

March 3, 2026

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, March 3, 2026 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Amarie Warren, Pete Myers, Timmy Shelnett, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Kristi Parr, Finance Director Jennifer Wall, and County Attorney Chip Ferguson. Commissioners Bradford, Adams and Dixon were not present. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

## **PRESENTATIONS**

Chairman Thompson proclaimed the month of April as Donate Life Month.

## **MEETING OPENING**

Chairman Thompson called the meeting to order at 6:02 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

## **ADOPTION OF AGENDA**

**Motion:** *Commissioner Shelnett made a motion, seconded by Commissioner Warren to adopt the agenda. All voted in favor.*

## **DISCUSSION**

### County Manager's Report/Update

County Manager John Ward gave an update and report on county matters to the Board.

### Walton County Old Jail Facility Renovations

**Motion:** *Commissioner Warren made a motion to approve the proposal from Precision Planning, Inc., in the amount of \$69,500 for professional design services to renovate the old jail. Commissioner Shelnett seconded the motion. All voted in favor.*

### Annex III Building (Old USDA) and Old Original Jail Building

**Motion:** *Commissioner Shelnett made a motion to move forward with an agreement with the Development Authority to market and sell the facilities. Commissioner Warren seconded the motion; voted and carried unanimously.*

## **TAX ASSESSORS**

### Evaluation of Existing Homesteads - Proposal from TrueRoll

**Motion:** Chairman Thompson made a motion to accept a proposal from TrueRoll for evaluating and auditing of existing homesteads subject to County Attorney review. Commissioner Warren seconded the motion; voted and carried unanimously.

## **PLANNING & DEVELOPMENT**

Planning Director Kristi Parr presented the Planning Commission recommendations.

Z25-0392 - Rezone 3.00 acres from A1 to R1 to create a buildable lot with a shared driveway - Applicant: Daniel Haywood/Owner: Walker Haywood - property located at 3111 North Sharon Church Road - Map/Parcel C0280001C00 - District 2

*Planning Commission recommended approval as submitted.*

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Daniel Haywood spoke in favor of the rezone. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

**Motion:** Commissioner Myers made a motion, seconded by Commissioner Warren to approve rezone. All voted in favor.

Z25-0394 - Rezone 1.22 acres from A1 to B2 for used motor vehicle sales - Applicant/Owner: Ramo Manjic - property located at 4743 Highway 81 & Lee Byrd Road - Map/Parcel C0160011 - District 1

*Planning Commission recommended denial.*

County Attorney Chip Ferguson opened the public hearing on the matter. Andrea Gray spoke on behalf of the applicant and presented maps of the surrounding commercial property in the area. The development would be low impact to the community and is consistent with the development in the area. Paul Becker spoke in opposition to the rezone due to the many accidents at this intersection.

**Motion:** Commissioner Warren made a motion to support the recommendation of the Planning Commission and deny the rezone. Commissioner Myers seconded the motion; voted and carried unanimously.

Z25-0397 - Rezone 7.83 acres from R1 to A1 to have personal outside animals - Applicants/Owners: Jeffrey Bryce & Amy Nicole Carter - property located at 2310 Ho Hum Hollow Road - Map/Parcel C0620012A00 - District 3

*Planning Commission recommended approval as submitted.*

County Attorney Chip Ferguson opened the public hearing on the matter. Ned Butler of Reliant Homes spoke in favor on behalf of the applicant. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

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

CU26-0001 - Conditional Use on 15.90 acres for a place of worship on Youth Monroe Road - Applicant: Manchilo Guadie/Owner: Guadalupe Minhane - property located at 3601 Youth Monroe Road & Joanne Drive - Map/Parcel C0510167A00 - District 1

*Planning Commission recommended approval with the following conditions: 1) Direct access from the subject property to Joanne Drive shall be prohibited; 2) A 25-foot planted buffer shall be required adjacent to the adjoining property lines of lots 19-22 of the Caswell Plantation Subdivision, more specifically, Parcel Numbers N050D007, N050D008, N050D009, and N050D010. The planted buffer shall be landscaped with evergreens. The evergreens shall be planted in a double staggered row, spaced appropriately; 3) Approval shall be limited to a place of worship only. Phase 1 of the project may include the utilization of a temporary place of worship of the existing barn. All appropriate jurisdictional permits required to convert the spaces shall be obtained prior to the operation of the place of worship. Utilization of the barn as the primary facility shall be limited to 6 years and an approved extension by the Board of Commissioners shall be required if the time limit exceeds the 6 years. Phase 2 shall include a permanent church facility, similar to that which is shown on the plans submitted with the conditional use permit application; 4) Approval shall be limited to a place of worship. Senior housing, assisted living facilities and educational facilities, or similar uses, shall be prohibited; 5) All lighting shall meet Walton County lighting standards and be inward facing, downward directional.*

County Attorney Chip Ferguson opened the public hearing on the matter. Manchilo Guadie spoke in favor of the conditional use. Mr. Guadie said that the church would not be a burden to the community, they are Christians and do not believe in handouts. He further stated that the church had been in Gwinnett County for 10 years but there was no room for the children to play safely outside and would like to have the church here. Robert Mitchell spoke in favor saying he had visited the church and that they are good people that believe in God. He believes people have a problem with the proposed design of the church since it doesn't look like a traditional structure. Susan Kent spoke in opposition and presented a petition against the rezone. The petition cited incompatibility with the existing character of the area, traffic safety, infrastructure and environmental concerns, property values and that the proposed church did not align with the Comprehensive Land Use Plan for the area. John Carr spoke in opposition stating his concerns due to the church being next to an airport and believes they deserve a better location. Attorney Ferguson closed the public hearing on the matter.

**Motion:** Commissioner Warren made a motion to approve with all of the Planning Commission recommended conditions. Commissioner Shelnutt asked that she add an additional condition that the church be designed to blend with the community. Commissioner Warren amended her motion adding the additional condition. Commissioner Shelnutt seconded the motion, and all voted in favor.

Z26-0002 - Rezone 5.00 acres from A1/R1 to B3 for a convenience store with a gas station, restaurant and retail space - Applicant: Nikhil Agarwal/Owners: James Little, Kevin Little & Kaye Hanney - property located on Good Hope Road - Map/Parcel C1660104 - District 6

*Planning Commission recommended approval as submitted.*

County Attorney Chip Ferguson opened the public hearing on the matter. Andrea Gray spoke in favor on behalf of the applicant Nikhil Agarwal. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

***Motion:*** *Commissioner Shelnutt made a motion, seconded by Commissioner Myers to approve the rezone. All voted in favor.*

### **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of February 10, 2026 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater
3. Declaration of Surplus
4. McCarthy-Barnsley – O.C.O. #20 (for the record)
5. Contract Agreement - Southern Disaster Recovery - Debris Management
6. Memorandum of Second Amendment to License Agreement - Pinnacle Towers, LLC (for the record)

***Motion:*** *Commissioner Warren made a motion, seconded by Commissioner Shelnutt, to approve the Administrative Consent Agenda. All voted in favor.*

### **RESOLUTIONS**

#### **Authorizing Increase in Synovus Credit Card Limit**

Finance Director Jennifer Wall presented a resolution to increase the aggregate on the county's Synovus Credit Card.

***Motion:*** *Commissioner Shelnutt made a motion, seconded by Commissioner Warren, to adopt the resolution authorizing an increase of the aggregate to \$100,000. All voted in favor.*

### **ANNOUNCEMENTS**

Commissioner Warren announced that she would not seek election for the next term but does intend to finish out her current term which ends December 31, 2026.

Commissioner Shelnutt thanked John Pringle for his service of fourteen years on the Planning Commission.

### **ADJOURNMENT**

***Motion:*** *Commissioner Myers made a motion, seconded by Commissioner Warren, to adjourn the*

*meeting. The motion carried and the meeting was adjourned at 7:15 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