

April 5, 2022

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, April 5, 2022 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Finance Director Milton Cronheim, Planning Director Charna Parker, Facilities Director Hank Shirley, Public Works Director John Allman 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.

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 Banks made a motion to adopt the agenda. Commissioner Dixon seconded the motion and all voted in favor.*

PROCLAMATIONS

Child Abuse Prevention Month

***Motion:** Commissioner Bradford made a motion to declare April 1st – 30th, 2022 as Child Abuse Prevention Month. Commissioner Dixon seconded the motion and all voted in favor. Commissioner Banks commended Lauren Gregory and A Child's Voice Child Advocacy Center for their service to Walton County.*

PLANNING COMMISSION RECOMMENDATIONS

Approval with conditions - Z22010006 - Rezone 146.13 acres from A1 to R1OSC for a residential subdivision - Applicant: LGI Homes LLC/Owner: Alcovy River LLC/Jim Williams, Jr. - Property located at 7059 Hwy 81/Double Springs Road - Map/Parcel C0580027 - District 1

Chairman Thompson opened the public hearing on the matter. Paul Mitchell, attorney with Miles, Hansford, and Tallant spoke on behalf of the applicant. Jason Gauthier representing the HOA spoke in opposition to the rezone citing concerns over traffic and property values. Chairman Thompson closed the public hearing on the matter.

***Motion:** Chairman Thompson made a motion to approve the rezone per the Planning Commission recommendations but deleting the language regarding leasing or rentals and reducing the number of lots to 100. Commissioner Banks seconded the motion; voted and carried unanimously.*

Approval of Z22020013 - Rezone 1.265 acres from B2 to B3 for major auto repair - Applicant: Baker Group RE, LLC/Owners: Baker Group RE, LLC & George Baker, Jr. - Property located at 1687 Hwy. 78 - Map/Parcel C0750159F00 - District 3 & 5

Chairman Thompson opened the public hearing on the matter. Applicant George Baker, III spoke in favor of the rezone. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

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

Approval of CU22020004 - Conditional Use for outside storage on 4.93 acres - Applicant: Gabel Holder/Owner: Holder Bros.Timbertrames LLC - Property located at Alcovy Mtn. Rd & 1980 Alcovy Mtn. Rd - Maps/Parcels C1390006C00 & 6A00 - District 4

Approval of LU22020005 and Rezone/Conditional Use ZCU22020006 - Change from Village Center to Highway Corridor/Rezone from A2 to B2 for mini warehouses with outside storage on 2.50 acres - Applicant: Gabel Holder/Owner: Holder Brother Timbertrames, LLC - Property located at 1970 Alcovy Mtn. Rd - Map/Parcel C1390014 - District 4

Approval LU22020007 and Rezone/Conditional Use ZCU22020008 - Change from Village Center to Highway Corridor/Rezone from R2 to B2 for mini warehouses with outside storage on 0.78 acres - Applicant: Rick Holder/Owner: James R Holder - Property located at 512 Hwy. 11 - Map/Parcel C1390022 - District 4

Commissioner Bradford requested that items 5.3, 5.4 and 5.5 be considered together as they are tied to the same development. Chairman Thompson opened the public hearing on the matters. Applicant Gabel Holder spoke in favor of the applications. There was no opposition present. Chairman Thompson closed the public hearing on the matters.

Motion: *Commissioner Bradford made a motion to approve the applications per the Planning Commission recommendation adding the condition that there be no tractor trailer type vehicles and that the main entrance be located at 512 Hwy. 11. Commissioner Shelnut seconded the motion. All voted in favor with Chairman Thompson abstaining.*

Approval with conditions - Z22010024 - Rezone 125.51 acres from A1 to R1OSC for a residential subdivision - Applicant: David Pearson Communities/Owner: James Matthew Mazzawi & John Mark Mazzawi as Trustees for Hugh Mazzawi - Property located at Georgia Hwy 20 & Pointer Rd - Map/Parcel C0080010 - District 2

Chairman Thompson opened the public hearing on the matter. Melody Glouton, Attorney with Anderson, Tate and Carr and Doug Patton spoke on behalf of the applicant. Ms. Glouton stated that the plan had been revised from 240 homes to 125 homes which is a 52% reduction in density. Clay Doss and Robin Dill spoke in opposition citing their concerns over erosion, flooding, buffers and traffic on Pointer Road. In rebuttal, Ms. Glouton stated that they would like to request a modification on the water table to 2 ft. due to the elevation of some of the homes. She further stated that the rezone is in compliance with the Walton County Comprehensive Plan and that the

applicant is in agreement with the conditions set forth by the Planning Commission. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Banks made a motion to approve the rezone with the following conditions: 125 lots, minimum 2000 sq. ft. for 1-story and 2200 sq. ft. for 2-story houses, primarily brick or stacked stone on front, 100 ft. non-disturbed buffer, 50 ft. transitional buffer along the perimeter not abutting the residential subdivision and natural vegetation shall remain on the property until issuance of a development permit. Planning Director Charna Parker asked if he wanted to leave the balance of the home as stated by the Planning Commission and change the stacked stone or brick on the water table to 2 ft.? Commissioner Banks amended his motion to include the changes. Commissioner Shelnut seconded the motion; voted and carried unanimously.*

Denial - Z22020018 - Rezone 8.68 acres from A1 to B2 to park trucks, campers & boats with conditional use for outside storage - Applicant: Jason Atha/Owners: Don Moon & David Samples - Property located at Georgia Hwy 11 and Mahlon Smith Rd - Map/Parcel C1400090 - District 4

Motion: *Commissioner Bradford made a motion to send the rezone request back to Planning and Development for consideration and review of an updated plan. Commissioner Dixon seconded the motion and all voted in favor.*

PLANNING & DEVELOPMENT

Alteration to Zoning - AZ22030003 - Alteration to zoning conditions - Applicant: Henderson Fab, LLC/Johnny Henderson/Owners: James D., Holly S. & Norma B. Billingsley - Property located at Green Avenue & Ga. Hwy. 20 - Map/Parcel C0090003A00 & 29B00 - District 2

Chairman Thompson opened the public hearing on the matter. Applicant Johnny Henderson stated they would like the property to be allowed the same buffer as the property next door owned by Francisco Gomez. Jim Billingsley also requested that the property have the same treatment of the adjoining property which was rezoned in September. Ken Archer, Trent Pippin, Sid Gordon and Floyd Harris spoke in opposition of changing the conditions.

Motion: *Commissioner Banks made a motion to eliminate the requirement for the 8 ft. fence between the M-1 property and M-2 property, eliminate the condition for planting Leyland Cypress along the Gordon, Pippin and Davis property, retain a 100 ft. buffer but allow the fence on the property line, and reduce the buffer abutting the Billingsley property to 25 ft. Commissioner Shelnut seconded the motion; voted and carried unanimously.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of March 1, 2022 Meeting Minutes
2. Contracts & Budgeted Purchases of \$5000 or Greater
3. Ratification of Actions taken by WCWSA
4. Declaration of Surplus Property
5. Contract - Acquisition of ROW GDOT - SR 138 @ SR 10/US 78
6. Inmate Phone Agreement Extension

7. Ga. Power Co. - Encroachment Agreement for Easement

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

RESOLUTIONS

Resolution - Amending Historic Courthouse Renovations Project Length Budget and FY22 Budget

Finance Director Milton Cronheim presented the Resolution.

Motion: *Commissioner Adams made a motion, seconded by Commissioner Banks, to adopt the Resolution amending the Project Length Budget and FY22 Budget Amendment. All voted in favor.*

Resolution - Authorizing Increase in Aggregate of Synovus Visa Limit

Motion: *Commissioner Shelnuttt made a motion to increase the aggregate amount for the Synovus Visa account to \$45,000. Commissioner Dixon seconded the motion; voted and carried unanimously.*

Resolution - Capital Improvements Element Transmittal - Impact Fee Program

Chairman Thompson opened the public hearing on the matter. Planning Director Charna Parker presented the annual report and Resolution. There was no one present to speak during the public hearing. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Adams made a motion to adopt the Resolution. Commissioner Shelnuttt seconded the motion and all voted in favor.*

Resolution - Walton Co. Comprehensive Transportation Plan

Public Works Director John Allman presented a Resolution to adopt the Walton Co. Comprehensive Transportation Plan.

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

CONTRACTS

Enterprise Leasing - Fleet Vehicles

The Board discussed leasing fleet vehicles with Tony MacDonald of Enterprise Fleet Management.

Motion: Commissioner Adams made a motion to approve and move forward with a contract for leasing fleet vehicles from Enterprise Fleet Management subject to review by the County Attorney. Commissioner Shelnuttt seconded the motion; voted and carried unanimously.

ACCEPTANCE OF BIDS/PROPOSALS

Acceptance of Bid - Historic Courthouse Exterior Repair

Motion: Commissioner Dixon made a motion to accept the low bid from Ketom Construction in the amount of \$326,194. Commissioner Adams seconded the motion and all voted in favor.

Acceptance of Bid - 2022 Milling and Deep Patching

Motion: Commissioner Bradford made a motion to accept the low bid from MHB Paving in the amount of \$178.22 per ton. Commissioner Adams seconded the motion. All voted in favor.

Acceptance of Proposal - North Loop Water Transmission Main - Phase 1

Motion: Commissioner Adams made a motion to accept the proposal from Mid-South Builders in the amount of \$2,477,000. Commissioner Banks seconded the motion. Commissioners Banks, Bradford, Adams and Dixon voted in favor with Commissioner Shelnuttt abstaining. The motion carried.

APPOINTMENTS

Walton Co. Board of Tax Assessors

Motion: Commissioner Dixon made a motion to appoint Janice Manuel to serve a six year term on the Walton County Board of Assessors. The term to expire on March 31, 2028. Commissioner Adams seconded the motion; voted and carried unanimously.

Walton Co. Department of Family and Children Services

Motion: Commissioner Dixon made a motion, seconded by Commissioner Adams, to appoint Dena Huff to a 5-year term as member of the Walton County DFCS Board. All voted in favor.

EXECUTIVE SESSION

Motion: At 8:16 p.m., Commissioner Adams made a motion, seconded by Commissioner Shelnuttt, to enter into Executive Session to discuss litigation and acquisition of real estate.

Motion: At 8:46 p.m., Commissioner Adams made a motion, seconded by Commissioner Shelnuttt, to re-enter the regular session. All voted in favor. There was nothing to report from the Executive Session.

ADJOURNMENT

Motion: *Commissioner Bradford made a motion, seconded by Commissioner Shelnutt, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:47 p.m.*

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

DAVID G. THOMPSON, CHAIRMAN

RHONDA HAWK, COUNTY CLERK