trac whatever. The residential I personally would like to see some revenue come in with this wastewater.

Billy Coleman – I was under the impression that you could expand for a whole lot less than a million dollars. Mark Moore – I was too. Billy Coleman -What is that based on, the million dollars for

expansion? Jimmy Parker – you have additional spray fields. More acreage to be cleared, additional pumps, you are basically putting in a SBR treatment unit. Right now you just have a lagoon and aerators. Billy Coleman - Are there any plans to go over 100,000? Jimmy Parker- their plans were to put in 3 million but the City couldn't afford it. They have a waste load allocation in Cornish Creek approved by EPD. That allocation would be a million gallons a day. There was discussion about lot size in the different zone areas, R-1, R-2 and R-3.


There was also discussion about what the developer might do to proceed. One of the suggestions was to submit a letter with drawing the application and re-submit a new application. Jimmy Parker – just so you understand the capacity fees the City will access on Phase I will pay for Phase II. The City will generate 3.5 million in revenue on tap fees. Then when you sell that capacity you will end up with 1 ½ million in the bank. Billy Coleman – will the council consider using part of the commercial part for Phase II if it was available? If the system hasn't been bought up and there is not a commercial customer waiting would the City consider it? Mark Moore – I would be willing to work with you. That is my thought. I don't know what the other council members would think. Carol Witcher – Jimmy have we done anything about traffic control? Jimmy Parker – DOT would have jurisdiction over the state road and Forrester Cemetery would be under the City. Carol Witcher - Where does the financial burden fall? Jimmy Parker –the developer. Billy Coleman – The price of the homes would be \$200 – \$300,000 homes. There was discussion about what the homes would look like.

Motion to adjourn, seconded by Linda Pilgrim, passed unanimously.
At 8:05 p.m.

Approved this 8 day of March, 2018.



Mayor Lamar Lee



Katherine A. Glass, City Clerk