

June 4, 2024

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, June 4, 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, Finance Director Milton Cronheim, EMA Director Carl Morrow 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 6:11 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

## **ADOPTION OF AGENDA**

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

## **PLANNING COMMISSION RECOMMENDATIONS**

Planning Director Charna Parker presented the Planning Commission recommendations.

Approval with Conditions - LU24010014 & Z24010015 - Land Use Change from Conservation to Hwy. Corridor and rezone 9.11 acres from A1 to M1 for climate controlled self-storage and office warehouse - Applicant: David A. Carruth/Owner: AHC Bentley Bold LLC - Property located at Hwy. 81 & 4742 Bentley Rd./Map/Parcel C070050 - District 5

*Conditions: 1) All area developed for self-storage shall be fenced with a minimum of 6" vinyl coated chain link fence and landscape shrubs or evergreen trees shall be established along the side fronting Bentley Road and the rear where adjoining the residual Carruth property; 2) Gated access to the self-storage shall limit access from 7:00 a.m. until 10:00 p.m., 7 days a week; 3) All exterior lighting shall be directed downward; 4) Office-Warehouse areas shall be limited in hours of operation from 7:00 a.m. until 10:00 p.m., 7 days a week and no retail shall be allowed; 5) The sides of the office-warehouse fronting Hwy. 81 and Bentley road shall have a blend of brick or rock facade; 6) There shall be a traffic study conducted to determine the possible improvement of the turn radius on Bentley Road at the intersection of Hwy. 81; 7) Every effort shall be made to establish an entrance with right turn in and out only on Hwy. 81 located at a point most closely located to the property at 7973 Hwy. 81 (Vallus solar Farm). Also, an entry shall be established on Bentley Road with a decel and accel lane and located at the furthest point possible from the intersection of Bentley Road and Hwy. 81.*

Chairman Thompson opened the public hearing on the matter. Applicant Kris Rosendahl and David Carruth spoke in favor. Mr. Rosendahl stated that GDOT recommended widening the aprons on Bentley Road but would give no approval for an entrance from Hwy. 81. Bill Duval

and Dave Martin also spoke in favor. Steve Phillips, Megan Linebaugh and Suzanne Phillips spoke in opposition citing concerns of the industrialization of the community and safety issues. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Adams made a motion to approve the rezone per the Planning Commission recommendations and to follow-up with GDOT to confirm there would be no access from Bentley Road and to explore options to upgrade Bentley Road. Commissioner Shelnut seconded the motion. Commissioner Dixon asked that Trisha Garmon be allowed to speak. Ms. Garmon commented on the many wrecks and the need for safety improvements at the intersection. All voted in favor of the motion with Commissioner Warren opposing the motion. The motion carried.*

Denial of Z124020015 - Rezone 4.80 acres from A2 to B2 for resale - Applicant: Craig Hayes/Owner: 2424 Hwy. 278 LLC - Property located at 2424 Hwy. 278 & 2404 Hwy. 278/Map/Parcel C1580020 & 21 - District 4 (Owner is requesting withdrawal)

**Motion:** *Commissioner Bradford made a motion to accept the request for withdrawal. Commissioner Warren seconded the motion; voted and carried unanimously.*

Approval of Z24020017 - Rezone 17.00 acres from A1 to A for beef cattle business - Applicants/Owners: William & Gina Hockaday - Property located at 26 Social Circle Fairplay Rd., Social Circle, Fairplay Rd. & Pannell Rd./Map/Parcels C1850043 & 41A - District 4

Chairman Thompson opened the public hearing on the matter. Applicants William and Gina Hockaday spoke in favor of the rezone. There was no opposition present. Chairman Thompson closed the public hearing.

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

Denial of Z24030001 - Rezone 2.24 acres from B2 to M1 for portable concrete plant - Applicant: Norman L Kennebrew/Owner: Phillip Ozburn - Property located at 2435 Hwy. 278 & Hwy. 278/Map/Parcels C1580075D00 & 75H00 - District 4

Chairman Thompson opened the public hearing on the matter. There was no one present to speak in favor of the rezone. Matthew Bray and Megan Linebaugh spoke in opposition citing heavy truck traffic, site distance, lighting, noise and overall safety issues. Chairman Thompson closed the public hearing.

**Motion:** *Commissioner Bradford made a motion to uphold the Planning Commission recommendation and deny the rezone request. Commissioner Adams seconded the motion and all voted in favor.*

## **PLANNING & DEVELOPMENT**

Annexation Request - City of Loganville - 60.213 acres located on Hwy. 20 and Tuck Road

**Motion:** Commissioner Banks made a motion seconded by Commissioner Shelnett to approve the annexation request. All voted in favor.

### Adoption Resolution - Capital Improvements Element Annual Update

Planning Director Charna Parker presented a Resolution for adopting the Capital Improvement Element Annual Update. Chairman Thompson opened a public hearing on the matter. There was no one present to speak. Chairman Thompson closed the public hearing.

**Motion:** Commissioner Adams made a motion to adopt the Resolution. Commissioner Shelnett seconded the motion; voted and carried unanimously.

### **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of May 7, 2024 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25000 or Greater
3. Bullet Proof Vest Grant Application – Sheriff’s Office
4. Agreement - Department of the Navy - Lease of Night Vision Equipment - Sheriff's Office
5. Amendment to Inmate Medical Agreement - Correct Health
6. Contract for Services - Alcovy Leadership and Character Development Program, LLC - Juvenile Court
7. Walton County Water - 2024 Water Charge Offs
8. Approval of Uncollectable Property - Tax Commissioner
9. DebtBook Software Agreement – Renewal
10. WEMC Lighting Agreement - Hwy. 81 and Ozora Church Road
11. IGA Amendment - Loganville Library

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

### **RESOLUTIONS**

#### Walton Co. Commodities Point of Distribution Plan (CPOD) – EMA

EMA Director Carl Morrow presented the plan.

**Motion:** Commissioner Adams made a motion seconded by Commissioner Bradford to approve the Walton Co. Commodities Point of Distribution Plan. All voted in favor.

Finance Director Milton Cronheim presented the following Resolutions:

#### FY24 Budget Amendments and Project Length Budgets

**Motion:** Commissioner Warren made a motion to approve the FY24 Budget Amendments and Project Length Budgets for the Grubbs property, Felker Park Surveillance System, Livestock Barn,

*Public Works resurfacing for 2024 and additional LMIG and SPLOST resurfacing projects. Commissioner Dixon seconded the motion; voted and carried unanimously.*

Authorizing Chairman to amend the FY24 Budget as part of the fiscal year closing process.

***Motion:*** *Commissioner Adams made a motion seconded by Commissioner Banks to authorize the Chairman to amend the FY24 Budget as part of the fiscal year closing process. All voted in favor.*

Adoption of FY25 Budget

***Motion:*** *Commissioner Shelnutt made a motion to adopt the FY25 Budget. Commissioner Warren 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.

## **EXECUTIVE SESSION**

***Motion:*** *At 7:38 p.m., Commissioner Adams made a motion to enter into Executive Session to discuss real estate matters. Commissioner Warren seconded the motion and all voted in favor.*

*Motion:* *At 7:49 p.m., Commissioner Shelnutt made a motion, seconded by Commissioner Dixon to return to regular session. All voted in favor. There were no votes taken in Executive Session.*

## **ADJOURNMENT**

***Motion:*** *Commissioner Adams made a motion, seconded by Commissioner Bradford, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:50 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