

September 10, 2024

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, September 10, 2024 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, County Manager John Ward, Planning Director Charna Parker 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**

Chairman Thompson presented The Bridge of Georgia with a Certificate of Recognition.

Fire Chief Kevin Haney, Asst. Chief Craig League and Ken Zaydel from the Georgia Fire Chiefs Association recognized Clay McCullough for achieving the Certified Company Chief and Certified Company Officer Certificates.

## **MEETING OPENING**

Chairman Thompson called the meeting to order at 6:09 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

## **ADOPTION OF AGENDA**

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

## **DISCUSSION**

### County Manager's Report/Update

County Manager John Ward recommended that Gretchen Thurmond be appointed as the Assistant County Clerk.

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Shelnett to appoint Gretchen Thurmond as Assistant County Clerk. All voted in favor.*

In addition, he updated the Board on the Sardis Church and Youth-Monroe Road Project and other various projects and department activities.

## **PLANNING COMMISSION RECOMMENDATIONS**

Planning Director Charna Parker presented the Planning Commission recommendations.

Denial of LU24050020 and Z24050021 - Land Use Change from Rural Residential/Agriculture to Suburban and Rezone 39.82 acres from A1/R1 to R1OSC for a residential subdivision - Applicant: Adam Ewing/Owners: Jeffrey Bell and Joe Harrison - Property located on Hwy. 78/Locklin Rd./Map/Parcels C1780012X00 and 12Y00 - District 4

Chairman Thompson opened the public hearing on the matter. Joshua Scoggins, Attorney with Miles Hansford, LLC, spoke in favor on behalf of the applicant. Jason Morris presented the Board with a petition against the application. Laura Morris, Corey Finn, David Shultz, Matt Greer and James Durden spoke in opposition stating their concerns about detention runoff, property values, traffic and buffers. Chairman Thompson closed the public hearing.

**Motion:** *Commissioner Bradford made a motion to approve with an A2OSC instead of an R1OSC with the following conditions: 1) mandatory HOA, 2) Minimum 2200 sq. ft. for one story and 2500 for two-story, 3) Minimum brick or stone water table up to the windows, 4) all side entry garages, 5) architectural shingles, 6) masonry chimneys, 7) masonry stoops and steps on the front and sides to be 5 ft. in width, 8) roof pitch to be 10/12 min on the main body front to back, 9/12 minimum on ranch style, 12/12 minimum pitch on accent gables unless approved by ARC, 9) all dwellings and facades to be wood siding, cement, brick, stone, stucco or masonry type with vinyl siding prohibited, 10) landscaped entrance maintained by the HOA, 11) entrance to be decorative with a masonry feature, 12) landscape plans and entrance design to be approved by Planning & Development, 13) all homes shall obtain approval of ARC prior to construction, the declaration shall provide design standards for home, yard, fencing and retaining walls with a specific list of restrictions for the development, 14) minimum 50 ft. buffer to be undisturbed along with evergreen screening between any existing property owners or homes. Commissioner Dixon seconded the motion. Commissioners Bradford, Dixon and Adams voted in favor with Chairman Thompson, Commissioners Warren, Banks and Shelnett opposing the motion. The motion failed 4-3.*

**Motion:** *Commissioner Bradford made a motion to accept the Planning Commission recommendation to deny. Commissioner Warren seconded the motion. Commissioners Bradford and Warren voted in favor with Chairman Thompson, Commissioners Banks, Shelnett, Adams and Dixon opposing the motion. The motion failed 5-2.*

**Motion:** *Chairman Thompson made a motion to approve the rezone with the condition to mirror those of the Snows Mill Development; 1) neighborhood to be controlled by a mandatory HOA with design and building covenants and restrictions, 2) Minimum sq. ft. ranch 2200 sq. ft and two-story to be minimum 2400 sq. ft., 3) country asphalt road 60' right of way, 24' asphalt, 8' shoulder with ditches on each side of the asphalt road. There shall be no curb, gutter, or catch basins required and water shall drain away from the homes into the stormwater ditches. There shall be a 100' entrance right of way with landscaped island in the center with a thirty-inch concrete curb around the island, 4) lots shall be graded for water to flow away from the homes to the stormwater ditches, 5) minimum lot size to be 1 acre with a maximum of 64 lots, 6) minimum yard size: front 40', side 15', 7) all homes shall comply with Walton County specific regulations for single family dwellings in A, A-1, A-2, R-1, R-2 and R-3 zoning, 8) minimum requirement is brick up to the water table on front and sides of the home, 9) front porches shall have masonry face and pavers preferred but not required, 10) masonry stoops and steps on front and side of home with minimum width of 5', 11) roofs shall have a pitch of 10/12 minimum main front to back, 9/12 minimum on ranch, 12/12*

*minimum on pitch on accent gables unless approved by ARC, 12) all dwelling facades shall be constructed of wood, siding, cement fiber siding, brick stone, stucco, or other masonry type products. Vinyl and aluminum siding is prohibited, 13) front and side chimneys shall be masonry; chimney's that penetrate the roof may be stucco, synthetic stone or shakes, 14) all garage doors must be side facing except on lots that are less than 30' from the property line to the garage door, 15) all yards shall be sodded, 16) all shingles to be architectural shingles, 17) all homes shall obtain the approval of the ARC prior to beginning construction, the declaration shall provide design standards for not only the home, but the yard, fences and retaining walls and a specific list of restrictions for the development, 18) planted screening in buffers, 19) open space to surround perimeter so HOA takes care of greenspace with Planning and Development to have final approval. Commissioner Shelnett seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnett, Adams and Dixon voted in favor with Commissioner Bradford opposing the motion. The motion carried 6-1.*

Approval of Z24060009 - Rezone 60.19 acres from A1 to R1OSC for a residential subdivision - Applicant: Reliant Homes GA, LLC/Owner: MFT Land Investments LLC - Property located on 3254 Double Springs Rd./Map/Parcel C0730004 - District 1

Chairman Thompson opened the public hearing on the matter. Ned Butler representing MFT Land Investments and Reliant Homes spoke in favor stating they had moved the entrance for site distance and had satisfied Public Works. They plan to hire a professional to delineate the old cemetery on the property. There was no opposition present. Chairman Thompson closed the public hearing.

***Motion:*** *Commissioner Warren made a motion to approve the rezone per the Planning Commission recommendation. Commissioner Banks seconded the motion; voted and carried unanimously.*

Approval with conditions - Z24060023 - Rezone 34.26 acres from A2 to R1 for a residential subdivision - Applicant: Rosewood Development Co., LLC/Owner: AHC Bentley Bold, LLC - Property located at 3525 Bold Springs Rd./Map/Parcel C0720107 - District 5

Chairman Thompson opened the public hearing on the matter. Kris Rosendahl and David Carruth spoke in favor of the rezone. Mr. Rosendahl stated he didn't want two lots to share a driveway due to the blind curve and believes that after taking down trees it would allow a good site distance. Josh Parker also spoke in favor but asked that they be mindful of the dangerous curve on the two out parcels. There was no opposition present. Chairman Thompson closed the public hearing.

***Motion:*** *Commissioner Adams made a motion to approve with the recommended condition of the planning commission that before permits are issued, an assessment be made by the County on the site distance and driveways and adding that the subdivision have 20% greenspace as proposed in the plan presented.*

Approval with conditions - LU24070002 & Z24070003 - Land Use Change from Highway Corridor to Neighborhood Residential and Rezone 91.26 acres from A2 to R1OSC for a residential subdivision - Applicant: Carter Engineering Consultants Inc./Owner: Glenda Sells - Property

located on Hwy. 138 & 1185 Hwy. 138/Map/Parcels C0950002 & 2C00 - District 5

Chairman Thompson opened the public hearing on the matter. Logan Moss spoke in favor on behalf of the builder Jacob Prather. Mr. Moss stated that they had spoken with neighbors and revised the site plan, reducing the number of lots from 63 to 60. They also sent in a revised list of proposed conditions. Bryceson Mercer with Miles Hansford, LLC., also spoke in favor. Mr. Mercer stated they are now requesting an A2OSC and amending the character area to suburban. The revised site plan will have open space with walking trails and a nature park. He stated that they would also be agreeable to side entry garages. The houses range from 2200 sq. ft. up to 3200 sq. ft. Three people spoke in opposition. Tony Smith asked that the County look into underground detention ponds. Lisa Anderson addressed the Board and stated that her family owns land adjacent to the development. They are not opposed to the development, but they do have some concerns. She stated that in addition to the proposed conditions, they would like to see an HOA, a brick or stone entrance, a minimum number of trees cleared from the site and homes with at least a 24" water table. Mrs. Anderson also expressed her concerns with septic tank run-off near the Alcovy River, the Alcovy Bridge Project which will begin in 2025 near the site and the traffic. Jerry Rowe and his family own property adjoining the development and his family has owned the property for almost 100 years. He expressed his concerns and stated that his family rides 4-wheelers and shoot guns on the property. They also have a shooting range and would like for the potential residents to be aware of the activities that will go on next door. After some discussion, the Chairman closed the public hearing.

***Motion:*** Commissioner Adams made a motion to approve an A2OSC, with the 60 homes and revised conditions. The conditions are as follows; 1) the property shall be limited to single-family detached dwellings and accessory uses and structures not to exceed 60 lots, 2) minimum lot size will be .60 acres, 3) mandatory HOA, 4) minimum 2000 heated sq. ft for single-story, minimum 2400 sq. ft for two-story; 5) homes to be constructed of primarily brick or stone on front façade, the balance to be fiber-cement siding, shake or board and batten with a minimum 3 ft. high brick or stacked stone water table on the sides of the homes, 6) all shingles to be architectural, 7) sodded yards, 8) entrance to be landscaped by the developer and maintained by the HOA with a decorative masonry feature. The landscape and entrance design shall be subject to review by the Planning & Development Director, 9) setbacks for individual lots shall be front: 40 ft., side: 10 ft., rear: 40 ft. for interior lots and 50 ft. for exterior lots, and 10) 100 ft building setback adjacent to Hwy. 138. He would also like to see some type of notification to the new residents. Chairman Thompson seconded the motion. All voted in favor.

## **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of August 6, 2024 Called Meeting Minutes
2. Approval of August 6, 2024 Regular Meeting Minutes
3. Contracts & Budgeted Purchases of \$25000 or Greater
4. Declaration of Surplus
5. Contract - Family Connection Partnership - FY25 Renewal
6. Professional Services Agreement - Cavanaugh Macdonald Consulting, LLC - Actuarial Audit Services

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

## **FINANCE**

### McCarthy Barnsley - WCPSC - Change Order

**Motion:** Commissioner Shelnutt made a motion, seconded by Commissioner Banks to approve the change order. Chairman Thompson, Commissioners Warren, Banks, Shelnutt and Adams voted in favor. Commissioner Dixon abstained and Commissioner Bradford opposed the motion. The motion carried 5-2.

### Reeves Young - Walnut Grove Park - Change Order 1 & 2

**Motion:** Commissioner Adams made a motion to approve change orders 1 & 2 for the Walnut Grove Park. Commissioner Warren seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnutt, Adams and Dixon voted in favor with Commissioner Bradford opposing the motion. The motion carried 6-1.

## **RESOLUTIONS**

### FY25 Budget Amendment and Project Length Budget - Between Pickleball Courts

**Motion:** Commissioner Warren made a motion seconded by Commissioner Banks to adopt the FY25 Budget Amendment and Project Length Budget for the Between Pickleball Courts in the amount of \$489,536.00. All voted in favor.

### FY25 Budget Amendment and Project Length Budget - SPLOST IV Deep Patching and Resurfacing Project

**Motion:** Commissioner Adams made a motion to adopt the FY25 Budget Amendment and Project Length Budget for the SPLOST IV Deep Patching and Resurfacing Project in the amount of \$1,455,000.00. Commissioner Bradford seconded the motion. All voted in favor.

## **HUMAN RESOURCES**

### Proposed 2025 Holiday Schedule

**Motion:** Commissioner Dixon made a motion to approve the proposed 2025 Holiday Schedule. Commissioner Adams seconded the motion; voted and carried unanimously.

## **ACCEPTANCE OF BIDS/PROPOSALS**

### Pre-Engineered Metal Building for Livestock Barn

**Motion:** Commissioner Bradford made a motion, seconded by Commissioner Warren to accept

*the proposal from Steelco Building in the amount of \$134,255.00. All voted in favor.*

Milling and Road Widening Project - Youth Monroe and Pleasant Valley

***Motion:*** *Commissioner Shelnett made a motion to accept the bid from Blount Construction in the amount of \$1,125,010.34. Commissioner Bradford seconded the motion; voted and carried unanimously.*

**PUBLIC COMMENT**

*Megan Linebaugh spoke during Public Comment.*

**ADJOURNMENT**

***Motion:*** *Commissioner Adams made a motion, seconded by Commissioner Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:09 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