

January 9, 2024

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, January 9, 2024 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, Planning Director Charna Parker, Finance Director Milton Cronheim, Water Director Morris Jordan, Major Scott Whisnant, 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.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:00 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 Shelnett to adopt the Agenda. All voted in favor.*

SHERIFF'S OFFICE

Transfer of Canine Azriel

Major Scott Whisnant presented a transfer request of canine Azriel who has been diagnosed with Intervertebral Disk Degeneration. This is a genetic neurological defect that will prevent Azriel from performing duties. Since Azriel is covered under an existing warranty, the vendor has consented to replace him at no cost to Walton County. Handler Jacob Callaway has offered to purchase Azriel for \$1.00 to ensure that he is placed in a safe environment and allowed to live out the rest of his natural existence.

***Motion:** Chairman Thompson made a motion, seconded by Commissioner Banks to approve the transfer in the amount of \$1.00. All voted in favor.*

FINANCE

Presentation of FY 2023 Audit - Mauldin & Jenkins

Finance Director Milton Cronheim introduced Ryan Jones and Christopher McKellar of Mauldin & Jenkins. They presented the FY 2023 Audit via zoom.

***Motion:** Commissioner Adams made a motion to accept the audit. Commissioner Dixon seconded the motion; voted and carried unanimously.*

PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission recommendation.

Denial of Z23100006 - Rezone 2.40 acres from A2 to B3 truck parking/laydown lot & outside storage - Applicant: Richard Wade - Owner: Ronald Ramage - property located at 2384 Hwy. 278 - Map/Parcel C1580022 - District 4

Chairman Thompson opened the public hearing on the matter. The applicant was not present to speak in favor. James Evans spoke in opposition to the rezone. Craig Hayes spoke in favor of the rezone. Chairman Thompson closed the public hearing.

Motion: *Commissioner Bradford made a motion, seconded by Commissioner Dixon to deny the rezone request. All voted in favor.*

Approval of CU23100017 with Conditions - Conditional Use on 10 acres for a solid waste transfer station - Applicant/Owner: Buddy R. Johnson/DAB Properties LLC - property located at 898 Adamson Dr. - Map/Parcel C1350028A00 - District 5

Recommended Conditions - 1) Proposed facility in general accordance with the site plan, specifically the buffers; 2) Reduced operating hours - 4:00 a.m. - 6:00 p.m. Monday - Saturday, Closed Sundays; 3) Clean floors daily per EPD regulations; 4) Trash handling operations will occur inside the building which will have three permanent sides and a roll-up door on the fourth side which is to be closed when not in operation; 5) Misting system to be installed to reduce odor; 6) Tank will store leachate and cleaning runoff and will be pumped out as needed.

Chairman Thompson opened the public hearing on the matter. Attorney Andrea Gray presenting the applicant spoke in favor of the conditional use. The applicant is in agreement with the conditions put forth by the Planning Commission. Tony Smith spoke in opposition due to a residential area across from the location and Adamson Drive being mostly dirt. In rebuttal, Attorney Gray stated that the developers of the residential area knew going in that the area across from them was industrial and that the developers applied for a rezone in order to develop the residential area. Chairman Thompson closed the public hearing.

Motion: *Commissioner Adams made a motion to approve the conditional use per the Planning Commission recommendations. Commissioner Banks seconded the motion and all voted in favor.*

Approval of OA23110001 - Amendment to Walton Co. Land Development Ordinance per Errata Sheet dated 11/01/2023

Charna presented the proposed amendments for discussion. She stated these issues had been brought to the attention of the Planning Office and she was not advocating for change but seeking comments and guidance from the Board.

Errata sheet #1 – Amend Article 6 Outdoor Storage of Commercial Vehicles to require direct access to an arterial road and that all parking areas shall be paved and prohibit idling vehicles in close proximity to a single-family residence.

Chairman Thompson opened a public hearing for comments on the subject. Paul Roberts and Lee Chandler ask if it was commercial areas and if it applied to farming. Charna stated that the change would be for commercial storage lots only and would not apply to farming. Chairman Thompson closed the public hearing.

Motion: Chairman Thompson made a motion to deny, seconded by Commissioner Adams. All voted in favor.

Errata #2 - Amend Land Development Ordinance to allow 1 acre lots in A1 and A2 when public water is available and amend Article 4, Part 2, Section 100 to allow 2400 overlay and OSC overlay developments by right in the A1, A2 and R1 zoning districts, and amend the amount of property in the open space which is allowed to be in flood plain from 50% to 75%.

Charna stated that errata 2 consisted of two components which should be discussed separately. The first component relates to the A1 and A2 minimum lot size on properties that have county water. This would not apply to those with a well.

Chairman Thompson opened a public hearing for comments on the subject. Candace Donoghue, Erin Brown, Paul Roberts, Mark Cain and others spoke against 1 acre lots being allowed. Kent Brown spoke concerning water runoff from driveways on Pleasant Valley Road.

Motion: Chairman Thompson made a motion to deny, seconded by Commissioner Dixon. All voted in favor.

The second component concerning OSC developments was reviewed. Chairman Thompson opened a public hearing for comments on the matter. Jamie Cox, Tommy Nash and Megan Lindbaugh spoke in opposition sharing their concerns. Chairman Thompson closed the public hearing.

Motion: Chairman Thompson made a motion to deny, seconded by Commissioner Dixon. All voted in favor.

At 7:45 p.m., Commissioner Banks asked for a break. Chairman Thompson seconded the motion and all voted in favor.

At 7:56 p.m., Commissioner Adams made a motion to return to the meeting. Commissioner Shelnutt seconded the motion; voted and carried unanimously.

Errata #3 – Amend the Rural “open ditch” minor subdivision to allow 1 acre minimum lot sizes where public or community water and individual septic tanks are used. As well as add requirements for a mandatory HOA.

Motion: Commissioner Adams made a motion to deny as it was related to the previous errata denial. Commissioner Bradford seconded the motion. All voted in favor.

Errata #4 – Amend lot size in groundwater recharge areas to match EPD requirement and correct error in verbiage.

Chairman Thompson opened a public hearing for comments. Candace Donahue and Gary Jordan spoke sharing their concerns over groundwater recharge areas and water runoff problems. Chairman Thompson closed the public hearing.

Motion: Commissioner Adams made a motion to approve Errata #4. Commissioner Shelnut seconded the motion; voted and carried unanimously.

ADMINISTRATIVE CONSENT AGENDA

1. Approval of December 5, 2023 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25000 or Greater
3. Acceptance of Hawks Boost Grant - Walton Co. Parks and Recreation
4. Anthem BCBS Stop Loss Policy
5. Farm Lease Agreement (Renewal) - Anglin Road
6. Contract - Axon Evidence Justice Services Agreement - District Attorney's Office
7. Fiscal Agent Designation/Acceptance Agreement – Partnership Families, Children and Youth

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

APPOINTMENTS

County Clerk

Motion: Chairman Thompson made a motion to reappoint Rhonda Hawk as County Clerk. Commissioner Adams seconded the motion and all voted in favor.

Assistant County Clerk

Motion: Chairman Thompson made a motion to reappoint Patrice Broughton as Assistant County Clerk. Commissioner Adams seconded the motion and all voted in favor.

County Attorney

Motion: Commissioner Banks made a motion, seconded by Commissioner Shelnut to reappoint the firm of Atkinson - Ferguson as County Attorney. All voted in favor.

Vice Chairman

Motion: Chairman Thompson made a motion to reappoint Commissioner Timmy Shelnut as Vice Chairman. Commissioner Adams seconded the motion; voted and carried unanimously.

Northeast Georgia Aging Services Advisory Council

***Motion:** Chairman Thompson made a motion to appoint David Keener to the Northeast Georgia Aging Services Advisory Council. This is a 4-year term. Commissioner Banks seconded the motion and all voted in favor.*

ACCEPTANCE OF BIDS/PROPOSALS

Center Hill Church Road Water Main

Motion: Commissioner Banks made a motion, seconded by Commissioner Shelnett to accept the bid from The Dickerson Group, Inc. in the amount of \$5,133,200.00. All voted in favor.

DISCUSSION

County Manager's Report/Update

County Manager John Ward gave an update and report on county matters and informed the Board concerning ongoing projects. He also thanked the Loganville Rotary Club for its donation to Walton Fire Rescue for an active shooter vest, commended Ronnie Almand, EMS Director for being elected President of the Region 10, EMS Association and recognized law enforcement for National Law Enforcement Day. Further, he stated that the County had ended the year with grants awarded from the State and Federal Government in excess of 70 million dollars.

ADJOURNMENT

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Shelnett, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:22 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