

September 1, 2026

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, September 1, 2026 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Vice Chairman Timmy Shelnutt, Commissioners Amarie Warren, Pete Myers, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Kristi Parr, Sheriff Keith Brooks and staff Scott Whisnant and Kim McCord, 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. Chairman Thompson did not attend.

MEETING OPENING

Vice Chairman Shelnutt called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance and gave the invocation.

ADOPTION OF AGENDA

Motion: *Commissioner Bradford made a motion, seconded by Commissioner Adams, to adopt the agenda. The motion passed 6-0 with all voting in favor.*

OLD BUSINESS

Repurposing Administrative Portion of Old Jail for Department Expansions (Previously tabled on 6/2 & 7/7 and 8/4)

County Manager John Ward reviewed cost comparisons for phasing the expansion and updated the Board on the latest fund balance information.

Motion: *Commissioner Warren made a motion to table the matter until the November meeting. Commissioner Adams seconded the motion. The motion passed unanimously.*

RESOLUTIONS

Resolution - Approving the Execution and Delivery of an Intergovernmental Contract with the Walton County Water and Sewerage Authority

Andrew Tritt and Jim Woodward with Stifel Public Finance presented the Resolution and Intergovernmental Contract with the Walton County Water and Sewerage Authority for the issuance of Series 2026 Revenue Bonds in the amount of \$44,221,000.00. Walton County has achieved a AAA Bond Rating from Moody's. The purpose of the bonding is to provide funds to acquire, construct and install a water plant expansion, transmission lines and other additions to the County's water system.

Motion: *Commissioner Adams made a motion to adopt the resolution. Commissioner Dixon*

seconded the motion; voted and carried unanimously.

DISCUSSION

County Manager's Report/Update

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

Request by Department of Driver Services to Transfer Property for Motorcycle Repair Shop

Bob Griffin, Deputy Commissioner of the Department of Driver Services, presented a request to transfer the property currently leased to the DDS for the purpose of constructing a motorcycle repair shop. In the event that the property was no longer needed, it would revert back to the County.

Motion: *Commissioner Adams made a motion, seconded by Commissioner Warren to approve the transfer subject to review by the County Attorney. All voted in favor.*

PLANNING & DEVELOPMENT

Planning & Development Director Kristi Parr presented the Planning Commission recommendations.

Z26-0159 - Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals - Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

Planning Commission recommended approval with the following condition: 1) No more than four sheep, four goats and twelve chickens ever.

Planning & Development Director Kristi Parr advised the Board that she had received a request from the applicant to withdraw the rezone application.

Motion: *Commissioner Warren made a motion to accept a withdrawal of the proposed rezone application. Commissioner Bradford seconded the motion; all voted in favor.*

LU26-0188 & Z26-0187 - Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 to create a 5-lot residential subdivision - Applicant/Owner: Mark Sanchez - property located on Locklin Road - Map/Parcel C1780012Z00 - District 4

Planning Commission recommended denial.

Planning & Development Director Kristi Parr advised the Board that the applicant was unable to attend and had revised the site plan. The applicant was requesting that the matter be tabled until October.

Attorney Chip Ferguson opened the public hearing on the matter. There was no one present to

speaking in favor due to the absence of the applicant. Lora Morris spoke in opposition. Attorney Ferguson closed the public hearing on the matter.

Motion: Commissioner Bradford made a motion to accept the Planning Commission recommendation to deny. Commissioner Adams seconded the motion. Commissioner Bradford, Adams and Warren voted in favor of the denial. Vice Chairman Shelnett, Commissioners Myers and Dixon voted in opposition. The motion failed 3-3.

Motion: Commissioner Warren made a motion to table the matter until the October meeting and to hold another public hearing at that time. Commissioner Myers seconded the motion. Vice Chairman Shelnett, Commissioners Warren, Myers and Dixon voted in favor. Commissioners Bradford and Adams opposed the motion. The motion carried 4-2.

Z26-0189 - Rezone 5.70 acres from A1/B3/M1/M2 to M2 & B3 for Motor Vehicle Sales, Auto Repair & Maintenance, Salvage Yard, Warehouse and Outdoor Storage and Variances on setbacks, buffers and eliminate the 10 ft. landscape strip along Highway 11 - Applicant/Owner: Reyes Autos & Trucks, LLC - property located at 2412 Highway 11 - Map/Parcels C0850109, C0850109B00 & C0850111 - District 5

Planning Commission recommended approval with the following conditions: 1) South side of the property: along the south side, from the point where the retention pond no longer intersects the adjoining property and continuing past the warehouses to the area already identified as screened salvage storage, the entire boundary must be screened in the same manner as the rear salvage storage. This screening must include a minimum 6-foot opaque fence along the entire south boundary; 2) North side of the property: in the area identified as tire repair, a 6-foot opaque fence must be installed from the section identified as salvage storage screening to the adjoining property line at Highway 11. The fence must also extend behind the tire repair building; 3) Front of the property - car dealership: for the portion of the property identified as a car dealership, including the area where the parking spaces are shown near the street, the landscape strip requirement may be removed. This exception applies only to the area identified as the car dealership; 4) Other areas facing Highway 11: any other portion of the property fronting Highway 11, including the areas identified for auto repair and tire repair, must maintain the required landscape strip as established by the applicable code.

County Attorney Chip Ferguson opened the public hearing on the matter. Easa Khan spoke in favor on behalf of the applicant. He stated that they would abide by the recommendations of the Planning Commission and would like to request that they be able to operate seven days per week. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

Motion: Commissioner Adams made a motion to approve per the Planning Commission recommendations, plus hours to be 7 days per week, 24 hours a day for wrecker service and Monday - Saturday, 7 a.m. to 7 p.m. for used vehicle sales and other proposed uses. Commissioner Dixon seconded the motion; all voted in favor.

Z26-0192 - Rezone 103.56 acres from A2 to R1OSC to create a 57-lot residential subdivision - Applicant: Baldpates General Contracting, LLC/Owner: Grady Thompson Enterprises, LLLP -

property located on Nicholasville Road - Map/Parcel C0850158 - District 5

Planning Commission recommended approval with the following conditions: 1) For the disturbed entry between single family homes and the commercial properties on the corner, this would need to have fencing, shrubs, and trees as well as the buffer between Nicholasville Road to this development.

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

Motion: *Commissioner Adams made a motion to approve per the Planning Commission recommendations and maintaining the 1.49 acre density. Commissioner Warren seconded the motion. Commissioners Warren, Myers, Adams and Dixon voted in favor. Vice Chairman Shelnett and Commissioner Bradford abstained. The motion carried 4-2.*

Z26-0195 - Rezone 14.97 acres from A1 to A2 to create two 1.50-acre buildable lots for his children - Applicant/Owner: Sunil G. Rampersad - property located at 2940 Fannie Thompson Road - Map/Parcel C0850028B00 - District 5

Planning Commission recommended approval as submitted.

County Attorney Chip Ferguson opened the public hearing on the matter. Sunil Rampersad spoke in favor. There was no one present to speak in opposition. Attorney Ferguson closed the public hearing.

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

LU26-0179 and Z26-0177 - Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC to create a 20-lot residential subdivision - Applicant: Reliant Homes GA, LLC/Owner: 81 Investment Company, LLC - property located on Cedar Ridge Road - Map/Parcel C0910004 - District 5

Planning Commission recommended approval with the following conditions: 1) For the disturbed area for the entry that anything that has or is currently tree-lined along the right of way will be left except for what needs to be disturbed for the entry; 2) That disturbed entry will be fenced have shrubs and trees planted and trees for future screening of that neighborhood from the public right of way.

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

Motion: *Commissioner Adams made a motion to approve per the Planning Commission recommendations. Commissioner Dixon seconded the motion; voted and carried unanimously.*

FINANCE

Resolution - Project Length Budget for Resurfacing Project and FY27 Budget Amendment

Public Works Director John Allman presented a Resolution for the SPLOST 5 Resurfacing Project Length Budget and FY27 Budget Amendment for resurfacing.

Motion: *Commissioner Bradford made a motion to adopt the Resolution for the SPLOST 5 Resurfacing and FY27 Budget Amendment. Commissioner Adams seconded the motion. All voted in favor.*

SHERIFF'S OFFICE

Sheriff Keith Brooks, Scott Whisnant and Kim McCord presented requests from the Sheriff's Office.

Agreement with Fulton County Sheriff's Office for Temporary Housing of Inmates

Motion: *Commissioner Adams made a motion, seconded by Commissioner Dixon to approve the agreement. Vice Chairman Shelnett, Commissioners Warren, Myers, Adams and Dixon voted in favor with Commissioner Bradford opposing the motion. The motion carried 5-1.*

Request - Reallocate CID Temp Position, Reclassification/Position Changes and Budget Amendment

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

HUMAN RESOURCES

Transfer Request - Solid Waste Employee to Roadways and Walkways

Motion: *Commissioner Bradford made a motion, seconded by Commissioner Adams to approve the transfer request; voted and carried unanimously.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of August 4, 2026 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater
3. Declaration of Surplus
4. Ratification of Actions taken by WCWSA on September 1, 2026
5. Acceptance of Right of Way - Carruth Farms (60')
6. Contract Renewals for Debris Removal and Monitoring - Southern Disaster Recovery, LLC and Thompson Consulting - EMA
7. Change Proposal #43 - Reeves + Young - The Grove Park - (\$24,750.57)
8. Quitclaim Deeds - ROW @ Lake Shore Estates
9. Agreement Renewal - Walton Co. School District - School Resource Officers

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

CONTRACTS

Intergovernmental Contract - City of Monroe - Development Services/Annexation - Dycom Industries, Inc.

Motion: Commissioner Bradford made a motion to approve the Intergovernmental Contract with the City of Monroe due to the annexation. Commissioner Warren seconded the motion; voted and carried unanimously.

Georgia Power Easements - 550 Fairplay Drive, Parcel SC160007 and Fairplay Drive, Parcel SC130041, 573 Fairplay Drive, Parcel SC130040

Motion: Commissioner Bradford made a motion, seconded by Commissioner Adams to approve the easements for Georgia. Power. All voted in favor.

EXECUTIVE SESSION

Motion: At 7:12 p.m., Commissioner Adams made a motion to enter into Executive Session to discuss real estate. Commissioner Bradford seconded the motion and all voted in favor.

Motion: At 7:31 p.m., Commissioner Adams made a motion, seconded by Commissioner Bradford to return to regular session. All voted in favor.

Motion: Commissioner Dixon made a motion to transfer property located at 111 E. Spring Street and 203 Milledge Avenue to the Walton Co. Development Authority for marketing purposes. Commissioner Adams seconded the motion; voted and carried unanimously.

ANNOUNCEMENTS

Motion: Commissioner Warren made a motion to have an informal discussion with Planning & Development with no more than three commissioners over certain ordinances and to bring back before the Board in November. Commissioner Adams seconded the motion. All voted in favor.

ADJOURNMENT

Motion: Commissioner Adams made a motion, seconded by Commissioner Bradford, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:34 p.m.

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

TIMMY SHELNUTT, VICE CHAIRMAN

RHONDA HAWK, COUNTY CLERK