

June 6, 2023

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, June 6, 2023, 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, Assistant County Clerk Patrice Broughton, Planning Director Charna Parker, Assistant Finance Director Misty McGraw, EMA Director Carl Morrow, 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.

PRESENTATIONS

Recognition - 4H Archery Team

Coach Davis spoke about the accomplishments of the 4-H Archery Team. They won 2nd place overall in the state.

Recognition - Cody Howington - Mini Excavator Competition - Georgia Public Works Association

Public Works Director congratulated Cody Howington on his award for the fastest time in the mini-excavator competition through the Georgia chapter of the APWA.

Presentation - Newly formed Walton Co. Humane Society

Miranda Poreba and Dee Dee Rosenthal gave a presentation on the newly formed Walton County Humane Society. They spoke about their desire to help with the kennel operations and pet adoptions.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:20 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 Banks to adopt the Agenda. All voted in favor.*

PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission matters.

Approval of LU23030021 and Z23030022 - Land Use Change from Suburban to Neighborhood Residential and Rezone 8.05 acres from A1/B2 to B2 for equine surgical center and Variance to reduce rear buffer from 100' to 50' - Applicant/Owner: Aten Properties LLC - Property located

at 3395 & 3435 Maughon Rd. & Youth Jersey Rd. - Map/Parcel C0650059A00 & 59 - District 3

Chairman Thompson opened the public hearing on the matter. Attorney Andrea Gray spoke on behalf of the applicant. She explained that Countryside Veterinary wanted to expand services on the property. There was no opposition. Chairman Thompson closed the public hearing on the matter.

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

Planning Director Charna Parker presented the Planning Commission recommendations 4.2 and 4.3 together.

Approval of LU23030032 - Conservation to Highway Corridor - Applicant: Harvest Recycling LLC/Owner: Golden Monroe LLC - Property located on Hwy. 78 - Map/Parcels C1770036 & 36A - District 4

Approval with conditions - Z23030033 and CU23030034 - Rezone 27.42 acres to M2 and 73.70 acres to A1 and Conditional Use for a compost facility and a solid waste transfer facility - Applicant: Harvest Recycling LLC/Owner: Golden Monroe LLC - Property located on Hwy 78 - Map/Parcels C1770036 & 36A - District 4

Chairman Thompson opened the public hearing on the matter. Attorney Andrea Gray presented the case to the Board. Attorney Gray detailed the plan to build a transfer station for recycling and solid waste. Simon Garrett spoke in favor of the land use change and spoke about operations. He explained that the proposed transfer station was not a landfill and that it would help eliminate waste going into the landfill since it would be recycled. He also stated that no solid waste would permanently remain on site. Ed Layman, President of the Bradley Gin Subdivision Home Owners Association, Donnie Meeler, John Thompson, Robbie Chris, Mark Cain, Adam Kirk, Alex Ramsey, and Laura Prescott spoke in opposition to the land use change citing concerns of smell, noise, and environmental impact. They had concerns about household trash being brought into the facility, concerns about solid waste coming from other counties, debris falling from the trucks and littering nearby properties, and property values falling due to the transfer station. Attorney Gray and Simon Garrett readdressed the Board to answer questions and address the concerns of those in opposition. Attorney Gray spoke of the positive impact on the County by providing other avenues for solid waste to be disposed of instead of putting it in landfills. Simon Garrett assured the Commissioners that the State of Georgia regulated how long trash was kept on site and how often the transfer pads needed to be cleaned. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Bradford made a motion to deny the land use change, seconded by Commissioner Adams. Commissioners Bradford, Adams, and Dixon voted in favor of the motion. Chairman Thompson, Commissioners Warren, Banks, and Shelnutt voted against the motion. The motion failed 4-3.*

Chairman Thompson made a motion to approve the land use change, seconded by Commissioner

Banks, with Chairman Thompson, Commissioners Warren, Banks, and Shelnett voting in favor of the land use change. Commissioners Bradford, Adams, and Dixon voted against the motion. The motion passed 4-3.

Motion: *Commissioner Bradford made a motion to deny the rezone and conditional use seconded by Commissioner Adams, with Commissioners Bradford, Adams, and Dixon voting in favor of the motion. Chairman Thompson, Commissioners Warren, Banks, and Shelnett voted against the motion. The motion failed 4-3.*

Chairman Thompson made a motion to approve the rezone and conditional use with the following conditions:

- 1. Composting facility operating hours will be from 7 am to 5 pm Monday – Saturday*
- 2. No grinding or crushing operations shall take place outside normal business hours.*
- 3. Solid Waste to be stored and sorted inside buildings, no outside storage of solid waste.*

And to help mitigate odor issues:

- 4. Planning and Development will do monthly inspections. Any deficiencies, shortcomings or issues will be reported to EPD.*
- 5. Must install a misting system with deodorants to mask or neutralize odors.*
- 6. Install ventilation systems with air filters or scrubbers.*
- 7. Plant vegetative barriers, such as trees to absorb and disperse odors (Where no existing vegetative buffer exists)*

Conditions for the 73.70 acres being rezoned to A1-The area is to remain as a perpetual buffer for noise reduction and visible screening for the transfer station. No activity shall occur in the 73.70 acres to include timber harvesting or clearing. Other than agricultural cutting hay or growing cows. The motion was seconded by Commissioner Banks. Chairman Thompson, Commissioners Warren, Banks, and Shelnett voted in favor of the rezone and conditional use, and Commissioners Bradford, Adams, and Dixon voted against the rezone. The motion passed 4-3.

Approval of Z23030037 - 1.05 acres from A1 to B3 to be combined with property next to property already zoned B3 to create a single entrance from Tommy Dillard Rd. - Applicant: Cattle Barn, LLC c/o Dillard Sellers/Owner: Herbert Price - Property located at 3351 Tommy Dillard Rd, Map/Parcel C1780052 - District 4

Chairman Thompson opened the public hearing. Attorney Jeffrey Haymore spoke on behalf of the applicant. There was no opposition. Chairman Thompson closed the public hearing.

Motion: *Commissioner Bradford made a motion to approve the rezone with the following conditions: No storage of hazardous materials or chemicals onsite. Commissioner Shelnett seconded the motion. All voted in favor.*

Approval of OA23030030 - Amendment to Walton County Land Development Ordinance per Errata Sheet dated 04/03/2023

Errata #1 - Amend Article 6 to delete Private Drive-Agricultural Subdivision (PDAS) and Private Drive Subdivision (PDS)

Errata #2 - Amend All Articles related to residential dwellings to add regulations for slopes on residential lots

Errata #3 - Amendment to Article 4, Part I, Section 110 Agricultural District "A"

Chairman Thompson opened the public hearing on the matter. No one spoke in favor or in opposition. Chairman Thompson closed the public hearing.

Motion: *Commissioner Adams made a motion to approve Errata #1 and Errata #2 and to table Errata #3 until the July meeting. Commissioner Banks seconded the motion. The motion carried unanimously.*

PLANNING & DEVELOPMENT

Planning Director Charna Parker presented the Planning and Development matters.

AZ23050001 - Request to allow access from Mahlon Smith Rd - Applicant: John Brewer/Owner: Jason Atha - Property located at Hwy 11/Mahlon Smith Rd, Map/Parcel C1400090 - District 4

Chairman Thompson opened the public hearing on the matter. John Brewer spoke in favor of the rezone and said that the proposal was potentially for a storage facility but that nothing had been firmly decided. Jacob Callaway spoke in opposition. He cited his concern about traffic accidents occurring in the area with larger vehicles. Chairman Thompson closed the public hearing.

Motion: *Commissioner Bradford made a motion to approve the alteration to zoning with the following conditions:*

- 1. Allow commercial access from Mahlon Smith Road to be right turn in and left turn out only.*

Existing Conditions:

- 2. No commercial vehicle storage allowed.*
- 3. 8' high screened/solid fence around entire perimeter*
- 4. Vegetative screen on property adjacent to A1 parcels*
- 5. Additional 100 ft. buffer along rear property abutting C1400090 with site lighting as requested.*

Seconded by Commissioner Adams. All voted in favor.

Adoption Resolution - Capital Improvements Element Annual Update

Motion: *Commissioner Adams made a motion to adopt the resolution and allow Chairman Thompson to sign the resolution on the date of approval by DCA. Seconded by Commissioner Shelnett; voted and carried unanimously.*

FINANCE

Assistant Finance Director Misty McGraw presented the financial matters.

Resolution - Adoption of FY24 Budget

Motion: *Commissioner Shelnett made a motion to adopt the FY24 budget. Commissioner Warren seconded the motion, and all voted in favor.*

Resolution - Authorizing Chairman to amend the FY23 Budget as part of the fiscal year closing process

Motion: *Commissioner Adams made a motion to adopt the resolution. Commissioner Dixon seconded the motion, and all voted in favor*

Resolution - FY23 Budget Amendment

Motion: *Commissioner Warren made a motion to adopt the FY23 budget amendment. Commissioner Shelnett seconded the motion. The motion carried unanimously.*

ACCEPTANCE OF BIDS/PROPOSALS

Award Component Guaranteed Maximum Price (CGMP) #2 for critical Trade Contractor packages and long-lead material procurement - Walton County Public Safety Complex

Motion: *Commissioner Banks made a motion to accept the bid for Critical Trade Contractor and long-lead material procurement. Commissioner Shelnett seconded the motion. The motion carried 5-2 with Bradford and Dixon abstaining from the vote.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of May 2, 2023 Meeting Minutes
2. Approval of May 16, 2023 Meeting Minutes
3. Contracts & Budgeted Purchases of \$5000 or Greater
4. Declaration of Surplus Property
5. Approval of Uncollectable Property
6. Bullet Proof Vest Grant Application - WCSO
7. Inmate Housing Agreement - Barrow County
8. Contract - Alcovy Leadership & Character Development Program - Juvenile Court
9. Contract - Family Connection Partnership Renewal FY24
10. Easement - Ga. Power - South Walton Park

Motion: *Commissioner Warren made a motion to approve the Administrative Consent Agenda. Commissioner Adams seconded the motion, voted, and carried unanimously.*

EMERGENCY MANAGEMENT

EMA Director Carl Morrow presented the Debris Management Plan.

Debris Management Plan

Motion: Commissioner Adams made a motion to accept the plan, seconded by Commissioner Banks, and carried unanimously.

APPOINTMENTS

Board of Elections - Request to reappoint Lorilee Wood and Henry Ivey

Motion: Commissioner Dixon made a motion to reappoint Lorilee Wood and Henry Ivey to the Board of Elections, seconded by Commissioner Adams, and carried unanimously.

Walnut Grove Library Board - Request to appoint Claudia Anderson, Dean Bossi, Donald Cannon and Cheryl Rainey

Motion: Commissioner Adams made a motion to appoint Claudia Anderson, Dean Boss, Donald Cannon, and Cheryl Rainey to the Walnut Grove Library Board. The motion was seconded by Commissioner Shelnett. All voted in favor.

Monroe-Walton Co. Library Board - Request to reappoint Susan Blair

Motion: Commissioner Bradford motioned to reappoint Susan Blair to the Monroe Walton County Library Board, seconded by Commissioner Adams, and carried unanimously.

DISCUSSION

Town of Between - Property at Ayers Park

Mayor Post of Between discussed donating an acre of land on Heritage Parkway that was previously donated by the Walton County Board of Commissioners. As a condition of the donation, Mayor Post asked the Board to consider adding more pickleball courts.

County Manager's Report/Update

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

John Ward followed up on the requirement of new subdivision roads needing to be 24 ft. in width and offered other alternatives.

ADJOURNMENT

Motion: Chairman Adams made a motion, seconded by Commissioner Shelnett, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:30 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

PATRICE BROUGHTON, ASSISTANT COUNTY CLERK