April 1, 2025

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, April 1, 2025, at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Pete Myers, Timmy Shelnutt, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Charna Parker, Finance Director Jennifer Wall and County Attorney Chip Ferguson. Commissioner Bo Warren was not present at the meeting. 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 6:01 p.m. and led the Pledge of Allegiance. Commissioner Shelnutt gave the invocation.

ADOPTION OF AGENDA

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

DISCUSSION

County Manager's Report/Update

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

PLANNING COMMISSION

Planning and Development Director Charna Parker presented the Planning Commission recommendations.

Z24-0067 - Rezone 6.63 acres from A1 to A to raise "show quality" poultry/fowl & parrots - Applicant/Owner: Igor Mitrovic - Property located at 2435 Daniel Cemetery Rd./Map/Parcel C1200177 - District 6

Planning Commission recommended approval with the following conditions: Approve the Variance requested for setbacks on existing buildings; number of birds not to go past the USDA minimum requirements of 1,650 and that the property be rezoned for the purpose requested only.

Chairman Thompson opened the public hearing on the matter. Applicant Igor Mitrovic and Dr. Elizabeth Macky, Avian Veterinarian, spoke in favor. He would like to raise pet parrots and small poultry and would have no employees or customers visit. The birds would be sold to retailers and he is licensed by the USDA. The enclosures are clean with minimal noise and the supplemented lighting is automatically turned off at 8:00 p.m. Dr. Macky stated that the number of birds is monitored and if she thinks he has too many she can recommend that the USDA reduce his numbers. Robert Connerley and Matthew Dietzel spoke in opposition. Mr.

Connerley stated that he was concerned about the noise from the number of birds and residential property values. Mr. Dietzel also expressed his concerns over the noise and trash being dumped on the property. In rebuttal Mr. Mitrovic stated the trash dump was from a previous owner and he had gotten quotes to clean it up. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Dixon made a motion to approve per the Planning Commission recommendations plus additional conditions to clean up the dump pile, downward lighting, lights to be out at 6 p.m. during standard time and 8 p.m. during daylight savings time, no additional buildings on the property, additional sound barrier if possible next to the Connerly property and obtain a retroactive building permit. May upgrade current buildings but still be limited to 1650 birds. Commissioner Shelnutt seconded the motion; voted and carried unanimously.*

Z25-0028 - Rezone 2.60 acres from A2 to B1 for a martial arts studio - Applicant: Shield Sword, LLC/Owner: James William Burson, II located at 2069 Hwy. 11 & Mountain Creek Church Rd./Map/Parcel C0860040 - District 5

Chairman Thompson opened the public hearing on the matter. Jeremy White and Billy Mitchell spoke in favor of the rezone request. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Adams made a motion to approve the rezone request for this use. Commissioner Dixon seconded the motion and all voted in favor.*

LU25-0061/Z25-0056 - Land Use Change from Suburban to Highway Corridor & Rezone 0.63 acres from A2 to B2 for motor vehicle sales - Applicant: Nityanand Sankar/Owner: Jeremy Elrod - Property located at 2660 Gum Creek Church Rd. & Hwy. 81/Map/Parcel C0490025 - District 2

Chairman Thompson opened the public hearing on the matter. Applicant Nityanand Sankar and Jeremy Elrod spoke in favor of the Land Use Change. John Swope, Wayne McKee, Jeff Monk and Susan Boyett spoke in opposition and presented a petition against the proposed car lot. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Myers stated that hard decisions have to be made but that the request legally fits the land use map and the Walton County Zoning Ordinance. Commission Myers then made a motion to approve with the following conditions: no vehicle repairs onsite, vehicles to be on a hard surface either asphalt or concrete, all vehicles to be inworking condition with no junk cars, all loading or unloading to be off site with no car haulers blocking Gum Creek or Hwy. 81, number of cars limited to 15 or less and underground retention and drainage to be installed and the use will be restricted to these guidelines. Commissioner Shelnutt seconded the motion. Chairman Thompson, Commissioners Myers, Shelnutt and Dixon voted in favor with Commissioners Bradford and Adams opposing the motion. The motion carried 4-2.*

Z25-0064 - Rezone 52.57 acres from A1 to M1 for fabricated metal product manufacturing facility - Applicant: Henderson Fab Inc./Map/Parcel C0090017/Owners: Efren Jimenez & Amelia Catalan - 6342 Hwy 20/Map/Parcel C0090016 split/Owners: Gidean & Patricia Moon, Carolyn Moon (Deceased) & Steve Moon - 6327 Hwy. 20 & Center Hill Church Rd./Map/Parcel C0110007A00/Owners: Carolyn Moon (Deceased) and James Moon - Center Hill Church Rd. -

District 2

Planning Commission recommended approval with the following conditions: Only for the purpose requested; all down lighting; no rental truck parking; and landscaping on Highway 20.

Chairman Thompson opened the public hearing on the matter. Tip Huynh with Alcovy Consulting Engineers spoke in favor on behalf of the applicant. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion**: Commissioner Myers made a motion to approve per the Planning Commission recommendations. Chairman Thompson seconded the motion and all voted in favor.*

Z25-0055 - Rezone 54.786 acres from A1 to A1OSC for a residential subdivision - Applicant: Ned Butler/Owner: MFT Land Investments, LLC - Property located on Double Springs Rd/Map/Parcel C0730043

Chairman Thompson opened the public hearing on the matter. Applicant Ned Butler 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 to approve per the Planning Commission recommendation. Commissioner Dixon seconded the motion. Chairman Thompson, Commissioners Myers, Shelnutt, Adams and Dixon voted in favor with Commissioner Bradford abstaining. The motion carried.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of March 4, 2025 Meeting Minutes
2. Contracts & Budgeted Purchases of $25,000 or Greater

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

RESOLUTIONS

Capital Improvements Element Annual Update and Transmittal Resolution

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Shelnutt. to approve the Capital Improvements Element Annual Update and adopt the Resolution. All voted in favor.*

FINANCE

Finance Director Jennifer Walls presented the budget amendments.

Resolution - FY25 Budget Amendment

***Motion:** Commissioner Dixon made a motion to adopt the Resolution for FY25 Budget*

Amendments. Commissioner Adams seconded the motion and all voted in favor.

Resolution - FY25 Budget Amendment and Project Length Budget - Deep Patching and Resurfacing Project

Motion: *Commissioner Bradford made a motion to adopt the Resolution for the FY25 Budget Amendment and Project Length Budget for Deep Patching and Resurfacing. Commissioner Dixon seconded the motion; voted and carried unanimously.*

CONTRACTS

Purchase and Sales Agreement - Whitney Road, Tax Parcel C1400057

Motion*: Commissioner Bradford made a motion, seconded by Commissioner Adams to approve the purchase of Tax Parcel C1400057 on Whitney Road in the amount of $77,100.00. All voted in favor.*

Purchase and Sales Agreement - H. D. Atha, Tax Parcel C0760047

Motion: *Commissioner Adams made a motion, seconded by Commissioner Myers to approve the purchase of Tax Parcel C0760047 on H. D. Atha Road in the amount of $270,000.00. All voted in favor.*

ACCEPTANCE OF BIDS/PROPOSALS

Multi-Sport Athletic Flooring – Nowell Gym

Motion: *Commissioner Shelnutt made a motion to approve the proposal from Southern Flooring in the amount of $127,764.00. Commissioner Myers seconded the motion; voted and carried unanimously.*

2025 Milling & Deep Patching - Public Works

Motion: *Commissioner Adams made a motion to accept the low bid from Pittman Construction in the amount of $159.65 per ton. Commissioner Dixon seconded the motion. All voted in favor.*

PUBLIC COMMENT

During Public Comment, Matthew Cucuzza, Dr. Barbara McKee and Corey Arnold voiced their concerns over the biodigester facility being planned for Marlowe farms on George Williams Road.

ANNOUCEMENTS

Chairman Thompson announced a budget work session on April 10th at 6:00 p.m. There will also be public hearings on the budget April 17th at 10:00 a.m. and 6:00 p.m.

ADJOURNMENT

Motion: *Commissioner Adams made a motion, seconded by Commissioner Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:01 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