

May 4, 2021

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, May 4, 2021 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, Finance Director Milton Cronheim, Planning Director Charna Parker, Asst. HR Director Melissia Rusk 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**

Jeff Neufeld, Gary Hobbs and Lee Garrett gave a presentation asking for support of the YMCA.

Shane Short with the Joint Development Authority presented a check in the amount of \$2,606,250.00 and a letter thanking the Board for their support of the Development Authority of Walton County.

## **MEETING OPENING**

Chairman Thompson called the meeting to order at 6:15 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

## **ADOPTION OF AGENDA**

***Motion:** Commissioner Shelnett made a motion to adopt the agenda deleting item 5 Animal Control. Commissioner Bradford seconded the motion. All voted in favor.*

## **PLANNING COMMISSION RECOMMENDATIONS**

Approval with Conditions Z21010019 - Rezone 8.00 acres from B1 & R1 to B2 for mini storage units with conditional use for outside storage & a car lot - Applicant: Devin Smith/Owner: Belshe Industries Inc - 325 Hwy 78 & Bradley Gin Rd Map/Parcel C1770035 - District 4 (tabled 4/6/21)

Chairman Thompson opened the public hearing on the matter. Applicant Devin Smith presented a new site plan with entrance from Hwy. 78. Adam Kirk questioned if there was a commitment from DOT for a decal lane. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Bradford made a motion to approve with the following conditions with the new site plan: no entry or exit on Bradley Gin Road, no tractor trailers, 15 ft. landscape strip between the property line and the security fence, the security fence be opaque or black vinyl chain link with slats, landscape to include Muskogee Crepe Myrtles (or equivalent) per 18ft, (3)*

*Tea Olives to be centered between the Crepe Myrtles 4 ft. apart, (3) August Beauty Gardenias in front of the Crepe Myrtles spaced 3 ft. apart and (3) Rose Creek Abelias in front of the Tea Olives spaced 3 ft. apart. Commissioner Shelnut seconded the motion. Commissioners Warren, Shelnut, Bradford, Adams and Dixon voted in favor. Commissioner Banks opposed the motion. The motion carried.*

Approval of CU21020013 - Conditional Use for Guest House on 12.00 acres - Applicants/Owners: Jonathan & Alyson Luzetsky - 1999 Broadnax Mill Rd-Map/Parcel C0620056 - District 1

Chairman Thompson opened the public hearing on the matter. Applicant Jay Luzetsky spoke in favor. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:*** *Commissioner Warren made a motion to approve the conditional use. Commissioner Banks seconded the motion; voted and carried unanimously.*

Approval with Conditions - CU21030004 - Conditional Use for event venue for educational purposes, camps, parties and photography - Applicant: Tammy Moore/Owners: Stephen & Tammy Moore - 2511 Shockley Rd-Map/Parcel C1190065A00 - District 5

Chairman Thompson opened the public hearing on the matter. Donnie Houston, representing applicant Tammy Moore, spoke in favor of the conditional use. He stated that the venue would be mostly children attending educational events with some parents and requested that the recommended restriction on the number of people be raised. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:*** *Commissioner Adams made a motion to approve the conditional use with no restrictions. Commissioner Warren seconded the motion and all voted in favor.*

Approval of Z21010020 - Rezone 87.85 acres from R1 to R1OSC for a residential subdivision - Applicant: Psachya Futterman/Owner: Scenic Hill Estates Inc - Dry Pond Rd-Map/Parcel C1200083 - District 6

Chairman Thompson opened the public hearing on the matter. Tip Huynh with Alcovy Engineering spoke in favor stating they had reached out to the opposition and reduced the lots to 72 in order to provide as much open space as possible. Lenny Hammoth with Scenic Hills Estates stated he had owned the property for 35 years. He would not allow aluminum siding and he would provide two trees per lot. Tim Coker spoke in opposition stating his concerns. He would like to see Hardy Plank siding used and the homes be made comparable to others in the area. Steve Merka stated his concerns with storm drainage flooding his pasture and asked that the rezone be denied. Candace Donahue shared her concerns for quality of life due to water contamination from septic tanks. In rebuttal, Tip Huynh stated they would have to follow the

Georgia Storm Water Manual and stated their goal was to preserve the quality of life. Chairman Thompson closed the public hearing on the matter.

***Motion:*** *Commissioner Dixon made a motion to table until the 6/1/2021 meeting in order to provide time to meet and mediate the conditions. Commissioner Adams seconded the motion; voted and carried unanimously.*

Approval of Z21020010 - Rezone 16.31 acres from A1 to A to raise cattle, sell fruits & vegetables - Applicant/Owner: Laurence M Webb - 2379 Clarence Odum Rd-Map/Parcel C1200094 - District 6

Chairman Thompson opened the public hearing on the matter. Applicant Larry Webb spoke in favor of the rezone. He stated they would like to farm, raise cattle, sell fruits and vegetables and would like to have some chickens so they could sell eggs. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:*** *Commissioner Dixon made a motion to approve the rezone with the purpose stated including up to 100 chickens. Commissioner Warren seconded the motion. All voted in favor.*

Approval of Z21020012 - Rezone 2.100 acres from A2 to R1 to create 2 buildable lots at 1 acre each - Applicant: Kim Crowe/Owner: Snoopy Properties LLC - Gum Creek Church Rd-Map/Parcel C0510137B - District 3

Chairman Thompson opened the public hearing on the matter. Applicant Kim Crowe spoke in favor of the rezone. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

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

Forwarded with No Recommendation Z21020016 - Rezone 9.08 acres from A1 to A2 to create 6 buildable lots at 1.50+ acres each - Applicant: Ryan Whitelaw/Owner: CP Investments LLC - Michael Rd-Map/Parcel C1620013 - District 4

Planning Director Charna Parker stated she had received a request to withdraw the rezone.

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

Approval of Z21030001 - Rezone 2.00 acres from A1 to B3 for outside storage—Applicant/Owner: New London Land LTD - Property located on 3379 Tommy Dillard Rd-Map/Parcel C1780048B00 - District 4

Chairman Thompson opened the public hearing on the matter. Darron Britt spoke in favor of the rezone and said they had no problem with adding a buffer. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Bradford made a motion to approve the rezone waiving the buffer. Commissioner Shelnuttt seconded the motion and all voted in favor.*

Approval of Z21030003 - Rezone 11.98 acres from A1 to B3 for RV sales and service - Applicant: Scott Smith/Owner: Alan Bentley - Property located on GA Hwy 20-Map/Parcel C0070006 - District 2

Chairman Thompson opened the public hearing on the matter. Applicant Scott Smith spoke in favor of the rezone. He stated that the requested rezone would be for RV sales and maintenance. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Banks made a motion approve the rezone with 8' screen fencing excluding the sales area of the lot. Commissioner Shelnuttt seconded the motion. The motion carried unanimously.*

## **ADMINISTRATIVE CONSENT AGENDA**

- 1. Approval of March 2, 2021 Meeting Minutes**
- 2. Contracts & Budgeted Purchases of \$5,000.00 or Greater**
- 3. Declaration of Surplus Property**
- 4. Agreement - Dept. of the Navy - Night Vision Equipment - Sheriff's Office (renewal)**
- 5. Agreement - Government Window - Animal Control/Shelter Payments**
- 6. IGA - Aerial Measurement Services**
- 7. Agreement - NEGRC - Comprehensive Plan**

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

## **RESOLUTIONS**

### Capital Improvements Element Transmittal - Impact Fee Program

Planning Director Charna Parker presented a Resolution for the CIP Transmittal for the Impact Fee Program. Chairman Thompson opened the public hearing on the matter. There being no one present for the public hearing, Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Shelnuttt to adopt the Resolution for the Capital Improvements Element Transmittal. All voted in favor.*

### FY 21 Budget Amendments

**Motion:** Commissioner Dixon made a motion to adopt the Resolution for FY21 Budget Amendments. Commissioner Shelnett seconded the motion; voted and carried unanimously.

#### FY 21 SPLOST IV Project Length Budgets - Various Roads

**Motion:** Commissioner Banks made a motion to adopt the FY21 SPLOST IV Project Length Budgets for Various Roads. Commissioner Adams seconded the motion and all voted in favor.

#### Resolution/Contract - GDOT ROW Acquisition for US 78 Eastbound Onramp

**Motion:** Commissioner Bradford made a motion seconded by Commissioner Dixon to approve the Resolution and Contract for GDOT Right of Way Acquisition for the US 78 Eastbound Onramp. All voted in favor.

#### Presentation of Proposed FY22 Budget

Finance Director Milton Cronheim presented the proposed FY22 Budget. The first public hearing for the FY22 budget will be May 18th at 5:00 p.m. No action was taken.

### **PARKS AND RECREATION**

#### Proposed Updated Fee Schedule and Rental - Between Splash Park

**Motion:** Commissioner Bradford made a motion to approve the updated fee schedule and rental for the Between Splash Park. The updated schedule will provide for a caretaker pass and differentiate between residents and non-residents. Commissioner Adams seconded the motion. All voted in favor.

### **ACCEPTANCE OF BIDS/PROPOSALS**

#### Pre-Engineered Metal Building - Sheriff's Training Facility

**Motion:** Commissioner Bradford made a motion to accept the bid from Drummond Construction in the amount of \$68,740.00. Commissioner Banks seconded the motion and all voted in favor.

### **APPOINTMENTS**

#### O'Kelly Memorial Library Board of Trustees

**Motion:** Commissioner Banks made a motion, seconded by Commissioner Shelnett to appoint Ruth Colquitt and Paul Smith to the O'Kelly Memorial Library Board of Trustees for a six year, two month term beginning May 1, 2021 and ending June 30, 2027. All voted in favor.

### **DEVELOPMENT AUTHORITY OF WALTON COUNTY**

Transfer of Funds - For the purpose of developing trade, commerce, industry, and employment opportunities

**Motion:** Commissioner Dixon made a motion to give the Chairman the authority to transfer funds in the amount of \$1,000,000 to the Development Authority of Walton County for the purpose of developing trade, commerce, industry and employment opportunities. Commissioner Shelnett seconded the motion; voted and carried unanimously.

**EXECUTIVE SESSION**

**Motion:** At 7:34 p.m., Commissioner Warren made a motion, seconded by Commissioner Adams to enter into Executive Session to discuss real estate and personnel. All voted in favor.

**Motion:** At 7:51 p.m., Commissioner Bradford made a motion, seconded by Commissioner Banks to re-enter the regular session. All voted in favor. There were no votes taken in Executive Session.

**ADDITIONS**

**Motion:** Commissioner Banks made a motion to authorize the Chairman to execute any and all documents for the purchase of 8/10 acre at Rabbit Farm Park in the amount of \$14,618.00. Commissioner Warren seconded the motion and all voted in favor.

**Motion:** Commissioner Dixon made a motion to appoint Melissia Rusk as Director of Human Resources with a 6 month probationary period. Commissioner Banks seconded the motion; voted and carried unanimously.

**ADJOURNMENT**

**Motion:** Commissioner Adams made a motion, seconded by Commissioner Bradford, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:53 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