

June 7, 2022

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, June 7, 2022 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Finance Director Milton Cronheim, Planning Director Charna Parker, County Manager John Ward and County Attorney Chip Ferguson. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

## **PRESENTATIONS**

The Board recognized the Walton Co. 4-H Shotgun team for winning the 2022 State Championship. Mike Davis, Walton Co. 4-H Program Director presented the team.

## **MEETING OPENING**

Chairman Thompson called the meeting to order at 6:05 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

## **ADOPTION OF AGENDA**

***Motion:** Commissioner Shelnett made a motion to adopt the agenda with the addition of a request from the Azalea Regional Library System to apply for state aid and funding. Commissioner Banks seconded the motion. The motion carried unanimously.*

## **PLANNING COMMISSION RECOMMENDATIONS**

Planning Director Charna Parker presented the Planning Commission recommendations.

Approval with conditions - Z22020018 - Rezone 8.68 acres from A1 to B2 with conditional use for outside storage - Applicant: Jason Atha/Owners: Don Moon & David Samples - Property located at Ga. Hwy. 11 and Mahlon Smith Rd - Map/Parcel C1400090 - District 4 (tabled 4/5/22)

Chairman Thompson opened the public hearing on the matter. Chester Clegg and Jacob Calloway spoke in favor of the rezone requesting the addition of cutoff lighting with a 100' buffer. There was no one present in opposition. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Bradford made a motion to approve the rezone as per the Planning Commission recommendations with the addition of a 100' buffer on Mr. Clegg's property and site lighting as requested. Commissioner Shelnett seconded the motion; voted and carried unanimously.*

Approval of Z22030027 - Rezone 5.00 acres from A to A1 - Applicant/Owner: Alisha Bowen - Property located at 5748 Kent Rock Rd. - Map/Parcel N029E010 - District 3

Chairman Thompson opened the public hearing on the matter. Planning Director Charna Parker presented the application. There was no one present to speak in favor or opposition. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Shelnett made a motion to approve the rezone. Commissioner Warren seconded the motion. All voted in favor.*

Approval with conditions - Z22030028 - Rezone 5.28 acres from A1/R1 to A to grow & sell plants with customer contact - Applicant: Cosmin Bactan/Owners: Cosmin & Aurica Bactan - Property located at 1630 New Hope Church Rd. - Map/Parcel C0610090 - District 3

Chairman Thompson opened the public hearing on the matter. Applicant Cosmin Bactan spoke in favor. Robert Warnock from St. Marten's subdivision voiced concerns over traffic and property resale values due to the commercial business and livestock. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Shelnett made a motion to approve the rezone per the Planning Commission recommendation and that farm animals be allowed as specified in the Land Development Ordinance. Commissioner Bradford seconded the motion. Commissioners Banks, Shelnett, Bradford, Adams and Dixon voted in favor. Commissioner Warren opposed the motion. The motion carried.*

Approval of Z22040001 - Rezone 12.79 acres from B2 to B3 for car storage and shipping - Applicant: Kofi Kumi/Owners: Norma Billingsley, James & Elaine Bailey - Property located at Hwy. 20 - Map/Parcel C0070007 - District 2

Chairman Thompson opened the public hearing on the matter. Jon Davis, Land Planner for the site spoke in favor of the rezone. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Banks made a motion, seconded by Commissioner Shelnett to approve the rezone as presented. All voted in favor.*

Approval with conditions - Z22040004 - Rezone 11.56 acres from A2 & B2 to B3 for office warehouse and outside storage - Applicant: Danny Cagle/Owners: Graham & Glenda Smith & David Cooper - Property located at Lowry Rd., Ho Hum Hollow Rd. & Hwy. 78 - Map/Parcels C0610156, 0157A00 & 0158 - District 1

Chairman Thompson opened the public hearing on the matter. Chad Johnson, a partner of applicant Danny Cagle spoke in favor of the rezone. David Foil who lives on adjacent property requested that Leyland Cypress trees be an option to create sufficient green screening from the property. Rey Pelis voiced his concerns over the entrance and the buffer. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Warren made a motion to approve the rezone with the following*

*conditions: 1) a minimum 8' high fence shall be installed along the property frontage on Lowry Rd., 2) the fence shall be kept in good repair at all times, 3) on the Lowry Rd. side of the fence, the applicant shall install a single row of large evergreen trees similar to Japanese Cryptomeria or Thuga Green Giant 25' on center or Leyland Cypress 10' on center, trees must be a minimum 8' tall at time of installation and access off Lowry Road be prohibited. Commissioner Banks seconded the motion; voted and carried unanimously.*

Approval with condition - Z22040007 - Rezone 2.00 acres from R1 to B2 to expand mini-warehouses and outside storage with Variances - Applicant: John S Hemphill - Property located at 2250 Hwy. 81-Map/Parcel C0510149 - District 2

Chairman Thompson opened the public hearing on the matter. Applicant John Hemphill spoke in favor of the rezone and asked for a variance to reduce the buffer to 25' and to allow the distance of 20' between the buildings. The main entrance would remain at 26'. There was no one present in opposition. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Banks made a motion approve the rezone with a reduced buffer of 25' and to allow the distance of 20' between the buildings with the entrance remaining 26'. Commissioner Warren seconded the motion. All voted in favor.*

## **PLANNING & DEVELOPMENT**

Public Hearing - Capital Improvements Element 2022 Annual Update and Adoption Resolution

Chairman Thompson opened the public hearing on the matter. There were no comments from the public. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Adams made a motion to approve the Capital Improvements Element 2022 Annual Update and adopt the Resolution. Commissioner Banks seconded the motion and all voted in favor.*

Adoption/Resolution - Walton County Comprehensive Plan Update

Chairman Thompson opened the public hearing on the matter. There were no comments from the public. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Warren made a motion seconded by Commissioner Dixon to adopt the Walton County Comprehensive Plan Update. All voted in favor.*

## **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of May 3, 2022 Meeting Minutes
2. Contracts & Budgeted Purchases of \$5000 or Greater
3. Declaration of Surplus Property
4. Walton County Water - 2022 Water Charge Offs
5. Agreement Extension - State Properties - DFACS
6. DebtBook Software Agreement
7. Contract - Family Connection Partnership Renewal FY23

8. Elections - Request to apply for Precinct Card Postage Grant

**ACCEPTANCE OF BIDS/PROPOSALS**

Proposal - WCPSC Component GMP #1 McCarthy + Barnsley

Megan Kocikowski with CPS presented a recommendation to award the CGMP#1 to McCarthy Barnsley for Design Assist services and materials procurement.

***Motion:** Chairman Thompson made a motion to approve the recommendation as presented. Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnett and Adams voted in favor. Commissioners Bradford and Dixon opposed the motion. The motion carried 5-2.*

Proposal - Sunbelt Builders GMP – Courtrooms

***Motion:** Commissioner Bradford made a motion to approve amendment #1 establishing GMP and extending the project completion deadline. Commissioner Shelnett seconded the motion. All voted in favor.*

Bid - Agricultural Extension Office Bldg.

Facilities Director Hank Shirley explained that after bidding the project twice, the project was still over budget. His recommendation was to accept the negotiated low bid of \$875,892 from Bon Building Services.

***Motion:** Commissioner Warren made a motion to accept the negotiated bid from Bon Building Services in the amount of \$875,892. Commissioner Banks seconded the motion; voted and carried unanimously.*

**RESOLUTIONS**

Finance Director Milton Cronheim presented FY22 Budget Resolutions.

Resolution - Authorizing Chairman to amend the FY22 Budget as part of the fiscal year closing process

***Motion:** Commissioner Shelnett made a motion, seconded by Commissioner Dixon to adopt the Resolution. All voted in favor with the Chairman abstaining.*

Resolution - FY22 Budget Amendments

***Motion:** Commissioner Bradford made a motion, seconded by Commissioner Shelnett to adopt the FY22 Budget Amendments; voted and carried unanimously.*

## Resolution - Adoption of FY23 Budget

Chairman Thompson presented the proposed FY23 Budget for adoption

***Motion:*** *Commissioner Shelnutt made a motion to adopt the FY23 Budget. Commissioner Warren seconded the motion. Commissioners Warren, Banks, Shelnutt, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion.*

## **DISCUSSION**

The Board discussed the addition to the agenda. Chairman Thompson presented a request from the Azalea Regional Library System to apply for state aid and funding for a new library for the City of Loganville. The County will make a monetary commitment at a later date. Commissioner Warren made a motion to approve the request, seconded by Commissioners Banks. All voted in favor.

## **ANNOUNCEMENTS**

Chairman Thompson presented a water needs analysis to the Board. County Manager John Ward commended new recruits from the Fire Department for completing training and made other community announcements concerning the Fire Station at Good Hope and a new ambulance.

## **EXECUTIVE SESSION**

***Motion:*** *At 7:24 p.m., Commissioner Banks made a motion, seconded by Commissioner Shelnutt to enter into Executive Session to discuss real estate matters. All voted in favor.*

***Motion:*** *At 7:59 p.m., Commissioner Banks made a motion, seconded by Commissioner Adams to re-enter regular session.*

***Motion:*** *Chairman Thompson made a motion to advertise and lease a portion of the Anglin Road property for agriculture use only through December 31, 2023. Commissioner Warren seconded the motion; voted and carried unanimously.*

***Motion:*** *Chairman Thompson made a motion to purchase the Carter Watkins property located at 137 E. Washington Street which will be fully furnished, in the amount of \$550,000 and to give him the authority to sign all related documents. Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnutt, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion.*

## **ADJOURNMENT**

***Motion:*** *Commissioner Warren made a motion, seconded by Commissioner Shelnutt, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:01 p.m.*

All documents of record for this meeting are on file in either the addendum book or auxiliary file

under this meeting date.

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DAVID G. THOMPSON, CHAIRMAN

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RHONDA HAWK, COUNTY CLERK