

December 3, 2024

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, December 3, 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, Planning Director Charna Parker, Facilities Director Hank Shirley 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**

County Manager John Ward recognized the following retirees and thanked them for their service to Walton County: Sheriff Joe Chapman, Commissioner Mark Banks, Judge Joseph Rhymer, Marlene Batchelor, John Minton, Dwayne Grayer and Dwight Dunham.

## **MEETING OPENING**

Chairman Thompson called the meeting to order at 6:05 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.*

## **EXECUTIVE SESSION**

***Motion:** At 6:06 p.m., Commissioner Bradford made a motion to enter into Executive Session to discuss a real estate matter and personnel. Commissioner Warren seconded the motion and all voted in favor.*

***Motion:** At 6:18 p.m., Commissioner Warren made a motion, seconded by Commissioner Banks to return to regular session. All voted in favor.*

***Motion:** Commissioner Banks made a motion to add the purchase of property to the agenda. Commissioner Adams seconded the motion; voted and carried unanimously.*

***Motion:** Commissioner Shelnett made a motion to purchase 4.46 acres and a home located at 600 Baker Street in the amount of \$850,000.00. Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnett, Adams and Dixon voted in favor. Commissioner Bradford abstained. The motion carried.*

## **DISCUSSION**

## County Manager's Report/Update

County Manager John Ward gave an update on The Grove Park and advised the Board of a future need for a change proposal due to new rock estimations.

## **PLANNING COMMISSION RECOMMENDATIONS**

Planning Director Charna Parker presented the Planning Commission recommendations.

Approval of Z24100003 with conditions - Rezone 14.00 acres from A1/A2 to B3 for commercial parking - Applicant/Owner: Dennis McMillan - Property located at 1203 Old Monroe Madison Hwy (Hwy. 11 Bypass) - Map/Parcel C1670104B00 - District 4

*Conditions: Entrance to be off the bypass and follow recent guidelines that have been approved for outdoor storage of commercial vehicles.*

Chairman Thompson opened a public hearing on the matter. David Elder spoke in favor on behalf of the applicant. The new Monroe bypass will divide his pasture in half and he would like to rent spaces for commercial parking of boats, RV's and tractor trailers. Mr. Elder stated that there would be a 100 ft. buffer around the cemetery located on the property and it would be outside of the fenced parking area. Lee Dillard spoke in opposition citing his concerns for security of neighboring property and water run-off. In rebuttal, David Elder stated that they would be required to abide by storm water management guidelines. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Bradford made a motion to approve per the Planning Commission recommendation with the exception of not allowing tractor trailers until the bypass is open and that the Board would revisit if the land use map designation becomes Hwy. Corridor. The motion died for lack of a second.*

**Motion:** *Chairman Thompson made a motion to approve as recommended by the Planning Commission. Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnut, Adams and Dixon voted in favor with Commissioner Bradford opposing the motion. The motion carried 6-1.*

Approval of LU24100004 and Z24100005 with conditions - Land Use Change from Suburban to Highway Corridor and Rezone 7.63 acres from A2 to B2 for office and baseball facility - Applicant: James White/Owner: James & Glenda White - Property located at 2680 Hwy. 81 & Gum Creek Church Rd/Map/Parcel C0490024 - District 2

*Conditions: The recommendations from Public Works to be followed which are: a traffic study be completed to evaluate the need for a possible center-turn lane due to volume and entrance location related to site distance and safety concerns on Gum Creek Church Road and a DeCell Lane and a A-cell taper to be installed.*

Chairman Thompson opened a public hearing on the matter. Niles Davis and James White spoke

in favor. Mr. Niles stated that an indoor training facility is needed for competitive kids that are needing to travel to Gwinnett or Oconee County to train and that the facility would be something positive. Mr. White stated the training facility would be approximately 20,000 sq. ft. with 90 parking spaces and retail space with 36 parking spaces for White's Pools. Susan Boyette spoke in opposition to the entrance being on Gum Creek Road and not Claude Brewer Road. In rebuttal, Mr. White stated he would have to cut through 40 acres to get an entrance from Claude Brewer Road. Chairman Thompson closed the public hearing on the matter.

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

Denial of Z24100006 with stipulations - Rezone 2.40 acres from A2 to B2 for industrial building to lease - Applicant: Rich Wade/Owner: Wade Nation, LLC - Property located on 2384 Hwy. 278 - Map/Parcel C1580022 - District 4

*Stipulations: A new application cannot be made until all citations have been paid and all code violations are addressed. The Board of Commissioners can waive applying for a new application once the property is cleaned up. Property owner has one month to have the property cleaned up.*

Chairman Thompson opened a public hearing on the matter. Cole Inman spoke in favor. He stated there would be a steel building, 10,00 sq. ft with one acre paved parking for rental use. He further stated that Mr. Wade had purchased the property a year ago and had a squatter on the property so a dispossessory action had to be issued. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Bradford made a motion to approve with the stipulations specified by the Planning Commission. The motion died for lack of a second.*

**Motion:** *Commissioner Dixon made a motion to table a vote on the matter for 60 days to allow all issues to be resolved. Commissioner Shelnett seconded the motion and all voted in favor.*

## **PLANNING & DEVELOPMENT**

### Ordinance Amendment - Occupation Tax

**Motion:** *Commissioner Adams made a motion to approve the Occupation Tax Amendment to allow for renewal every 12 months instead of renewing on January 1<sup>st</sup> of each year. Commissioner Shelnett seconded the motion; voted and carried unanimously.*

### Annexation Request - City of Social Circle - Amber Stapp Studdard Road

Planning Director Charna Parker and Development Authority Director Shane Short presented the annexation request. Shane Short stated that the request is for development of a data center which will be a 1.7-billion-dollar investment.

**Motion:** *Chairman Thompson made a motion to approve the annexation request with the*

*exception of the residential lot with agreements in regard to road maintenance and the entrance to be off of the bypass. Commissioner Bradford seconded the motion; voted and carried unanimously.*

## **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of November 5, 2024 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater
3. Declaration of Surplus
4. Ratification of Actions taken by WCWSA on November 19, 2024
5. Proposed 2025 Meeting Calendar
6. Proposed Budget Calendar FY26
7. IGA - Construction of New Azalea Regional Library - City of Loganville
8. Agreement - Southeast Corrections Probation Services - Probate Court
9. Agreement - Southeast Corrections Probation Services - Magistrate Court

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

## **RESOLUTIONS**

Resolution of the Board of Commissioners of Walton County to approve a local supplement to the salary of the incoming Walton County Sheriff and providing for longevity and cost of living adjustments with respect thereto.

***Motion:*** *Commissioner Adams made a motion seconded by Commissioner Bradford to adopt the Resolution approving the supplement of the incoming Sheriff. All voted in favor.*

Georgia First Responder PTSD Program Application/Agreement/Resolution/Cost Proposal

***Motion:*** *Commissioner Adams made a motion to adopt the Resolution and to approve the PTSD application, agreement, and cost proposal in the amount of \$53,624.00 per the State mandate. Commissioner Bradford seconded the motion. All voted in favor.*

## **CONTRACTS**

County Manager John Ward presented the following Change Proposals for The Grove Park totaling \$125,225.76.

The Grove Park - Change Proposal #3 - Monument Sign Scope Removal

The Grove Park - Change Proposal #5 - Building C PVC Soda Line (Credit)

The Grove Park - Change Proposal #9 - Building J VE Permit Change

The Grove Park - Change Proposal #12 - Building Exterior Waterproofing Membrane Rev. 2

The Grove Park - Change Proposal #16 - Building J Storage Room/Tools Closet Framing Change

The Grove Park - Change Proposal #19 - CCTV and AV Allowance Coverage

**Motion:** *Commissioner Adam made a motion to approve Change Proposals #3, #5, #9, #12, #16 and #19. Commissioner Warren seconded the motion and all voted in favor.*

## **ACCEPTANCE OF BIDS/PROPOSALS**

Facilities Director Hank Shirley presented the proposals.

Roof Replacement - Nowell Gymnasium

**Motion:** *Commissioner Banks made a motion, seconded by Commissioner Dixon to accept the proposal from Dusty Greer Roofing in the amount of \$110,948.00. All voted in favor.*

## **ADJOURNMENT**

**Motion:** *Commissioner Adams made a motion, seconded by Commissioner Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:33 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