

November 5, 2024

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, November 5, 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 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

Parks & Recreation Director Jody Johnson and Coach Andrew Cooper presented the GRPA State Cross Country Team and recognized them for their achievements.

County Manager John Ward recognized the retirement of Dennis GamaDamis from the Planning & Development Department.

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 Banks to adopt the agenda. All voted in favor.*

DISCUSSION

County Manager's Report/Update

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

Equipment/Personnel - New Jail

County Manager John Ward presented an initial personnel and equipment request for the new jail. This also includes updating tasers to a lease program and the service agreement cost for the tasers. The funding is being requested beginning January, 2025. The total cost for personnel in this initial phase is \$947,415.33 with small equipment, radios, tasers and service agreements making the total request in the amount of \$2,013,951.22.

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Shelnett to approve the funding. All voted in favor.*

PROCLAMATIONS

Poppy Day - November 11, 2024

Chairman Thompson proclaimed November 11th, 2024 as Poppy Day.

PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission recommendations.

OA24060019-1 - Approval with changes: Amendment #1 Section 9-1-100, Street Classification and Right-of-Way Requirement

Planning Commission Recommended Change - regarding emergency situations.

OA24060019-2 - Approval with changes: Amendment #2 Section 1-1-170, Relationship to Comprehensive Plan

Planning Commission Recommended Changes - Land Use Amendments will not be required if the zoning district does not match the land use map.

Work Session Recommended Changes - Leave requirement for land use amendments if the zoning district does not match the land use map.

OA24060019-3 - Approval of Amendment #3 Section 4-2-120, Open Space Conservation Development Overlay District (OSC)

OA24060019-4 - Approval with changes: Amendment #4 Section 4-2-120, Open Space Conservation Development Overlay District (OSC), General Design Standards

Planning Commission Recommended Changes: Amenities if 100 or more lot subdivision.

Work Session Recommended Changes - Amenities on 75 or more lot subdivision. Developers are encouraged to provide an open space strip of at least 20' along the perimeter of the development.

OA24060019-5 - Approval with changes: Amendment #5 Section 11-6-110, Definitions Litter Control - Approved

Planning Commission Recommended Changes: Add the words "or demolished".

Work Session Recommended Changes - Delete the words "sand and gravel" from the definition of litter.

OA24060019-6 - Approval of Amendment #6 Section 2-1-100, Residential Care Facility

OA24060019-7 - Forwarded this Amendment to the Board of Commissioners with no recommendations - Amendment #7 Section 2-1-100, Agricultural Resource Reclamation

Work Session Recommended Changes - Add Department of Agriculture as a compliance authority and add "no soil amendments may be applied within 100 feet of a water source or an adjoining property line.

OA24060019-8 - Approval of Amendment #8 Section 2-1-100, Definitions Automotive, Major Repair and Maintenance

OA24060019-9 - Approval of Amendment #9 Section 6-1-610, Outdoor Storage of Commercial Vehicles (20)

Work Session Recommended Changes - Change requirement for "paved" parking area to "all storage areas shall have and maintain 5 inches of #57 stone with 3 inches of crusher run and provide a commercial driveway 50' in length." Added "No vehicles shall be allowed to sit and run idle from 7 pm to 7 am, unless located in an industrial park and not within 1000 feet of a single-family residence."

Conditions: Changed requirements for idling vehicles to add that this does not apply to refrigerant modules.

OA24060019-10 - Approval of Amendment #10 Section 7-1-100, General Requirements Off-Street Automobile Parking

OA24060019-11 - Approval with changes: Amendment #11 Section 6-1-110, Airstrip, Private (9)

Planning Commission Recommended Changes: Add helipad with helipad to be 5 acres or more and airstrips to be 50 acres or more.

Work Session Recommended Changes - Amend length of runway "fixed-wing aircraft shall be at least 1,200 feet long". Remove "No more than a maximum of three aircraft are stationed, located, parked or operated at, to or from the location at any given time. Amend required acreage to read: The airstrip facility shall be located on a minimum lot size of 20 acres and a helipad on a minimum 5 acres. Add "All existing landing strip and helipads currently in operation shall apply for a license to be reviewed and considered by the Planning and Development Department to be approved as Legal Non-Conforming uses. This registration for licensing must be submitted prior to January 1, 2025. A license fee of \$75 per year will be required. Renewal notices will be sent out each year.

OA24060019-12 - Approval of Amendment #12 Section 170, Zoning Classification of De-Annexed Property

OA24060019-13 - Approval with changes: Amendment #13 Section 6-1- Golf Courses

Planning Commission Recommended Changes: Approve with comments added by the Director and that a site plan be submitted with request.

OA24060019-14 - Approval of Amendment #14 Section 6-1- Fences and Retaining Walls

OA24060019-15 - Approval of Amendment #15 Section 10-2-120, Public Water Systems

OA24060019-16 - Approval Amendment #16 Section 6-1-360, Flag Lot

OA24060019-17 - Approval of Amendment #17 Section 8-1-120, Developments of Regional Impact

OA24060019-18 - Approval of Amendment #18 Section 6-1-120, Amphitheater/Stadium/Concert Hall (18)

OA24060019-19 - Approval of Amendment #19 Section 2-1-100, Definition of Abandoned "Junk" Vehicle and Section 7-2-150, Guidelines Regarding Abandoned or "Junk" Vehicles

Planning Commission Recommended Changes: Add guidelines to enforce removal of junk vehicles in the right of way more than 7 days.

OA24060019-20 - Approval of Amendment #20 Section 4-2-110, 2400 Residential Overlay District

OA24060019-21 - Approval of Amendment #21 Section 6-1-520, Manufactured Home (2)

Chairman Thompson opened a public hearing on the amendments that had no changes from the Work Session, those Amendments being #1, #3, #6, #8, #10, #12, #13, #14, #15, #16, #17, #18, #19, #20 and #21. There was no one present to speak in favor or opposition to the Amendments. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Adams made a motion to approve the Amendments with no changes from the Work Session; Amendments #1, #3, #6, #8, #10, #12, #13, #14, #15, #16, #17, #18, #19, #20 and #21. Commissioner Shelnut seconded the motion; voted and carried unanimously.*

Chairman Thompson opened a public hearing on Amendment #2. There was no one present to speak in favor or opposition to the Amendment. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Dixon made a motion to approve the Work Session recommended changes for Amendment #2. Commissioner Dixon seconded the motion and all voted in favor.*

Chairman Thompson opened a public hearing on Amendment #4. There was no one present to speak in favor or opposition to the Amendment. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Adams made a motion to approve the Work Session recommended changes for Amendment #4. Commissioner Shelnut seconded the motion and all voted in favor.*

Chairman Thompson opened a public hearing on Amendment #5. There was no one present to speak in favor or opposition to the Amendment. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Banks made a motion, seconded by Commissioner Warren to approve the Work Session recommended changes for Amendment #5. All Voted in favor.

Chairman Thompson opened a public hearing on Amendment #7. Tony Smith spoke in opposition with concerns over traffic and the transporting of gas from the site. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Bradford made a motion to deny Amendment #7. Commissioner Adams seconded the motion; voted and carried unanimously.

Chairman Thompson opened a public hearing on Amendment #9. Dan Moore and Tony Smith voiced their concerns. Chairman Thompson closed the public hearing on the matter.

Motion: Chairman Thompson made a motion to approve with the recommended Work Session changes, a 50 ft. commercial entrance, 100 ft. residential buffer and no idling with the exception of refrigerated compressors. Commissioner Adams seconded the motion and all voted in favor.

Chairman Thompson opened a public hearing on Amendment #11. There was no one present to speak in favor or opposition to the Amendment. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Adams made a motion, seconded by Commissioner Shelnutt to approve with the Work Session recommended changes and adding that after a year of non-use, the “legal non-conforming” status goes away. All voted in favor.

Approval with conditions - Z24080001 - Rezone 3.66 acres from A2 to B2 with conditional use for outside storage for landscape company - Applicants/Owners: Michael & Stephanie Holbrook - Property located at 720 & 740 Cannon Farm Rd./Map/Parcels C0300204 & 203 - District 3

Conditions: Fencing and landscaping as discussed by applicant.

Chairman Thompson opened a public hearing on the matter. Applicant Michael Holbrook spoke in favor of the rezone/conditional use. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

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

Approval with conditions - CU24090002 - Conditional use on 29.51 acres for outdoor storage - Applicant/Owner: John McGaha - Property located at 1841 Hwy. 11 & John Deere Rd. - Map/Parcel C0880029 - District 6

Conditions: Fence the area where storage is to be located and if the area expands in the future, the entire perimeter must be fenced and explore secondary entry point and no entry off John Deere Rd. Applicant must ensure compliance with GDOT. Commercial storage of vehicles must adhere to the guidelines of the new amendment to Section 6-1-610.

Chairman Thompson opened a public hearing on the matter. Applicant John McGaha and Billy Mitchell spoke in favor. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Dixon made a motion to approve the conditional use contingent upon recommendations from GDOT and the Planning Commission. Commissioner Adams seconded the motion. After further discussion, Commissioner Dixon amended his motion adding that the applicant abides by the new guidelines approved at tonight's meeting. Commissioner Adams seconded the amended motion and all voted in favor.

PLANNING & DEVELOPMENT

Deannexation Request - City of Monroe - Hwy. 78

Motion: Commissioner Bradford made a motion, seconded by Commissioner Dixon to approve the deannexation request. All voted in favor.

ADMINISTRATIVE CONSENT AGENDA

1. Approval of October 1, 2024 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater
3. GDOT LMIG Application - FY2025
4. Collection Services Agreement - Credit Bureau Associates - EMS
5. Amendment to Build Agreement – Windstream – State Local Fiscal Recovery Fund (SLFRF)

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

FINANCE

Vacation Buy Back Request

Motion: Commissioner Adams made a motion to approve and fund the vacation buy back request. Commissioner Banks seconded the motion; voted and carried unanimously.

Resolution - FY25 Budget Amendment

Motion: Commissioner Bradford made a motion to adopt the Resolution for the FY25 Budget Amendment. Commissioner Dixon seconded the motion and all voted in favor.

APPOINTMENTS

W. H. Stanton Memorial Library - Board of Trustees

Motion: Commissioner Bradford made a motion to appoint Carrie Booher to the W. H. Stanton Memorial Library Board of Trustees. Commissioner Adams seconded the motion; voted and

carried unanimously.

Planning Commission - District 2

Motion: *Commissioner Banks made a motion to appoint Chris Alexander Lake to the Walton County Planning Commission, for District 2. Commissioner Warren seconded the motion. All voted in favor.*

EXECUTIVE SESSION

Motion: *At 7:13 p.m., Commissioner Adams made a motion to enter into Executive Session. Commissioner Dixon seconded the motion and all voted in favor.*

Motion: *At 7:27 p.m., Commissioner Adams 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 Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:27 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